

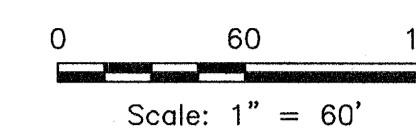
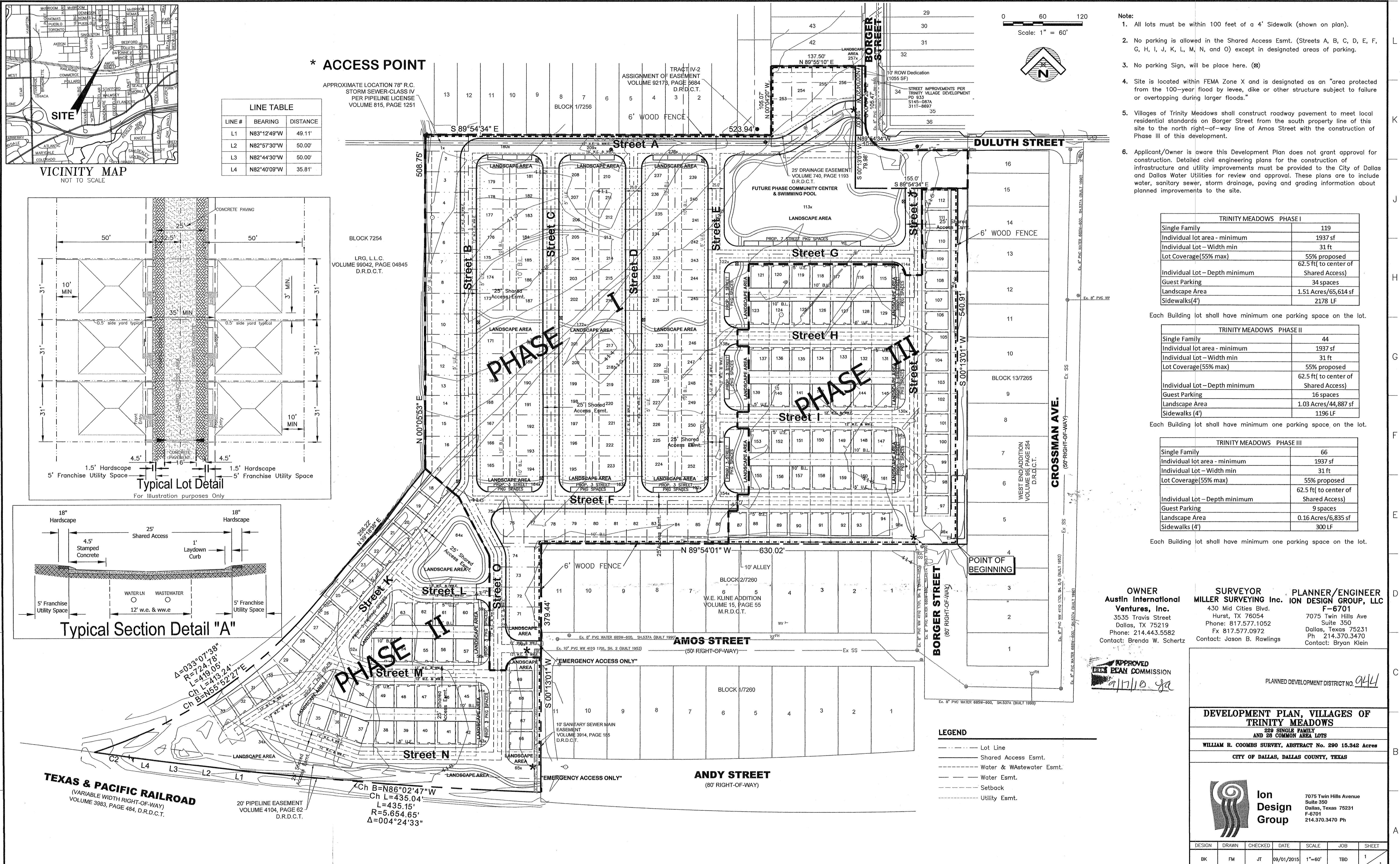
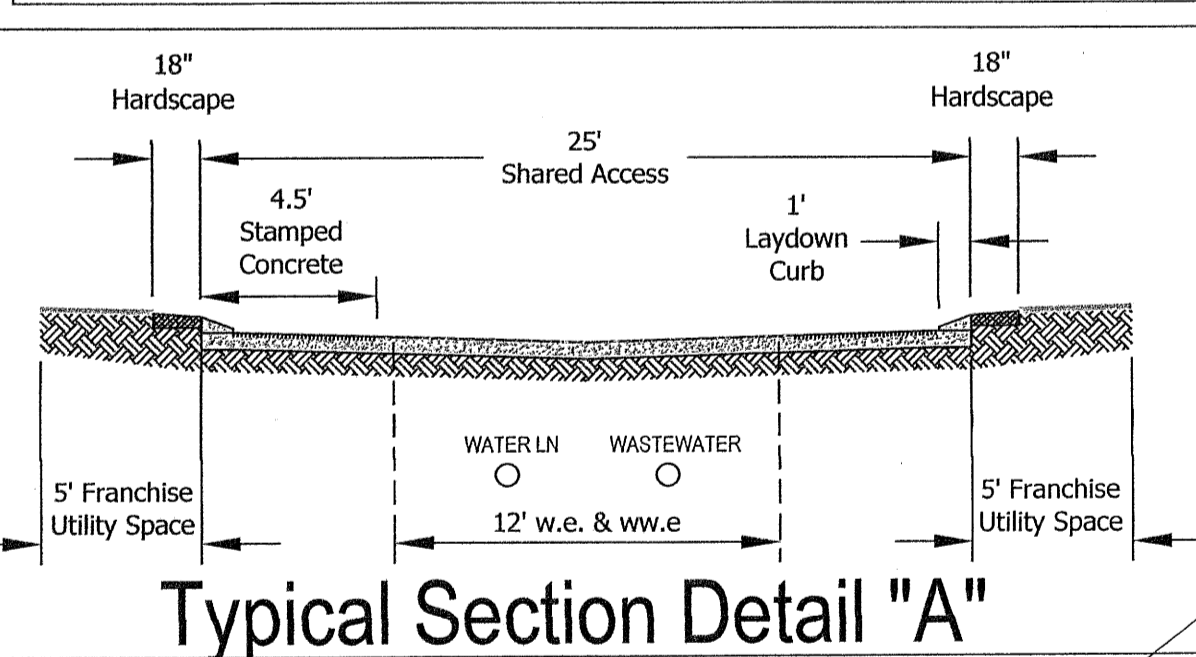
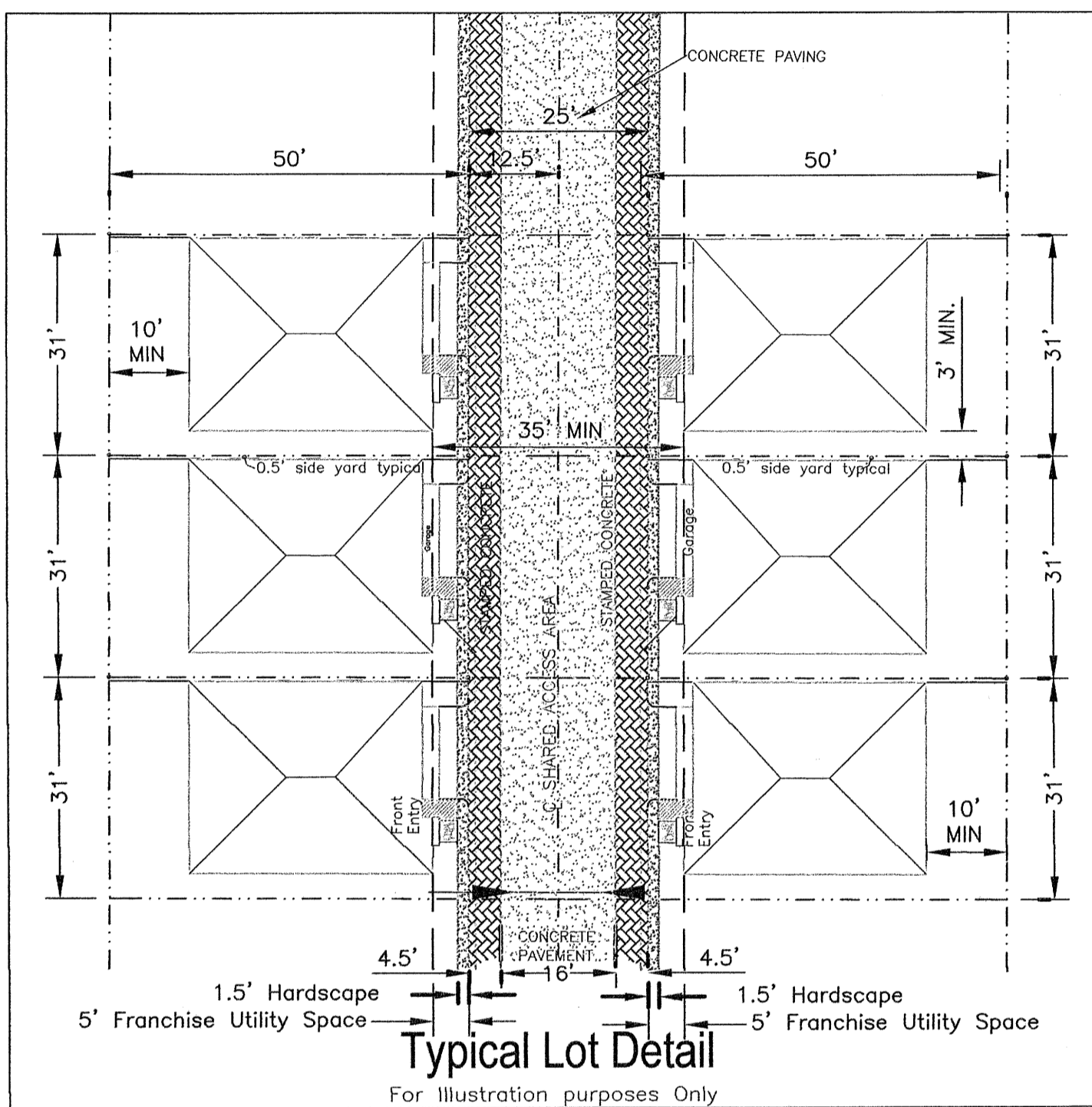


VICINITY MAP
NOT TO SCALE

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N83°12'49"W	49.11'
L2	N82°57'30"W	50.00'
L3	N82°44'30"W	50.00'
L4	N82°40'09"W	35.81'

*** ACCESS POINT**

APPROXIMATE LOCATION 78" R.C. STORM SEWER-CLASS IV PER PIPELINE LICENSE VOLUME 815, PAGE 1251



- Note:
- All lots must be within 100 feet of a 4' Sidewalk (shown on plan).
 - No parking is allowed in the Shared Access Esmt. (Streets A, B, C, D, E, F, G, H, I, J, K, L, M, N, and O) except in designated areas of parking.
 - No parking Sign, will be place here. (R)
 - Site is located within FEMA Zone X and is designated as an "area protected from the 100-year flood by levee, dike or other structure subject to failure or overtopping during larger floods."
 - Villages of Trinity Meadows shall construct roadway pavement to meet local residential standards on Berger Street from the south property line of this site to the north right-of-way line of Amos Street with the construction of Phase III of this development.
 - Applicant/Owner is aware this Development Plan does not grant approval for construction. Detailed civil engineering plans for the construction of infrastructure and utility improvements must be provided to the City of Dallas and Dallas Water Utilities for review and approval. These plans are to include water, sanitary sewer, storm drainage, paving and grading information about planned improvements to the site.

TRINITY MEADOWS PHASE I	
Single Family	119
Individual lot area - minimum	1937 sf
Individual Lot - Width min	31 ft
Lot Coverage(55% max)	55% proposed
Individual Lot - Depth minimum	62.5 ft (to center of Shared Access)
Guest Parking	34 spaces
Landscape Area	1.51 Acres/65,614 sf
Sidewalks (4')	2178 LF

Each Building lot shall have minimum one parking space on the lot.

TRINITY MEADOWS PHASE II	
Single Family	44
Individual lot area - minimum	1937 sf
Individual Lot - Width min	31 ft
Lot Coverage(55% max)	55% proposed
Individual Lot - Depth minimum	62.5 ft (to center of Shared Access)
Guest Parking	16 spaces
Landscape Area	1.03 Acres/44,887 sf
Sidewalks (4')	1196 LF

Each Building lot shall have minimum one parking space on the lot.

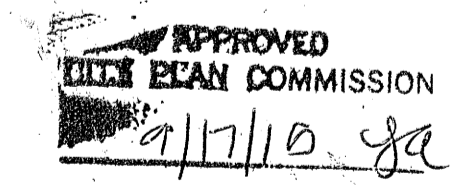
TRINITY MEADOWS PHASE III	
Single Family	66
Individual lot area - minimum	1937 sf
Individual Lot - Width min	31 ft
Lot Coverage(55% max)	55% proposed
Individual Lot - Depth minimum	62.5 ft (to center of Shared Access)
Guest Parking	9 spaces
Landscape Area	0.16 Acres/6,835 sf
Sidewalks (4')	300 LF

Each Building lot shall have minimum one parking space on the lot.

OWNER
Austin International Ventures, Inc.
3535 Travis Street
Dallas, TX 75219
Phone: 214.443.5582
Contact: Brenda W. Schertz

SURVEYOR
MILLER SURVEYING Inc.
430 Mid Cities Blvd.
Hurst, TX 76054
Phone: 817.577.1052
Fax: 817.577.0972
Contact: Jason B. Rawlings

PLANNER/ENGINEER
ION DESIGN GROUP, LLC
F-6701
7075 Twin Hills Ave
Suite 350
Dallas, Texas 75231
Ph 214.370.3470
Contact: Bryan Klein



PLANNED DEVELOPMENT DISTRICT NO. 044

DEVELOPMENT PLAN, VILLAGES OF TRINITY MEADOWS
229 SINGLE FAMILY AND 28 COMMON AREA LOTS
WILLIAM R. COOMBS SURVEY, ABSTRACT No. 290 15.342 Acres
CITY OF DALLAS, DALLAS COUNTY, TEXAS



LEGEND

- Lot Line
- - - Shared Access Esmt.
- - - Water & Wastewater Esmt.
- - - Water Esmt.
- - - Setback
- - - Utility Esmt.

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
BK	FM	JT	09/01/2015	1"=60'	TBD	1