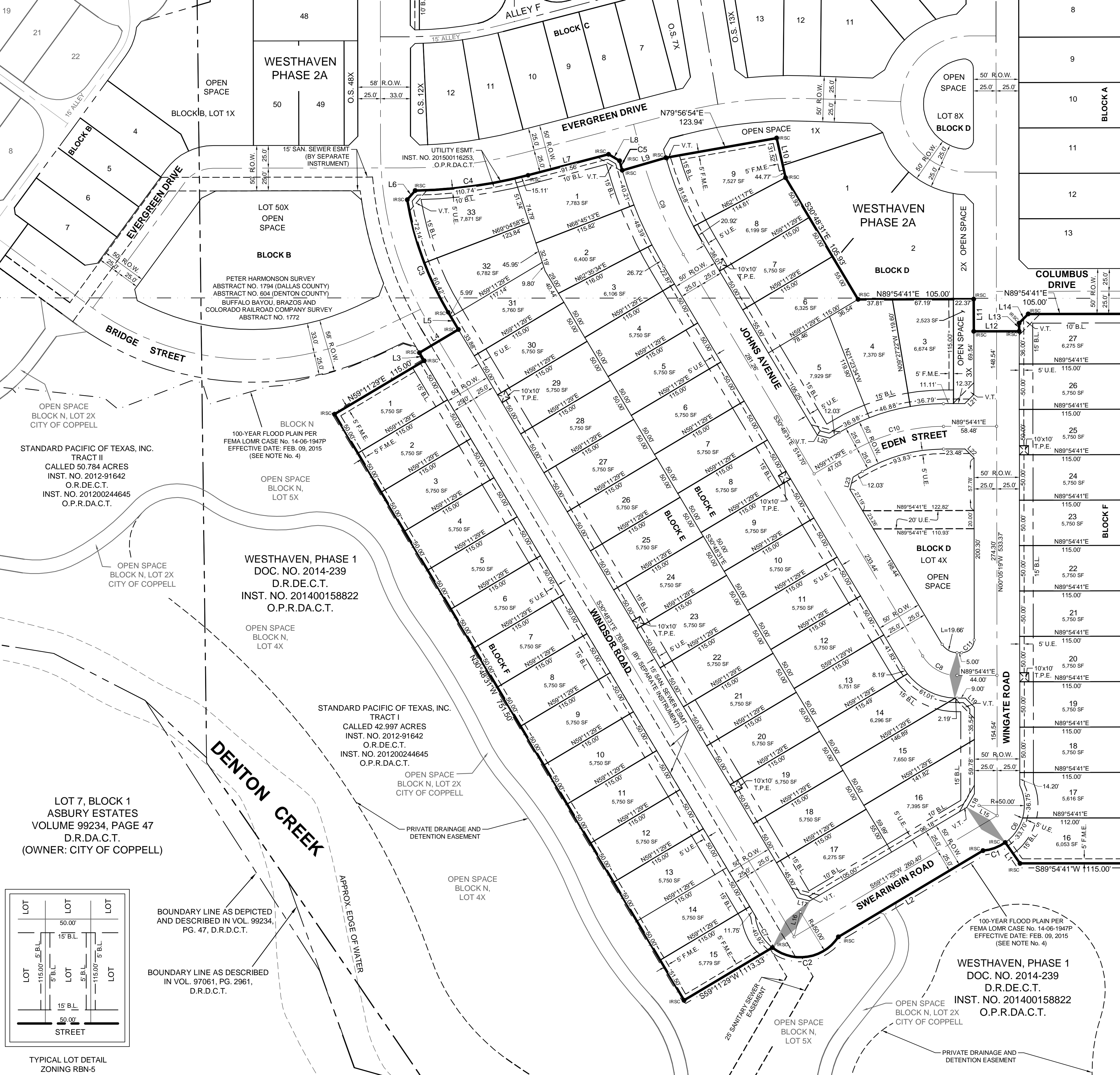


LEGEND	
W.M.E.	Wall Maintenance Easement
F.M.E.	Fence Maintenance Easement
U.E.	Utility Easement
M.F.F.	Minimum Finish Floor Elevation
T.P.E.	Transformer Pad Easement
V.T.	Visibility Triangle
D.R.D.A.C.T.	Deed Records, Dallas County, Texas
D.R.D.E.C.T.	Deed Records, Denton County, Texas
O.P.R.D.A.C.T.	Official Public Records, Dallas County, Texas
O.R.D.E.C.T.	Official Records, Denton County, Texas
O.R.D.E.C.T.	Street Name Change

NOTES:

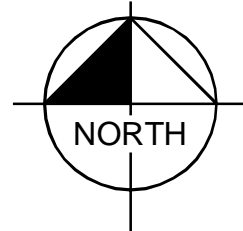
- All corners set are monumented with a 5/8" iron rod with red plastic cap stamped "KHA", unless otherwise noted.
- Bearings are based upon the Texas State Plane Coordinate System, North Central Zone per the City of Coppell Geodetic Control Station No. 2, City of Coppell Benchmark No. 15 and City of Coppell Benchmark No. 17. The bearings shown hereon are Grid values. The distances shown are surface values.
- The survey abstract lines shown hereon are approximate and are not located on the ground.
- According to Map No. 48113C0135J, dated August 23, 2001 and Map No. 48113C0135K, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, as amended in FEMA LOMR Case No. 14-06-19477, effective February 09, 2015, this property is not within Flood Zone AE, which is a special flood hazard area inundated by a 100-year flood, and is within Zone "X" (shaded) and Zone "X" (unshaded). For the portions this site that are not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- No lot to lot drainage will be permitted.

- The City of Coppell will not have responsibility for maintenance of the floodway/floodplain area as shown hereon. The maintenance for these areas shall be the sole responsibility of the Homeowners' Association. These areas are to remain free of improvements that may obstruct the flow of storm water and protected from potential erosion by the owners. No fences will be allowed in the floodplain or any other structures (pools, decks, gazebos, etc.) per the City's Floodplain Ordinance.
- All open space lots (lots .X) within the development are to be owned and maintained by the Westhaven HOA. No parking shall be permitted adjacent to open space lots (lots .X).
- Landscape and hardscape elements shown on the landscape plan will be installed prior to the first certificate of occupancy being issued for a non-model home within that phase of development.
- For blocks within the RBN-5 zone with five (5) or more houses fronting the same street, a minimum of 20% and a maximum of 50% of the houses shall utilize a 20 foot building line.
- A 5 foot average height metal or wrought iron fence will be installed when lots back to the Denton Creek Lake Park and Westhaven Creek Park.
- All RBN-5 lots shall have a 22 foot setback to the face of the garage.
- Drainage survey will be required for each lot at final inspection.



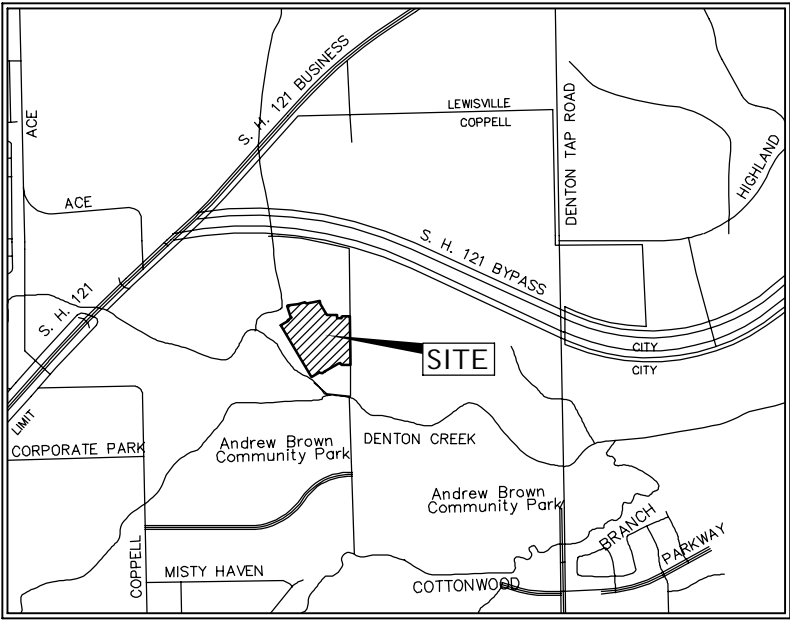
POINT OF COMMENCEMENT

DENTON COUNTY
DALLAS COUNTY

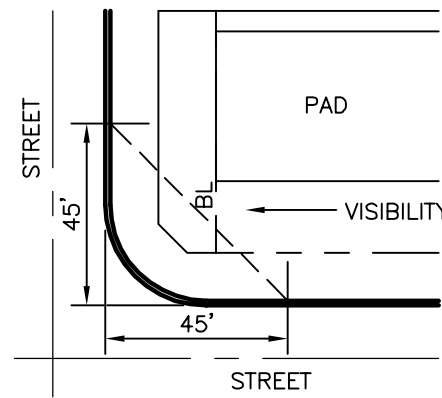


GRAPHIC SCALE IN FEET
1" = 60' @ 24X36

TOTAL ACREAGE: 12.577 ACRES
DENSITY: 5.327 D.U./ACRE
OPEN SPACES: 0.513 ACRES



VICINITY MAP
(NOT TO SCALE)



VISIBILITY TRIANGLE DETAIL
NTS

LINE TABLE		
NO.	BEARING	LENGTH
L1	N35°11'51"W	28.24'
L2	S59°11'29"W	185.44'
L3	N30°48'31"W	10.33'
L4	N59°11'29"E	50.00'
L5	N30°48'31"W	16.12'
L6	N40°36'36"E	13.25'
L7	N75°24'19"E	91.56'
L8	N59°35'55"W	14.14'
L9	N73°52'25"E	50.00'
L10	N12°38'44"W	44.77'
L11	S00°05'19"E	35.46'
L12	N89°54'41"E	50.00'
L13	N00°05'19"W	9.00'
L14	N44°54'41"E	14.14'
L15	S60°26'55"E	23.01'
L16	S14°11'29"W	28.28'
L17	N75°48'31"W	14.14'
L18	N29°33'05"E	17.38'
L19	N45°05'19"W	14.14'
L20	S75°48'31"E	14.14'
L21	N44°54'41"E	14.14'
L22	N45°05'19"W	14.14'
L23	N14°11'29"E	14.14'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	30°13'51"	50.00'	26.38'	N69°55'04"E
C2	94°47'54"	50.00'	82.73'	N80°44'55"E
C3	9°53'30"	350.00'	60.42'	N25°51'46"W
C4	12°05'07"	525.00'	110.74'	N83°05'48"E
C5	1°23'27"	450.00'	10.92'	S15°25'52"E
C6	38°37'19"	50.00'	33.70'	N35°29'29"E
C7	46°53'08"	50.00'	40.92'	S28°24'34"E
C8	59°16'48"	44.00'	45.52'	S60°26'55"E
C9	16°12'50"	425.00'	120.27'	S22°42'06"E
C10	30°43'12"	200.00'	107.23'	N74°33'05"E
C11	90°00'00"	14.00'	21.99'	N44°54'41"E

REQUESTED VARIANCES TO CHAPTER 13 OF THE
SUBDIVISION ORDINANCE OF THE CODE OF ORDINANCES

- STREET CENTERLINE RADIUS MAY BE LESS THAN 200 FEET ON JOHNS AVENUE AT WINGATE ROAD.
- STREET CENTERLINE OFFSETS LESS THAN 125 FEET ARE ALLOWED AT THE INTERSECTION OF HUNTINGDON STREET AND JOHNS AVENUE WITH EVERGREEN DRIVE.
- STREET INTERSECTION CURB RETURN RADIUS SHALL BE 20 FEET.
- ALL SIDEWALKS WITHIN STREET RIGHT-OF-WAY SHALL BE 5 FEET WIDE.
- RBN-5 LOTS WILL BE FRONT ENTRY.

FINAL PLAT
WESTHAVEN, PHASE 2B
12.577 ACRES
BLOCK D LOTS 3-9, 3X & 4X
BLOCK E LOTS 1-33
BLOCK F LOTS 1-27

67 RESIDENTIAL LOTS - 8.827 ACRES
2 OPEN SPACE LOTS - 0.513 ACRES

PETER HARMONSON SURVEY, ABSTRACT NO. 1794 (DALLAS COUNTY),
ABSTRACT NO. 604 (DENTON COUNTY) &
B. B. & C. R. CO. SURVEY, ABSTRACT NO. 1772
CITY OF COPPELL
DALLAS COUNTY, TEXAS

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM# 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JTD	KHA	05/11/2015	064447702	1 OF 2

OWNER/APPLICANT:
Standard Pacific of Texas, Inc.
909 Lake Carolyn Parkway, Suite 1700
Irving, Texas 75039
Phone No. : (972) 590-2400
Fax No. : (972) 590-2430

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, STANDARD PACIFIC HOMES OF TEXAS, INC., is the sole owner of a tract of land situated in the Peter Harmonson Survey, Abstract No. 1794 (Dallas County), Abstract No. 604 (Denton County), and the Buffalo Bayou, Brazos and Colorado Railroad Company Survey, Abstract No. 1772, in the City of Coppell, Dallas County and Denton County, Texas, and being a portion of Tract I, called 42.997 acres and a portion of Tract II, called 50.784 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 (O.P.R.DA.C.T.) and also recorded in Instrument No. 2012-91642 of the Official Records of Denton County, Texas (O.R.DE.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with plastic cap stamped "J.E. SMITH" found for the northeast corner of said Tract I and the northwest corner of Easthaven (Eastlake), an addition to the City of Coppell, Texas, according to the Final Plat thereof recorded in Instrument No. 201400158786, O.P.R.DA.C.T., said corner also being in the south right-of-way line of State Highway 121 Bypass, a variable width right-of-way;

THENCE South 00°05'20" East, along the east line of said Tract I and the common west line of said Easthaven (Eastlake), a distance of 747.64 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the POINT OF BEGINNING;

THENCE South 00°05'20" East, continuing along the east line of said Tract I and the common west line of said Easthaven (Eastlake), a distance of 605.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

THENCE departing said common line, over and across said Tract I and Tract II, the following twenty-six (26) courses:

- South 89°54'41" West, a distance of 115.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;
- North 35°11'51" West, a distance of 28.24 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the right;
- Southwesterly along said non-tangent curve to the right through a central angle of 30°13'51", a radius of 50.00 feet, a chord bearing of South 69°55'04" West, a chord distance of 26.08 feet, and an arc length of 26.38 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the end of said curve;
- South 59°11'29" West, a distance of 185.44 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the right;
- Southwesterly along said non-tangent curve to the right through a central angle of 94°47'54", a radius of 50.00 feet, a chord bearing of South 80°44'55" West, a chord distance of 73.61 feet, and an arc length of 82.73 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the end of said curve;
- South 59°11'29" West, a distance of 113.33 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;
- North 30°48'31" West, a distance of 751.50 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;
- North 59°11'29" East, a distance of 115.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;
- North 30°48'31" West, a distance of 10.33 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;
- North 59°11'29" East, a distance of 50.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;
- North 30°48'31" West, a distance of 22.11 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 21°42'02", a radius of 350.00 feet, a chord bearing and distance of North 19°57'30" West, 131.77 feet;
- In a northwesterly direction, with said curve to the right, an arc distance of 132.56 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the end of said curve;
- North 40°36'36" East, a distance of 13.25 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the left having a central angle of 13°44'02", a radius of 525.00 feet, a chord bearing and distance of North 82°16'20" East, 125.54 feet;
- In a northeasterly direction, with said curve to the left, an arc distance of 125.84 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the end of said curve;
- North 75°24'19" East, a distance of 91.56 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;
- South 59°35'55" East, a distance of 14.14 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the left having a central angle of 1°23'27", a radius of 450.00 feet, a chord bearing and distance of South 15°25'52" East, 10.92 feet;
- In a southeasterly direction, with said curve to the left, an arc distance of 10.92 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the end of said curve;
- North 73°52'25" East, a distance of 50.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;
- North 79°56'54" East, a distance of 123.94 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;
- South 12°38'44" East, a distance of 44.77 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;
- South 30°48'31" East, a distance of 155.93 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;
- North 89°54'41" East, a distance of 127.37 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;
- South 0°05'19" East, a distance of 35.46 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;
- North 89°54'41" East, a distance of 50.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;
- North 0°05'19" West, a distance of 9.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;
- North 44°54'41" East, a distance of 14.14 feet to the POINT OF BEGINNING and containing 12.577 acres (547,834 square feet) of land, more or less.

Bearings are based upon the Texas State Plane Coordinate System, North Central Zone per the City of Coppell Geodetic Control Station No. 2, City of Coppell Benchmark No. 15 and City of Coppell Benchmark No. 17. The bearings shown hereon are Grid values. The distances shown are surface values.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, STANDARD PACIFIC HOMES OF TEXAS, INC., does hereby adopt this plat designating the herein described property as WESTHAVEN, PHASE 2B, an addition to the City of Coppell, Texas and does hereby dedicate, in fee simple to the public use forever the streets shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective right or ingress or egress to or from and upon the said easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right to ingress or egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility).

Water main and waste water easements shall also include additional areas of working space for construction and maintenance or the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and waste water services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Coppell, Texas.

Witness my hand this the _____ day of _____, 2015.

BY: STANDARD PACIFIC HOMES OF TEXAS, INC.,

By: _____
Name and Title

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2015.

Notary Public in and for the State of Texas

Approved and accepted by:

ONCOR: Large-Scale Residential and Commercial Projects

Date of Approval

ATMOS ENERGY

Date of Approval

VERIZON

Date of Approval

TIME WARNER

Date of Approval

SURVEYOR'S CERTIFICATION

That I, **Michael B. Marx**, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that this plat and the description shown hereon are based upon an on the ground survey of the land, and this plat is an accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of Coppell, Texas.

Dated this the _____ day of _____, 2015.

Michael B. Marx, Registered Professional Land Surveyor #5181
KIMLEY-HORN AND ASSOCIATES, INC.
5750 Genesis Court,
Suite 200
Frisco, Texas 75034
972-335-3580
Fax 972-335-3779

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Michael B. Marx**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2015.

Notary Public in and for the State of Texas

Floodplain Development Permit Application No. _____ has been filed with the City of Coppell
Floodplain Administrator on _____, 2015.

Floodplain Administrator _____ Date _____

The undersigned, the City Secretary of Coppell, Texas, hereby certifies that the foregoing Plat of **WESTHAVEN, PHASE 2B**, an addition to the City of Coppell was submitted to the City Council on the _____ day of _____, 2015, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines, as shown and set forth in and upon said plat, and said Council further authorized the Mayor to note the acceptance thereof by signing her name as herein above subscribed.

WITNESS MY HAND, this _____ day of _____, 2015.

City Secretary,
City of Coppell, Texas

Approved and Accepted:

Mayor
City of Coppell, Texas
Date _____

Recommended for Approval:

Chairman, Planning and Zoning Commission
Date _____

FINAL PLAT
WESTHAVEN, PHASE 2B
12.577 ACRES
BLOCK D LOTS 3-9, 3X & 4X
BLOCK E LOTS 1-33
BLOCK F LOTS 1-27

67 RESIDENTIAL LOTS - 8.827 ACRES
2 OPEN SPACE LOTS - 0.513 ACRES

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ABSTRACT NO. 604 (DENTON COUNTY) &
B. B. B. & C. RR. CO. SURVEY, ABSTRACT NO. 1772
CITY OF COPPELL
DALLAS COUNTY, TEXAS

OWNER/APPLICANT:
Standard Pacific of Texas, Inc.
909 Lake Carolyn Parkway, Suite 1700
Irving, Texas, 75039
Phone No. : (972) 590-2400
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Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JTD	KHA	05/11/2015	064447702	2 OF 2