



Vicinity Map
n. t. s.

- NOTES:
1. BASIS OF BEARING - SUBJECT TRACT
 2. NO LOT-TO-LOT DRAINAGE WILL BE ALLOWED WITHOUT ENGINEERING DEPARTMENT APPROVAL
 3. YARD SETBACKS:
 - FRONT - 20'
 - REAR - 10'
 - SIDE - 5'
 - SIDE - CORNER LOT - 15'
 4. H.O.A. TO OWN AND MAINTAIN OPEN SPACE
 5. NO IMPROVEMENTS ON SITE
 6. A 20% LOT REDUCTION IS REQUESTED IN THIS C.U.D. OPEN SPACE AREA "LOT 1-X" WILL BE USED AS A PERMANENT OPEN SPACE TO OFFSET THE LOT REDUCTIONS IN ACCORDANCE WITH THE C.U.D. REQUIREMENTS

THE SUBJECT PROPERTY IS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YR. FLOODPLAIN) AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT FLOOD MAPS. SEE PANEL 48113 C 0510 K, DATED JULY 7, 2014.

TOTAL NUMBER OF LOTS	73 S-F & 1 O.S. LOT
TOTAL AREA	28.63 AC.
COMMON AREA	5.08 AC.
R-7.5 AREA REQUIRED	7500 SF
ALLOWED LOT AREA REDUCTION (20%) PER LOT	1500 SF
MINIMUM LOT AREA ALLOWED	6000 SF
SMALLEST LOTS	6000 SF

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 117 RESIDENTIAL LOTS OUT OF THE 28.63 AC. OF LAND

"THIS DOCUMENT SHALL NOT BE RECORDED"
 CITY PLAN FILE NO. S-189-159
Preliminary Plat
 COMMUNITY UNIT DEVELOPMENT
Enclave at Prairie Creek

- Block 1/7846, Lots 1-27
- Block 2/7846, Lots 1-41
- Block 3/7846, Lots 1-13
- Block 1/7847, Lots 1-18
- Block 2/7847, Lots 1-18
- 4 Open Space, Lot 1-X, 2-X, 3-X, 4-X

Being Tract 1 a 11.93 acre tract and Tract 2 being 16.70 acres both situated in the B.F. Bethurum Survey, Abstract No. 72 in the City of Dallas, Dallas County, Texas

LEGEND

IRS	1/2" IRON ROD SET WITH YELLOW CAP
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE
INST. NO.	INSTRUMENT NUMBER
DOC. NO.	DOCUMENT NUMBER
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MROCT	MAP RECORDS, DALLAS COUNTY, TEXAS

Owner: **MERRILL FAMILY TRUST**
 558 Vintage Reserve Ln. #19A
 Maples, Florida 34119

Surveyor: **R.C. Meyers Surveying, LLC**
 488 Arroyo Ct.
 Sunnyvale, Texas 75182
 214.532.0146
 Firm No. 10192300

Developer: **SHEPHERD PLACE HOMES, INC.**
 820 Rowlett Road
 Garland, Texas 75043
 972.475.1100

Applc./Developer: **KPA consulting, inc.**
 3076 Hays Lane
 Rockwall, Texas 75087
 972.388.6383
 Contact: Pat Atkins

March 7, 2019 Scale: 1" = 60' Sht 1 of 2