

PHASE II

Planned Development Heath, Texas

Design Guidelines

Developer:

Double Eagle Properties LLC 7218 Lakewood Blvd Dallas 75214 469-426-7402

Planner/Engineer:

CARNEY ENGINEERING, PLLC TBPE Firm F-5033

Plano, Texas 469-443-0861



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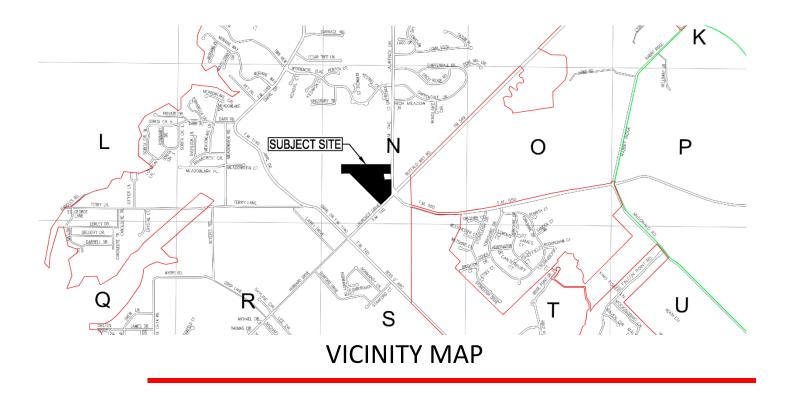


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Introduction:

The 13.5 - acre site is located at the northwest intersection of FM 740 and FM 549/740. FM 740 is also known as Laurence Drive. The site is immediately south of Heath High School and just northeast of Amy Parks Elementary School. The property is bordered to the north by vacant farm land and a row of trees separating a single family residence to the southwest. The proposed Heath Towne Village neighborhood grocery/retail will be developed immediately to the south.



Concept:

The intent of this Planned Development is to create a quality and design restricted single family residential community with a neighborhood-accessible retail village. The residential and commercial retail will be pedestrian accessible with walking trails. The retail/office pads along FM 740 will be developed in accordance with Ordinance 150714B. The residential component will have green space, an amenity center, picnic and sitting areas with a community garden and a water feature with walking trails. The proximity to schools and City Hall will make this project a complimentary development for Heath's residents to live, work, shop, and play.

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Zoning District:

Proposed Zoning: Planned Development for Townhomes

District 1: Single Family Detached 13.5 ± acres

^{*}Refer to concept plan for locations

D 5) (5) 0 D1 45) IT	Zoning District		
DEVELOPMENT REGULATION	1 (SF 15)		
MINIMUM			
Lot Area	7,700 s.f.		
Lot Width	70'		
Lot Depth	110'		
Front Yard Setback	15'		
Rear Yard Setback	20'		
Side Yard Setback	5'		
Corner Lot Side Yard	15'		
Dwelling Unit Size	2,200 s.f.		
Open Space / Dwelling	1ac./12 Dwellings		
Building Material	80% Masonry		
MAXIMUM			
LOT COVERAGE (%)	50%		
% IMPERVIOUS SURFACE	No Variance		
BUILDING HEIGHT (ft)	No Variance		
BUILDING HEIGHT (Stories)	2.5		

^{*} Refer to District Regulations for additional detail

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Zoning District Development Regulations:

	Zoning District	
DEVELOPMENT REGULATION	(SF 15)	
MINIMUM		
Lot Area	7,700 s.f.	
Lot Width	70'	
Lot Depth	110'	
Front Yard Setback	15'	
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Side Yard Setback	5'	
Corner Lot Side Yard	15'	
Dwelling Unit Size	2,200 s.f.	
Open Space / Dwelling	1ac./11 Dwellings	
Building Material	80% Masonry	
MAXIMUM		
LOT COVERAGE (%)	50%	
% IMPERVIOUS SURFACE	No Variance	
BUILDING HEIGHT (ft)	No Variance	
BUILDING HEIGHT (Stories)	2.5	

An amenity center will be provided that will consist of picnic and sitting areas with a community garden and a water feature with walking trails







Garages:

Garage doors shall be enhanced (ex. carriage doors or cedar doors)

There shall be a minimum of 5' between the front face of home and garage door only for garage doors that face the street.

Open Space:

1 acre per 11 lots shall be dedicated as open space.









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Landscaping:



Landscaping:

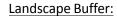
District 1 shall provide drought tolerant landscaping when possible.

Drip irrigation shall be installed at the perimeter and entrances

There shall be a healthy vegetative mix of deciduous and nondeciduous trees all with a minimum of 4" caliper.

The use of crushed granite shall be allowed at the end of parking islands.

Parking islands shall be a minimum of 6' in width and no parking space shall be more than 70' from a shade tree.



A 15-foot landscape buffer shall be positioned between the commercial and residential districts. Fencing may be located within the landscape buffer.

Parking shall not be located within the landscape buffer.

Fence Buffer North Property Line:

The fence along the north side of the property will be consistent in appearance and same building materials.







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Streets: ■

Standard Residential

50' Street: ROW

> 31' B-B Pavement:

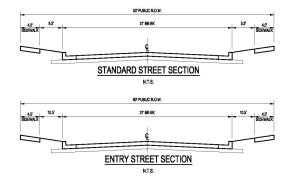
Entry Street: ROW: 60'

Pavement 31' B-B

Hardscape:

Enhanced paving shall be provided at the entrances into the residential and retail areas; materials such as brick pavers, stamped, scored, or colored







Standard Residential Streets **Entry Street**



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Trails:

Connectivity between the commercial development and residential development will be achieved by trails and walks. A portion of the trail is located along a tree line at the southwest portion of the site and will wrap around the water feature

The pedestrian trails shall be a minimum of 10 feet in width and within a public easement. The trails can be concrete or a natural surface, such as decomposed granite, and shall be maintained by the HOA and/or a combination of the Business Association of the adjacent retail and Homeowners Association. The public will have access to the pedestrian areas.



Residential sidewalks shall be 4 feet in width.

Commercial sidewalks located in front of buildings shall be a minimum of 5' wide.

Benches shall be provides every 300' along 10' trail.







CONNECTING DIFFERENT SPACES

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Legal Description:

DALE TRACT

BEING a tract situated in the Edward Teal Survey, Abstract No. 207, City of Heath, Rockwall County, Texas, and being part of a tract of land conveyed to Mary Wilson by deed recorded in Volume 750, Page 53 of the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch Iron rod Found on the West line of F.M. Road 740, said point being the Southeast comer of said tract said point also being the Northeast comer of a tract of land conveyed to Bank United by deed recorded in Volume 2043, Page 17, Deed Records, Rockwall County, Texas;

THENCE South 84 degrees 38 minutes 12 seconds West, leaving the West line of F.M. Road 740, a distance of 225.60 Form T-7: Commitment for Title Insurance Rev (1/3/2014) feet to a Fence Post for corner;

THENCE South 06 degrees 10 minutes 12 seconds East, a distance of 42.37 feet to a 112 inch iron rod Found for corner; THENCE South 85 degrees 25 minutes 53 seconds West, a distance of 85.85 feet to a 112 inch iron rod Set for comer; THENCE North 04 degrees 46 minutes 45 seconds West, a distance of 267.31 feet to a 1/2 inch iron rod Set for comer; THENCE South 85 degrees 16 minutes 36 seconds West, a distance of 382.67 feet to a 112 inch iron rod Set for comer; THENCE South 04 degrees 38 minutes 23 seconds East, a distance of 120.0 feet to a 112 inch iron rod Set for comer; THENCE South 85 degrees 26 minutes 36 seconds West, a distance of 292.2 feet to a 112 inch iron rod Set for comer;

THENCE South 75 degrees 57 minutes 31 seconds West, a distance of 351.29 feet to a 112 inch iron rod Found for corner, said point being at an angle point in the Southerly line of said Wilson tract;

THENCE South 85 degrees 47 minutes 01 seconds West along a South line of said tract, a distance of 299.51 feet to a 3/8 inch iron rod Found for the Southwest comer of same;

HENCE North 03 degrees 46 minutes 23 seconds West, 295.34 feet to a 3/8 inch iron Rod Found for the Northwest corner of said tract;

THENCE North 85 degrees 26 minutes 36 seconds East, (Directional Control) a distance of 1623.44 feet to a 112 inch iron rod Set for comer in the West line of FM 740 and bring the beginning of a curve to the left having a central angle of 01 degrees 10 minutes 34 seconds and a radius of 8851.42 feet and a chord bearing of South 05 degrees 37 minutes 17 seconds East, 181.69 feet;

THENCE along said curve and said West line an arc length of 181.69 feet to a 112 inch Iron rod Set for corner, the end of said curve;

THENCE South 05 degrees 35 minutes 17 seconds East continuing along said West line, 159.31feet to the PLACE OF BEGINNING and Containing 9.31acres or 405,815 Square Feet of Land. Tract 2:

AH that certain lot, tract or parcel ofland situated in the EDWARD TEAL SURVEY, ABSTRACT NO. 207, City of Heath, Rockwall County, Texas, and being a part of that 13.50 acres tract of land as described in a Warranty deed from Marvin D. Collins, Marianne Collins and Louciuos Collins to Marie Wilson, dated December 18, 1992 and being recorded in Volume 750, Page 53 of the Real Property Records of Rockwall County, Texas, and being the same tract as described in a Deed to Riverstone Development Corp, as recorded in Volume 3617, Page 44 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 318" iron rod found for comer at the South most Southwest comer of said 13.50 acres tract of land; THENCE N. 49 deg. 58 min. 59 sec. W. a distance of 127.40 feet to a 5/8" iron rod found for corner;

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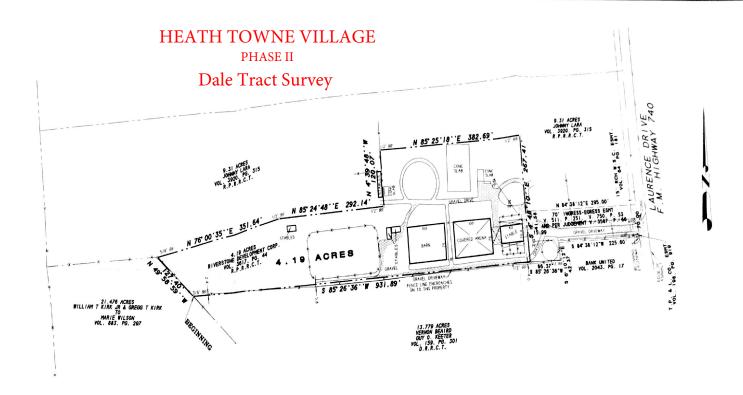
Dale Tract Continued

THENCE N. 76 deg. 00 min. 35 sec. E a distance of 351.64 feet to a 112" iron rod found for corner; THENCE N. 85 deg. 24 min. 48 sec. E. a distance of 292.14 feet to a 112" iron rod found for comer; THENCE N. 04 deg. 39 min. 48 sec. W. a distance of 120.07 feet to a 112" iron rod found for comer; THENCE N. 85 deg. 25 min. 18 sec. E. a distance of 382.69 feet to a 112" iron rod found for comer;

THENCE S. 04 deg. 48 min. 10 sec. E. a distance of 267.41 feet to a 112" iron rod found for comer in the South line of Form T-7: Commitment for Tide Insurance Rev (I/3/2014) said 13.50 acres tract;

THENCE S. 85 deg. 26 min. 36 sec. W. (Controlling bearing line), a distance of 931.89 feet to the POINT OF BEGINNING and containing 4.19 acres of land, more or less.

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DESCRIPTION

I that certain iot, tract or parcei of land situated in the EDWARD TEAL SURVEY, ABSTRACT O Joy of heath, Rockwall County, Texes, and being a part of that 13 50 acres tract to land as descrede in a Warranty deer from Mann D Collins, Mannane Collins and Loucous olins to Mare Wilson, dated December 16, 1992 and being recorded in Volume 750, Page 53 the Real Property Records of Rockwall County, Texes, and being the same tend as described to be of Rivershare Development Corp. as recorded in Volume 3517, Page 44 of the Official Records of Rockwall County, Texes, and tening not particularly described as to follows:

BEGINNING at a 3/8" iron rod found for corner at the South most Southwest corner of said 13.50 acres tract of land;

THENCE N. 49 deg. 58 min. 59 sec. W. a distance of 127 40 feet to a 5/8" iron rod found for

THENCE N. 76 deg. 00 min. 35 sec. E. a distance of 351.64 feet to a 1/2" iron rod found for corner.

THENCE N. 85 deg. 24 min. 48 sec. E. a distance of 292.14 feet to a 1/2" iron rod found for

THENCE N. 04 deg. 39 min. 48 sec. W. a distance of 120.07 feet to a 1/2" iron rod found for

THENCE N. 85 deg. 25 min. 18 sec. E. a distance of 382.69 feet to a 1/2" iron rod found for

THENCE S 04 deg. 48 min. 10 sec. E. a distance of 267.41 feet to a 1/2* iron rod found for corner in the South line of said 13.50 acres tract;

THENCE S. 85 deg. 26 min. 36 sec. W. (Controlling bearing line), a distance of 931.89 feet to the POINT OF BEGINNING and containing 4.19 acres of land.

TOGETHER WITH A 70 FOOT INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS.

BEING a 70 foot ingress and egress easement across a tract of land situated in the EDWARD TEAL SURVEY, ABSTRACT NO 207. City of Heath Rockwall County, Texas, and being a part of that 135 d acres tot of land as described in a Warranty deed from Mavro D. Colins. Mananne Collins and Loucius Collins to Mane Wisson, dated December 18, 1992 and being recorded in Volume 750 pages 30 in the Real Property Records of Rockwall County, Texas, and being more particularly described as follows

BEGINNING at a 1/2" iron rod found for corner in the West right-of-way line of F.M. Highway 740 Laurence Drive, and being at the East most Southeast corner of said 13.50 acres tract of

THENCE S 84 deg 38 min 12 sec. W along the South line of said 13 50 acres tract, a distance of 225.60 feet to a 1/2" iron rod found for corner;

THENCE S. 06 deg. 10 min. 12 sec. E. a distance of 42 37 feet to a 1/2* iron rod found for

THENCE S. 85 deg. 26 min. 36 sec. W. a distance of 86.37 feet to a 1/2* iron rod found for

THENCE N 04 deg 48 min. 10 sec W. a distance of 70 00 feet to a 1/2" iron rod with yellor plastic cap stamped "R S.C.I. RPLS 5034" set for corner;

THENCE N 85 deg. 26 min. 36 sec. E a distance of 15.99 feet to a 1/2* iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N. 06 deg. 10 min. 12 sec. W. a distance of 41.38 feet to a 1/2" iron rod with yellow plastic cap stamped "R S C I. RPLS 5034" set for corner;

THENCE N. 84 deg. 38 min. 12 sec. E., a distance of 295 00 feet to a 1/2* iron rod with yellow plastic cap stamped *R S C I. RPLS 5034* set for corner in the West right-of-way line of F.M. Highway 740 Laurence Drive;

THENCE S. 05 deg. 35 min. 17 sec. E. along said right-of-way line, a distance of 70 00 feet to the POINT OF BEGINNING and containing 0.57 acres in said easement

NOTES

NULES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0105 Lidated September 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE. RECORDED DEED IN VOL. 750, PG. 53, R.P.R.R.C T

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

ATTHE 70 FOOT INGRESS & FORESS EASEMENT DESCRIBED HEREON IS WRITTEN TO REDEFINE THE EASEMENT THAT WAS AWARDED PER JUDICEMENT IN CAUSE NO 01-04-122 AND RECORDED IN VOLUME 3587 PAGE 56 RP R.R.C.T. AND PREVIUOSLY DESCRIBED PER DEED RECORDED IN VOLUME 511 PAGE 251 RP R.R.C.T. AND INCLUDES ONLY THE AREA THAT AFFECTS THE ADJACENT 9 31 ACRES TRACT.

SURVEYOR'S CERTIFICATE

I, Haroid D. Fetty, III. Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for RANGER TITLE COMPANY and JIMMY F. DALE & KAY DALE at 80.5 AURENCE DRIFE HEATH Rockwall County. I least is the result of a certiful collection of the self sold survey. The property surveyed in the same tract as described in a Commitment for Title Insurance under GR#R09401. This survey meets the requirements of the Minimum Standards of Professional Land published by the last 80 days of the Professional Land Surveying, effective Splember 1, 1992 and subsequent revisions and the same was surveyed under my supervision on the ground this the 20th day of Manzi. 2009.

Harold D. Fetty/III, R.P.L.S. No. 5034

192 100 SURVEY DATE MARCH 20 2009 SCALE (* - 100 PLE + 20030001-CUENT DALE GF + R0904948

H.D. Fetty Land Surveyor, LLC

__ DATE

SURVEY ACCEPTED BY

HEATH TOWNE VILLAGE PHASE II **Dale Tract Survey** 9.31 ACRES JOHNNY LARA VOL. 3920. PG. 315 R.P.R.R.C.T. DRI 8% CONC RAYEL DRIVE N 84 38 12 E 295.00 70 INGRESS EGRESS ESHT 511 P 251 V 750 P 53 PER JUDGENENT V 3567 P 56 GRAVEL DRIVEWAY PSH O ACRES ·W 931.89 \$ 85 26 36 호

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SURVEYOR'S CERTIFICATE

I. Harold D. Fetty, III. Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for RANGER TITLE COMPANY and JIMMY F. DALE 8, KAY DALE at 633 LAURENCE DRIVE HEATH. Rockwall County. Texas, is the result of a careful collection of the pest evidence available to me and my opinion is based on the facts as found at the time of survey. The poperty surveyed in the same tract as described in a Commitment for insurance under GF#R090494R. This survey meets the requirements of the Minimum Standards of Practice engagement and published by the Texas Board of Professional Land Surveying, effective September 1, 1982 approved and published by and the same was surveyed under my supervision on the ground this the 20th day of March. 2009





DUCKSAN. 307 7000 MARCH 20 2009 SURVEY DATE - 100 PAE+ 20030001-5 ALE GF: 80904948 CLIENT DALE

H.D. Fetty Land Surveyor, LLC 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX