

Existing Zoning is A. Land use shall include the following types and acreage's as shown in the table below:

Development Plan Land Use Summary

Category	Approx. Acreage	Percentage of Coverage
Street "X"	0.70	13%
Open Space	0.12	2%
80' SF Residential	1.31	25%
100' SF Residential	0.45	8%
120' SF Residential	2.75	52%
Total	5.33	100%

Dwelling Unit Types and Density Calculation

Total number of Single Family lots = 9 units
 Total acreage = 5.329 acres
 Population density = 0.59 units per acre

WHITTLE DEVELOPMENT INC.
 VOL. 2055, PG. 522
 ZONED - PD
 781.702 AC.

A PORTION OF HUBBARD DRIVE TO BE ABANDONED BY HEATH GOLF & YACHT CLUB PHASE 1 (SEE PRE PLAT)

Lot Type Identifier

PD SF-80	●
PD SF-100	●
PD SF-120	●

Open Space Table

Number	Area
OS 1	0.120 Ac.

Land Use Requirements by Classification and Comparative Analysis

	PD SF-120	Heath SF 22	PD SF-100	Heath SF 15	PD SF-80	Heath SF 15
1. Min Lot area	22,000 sf	22,000 sf	16,000 sf	15,000 sf	9,600 sf	15,000 sf
2. Max Number single family Dwellings	1	1	1	1	1	1
3. Min Square footage	2,500 sf	1,500 sf	2,000 sf	1,500 sf	2,000 sf	1,500 sf
4. Min Lot width	100' @ bldg line	90' @ bldg line	90' @ bldg line	80' @ bldg line	70' @ bldg line	80' @ bldg line
4A. Min Lot width @ Cul-de-Sac	75' @ bldg line	N/A	65' @ bldg line	N/A	55' @ bldg line	N/A
5. Min Lot Depth	150'	175'	145'	125'	125'	125'
6. Min Depth of front setback	30'	30'	30'	30'	30'	30'
7. Min depth Rear setback	25' main bldg 10' aux bldg	25' main bldg 10' aux bldg	25' main bldg 10' aux bldg	25' main bldg 10' aux bldg	25' main bldg 10' aux bldg	25' main bldg 10' aux bldg
8A. Min width side setback internal lot	15'	15'	7.5'	10'	5'	10'
8B. Min width side setback abutting street	25'	30'	25'	30'	25'	30'
9. Min distance between pvt	30'	15'	15'	15'	10'	15'
10. Min length driveway pvt	the greater dist from r.o.w. to bldg line or 30'	the greater dist from r.o.w. to bldg line or 30'	the greater dist from r.o.w. to bldg line or 30'	the greater dist from r.o.w. to bldg line or 30'	the greater dist from r.o.w. to bldg line or 30'	the greater dist from r.o.w. to bldg line or 30'
11. Max Bldg Coverage	35%	35%	35%	35%	40%	35%
12. Max Height	35'	35'	35'	35'	35'	35'
13. Min Number of paved parking spaces	2	2	2	2	2	2

PROPERTY DESCRIPTION:

Being a tract of land situated in the I. BRISCOE SURVEY, ABSTRACT NO. 38, Rockwall County TX and the I. BRISCOE SURVEY, ABSTRACT NO. 57, Kaufman County TX and being all of a called 5.329 acre tract of land described by deed to Whittle Development, Inc. recorded in Volume 3463, Page 1 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a PK Nail with shiner found in Hubbard Drive for the southeast corner of said 5.329 acre tract, also for an all corner of a tract of land described by deed to Whittle Development, Inc. recorded in Volume 2055, Page 522 of the Deed Records of Kaufman County, Texas;

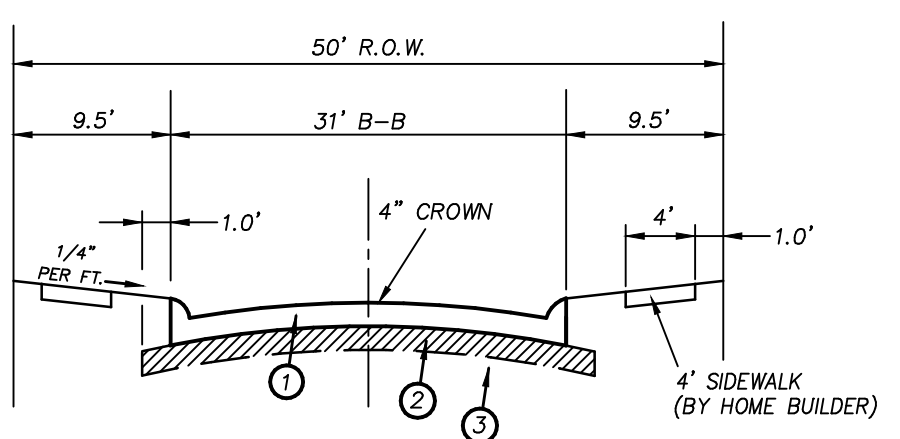
THENCE South 88 degrees 42 minutes 52 seconds West along south line of said 5.329 acre tract and the north line of said Whittle tract, a distance of 286.47 feet to a Concrete Monument with metal disk stamped City of Dallas Elevation Marker, F7-1 & F6-5 found in the easterly line of a tract of land described in deed to the City of Dallas as recorded in Volume 78, Page 260, Deed Records, Rockwall County, Texas;

THENCE North 53 degrees 18 minutes 42 seconds West leaving said Whittle tract and continuing along the easterly line of said City of Dallas Tract, a distance of 300.52 feet to a Concrete Monument with metal disk stamped City of Dallas Elevation Marker;

THENCE North 30 degrees 50 minutes 02 seconds West continuing along the easterly line of said City of Dallas tract to a 5/8 inch iron rod with a yellow cap stamped R.P.L.S. 5430 found for the northwest corner of said 5.329 acre tract, also for the southwest corner of the Misty Bend Addition an addition to the City of Heath as recorded in Cabinet A, Slide 359, Plat Records, Rockwall County, Texas;

THENCE North 07 degrees 30 minutes 22 seconds East along the south line of said Misty Bend Addition and the north line of said 5.328 acre tract, a distance of 658.17 feet to a 5/8 inch iron rod with a yellow cap stamped R.P.L.S. 5430 found in Hubbard Drive, a public right-of-way, for the northeast corner of said 5.329 acre tract, also for the southeast corner of said Misty Bend Addition;

THENCE South 02 degrees 54 minutes 12 seconds East along the east line of said 5.329 acre tract, and said Hubbard Drive, a distance of 459.37 feet to the PLACE OF BEGINNING, and containing 232,143 square feet or 5.329 acres of land.



TYPICAL PAVING SECTION

- 6"-3600 PSI Class "C" concrete pavement with No. 3 bars 24" on centers both ways.
- Where the Plasticity Index of the natural soil is equal to or exceeds 15, lime stabilization shall be required. A minimum of 6% by weight of lime to a depth of 6" shall be required.
- Subgrade shall be 6" thick and compacted to a density not less than 95% at 0%-4% of optimum moisture content.

Concept Plan
HEATH GOLF & YACHT CLUB LAKES ADDITION

~ 9 Lots ~
 5.329 Acres
 CITY OF HEATH, ROCKWALL & KAUFMAN COUNTY, TEXAS

Owner:
WHITTLE DEVELOPMENT, INC.
 20 Noble Court
 Rockwall, TX 75032
 (972) 771-5253

Engineer:
F.C. CUNY CORP.
 #2 Horizon Court
 Heath, Texas 75032
 (469) 402-7700