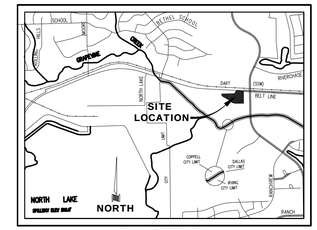
PD CONDITIONS:

1. AN ALLEY WAIVER REQUESTED WITH THIS ZONING APPLICATION. VARIANCE REQUESTED TO SUBDIVISION ORDINANCE APPENDIX C SECTION 1.A.10.
2. ANY OPEN SPACES AND ALL FENCING WITHIN THE COMMON AREAS SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE HOA.
3. THE LOT NUMBER DESIGNATION "_X" SIGNIFIES AN OPEN SPACE LOT.
4. LOT 1X AND 2X SHALL BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM. LOT 3X SHALL BE TEMPORARILY IRRIGATED UNTIL ESTABLISHED.
5. NO MORE THAN TWO (2) GARAGE DOORS SHALL FACE THE STREET.
6. FRONT PORCHES MAY ENCROACH INTO THE FRONT YARD 5-FEET BUT SHALL NOT BE CLOSER THAN TEN (10) FEET TO THE ROW LINE. THE MINIMUM FRONT PORCH DEPTH SHALL BE 6-FEET.
7. THE FRONT YARD SETBACK SHALL BE AS SHOWN ON THE PLAN. THE GARAGE SETBACK SHALL BE A MINIMUM OF TWENTY-TWO (22) FEET.
8. ALL LOTS ARE OUT OF THE 100 YEAR FEMA FLOODPLAIN IN ACCORDANCE WITH THE APPROVED CLOMR.
9. PROPOSED SIDEWALKS ALONG BELT LINE ROAD SHALL LINK TO THE COMMERCIAL DEVELOPMENT EAST OF THE SITE.
10. EACH LOT SHALL HAVE A MINIMUM OF ONE (1) SHADE OR OVER-STORY TREE WITHIN THE FRONT YARD.
11. EACH SINGLE-FAMILY DWELLING SHALL HAVE THREE OF THE FOLLOWING ARCHITECTURAL ELEMENTS: DORMERS, GABLES, RECESSED ENTRIES, COVERED PORCHES, CUPOLAS OR TOWERS, PILLARS OR POST, EAVES, BAY WINDOWS, OR DECORATIVE PATTERNS ON EXTERIOR FINISHES.
12. THE PREDOMINATE BUILDING ELEVATION FACING BELT LINE SHALL BE COMPRISED OF 95% MASONRY EXCLUSIVE OF WINDOWS AND DOORS.
13. EACH GARAGE DOOR SHALL BE A STAINED WOOD DOOR OR A METAL DOOR SIMULATED TO APPEAR AS A STAINED WOODEN DOOR.
14. ALL CURBS SHALL BE MOUNTABLE.
15. THERE ARE NO PROTECTED TREES IMPACTED BY THIS PROPOSED DEVELOPMENT.
16. LOTS 12-29, 31 & 32, BLOCK A SHALL HAVE A 4-FOOT ORNAMENTAL METAL FENCE ALONG THE REAR YARD.
17. LOTS 1-12, BLOCK A AND LOTS 6 & 7, BLOCK B SHALL HAVE A 6-FOOT WOOD FENCE ALONG THE REAR YARD. LOT 32, BLOCK A AND LOTS 1 & 8, BLOCK B SHALL HAVE A 6-FOOT WOOD FENCE ALONG THE SIDE YARD PARALLEL TO THE PROPERTY LINE.
18. THE NET USABLE ACREAGE, DUE TO THE FLOODPLAIN, IS 11.28 ACRES.
19. THE EMERGENCY ACCESS DRIVE WITHIN COMMON AREA LOT 1X SHALL BE CONSTRUCTED OF ENHANCED PAVING SUCH AS STAMPED CONCRETE WITH MOUNTABLE CURB AND CONTINUOUS SIDEWALK, AND SHALL BE MAINTAINED BY THE HOA.
20. A VARIANCE IS REQUESTED TO THE MINIMUM CENTER LINE (CL) RADIUS OF 200' FOUND IN THE CITY OF COPPELL, TEXAS SUBDIVISION REGULATIONS, APPENDIX C - DESIGN CRITERIA AND STANDARDS, SECTION 1 - STREETS AND ALLEYS TO "AS SHOWN" ON THIS PRELIMINARY PLAT AND THE APPROVED DETAILED SITE PLAN.



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE

50 25 0 50 100

(IN FEET)
1 inch = 50 ft.

LEGAL DESCRIPTION

BEING a 15.18 acre tract of land situated in the John C. Cook Survey. Abstract Number 315, City of Coppell Dallas County, Texas, and being part of that called 65.7731 net acre tract of land described in Correction Special Warranty Deed to Billingsley Cornell Capital L.P. as recorded in Volume 200151, Page 12330 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and part of that called 5.88 acre tract of land described in Correction Special Warranty Deed to Crow-Billingsley MacArthur, Ltd., as recorded in Volume 86029, Page 2261 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows

BEGINNING at a point on the south right-of-way line of Belt Line Rd. (a variable width right-of-way) for the common northeast corner of said 5.88 acre tract and northeast corner of said 65.7731 acre tract from which an "X-cut" found for witness bears South 56 degrees 37 minutes 41 seconds West a distance of 0.19 feet, and from said corner a 5/8-inch iron rod found for witness bears North 83 degrees 33 minutes 40 seconds West, a distance of 18.97 feet, said point for corner also being the northwest corner of Tract A-R, Valley Ranch Plaza Addition, an addition to the City of Coppell as recorded in Volume 97135, Page 2395, D.R.D.C.T.;

THENCE South 00 degrees 31 min. 15 seconds East, departing said south right-of-way line and along the common east lines of said 65.7731 acre tract and said 5.88 acre tract and the west line of said Tract A-R, Valley Ranch Plaza Addition, a distance 97.74 feet to An "X"-cut set for corner;

THENCE South 00 degrees 22 minutes 42 seconds East, continuing along said common line passing at a distance of 380.42 feet the southeast corner of said 5.88 acre tract, and continuing along said common line, passing at a cumulative distance of 504.90 feet the common southwest corner of said Tract A-R, Valley Ranch Plaza Addition and the northwest corner of that tract of land described in General Warranty Deed to Triland/Northsted Joint Venture, as recorded in Volume 82118, Page 212 D.R.D.C.T., and continuing along said common east lines and the west line of said Triland/Northsted Joint venture tract, in all a total distance of 650.88 feet to a ½-inch iron rod with a yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") set for the southeast corner of the herein described tract;

THENCE departing said common line and over and across said 65.7731 acre tract and generally near the toe of a graded slope the following courses and distances:

South 89 degrees 42 minutes 16 seconds West, a distance 394.13 feet to the beginning of a non-tangent circular curve to the right having a radius of 849.45 feet, whose chord bears North 80 degrees 29 minutes 19 seconds West, a distance of 284.40 feet to a ½-inch iron rod with cap set for corner.

Northwesterly, along said curve, through a central angle of 19 degrees 16 minutes 25 seconds, an arc distance of 285.75 feet to an ½-inch iron rod with cap set for corner;

North 47 degrees 59 minutes 14 seconds West, a distance of 162.21 feet to a ½-inch iron rod with cap set for corner;

North 59 degrees 23 minutes 02 seconds West, a distance of 540.41 feet to a ½-inch iron rod with cap set for corner;

North 28 degrees 22 minutes 11 seconds West, a distance of 144.81 feet to a ½-inch iron rod with cap set for corner on the south line of that tract of land described in Deed to Dallas Power & Light Company, as recorded in Volume 4594, Page 300, D.R.D.C.T. from which a ½-inch iron rod with cap found for corner bears South 88 degrees 46 minutes 22 seconds West, a distance of 194.96 feet;

THENCE North 88 degrees 46 minutes 22 seconds East, along said south line, a distance of 785.86 feet to a ½-inch iron rod with cap set for corner;

THENCE North 29 degrees 21 minutes 17 seconds East, along the east line of said Dallas Power & Light tract, passing at a distance of 0.82 feet the southwest corner of said 5.88 acre tract, and continuing along the common said east line of Dallas Power & Light tract and the west line of said 5.88 acre tract, in all a total distance of 233.34 feet to a ½-inch iron rod with cap set for corner on the common said south right-of-way line of Belt Line Road and north line of said 65.7731 acre tract same being the northwest corner of said 5.88 acre tract;

THENCE South 86 degrees 14 minutes 17 seconds East, along said common line, a distance of 424.73 feet to the POINT OF BEGINNING AND CONTAINING 661.408 square feet or 15.18 gross acres of land more or less;

"PRELIMINARY PLAT - FOR INSPECTION PURPOSES ONLY"
PREPARED APRIL 15, 2013

55 RESIDENTIAL LOTS ~ 11.28 ACRES

PRELIMINARY PLAT

BELMONT LANDING

AN ADDITION TO THE CITY OF COPPELL

JOHN C. COOK SURVEY ~ ABSTRACT NUMBER 315

DALLAS COUNTY, TEXAS

CASE NO. ____-____

APRIL 2013 SCALE: 1"=50'

PLANNER/ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

1 OF 1

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	A	7616	0.17
2	A	5542	0.13
3	A	6036	0.14
4	A	6127	0.14
5	A	6206	0.14
6	A	6287	0.14
7	A	6368	0.15
8	A	6448	0.15
9	A	6529	0.15
10	A	6583	0.15
11	A	7630	0.18
12	A	11528	0.26
13	A	9710	0.22
14	A	5756	0.13
15	A	5939	0.14
16	A	5933	0.14
17	A	5910	0.14
18	A	5727	0.13
19	A	6706	0.15
20	A	7379	0.17
21	A	6901	0.16
22	A	5887	0.14
23	A	6595	0.15
24	A	6397	0.15
25	A	6170	0.14
26	A	6170	0.14
27	A	6170	0.14
28	A	6170	0.14
29	A	6181	0.14
30	A	6828	0.16
31	A	7651	0.18
32	A	9914	0.23

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	B	7495	0.17
2	B	8994	0.21
3	B	6455	0.15
4	B	8289	0.19
5	B	5842	0.13
6	B	8523	0.20
7	B	7002	0.16
8	B	10751	0.25

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	C	6126	0.14
2	C	7059	0.16
3	C	5687	0.13
4	C	5806	0.13
5	C	6050	0.14
6	C	6126	0.14
7	C	6991	0.16
8	C	5750	0.13
9	C	5750	0.13
10	C	5750	0.13
11	C	9597	0.22
12	C	6687	0.15
13	C	5973	0.14
14	C	5896	0.14
15	C	5560	0.13

LEGEND

FME = FENCE MAINTENANCE EASEMENT
EAE = EMERGENCY ACCESS EASEMENT
WE = WATER EASEMENT
DE = DRAINAGE EASEMENT
UE = UTILITY EASEMENT
SSE = SANITARY SEWER EASEMENT
BL = BUILDING LINE
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
◊ = STREET NAME CHANGE
⊙ = 1/2" IRON ROD FOUND
▼ = SLOPE

LINE TABLE

LINE	BEARING	LENGTH
T1	N1°13'38"W	24.95'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	16°15'16"	250.00'	35.70'	70.92'	S51°15'25"E 70.69'
C2	12°20'16"	250.00'	27.02'	53.83'	N53°12'54"W 53.73'
C3	43°14'58"	175.00'	69.37'	132.10'	S68°40'15"E 128.98'
C4	43°06'21"	250.00'	98.74'	188.08'	N21°24'04"E 183.68'
C5	53°45'32"	175.00'	88.70'	164.20'	S25°49'46"W 158.24'
C6	48°56'49"	205.00'	93.31'	175.13'	N28°14'08"E 169.85'
C7	16°48'16"	175.00'	25.85'	51.33'	S77°50'09"E 51.14'

"Preliminary Plat for Review Purposes Only"
"Recommended for Approval"

Chairman, Planning and Zoning Commission
City of Coppell, Texas — Date

Mayor
City of Coppell, Texas — Date

SITE DATA
NO. OF RESIDENTIAL LOTS = 55
TOTAL NET AREA = 11.28 ACRES
DENSITY = 4.88 UNITS/ACRE
ZONED: PD-261-RBN

APPLICANT:
DAVID WEEKLY HOMES
3301 NORTH I-35
CARROLLTON, TX 75007

PHONE: 972-323-7503

OWNER:
BILLINGSLEY CORNELL CAPITAL L.P.
BILL WALKER, SENIOR VP DEVELOPMENT
ONE ARTS PLAZA / 1722 ROUTH STREET
SUITE 1313
DALLAS, TX 75201

PHONE: 214-270-0983
FAX: 214-577-2283

REVISED: MAY 06, 2013

12061

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DOWDEY, ANDERSON & ASSOCIATES, INC.

ADDITION