



N.T.S.

605 Country Club Road, Wylie - Trip Generation (ITE Trip Generation Manual, 11th Edition)

ITE#	Use	Quantity	Weekday	AM Peak Hour			PM Peak Hour		
IIE#	ose			Total	In	Out	Total	In	Out
210	Single-Family Detached Housing	50 Dwelling Units	533	40	10	30	52	33	19
215	Single-Family Attached Housing	32 Dwelling Units	193	11	3	8	15	9	6
822	Strip Retail Plaza (< 40K SF)	24,000 SF	1,242	51	30	21	145	73	72
To		24,000 SF, 82 Dwelling Units	1,968	102	43	59	212	115	97
Internal Capture (AM = 0%, PM = 25%):		**	0	0	0	52	26	26	
		Trips to Site:		102	43	59	0.00	71	
	Pass-by Trij	os (AM = 0%, PM = 14%):	**	0	0	0	22	11	11
		New Trips to Site:		102	43	59	138	22 / 22	60

SITE DATA TABLE

	SF - 10/24 (SINGLE FAMILY)	TH (TOWNHOMES)	COMMUNITY COMMERCIAL	COMMON AREAS			
TOTAL LAND AREA	14.5 ACRES	4.0 ACRES	2.2 ACRES	4.3 ACRES			
TOTAL HOUSES	50	32	24,000 SF. BLDG.				
MIN. LOT AREA	10,000 SF.	3,300 SF.					
MIN. LOT WIDTH	75 FEET	30 FEET					
MIN. LOT DEPTH	100 FEET	110 FEET					
MAX. LOT COVERAGE	45%	60%					
MIN. DWELLING SIZE	2,400 SF.	1,200 SF.					
FRONT YARD	25 FEET MIN.	5 FEET MIN.					
SIDE YARD	10 FEET MIN.	0 FEET MIN.					
REAR YARD	25 FEET MIN.	20 FEET MIN.					
BUILDING HEIGHT	40 FEET	40 FEET	50 FEET				
2 CAR GARAGE AREA	500 SF.	500 SF.					

LEGAL DESCRIPTIONS:

BEING a 25.0372 acre tract situated in the George W. Gunnell Survey, Abstract No. 351, Collin County, Texas and being all of a tract of land described in a deed to Wylle Partners, LP as recorded in Instrument Number 20180530000658260 of the Official Public Records Collin County, Texas (O.P.R.C.C.T.), and all or all tract of land described in a deed to Abdul R. Khan and Abdul L. Khan, as recorded in instrument Number 20150608000678280, (O.P.R.C.C.T.) and all of a tract of land described in a deed to Scott Residential, LLC as recorded in Instrument Number 20181105001376830, 20181106001376890 (O.P.R.C.C.T.) and all of a tract of land described in a deed to ALK Real Estate Investment, LLP, as recorded in Instrument Number 20170302000278350 (O.P.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set at the northeast corner of said Wylle Partners, LP, and the southeast corner of Presidential Estates, an addition to the City of Wylle as record in Volume G, Page 174, Map Records of Collin County, Texas, and on the west right-of-way line of FM Highway No. 1378 (a variable width right-of-way), for a corner;

THENCE South 00 degrees 30 minutes 18 seconds East along the east line of said Wylle Partners, LP, and on the wast right-of-way line of said FM Highway No. 1378, a distance of 210.17 feet to a 1/2-inch iron rod found at the southeast corner of said Wylle Partners, LP and the northeast corner of said Khan tract, and at the beginning of a curve to the right having a radius of 2937.97 feet and a chord bearing and distance of South 01 degrees 44 minutes 34 seconds West. 154.95 feet:

THENCE Along the east line of said Khan tract and the west right-of-way line of said FM Highway No. 1378, and along said curve to the right having a delta of 03 degrees 01 minutes 19 seconds and a arc length of 154.95 feet to a 1/2-inch iron rod sat, for corner

THENCE South 01 degrees 31 minutes 02 seconds West, along the east line of said Khan tract and the west right-of-way line of said FM Highway No. 1378, a distance of 109.32 feet to a 5/8-inch iron rod found with cap stamped "TXDOT", at the southeast corner of said Khan tract and the northeast corner of said ALK Real Estate Investment, LLP, and the beginning of a curve to the left having a radius of 3643.48 feet and a chord bearing and distance of South 00 degrees 44 minutes 09 seconds West. 198.68 feet:

THENCE along the east line of said ALK Real Estate Investment, LLP, tract and on the west right-of-way line of said FM Highway No. 1378 and along said curve to the left having a delta of 03 degrees 07 minutes 29 seconds, and an arc length of 198.71 feet to a 1/2-inch iron rod set at the southeast corner of said ALK Real Estate Investment, LLP, tract and the north line of a tract of land described in a deed to City of Wylle, as recorded in instrument Number 98-0038017, (O.P.R.C.C.T.). for a corner:

THENCE South 89 degrees 58 minutes 14 seconds West, along the south line of said ALK Real Estate Investment, LLP tract, and on the north line of said City of Wylle tract a distance of 1629.84 feet to a 1/2-iron rod found at the southwest corner of slad ALK Real Estate Investment tract and the northwest corner of said City of Wylle tract. for a corner:

THENCE North 00 degrees 22 minutes 00 seconds East, along the west line of said ALK Real Estate Investment tract, a distance of 198.70 feet to a 3/8-inch iron rod found at the northwest corner of said ALK Real Estate Investment tract, and the southwest corner of said Scott Residential, LLC, for a corner;

THENCE North 00 degrees 00 minutes 51 seconds East, along the west line of said Scott Residential, LLC tract, a distance of 265.48 feet to a 3/8-inch iron rod found at the northwest corner of said Scott Residential, LLC tract, and the southwest corner of said Wylle Partners, LP tract, for a corner;

THENCE North 01 degrees 01 minutes 00 seconds East, along the west line of said Wylle Partners, LP tract, a distance of 198.02 feet to a 5/8-inch iron rod found at the northwest corner of said Wylle Partners, LP tract, and the southwest corner of said Presidential Estates, for a corner;

THENCE North 89 degrees 35 minutes 29 seconds East, along the north line of said Wylle Partners, LP tract and the south line of said Presidential Estates, a distance of 1633.31 feet to the POINT OF BEGINNING AND CONTAINING 1,090,618 square feet or 25.0372 acres of land, more or less.

GENERAL NOTES:

- 1. ALL USES PERMITTED BY THE CITY OF WYLIE, TEXAS.
- ALL THE SURFACE MATERIALS OF PUBLIC ROADS, ACCESS DRIVEWAYS AND SIDEWALKS SHALL FOLLOW THE MINIMUM CITY STANDARDS & SPECIFICATIONS.
- FINAL STREET LAYOUT, LOT CONFIGURATIONS, DIMENSIONS & AREAS MAY VARY PROVIDING NO VARIANCES OF THE CITY OF WYLIE.
- 4. LANDSCAPING SHALL COMPLY WITH THE CITY OF WYLIE, TEXAS.
- THERE WILL BE A & FT. TALL WOOD FENCES AT NORTH, SOUTH & WEST BOUNDARY. A & FT. TALL MASONRY WALL NORTH OF BASKETBALL & PLAY FIELD AREA. ALSO EAST OF PLAY FIELD, PICKLE BALL COURT & PLAYGROUND WALL HAVE 6' METSL FENCE OVER 2' BRICK WALL WITH BRICK Y STONE COLUMN.
- A HOMEOWNERS ASSOCIATION WILL BE FORMED TO MAINTAIN COMMON & EASEMENT AREAS AS PER THE CITY OF WYLIE.
- PLAY FIELD & PLAY GROUND ACTIVITIES WILL BE CLOSED FROM 10
 PM TO 6 AM THROUGHOUT THE YEAR AS PER THE CITY REGULATIONS.
 NO BALCONY OR WINDOWS ON THE 2ND FLOOR FACING BACKSIDE ONLY.

DEVELOPER/OWNER & APPLICANT

SCOTT RESIDENTIAL, LLC CONTACT: DR. ABDUL LATEEF KHAN 5411 KINGSTON DRIVE RICHARDSON, TEXAS 75082 PH: (469) 870 6020

ARCHITECT

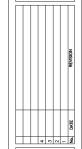
OCULUS ARCHITECTS, INC. CONTACT: FOKRUDDIN KHONDAKER, AIA, NCARB 14310 RICH BRANCH DR. NORTH POTOMAC, MD 20878

CIVIL ENGINEER

ND & ASSOCIATES, LLC CONTACT: NAIM KHAN, P.E. CFM 603 CHERRY TREE LANE WYLIE, TEXAS 75098 PH. 214 533 7181 E-MAIL: naim1207@yahoo.com COLLEGE PARK
COLLEGE PARK
COUNTELL SURVEY ABSTRACT NO. 38
FOR WHITE COLLIN COUNTY, TEXAS
REFORE SOFT RESPONTAL, LLC
NINACT: DR. ARDUL LATEE KHAN
SINASTON DRIVE KHAN
FORMARDON IT XAS. 75092

GEORGE W. GUNN
CITY OF WY
A
DEVELOPE

ND & Associates, LLC 2105 Caryon Creek Drive Garland, Texas 75042 PH; (214) 533 7181 EIMAL: naim1307@yahoo.com FIRM# F - 13340



Md. Natural Burath, so.
Md. Notim Uddin Khon 1-2-2224
Scientis No. 8775. http://www.kerge.
Scientis No. 8775. http://www.k



SITE DATA

DATE: SOLE: N.T.S. DAME: N.T.S. OFECKED BY: NK
PROJECT / 765-WYL-23

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