

VICINITY MAP

N.T.S.

NOTES:

1. CM = CONTROL MONUMENT
2. IRF = IRON ROD FOUND
3. IRS = IRON ROD SET WITH YELLOW CAP STAMPED "ANA"
4. THE SUBJECT PROPERTY WAS NOT ABSTRACTED AS A PART OF THIS SURVEY.
5. Bearings are relative to True North obtained from Global Positioning Satellite System (GPS) Observations, North American Datum, 1983 (NAD '83), Texas North Central Zone.

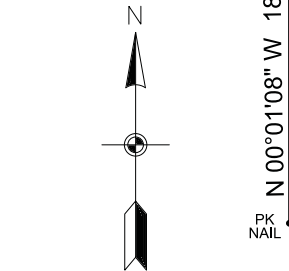
By graphic scale a portion of the subject property appears to be in Zone AE shaded (Area determined to be inside the 100-Year Floodway) the rest of the property appears to be in Zone X, not shaded, (area determined to be outside 500-Year Floodplain) according to the FEMA Flood Insurance Rate Map for Tarrant County, Texas, Panel No. 150300, effective September 25, 2009.

PLANNED DEVELOPMENT RESTRICTIONS

1. DWELLINGS TO BE 2,300 S. F. MINIMUM.
2. ELEVATIONS OF EACH UNIT WILL BE 85% MASONRY WITH DECORATIVE ELEMENTS AND ARCHITECTURAL ENHANCEMENTS SUCH AS SHUTTERS, CUT BRICK "HAUNCH", LOUVERED VENTS, METAL OVERHANGS, WINDOW AND DOOR DRESSINGS, ENHANCED DRIVEWAY PAVEMENT, ETC. REAR ELEVATIONS ON TWO STORY HOMES WILL HAVE WALL AND ROOF ARTICULATIONS TO PREVENT A LARGE FLAT FACADE.
3. ROOF PITCH SHALL BE AT LEAST 10:12 FOR FRONT FACING GABLES AND 8:12 ON SIDE FACING GABLES WITH TIMBERLINE OR SUPERIOR SHINGLES. (NO 3-TAB SHINGLES)
4. ALL DRIVEWAYS TO BE EITHER DECORATE CONCRETE OR PAVERS.
5. ALL PERIMETER FENCING SHALL BE AS SHOWN ON THE PLAN. WOOD STOCKADE FENCING SHALL BE 6' TALL AND SHALL HAVE METAL POSTS. HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF WALLS WITHIN OPEN SPACE LOTS AND WITHIN DEDICATED WALL EASEMENTS.
6. SIDEWALKS SHALL BE CONSTRUCTED BY THE HOME BUILDER AND/ OR THE DEVELOPER AND SHALL BE INSTALLED PER THIS PLAN AND BE FOUR FEET IN WIDTH.
7. MAILBOXES TO BE ANTIQUE STYLE OR MASONRY LOCATED AT EACH PROPERTY.
8. EACH LOT SHALL HAVE A FULL AREA IRRIGATION SPRINKLER SYSTEM WITH FREEZE AND RAIN DETECTORS.
9. ELECTRIC AND TELEPHONE SERVICE SHALL BE UNDERGROUND.
10. COMMON AMENITIES, COMMON AREAS AND ALL COMMON AREAS NOT SPECIFIED IN INDIVIDUAL LOTS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
11. SIDE YARD SEPARATIONS SHALL BE A MINIMUM OF 10' BETWEEN STRUCTURES (6 FT AND 4 FT).
12. PROJECT SIGNS TO BE IN ACCORDANCE WITH THE CITY OF NRH SIGN ORDINANCE.
13. EACH OWNER WILL OWN A PORTION OF ALL COMMON AREAS AND WILL BE MEMBERS OF THE HOME OWNERS ASSOCIATION AND WILL PROVIDE MAINTENANCE AND LIABILITY COVERAGE FOR COMMON AREAS.
14. ALL BUILDINGS SHALL HAVE 20 MINIMUM FEET SETBACK FROM FRONT PROPERTY LINE.
15. DEVELOPMENT SHALL BE LIMITED TO 75% FRONT ENTRY GARAGES.
16. FRONT ENTRY GARAGE DOORS MUST BE DECORATIVE WOOD. FRONT BUILDING ELEVATIONS NEXT TO GARAGE DOORS SHALL BE ENHANCED MASONRY USING A COMBINATION OF BRICK AND STONE WITH DECORATIVE ELEMENTS.
17. FRONT ENTRY GARAGE SETBACKS MUST BE AT LEAST 22 FEET MEASURED FROM THE FRONT PROPERTY LINE.
18. EACH LOT SHALL BE LANDSCAPED BY THE BUILDER WITH A MINIMUM OF FIFTEEN ONE- GALLON SHRUBS, THREE TREES (3 INCH CALIPER MEASURED 12 INCHES ABOVE THE ROOT BALL) WITH A MINIMUM OF ONE TREE IN THE FRONT YARD.

GATE REQUIREMENTS

1. THE GATE WILL NEED TO HAVE AN OPTICAL SYSTEM INSTALLED WITH DUAL SENSORS, BOTH FOR INGRESS AND EGRESS, WHEN TRIGGERED BY THE OPTICAL SYSTEM THE GATE MOTOR SYSTEM WILL OPEN THE FULL APPROVED WIDTH.
2. THE GATE WILL ALSO BE REQUIRED TO HAVE A MANUAL RELEASE WITH FIRE DEPARTMENT ACCESS PROVIDED.
3. AT ANY TIME THE OPTICAL SYSTEM IS NOT FUNCTIONING, THE GATE MUST BE LEFT OPEN.
4. OPTICAL SENSORS MUST FUNCTION WITH THE INSTALLED EQUIPMENT / EMITTERS USED BY THE NRH FIRE DEPARTMENT.
5. OPTICAL SENSORS MUST BE INSTALLED AND DIRECTED TO RECEIVE THE TRANSMITTED SIGNAL FROM THE FIRE APPARATUS TO FUNCTION FOR THE DESIGNED PURPOSE. THIS IS TO BE BI-DIRECTIONAL.
6. A MANUAL SYSTEM OF OPENING THE GATES MUST BE INSTALLED AND FUNCTION-ABLE BY THE FIRE DEPARTMENT. IF LOCKS ARE INSTALLED ON THE MANUAL OPENING SYSTEM THEY SHALL BE OF THE KNOX SYSTEM.
7. NO OVERHEAD OBSTRUCTIONS ARE ALLOWED.
8. THE OPTICAL SYSTEM IS THE PRIMARY REQUIRED OPENING SYSTEM. IF THIS SYSTEM MALFUNCTIONS OR DURING LOSS OF POWER, THE GATES MUST BE LEFT IN THE OPEN POSITION.
9. IF GATES ARE NOT MAINTAINED AND OPERATING AS APPROVED, THE FIRE CODE OFFICIAL HAS THE AUTHORITY TO HAVE THE GATES REMOVED BECAUSE THEY WOULD THEN BE CONSIDERED TO CONSTITUTE AN OBSTRUCTION OF THE REQUIRED ROADWAY WIDTH.



DAVIS BLVD.
(F.M. 1938)

