

STATE HIGHWAY 121
(VARIABLE WIDTH R.O.W.)

CALLED 10.393 ACRES
STATE OF TEXAS
INST. NO. 97-R0089415
O.R.D.C.T.
VOL. 98030, PG. 4098
D.R.D.C.T.

ORIGINAL 50'
S.H. 121 SETBACK

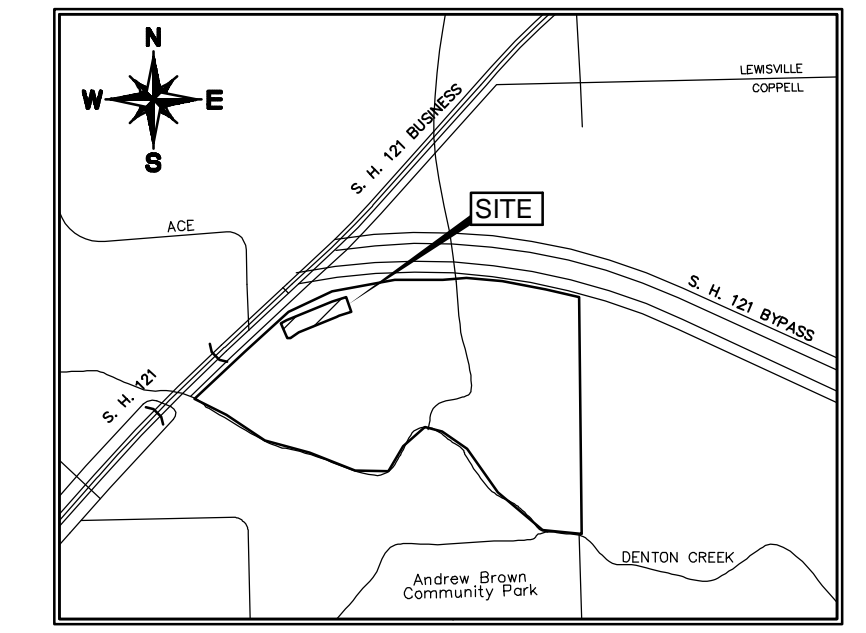
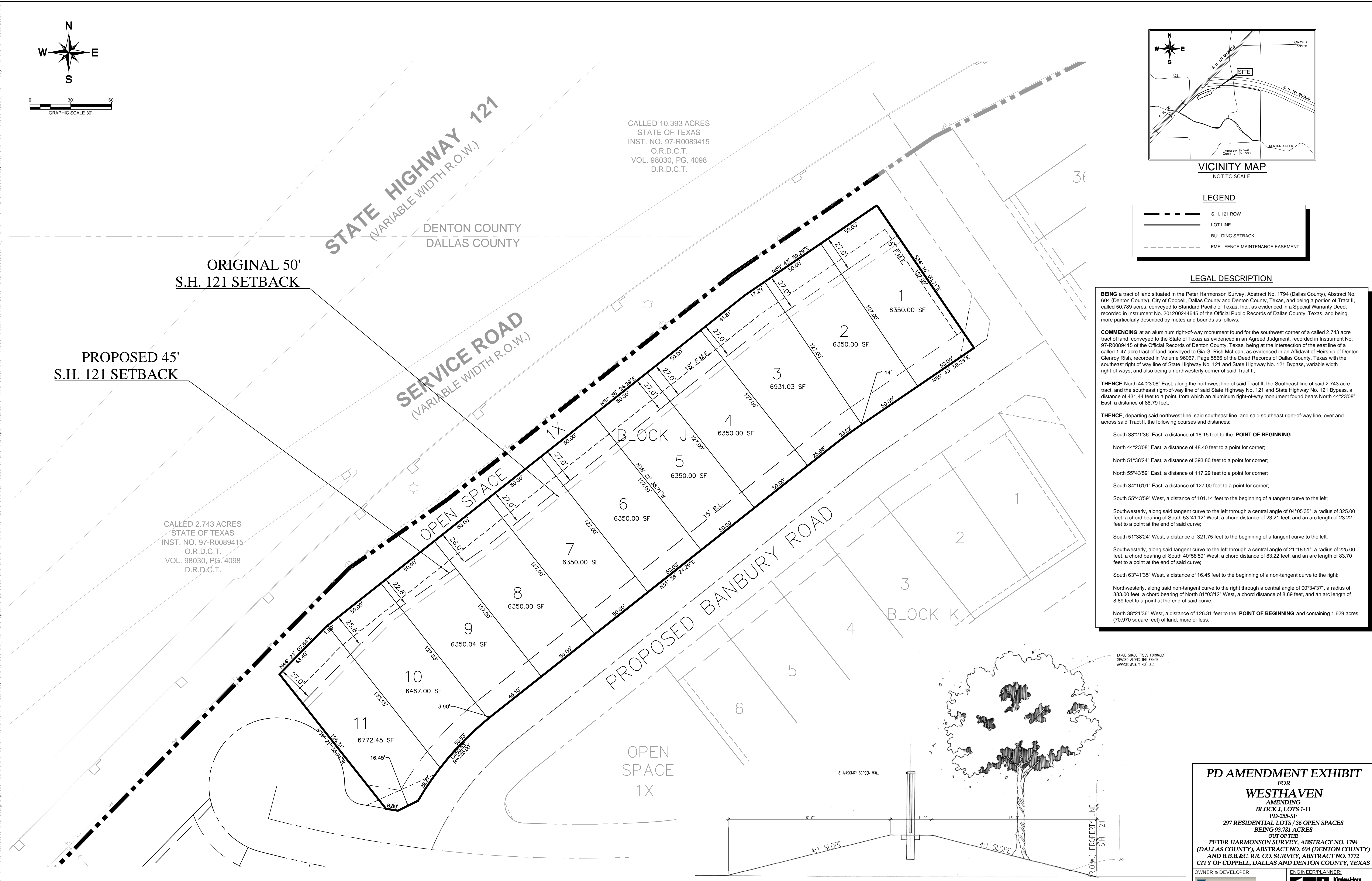
PROPOSED 45'
S.H. 121 SETBACK

CALLLED 2.743 ACRES
STATE OF TEXAS
INST. NO. 97-R0089415
O.R.D.C.T.
VOL. 98030, PG. 4098
D.R.D.C.T.

SERVICE ROAD
(VARIABLE WIDTH R.O.W.)

PROPOSED BANBURY ROAD

OPEN SPACE
1X



VICINITY MAP
NOT TO SCALE

LEGEND

	S.H. 121 ROW
	LOT LINE
	BUILDING SETBACK
	F.M.E. - FENCE MAINTENANCE EASEMENT

LEGAL DESCRIPTION

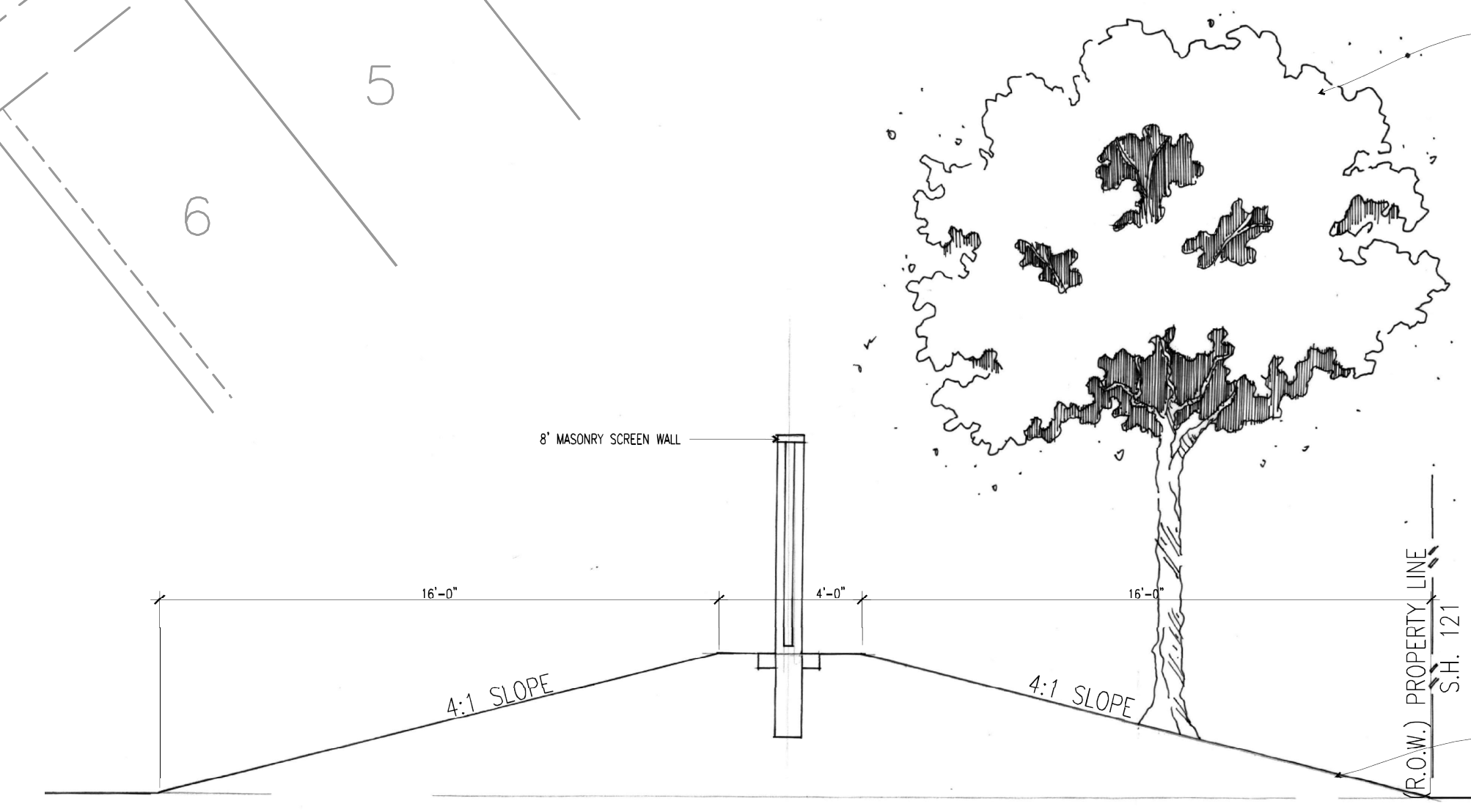
BEING a tract of land situated in the Peter Harmonson Survey, Abstract No. 1794 (Dallas County), Abstract No. 604 (Denton County), City of Coppell, Dallas County and Denton County, Texas, and being a portion of Tract II, called 50.789 acres, conveyed to Standard Pacific of Texas, Inc., as evidenced in a Special Warranty Deed, recorded in Instrument No. 201200244645 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at an aluminum right-of-way monument found for the southwest corner of a called 2.743 acre tract of land, conveyed to the State of Texas as evidenced in an Agreed Judgment, recorded in Instrument No. 97-R0089415 of the Official Records of Denton County, Texas, being at the intersection of the east line of a called 1.47 acre tract of land conveyed to Gia G. Rish McLean, as evidenced in an Affidavit of Heirship of Denton Glenroy Rish, recorded in Volume 96067, Page 5566 of the Deed Records of Dallas County, Texas with the southeast right of way line of State Highway No. 121 and State Highway No. 121 Bypass, variable width right-of-ways, and also being a northwesterly corner of said Tract II;

THENCE North 44°23'08" East, along the northwest line of said Tract II, the Southeast line of said 2.743 acre tract, and the southeast right-of-way line of said State Highway No. 121 and State Highway No. 121 Bypass, a distance of 431.44 feet to a point, from which an aluminum right-of-way monument found bears North 44°23'08" East, a distance of 88.79 feet;

THENCE departing said northwest line, said southeast line, and said southeast right-of-way line, over and across said Tract II, the following courses and distances:

- South 38°21'36" East, a distance of 18.15 feet to the **POINT OF BEGINNING**;
- North 44°23'08" East, a distance of 48.40 feet to a point for corner;
- North 51°38'24" East, a distance of 393.80 feet to a point for corner;
- North 55°43'59" East, a distance of 117.29 feet to a point for corner;
- South 34°16'01" East, a distance of 127.00 feet to a point for corner;
- South 55°43'59" West, a distance of 101.14 feet to the beginning of a tangent curve to the left;
- Southwesterly, along said tangent curve to the left through a central angle of 04°05'35", a radius of 325.00 feet, a chord bearing of South 53°41'12" West, a chord distance of 23.21 feet, and an arc length of 23.22 feet to a point at the end of said curve;
- South 51°38'24" West, a distance of 321.75 feet to the beginning of a tangent curve to the left;
- Southwesterly, along said tangent curve to the left through a central angle of 21°18'51", a radius of 225.00 feet, a chord bearing of South 40°58'59" West, a chord distance of 83.22 feet, and an arc length of 83.70 feet to a point at the end of said curve;
- South 63°41'35" West, a distance of 16.45 feet to the beginning of a non-tangent curve to the right;
- Northwesterly, along said non-tangent curve to the right through a central angle of 00°34'37", a radius of 883.00 feet, a chord bearing of North 81°03'12" West, a chord distance of 8.89 feet, and an arc length of 8.89 feet to a point at the end of said curve;
- North 38°21'36" West, a distance of 126.31 feet to the **POINT OF BEGINNING** and containing 1.629 acres (70,970 square feet) of land, more or less.



MASONRY SCREEN WALL SECTION
3/8"=1'-0"

PLOTTED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 01/15/2013
 DWG NAME: K:\PROJECTS\2012\20120118\BLOCK J SETBACK ADJUSTMENT EXHIBIT.DWG (PK 8)
 LAST SAVED: 2/10/2013 11:49 AM
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PD AMENDMENT EXHIBIT
FOR
WESTHAVEN
AMENDING
BLOCK J, LOTS 1-11
PD-255-SF
297 RESIDENTIAL LOTS / 36 OPEN SPACES
BEING 93.781 ACRES
OUT OF THE
PETER HARMONSON SURVEY, ABSTRACT NO. 1794
(DALLAS COUNTY), ABSTRACT NO. 604 (DENTON COUNTY)
AND B.B.&C. RR. CO. SURVEY, ABSTRACT NO. 1772
CITY OF COPPELL, DALLAS AND DENTON COUNTY, TEXAS

OWNER & DEVELOPER: Standard Pacific Homes 9090 Lake Carolyn Parkway, Suite 1700 Irving, TX 75039 Tel: (972) 590-2400 Fax: (972) 590-2430 Contact: Chip Boyd	ENGINEER/PLANNER: Kimley-Horn and Associates 5750 Genesis Ct., Suite 200 Frisco, TX 75034 Tel: (972) 335-3580 Fax: (972) 335-3779 Contact: Mark Harris, P.E.
DRAWN: MRM	CHECKED: MEH
SCALE: AS SHOWN	DATE: JAN 2013
KHA PROJECT NO.: 64447702	