

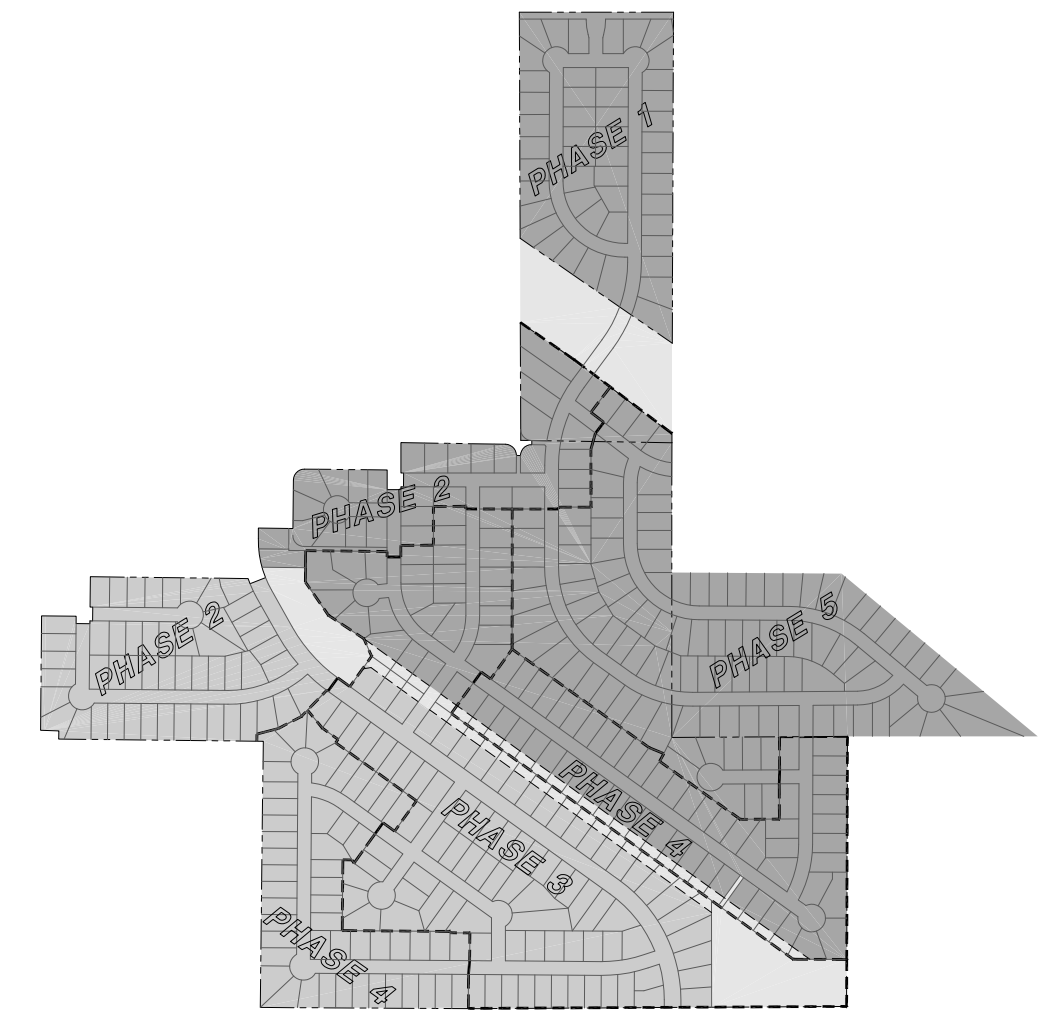
**LANDSCAPING SEQUENCE OF EVENTS**

- Phase 1 construction shall include the following:**
- Installation of the entry feature
  - Installation of the iron/tubular steel fencing along Parkerville Road
  - Construction of the 8 ft hike & bike trail from the south right-of-way line of Parkerville Road, southeasterly to the east property line of Phase 1 (approx. 2300 linear feet of 8 ft wide trail).
- Phase 2 construction shall include the following:**
- Installation of 8 ft hike & bike trail, landscaping, and fencing around the northern most detention/retention pond.
  - Construction of two detention/retention ponds & 50' drainage channel.
- Phase 3 construction shall include the following:**
- Installation of iron/tubular steel fencing along the southernmost side of the 70' wide drainage easement by the homebuilders as the lots are sold.
  - Installation of historical TxDOT bridge, or conventional culvert/bridge crossing, at Copper Drive across 70' drainage easement.
- Phase 4 construction shall include the following:**
- Construction of the 8 ft hike & bike trail from the east property line of Phase I, southeasterly to the west Right-of-Way of S. Hampton Rd. (approx. 2300 linear feet of 8 ft wide trail).
  - Installation of iron/tubular steel fencing along the northernmost side of the 70' wide drainage easement by the homebuilders as the lots are sold.
  - Construction of the 8 ft hike & bike trail from the northernmost detention/retention pond down to the connection by the existing elementary school.
  - Construction of the foot bridge crossings.
  - Installation of landscaping along the 70' drainage easement & around the southernmost detention/retention pond.

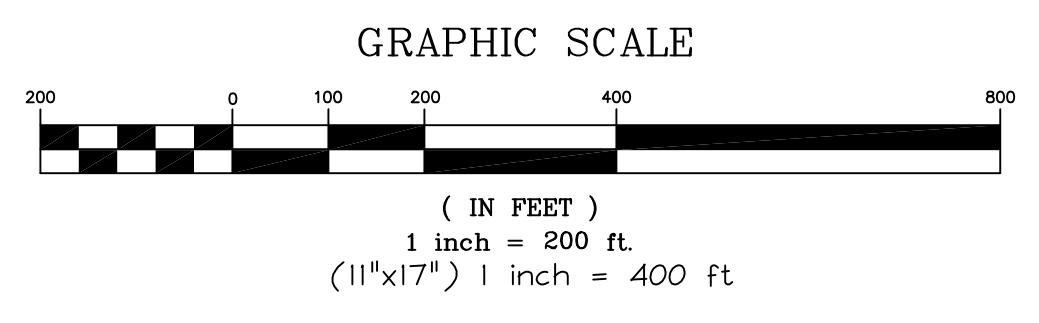
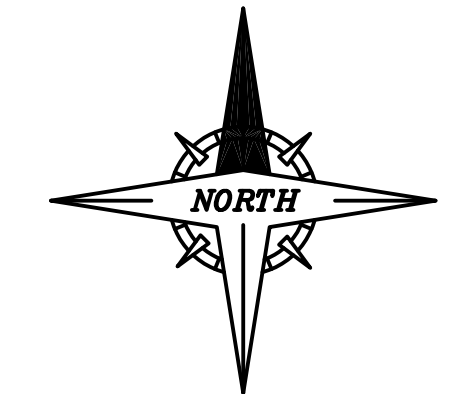
**FENCING NOTE:**  
 - WOOD FENCING SHALL BE INSTALLED ALONG ALL LOTS THAT BACK UP TO EXISTING AND FUTURE DEVELOPED AREAS.  
 - ALL WOOD FENCING SHALL BE CONSTRUCTED WITH VERTICAL STEEL POSTS.  
 - IRON FENCING SHALL BE INSTALLED ALONG ALL LOTS THAT BACK UP TO EXISTING AND FUTURE OPEN AREAS & W. PARKERVILLE RD.

**PROPOSED DEVELOPMENT TOTALS:**

- PROPOSED PLANNED DEVELOPMENT  
 TOTAL # OF LOTS: 459  
 AVE. LOT SIZE: 8,860 sq.ft.  
 MIN. LOT SIZE: 7,000 sq.ft.  
 MAX. LOT SIZE: 20,666 sq. ft.  
 TOTAL ACREAGE: Approx. 125.0 ac.  
 LOTS PER ACRE: 3.7
- AREA 1 (75.4 ACRES, incl. 250' ESMT)  
 PROPOSED PLANNED DEVELOPMENT  
 TOTAL # OF LOTS: 272  
 MIN LOT SIZE: 8,000 sq.ft.  
 AVE. LOT SIZE: 9,173 sq. ft.  
 MIN FRONTAGE: 60 ft.  
 MIN. LOT DEPTH: 100 ft.  
 MIN. FRONT YARD: 25 ft.  
 MIN. SIDE YARD: 5 ft.  
 MIN. DWELLING AREA SIZE: 1,600 sq. ft.  
 LOTS PER ACRE: 3.6
- AREA 2 (49.7 ACRES)  
 PROPOSED PLANNED DEVELOPMENT  
 TOTAL # OF LOTS: 187  
 MIN. LOT SIZE: 7,000 sq.ft.  
 AVE. LOT SIZE: 8,405 sq. ft.  
 MIN. FRONTAGE: 60 ft.  
 MIN. LOT DEPTH: 100 ft.  
 MIN. FRONT YARD: 25 ft.  
 MIN. SIDE YARD: 5 ft.  
 MIN. DWELLING AREA SIZE: 1,600 sq. ft.  
 LOTS PER ACRE: 3.8
- PROPOSED GREEN AREAS  
 ONSITE GREEN AREAS  
 3.6 AC. IN 250' U.E.  
 7.0 AC. IN PROPOSED DRAINAGE ESMT.  
 10.6 AC. - TOTAL GREEN AREA



- PHASES 1 & 2 (DEVELOPED)
- PHASE 3
- PHASE 4
- PHASE 5



CITY OF DESOTO  
 CITY OF GLENN HEIGHTS

NANCY CHAO  
 VOL. 95240, PG. 01515  
 D.R.D.C.T.

HERITAGE HEIGHTS  
 VOL. 88048, PG. 2393  
 D.R.D.C.T.

DESOTO INDEPENDENT  
 SCHOOL DISTRICT  
 87064, 500  
 D.R.D.C.T.

ROBBIE L. REVELS JR. &  
 LISA B. REVELS  
 97151, 1934  
 D.R.D.C.T.

JULIA WOOD &  
 ROGER FIBRICE  
 VOL. 54, PG 1067  
 D.R.D.C.T.

RAMONA S. ARVIN  
 89088, 1530  
 D.R.D.C.T.

WEST-VINCENT CEMETERY ASSOCIATION, INC.  
 VOL. 81087, PG. 1311  
 D.R.D.C.T.

HOLY REDEEMER  
 CEMETERY

EXISTING SCHOOL

EXISTING RESIDENTIAL

EXISTING MOBILE HOME PARK

EXISTING RESIDENTIAL