

SPRING VALLEY APARTMENTS
VOLUME 388-46, PAGE 37
P.R.T.C.T.

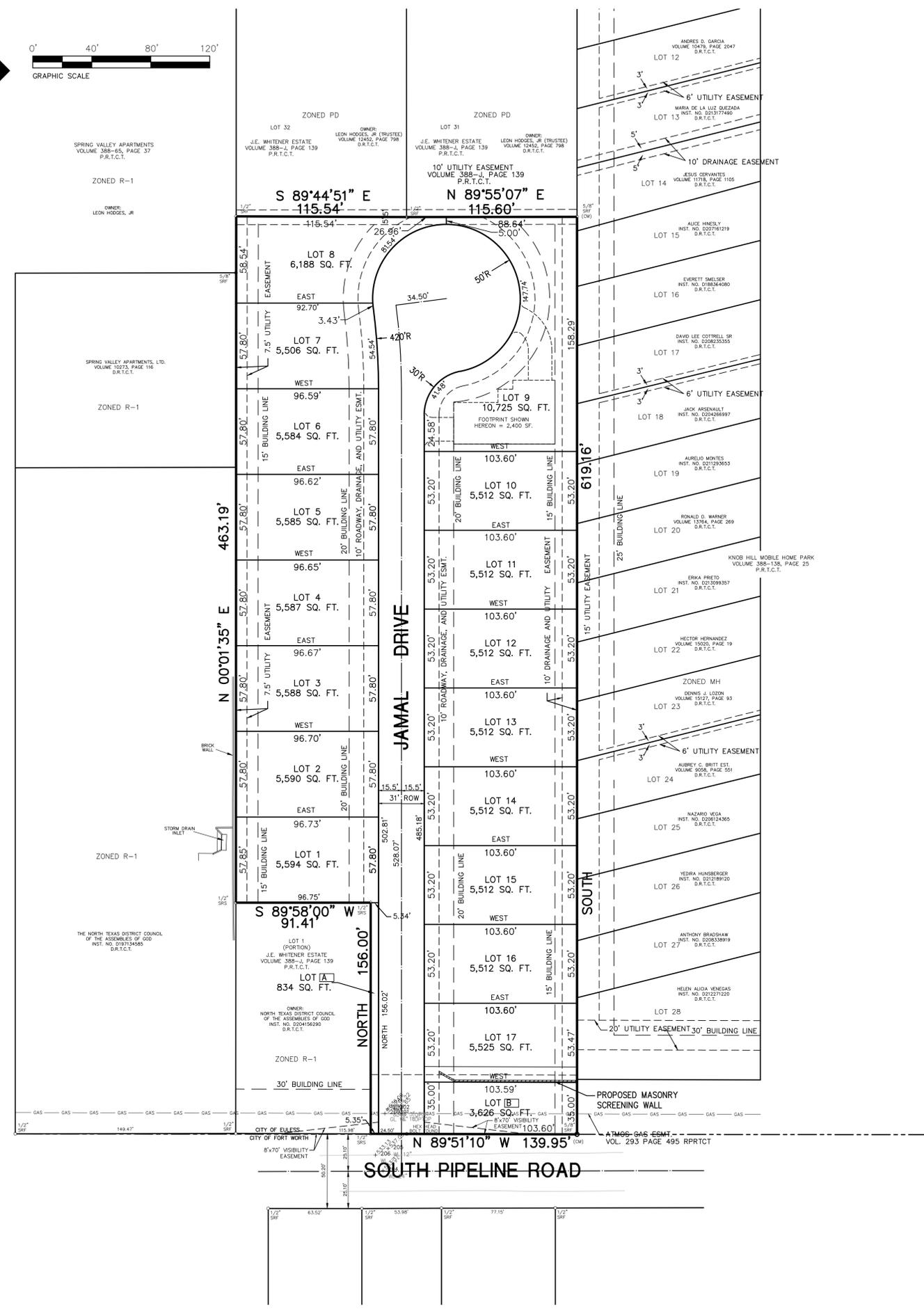
ZONED R-1

OWNER:
LEON HODGES, JR.

SPRING VALLEY APARTMENTS, LTD.
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D.R.T.C.T.

ZONED R-1

THE NORTH TEXAS DISTRICT COUNCIL
OF THE ASSEMBLIES OF GOD
INST. NO. D204156290
D.R.T.C.T.



PROPERTY DESCRIPTION

BEING a description of a 2.959 acre tract of land situated in the W.G. Matthews Survey, A-1052, in the City of Euless, Tarrant County, Texas and being a portion of Lot 1 and all of Lot 2, Block 2, J. E. Whitener Estate Subdivision, an addition to the City of Euless, Texas as shown on the Plat recorded in Volume 388-J, Page 139 of the Plat Records of Tarrant County, said 2.959 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod found for corner on the north right-of-way line of South Pipeline Road (a measured 50.20 foot wide right-of-way) and being the southeast former of said Lot 2;

THENCE North 89 degrees 51 minutes 10 seconds West along said north right-of-way line, at a distance of 115.45 feet passing a Hex-head bolt found for corner at the south common corner between said Lot 1 and Lot 2 in said addition, and continuing for a total distance of 139.95 feet to a 1/2 inch steel rod set for corner at the southeast corner of a tract of land conveyed to North Texas District Council of the Assemblies of God as evidenced by the Deed recorded under Instrument No. D204156290 of the Deed Records of Tarrant County, Texas and from which a found 5/8 inch steel rod bears North 26 degrees 38 minutes 19 seconds West;

THENCE North 00 degrees 00 minutes 00 seconds West, departing said north right-of-way line and along the east line of said North Texas District Council tract, a distance of 156.00 feet to a 1/2 inch steel rod set for corner;

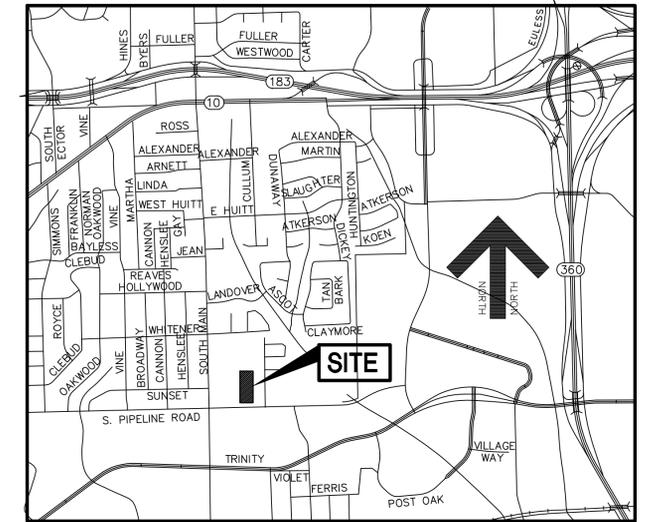
THENCE South 89 degrees 58 minutes 00 seconds West, along the north line of said North Texas District Council tract, a distance of 91.41 feet to a 1/2 inch steel rod set for corner on the west line of aforementioned Lot 1;

THENCE North 00 degrees 01 minutes 35 seconds East, departing said North Texas District Council tract and along west line, a distance of 463.19 feet to a 1/2 inch steel rod found for corner at the northwest corner of said Lot 1;

THENCE South 89 degrees 44 minutes 51 seconds East, along the north line of said Lot 1, a distance of 115.54 feet to a 1/2 inch steel rod found for corner at the north common line between said Lot 1 and Lot 2;

THENCE North 89 degrees 55 minutes 07 seconds East, departing said Lot 1 and along the north line of said Lot 2, a distance of 115.60 feet to a 5/8 inch steel rod found for corner at the northeast corner of said Lot 3 and being on the west line of Knob Hill Mobile Home Park, an addition to the City of Euless as shown on the Plat recorded in Volume 388-138, Page 25 of the Plat Records of Tarrant County, Texas;

THENCE South 00 degrees 00 minutes 00 seconds East, along the east line of said Lot 2, a distance of 619.16 feet to the POINT OF BEGINNING and containing a computed area of 2,959 acres or 128,879 square feet of land, more or less.



LOCATION MAP

- NOTES:**
1. A NOTE WILL BE RECORDED ON THE FINAL PLAT OF THE SUBDIVISION WHICH WILL INDICATE THE LIMITATION OF ABILITY TO CONSTRUCT PERMANENT ACCESSORY STRUCTURES WITHIN ANY DEDICATED EASEMENTS.
 2. THE CITY OF EULESS RESERVES THE RIGHT TO REQUIRE A MINIMUM FINISHED FLOOR ELEVATION ON ANY LOT WITHIN THIS ADDITION.
 3. ALL UTILITY SERVICE TO AND WITHIN THIS SITE SHALL BE UNDERGROUND.
 4. THE MINIMUM SIZE OF DWELLING UNITS SHALL BE 1,800 SQUARE FOOT.
 5. LOTS A AND B WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 6. THE MAXIMUM LOT COVERAGE SHALL BE 60 PERCENT.
 7. NO ALLEYS SHALL BE REQUIRED.
 8. SIDEWALKS WILL BE PROVIDED WITHIN THE 10' ROADWAY, DRAINAGE, AND UTILITY EASEMENT.
 9. THE HOMEOWNER'S ASSOCIATION WILL MAINTAIN THE MASONRY SCREENING WALL.
 10. FENCES ON THE WEST, NORTH, AND EAST SIDE OF THE SUBDIVISION (AS WELL AS BETWEEN LOTS) WILL BE 6 FOOT TALL WOOD FENCES WITH METAL POSTS.
 11. ALL LOTS SHALL HAVE FULLY SODDED FRONT AND REAR YARDS WITH AN AUTOMATIC IRRIGATION SYSTEM.
 12. THE NORTHERN HALF OF THE EAST SIDE OF THE CUL-DE-SAC ADJACENT TO LOT 9 SHALL BE POSTED AS NO PARKING.

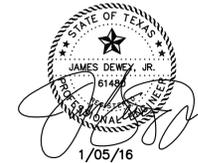
- DEVELOPMENT STANDARDS**
1. MINIMUM ROOF PITCH: 6 IN 12
 2. ARCHITECTURAL GRADE ASPHALT SHINGLE WILL BE REQUIRED.
 3. MINIMUM MASONRY COVERAGE: 80 PERCENT
 4. VINYL DIVIDED LIGHT WINDOWS (PRAIRIE STYLE) ARE REQUIRED FOR ALL FRONT WINDOWS.
 5. HVAC UNITS, TRASH STORAGE CONTAINERS, AND ELECTRIC METERS SHALL BE SCREENED FROM THE STREET.
 6. BRICK SHALL COURSE EXACTLY TO THE TOP AND BOTTOM OF ALL WALLS.
 7. WINDOWS SHALL BE SINGLE OR DOUBLE HUNG WITH SLIDERS ON THE SIDES AS NECESSARY IN BEDROOMS.
 8. WINDOWS ARE TO BE PLACED ON EACH WALL ELEVATION WITH A PROPER WALL TO WINDOW RATIO.
 9. IF SHUTTERS ARE USED, SHUTTERS SHALL BE THE SAME HEIGHT AS THE ASSOCIATED OPENING AND PROPORTIONAL IN SCALE TO THE WINDOWS AND ELEVATION.
 10. IF A FRONT PORCH IS PROPOSED, THE PORCH COLUMN BASE SHALL NOT PROTRUDE BEYOND THE FOUNDATION.
 11. EAVES AND SOFFITS SHALL CONSIST OF DURABLE LP SMART SIDING AND/OR CEMENTITIOUS PRODUCTS.
 12. LANDSCAPING SHALL INCLUDE A MINIMUM OF 2 TREES AND 12 SHRUBS WITH STEEL OR STONE EDGING.
 13. ORNAMENTAL ADDRESS BLOCKS SHALL BE PLACED ON THE FRONT FACADE OF EACH HOUSE.
 14. EACH HOME WILL HAVE A STAINED WOOD FENCE (6' TALL) WITH METAL POSTS ON THE SIDES AND REAR OF THE LOT.

SITE DATA

AREA OF PROPERTY	128,879 SQ. FT. (2.959 AC)
NUMBER OF LOTS	19 (17 RESIDENTIAL LOTS AND 2 HOA LOTS)
MINIMUM LOT AREA	5,500 FOR RESIDENTIAL LOTS NO MINIMUM AREA FOR HOA LOTS AVERAGE LOT AREA = 5,885 SQ. FT.
MINIMUM FRONT SETBACKS	20 FEET
MINIMUM SIDE SETBACK	5 FEET
MINIMUM REAR SETBACK	15 FEET
MINIMUM LOT WIDTH AT FRONT SETBACK	50 FEET
MINIMUM LOT DEPTH	95 FEET

REVISIONS:

8/17/15	STAFF COMMENTS
9/22/15	STAFF COMMENTS
10/29/15	STAFF COMMENTS
1/05/16	STAFF COMMENTS



CITY CASE NO. 15-08-PD

SHEET TITLE:
**PLANNED DEVELOPMENT EXHIBIT
BLUE LAGOON COURT
2.959 ACRES
W.G. MATTHEWS SURVEY, ABSTRACT NO. 1052
EULESS, TEXAS**

PREPARED BY:
JDJR ENGINEERS AND CONSULTANTS

ENGINEERS • SURVEYORS • LAND PLANNERS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-6357 Fax 972-252-8958

DATE: 7-20-15	DRAWN BY: JDJR	SHEET NO.
SCALE: 1" = 40'	CHECKED BY: JDJR	1 OF 1



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