

**W.T. DUNN SURVEY
ABSTRACT NO. 809**

CELANO W. WILLIAMS, TRUSTEE
CELIA W. WILLIAMS, TRUSTEE
VOL. 388A, PG. 508
O.P.R.C.T.

ACT. 529° 57' 09" W - 242.00'

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R = 553.12'
T.M. = 201.0238'
D = 2'-13.50"

NO EASEMENT TO RIGHT-OF-WAY
EXISTS EXCEPT FOR THE
SECTIONS SHOWN ON THIS
SITE OBJECT.

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FM 878
(80' R.O.W.)

RIGHT-OF-WAY
STATE OF TEXAS
VOL. 406, PG. 375 &
VOL. 406, PG. 257
D.P.R.C.T.

R = 994.80'
T.M. = 223.5914'
D = 12'-14.900"

VIVIAN DRIVE
(60' R.O.W.)

74°33'36" - 2583.00'
ED S47°23'E - 2285'
ACT. 117° 54' 36" E - 94.14'

1070.81'
ACT. 109° 54' 12" E - 121.43'

58° 00' 28" W
21.87'

"WINDMILL CROSSING"

ZONING DOWNGRADE FOR
REBID
73.78 AC.
OF LAND
W.C. CALDER SURVEY ABSTRACT NO. 235
CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS
MARCH 27, 2008

CALLLED 3.843 AC.
TO
CITY OF WAXAHACHIE



PD CRITERIA

MINIMUM LOT SIZE	8,400 SF
MINIMUM LOT WIDTH	70 FEET
MINIMUM LOT DEPTH	100 FEET
FRONT SETBACK	20 FEET
SIDE SETBACK	15 FEET
REAR SETBACK	15 FEET
MINIMUM DWELLING SIZE	2,000 SF

NOTES:

1. ALL STREETS ARE 50' R.O.W. WITH 31'-B-B CONCRETE PAVEMENT EXCEPT AS SHOWN.
2. HDA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL COMMON GREEN BELT, LANDSCAPE AREAS AND ACTIVITY CENTER.

218 RESIDENTIAL LOTS: 73.78 ACRES

