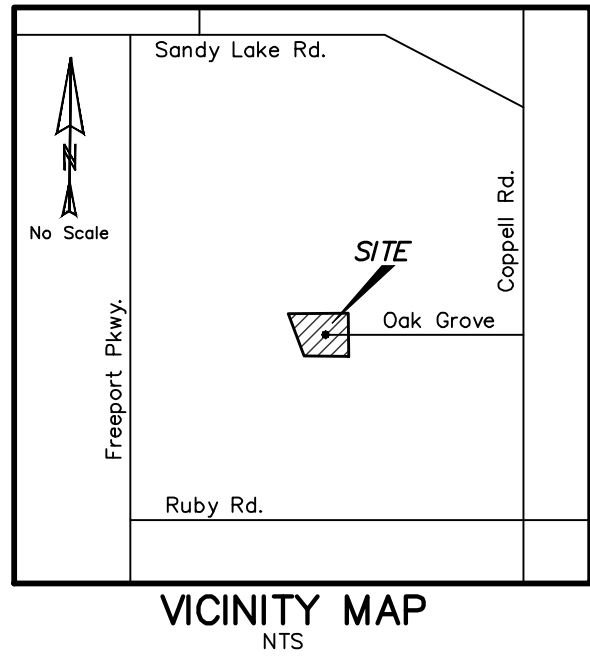


LEGEND

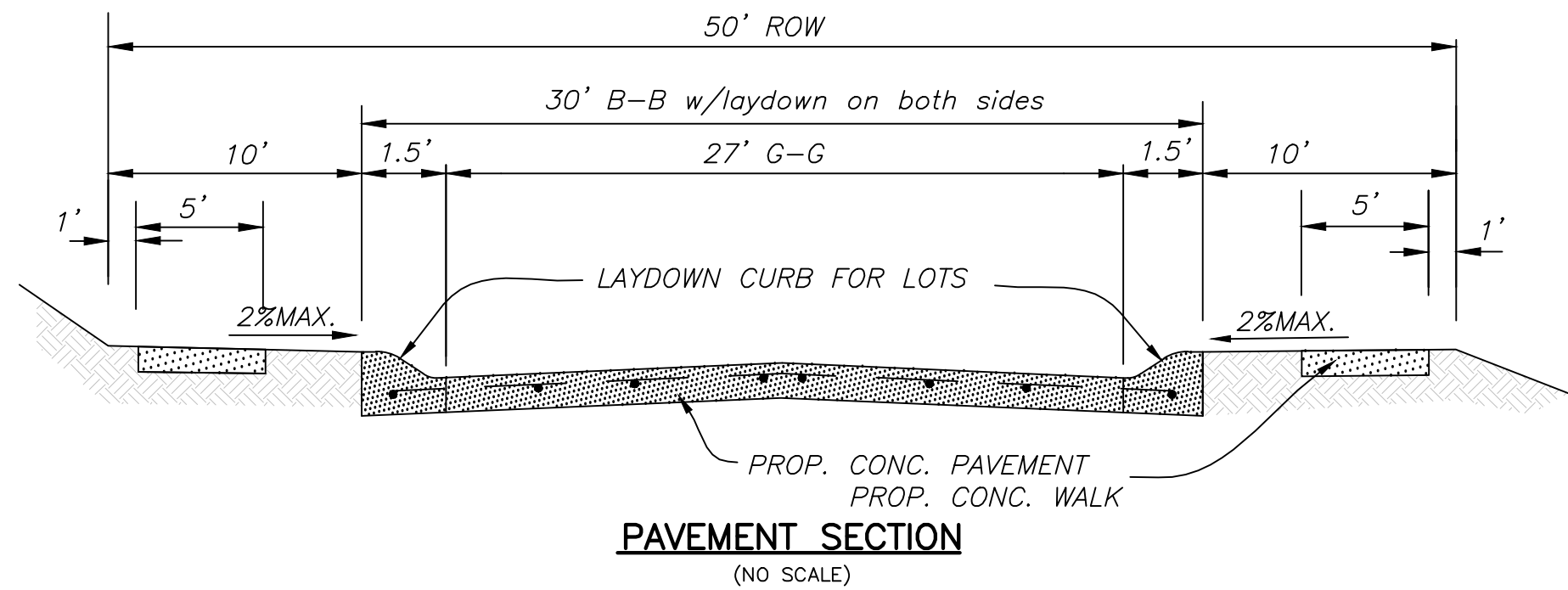
FIR Found Iron Rod
SIR Set Iron Rod
MON Monument
() Calls per deed or instrument
S.W., U.&D. Sidewalk, Utility & Drainage



NUM	BEARING	DISTANCE
L1	S6°41'16"W	50.19'
L2	S15°13'59"E	52.49'
L3	S40°06'46"E	36.11'
L4	S45°39'12"E	37.06'
L5	S15°37'36"E	28.25'
L6	S12°24'08"E	53.36'
L7	S14°32'01"W	31.96'
L8	S35°57'30"W	32.11'
L9	S13°46'23"W	12.88'
L10	S63°19'48"E	24.80'
L11	S0°55'17"W	20.66'
L12	S30°32'33"W	11.56'
L13	S8°50'26"E	9.85'
L14	N10°20'40"W	12.67'
L15	N67°43'43"W	26.27'
L16	N33°41'00"W	16.52'
L17	N1°13'42"W	24.05'
L18	N23°16'24"E	25.01'
L19	N6°10'17"W	22.30'
L20	N30°23'56"E	25.58'
L21	N52°30'43"W	10.21'
L22	N24°06'19"W	35.03'
L23	N53°35'50"W	45.41'
L24	N44°42'07"W	51.96'
L25	N39°08'17"W	45.02'
L26	N68°27'18"W	25.25'
L27	N5°00'31"W	5.17'
L28	N54°00'31"W	47.38'
L29	N54°59'36"W	28.94'
L30	N61°31'34"W	64.78'

- NOTES:**
1. THE BRICK WALL LOCATED ON LOTS 1 AND 9 SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 2. THE 100 YR FLOODPLAIN AREA SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHERE THE FLOOD PLAIN IS LOCATED. THE DRAINAGE EASEMENTS SHOWN HEREON SHALL ALSO BE USED FOR ACCESS BY THE HOA FOR CREEK MAINTENANCE. THE CITY IS ALSO GRANTED ACCESS THO THE DRAINAGE EASEMENT AND CREEK AREA.
 - 3.

SITE DATA TABLE	
EXISTING ZONING:	SF-12
PROPOSED ZONING:	PLANNED DEVELOPMENT "SINGLE FAMILY"
PROPOSED USE:	SINGLE FAMILY
PLANNED DEVELOPMENT "SINGLE FAMILY" (SEE PLANNED DEVELOPMENT CONDITIONS)	
NO. OF LOTS:	9 LOTS
MINIMUM LOT AREA:	9000 SF
MINIMUM LOT WIDTH (AT FRONT BLDG. LINE):	70 FEET
MINIMUM LOT DEPTH:	115 FEET
MINIMUM DWELLING SIZE:	2,500 SF
MAXIMUM LOT COVERAGE:	35%
AVERAGE LOT SIZE:	17,234 SF
LOTS PER ACRE:	2.5 LOTS/AC.
FRONT YARD:	25' MINIMUM
SIDE YARD:	5' MINIMUM (AS NOTED)
REAR YARD:	20' MINIMUM
MAX. HEIGHT:	2 1/2 STORY/35 FEET



PLANNED DEVELOPMENT CONDITIONS: PD "SINGLE FAMILY"

- A) Minimum 25-foot front building line shall be provided for all single family lots.
B) The garage door on Lots 3, 4, 5, 6 and 7 shall be setback a minimum of twenty two feet (22') from the edge of the sidewalk around the cul-de-sac.
C) Minimum 5 foot side building setback on lots indicated.
D) Homes to be built on all lots shall have a minimum size of 2,500 square feet.
E) Sidewalks are to be 5' wide.
F) No alley will be provided for any Lots.
G) A rolled curb may be used on the street for all lots which measures thirty feet (30') from back to back.
H) The individual owners of Lots 4 and 5 are responsible for maintenance of the flood plain/drainage easement located on the lot they own.
I) The 6 foot tall stone/brick entry feature wall as shown on Sheet L-1 (Landscape Plan) shall be maintained by the Homeowner's Association.
J) A minimum 6 foot high board on board wood fence shall be constructed along the east side of Lot 1 and 9 and along the south side of Lots 1 through 4. The individual lot owners shall be responsible for the maintenance of the fence located on the lot they own.
K) No parking will be allowed around the cul-de-sac.
L) Park fees are required in the amount of \$1285 per lot.
M) Four (4) four inch caliper overstory trees shall be provided per lot, of which a minimum of one tree shall be placed in the front yard, for a total requirement of 144 caliper inches. If any of the required trees cannot reasonably be accommodated on these lots, then they shall be planted in the common area. If they cannot be planted in either location, then a fee of \$100.00 per caliper inch shall be assessed prior top issuance of a Building Permit.

LEGAL DESCRIPTION

BEING a tract of land situated in the John F. Vest Survey, Abstract No. 1508, City of Coppell, Dallas County, Texas and being all of Lot 2, Block 1 of Alford Media Addition Revised, an addition to the City of Coppell, Dallas County, Texas according to the map thereof recorded in County Clerk Instrument Number 201400322625, Official Public Records of Dallas County, Texas, said tract of land being all of a called 3.561 acre tract conveyed to 9Oaks Realty LLC by General Warranty Deed recorded in Instrument Number 201500026071, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a set 5/8 inch iron inch rod for a corner at the most easterly southeast corner of said Lot 2, said point being the southwest corner of Lot 13 of Irby Addition as recorded in Volume 32, Page 165, Map Records of Dallas County, Texas and said point lying in the north line of a called 19.69 acre tract of land conveyed to ARC Communities I, LLC by deed recorded in Volume 2002109, Page 7183, Deed Records of Dallas County, Texas;

THENCE, N 89°17'30" W, with the south line of said Lot 2 and the north line of the said 19.69 acre tract, passing at a distance of 359.28 feet a found 1/2 inch iron rod at the northwest corner of the said 19.69 acre tract and the common corner of said Lot 2 and Lot 1R, Block 1 of the said Alford Media Addition Revised, continuing in all a distance of 373.00 feet to a set 5/8 inch iron rod for a corner, said point being the southwest corner of said Lot 2;

THENCE, N 20°09'19" W, with the common line of said Lots 1R and 2, a distance of 374.93 feet to a set 5/8 inch iron rod for a corner at the common north corner of said Lots 1R and 2 and in the south line of Lot 13, Block A of Shadow Woods Estates as recorded in Volume 89189, Page 1904, Deed Records of Dallas County, Texas;

THENCE, N 89°31'40" E, with the north line of said Lot 2 and the south line of said Lot 13, passing at a distance of 470.30 feet a found 1/2 inch iron rod at the common south corner of said Lot 13 and Lot 12, Block A of the said Shadow Wood Estates, continuing in all a distance of 497.73 feet to a set 5/8 inch iron rod for a corner, said point being the northeast corner of said Lot 2 and in the west line of Lot 14 of the said Irby Addition;

THENCE, S 00°42'25" E, with the common line of said Lot 2 and Lot 14, passing at a distance of 147.48 feet the southwest corner of said Lot 14 and the north line of Oak Grove Lane, passing at a distance of 207.48 the south line Oak Grove Lane and the northwest corner of said Lot 13 of the Irby Addition, continuing in all a distance of 360.71 feet to the Point of beginning and containing 151,106 square feet or 3.561 acres of land.

PD-263R2-SF-9
DETAIL PLAN
9 LOT SUBDIVISION
DETAILED PD "SINGLE FAMILY"
LOTS 1 THROUGH 9, BLOCK 1
IRBY ADDITION PHASE II
(NINE OAKS)

BEING A 3.561 ACRE TRACT IN THE
JOHN F. VEST SURVEY, ABSTRACT NO. 1508
CITY OF COPPELL, DALLAS COUNTY, TEXAS

OWNER
9OAKS REALTY LLC
PO BOX 215
COPPELL, TEXAS 75019
214-989-6566

PREPARED FEB. 2014, REV. FEB. 2015 BY:

KADLECK & ASSOCIATES
ENGINEERING PLANNING SURVEYING
2000 N. CENTRAL EXPY. SUITE 113
(972) 881-0771 PLANO, TX 75074
TBPE Reg. No. F-6426/TBPLS Reg. No. 100555-00