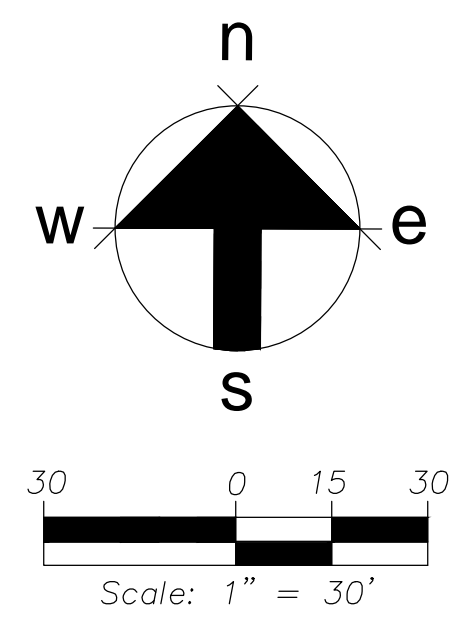


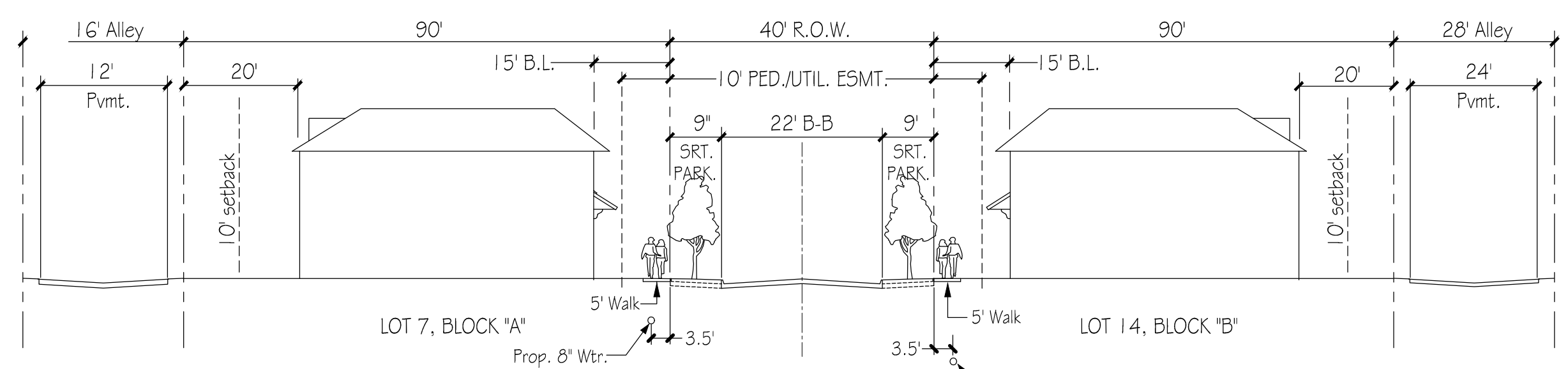
Vicinity Map
n. t. s.



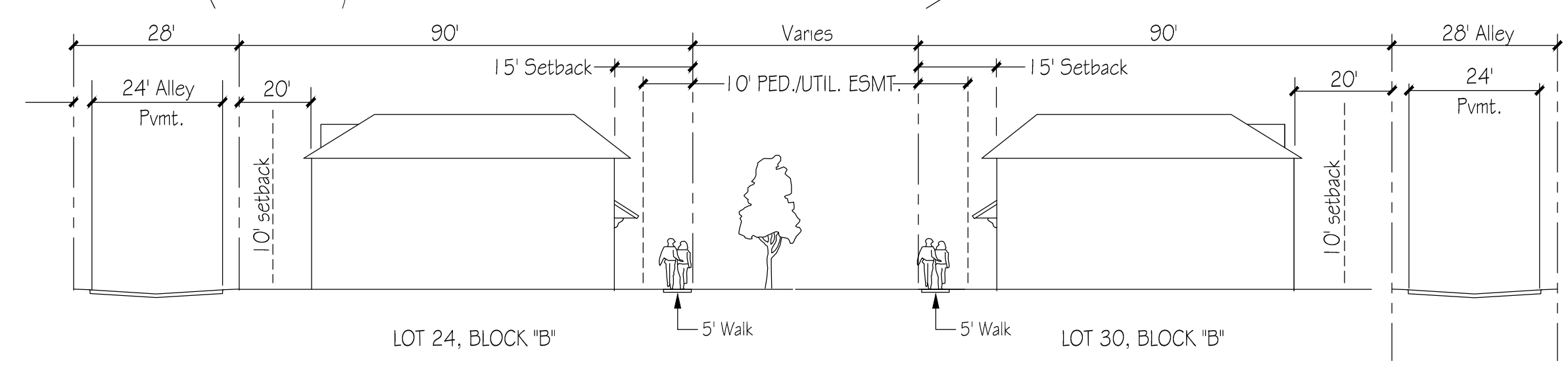
LEGEND	
IRS	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 396.3"
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE
INST. NO.	INSTRUMENT NUMBER
DOC. NO.	DOCUMENT NUMBER
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS

SITE DATA

Zoning	PD-TH
Zoning Use	SF Attached
Setbacks - Front Yard	15'
Side Yard	As Shown on Concept Plan
Corner Side Yard	10'
Rear Yard	10'
Lot Width	24'
Lot Depth	90'
Lot Area	2160 sf
Gross Site Area	4.886 Ac. (212,852 SF)
Max. Bldg Height	35' - Two Stories
Reqr'd Open Space	0.58 Ac.
Prov'd Open Space	0.78 Ac.
Total Gross Density	8.19 DU/Ac.
Total Number Dwelling Units	40
Provided Parking	25
★ Lot 27 is greater than 100' from guest parking	



TH - Typical Section
n.t.s.



TH - Mews Section
n.t.s.

TH - 40 LOTS (24'x90')
CONCEPT PLAN
Villas at Chaparral
Being 4.886 Acres out of the
McBain Jamison Survey, Abst. No. 491
City of Allen, Collin County, Texas

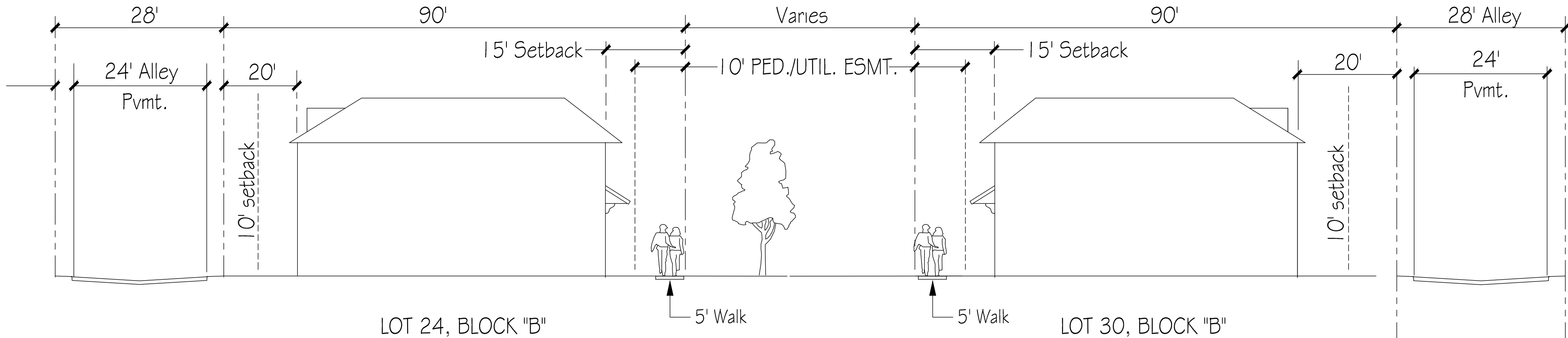
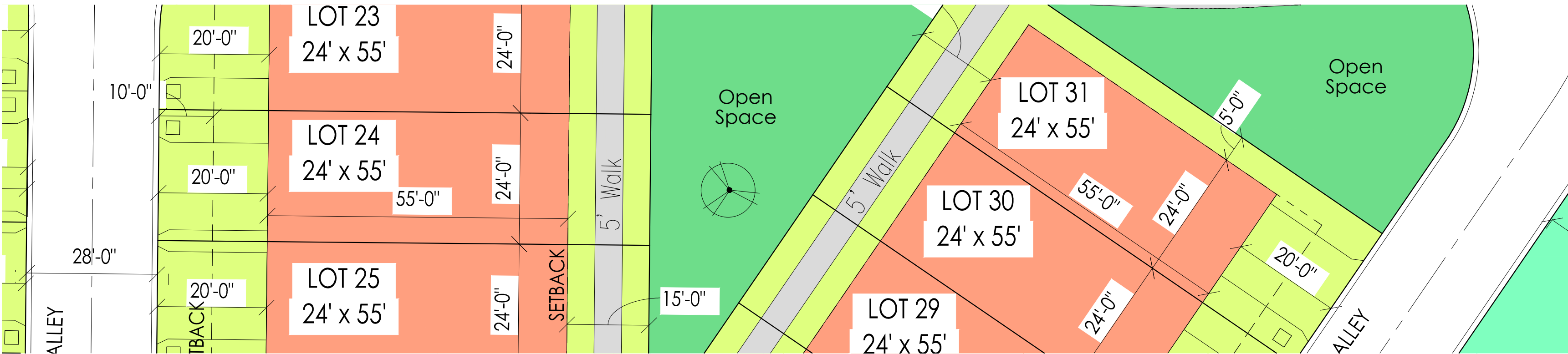
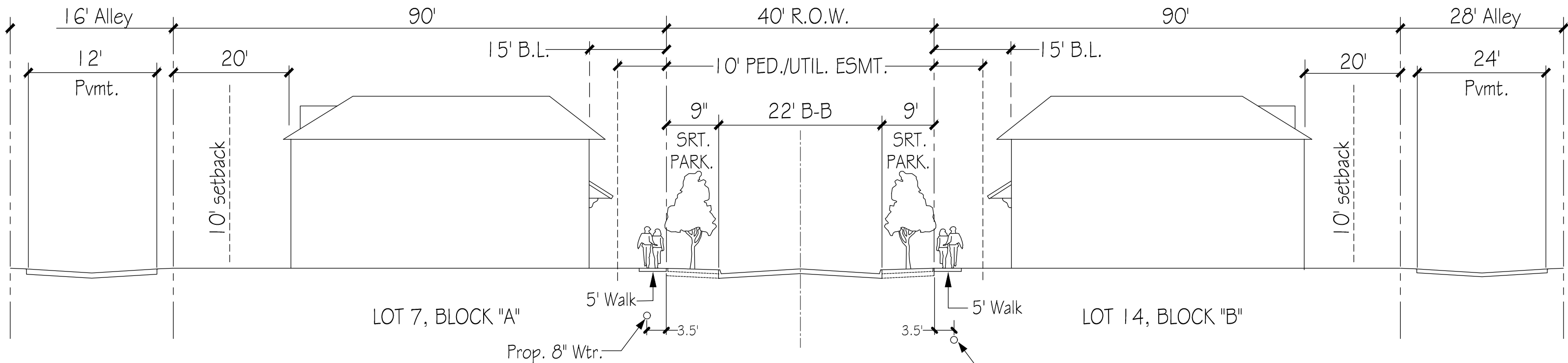
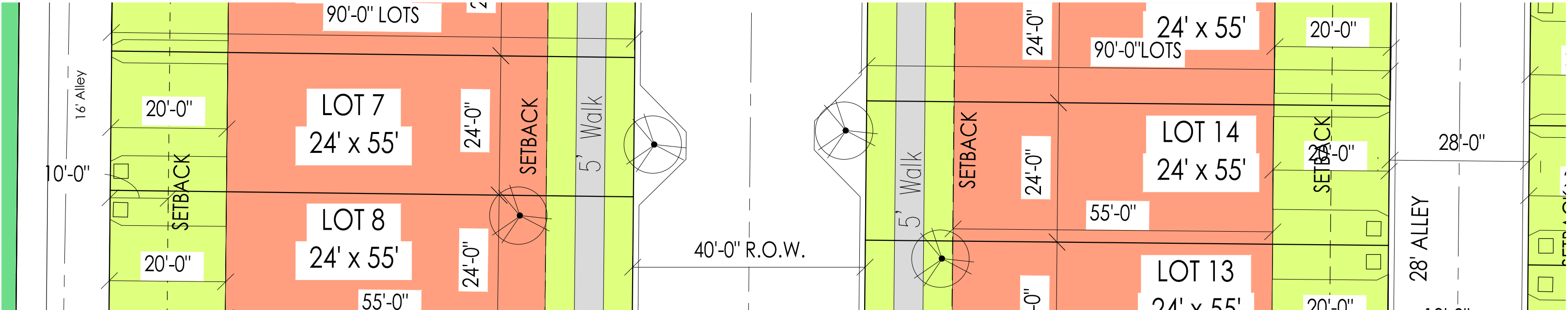
Owner:
JUPITER-CHAPARRAL 4.8 AC. VENTURE
Chaparral Road
Allen, Texas 75002

Engineer:
ALOCON, INC.
6925 FM 2515
Kaufman, Texas 75142
Tel. 214.212.2860

Surveyor:
R.C. Meyers Surveying, LLC
488 Arroyo Ct.
Sunnyvale, Texas 75182
214.532.0636
Firm No. 10192300

Developer/Consultant:
KPA consulting, inc.
Pat Atkins - Director
3076 Hays Lane
Rockwall, Texas 75087
972.388.6383

1"=30'
May 1, 2019



LEGAL LAND DESCRIPTION:

BEING 4.886 acres or (212,852 square feet) of land in the McBain Jamison Survey, Abstract No. 491, City of Allen, Collin County, Texas, said 4.886 acres or (212,852 square feet) of land being all that certain tract of land described in a Special Warranty Deed to Jupiter - Chaparral 4.8 Ac. Venture (hereinafter referred to as Jupiter - Chaparral tract), as recorded in Volume 4482, Page 945, Official Public Records, Collin County, Texas, said 4.886 acres or (212,852 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch square pipe found for the Southwest corner of said Jupiter - Chaparral tract, same being the Southeast corner of that certain tract of land described as Greenbelt Area, Collin Square, Phase 3 (hereinafter referred to as Greenbelt Area), an addition to the City of Allen, Collin County, Texas, according to the plat recorded in Cabinet F, Page 318 and 319, Plat Records, Collin County, Texas (P.R.C.C.T.), same also being the existing North right-of-way line of Chaparral Road (variable width right-of-way), according to the plat thereof recorded in Cabinet F, Page 474, P.R.C.C.T.;

THENCE North 00 degrees 34 minutes 00 seconds East, departing the existing North right-of-way line of said Chaparral Road and with the common line between said Jupiter - Chaparral tract and said Greenbelt Area, a distance of 345.45 feet to a three-eighths iron rod found for the Northwest corner of said Jupiter - Chaparral tract, same being the Southwest corner of that certain tract of land described as Glen Hollow Addition (hereinafter referred to as Glen Hollow Addition), an addition to the City of Allen, Collin County, Texas, according to the plat recorded in Cabinet D, Page 129 and 130, P.R.C.C.T.;

THENCE South 87 degrees 53 minutes 11 seconds East, departing the East line of said Greenbelt Area and with the common line between said Jupiter - Chaparral tract and with said Glen Hollow Addition, a distance of 541.87 feet to a three-eighths iron rod found for the beginning of a curve to the right, whose long chord bears South 71 degrees 42 minutes 33 seconds East, a distance of 187.39 feet;

THENCE Southeasterly, continue with the common line between said Jupiter - Chaparral tract and with said Glen Hollow Addition and with said curve to the right having a radius of 336.29 feet, through a central angle of 32 degrees 21 minutes 16 seconds, for an arc distance of 189.90 feet to a three-eighths iron rod found for the end of said curve;

THENCE South 55 degrees 06 minutes 53 seconds East, continue with the common line between said Jupiter - Chaparral tract and with said Glen Hollow Addition, a distance of 2.33 feet to a one-half inch iron rod found for the Northeasterly corner of said Jupiter - Chaparral tract, same being the Southeasterly corner of said Glen Hollow Addition, same also being the existing Northwesterly right-of-way line of Jupiter Road (variable width right-of-way), according to the plat thereof recorded in Cabinet F, Page 474, P.R.C.C.T.;

THENCE South 33 degrees 26 minutes 11 seconds West with the common line between said Jupiter - Chaparral tract and the existing Northwesterly right-of-way line of said Jupiter Road, a distance of 25.02 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 43 degrees 32 minutes 44 seconds West, continue with the common line between said Jupiter - Chaparral tract and the existing Northwesterly right-of-way line of said Jupiter Road, a distance of 135.30 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 34 degrees 24 minutes 10 seconds West, continue with the common line between said Jupiter - Chaparral tract and the existing Northwesterly right-of-way line of said Jupiter Road, a distance of 200.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southeasterly corner of said Jupiter - Chaparral tract, same being the intersection of the existing Northwesterly right-of-way line of said Jupiter Road with the existing North right-of-way line of said Chaparral Road;

THENCE North 87 degrees 52 minutes 57 seconds West with the common line between said Jupiter - Chaparral tract and the existing North right-of-way line of said Chaparral Road, a distance of 505.09 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 4.886 acres or (212,852 square feet) of land.

SITE DATA

Zoning	PD-TH
Zoning Use	SF Attached
Setbacks - Front Yard	15'
Side Yard	As Shown on Concept Plan
Corner Side Yard	10'
Rear Yard	10'
Lot Width	24'
Lot Depth	90'
Lot Area	2160 sf
Gross Site Area	4.886 Ac. (212,852 SF)
Max. Bldg Height	35' - Two Stories
Reqr'd Open Space	0.58 Ac.
Prov'd Open Space	0.78 Ac.
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Total Number Dwelling Units	40
Provided Parking	25
* Lot 27 is greater than 100' from guest parking	

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