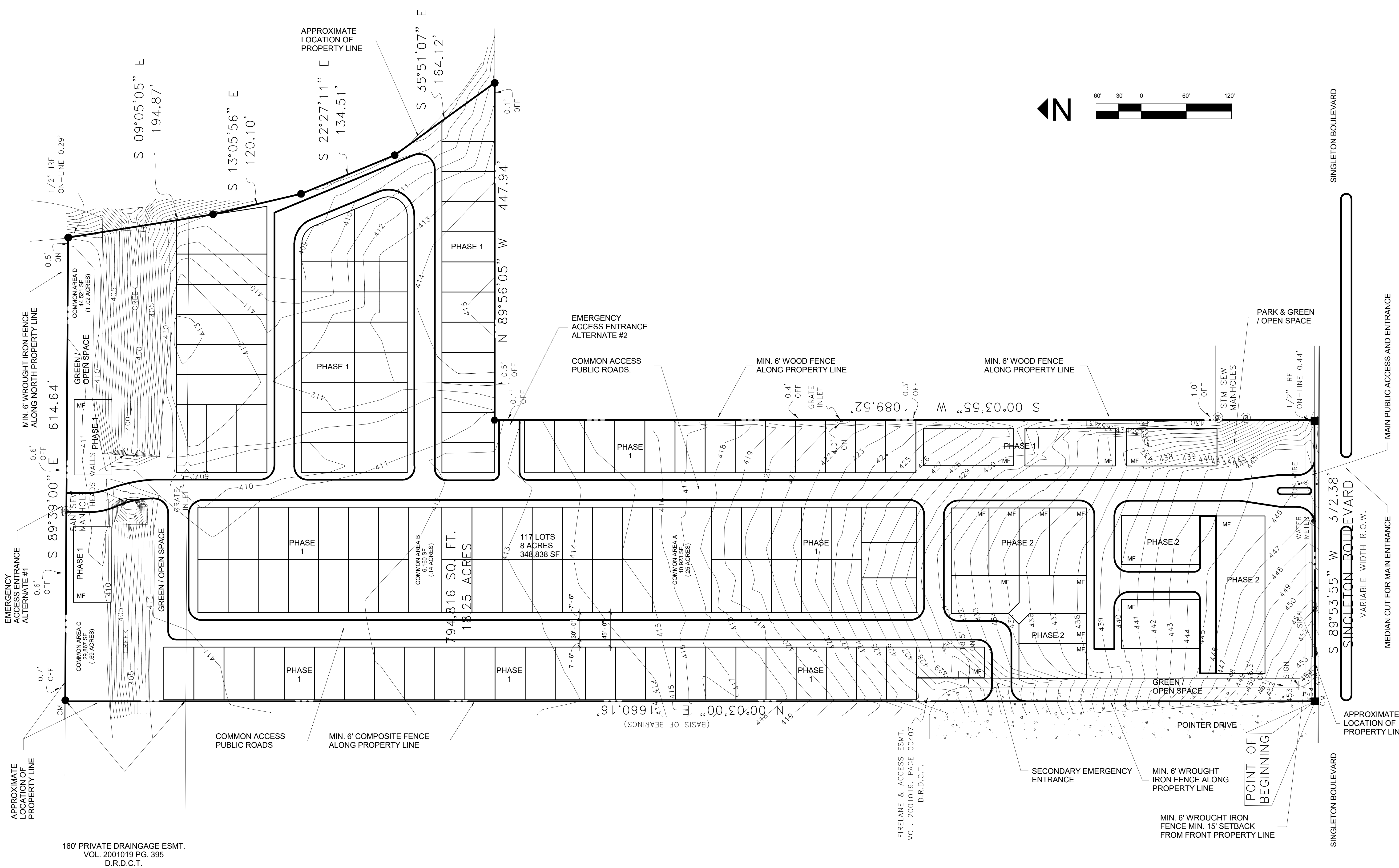
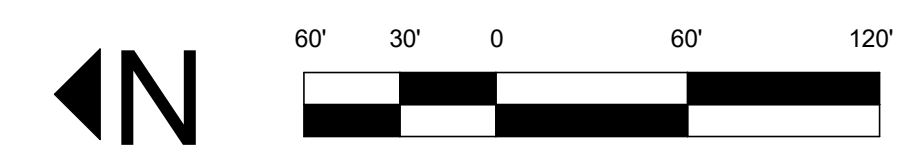


SINGLETON ESTATES DEVELOPMENT PLAN

SINGLETON BOULEVARD
DALLAS, TEXAS

CONCEPTUAL PLAN NOTES:

1. MAXIMUM RESIDENTIAL LOT COVERAGE = 80%
2. NET RESIDENTIAL DENSITY = 117 LOTS / 8 ACRES = 14.63 LOTS PER ACRE (BASED ON PROPOSED R.O.W. TAKE)
3. NET MULTIFAMILY DENSITY = 18 LOTS / 2.11 ACRES = 8.53 LOTS PER ACRE (BASED ON PROPOSED R.O.W. TAKE)
4. DEVELOPMENT SHALL COMPLY WITH CITY OF DALLAS ARTICLE X LANDSCAPE STANDARDS.
5. ALL STREETS AND UTILITIES TO BE PUBLIC. STREET SF = 129,291 SF = 2.97 ACRES
6. GREEN SPACE / PARKS WILL BE MINIMUM 10% OR GREATER OF TOTAL AREA. SIDEWALKS / GREEN SPACE / OPEN AREA = 224,694 SF = 5.15 ACRES
7. MAXIMUM BUILDING HEIGHT FOR ALL RESIDENTIAL STRUCTURE = 4 STORIES / 48'



OWNER / APPLICANT:
GREEN LEAF VENTURES, LLC
11700 PRESTON ROAD, S.660-192
DALLAS, TEXAS 75230

160' PRIVATE DRAINAGE ESMT.
VOL. 2001019 PG. 395
D.R.D.C.T.

FIRELANE & ACCESS ESMT.
VOL. 2001019, PAGE 00407
D.R.D.C.T.

DEVELOPMENT PLAN
Z167-404