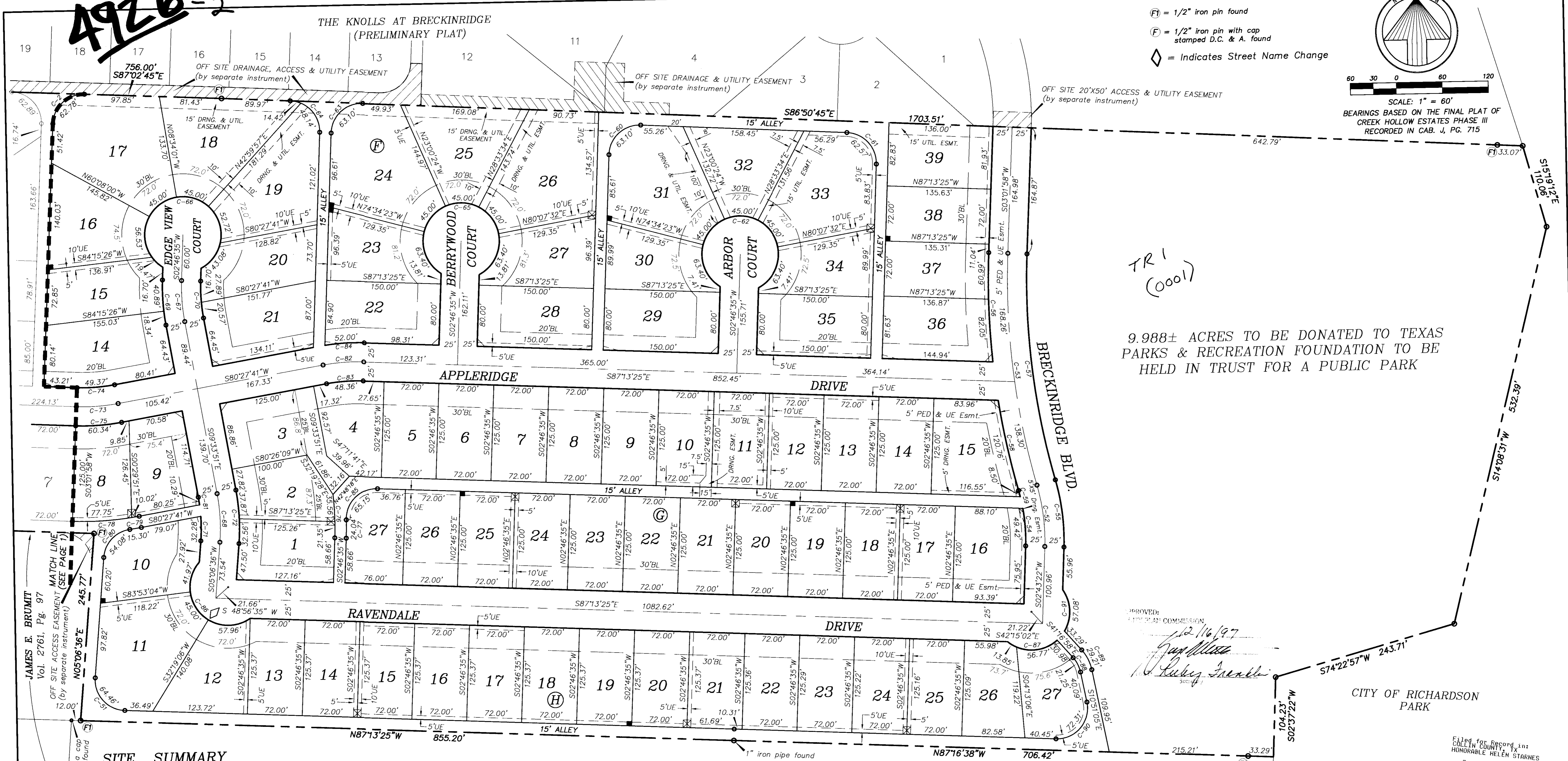
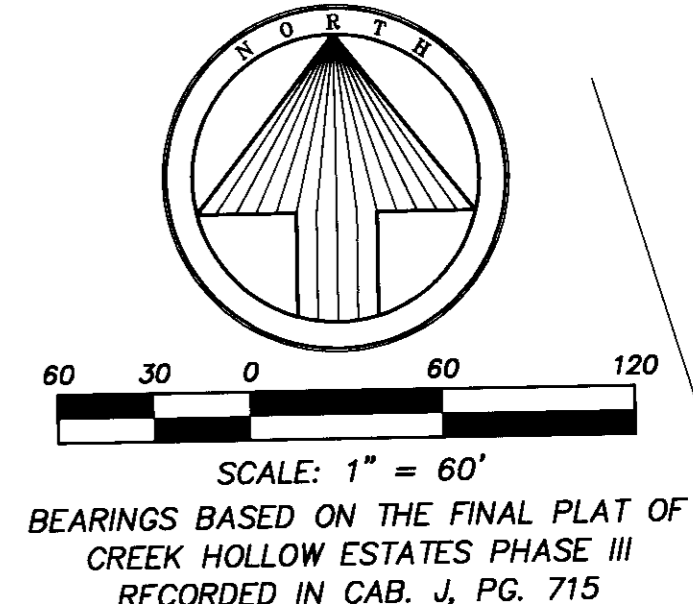


4926-2

THE KNOLLS AT BRECKINRIDGE
(PRELIMINARY PLAT)

- (F) = 1/2" iron pin found
- (F) = 1/2" iron pin with cap stamped D.C. & A. found
- ◇ = Indicates Street Name Change



TR
(000)

9.988± ACRES TO BE DONATED TO TEXAS
PARKS & RECREATION FOUNDATION TO BE
HELD IN TRUST FOR A PUBLIC PARK

APPROVED:
CITY PLAN COMMISSION
12/16/97
[Signature]
12/16/97
[Signature]

CITY OF RICHARDSON
PARK

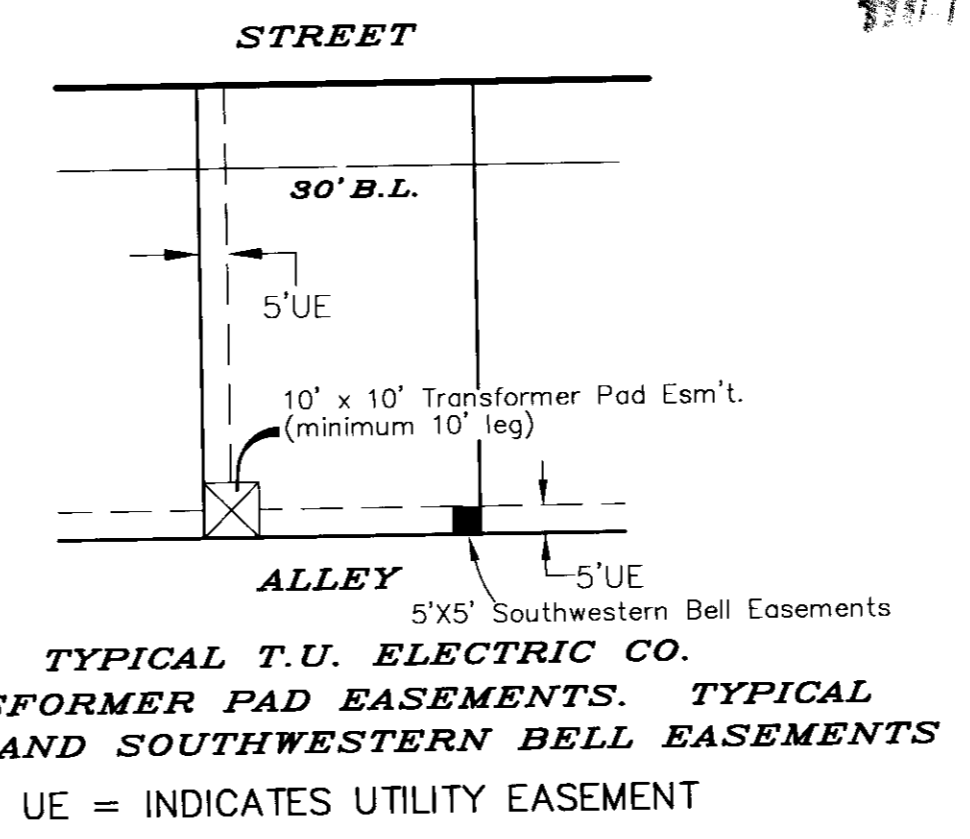
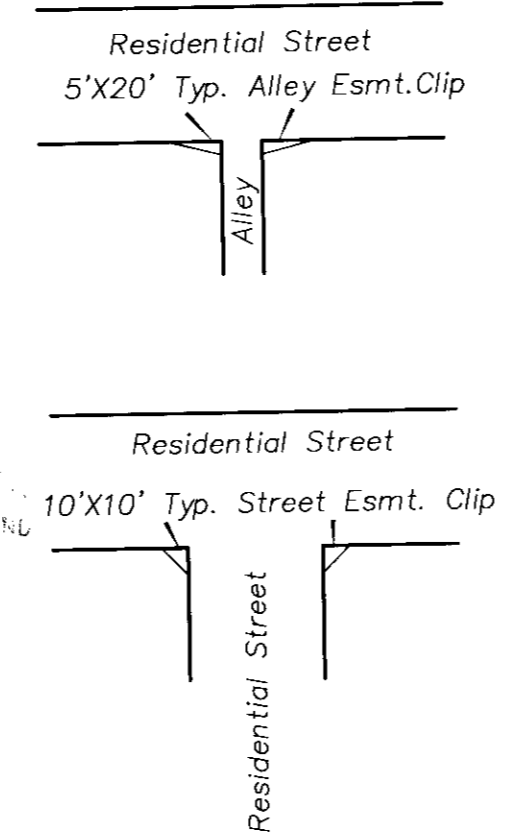
Filed for Record in:
COLLIN COUNTY, TX
HONORABLE HELEN STARNES
On 1998/01/08
At 2:27P K114
Number: 98-0002524
Type: PL 36.00

SITE SUMMARY

- R - 1500 - M; SPL ZONING UNDER ORD. 3138-A WITH SPECIAL CONDITION
 - The minimum dwelling unit size shall be 1,800 s.f.
 - Lots fronting on a residential collector street which are not served by alleys shall have rear or side entry garages.
 - A 30' landscape strip shall be provided adjacent to North Star Road to include landscape plantings, bermings, a meandering sidewalk and an automatic underground irrigation system to be installed by the developer.
 - This tract shall provide street access into the adjoining tract to the north and south, the location of said access to be approved by the City Plan Commission at the time of the subdivision review.
- MINIMUM SIZE OF DWELLING UNIT SHALL BE 1,800 SQUARE FEET.
- MINIMUM LOT SIZE OF 9,000 SQUARE FEET.
ACTUAL AVERAGE LOT SIZE 10,462 SQUARE FEET.
MIN. FRONT YARD 30'
MIN. SIDE YARD 7'
MIN. REAR YARD 25'
MIN. LOT WIDTH 72'
MIN. LOT DEPTH 125'
- LAND AREA
61.448 ACRES ~ 2,676,678 SQUARE FEET
154 LOTS
- 30' Landscape Strip Along North Star Road which Incorporates a Meandering Sidewalk, Screens or Masonry Wall, Berms, Plant Material & Automatic Irrigation System. This Area is to be Maintained by the H.O.A.



BLACKBURN ROAD FARMS
Vol. 69015, Pg. 171
R-1500 TEMP.



APPROVED
BY *[Signature]*
ELECTRIC

FINAL PLAT
HEATHER RIDGE ESTATES
E.H. DODD SURVEY, ABSTRACT NO. 281
CITY OF RICHARDSON, COLLIN COUNTY, TEXAS

~ DEVELOPER ~
BEBDT - REALTY, LTD.
415 N. Bowser Street ~ Richardson, Texas 75081
(972) 699-8221

~ SURVEYOR/ENGINEER ~
TIPTON ENGINEERING, INC.
6330 Broadway Rd. ~ Suite C ~ Garland, Texas 75043
(972) 226-2967

3750
2/3