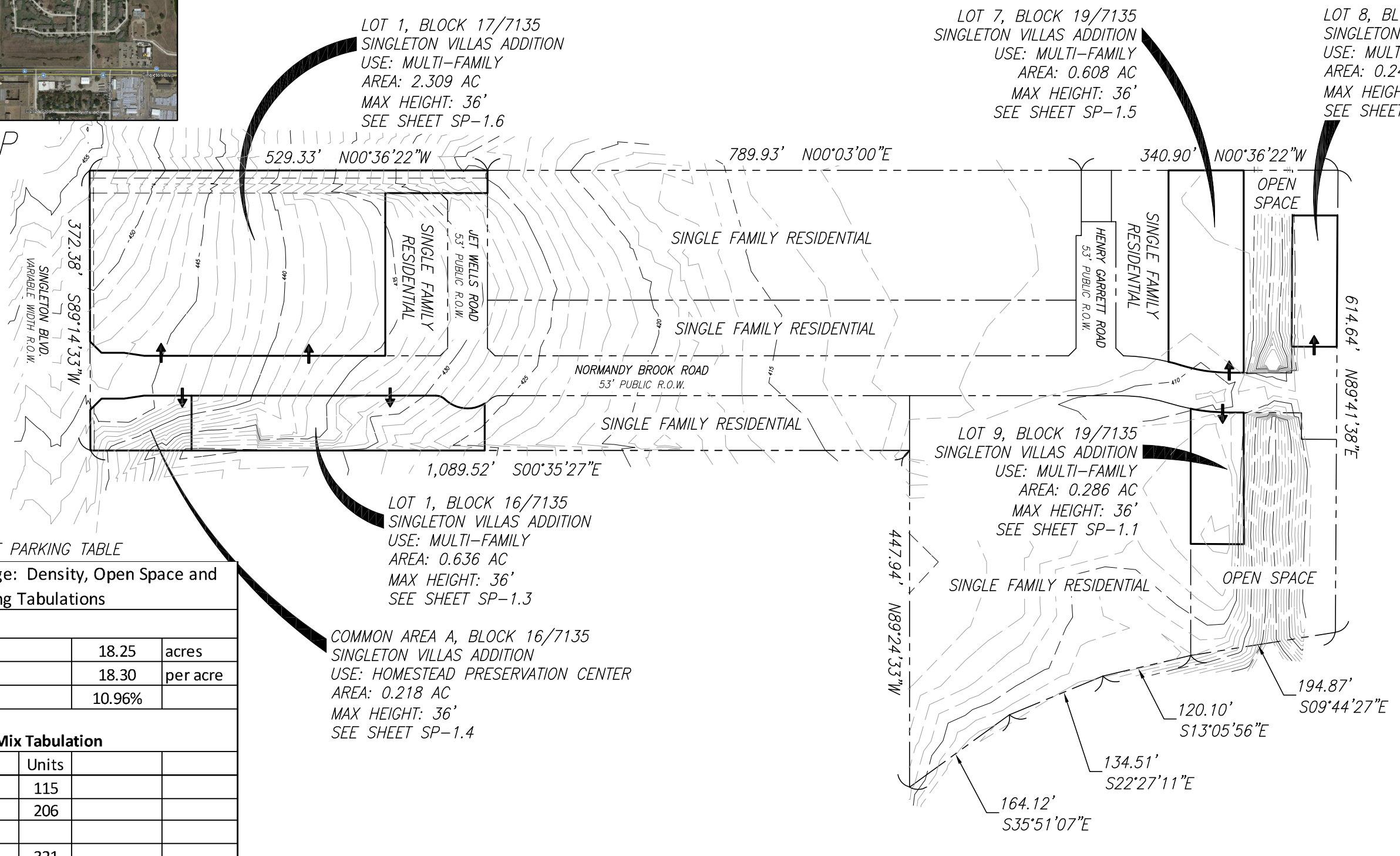
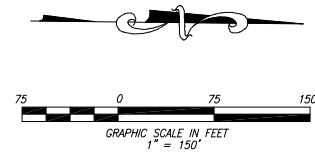


LOCATION MAP

(N.T.S.)



LOT 1, BLOCK 17/7135
SINGLETON VILLAS ADDITION
USE: MULTI-FAMILY
AREA: 2.309 AC
MAX HEIGHT: 36'
SEE SHEET SP-1.6

LOT 7, BLOCK 19/7135
SINGLETON VILLAS ADDITION
USE: MULTI-FAMILY
AREA: 0.608 AC
MAX HEIGHT: 36'
SEE SHEET SP-1.5

LOT 8, BLOCK 19/7135
SINGLETON VILLAS ADDITION
USE: MULTI-FAMILY
AREA: 0.241 AC
MAX HEIGHT: 36'
SEE SHEET SP-1.2

LOT 1, BLOCK 16/7135
SINGLETON VILLAS ADDITION
USE: MULTI-FAMILY
AREA: 0.636 AC
MAX HEIGHT: 36'
SEE SHEET SP-1.3

COMMON AREA A, BLOCK 16/7135
SINGLETON VILLAS ADDITION
USE: HOMESTEAD PRESERVATION CENTER
AREA: 0.218 AC
MAX HEIGHT: 36'
SEE SHEET SP-1.4

LOT 9, BLOCK 19/7135
SINGLETON VILLAS ADDITION
USE: MULTI-FAMILY
AREA: 0.286 AC
MAX HEIGHT: 36'
SEE SHEET SP-1.1

OVERALL DEVELOPMENT PARKING TABLE

Singleton Assemblage: Density, Open Space and Parking Tabulations		
Site Area	18.25	acres
300 Total Dwelling Units	18.30	per acre
2 Acres Open Space	10.96%	
Unit Mix Tabulation		
Type of Unit	Units	
Max SF Units	115	
Max MF Units	206	
Total Units	321	

*** NOTES ***

- ALL SETBACKS PER ZONING REGULATIONS AND RECORDED PLAT.
- ALL EASEMENTS PER RECORDED PLAT, NOT SHOWN ON THIS EXHIBIT.



NOTE:
CONTRACTOR TO CALL TEXAS 811 PRIOR TO ANY ON-SITE EXCAVATION. CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES, BOTH THOSE SHOWN AND NOT SHOWN ON THESE PLANS, PRIOR TO BEGINNING ANY CONSTRUCTION/EXCAVATION AND NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON A COMBINATION OF FIELD SURVEY DATA, LEVEL A SUE AND CITY RECORD DRAWINGS.

REVISIONS	
REVISION	DATE

DEVELOPER/OWNER:
GREENLEAF VENTURES, LLC

DEVELOPMENT PLAN FOR ZONING CASE #Z201-110 (AU) OVERALL DEVELOPMENT PLAN

OVERALL DEVELOPMENT PLAN FOR SINGLETON VILLAS ADDITION

HSE

HANNA SURVEYING AND ENGINEERING, L.L.C.
7575 PECAN COURT
MANSFIELD, TX 76063
(802) 553-9474

ENGINEERING FIRM NUMBER F-22119
SURVEYING FIRM NUMBER 10194633

ISSUE DATE: APRIL 07, 2021

PROJECT NO.: 20-010

SHEET NUMBER

SP-1.0

1 OF 7