

**FIELD NOTE DESCRIPTION**

ALL that certain tract or parcel of land situated in the ELIJAH ROGERS SURVEY, Abstract No. 1299, Tarrant County, Texas and being that same tract as described in Deed to Michael M. Smith, Trustee, as recorded in Volume 6013, Page 168, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod found for the southwest corner of Lot 19, Block 1, Oakwood Terrace West Addition to the City of Euless, Tarrant County, Texas as recorded in Volume 388-18, Page 69, Plat Records, Tarrant County, Texas;

THENCE North 89 degrees 53 minutes 00 seconds East with the southerly boundary line of said Lot 19, 4.23 feet to a 5 inch Hercules club;

THENCE South 01 degrees 29 minutes 59 seconds East with the easterly boundary line of said Smith tract, 319.66 feet to a 3/8 inch steel rod found for the southeast corner of said tract and being in the northerly right-of-way line of Pipeline Road (a variable width

THENCE South 89 degrees 57 minutes 01 seconds West with the southerly boundary line of said Smith tract and said northerly right-of-way line, 400.56 feet to a 8 inch sugar berry for the southeast corner of a tract described in Deed to the City of Fort Worth as recorded in Volume 13559, Page 353 of said Deed Records;

THENCE North 85 degrees 09 minutes 23 seconds West with the northerly boundary line of said City of Fort Worth tract, 163.40 feet to a 1/2 inch capped steel rod stamped "MOAK

THENCE South 89 degrees 53 minutes 01 seconds West continuing with said northerly boundary line, 86.72 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" set in the westerly boundary line of said Smith tract, also being in the apparent easterly boundary line of a 40 foot wide drainage right-of-way;

THENCE North 03 degrees 56 minutes 08 seconds West with said westerly boundary line, 297.59 feet to a 1/2 capped steel rod stamped "MOAK SURV INC" set in the southerly boundary line of said Block 1, from which a 1/2 inch steel rod found bears North 04 degrees 10 minutes 16 seconds West at 0.78 feet;

THENCE North 89 degrees 11 minutes 00 seconds East with said southerly boundary line of Block 1, 658.00 feet to the place of beginning and containing 4.692 acres, more or less, as surveyed by Moak Surveyors, Inc. during the month of June, 2006.

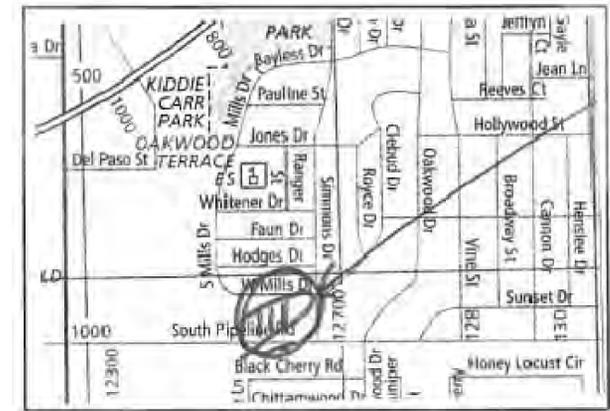
**LAND USE TABLE**

PLANNED DEVELOPMENT  
PD R1-L

	PROPOSED	REQUIRED
LARGEST LOT	13,711 SF	5,500 SF
SMALLEST LOT	5,500 SF	
AVERAGE LOT	6,647.6 SF	
DENSITY	4.90 homes/acre	
MIN. DWELLING UNIT AREA	1,850 SF	1,700 SF

**UTILITY LEGEND**

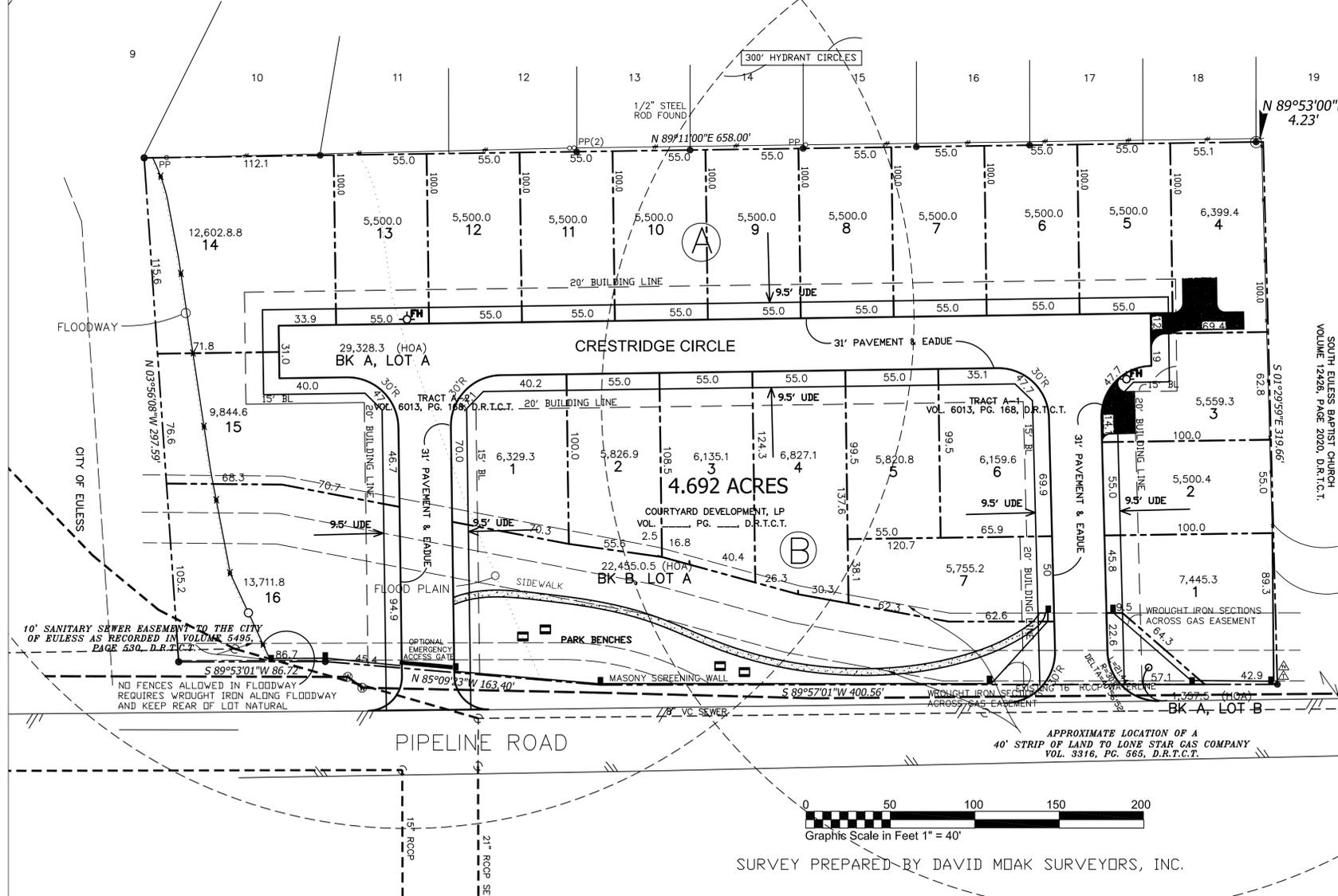
- SANITARY SEWER MH
- STORM DRAIN MH
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- UTILITY POLE
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- ELECTRIC SERVICE SIGN
- TELEPHONE RISER/SERVICE
- CABLE TV RISER/SERVICE
- LIGHT POLE
- GAS METER/SERVICE
- PIPELINE MARKER
- R.C.P.
- C.M.P.
- REINFORCED CONCRETE PIPE
- CORRUGATED METAL PIPE
- SANITARY SEWER CLEANOUT
- FIBER OPTICS CABLE MARKER
- GRATE INLET
- TRAFFIC SIGNAL CONTROL BOX
- SPRINKLER HEAD
- IRRIGATION CONTROL VALVE



**SITE LOCATION MAP**

**GENERAL NOTES (CONDITIONS OF ZONING):**

- ALL PRIVATE ACCESS (FIRE LANE) WILL BE IN ACCORDANCE WITH THE CITY OF EULESS STANDARD SPECIFICATION.
- UNLESS OTHERWISE SHOWN, ALL R-1L ZONING DISTRICT USES ARE APPLICABLE.
- WITHIN EMERGENCY ACCESS, DRAINAGE, AND UTILITY EASEMENTS (FIRE LANES) THE ROADWAY SURFACE, SUBGRADE, MARKINGS, AND SIGNAGE SHALL BE MAINTAINED AT ALL TIMES TO ALLOW FOR CLEAR PASSAGE OF EMERGENCY VEHICLES. CLEAR PASSAGE SHALL INCLUDE BOTH HORIZONTAL AND VERTICAL WIDTHS ACCORDING TO CLEARANCES ESTABLISHED BY THE FIRE MARSHAL'S POLICY STATEMENT.
- LOT LAYOUT IS SCHEMATIC ONLY. DETAILED LOT AND STREET LAYOUT WILL BE DETERMINED DURING THE PLATTING PROCESS.
- DWELLING UNIT AREA SHALL BE A MINIMUM OF 1,850 SQUARE FEET. A MINIMUM OF NO LESS THAN FIVE FLOOR PLANS WITH THREE ELEVATIONS FOR EACH FLOOR PLAN INCLUDING:
  - VARIOUS ROOF CONTRAST COMBINATIONS
  - VARIOUS MASONRY COMBINATIONS
  - VARIOUS COMBINATIONS OF GARAGE ENTRANCES
- THE DEVELOPER WILL PROVIDE DETAILED ENGINEERING PLANS (DRAINAGE, SANITARY SEWER, AND WATER) TO THE PUBLIC WORKS (PW) ENGINEERING DEPARTMENT.
- DEVELOPER WILL CONTACT PW/ENGINEERING DEPARTMENT TO ARRANGE A PRECONSTRUCTION MEETING PRIOR TO COMMENCING CONSTRUCTION.
- SUBDIVISION PLAT IS REQUIRED FOR THE PROPERTY SHOWN HEREON.
- THE SCREENING WALL WILL BE LOCATED OUT OF PUBLIC RIGHT-OF-WAY AND ON PRIVATE PROPERTY TO BE MAINTAINED BY THE HOA.
- HOA WILL BE REQUIRED AND RESPONSIBLE FOR OPEN SPACE, ENTRANCE, LANDSCAPING, MASONRY SCREENING WALLS, ACCESS GATES, PRIVATE STREETS & SIDEWALKS.
- A COURTYARD SHALL BE CREATED WITHIN THE COMMON AREAS TO INCLUDE A CONCRETE TRAIL WITH BENCHES.
- THE FRONT BUILDING LINE SHALL BE 20 FEET. THE SIDE YARDS SHALL BE 5 FEET. THE CORNER LOTS SIDE YARD SHALL BE 15 FEET. THE REAR SETBACK IS 14 FEET FOR LOTS 5 & 6; BLK B AND 15 FEET FOR ALL OTHERS.
- ALL LOTS WITH THE EXCEPTION OF BK A, LOT 3 AND BK B, LOT 7 SHALL UPGRADE THE ARCHITECTURE BY: EXTERIOR- FULL SPRINKLER, FULL SOD, LANDSCAPE WITH STONE BORDER, & GARAGE DOOR OPENERS. INTERIOR- GRANITE COUNTERTOPS, TILE FLOORING, ROUNDED CORNERS, NINE TO TEN FOOT CEILING HEIGHTS ON FIRST FLOOR, 42" CABINETS, WINDOW BOXES.
- ALL NORTH FACING SECOND STORY WINDOWS ON HOMES LOCATED WITHIN BLOCK A LOTS 4-15 SHALL HAVE TRANSLUCENT GLASS ONLY.
- NO PERMANENT FIXTURE INCLUDING BUT NOT LIMITED TO A/C CONDENSING UNIT, SHALL BE PLACED IN A SIDE YARD OF LESS THAN SEVEN FEET UNLESS PERMISSION HAS BEEN OBTAINED FROM THE PLANNING AND DEVELOPMENT DEPARTMENT OF EULESS.



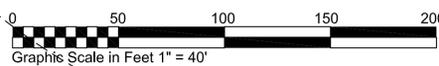
**ZONING CASE 08-03-PD  
FOR  
THE COURTYARDS ADDITION**

23 LOTS AND 3 HOA COMMON AREAS  
LOCATED ON 4.692 ACRES OF LAND OUT OF THE  
ELIJAH ROGERS SURVEY ABSTRACT 1299  
CITY OF EULESS, TARRANT COUNTY, TEXAS

ZONING AMENDMENT CHANGE FOR PLANNED DEVELOPMENT BASED ON R-1L

MAY 23, 2008

SURVEY PREPARED BY DAVID MOAK SURVEYORS, INC.



**COURTYARDS DEVELOPMENT, LP**  
COURTYARD DEVELOPMENT, LP  
2109 FRANKLIN DRIVE  
ARLINGTON, TEXAS 76011

**THE COURTYARDS**  
ZONING EXHIBIT

**3-D Consulting, L.L.C.**

2403 CALES DRIVE  
ARLINGTON, TEXAS 76011  
(817)796-1168 3deng@global.net

SCALE 1" = 40'  
JULY 2008

SHEET 1-1