

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 1,920.04 ACRES BEING MULTIPLE TRACTS OF LAND OUT OF THE J. JONES SURVEY, ABSTRACT NO. 292, C.L. DODSON SURVEY, ABSTRACT NO. 1056, S.A. & M.G. RR CO SURVEY, ABSTRACT NO. 341, JOS STEWART SURVEY, ABSTRACT NO. 961, D. MORGAN SURVEY, ABSTRACT NO. 1224, J. JONES SURVEY, ABSTRACT NO. 583, J. THOMPSON SURVEY, ABSTRACT NO. 1086, R. R. MELTON SURVEY, ABSTRACT NO. 1276, C.L. DODSON SURVEY, ABSTRACT NO. 292, R. ZEIBIG SURVEY, ABSTRACT NO. 1272, J.M. PEARSON SURVEY, ABSTRACT NO. 1268, W. W. PEARSON SURVEY, ABSTRACT NO. 1267, S.A. & M.G. RR CO SURVEY, ABSTRACT NO. 1056, G.G. ALFORD SURVEY, ABSTRACT NO. 23. W.M. PEARSON SURVEY, ABSTRACT NO. 880, J H ELLIS SURVEY, ABSTRACT NO. 341, MEP & P RR CO SURVEY, ABSTRACT NO. 761, CITY OF GRAND PRAIRIE AND GRAND PRAIRIE, ELLIS COUNTY, TEXAS, PARCEL IDS 303397, 297164, 294715, 234939, 204765, 308076, 192962, 191456, 294665, 302452, 303384, AND PORTIONS OF PARCEL IDS 294666, 188238, AND 204235, GENERALLY LOCATED NORTH OF HWY 287 AND EAST OF FM 661, FROM AGRICULTURE AND PD-460 TO A PLANNED DEVELOPMENT DISTRICT FOR MEDIUM RESIDENTIAL INCLUDING SINGLE FAMILY-TOWNHOME (SF-T), SINGLE FAMILY ZERO LOT LINE (SF-Z), AND SINGLE FAMILY-SIX (SF-6), MIXED USE, URBAN RESIDENTIAL, ESTATE RESIDENTIAL, AND OPEN SPACE; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 7779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; CONTAINING A SEVERABILITY CLAUSE; CONTAINING A PENALTY CLAUSE; AND ESTABLISHING THAT THE ORDINANCE IS TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL**

**WHEREAS**, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and Map of said city so as to change the zoning designation of said property from Agriculture & Planned Developed-460 to Planned Development (PD) for Medium Residential including Single Family-Townhome (SF-T), Single Family Zero Lot Line (SF-Z), Single Family-Six (SF-6), Mixed Use, Urban Residential, Estate Residential, and Open Space; and

**WHEREAS**, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on June 23, 2025, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

**WHEREAS**, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 7 to 0 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from Agriculture & Planned Developed-460 to a Planned Development (PD) for Medium Residential including Single Family-Townhome (SF-T), Single Family



Zero Lot Line (SF-Z), and Single Family-Six (SF-6), Mixed Use, Urban Residential, Estate Residential, and Open Space; and

**WHEREAS**, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 4:30 o'clock P.M. on July 14, 2025, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

**WHEREAS**, on July 14, 2025, City Council tabled this item to August 5, 2025; and

**WHEREAS**, all citizens and parties at interest have been given an opportunity to be heard on the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance, changing the zoning from its classification of Agriculture & Planned Developed-460 to Planned Development (PD) for Medium Residential including Single Family-Townhome (SF-T), Single Family Zero Lot Line (SF-Z), and Single Family Six (SF-6), Mixed Use, Urban Residential, Estate Residential, and Open Space and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:**

**SECTION 1.** Ordinance Number 4779, being the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

“THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN...”

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone the following described area from Agriculture & Planned Developed-460 to a Planned Development District for Medium Residential including Single Family-Townhome (SF-T), Single Family Zero Lot Line (SF-Z), and Single Family-Six (SF-6), Mixed Use, Urban Residential, Estate Residential, and Open Space.

Description of Land:

1,920.04 acres. Multiple tracts of land out of the J. Jones Survey, Abstract No. 292, C.L. Dodson Survey, Abstract No. 1056, S.A. & M.G. RR Co Survey, Abstract No. 341, Jos Stewart Survey, Abstract No. 961, D. Morgan Survey, Abstract No. 1224, J. Jones Survey, Abstract No. 583, J. Thompson Survey, Abstract No. 1086, R. R. Melton Survey, Abstract No. 1276, C.L. Dodson Survey, Abstract No. 292, R. Zeibig



Survey, Abstract No. 1272, J.M. Pearson Survey, Abstract No. 1268, W.W. Pearson Survey, Abstract No. 1267, S.A. & M.G. RR Co Survey, Abstract 1056, G.G. Alford Survey, Abstract No. 23, W.M. Pearson Survey, Abstract No. 880, J H Ellis Survey, Abstract No. 341, MEP & P RR Co Survey, Abstract No. 761, City of Grand Prairie and Grand Prairie Extraterritorial Jurisdiction, Ellis County, Texas, Parcel IDs 303397, 297164, 294715, 234939, 204765, 308076, 192962, 191456, 294665, 302452, 303384, and portions of Parcel IDs 294666, 188238, and 204235 generally located north of HWY 287 and east of FM 661, and as depicted and described in Exhibit A- Location Map and Exhibit B – Boundary Description, attached hereto and incorporated herein.

**SECTION 2.** The purpose and intent of this zoning ordinance is to create a development framework that encourages and supports higher standards usually found in a master planned community.

**SECTION 3.** All boundaries, zoning, development standards, land uses, and other conditions of this Planned Development District shall conform to all requirements contained in Exhibit C – Concept Plan and Exhibit D – Planned Development Standards, attached hereto and incorporated herein.

**SECTION 4.** All ordinances or parts of ordinances not consistent or conflicting with the provisions of this Ordinance are hereby repealed. Provided that such repeal shall be only to the extent of such inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered in this Ordinance.

**SECTION 5.** It is further provided that in case a section, clause, sentence or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

**SECTION 6.** The terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

**SECTION 7.** A violation of this Ordinance is a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas. The penalty provided herein shall be cumulative of other remedies provided by State law, and the power of injunction as provided in Texas Local Government Code Section 54.016, as amended, may be exercised in enforcing this ordinance whether or not there has been a complaint filed.

**SECTION 8.** This Ordinance shall be in full force and effect from and after its passage and approval.

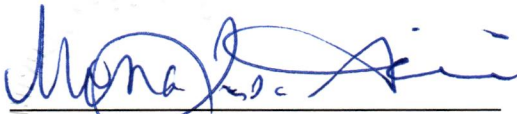
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS 5<sup>TH</sup> DAY OF AUGUST 2025.**

**PLANNED DEVELOPMENT NO. 467  
ZONING CASE NO. ZON-25-05-0019**

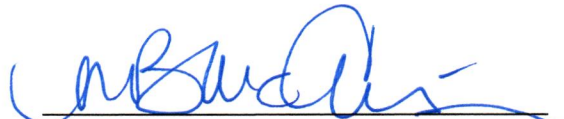
**APPROVED:**

  
\_\_\_\_\_  
Ron Jensen, Mayor

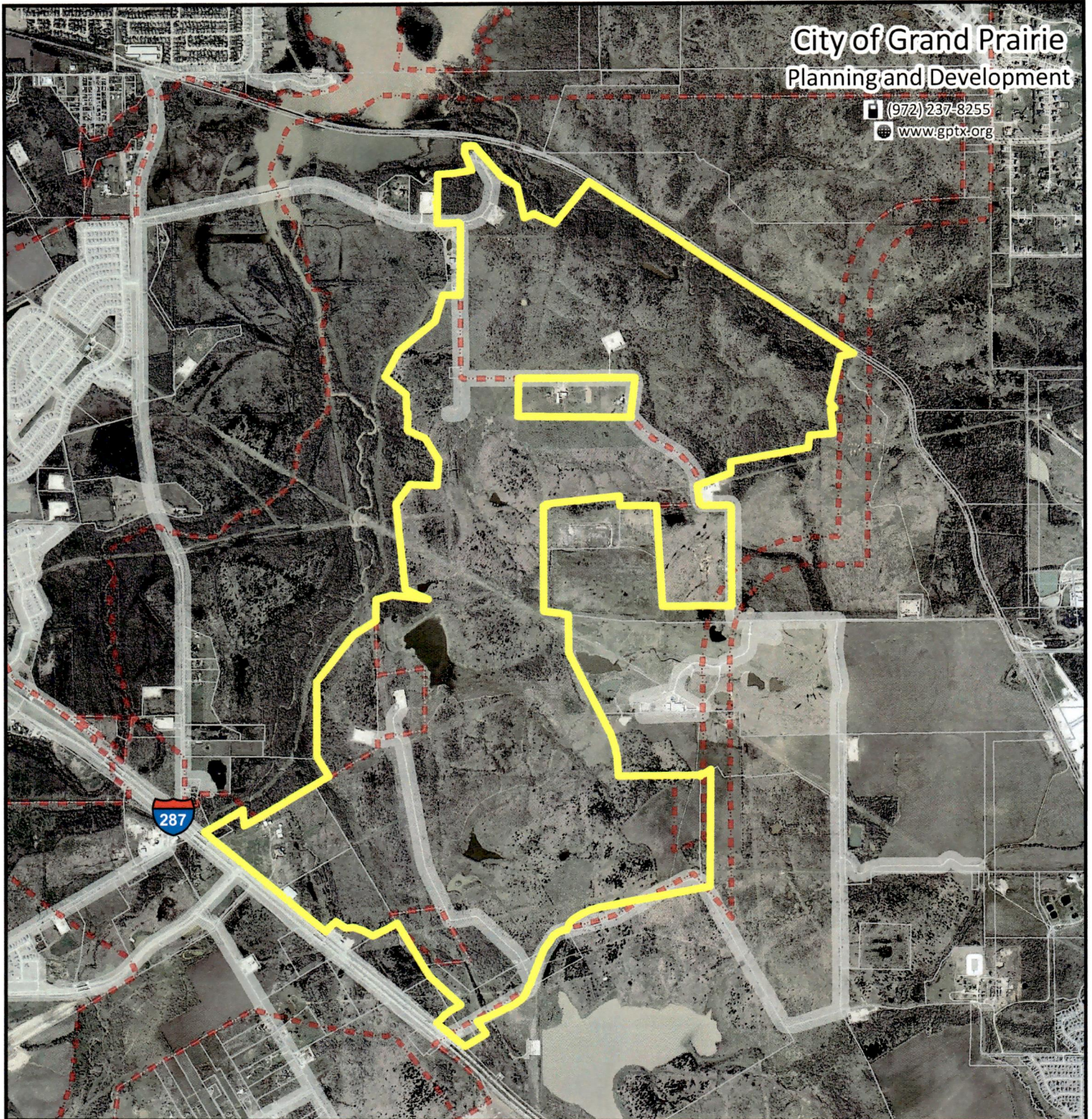
**ATTEST:**

  
\_\_\_\_\_  
**City Secretary**

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
**City Attorney**





-  Location
-  City Limits
-  Parcels

The City of Grand Prairie has prepared maps for departmental use. These are not official maps of the City of Grand Prairie and should not be used for legal, engineering, or surveying purposes but rather for reference. These maps are the property of the City of Grand Prairie and have been made available to public based on the Public Information Act. The City of Grand Prairie makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.



0 1/4 Miles

**Grand  
Prairie**  
TEXAS  
PLANNING  
Date: 6/11/2025





#### LEGAL DESCRIPTION

**BEING** A TRACT OF LAND IN THE C. L. DODSON SURVEY, ABSTRACT NUMBER 292, THE R. R. MELTON SURVEY, ABSTRACT NUMBER 1276, THE S. A. & M.G. RAILROAD COMPANY SURVEY, ABSTRACT NUMBER 1056, T, THE R. ZEIBEIG SURVEY, ABSTRACT NUMBER 272, THE D. MORGAN SURVEY, ABSTRACT NUMBER 1224, THE ALLEN REEVES SURVEY, ABSTRACT NUMBER 939, THE JAMES JONES SURVEY, ABSTRACT NUMBER 583, , THE J. M. D. PEARSON SURVEY, ABSTRACT NUMBER 1268, THE W. W. PEARSON SURVEY, ABSTRACT NUMBER 1267, THE J. HADDON SURVEY, ABSTRACT NUMBER 501, THE JOSEPH STEWART SURVEY, ABSTRACT NUMBER 961, THE M. E. P. & P. RAILROAD COMPANY SURVEY, ABSTRACT NUMBER 761, AND THE B. BERRY SURVEY, ABSTRACT NUMBER 157, ELLIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 1,994.232 ACRE TRACT DESCRIBED IN A DEED TO HC GPM, LLC, RECORDED UNDER INSTRUMENT NUMBER 2213805, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS (OPRECT), HEREINAFTER REFERRED TO AS, "HC GPM TRACT", TOGETHER WITH A TRACT OF LAND DESCRIBED IN A DEED TO HC HARMONY HILL LLC, RECORDED IN INSTRUMENT NUMBER 2224153, OPRECT, ALSO TOGETHER WITH A TRACT OF LAND DESCRIBED IN A DEED TO HC HARMONY HILL LLC, RECORDED IN INSTRUMENT NUMBER AND 2224154, OPRECT, ALSO TOGETHER WITH A PORTION OF A CALLED 621.268 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RANDOL MILL CAPITAL, LLP, RECORDED IN VOLUME 2181, PAGE 1612, DEED RECORDS, ELLIS COUNTY TEXAS (DRECT), ALSO TOGETHER WITH A CALLED 56.26 ACRE TRACT DESCRIBED IN A DEED TO HC LAKESONG LLC, RECORDED UNDER INSTRUMENT NUMBER 2420163, OPRECT, HERINAFTER REFERRED TO AS "WICK TRACT", ALSO TOGETHER WITH A CALLED 59.91 ACRE TRACT DESCRIBED IN A DEED TO HC LAKESONG, LLC, RECORDED UNDER INSTRUMENT NUMBER 1519720, OPRECT, HERINAFTER REFERED TO AS "BURNITT TRACT", ALSO TOGETHER WITH A CALLED 558.2 ACRE TRACT OF LAND DESCRIBED IN A DEED TO HC LAKESONG LLC, RECORDED UNDER INSTRUMENT NUMBER 2433876, OPECT, HERINAFTER REFERRED TO AS "LAKEVIEW HILLS TRACT", AND BEING DESCRIBED AS ONE (1) TRACT BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID HC HARMONY HILL TRACT RECORDED IN INSTRUMENT NUMBER 2224154, SAID POINT BEING THE WEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO KREHER STEEL CO. INC., AS RECORDED IN VOLUME 2244, PAGE 1334, DEED RECORDS, ELLIS COUNTY, TEXAS DRECT, AND LYING IN THE NORTHEASTERLY LINE OF U.S. HIGHWAY 287;

**THENCE**, ALONG THE NORTHEASTERLY LINE OF U.S. HIGHWAY 287 THE FOLLOWING COURSES AND DISTANCES:

NORTH 50 DEGREES 39 MINUTES 14 SECONDS WEST A DISTANCE OF 1,203.70 FEET TO THE MOST WESTERLY CORNER OF SAID HC HARMONY HILL TRACT RECORDED IN INSTRUMENT NUMBER 2224154 AND TO THE MOST SOUTHERLY CORNER OF SAID HC HARMONY HILL, LLC TRACT RECORDED IN INSTRUMENT NUMBER 2224153;

NORTH 50 DEGREES 53 MINUTES 38 SECONDS WEST A DISTANCE OF 58.13 FEET;

NORTH 52 DEGREES 32 MINUTES 36 SECONDS WEST A DISTANCE OF 196.96 FEET;

NORTH 50 DEGREES 38 MINUTES 03 SECONDS WEST A DISTANCE OF 1,181.10 FEET;

NORTH 46 DEGREES 40 MINUTES 14 SECONDS WEST A DISTANCE OF 61.88 FEET;

NORTH 50 DEGREES 46 MINUTES 02 SECONDS WEST A DISTANCE OF 228.94 FEET TO THE MOST WESTERLY CORNER OF SAID HC HARMONY HILLS TRACT RECORDED IN



INSTRUMENT NUMBER 2224153 AND TO THE MOST SOUTHERLY CORNER OF A CALLED 98.72 ACRE TRACT DESCRIBED IN A DEED TO DR. R. G. ALEXANDER, DDS, MSD, AND SPOUSE JANNA ALEXANDER, RECORDED IN VOLUME 2600, PAGE 1493, DRECT;

**THENCE**, ALONG THE NORTHWESTERLY LINE OF SAID HC HARMONY HILLS TRACT RECORDED IN INSTRUMENT NUMBER 2224153, AND ALONG THE SOUTHEASTERLY LINE OF SAID ALEXANDER TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 60 DEGREES 04 MINUTES 27 SECONDS EAST A DISTANCE OF 845.68 FEET

SOUTH 01 DEGREES 07 MINUTES 47 SECONDS EAST A DISTANCE OF 312.79 FEET;

NORTH 59 DEGREES 28 MINUTES 45 SECONDS EAST A DISTANCE OF 314.48 FEET;

NORTH 59 DEGREES 28 MINUTES 48 SECONDS EAST A DISTANCE OF 1,227.56 FEET TO THE MOST WESTERLY CORNER OF SAID HC GPM TRACT;

**THENCE**, NORTH 59 DEGREES 41 MINUTES 32 SECONDS EAST A DISTANCE OF 293.11 FEET TO THE MOST SOUTHERLY CORNER OF SAID ALEXANDER TRACT AND TO THE MOST SOUTHERLY CORNER OF SAID WICK TRACT;

**THENCE** THE FOLLOWING COURSES AND DISTANCES ALONG THE WESTERLY AND NORTHERLY LINES OF SAID WICK TRACT:

NORTH 32 DEGREES 32 MINUTES 24 SECONDS WEST A DISTANCE OF 397.90 FEET;

NORTH 00 DEGREE 18 MINUTES 44 SECONDS WEST A DISTANCE OF 1,430.14 FEET;

NORTH 38 DEGREES 24 MINUTES 59 SECONDS EAST A DISTANCE OF 1,120.94 FEET;

NORTH 56 DEGREES 52 MINUTES 48 SECONDS EAST A DISTANCE OF 498.92 FEET TO THE MOST NORTHERLY CORNER OF SAID WICK TRACT AND TO THE WESTERLY LINE OF SAID HC GPM TRACT

**THENCE**, THE FOLLOWING COURSES AND DISTANCES, ALONG THE WESTERLY LINE OF SAID HC GPM TRACT:

NORTH 00 DEGREES 18 MINUTES 46 SECONDS WEST A DISTANCE OF 377.75 FEET;

NORTH 74 DEGREES 18 MINUTES 19 SECONDS EAST A DISTANCE OF 313.49 FEET;

SOUTH 84 DEGREES 01 MINUTE 57 SECONDS EAST A DISTANCE OF 690.12 FEET;

NORTH 67 DEGREES 27 MINUTES 25 SECONDS WEST A DISTANCE OF 467.88 FEET;

NORTH 06 DEGREES 00 MINUTES 25 SECONDS WEST A DISTANCE OF 1,605.91 FEET;

NORTH 34 DEGREES 58 MINUTES 18 SECONDS EAST A DISTANCE OF 449.38 FEET;

SOUTH 87 DEGREES 16 MINUTES 02 SECONDS EAST A DISTANCE OF 508.67 FEET;

NORTH 03 DEGREES 14 MINUTES 20 SECONDS EAST A DISTANCE OF 467.31 FEET;

NORTH 29 DEGREES 57 MINUTES 57 SECONDS WEST A DISTANCE OF 469.84 FEET;

NORTH 63 DEGREES 28 MINUTES 38 SECONDS WEST A DISTANCE OF 386.07 FEET;

NORTH 00 DEGREES 44 MINUTES 59 SECONDS WEST A DISTANCE OF 314.29 FEET TO THE SOUTHEAST CORNER OF A CALLED 85.02 ACRE TRACT DESCRIBED AS "TRACT 818" IN A

DEED TO THE UNITED STATES OF AMERICA, RECORDED IN VOLUME 681, PAGE 992,  
DIRECT;

**THENCE**, THE FOLLOWING COURSES AND DISTANCES, CONTINUING ALONG THE WESTERLY LINE OF SAID  
HC GPM TRACT AND ALONG THE EASTERLY LINE OF SAID TRACT 818:

NORTH 00 DEGREES 22 MINUTES 03 SECONDS WEST A DISTANCE OF 342.47 FEET;

NORTH 51 DEGREES 17 MINUTES 16 SECONDS WEST A DISTANCE OF 518.01 FEET;

NORTH 28 DEGREES 37 MINUTES 06 SECONDS EAST A DISTANCE OF 559.09 FEET;

NORTH 50 DEGREES 53 MINUTES 29 SECONDS EAST A DISTANCE OF 867.05 FEET;

NORTH 16 DEGREES 55 MINUTES 44 SECONDS EAST A DISTANCE OF 515.50 FEET;

**THENCE**, SOUTH 89 DEGREES 56 MINUTES 00 SECONDS EAST AT 318.30 FEET PASSING THE MOST  
NORTHERLY NORTHEAST CORNER OF SAID HC GPM TRACT, IN ALL, A TOTAL DISTANCE OF 324.81 FEET TO  
THE WESTERLY LINE OF SAID LAKEVIEW HILLS TRACT, A POINT IN GIFCO ROAD;

**THENCE** THE FOLLOWING COURSES AND DISTANCES ALONG THE WESTERLY LINE OF SAID LAKEVIEW HILLS  
TRACT:

NORTH 00 DEGREE 22 MINUTES 00 SECONDS WEST A DISTANCE OF 1,338.94 FEET ALONG  
GIFCO ROAD;

SOUTH 89 DEGREES 37 MINUTES 35 SECONDS WEST A DISTANCE OF 432.06 FEET ALONG  
GIFCO ROAD;

NORTH 00 DEGREE 22 MINUTES 20 SECONDS WEST A DISTANCE OF 887.45 FEET,  
DEPARTING GIFCO ROAD, TO THE SOUTHERLY LINE OF, "TRACT NO. 828-1" AS DESCRIBED  
IN A DEED TO THE UNITED STATES OF AMERICA, RECORDED IN VOLUME 687, PAGE 584,  
DIRECT;

**THENCE** THE FOLLOWING COURSES AND DISTANCES ALONG THE NORTHERLY LINE OF SAID LAKEVIEW  
HILLS TRACT, AND THE SOUTHERLY LINE OF SAID TRACT 828-1:

NORTH 79 DEGREES 46 MINUTES 05 SECONDS EAST A DISTANCE OF 701.54 FEET;

NORTH 23 DEGREES 39 MINUTES 57 SECONDS WEST A DISTANCE OF 348.07 FEET;

NORTH 05 DEGREES 22 MINUTES 23 SECONDS EAST A DISTANCE OF 137.34 FEET;

SOUTH 89 DEGREES 00 MINUTES 33 SECONDS EAST A DISTANCE OF 169.54 FEET;

SOUTH 41 DEGREES 36 MINUTES 08 SECONDS EAST A DISTANCE OF 756.42 FEET;

SOUTH 58 DEGREES 24 MINUTES 43 SECONDS EAST A DISTANCE OF 355.31 FEET;

SOUTH 12 DEGREES 52 MINUTES 01 SECONDS EAST A DISTANCE OF 572.42 FEET;

SOUTH 83 DEGREES 29 MINUTES 05 SECONDS EAST A DISTANCE OF 154.17 FEET;

NORTH 19 DEGREES 32 MINUTES 42 SECONDS EAST A DISTANCE OF 93.78 FEET;

SOUTH 65 DEGREES 32 MINUTES 34 SECONDS EAST A DISTANCE OF 433.37 FEET;



NORTH 40 DEGREES 19 MINUTES 04 SECONDS EAST A DISTANCE OF 956.67 FEET TO THE SOUTHWESTERLY LINE OF THE SOUTHERN PACIFIC RAILROAD;

**THENCE**, SOUTH 57 DEGREES 02 MINUTES 59 SECONDS EAST A DISTANCE OF 5,911.26 FEET ALONG THE NORTHEASTERLY LINE OF SAID LAKEVIEW HILLS TRACT AND THE SOUTHWESTERLY LINE OF SAID SOUTHERN PACIFIC RAILROAD TO THE MOST EASTERLY CORNER OF SAID LAKEVIEW HILLS TRACT';

**THENCE**, THE FOLLOWING COURSES AND DISTANCES ALONG THE EASTERLY AND SOUTHEASTERLY LINE OF SAID LAKEVIEW HILLS TRACT:

SOUTH 78 DEGREES 45MINUTES 14 SECONDS WEST A DISTANCE OF 261.10 FEET;  
SOUTH 13 DEGREES 15 MINUTES 37 SECONDS WEST A DISTANCE OF 873.83 FEET;  
SOUTH 54 DEGREES 34 MINUTES 26 SECONDS EAST A DISTANCE OF 151.18 FEET;  
NORTH 87 DEGREES 41 MINUTES 44 SECONDS WEST A DISTANCE OF 114.11 FEET;  
SOUTH 07 DEGREES 29 MINUTES 38 SECONDS EAST A DISTANCE OF 500.29 FEET;  
SOUTH 84 DEGREES 53 MINUTES 46 SECODNS WEST A DISTANCE OF 452.07 FEET;  
SOUTH 04 DEGREES 20 MINUTES 07 SECONDS WEST A DISTANCE OF 226.90 FEET;  
SOUTH 79 DEGREES 53 MINUTES 35 SECONDS WEST A DISTANCE OF 1,481.47 FEET;  
SOUTH 00 DEGREE 56 MINUTES 40 SECONDS EAST A DISTANCE OF 214.86 FEET;  
SOUTH 70 DEGREES 07 MINUTES 32 SECONDS WEST A DISTANCE OF 679.74 FEET TO A POINT IN GIFCO ROAD;  
SOUTH 06 DEGREES 10 MINUTES 01 SECOND EAST A DISTANCE OF 354.79 FEET ALONG GIFCO ROAD TO AN ANGLE POINT IN THE NORTH LINE OF SAID BURNITT TRACT;

**THENCE**, THE FOLLOWING COURSES AND DISTANCES ALONG THE NORTH, EAST, SOUTH AND WEST LINES OF SAID BURNITT TRACT:

NORTH 88 DEGREES 53 MINUTES 42 SECONDS EAST A DISTANCE OF 625.11 FEET;  
SOUTH 00 DEGREE 22 MINUTES 11 SECONDS EAST A DISTANCE OF 1,904.34 FEET;  
SOUTH 89 DEGREES 46 MINUTES 22 SECONDS WEST A DISTANCE OF 1,285.04 FEET;  
NORTH 05 DEGREES 06 MINUTES 49 SECONDS WEST A DISTANCE OF 1,886.33 FEET TO THE NORTHEAST CORNER OF A CALLED 1.0 ACRE TRACT DESCRIBED IN A DEED TO MICHAEL GRAHAM, RECORDED IN VOLUME 2384, PAGE 642, DRECT AND TO A SOUTHERLY LINE OF SAID HC GPM TRACT;

**THENCE**, THE FOLLOWING COURSES AND DISTANCES ALONG A SOUTHERLY LINE OF SAID HC GPM TRACT:

SOUTH 88 DEGREES 42 MINUTES 11 SECONDS WEST A DISTANCE OF 119.88 FEET TO THE NORTHWEST CORNER OF SAID GRAHAM TRACT;  
SOUTH 89 DEGREES 46 MINUTES 05 SECONDS WEST A DISTANCE OF 562.56 FEET;  
NORTH 01 DEGREES 07 MINUTES 09 SECONDS WEST A DISTANCE OF 184.68 FEET;  
SOUTH 83 DEGREES 27 MINUTES 27 SECONDS WEST A DISTANCE OF 1,386.37 FEET;

SOUTH 01 DEGREE 07 MINUTES 51 SECONDS EAST A DISTANCE OF 32.27 FEET;

SOUTH 89 DEGREES 46 MINUTES 05 SECONDS WEST A DISTANCE OF 59.03 FEET;

**THENCE**, THE FOLLOWING COURSES AND DISTANCES ALONG THE EASTERLY LINE OF SAID HC GPM TRACT:

SOUTH 00 DEGREES 13 MINUTES 55 SECONDS EAST A DISTANCE OF 1,965.03 FEET;

SOUTH 83 DEGREES 32 MINUTES 55 SECONDS EAST A DISTANCE OF 447.87 FEET TO THE NORTHWEST CORNER OF A CALLED 206.363 ACRE TRACT DESCRIBED IN A DEED TO JAS HOLDINGS, LLC, RECORDED IN VOLUME 2051, PAGE 2082, DIRECT, HERINAFTER REFERED TO AS, "JAS TRACT 1";

SOUTH 00 DEGREES 16 MINUTES 39 SECONDS EAST A DISTANCE OF 712.69 FEET TO A WESTERLY CORNER OF SAID JAS TRACT 1;

SOUTH 28 DEGREES 35 MINUTES 03 SECONDS EAST A DISTANCE OF 1,286.07 FEET TO THE SOUTHWEST CORNER OF SAID JAS TRACT 1, AND TO THE NORTHWEST CORNER OF A CALLED 99.764 ACRE TRACT DESCRIBED IN A DEED TO JAS HOLDINGS, L.P., RECORDED IN INSTRUMENT NUMBER 2321330, OPRECT, HEREINAFTER REFERED TO AS, "JAS TRACT 2";

SOUTH 28 DEGREES 35 MINUTES 44 SECONDS EAST A DISTANCE OF 306.31 FEET ALONG THE WEST LINE OF SAID JAS TRACT 2, TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1559.96 FEET, AND HAVING A CENTRAL ANGLE OF 24 DEGREES 18 MINUTES 13 SECONDS, AND A CHORD WHICH BEARS SOUTH 16 DEGREES 25 MINUTES 34 SECONDS EAST, A DISTANCE OF 656.75 FEET;

SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 661.70 FEET, CONTINUING ALONG THE WESTERLY LINE OF SAID JAS TRACT 2;

SOUTH 04 DEGREES 19 MINUTES 13 SECONDS EAST A DISTANCE OF 276.61 FEET TO THE SOUTHWEST CORNER OF SAID JAS TRACT 2;

**THENCE**, THE FOLLOWING COURSES AND DISTANCES ALONG A NORTHERLY LINE OF SAID HC GPM TRACT AND THE SOUTH LINE OF SAID JAS TRACT 2:

NORTH 89 DEGREES 33 MINUTES 02 SECONDS EAST A DISTANCE OF 1,544.85 FEET;

NORTH 00 DEGREE 45 MINUTES 54 SECONDS EAST A DISTANCE OF 30.99 FEET;

SOUTH 89 DEGREES 26 MINUTES 09 SECONDS EAST A DISTANCE OF 56.26 FEET;

NORTH 58 DEGREES 43 MINUTES 18 SECOND EAST A DISTANCE OF 128.89 FEET;

**THENCE**, SOUTH 00 DEGREES 42 MINUTES 37 SECONDS WEST A DISTANCE OF 2,157.62 FEET;

**THENCE**, SOUTH 79 DEGREES 13 MINUTES 31 SECONDS WEST A DISTANCE OF 1,298.68 FEET;

**THENCE**, SOUTH 78 DEGREES 35 MINUTES 50 SECONDS WEST A DISTANCE OF 246.58 FEET;

**THENCE**, SOUTH 78 DEGREES 13 MINUTES 56 SECONDS WEST A DISTANCE OF 154.50 FEET;

**THENCE**, SOUTH 78 DEGREES 13 MINUTES 56 SECONDS WEST A DISTANCE OF 309.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,405.83 FEET, AND A CHORD WHICH BEARS, SOUTH 66 DEGREES 39 MINUTES 08 SECONDS WEST, 688.54 FEET;



**THENCE**, WESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 695.61 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 79.00 FEET, AND A CHORD WHICH BEARS, SOUTH 27 DEGREES 59 MINUTES 38 SECONDS WEST A DISTANCE OF 59.27 FEET;

**THENCE**, SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 60.76 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 121.50 FEET, AND A CHORD WHICH BEARS, SOUTH 52 DEGREES 43 MINUTES 22 SECONDS WEST, A DISTANCE OF 177.03 FEET;

**THENCE**, SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 198.33 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 64.00 FEET, AND A CHORD WHICH BEARS, SOUTH 85 DEGREES 22 MINUTES 02 SECONDS WEST A DISTANCE OF 31.22 FEET;

**THENCE**, WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 31.54 FEET;

**THENCE**, SOUTH 24 DEGREES 40 MINUTES 55 SECONDS WEST A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 565.00 FEET, AND A CHORD WHICH BEARS SOUTH 31 DEGREES 56 MINUTES 26 SECONDS WEST A DISTANCE OF 142.77 FEET;

**THENCE**, SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 143.15 FEET;

**THENCE**, SOUTH 39 DEGREES 11 MINUTES 56 SECONDS WEST A DISTANCE OF 161.32 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 459.00 FEET, AND A CHORD WHICH BEARS SOUTH 32 DEGREES 24 MINUTES 09 SECONDS WEST A DISTANCE OF 108.64 FEET;

**THENCE**, SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 108.90 FEET;

**THENCE**, SOUTH 23 DEGREES 37 MINUTES 57 SECONDS WEST A DISTANCE OF 657.95 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 820.00 FEET, AND A CHORD WHICH BEARS SOUTH 43 DEGREES 55 MINUTES 01 SECOND WEST A DISTANCE OF 570.86 FEET;

**THENCE**, SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 583.07 FEET;

**THENCE**, SOUTH 64 DEGREES 17 MINUTES 15 SECONDS WEST A DISTANCE OF 651.02 FEET;

**THENCE**, SOUTH 30 DEGREES 23 MINUTES 11 SECONDS EAST A DISTANCE OF 245.88 FEET;

**THENCE**, SOUTH 58 DEGREES 21 MINUTES 21 SECONDS WEST A DISTANCE OF 417.85 FEET;

**THENCE**, NORTH 48 DEGREES 37'13" WEST A DISTANCE OF 187.19 FEET;

**THENCE**, NORTH 11 DEGREES 32 MINUTES 38 SECONDS EAST A DISTANCE OF 58.52 FEET;

**THENCE**, NORTH 39 DEGREES 48 MINUTES 01 SECOND WEST A DISTANCE OF 92.97 TO THE SOUTHEASTERLY LINE OF A CALLED 127.65 ACRE TRACT OF LAND DESCRIBED IN, "EXHIBIT C" IN THE DEVELOPER AGREEMENT RECORDED IN VOLUME 2552, PAGE 2454, DIRECT;

**THENCE**, SOUTH 59 DEGREES 27 MINUTES 36 SECONDS WEST A DISTANCE OF 126.13 FEET TO THE MOST SOUTHERLY CORNER OF SAID 127.65 ACRE TRACT AND TO THE NORTHEASTERLY LINE OF STATE HIGHWAY 287;

**THENCE**, THE FOLLOWING COURSES AND DISTANCES ALONG TO THE NORTHEASTERLY LINE OF STATE HIGHWAY 287 AND THE SOUTHWESTERLY LINE OF SAID 127.65 ACRE TRACT:

NORTH 30 DEGREES 53 MINUTES 38 SECONDS WEST A DISTANCE OF 14.10 FEET;

NORTH 49 DEGREES 41 MINUTES 27 SECONDS WEST A DISTANCE OF 509.07 FEET  
TO THE MOST WESTERLY CORNER OF SAID 127.65 ACRE TRACT;

**THENCE**, NORTH 59 DEGREES 27 MINUTES 36 SECOND EAST A DISTANCE OF 902.19 FEET  
ALONG A NORTHERLY LINE OF SAID 127.65 ACRE TRACT;

**THENCE**, NORTH 50 DEGREES 43 MINUTES 31 SECONDS WEST A DISTANCE OF 850.60 FEET  
TO A SOUTHERLY LINE OF SAID HC GPM TRACT;

**THENCE**, SOUTH 81 DEGREES 42 MINUTES 29 SECONDS WEST A DISTANCE OF 242.63 FEET  
TO A SOUTHWESTERLY CORNER OF SAID HC GPM TRACT AND TO THE NORTHEASTERLY  
LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO WENDELL G. WATSON ET AL,  
RECORDED IN VOLUME 1047, PAGE 663, DIRECT;

**THENCE**, NORTH 30 DEGREES 54 MINUTES 47 SECONDS WEST A DISTANCE OF 951.82 FEET  
ALONG SAID NORTHEASTERLY LINE TO THE MOST EASTERLY CORNER OF SAID HC  
HARMONY HILL TRACT RECORDED IN INSTRUMENT NUMBER 2224154;

**THENCE**, SOUTH 58 DEGREES 50 MINUTES 50 SECONDS WEST A DISTANCE OF 524.22 FEET TO THE MOST  
EASTERLY CORNER OF SAID KREHER STEEL CO. INC. TRACT;

**THENCE**, THE FOLLOWING COURSES AND DISTANCES ALONG THE NORTHERLY LINE OF SAID KREHER STEEL  
TRACT AND THE SOUTHERLY LINE OF SAID HC HARMONY HILL TRACT RECORDED IN INSTRUMENT  
NUMBER 2224154:

NORTH 61 DEGREES 14 MINUTES 04 SECONDS WEST A DISTANCE OF 228.11 FEET;

NORTH 72 DEGREES 36 MINUTES 09 SECONDS WEST A DISTANCE OF 170.09 FEET;

SOUTH 85 DEGREES 23 MINUTES 38 SECONDS WEST A DISTANCE OF 141.06 FEET;

NORTH 57 DEGREES 25 MINUTES 06 SECONDS WEST A DISTANCE OF 229.20 FEET;

SOUTH 46 DEGREES 28 MINUTES 11 SECONDS WEST A DISTANCE OF 221.97 FEET;

SOUTH 29 DEGREES 52 MINUTES 35 SECONDS WEST A DISTANCE OF 49.24 FEET TO THE  
**POINT OF BEGINNING** AND **CONTAINING** 1,952.1 ACRES OF LAND MORE OR LESS.

**SAVE AND EXCEPT** THE FOLLOWING DESCRIBED TRACT OF LAND:

**BEING** A TRACT OF LAND IN THE S. A. & M.G. RAILROAD COMPANY SURVEY, ABSTRACT NUMBER  
1056, ELLIS COUNTY, TEXAS, AND BEING A CALLED 25.000 ACRE TRACT OF LAND, TOGETHER WITH  
A CALLED 10.000 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO HAL T. THORNE, RECORDED  
UNDER INSTRUMENT NUMBER 1632258, ORECT, AND BEING DESCRIBED AS ONE (1) TRACT BY  
METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID 25.000 ACRE TRACT, A POINT IN GIFCO ROAD;

**THENCE**, NORTH 89 DEGREES 51 MINUTES 42 SECONDS EAST A DISTANCE OF 2,195.38 FEET  
ALONG GIFCO ROAD TO THE NORTHEAST CORNER OF SAID 10.000 ACRE TRACT;

**THENCE**, SOUTH 08 DEGREES 13 MINUTES 06 SECONDS WEST A DISTANCE OF 718.93 FEET ALONG  
GIFCO ROAD TO THE SOUTHEAST CORNER OF SAID 10.000 ACRE TRACT;



**THENCE**, SOUTH 89 DEGREES 50 MINUTES 41 SECONDS WEST A DISTANCE OF 2,091.20 FEET TO THE SOUTHWEST CORNER OF SAID 25.000 ACRE TRACT;

**THENCE**, NORTH 00 DEGREES 06 MINUTES 49 SECONDS WEST A DISTANCE OF 711.91 FEET TO THE **POINT OF BEGINNING** AND **CONTAINING** 35.0 ACRES OF LAND MORE OR LESS.

LEAVING A **NET** OF 1,917.1 ACRES OF LAND. AND BEING PREPARED UNDER JOB NUMBER 61467-50 BY PAPE DAWSON CONSULTING ENGINEERS, LLC.

THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

PREPARATION DATE: 06/05/25

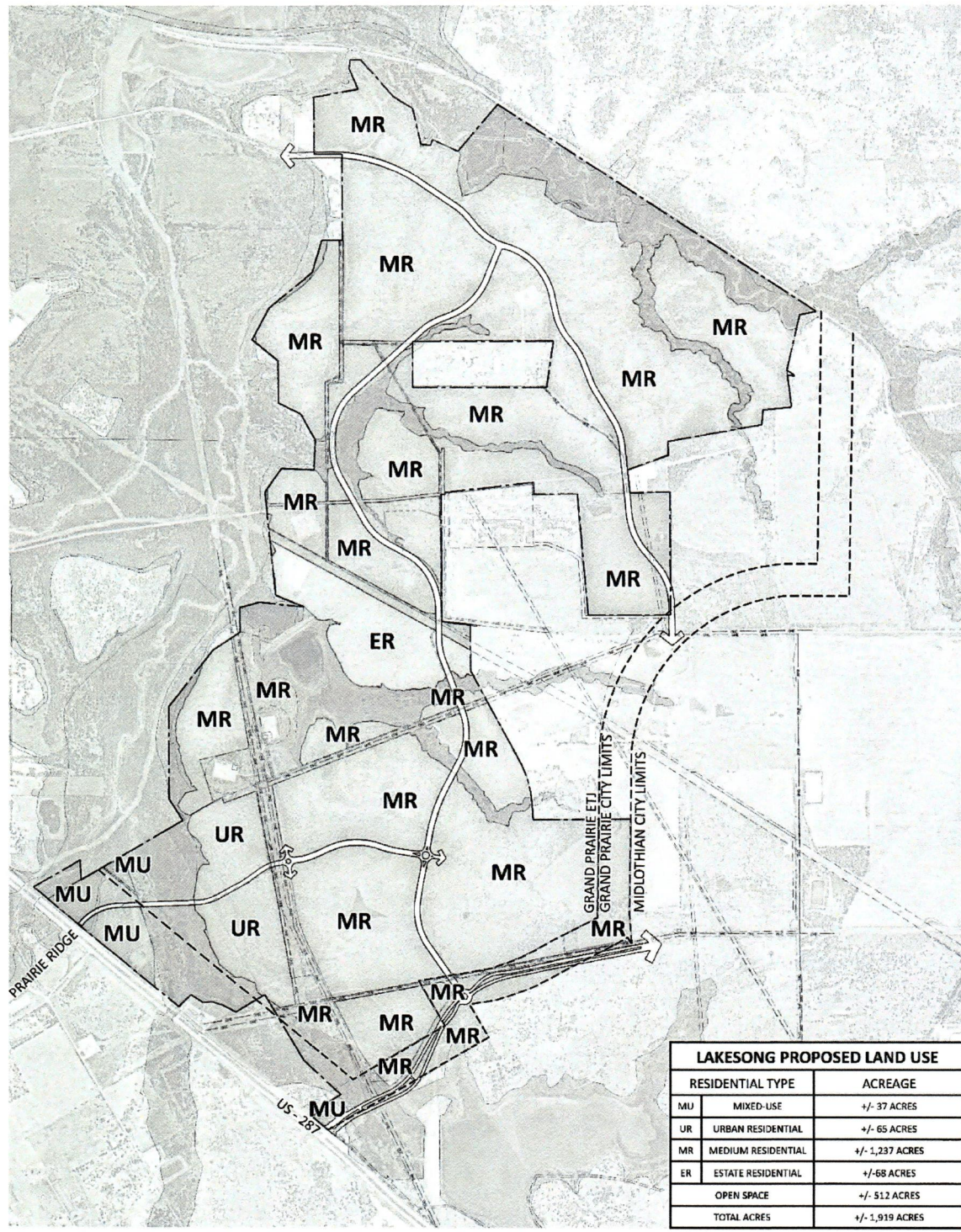


A handwritten signature in blue ink, appearing to read "R. W. Hart", written below the professional seal.

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# **Exhibit C** **Concept Plan**



**CONCEPT PLAN**  
PLAN IS SUBJECT TO CHANGE

PLAN VIEW 0 2000' 4000'  
SCALE: 1"=2,000' **LJA**



**EXHIBIT D**  
**DEVELOPMENT REGULATIONS**

1. **Applicability.** This **Exhibit D** applies only to the ETJ Property and the Additional ETJ Property.
2. **Applicable Regulations.**
  - a. The following areas shown on the Concept Plan shall follow the base zoning district regulations in the UDC, as amended by this **Exhibit D**:
  - b. **Mixed Use Area on the Concept Plan:** For multi-family development, the Multi-family Three Residential (MF-3) zoning district regulations shall apply. For townhome development, the SF-Townhouse (SF-T) zoning district regulations shall apply. For non-residential uses, the General Retail zoning district regulations shall apply. Parking garages are permitted in the mixed use area on the Concept Plan. Nonresidential development within the Mixed-Use area on the Concept Plan shall comply with the requirements on Attachment 1 of this **Exhibit D**.
  - c. **Urban Residential Area on the Concept Plan:** For multi-family development, the Multi-family Three Residential (MF-3) zoning district regulations shall apply. For townhome development, the SF-Townhouse (SF-T) zoning district regulations shall apply. For single family zero lot line development, the Single Family Zero Lot line (SF-Z) zoning district regulations shall apply. Use mix shall comply with the maximum percent of dwelling units established in Table 2: Lot Dimensions for Urban Residential, as well as the table below in this Section 2.
  - d. **Medium Residential Area on the Concept Plan:** For townhome development, the SF-Townhouse (SF-T) zoning district regulations shall apply. For single family zero lot line development, the Single Family Zero Lot line (SF-Z) zoning district regulations shall apply. For single family detached development, the Single Family-Six (SF-6) zoning district regulations shall apply. Use mix shall comply with the table immediately below.

Unit Type	Minimum % Lots at Full Buildout of the ETJ Property and the Additional ETJ Property	Maximum % Lots at Full Buildout of the ETJ Property and the Additional ETJ Property
SF-Z	0%	15%
SF-T	0%	30%
SF-6	70%	100%

e. Estate Residential Area on the Concept Plan: For single family detached development, the Single Family-One (SF-1) zoning district regulations shall apply.

f. Open Space and Parks on the Concept Plan: Open space areas and parks shown on the Concept Plan shall be used for active and passive open space and recreation consistent with the open space requirements on this **Exhibit D**, and shall not be governed by a base zoning district.

g. Schools. A school is a permitted use at any location on the Property other than in areas designated on the Concept Plan for open space or parks.

h. No zoning overlay district or other special zoning district regulations of any kind shall apply.

i. Appendix W in the UDC shall apply to all residential development.

j. In the event of a conflict between the UDC and this **Exhibit D**, this **Exhibit D** shall control. In the event of a conflict between the UDC and the Concept Plan, the Concept Plan shall control. The Concept Plan only governs land use requirements and does not control as it relates to transportation requirements or other requirements regulated by the UDC.

3. **Dimensional Requirements.**

a. For additional requirements, see Tables 1 through 4 at the end of this **Exhibit D**, which are the exclusive regulations applicable to residential density, dwelling unit size, number of one bedroom units, lot size, setbacks, building height, lot coverage, floor area, and garage orientation. For dimensional requirements not specifically identified in Table 1, Table 2, Table 3 and Table 4, below, the UDC shall control.

b. Lots located on a cul-de-sac or "eyebrow" may be reduced in width to 25 feet at the front lot line to allow for driveway access to street. Driveway length shall not exceed 100 feet from Right-Of-Way (ROW) to residential structure. The development shall be designed so as to avoid flag lots.

4. **Permitted Uses.**

a. Mixed Use Area on the Concept Plan. The following uses are permitted in this area: all uses permitted in the Multi-family Three (MF-3), SF-Townhouse (SF-T), and General Retail zoning districts are permitted to the same extent permitted in those zoning districts within the UDC. For example, if a use is permitted by right in the MF-3 zoning district, that use is permitted by right in the mixed use area on the Concept Plan. If a use is permitted by SUP in the MF-3 zoning district, that use is permitted by SUP in the mixed use area on the Concept Plan. If a use is regulated differently in any of these three zoning districts, the most restrictive regulation applies to that use in the mixed use area on the Concept Plan. A minimum of 20 percent of the net acreage in the Mixed Use Area shown on the Concept Plan (net meaning excluding 100-year floodplain) shall be restricted to non-residential uses and development in accordance with the General Retail zoning district regulations.



b. Urban Residential Area on the Concept Plan. The following uses are permitted in this area: all uses permitted in the Multi-family Three (MF-3), SF-Townhouse (SF-T), and Single Family Zero Lot Line (SF-Z) zoning districts are permitted to the same extent permitted in those zoning districts within the UDC. For example, if a use is permitted by right in the MF-3 zoning district, that use is permitted by right in the mixed use area on the Concept Plan. If a use is permitted by SUP in the MF-3 zoning district, that use is permitted by SUP in the mixed use area on the Concept Plan. If a use is regulated differently in any of these three zoning districts, the most restrictive regulation applies to that use in the mixed use area on the Concept Plan.

c. Medium Residential Area on the Concept Plan: The following uses are permitted in this area: all uses permitted in the SF-Townhouse (SF-T), Single Family Zero Lot Line (SF-Z), and Single Family-Six (SF-6) zoning districts are permitted to the same extent permitted in those zoning districts within the UDC. For example, if a use is permitted by right in the SF-6 zoning district, that use is permitted by right in the medium residential area on the Concept Plan. If a use is permitted by SUP in the SF-6 zoning district, that use is permitted by SUP in the mixed use area on the Concept Plan. If a use is regulated differently in any of these three zoning districts, the most restrictive regulation applies to that use in the medium residential area on the Concept Plan.

d. Estate Residential Area on the Concept Plan: All uses permitted in the Single Family-One (SF-1) zoning districts are permitted to the same extent permitted in the SF-1 district within the UDC. For example, if a use is permitted by right in the SF-1 zoning district, that use is permitted by right in the estate residential area on the Concept Plan. If a use is permitted by SUP in the SF-1 zoning district, that use is permitted by SUP in the estate residential area on the Concept Plan

e. Temporary Uses.

i. During active construction within the Property, the following temporary uses are permitted at any location on the Property other than in Open Space and floodplain, and may be approved administratively: construction offices including construction trailers, model homes, and batch plants. Batch plants shall be removed upon completion of the Public Infrastructure. Batch plants must be 200 feet from the limits of floodplain.

ii. Seasonal sales are permitted in areas that permit retail uses.

5. **Building Design.**

a. The following shall constitute the exclusive building design standards applicable to the ETJ Property and the Additional ETJ Property: the building design standards in Article 6, Sections 15 and 16 of the UDC in effect on the Effective Date, even if within the UDC they are only suggested, recommended or otherwise noted as not mandatory; the standards on this **Exhibit D; Attachment 1** to this exhibit, including general compliance with the exterior building materials show therein, which applies to single family homes and townhomes; Appendix W



of the UDC as modified herein; and Appendix F of the UDC as it exists on the Effective Date of this Agreement, which applies to non-residential buildings in the Mixed Use Area on the Concept Plan. The sample single family residential attached and detached elevations on Attachment 1 to this exhibit are illustrative, not intended to be final home designs, and subject to change without further approval, provided the changes (i) demonstrate similar or better quality, building materials and architectural details to the elevations attached on Attachment 1, as reasonably determined by the Planning and Development Director; and (ii) otherwise comply with the Governing Regulations. Changes to Attachment 1 that do not demonstrate similar or better quality, building materials and architectural details require approval of the Planning and Development Director. If the Director denies a request for such changes, the Director's decision may be appealed to the City Council, and the City Council's decision shall be final. If there is a conflict between the UDC and Attachment 1, the Attachment 1 building material provision shall control.

- b. A minimum of four of the following design features are required on the exterior of each single family detached residential structure:
  - i. Dormers;
  - ii. Cupolas;
  - iii. Gables;
  - iv. Recessed entries (minimum three feet);
  - v. Balconies;
  - vi. Covered front porches (minimum 70 square feet in area and minimum six feet in depth);
  - vii. Courtyards;
  - viii. Box windows;
  - ix. Architectural pillars or posts;
  - x. Exterior chimneys;
  - xi. Varied roof heights;
  - xii. Archways;
  - xiii. Porte cocheres;
  - xiv. Porticos;
  - xv. Shutters (functional or decorative); or



xvi. Articulated cornice lines.

**6. Landscaping and Screening.**

a. Landscaping and screening shall comply with Article 8 of the UDC except as otherwise provided below.

b. Trees may be located within the right-of-way between the sidewalk and back of curb and count towards the street tree requirement, as depicted on Attachment 2. Trees within the right-of-way shall be located as shown on Attachment 2. Trees within the right-of-way shall be tap root trees or located in a recessed tree well. Trees located in the right-of-way shall adhere to the spacing requirements established herein. For the purposes of spacing, streetlights shall be treated in the same manner as street trees.

c. All fencing for single family detached lots that back up to open space, parks, drainage areas or easements shall be six-foot tall ornamental metal fences. All fencing for single family detached lots that back up to a collector or arterial roadway shall be a minimum of six-feet in height and board-on-board as depicted on Attachment 6 to this **Exhibit D**, including general compliance with the building materials shown therein.

d. Fencing for a townhouse use, as well as a single family detached use on a lot that is 49 feet in width or less, may be located in the front yard, and shall be a maximum of four feet in height in the front yard.

e. No fencing or screening shall be required around or adjacent to a drainage area or a retention pond; however, fencing around detention ponds is required in accordance with the City's Drainage Design Manual.

f. No fencing shall be required to have concrete mowing strips as described in Section 8.10 of the UDC.

g. No screening shall be required adjacent to an open space or easements such as overhead power line easements and gas easements.

h. For all townhouse, single family zero lot line, and single family detached uses, the following tree planting requirements shall apply and be the only tree planting requirements, and all canopy trees that are required shall be a minimum of three caliper inches in size at the time of planting:

i. For townhouse lots and single family detached homes on lots that are no more than 49 feet in width, one canopy tree or two ornamental trees shall be planted in the front yard or the adjacent right-of-way provided placement in the right-way is approved by the Transportation Director and meets the spacing requirements provided herein. Supplemental tree placement is permitted in a public amenity area or on HOA lots.

ii. For single family detached homes on lots that are 50 to 59 feet wide, one canopy tree or two ornamental trees shall be planted in the front yard or the adjacent right-of-way, as well as in the rear yard.

iii. For single family detached homes on lots that are at least 60 feet wide, two canopy trees shall be planted in the front yard or the adjacent right-of-way, and one canopy tree shall be planted in the rear yard.

i. Arterial and Collector Screening and Buffering.

i. Along an arterial with a 110-foot wide right-of-way, the following screening and buffering requirements shall apply: A minimum 20-foot landscape buffer shall be provided that is planted with a minimum of one three-inch caliper tree for every 35 linear feet of right-of-way adjacent to residential development. A minimum six-foot tall board on board fence or six-foot tall ornamental metal fence with vegetative screening shall be provided, and shall include minimum six-foot tall stone columns spaced every 100 linear feet.

ii. Along a collector with a 70-foot wide right-of-way, the following screening and buffering requirements shall apply: A minimum 15-foot landscape buffer shall be provided that is planted with a minimum of one three-inch caliper or greater tree for every 35 linear feet of right-of-way adjacent to residential development. A minimum six-foot tall ornamental metal fence shall be provided, and shall include minimum six-foot tall brick or stone columns spaced every 100 linear feet.

iii. Along an enhanced residential street with a 60-foot wide right-of-way, no street trees shall be required.

iv. Along a residential street with a 42-foot wide right-of-way, no street trees shall be required.

v. Along a residential street with a 50-foot wide right-of-way, no street trees shall be required.

vi. Along a residential boulevard with a 90-foot wide right-of-way, no street trees shall be required.

vii. If street trees are provided, they will be placed outside of the City's Visibility Triangle requirements and will be spaced per Attachment 2 to **Exhibit D**.

viii. In a mixed use area shown on the Concept Plan, no screening shall be required between residential uses, between residential and non-residential uses, or adjacent to open space or easements.

ix. Development shall comply with Attachment 3. Fencing and Screening in lieu of UDC requirements for fencing and screening along areas



shown on Attachment 3 with fencing and screening. The City Manager or his or her designee may approve alternative fencing materials to those required above and in Attachment 3 including, but not limited to, vinyl, composite, or pre-cast concrete fencing.

7. **Tree Preservation.** A minimum of 50 acres of the existing tree canopy on the Property, as generally shown on Attachment 4, shall either be preserved or removed subject to mitigation in accordance with Article 8 of the UDC, provided, however, trees planted within this development to comply with landscaping requirements shall also be counted towards tree mitigation requirements. All other existing tree canopy may be removed without mitigation. No tree survey shall be required. Riparian Buffers along creeks have the same limits as the Erosion Hazard Setback and shall not be disturbed.

8. **Off-Street Parking Requirements.** Shared parking is permitted for uses within the mixed use and urban residential areas shown on the Concept Plan, and in accordance with the criteria established in the UDC, shared parking requests can be administratively approved. The minimum parking requirement for a multi-family use shall be one and a half spaces for each one bedroom unit and two spaces for each unit containing two or more bedrooms. A minimum of 30% of the required parking for a multifamily use shall be covered or enclosed parking, and no other covered or enclosed parking requirements shall apply to this use.

9. **Platting and Design Criteria.**

a. Townhouses and single family lots may face onto a green space or common area provided rear access to the lot is provided by a mews that complies with the No Frontage Alley section on Attachment 5.

b. Multi-family developments located within the Urban Residential Area shall have lower level units with direct access to the abutting street or sidewalk where units face a street, sidewalk, or public space. A residential street may run a straight course over a length not to exceed 1,000 feet without deflecting a minimum of 15 degrees, curving, narrowing, or otherwise deviating from a straight course.

c. Additional enhanced residential street sections are permitted as depicted on the street sections attached as Attachment 5. Attachment 5 shall apply to the design of these new road types, however, the pavement section design (e.g., pavement thickness) shall comply with the UDC. The widths of streets, parkways, sidewalks, and overall right-of-way may be greater than the minimum dimensions shown on Attachment 5.

d. Residential streets with less than 60 feet of right-of-way width shall have a minimum 300-foot horizontal radius.

e. An approved preliminary plat shall expire 24 months after the date of its approval if a final plat application is not submitted to the city for all or a portion of the approved preliminary plat before its expiration, otherwise, a preliminary plat shall not expire. An approved final plat shall not expire for five years after the date of its approval. The Development Review Committee may extend such dates by up to six months, upon application and payment of additional fees. Further extension of approval may only be

granted by the Planning and Zoning Commission following a recommendation from City staff.

f. Section 12.23.2 of the UDC is revised to read as follows: Easements shall be required adjacent to all street frontages and, unless a different width is approved the City Manager or designee, shall be a minimum of ~~fifteen (15)~~ fifteen (15) feet in width or a width as may be reasonably necessary for the utilities or franchisees of the City using the easements. ~~Easements adjacent to street frontages within residential developments where no rear lot easement is proposed shall be a minimum of twenty (20) feet in width.~~

g. Intentionally omitted.

h. Section 14.5.3.E of the UDC is revised to read as follows: (a) Earthen grades for drainage being conveyed across the lot it originated on shall not be less than one percent. Maximum grades shall not exceed 25% without an engineering slope stability analysis. (b) Prior to release of a final building inspection, a licensed surveyor or engineer shall provide a Precise Grading Certificate to certify that lot grading is consistent with the City approved grading and drainage plans ~~and that erosion control has been installed~~. Proper erosion control measures shall be shown on the SWP3.

i. Section 23.9.6 of the UDC is revised to read as follows: Local Street, LU: Design Speed: ~~25 M.P.H.~~ 20 M.P.H; Horizontal Curvature: R= 300 feet.

j. Note 42 of the City's 2021 General Notes for Development & Construction is revised as follows: All detention basins shall be vegetated, landscaped, and irrigated in accordance with City's Drainage Design Manual (the "Manual"). The Manual does not require permanent irrigation of detention basins.

k. Note 43 of the City's 2021 General Notes for Development & Construction is revised as follows: ...The project shall not be considered for acceptance by the City unless the establishment of 100% ground cover with 80% density. Grass seed/sod is required for placement of ground cover within the City easement or ROW that has been disturbed during construction activities.

l. Section 5.1 (Flow in Gutters) of the City's Drainage Design Manual – Volume 1, January 2017 is revised to read as follows: The drainage capacities of streets and gutters shall be determined by Manning's Formula using an 'n' value of 0.016 for concrete streets. Streets and curb inlets shall be designed to flow not more than curb deep during a 10-year (10% annual chance) flood. Streets and curb inlets shall be designed to flow no more than ROW deep for the 100-year (1% annual chance) flood.

m. The City's standard sheet details are revised for concrete paving to read as follows: Alley Standard Details: 8" 4,000 PSI REINFORCED CONCRETE. HAND POURED ALLEYS SHALL BE 4,500 PSI REINFORCED CONCRETE.

n. All streets shall be concrete with curb and gutter.



o. The minimum easement width table for a single City wastewater main in Section 2.10 (Minimum Easement) of the City's Domestic Wastewater and Lift Station Design Criteria 2015 Update is revised to read as follows:

i. Size Main (inches): 8 through 12; Depth of Pipe (feet):  $\leq 8'$ ; Minimum Width (feet): 20-15'

ii. Size Main (inches): 8 through 12; Depth of Pipe (feet):  $> 8'$ ; Minimum Width (feet): 25'

p. Floodplain: Except as otherwise provided in this Agreement, all provisions of the UDC regulations on use and development of floodplain, as amended, shall apply to the Property.

10. **Residential Development Standards.** Residential development standards in Appendix W of the UDC are modified as follows:

a. The following language in Section 2.I.F (Single Family Residential Subdivision Design Guidelines) is deleted: ~~For the purpose of providing neighborhood identity, developments that are designed to contain over 100 lots at ultimate buildout should be divided into specific and individual village centers. These villages shall have a distinctive center and edge boundary with said boundary being generally no more than 5-minute walk from the center. The center shall have a distinct character created by the development of usable and accessible open space and park facilities, or by the development of an amenity center containing neighborhood scaled retail and recreational facilities, or by the preservation of the scenic qualities of a particular area within the village that is made accessible to the residents as an amenity.~~

b. The following language in Section 2.II.A - 1, 2, 3 (Architectural, Dimensional, and Density Guidelines) is deleted and replaced with Tables 1 through 4 in **Exhibit D**: ~~The development shall provide a variety of single family detached housing and lot sizes according to the following standards: Minimum lot size: A lot size between 7,800 and 8,999 square feet shall be required for a minimum of seventy percent (70%) of total platted lots within the Development. A lot size of 9,000 square feet or greater shall be required for a minimum of thirty percent (30%) of total platted lots within the Development. Minimum lot width shall be 65 feet at the front building line for each structure. Lots facing a "T" type street intersection shall have a minimum width of 80 feet.~~

c. The following language in Section 2.II.B.6 (Architectural, Dimensional, and Density Guidelines) is deleted: ~~For the purpose of assessing the architectural design of homes in a subdivision, the developer/builder shall submit proposed building elevations at time of Rezoning or Preliminary Plat submittal, whichever comes first. All houses subsequently permitted within the development shall substantially comply with the approved conceptual elevations as well as zoning requirements and the requirements of this appendix.~~

d. The following language in Section 2.III.D.1 (Single-Family Residential Landscaping and Screening Guidelines) is deleted: ~~One landscaped and irrigated monument entry feature is required at all street entry points along a designated collector or arterial~~

~~thoroughfare. If a monument sign is utilized to identify the subdivision, it shall be lit by external illumination only.~~

e. The following language in Section 3.II.B (Amenity and Site Design Standards for Multi-Family Developments) is deleted: Multi-family developments shall contain security gates at all entrances to the complex. A single gated entrance and exit point for residents and visitors should be provided along with a minimum of one secondary access point designated for emergency access. ~~A turnaround must be provided prior to the gate.~~ All gates shall be installed with an automated entry device approved by the Fire Department to facilitate emergency access.

f. The following language in Section 3.IV.H.1.iii (Amenity and Design Standards for Townhouse and Hybrid Housing Developments) is deleted: ~~In addition to the requirements above, the developer shall plant one tree per 2,500 square feet of developed area, including streets and drainage facilities.~~

#### 11. **Miscellaneous.**

a. Site plans, certificates of occupancy, building permits and plats, including, but not limited to, a preliminary plat and a final plat, shall be approved if it complies with the Governing Regulations.

b. In addition to other permitted crosswalk materials, stamped and stained concrete may be used in crosswalks. All crosswalks must comply with the Americans with Disabilities Act.

c. To the extent the City adopts an amendment to the UDC or any other Governing Regulations that imposes a building setback of greater than 300 feet for a new building from any gas well related facility at any time during the Term of this Agreement, the City agrees that the maximum building setback the City may impose for a new building within the Property shall be 300 feet.

d. When the UDC requires site plan approval for a non-residential or multi-family use or structure, the site plan shall be approved if the proposed use is a permitted use and the site plan complies with the UDC as amended herein. No site plan approval shall be required for (i) single family detached or attached development; or (ii) non-residential or multi-family development except as required by the UDC.

e. Unless required by Texas Water Code Section 11.086, storm water detention will not be required.

f. An easement shall be required around residential mailboxes to allow the HOA to maintain the pad, boxes, and pedestals.

g. Notwithstanding any other provision of this Agreement to the contrary, up to three (3) temporary HUD-certified manufactured homes may be located within the Property, but only to the extent necessary for the creation or administration of the District (including, but not limited to, providing qualified voters within the District or qualifying persons to serve



on the Board of Directors of the District). Owner will notify the City and the county of the location and 911 address of each home prior to the home becoming occupied. Manufactured homes permitted by this Agreement: (a) are not required to be located on a platted lot; (b) require a building permit; (c) do not require a certificate of substantial completion; (d) have to comply with the Governing Regulations; (e) do require any permit or other approval by the City; and (f) will be promptly, being no longer than 180 days, removed (i) when no longer needed for the creation or administration of the District, or (ii) when they have been unoccupied by a resident for longer than ninety (90) days. Notwithstanding any other provision, manufactured homes shall be removed prior to construction of the first phase of single-family development. Manufactured homes permitted by this Agreement shall, however, be subject to all permits or approvals otherwise required by the County; and the City agrees to cooperate in good faith to assist Owner in obtaining such permits and approvals and in obtaining water, sewer, and utility service for such homes. The Manufactured homes must be connected directly to the City's wastewater system or connected to a temporary holding tank which will be pumped as regularly as necessary. A temporary septic tank be used in connection with temporary manufactured homes, provided the septic tank is removed upon removal of the manufactured home.

h. Notwithstanding any other provision of this Agreement to the contrary, the conveyance, from time to time, by metes and bounds or otherwise of any portion of the Property to any person for the purpose of qualifying such person to be a member of the board of directors of the District shall not be considered a subdivision of land requiring a plat or otherwise requiring the approval of the City; provided, however, no Structure, other than manufactured housing authorized by Section 7.16, shall be constructed on any property conveyed for such purpose unless and until a plat of such portion has been approved by the City in accordance with this Agreement.

i. Thoroughfares, including both minor and major thoroughfares, shall be designed to maintain one ten-foot (10') dry lane in each direction for the 100-year flood.

j. The City or a third-party inspector approved by the City, at the Owner's option, shall inspect all improvements for compliance with the Governing Regulations, and Owner shall either pay the City's inspection fee pursuant to the City's generally applicable citywide fee schedule as defined in the UDC or shall pay the third-party inspector directly, as applicable. Notwithstanding, the City must inspect all Public Infrastructure to be dedicated to the City before acceptance by the City.

**Table 1: Lot Dimensions for Mixed-Use District\***

		<b>Multi-family use</b>	<b>Townhouse use</b>	<b>Nonresidential use</b>
<b>Maximum Density (DU/Acre)</b>		32	13.2	(N/A)
<b>Minimum Living Area (SF. FT.)</b>		550	1,150	(N/A)
<b>Maximum One Bedroom Units (in %)</b>		75	(N/A)	(N/A)
<b>Minimum Lot Dimensions (Feet)</b>	<b>Area (SQ. FT.)</b>	12,000	1,600	5,000
	<b>Width</b>	100	20	50
	<b>Depth</b>	120	80	100
<b>Minimum Building Setbacks (Feet)</b>	<b>Front**</b>	30 (5 if units front a street)	10	25
	<b>Rear**</b>	15	18	0, except 20' adjacent to residential zoning
	<b>Rear Alley</b>	10	18	(N/A)
	<b>Rear Arterial</b>	(N/A)	20	0
	<b>Interior Side (If attached)</b>	15	5	(N/A)
	<b>Side on Street</b>	30 (10 if units front street)	10	See Table 1-A for Adjacent Residential Zoning or Use and Table 1-B for Non-Adjacent Residential Zoning or Use
	<b>Garage Door</b>	(N/A)	20	(N/A)
	<b>Between Buildings</b>	15	0	0
	<b>Driveway Length</b>	(N/A)	22***	(N/A)
	<b>Maximum Height (Feet)</b>	75 (5 story)	45 (3 story)	25
<b>Maximum Lot Coverage (%)</b>		(N/A)	85	
<b>Garage Orientation</b>		(N/A)	Front or Rear Entry	(N/A)

\*All uses other than a multi-family use or townhouse use shall comply with the dimensional requirements applicable to development in the General Retail zoning district. The dimensional standards in this table are the exclusive dimensional standards applicable to multi-family and townhouse uses.

\*\*Porches and patios may encroach into the required front and rear building setbacks by a maximum of ten feet, but may not encroach on utility easements.

\*\*\*Driveway length shall measured from the edge of the sidewalk furthest from the roadway for front entry homes, and measured from the edge of the alley for rear entry homes.



**Building Height Table 1-A (Residential Adjacent)**

<b>Setback</b>	<b>Building Height</b>
<b>10 feet</b>	<b>&lt;15 feet</b>
<b>20 feet</b>	<b>&lt;25 feet</b>

**Building Height Table 1-B (Non-Residential Adjacent)**

<b>Setback</b>	<b>Building Height</b>
<b>10 feet</b>	<b>&lt;25 feet</b>

**Table 2: Lot Dimensions for Urban Residential\***

		<b>Multi-family</b>	<b>Townhouse</b>	<b>Single family zero lot line</b>
<b>Minimum Lot Size (Feet)</b>		(N/A)	20 x 80	30 x 100
<b>Maximum Density (DU/Acre)</b>		32	13.2	10.7
<b>Minimum Living Area (SF. FT.)</b>		550	1,150	1,200
<b>Maximum One Bedroom Units (in %)</b>		75	(N/A)	(N/A)
<b>Minimum Lot Dimensions (Feet)</b>	<b>Area (SQ. FT.)</b>	12,000	1,600	3,000
	<b>Width</b>	100	20	30
	<b>Depth</b>	120	80	100
<b>Minimum Building Setbacks (Feet)</b>	<b>Front</b>	30 (5 if units front a street)	10	20
	<b>Rear</b>	15	18	10
	<b>Rear Alley</b>	10	18	10
	<b>Rear Arterial</b>	(N/A)	20	20
	<b>Interior Side (If attached)</b>	15	5	10
	<b>Side on Street</b>	30 (10 if units front street)	10	15
	<b>Garage Door</b>	(N/A)	20	22
	<b>Between Buildings</b>	15	(N/A)	6
	<b>Driveway Length</b>	N/A	22**	25**
<b>Maximum Height (Feet)</b>		75 (5 story)	45 (3 Story)	36 (2 Story Min.)
<b>Maximum Lot Coverage (%)</b>		(N/A)	85	60
<b>Garage Orientation</b>		(N/A)	Front or Rear Entry***	Front or Rear Entry***
<b>Maximum % of Dwelling Units in the Urban Residential Area</b>		N/A	N/A	N/A

\*The dimensional standards in this table are the exclusive dimensional standards applicable to multi-family, townhouse, and single family zero lot line uses. Permitted uses that are not any of the uses listed in the table above, such as a school use, shall follow the dimensional standards applicable to multi-family. Porches and patios may encroach into the required front and rear building setbacks by a maximum of ten feet, but may not encroach on utility easements.

\*\* Measured from the edge of the sidewalk furthest from the roadway for front entry homes, and measured from the edge of the alley for rear entry homes.

\*\*\*Front entry garages shall not make up more than 40 percent of the garages in the Urban Residential area at full buildout.

**Additional Notes to Table 2:** Plats for zero lot line homes shall designate the side with the zero-foot building setback and the side with the minimum ten (10) foot building setback. A five-foot maintenance easement shall also be provided along the lot line adjacent to a neighboring lot's zero setback side. The maintenance easement shall include a drainage easement to allow for lot-to-lot drainage.



**Table 3: Lot Dimensions for Medium Residential\***

		<b>Townhouse</b>	<b>Single family zero lot line</b>	<b>Single Family Detached</b>				
<b>Minimum Lot Size (Feet)</b>		20 x 80	30 x 110	40 x 100	55 x 100	60 x 100	70 x 120	80 x 120
<b>Maximum Density (DU/Acre)</b>		13.2	10.7	9.7	8.7	8.7	5.2	4.5
<b>Minimum Living Area (SF. FT.)</b>		1,150	1,200	1,300	1,400	1,600	2,000	2,200
<b>Minimum Lot Dimensions (Feet)</b>	<b>Area (SQ. FT.)</b>	1,600	3,000	4,000	5,500	6,000	8,400	9,600
	<b>Width</b>	20	30	40	55	60	70	80
	<b>Depth</b>	80	100	100	100	100	120	120
<b>Minimum Building Setbacks (Feet)**</b>	<b>Front</b>	10	15	20	20	25	25	25
	<b>Rear</b>	5	10	10	10	10	10	10
	<b>Rear Alley</b>	5	10	10	10	10	10	10
	<b>Rear Arterial</b>	20	20	20	20	20	30	30
	<b>Interior Side (If attached)</b>	5	10	5	5	5	6	6
	<b>Side on Street</b>	10	15	15	15	15	15	15
	<b>Garage Door</b>	20	22	22	22 Rear, 25 Front, 15 J-Swing	22 Rear, 25 Front, 15 J-Swing	22 Rear, 25 Front, 15 J-Swing	22 Rear, 25 Front, 15 J-Swing
	<b>Between Buildings</b>	0	6	6	6	6	6	6
	<b>Driveway Length</b>	22	22 Rear, 25 Front	22 Rear, 25 Front	22 Rear, 25 Front	22 Rear, 25 Front	22 Rear, 25 Front	22 Rear, 25 Front
<b>Maximum Height (Feet)</b>		45 (3 Story)	36 (2 Story Min.)	36 (2 Story Min.)	36	36	36	36
<b>Maximum Lot Coverage (%)</b>		85	70	70	70	70	70	65
<b>Garage Orientation</b>		Rear Entry Only	Rear Entry Only	Rear Entry Only	Rear, Front, Side, & J-swing	Rear, Front, Side, & J-swing	Rear, Front, Side, & J-swing	Rear, Front, Side, & J-swing

\*The dimensional standards in this table are the exclusive dimensional standards applicable to townhouse, single family zero lot line, and single family detached uses. Permitted uses that are not any of the uses listed in the table above, such as a school use, shall follow the dimensional standards applicable

**to multi-family. Porches and patios may encroach into the required front and rear building setbacks by a maximum of ten feet, but may not encroach on utility easements.**

**\*\* Measured from the edge of the sidewalk furthest from the roadway for front entry homes, and measured from the edge of the alley for rear entry homes, to allow sufficient space for vehicles to park**

**Additional Notes to Table 3:** Plats for zero lot line homes shall designate the side with the zero-foot building setback and the side with the minimum ten (10) foot building setback. A five-foot maintenance easement shall also be provided along the lot line adjacent to a neighboring lot's zero setback side. The maintenance easement shall include a drainage easement to allow for lot-to-lot drainage.



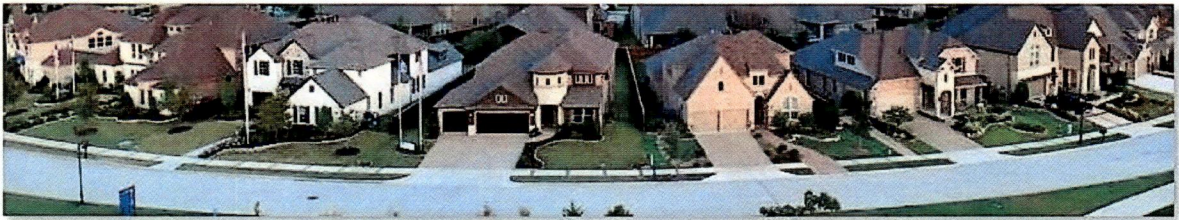
**Table 4: Lot Dimensions for Estate Residential\***

		<b>Single Family Detached</b>
<b>Minimum Lot Size (Feet)</b>		100 x 130
<b>Maximum Density (DU/Acre)</b>		3.6
<b>Minimum Living Area (SF. FT.)</b>		3,000
<b>Minimum Lot Sizes &amp; Dimensions (Feet)</b>	<b>Area (SQ. FT.)</b>	13,000
	<b>Width</b>	100
	<b>Depth</b>	130
<b>Minimum Building Setbacks (Feet)</b>	<b>Front</b>	25
	<b>Rear</b>	10
	<b>Rear Alley</b>	20
	<b>Rear Arterial</b>	30
	<b>Interior Side</b>	8
	<b>Side on Street</b>	15
	<b>Garage Door</b>	5 rear (detached) Otherwise 25
	<b>Between Buildings</b>	6
<b>Maximum Height (Feet)</b>		36
<b>Maximum Lot Coverage (%)</b>		65
<b>Garage Orientation</b>		Rear, Front, Detached, Side & J-swing)

\*The dimensional standards in this table are the exclusive dimensional standards applicable to single family detached uses. Porches and patios may encroach into the required front and rear building setbacks by a maximum of ten feet, but may not encroach on utility easements.

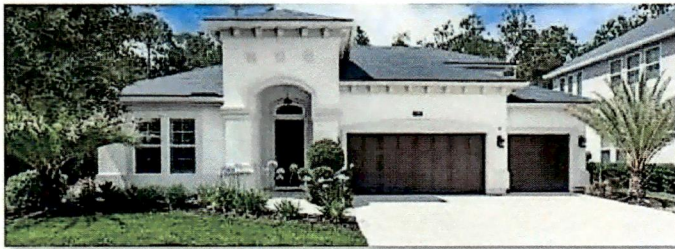
**Attachment 1 to Exhibit D**  
**Sample Single Family Residential Elevations**

**80 Foot Lot – Front Entry**



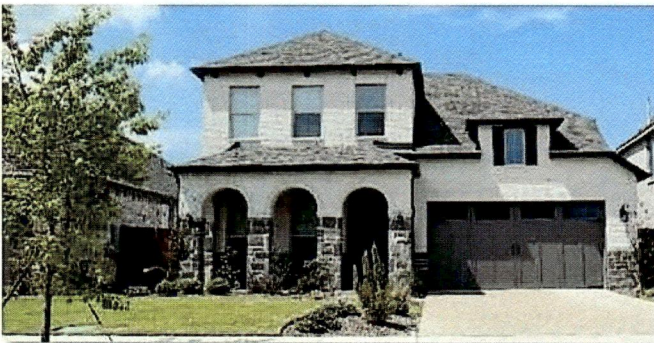
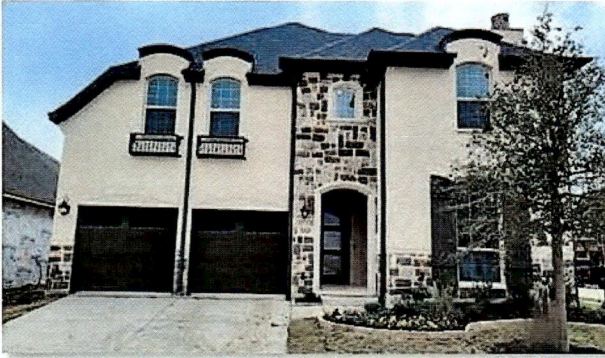


**70 Foot Lot – Front Entry**





**55 & 60 Foot Lot – Front Entry**





**40 Foot Lot - Rear Entry**



### Townhomes - Rear Entry

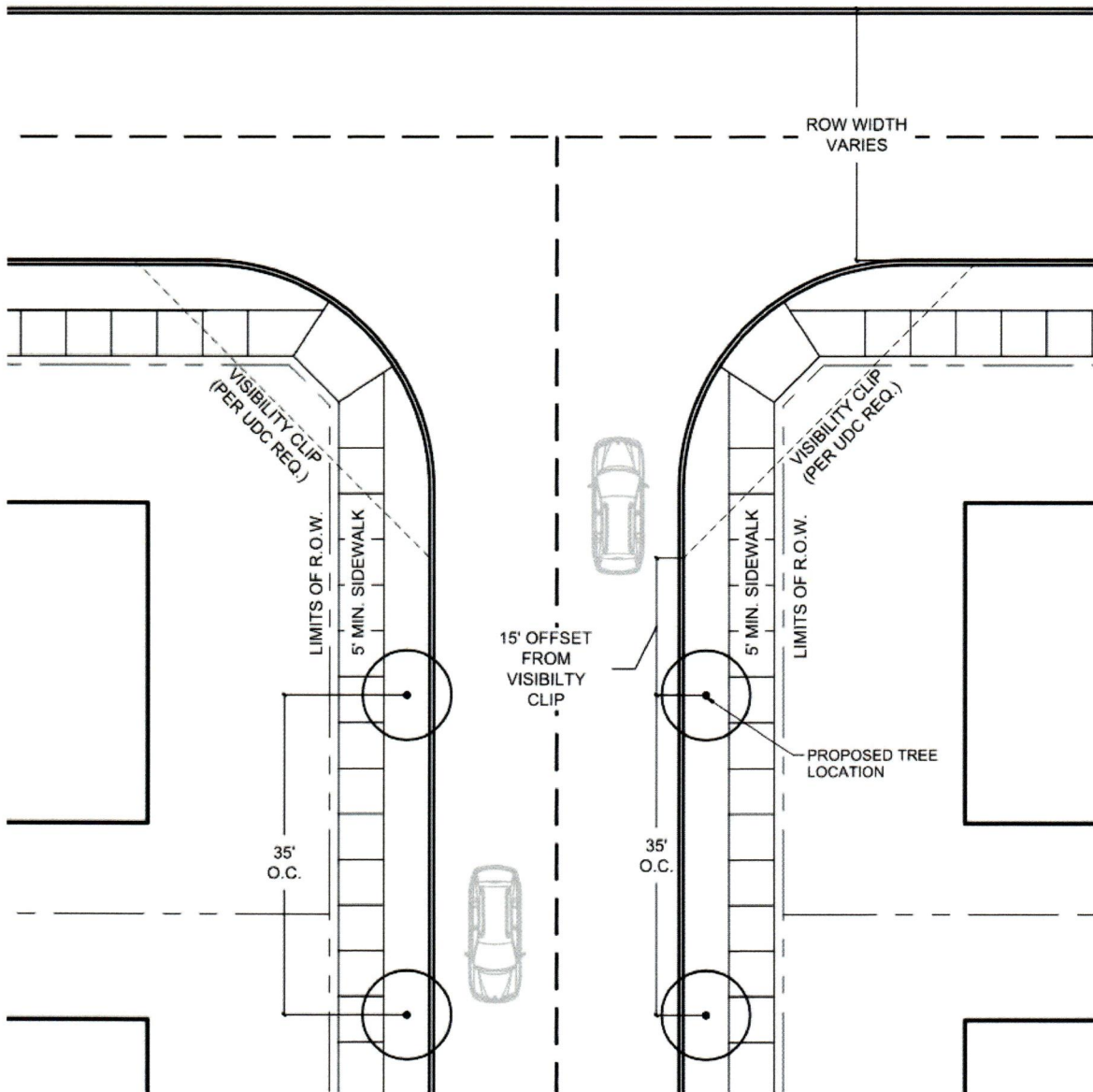




### Townhomes - Front Entry




**Attachment 2 to Exhibit D**  
**Right-of-Way Tree Placement**



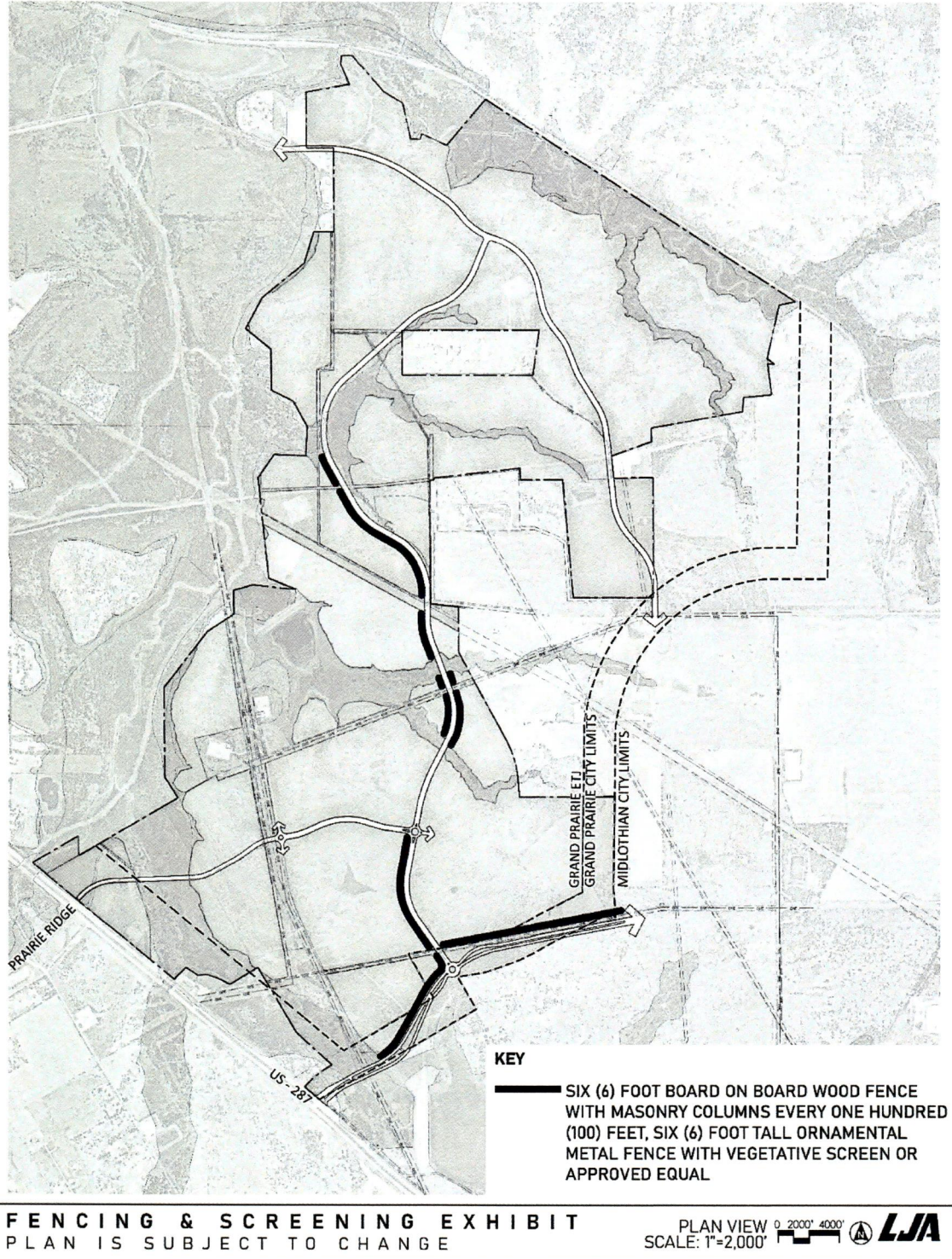
**RIGHT OF WAY TREE PLACEMENT EXHIBIT**

**ROW TREE PLACEMENT EXHIBIT**

PLAN VIEW  
SCALE: 1"=10' 

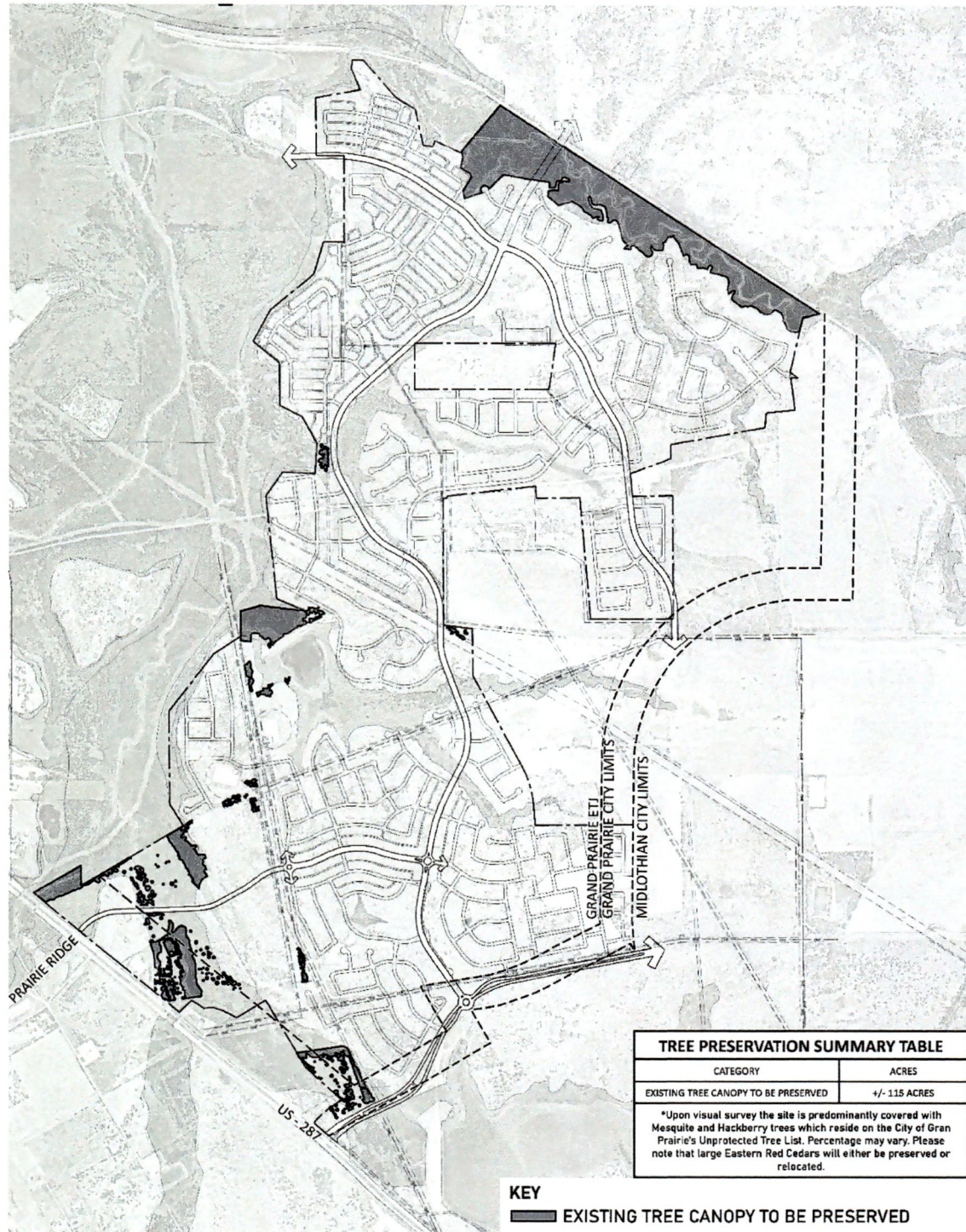


**Exhibit D**  
**Attachment 3 – Fencing and Screening**





**Exhibit D**  
**Attachment 4 – Tree Preservation**

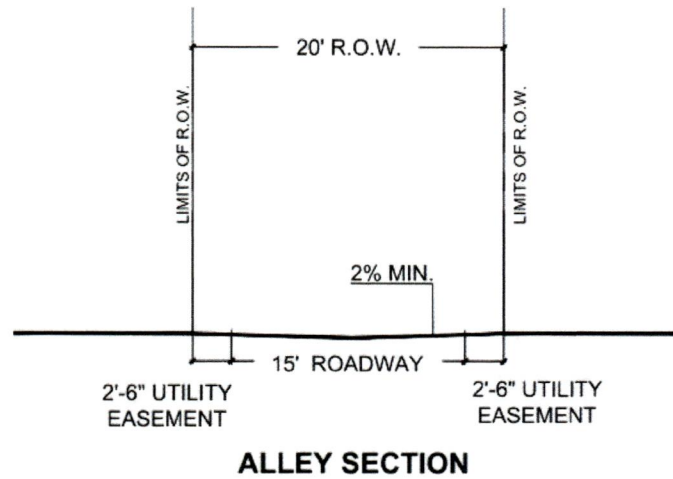


**TREE PRESERVATION EXHIBIT**  
PLAN IS SUBJECT TO CHANGE


PLAN VIEW 0' 2000' 4000'  
SCALE: 1"=2,000'

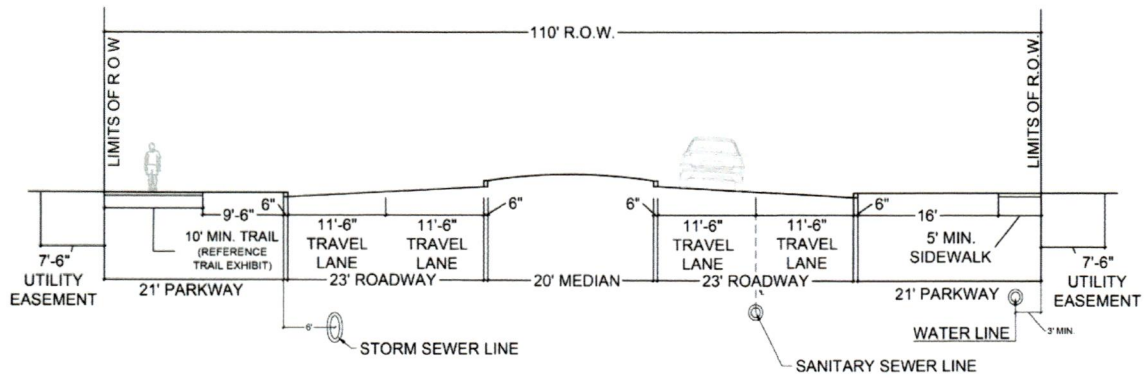


**Attachment 5 to Exhibit D**  
**Street Sections**

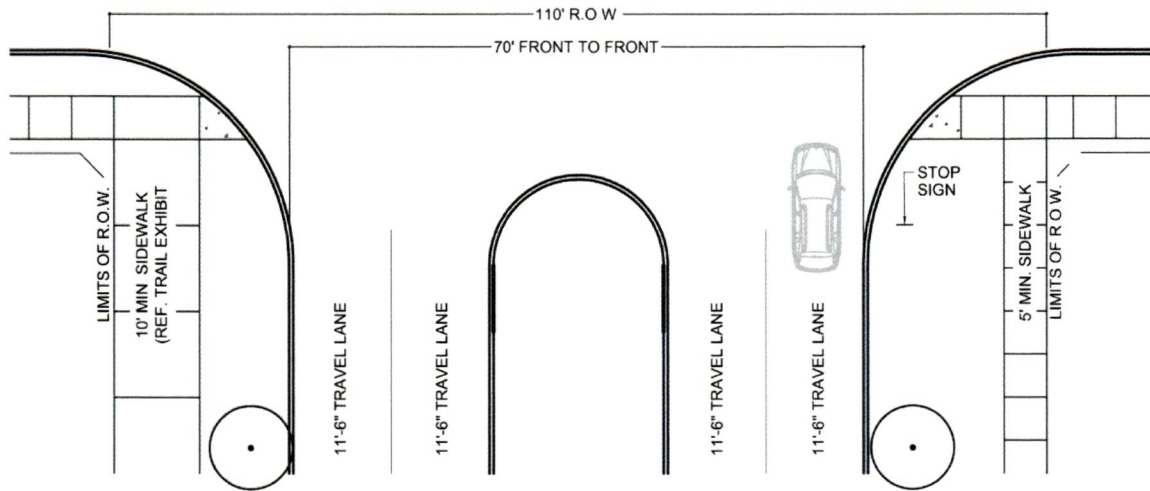


**STREET SECTIONS**

PLAN VIEW  
SCALE: 1"=10' 




**110' R.O.W. - 4 LANE DIVIDED MINOR ARTERIAL**

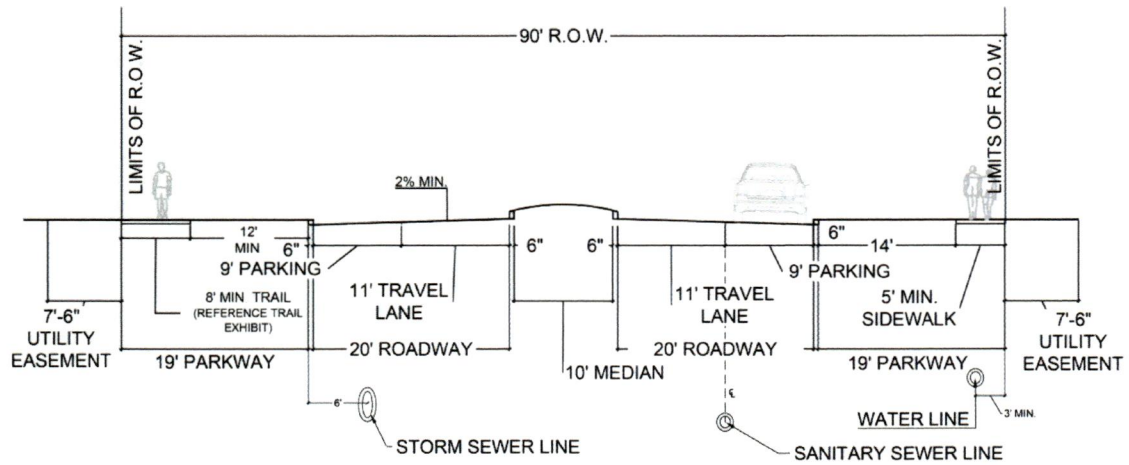


**110' R.O.W. - 4 LANE DIVIDED MINOR ARTERIAL  
STREET INTERSECTION**

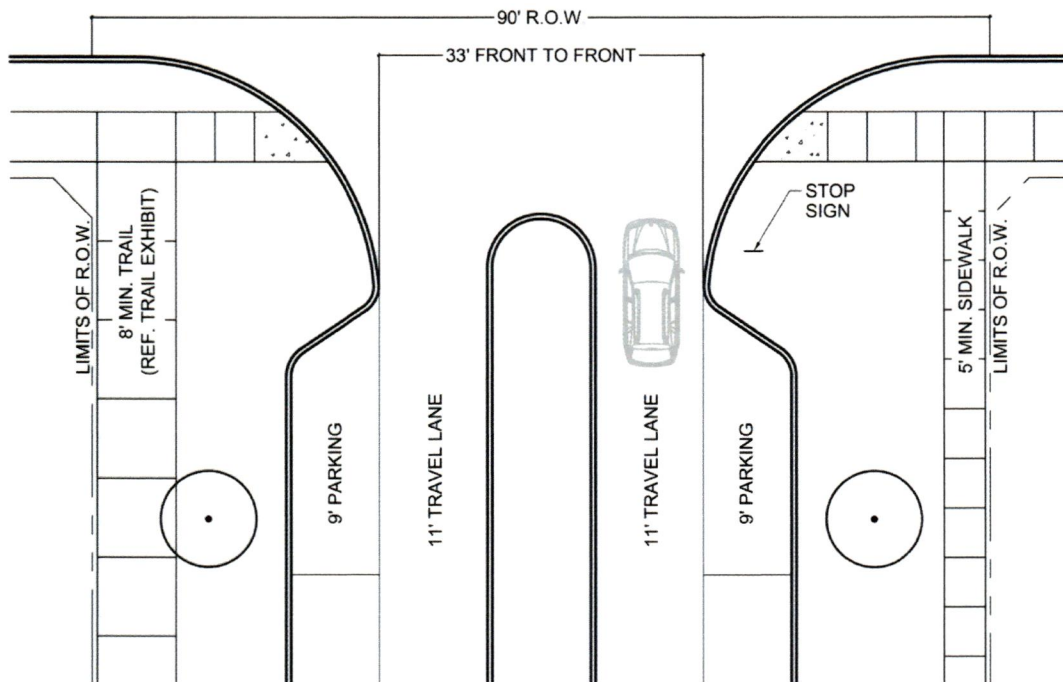
## STREET SECTIONS

PLAN VIEW  
SCALE: 1"=10' 







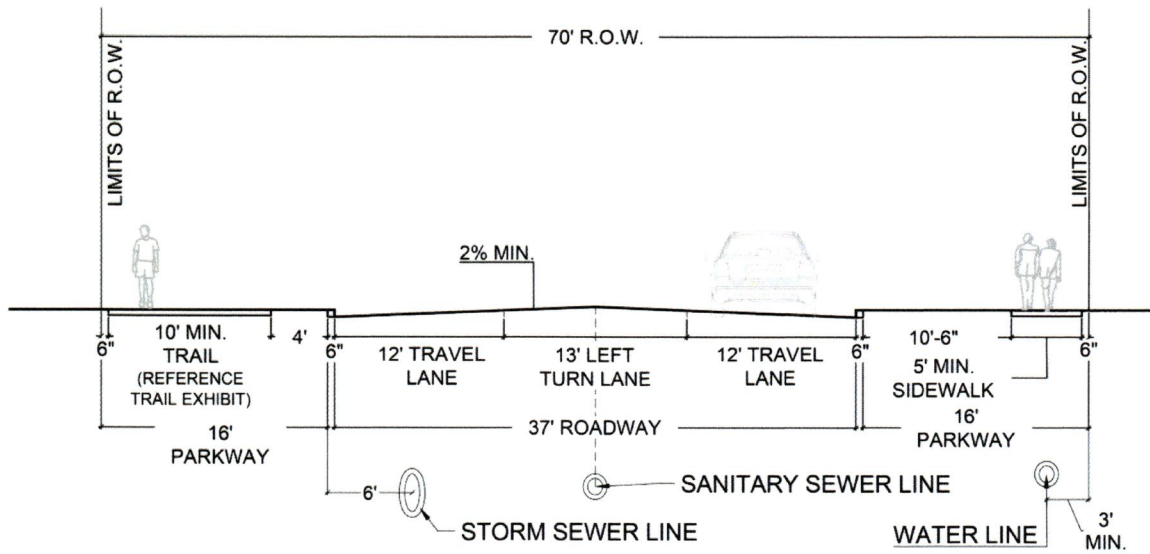
**90' R.O.W. - RESIDENTIAL BOULEVARD**



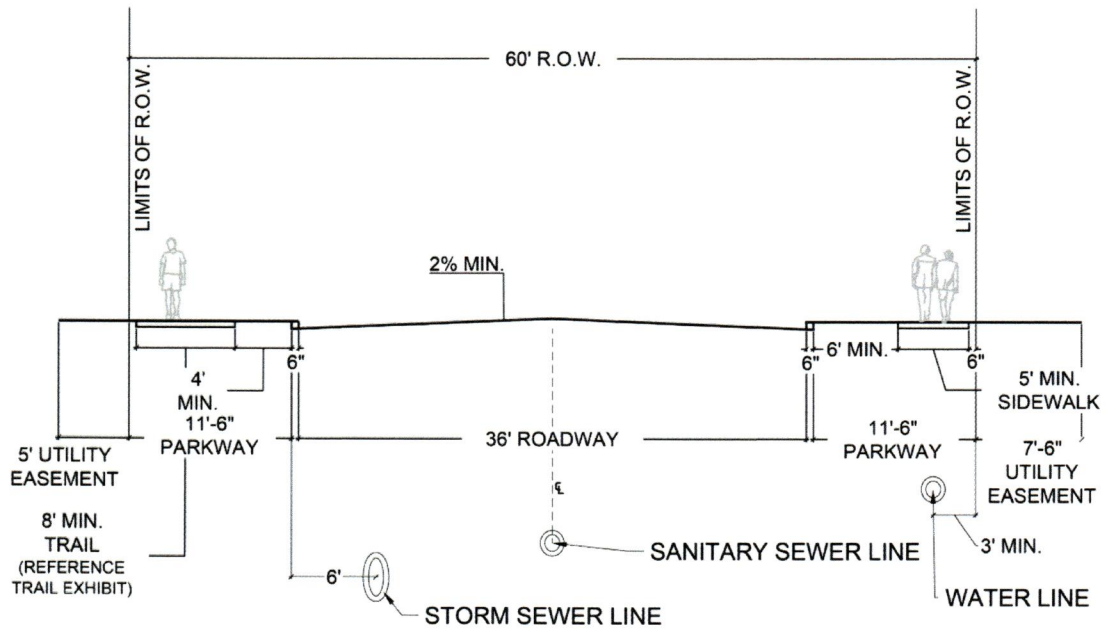
**90' R.O.W. - RESIDENTIAL BOULEVARD  
STREET INTERSECTION**

**STREET SECTIONS**

PLAN VIEW    
SCALE: 1"=10'





**70' R.O.W. - COLLECTOR SECTION**

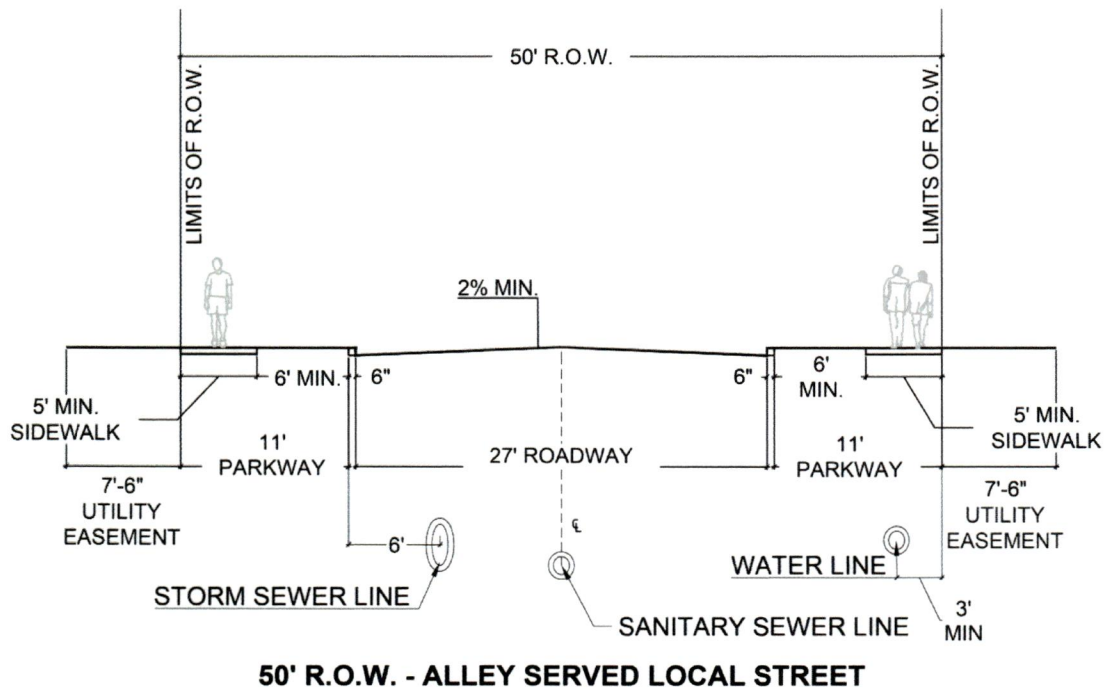
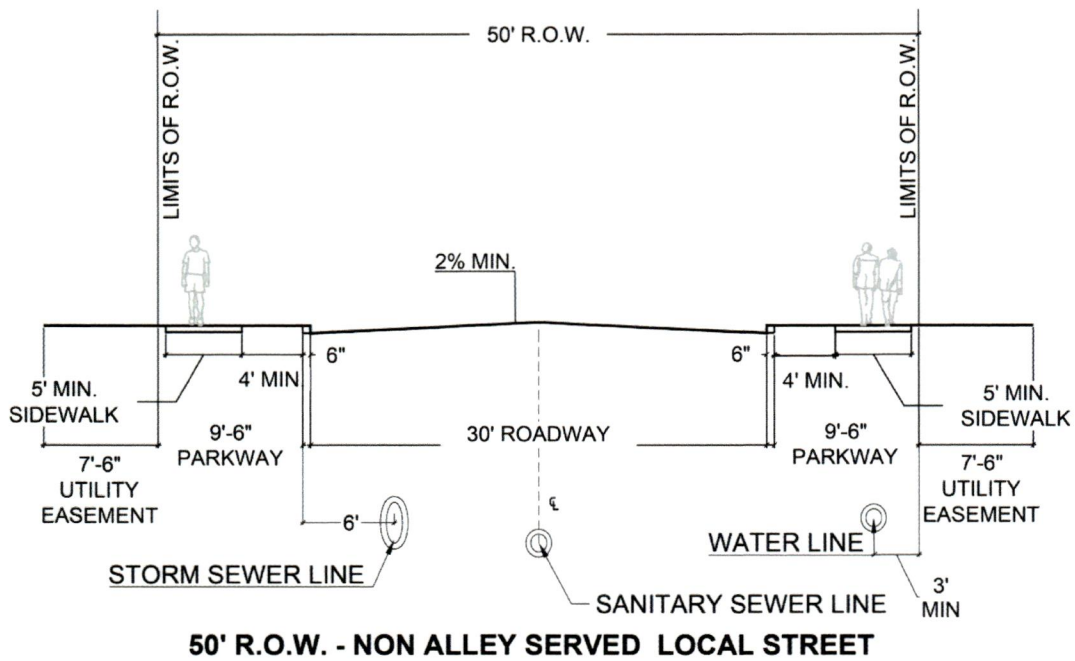


**60' R.O.W. - ENHANCED RESIDENTIAL STREET SECTION**


**STREET SECTIONS**

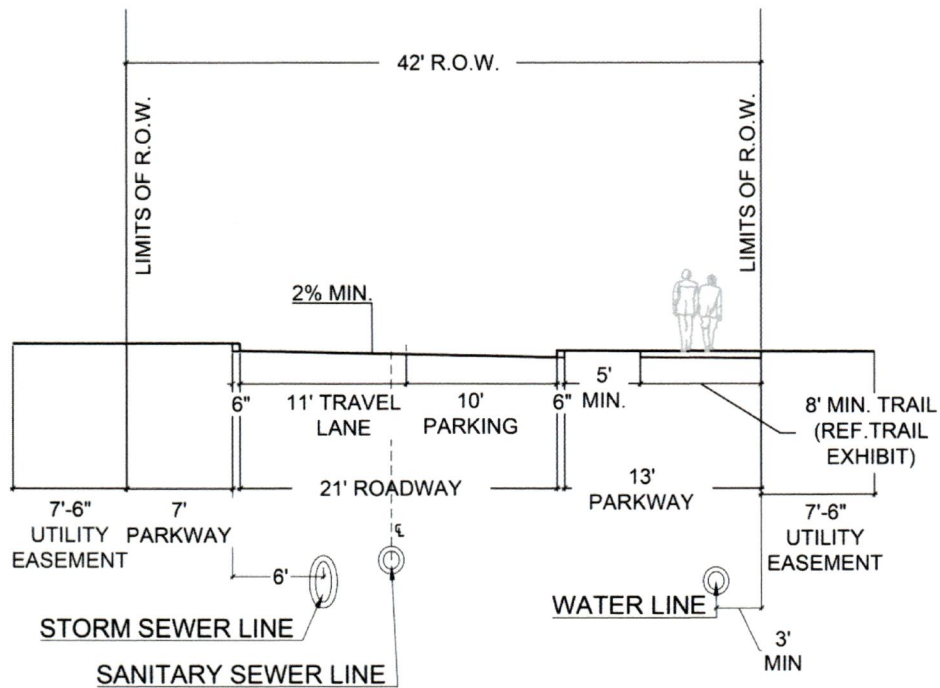
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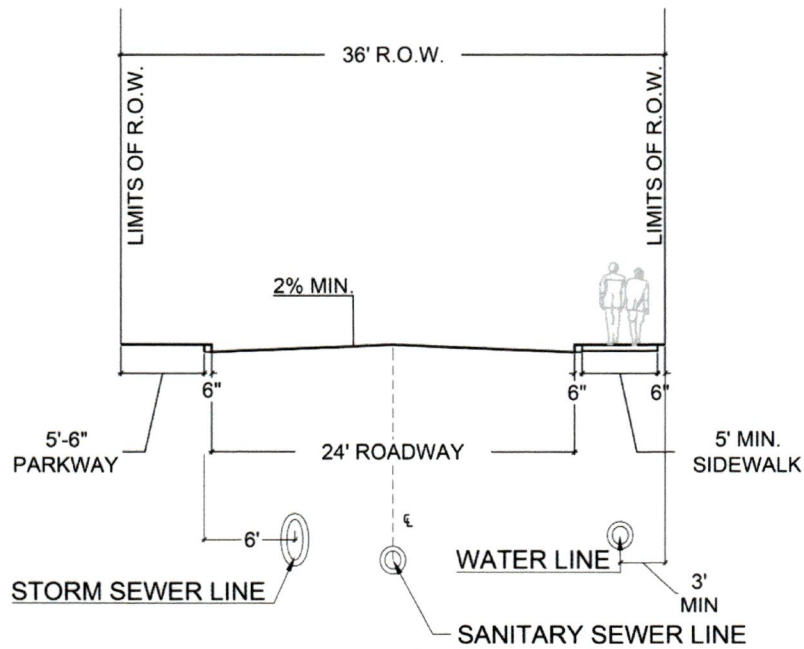


## STREET SECTIONS

PLAN VIEW  
SCALE: 1"=10' 





**42' R.O.W. - ONE WAY STREET SECTION**



**36' R.O.W. BRIDGE**

**STREET SECTIONS**

PLAN VIEW  
SCALE: 1"=10'  



**Attachment 6 to Exhibit D**  
**Fencing**

