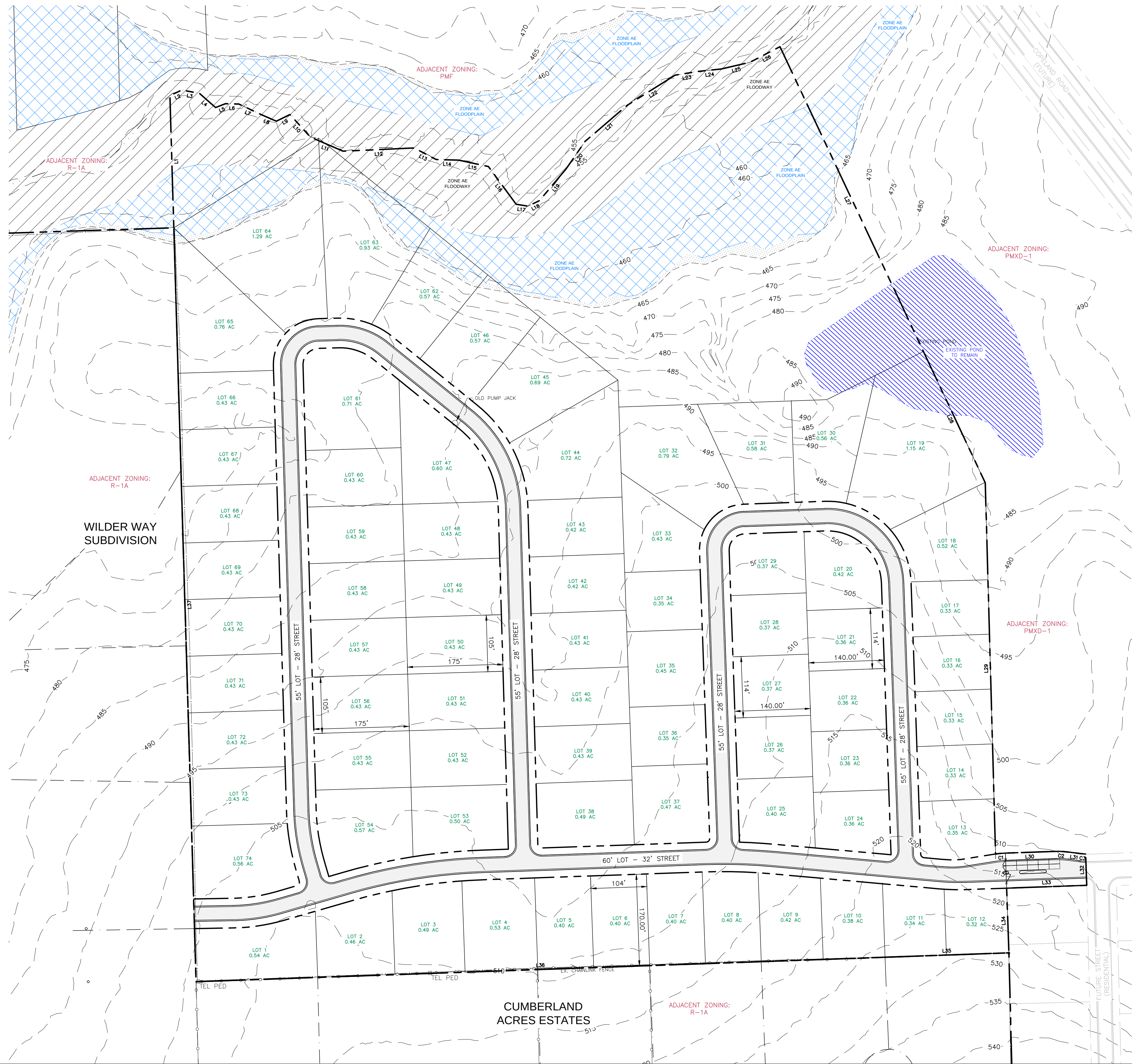
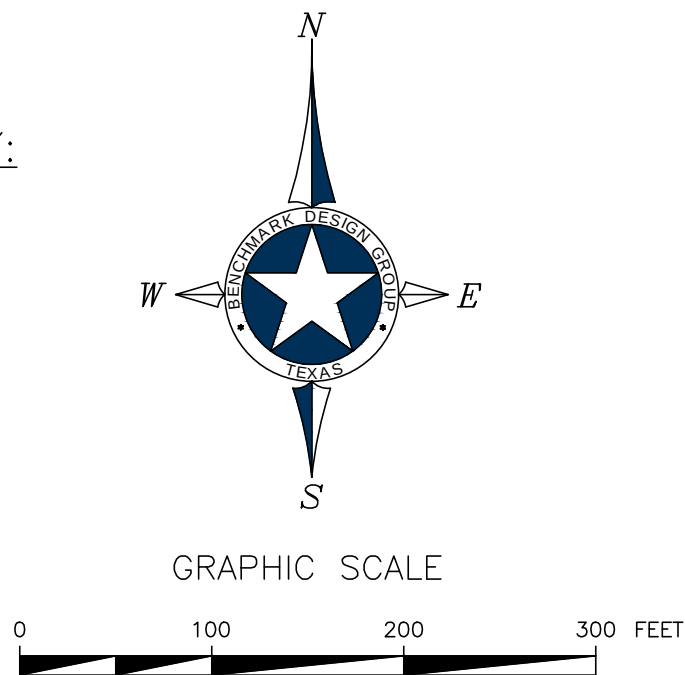




LEGEND		
TEL PED	□	EXISTING TELEPHONE PEDESTAL
C.O.O.	○	EXISTING CLEANOUT
WV	⊗	EXISTING WATER VALVE
WM	⊞	EXISTING WATER METER
MH	⊙	EXISTING SAN. SEWER MANHOLE
PP	⊕	EXISTING POWER POLE
FH	⊙	EXISTING FIRE HYDRANT
---	---	EXISTING 5' CONTOUR
---	---	PROPERTY LINE

SITE PLAN PREPARED BY:
BENCHMARK DESIGN GROUP, LLC
ED SNODGRASS, PE
2026-B REPUBLIC DR.
TYLER, TEXAS 75701



Parcel Table			
Lot #/Curve	Area	Perimeter	Notes
L1	245.04	501.40	36.67°W
L2	24.34	565.01	10.67°W
L3	32.92	519.37	18.42°W
L4	40.14	438.20	36.27°W
L5	186.64	526.52	42.97°W
L6	24.23	508.55	24.42°W
L7	44.43	541.33	43.82°W
L8	32.06	435.26	19.20°W
L9	32.37	437.58	53.81°W
L10	36.37	410.20	25.92°W
L11	40.89	409.54	43.44°W
L12	132.03	407.27	19.68°W
L13	45.91	562.15	56.80°W
L14	41.72	548.31	57.88°W
L15	56.46	477.50	16.73°W
L16	87.50	546.50	31.98°W
L17	25.23	500.12	56.50°W
L18	21.43	541.22	55.30°W
L19	26.14	435.54	44.28°W
L20	82.55	534.34	33.47°W

Parcel Table			
Lot #/Curve	Area	Perimeter	Notes
L21	105.40	549.22	36.11°W
L22	125.40	537.47	38.69°W
L23	49.11	480.28	52.80°W
L24	44.44	543.53	28.97°W
L25	53.97	577.03	36.39°W
L26	83.30	520.33	41.81°W
L27	824.62	420.12	35.92°W
L28	285.16	511.32	16.87°W
L29	285.26	511.32	16.87°W
L30	17.63	410.9	33.20°W
L31	31.36	437.57	36.57°W
L32	26.31	423	33.21°W
L33	22.58	453.44	36.68°W
L34	10.92	421	33.52°W
L35	280.4	427.02	10.17°W
L36	148.71	457.57	36.83°W
L37	120.00	439.59	10.17°W
L38	228.72	487.57	58.83°E
L39	1228.33	487.57	58.83°E
L40	398.49	51.51	31.62°E

SITE INFORMATION

PROPERTY OWNER:
GENECOV WEST MUD CREEK LLC.
1350 DOMINION PLAZA, TYLER, TEXAS 75703

MINDA PROPERTIES LLC
1350 DOMINION PLAZA, TYLER, TEXAS 75703

PROPERTY ADDRESS:
8751 PALUXY DRIVE TYLER, TEXAS, 75703
8721 PALUXY DRIVE TYLER, TEXAS, 75703

PROPOSED PROPERTY USE:
SINGLE-FAMILY HOUSING

ZONING (EXISTING): R-1A

ZONING (PROPOSED): PUR

DEVELOPER:
GENECOV WEST MUD CREEK LLC.
1350 DOMINION PLAZA, TYLER, TEXAS 75703

ACREAGE OF PROJECT:
TOTAL AREA = 51.60 AC

DENSITY OF PROJECT:
0.697 UNITS/ACRE

SETBACKS:
FRONT: 25' REAR: 25'
SIDE INTERIOR: 7.5' SIDE CORNER: 12'

MINIMUM LOT AREA: 13,038 SF (0.300 AC.)

MAXIMUM HEIGHT: 42'

LEGAL DESCRIPTION:
PART OF TRACT 1.1.2 (PR 266.374AC/ SEE TR A-819 TR 15)
PART OF TRACT 15C ABST A0819 J RATCLIFF

PLAN INFORMATION

PARKING REQUIRED = 148
SINGLE FAMILY DWELLING (2 SPACES * 74 UNITS) = 148

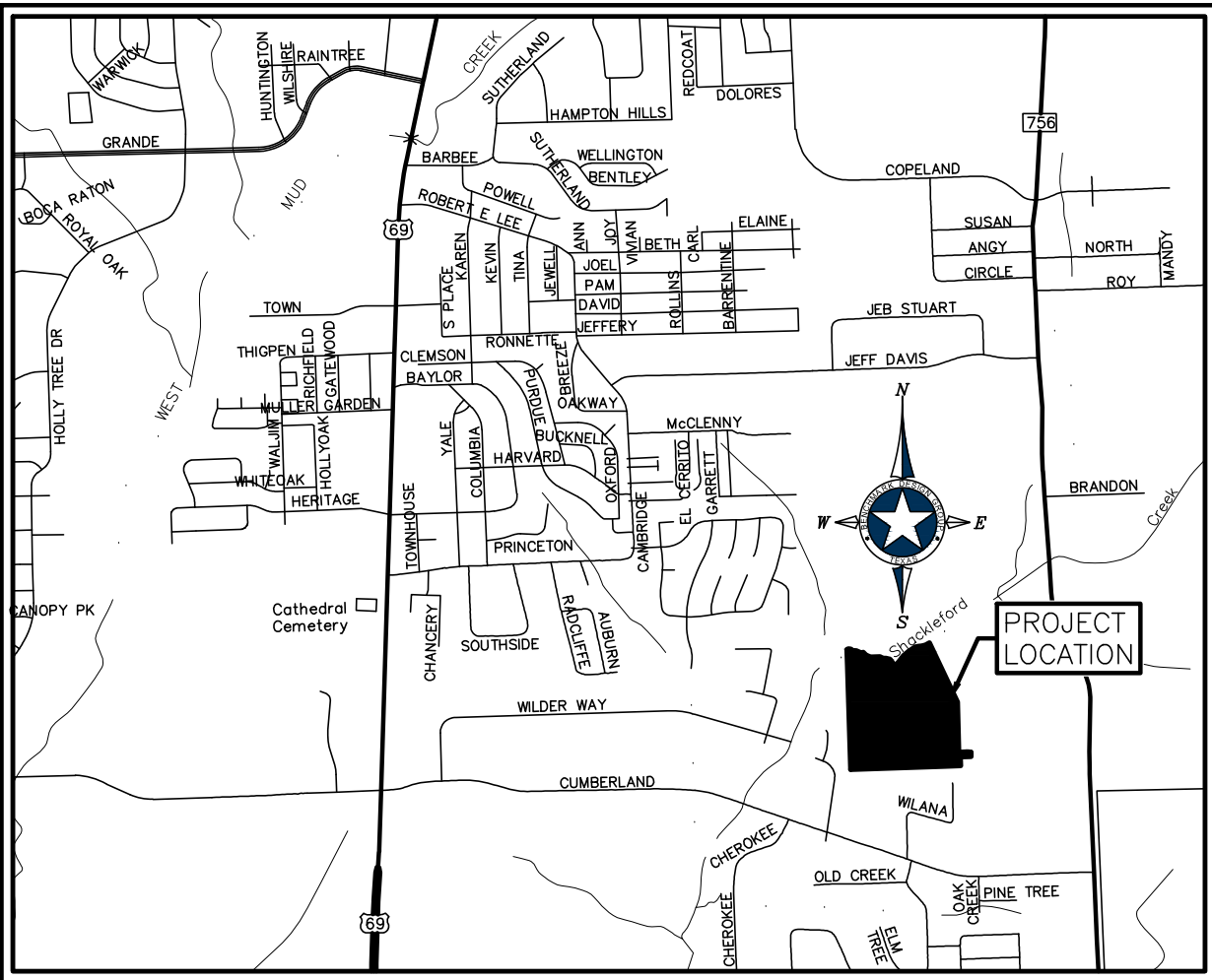
PARKING PROVIDED = 296
GARAGE PARKING = 148
DRIVEWAY PARKING = 148

LANDSCAPING:
MINIMUM OF ONE TREE PER RESIDENTIAL LOT

SCREENING: NOT REQUIRED

SIGNAGE:
DEVELOPMENT SIGNAGE (PER UDC SIGN CHART SECTION 10-409) WILL COMPLY WITH TYLER UDC.
NUMBER AND LOCATIONS DETERMINED BY TYLER UDC.

DEVELOPMENT:
CONSTRUCTION OF SUBDIVISION WILL OCCUR TWO PHASES.



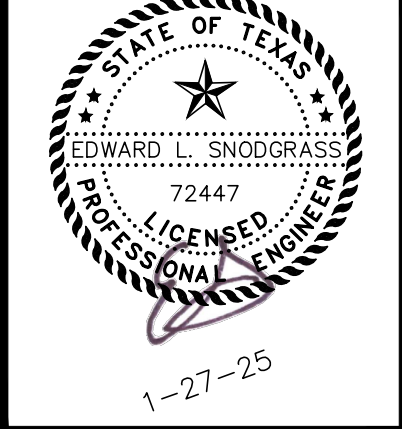
VICINITY MAP
N.T.S.

SUBMITTAL / REVISIONS		DATE	BY
PD SITE PLAN		1-27-25	AES

BENCHMARK
DESIGN GROUP
CIVIL / ENVIRONMENTAL / PLANNERS

B

2026 REPUBLIC DRIVE SUITE B TYLER TEXAS 75701 - (936) 534-3333 - FROM NUMBER 77814 - WWW.BENCHMARKENGINEERS.COM



PATINA POINT - UNIT 1
8751 PALUXY DRIVE TYLER, TEXAS

PD SITE PLAN

BENCHMARK DESIGN GROUP CIVIL / ENVIRONMENTAL / PLANNERS	
DRAWN BY:	AES
CHECKED BY:	ELS
DATE:	JANUARY 2025
JOB NO:	2023.018
SHEET NO.	PD-1