



LOCATION MAP
NOT TO SCALE

DEVELOPMENT DATA	
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
CURRENT ZONING:	AGRICULTURAL
PROPOSED BASE ZONING:	SF-30
TOTAL LAND AREA:	±28.92 ACRES
MINIMUM LOT SIZE:	30,000 S.F.
MAXIMUM LOT SIZE:	43,818 S.F.
AVERAGE LOT SIZE:	32,265 S.F.
TOTAL AREA OF LOTS =	11.85 AC. 40.98%
TOTAL AREA OF OPEN SPACE =	15.263 AC. 53.73%

LEGEND	
---	LOT LINE
---	DEED RECORDS, DENTON COUNTY, TEXAS
---	PLAT RECORDS, DENTON COUNTY, TEXAS
---	REPLAT RECORD DENTON COUNTY, TEXAS
---	PROPERTY BOUNDARY
---	ADJACENT PROPERTY BOUNDARY
---	PROPOSED R.O.W.
---	PROPOSED EDGE OF PAVEMENT

PROJECT DATA TABLE	
GROSS SITE AREA	28.92 ACRES
PROPOSED USE	SINGLE FAMILY RES.
CURRENT ZONING	AGRICULTURAL
PROPOSED BASE ZONING	SF-30
EXTERNAL/COLLECTOR RIGHT-OF-WAY	
HIGH ROAD	0.513 ACRES
TOTAL RIGHT-OF-WAY	0.513 ACRES
OPEN SPACE	
PRIVATE OPEN SPACE LOTS	15.263 ACRES
TOTAL OPEN SPACE	15.263 ACRES
PROPOSED LOTS	
RESIDENTIAL	16 LOTS
RESIDENTIAL LOTS AREA	11.85 ACRES
MIN. RESIDENTIAL LOT SIZE	30,000 S.F.
MAX. RESIDENTIAL LOT SIZE	43,818 S.F.
AVG. RESIDENTIAL LOTS SIZE	32,265 S.F.
PRIVATE OPEN SPACE	4 LOTS
TOTAL ALL LOTS	20 LOTS

AREA DATA TABLE	
GROSS SITE AREA	28.92 ACRES
HIGH RD. R.O.W. DEDICATION	0.513 ACRES
TOTAL R.O.W. DEDICATION	0.513 ACRES
NET SITE AREA	28.407 ACRES
TOTAL OPEN SPACE AREA	15.263 ACRES (53.73%)

MASTER PLAN FEATURES	
Land Use Plan	Cross Timbers Conservation Development District
Specific Plans	None
Urban Design Plan	Cross Timbers Conservation Development District
Parks and Trails	
Open Space Plan	
Thoroughfare Plan	High Road - Rural Collector, Variable Width ROW.
Water Plan	West (High) Pressure Plane, Existing 8" WM, E. Side of High Road.
Wastewater Plan	Unsewered Area. Cross Timbers Conservation District.

OWNER:
(1) WCFLLP RE HIGH RD P
14241 Dallas Pkwy Ste. 800
Dallas, TX 75254-2919

SERENITY
Residential Subdivision
28.920 acres
in the
J. Phillips Survey, Abst. No. 1019
in the
Town of Flower Mound
Denton County, Texas

Ridinger Associates, Inc.
Civil Engineers - Planners
Firm No. 1969
550 S. Edmonds Lane, Suite 101
Lewisville, Texas 75067
Tel. No. (972) 353-8000
Fax. No. (972) 353-6011

Serenity
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS

CONCEPT PLAN
16 RESIDENTIAL LOTS

Scale: 1" = 100'
Designed by: LDR
Drawn by: JWH
Checked by: TAL
Date: OCTOBER 2, 2017
Project No. 035-023