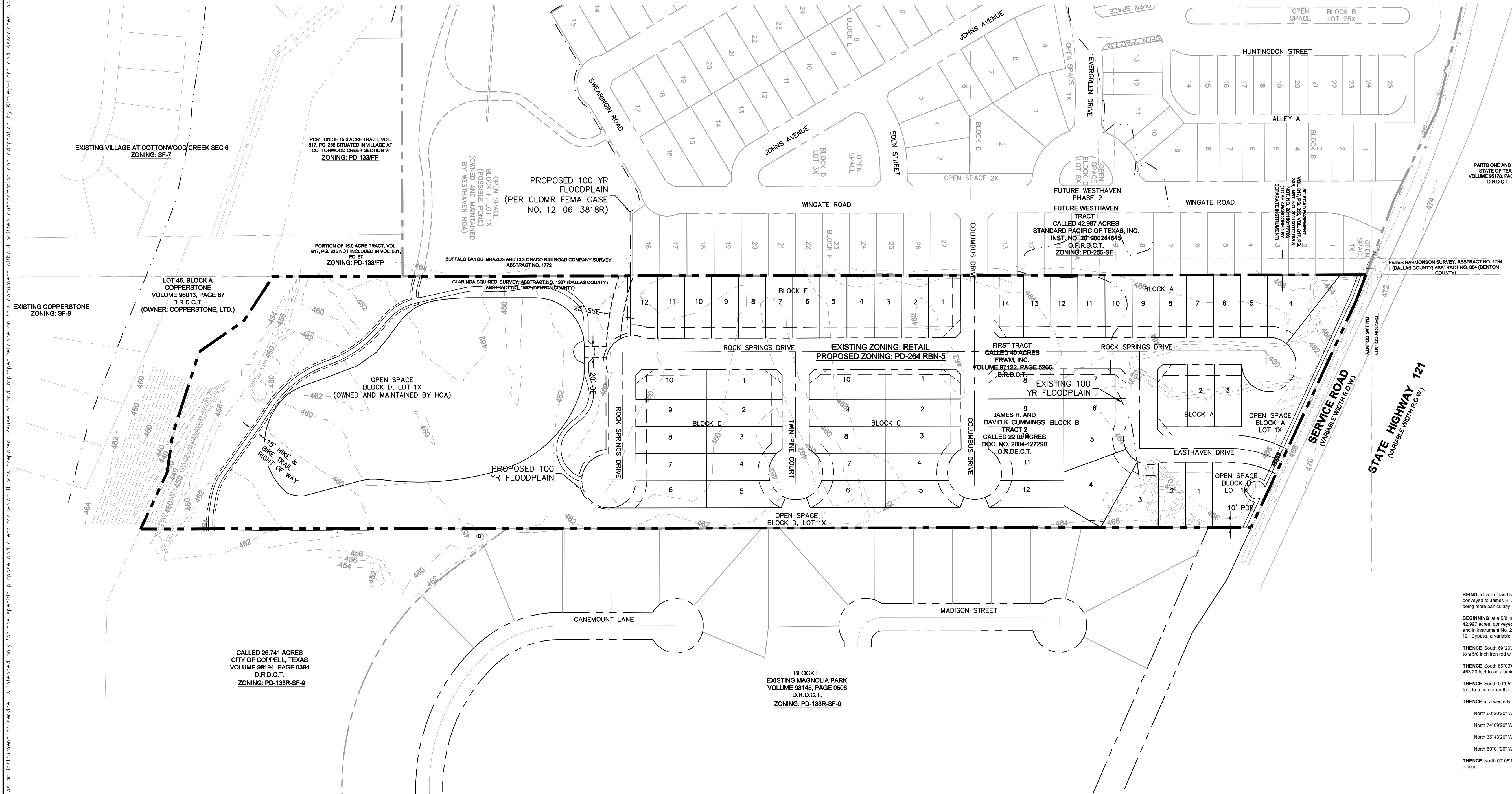


VICINITY MAP  
NOT TO SCALE



**LEGAL DESCRIPTION**

BEING a tract of land situated in the Clarinda Squires Survey, Abstract No. 1327, City of Coppell, Dallas County, Texas, and being all of Tract 2, called 22.05 acres, conveyed to James H. and David K. Cummings in a Warranty Deed recorded in Document No. 2004-127290 of the Official Records of Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod with plastic cap stamped "J.E. SMITH" found for the northeast corner of said Tract 2, being the northeast corner of Tract 1, called 42.987 acres, conveyed to Standard Pacific of Texas, Inc. in a Warranty Deed recorded in Instrument No. 2012-01642 of the Official Records of Denton County, Texas, and in Instrument No. 2012020444 of the Official Public Records of Dallas County, Texas, said corner also being in the southerly right-of-way line of State Highway 121 Bypass, a variable width right-of-way, from which an aluminum right-of-way monument found bears North 69°26'24" West a distance of 151.72 feet;

**THENCE** South 69°26'29" East, along the northeast line of said Tract 2 and the southerly right-of-way line of said State Highway 121 Bypass, a distance of 48.57 feet to a 5/8 inch non rod with plastic cap stamped "J.E. SMITH" found for corner;

**THENCE** South 65°09'04" East, continuing along the northeast line of said Tract 2 and the southerly right-of-way line of State Highway 121 Bypass, a distance of 483.20 feet to an aluminum TxDOT right-of-way monument found for the northeast corner of said Tract 2;

**THENCE** South 00°09'14" East, departing the southerly right-of-way line of said State Highway 121 Bypass, along the east line of said Tract 2, a distance of 2,058.22 feet to a corner on the center of Denton Creek;

**THENCE** in a westerly direction, along the southerly line of said Tract 2 and along the centerline of Denton Creek, the following courses and distances:

North 67°20'20" West, a distance of 71.76 feet to a corner;

North 74°09'20" West, a distance of 265.97 feet to a corner;

North 35°43'20" West, a distance of 103.56 feet to a corner;

North 59°01'20" West, a distance of 101.58 feet to the southwest corner of said Tract 2;

**THENCE** North 00°05'10" West, along the west line of said Tract 2, a distance of 1,777.55 feet to the **POINT OF BEGINNING** and containing 22.05 acres of land, more or less.

**PD CONDITIONS**

- ALLEYS SHALL NOT BE REQUIRED WITHIN THIS PD.
- ALL LOTS SHALL HAVE A 20 FOOT SETBACK TO THE FACE OF THE BUILDING AND A 22 FOOT SETBACK TO THE FACE OF THE GARAGE. GROUND LEVEL PORCHES MAY ENCRoACH 4 FEET IN TO THE REQUIRED FRONT YARD.
- 15' TRAIL, RIGHT-OF-WAY TO BE DEDICATED TO THE CITY AT TIME OF FINAL PLAT. FINAL ALIGNMENT TO BE DETERMINED WITH FINAL CONSTRUCTION DRAWINGS.
- DEVELOPER WILL MAKE EFFORTS TO PRESERVE ALL TREES WITHIN THE UNDISTURBED AREA, AS IDENTIFIED IN THE TREE SURVEY. HOWEVER, TREES INDICATED WITH "X" WITHIN THE BUFFER/DRAINAGE WAY HAVE BEEN IDENTIFIED AS HAZARDOUS OR DECEASED AND ARE SUBJECT TO REMOVAL UPON FURTHER SAFETY ANALYSIS. THE DEVELOPER IS TO MAINTAIN A MINIMUM OF 1 TREE EVERY 40 FEET WITHIN THE BUFFER/DRAINAGE WAY, IF NECESSARY. THE DEVELOPER WILL PLANT ADDITIONAL 3" MINIMUM TREES TO MEET THE MINIMUM SPACING REQUIREMENT.
- UNTIL THE FINAL ACCEPTANCE OF WESTHAVEN PHASE 2, DEVELOPER MAY CHOOSE ONE OF THE TWO FOLLOWING OPTIONS TO PROVIDE FIRE PROTECTION WITHIN THE COMMUNITY. IN ADDITION TO ACCESS OF 84'12" FROM EASTHAVEN DRIVE: 1) FIRE SUPPRESSION SYSTEMS: BUILDING PERMITS 31-58 WILL BE REQUIRED TO HAVE FIRE SPRINKLERS. 2) TEMPORARY ACCESS ROAD THROUGH WESTHAVEN PHASE 2: A TEMPORARY GRAVEL DRIVE THROUGH WESTHAVEN MAY SERVE AS THE SECOND POINT OF ACCESS. SHOULD WESTHAVEN PHASE 2 NOT BE CONSTRUCTED TWO YEARS AFTER THE FINAL ACCEPTANCE OF EASTHAVEN, THE GRAVEL DRIVE MUST BE CONVERTED TO A PAVED SURFACE. PRIOR TO FINAL ACCEPTANCE OF THE EASTHAVEN DEVELOPMENT, THE DEVELOPER SHALL PLACE INTO ESCROW THE FUNDS NECESSARY FOR REMOVAL OF THE GRAVEL ACCESS DRIVE AND CONSTRUCTION OF A PAVED SURFACE. SHOULD WESTHAVEN PHASE 2 DEVELOP WITHIN 2 YEARS OF THE EASTHAVEN DEVELOPMENT FINAL ACCEPTANCE, THE ESCROW FUNDS WILL BE RETURNED TO THE DEVELOPER.

**ZONING EXHIBIT - PD DETAIL PLAN**

FOR REVIEW ONLY  
**EASTHAVEN**  
 EXISTING ZONING: RETAIL  
 PROPOSED ZONING: PD-264 RBN-5  
 58 RESIDENTIAL LOTS / 3 OPEN SPACES  
 BEING 20.05 ACRES  
 2.63 DU/AC (GROSS) AND 4.19 DU/AC (NET)  
 OUT OF THE  
 CLARINDA SQUIRES SURVEY, ABSTRACT NO. 1327  
 CITY OF COPPELL, DALLAS COUNTY, TEXAS

<b>OWNERS:</b> James E. Cummings PO BOX 6173 San Antonio, TX 78209		<b>DEVELOPER:</b> Amalgamated Development John Hutchinson 5055 Keller Springs Road Suite 170 Addicks, TX 75001		<b>ENGINEER/SURVEYOR:</b>  Kimley-Horn and Associates, Inc. 5750 Genesis Ct, Suite 200 Frisco, TX 75034 Tel: (972) 335-9580 Contact: Mark Harris, P.E.	
DESIGNED ANW	DRAWN ANW	CHECKED MEH	SCALE AS SHOWN	DATE MAY 2013	KHA PROJECT NO. 63038201

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