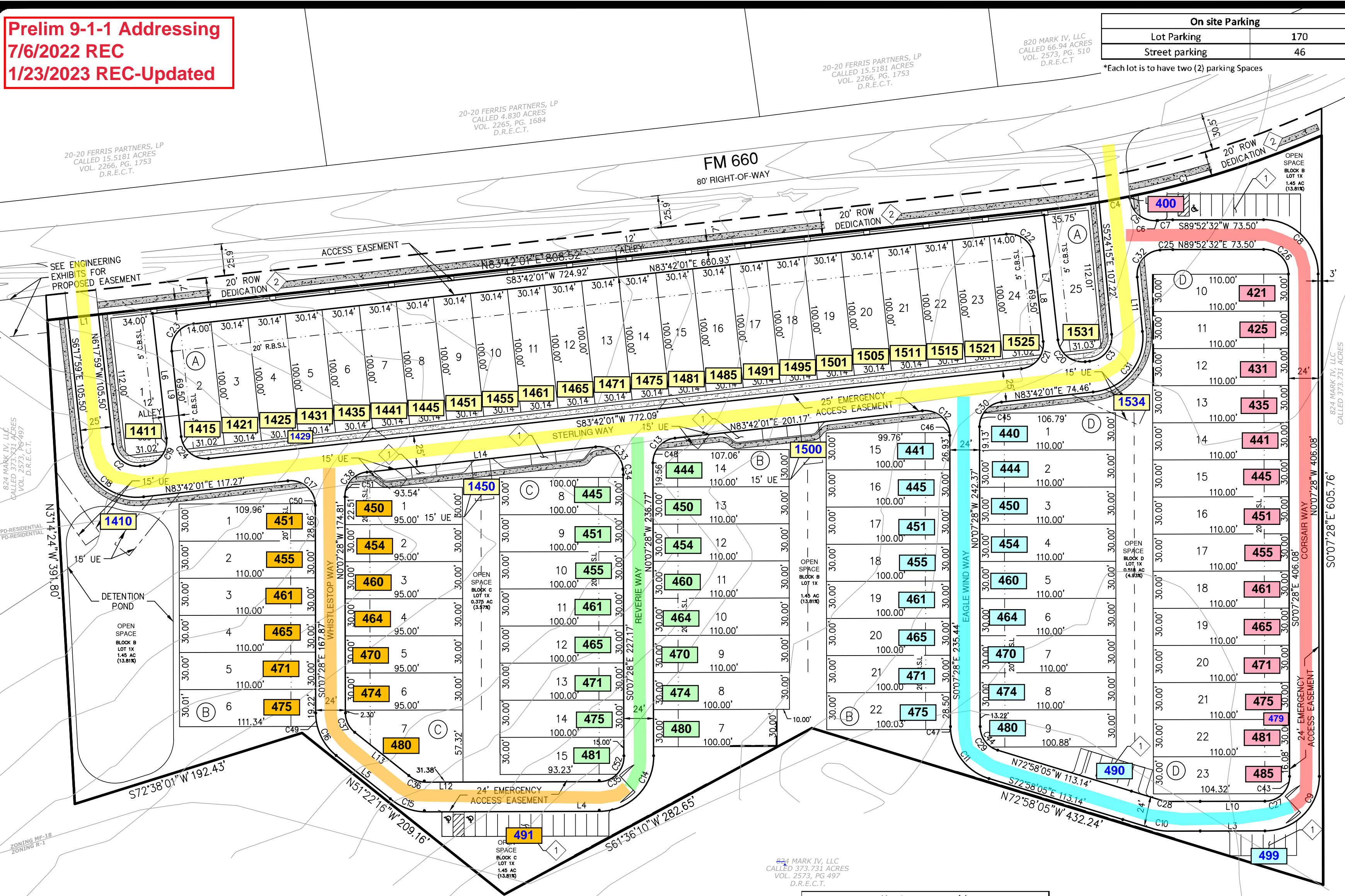
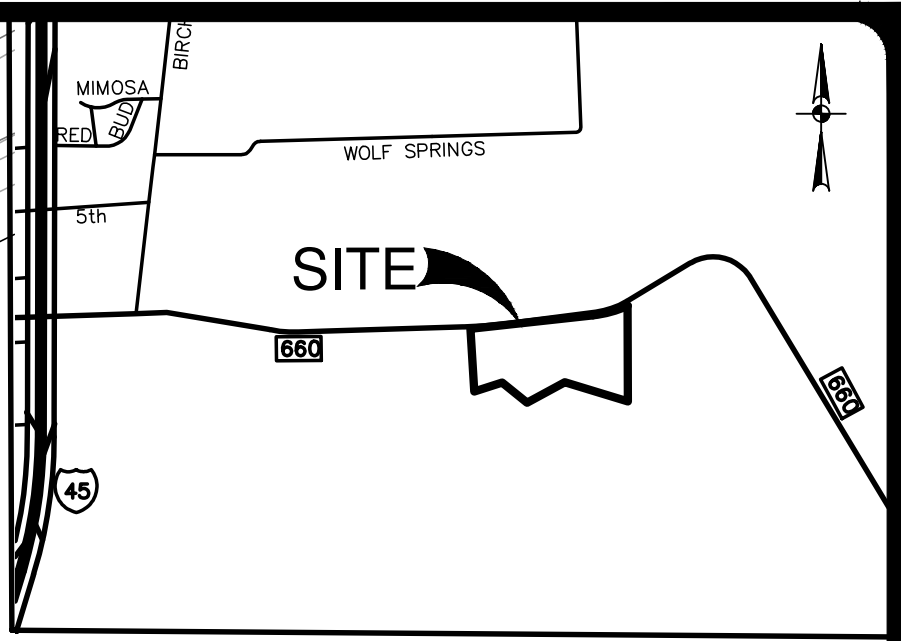


Prelim 9-1-1 Addressing
7/6/2022 REC
1/23/2023 REC-Updated



On site Parking	
Lot Parking	170
Street parking	46

*Each lot is to have two (2) parking Spaces



LOCATION MAP
NOT-TO-SCALE

LEGEND

- OPRPTC OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF TARRANT COUNTY, TEXAS)
- AC ACRES
- R.B.S.L REAR BUILDING SETBACK LINE
- C.B.S.L CENTERLINE BUILDING SETBACK LINE
- 1 OFF STREET PARKING (9'X20' TYP.)
- 2 20' ROW DEDICATION HEREBY FOREVER SHOWN HEREON.
- SURVEY LINE
- BOUNDARY LINE
- PHASE LINE
- UTILITY EASEMENT (UE)
- EMERGENCY ACCESS EASEMENT / PRIVATE UTILITY EASEMENT / STREET / FIRE LANE AND SHARED ACCESS AREA AGREEMENT
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD) BLOCK NUMBER
- ZONING
- OPEN SPACE
- ▨ 4' SIDEWALK BY HOMEBUILDER
- ▨ SIDEWALK BY DEVELOPER (5' ALONG FM 660 & 4' ON SITE)
- STREET NAME CHANGE

NOTE:

- THE EXISTING PROPERTY OF 11,000 ACRES IS CURRENTLY ZONED TO A PLANNED DEVELOPMENT - RESIDENTIAL WITH A BASE ZONING OF "MF-18".
- ALL STREETS ARE TO BE MAINTAINED BY THE HOA.
- ALL WATER AND SEWER LINES ARE TO BE MAINTAINED BY THE HOA.
- NO 100-YR FLOODPLAIN LOCATED WITHIN PROPERTY BOUNDARY.
- THE INTERIOR "STREET" SYSTEM SHALL BE PRIVATE (NOT PUBLIC), SHALL BE OWNED AND MAINTAINED BY THE HOA, SHALL BE DESIGNATED AND MARKED AS FIRE LANES (SUBJECT TO DESIGN/LAYOUT APPROVAL OF THE CITY'S FIRE DEPARTMENT REGARDING LOCATIONS, WIDTHS, INSIDE RADIUS, ETC.), AND SHALL BE CONSTRUCTED TO THE CITY'S NORMAL STANDARDS FOR PUBLIC STREETS. IF, FOR WHATEVER REASON, SUCH INTERNAL "STREETS" ARE IN THE FUTURE PROPOSED FOR DEDICATION TO THE CITY AS PUBLIC STREETS, A REQUEST SHALL BE SUBMITTED TO THE CITY IN WRITING FOR CONSIDERATION BY THE CITY COUNCIL WHO SHALL HAVE FINAL DECISION AUTHORITY REGARDING ACCEPTANCE (OR NOT).
- ALL UTILITIES SHALL BE PROVIDED SEPARATELY TO EACH LOT SUCH THAT EACH DWELLING UNIT IS INDIVIDUALLY METERED. THE HOA SHALL BE RESPONSIBLE FOR THE WATER METER FOR COMMON-USE AREAS AND FOR TREES AND TURF/LANDSCAPING ALONG FM 660 FRONTAGE (AND ALSO FOR THE COMMUNITY'S FIRE SUPPRESSION SYSTEM, INCLUDING INTERIOR FIRE HYDRANTS AND ASSOCIATED WATER MAINS, IF SUCH PRIVATIZING IS DETERMINED BY THE CITY TO BE DESIRED OR NECESSARY AT THE TIME OF PLATTING AND CIVIL DESIGN REVIEW). THE HOA WILL ALSO BE RESPONSIBLE FOR THE FLUSHING OF THE WATERLINES LOCATED WITHIN THE DEVELOPMENT PER A FLUSHING SCHEDULE DEVELOPED FOR THIS PROJECT.
- DEVELOPMENT OF THE PROPERTY UNDER THIS PD ORDINANCE IS SUBJECT TO ITS SUCCESSFUL INCORPORATION INTO THE CITY OF FERRIS' CCM FOR WATER AND WASTEWATER UTILITY SERVICES (UNLESS ANOTHER ALTERNATIVE FOR PROVISION OF THESE ESSENTIAL SERVICES APPROVED BY THE CITY OF FERRIS).
- HOMEOWNER'S ASSOCIATION (HOA) A MANDATORY HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED FOR THIS PLANNED DEVELOPMENT. THE RESPONSIBILITIES OF THE ASSOCIATION WILL INCLUDE IN PERPETUITY OWNERSHIP AND MAINTENANCE OF THE FM 660 SCREENING DEVICE, ALL ENTRYWAY SIGNAGE AND DECORATIVE FEATURES, ALL INTERIOR "STREETS" AND ALLEYS AND SIDEWALKS, AND ALL COMMON AREAS INCLUDING ANY NECESSARY STORMWATER MANAGEMENT/RETENTION/DETENTION FEATURES. THE HOA WILL ALSO BE RESPONSIBLE FOR ENFORCEMENT OF THE NEIGHBORHOOD'S DEED RESTRICTIONS/CCRS IN ORDER TO MAINTAIN THE QUALITY, CHARACTER AND LONG-TERM SUSTAINABILITY OF THE COMMUNITY.
- THE HOA MAY NOT BE DISSOLVED WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY.
- DETENTION ANALYSIS FOR THIS SITE WILL BE PERFORMED TO INSURE POST-DEVELOPMENT DISCHARGE WILL NOT EXCEED PRE-DEVELOPMENT CONDITIONS.
- FINAL SIDEWALK DESIGN WITHIN THE DEVELOPMENT WILL BE DETERMINED BY THE LANDSCAPE PLANS. ALL SIDEWALKS SHOWN ON THIS PLAT ARE FOR PRELIMINARY PURPOSE ONLY.

Supplemental Addressing

- 1410 Sterling Way (Open Space Lot & Detention Pond)
- 1429 Sterling Way (Street Light Meter)
- 1450 Sterling Way (Open Space Lot)
- 1500 Sterling Way (Open Space Lot)
- 1534 Sterling Way (Open Space Lot)
- 491 Whistlestop Way (Open Space Lot & Parking Area)
- 490 Eagle Wind Way (Parking Area)
- 499 Eagle Wind Way (Parking Area)
- 400 Corsair Way (Open Space Lot & Parking Area)
- 479 Corsair Way (Street Light Meter)

Address Assignments by Road Name

- Sterling Way
- Whistlestop Way
- Reverie Way
- Eagle Wind Way
- Corsair Way

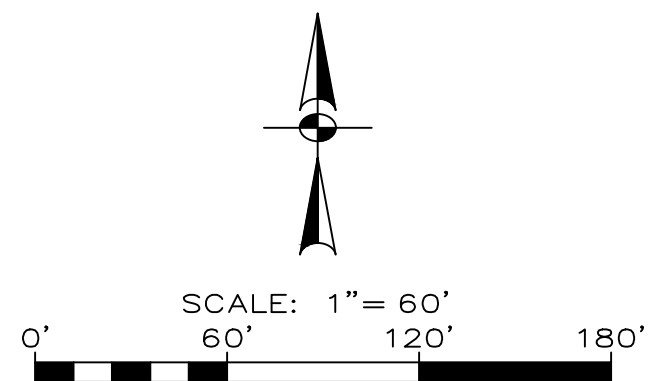
Site Summary Table	
Total Number of units	85 UNITS
Gross Acreage	10.522 ACRES
ROW Dedication	0.478 ACRES
Density	8.08 DU/ ACRE
Open Space	2.39 ACRES
Percent Open Space	23%

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S83°42'01"W	25.00'
L2	N05°24'15"W	1.45'
L3	N89°52'32"E	52.34'
L4	N89°52'32"E	141.38'
L5	S51°22'16"E	55.93'
L6	N06°17'59"W	101.50'
L7	S06°17'56"E	101.50'
L8	S06°17'52"E	69.50'
L9	N06°17'59"W	69.50'
L10	S89°52'32"W	52.34'
L11	N05°24'15"W	44.08'
L12	S89°52'32"W	141.38'
L13	N51°22'16"W	55.93'
L14	N83°42'01"E	185.90'

OWNER
 820 MARK IV, LLC
 1770 HOMET DR.
 SAN MARINO, CA 91108-1254
 562-280-3366

DEVELOPER
 CHRIS TYSDAL
 LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
 1707 MARKET PLACE BLVD., SUITE 100
 IRVING, TEXAS 75063
 469-587-5413

APPLICANT/ENGINEER:
 ASHLEY WILLIAMS, P.E.
 PAPE-DAWSON ENGINEERS
 5810 TENNYSON PARKWAY, SUITE 425
 PLANO, TEXAS 75024
 214-420-8494

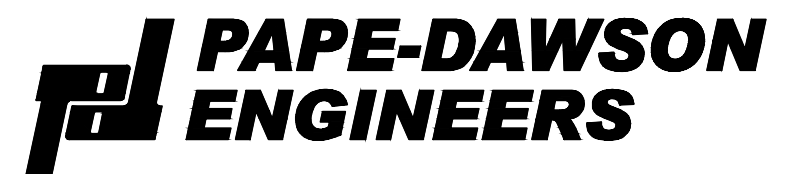


10.52 ACRES
 PREPARATION DATE: May 27, 2021

PRELIMINARY PLAT

LENNAR AT FERRIS SPRINGS

LOTS 1-25, BLK A; LOTS 1-22, BLK B;
 LOTS 1-15, BLK C; LOTS 1-23, BLK D
 BEING 11,000 ACRES (479,160 SF) SITUATED IN
 THE MASON PHELPS SURVEY, ABSTRACT NUMBER 824, CITY OF
 FERRIS, TEXAS, ELLIS COUNTY, TEXAS



DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
 5810 TENNYSON PKWY, STE 425 | PLANO, TX 75024 | 214.420.8494
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10194390

Date: Jun 04, 2021, 12:14pm User ID: LondryStewart
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