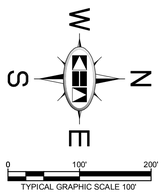
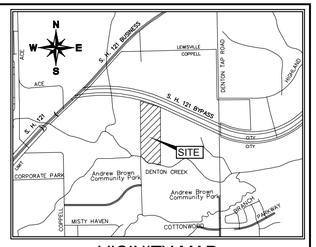
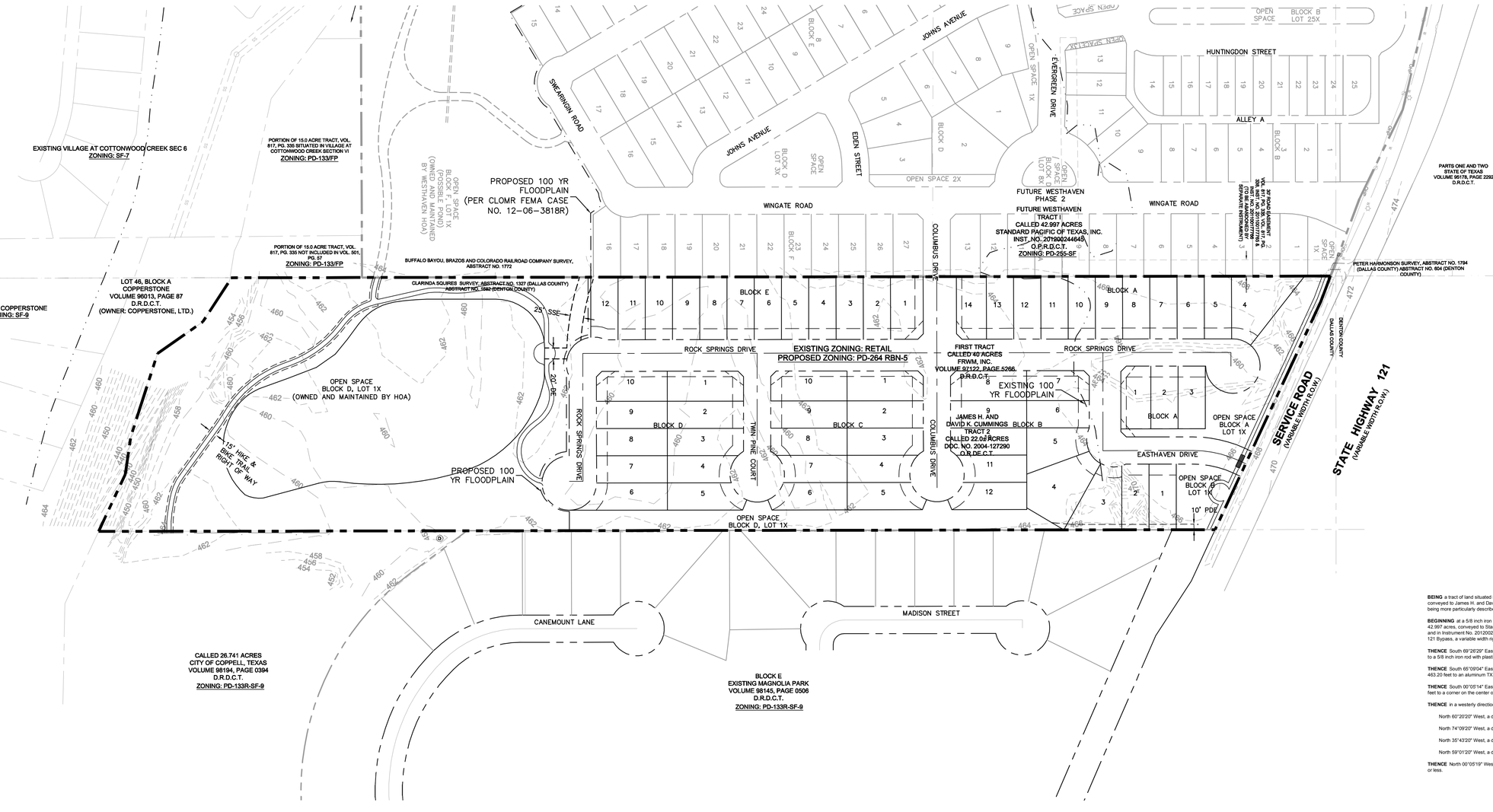




VICINITY MAP

NOT TO SCALE



AREA TABLE		
LOT	BLOCK	AREA
1	A	6356 SF
2	A	5750 SF
3	A	5750 SF
4	A	10415 SF
5	A	5750 SF
6	A	5750 SF
7	A	5750 SF
8	A	5750 SF
9	A	5750 SF
10	A	5750 SF
11	A	5750 SF
12	A	5750 SF
13	A	5750 SF
14	A	6275 SF
1X	A	27138 SF
1	B	6023 SF
2	B	6011 SF
3	B	8646 SF
4	B	11400 SF
5	B	7221 SF
6	B	5750 SF
7	B	6275 SF
8	B	7630 SF
9	B	6982 SF
10	B	6938 SF
11	B	5905 SF
12	B	6607 SF
1X	B	11204 SF
1	C	7650 SF
2	C	7000 SF
3	C	6956 SF
4	C	5923 SF
5	C	6625 SF
6	C	6625 SF
7	C	5923 SF
8	C	6956 SF
9	C	7000 SF
10	C	7650 SF

LOT AREA TABLE		
LOT	BLOCK	AREA
1	D	7650 SF
2	D	7000 SF
3	D	6956 SF
4	D	5923 SF
5	D	6625 SF
6	D	7037 SF
7	D	6500 SF
8	D	6500 SF
9	D	6500 SF
10	D	7100 SF
1X	D	391699 SF
1	E	6850 SF
2	E	5750 SF
3	E	5750 SF
4	E	5750 SF
5	E	5750 SF
6	E	5750 SF
7	E	5750 SF
8	E	5750 SF
9	E	5750 SF
10	E	5750 SF
11	E	5750 SF
12	E	5652 SF

MINIMUM LOT SIZE: 6,652 SF
MAXIMUM LOT SIZE: 11,400 SF
AVERAGE LOT SIZE: 6,514 SF
TYPICAL LOT DIMENSION: 50' X 115'

NOTE: DEVELOPMENT REGULATIONS SHALL BE AS SPECIFIED IN THE PD ORDINANCE ATTACHED HERETO.

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 22.0± 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 northwest corner of said Tract 2, being the northeast corner of Tract I, called 42.997 acres, conveyed to Standard Pacific of Texas, Inc. in a Warranty Deed recorded in Instrument No. 2012-91642 of the Official Records of Denton County, Texas and in Instrument No. 20120824645 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 iron 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 463.20 feet to an aluminum TXDoT right-of-way monument found for the northeast corner of said Tract 2;

THENCE, South 00°05'14" 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 60°20'20" West, a distance of 71.78 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°05'19" 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.

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

OWNERS:
James E. Cummings
PO BOX 6173
San Antonio, TX
78209

DEVELOPER:
Amalgamated Development
John Hutchinson
5055 Keller Springs Road
Suite 170
Addison, TX
75001

ENGINEER/SURVEYOR:
Kimley-Horn and Associates, Inc.
Kimley-Horn and Associates
5750 Genesis Ct. Suite 200
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Mark Harris, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	
ANW	ANW	MEH	AS SHOWN	MAY 2013	69308201	Z-1

PLOTTED BY: WILLIAMS ASHLEY 6/20/2013 2:17 PM
DWG NAME: I:\FIRM\D\DATA\PROJECT\CIVIL\69308201 - ARBOR LAKE\DWG\PRELIMINARY PLAN SET\Z-OVERALL ZONING.DWG [Overall Layout]
LAST SAVED: 5/31/2013 4:40 PM
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