

TRACT A

BEING a tract of land situated in the James Ogden Survey, Abstract No. 980, City of Frisco, Denton County, State of Texas, and being a portion of a called 14.71 acre Second Tract and a portion of a called 52.04 acre Third Tract, described in the deed to Bert Fields, Jr., recorded in Volume 523, Page 677, Deed Records of Denton County, Texas, and a portion of a called 240.48 acre tract of land described in the deed to Bert Fields, Jr., recorded in Volume 523, Page 679, said Deed Records, and a portion of a called 100.71 acre tract of land described in the deed to Bert Fields, Jr., recorded in Volume 523, Page 686, said Deed Records, same being a portion of the right-of-way of Legacy Drive, according to the right-of-way dedication recorded in Volume 5545, Page 1639, Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at point at the intersection of the centerline of said Legacy Drive with the southerly line of said 100.71 acre tract;

THENCE South 89°19'26" West, departing said centerline of Legacy Drive, along the southerly line of said 100.71 acre tract, passing at a distance of 69.84 feet the northeast corner of Lot 20 in Block J of Heritage Green Phase 1, according to the plat thereof recorded in Cabinet S, Page 135, Plat Records of Denton County, Texas, and continuing along the same course and along the northerly line of said Lot 20, a total distance of 1109.04 feet to a point for corner;

THENCE North 00°40'34" West, departing the southerly line of said 100.71 acre tract and the northerly line of said Lot 20, crossing said 100.71 acre tract, said 52.04 acre tract, said 14.71 acre tract, and said 240.48 acre tract, a distance of 2455.49 feet to a point for corner;

THENCE North 89°32'24" East, continuing across said 240.48 acre tract, passing en route the westerly right-of-way line of said Legacy Drive, and continuing along the same course, a total distance of 892.29 feet to a point for corner on said centerline of Legacy Drive, being at the beginning of a non-tangent curve to the right having a central angle of 30°07'29", a radius of 1450.00 feet, a chord bearing and distance of South 02°59'42" East, 753.62 feet;

THENCE continuing along said centerline of Legacy Drive, the following seven (7) courses:

- In a southeasterly direction with said curve to the right, an arc distance of 762.37 feet to a point for corner at the end of said curve;
- South 12°04'03" West, a distance of 161.86 feet to a point for corner at the beginning of a tangent curve to the left having a central angle of 13°1'046", a radius of 1450.00 feet, a chord bearing and distance of South 5°28'40" West, 332.80 feet;
- In a southwesterly direction, with said curve to the left, an arc distance of 333.53 feet to a point for corner at the end of said curve;
- South 01°06'42" East, a distance of 295.28 feet to a point for corner at the beginning of a non-tangent curve to the left having a central angle of 23°17'06", a radius of 1499.79 feet, a chord bearing and distance of South 12°40'56" East, 605.33 feet;
- In a southeasterly direction, with said curve to the right, an arc distance of 609.51 feet to a point for corner at the end of said curve;
- South 24°19'24" East, a distance of 96.42 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 07°59'52", a radius of 1553.33 feet, a chord bearing and distance of South 28°18'11" East, 216.65 feet;
- In a southeasterly direction, with said curve to the left, an arc distance of 216.83 feet to the POINT OF BEGINNING and containing 51.338 acres (2,236,293 square feet) of land, more or less.

Plotted By:Russell, Allen Date:May 21, 2015 06:29:20pm File Path:K:\FBI_CVA\68125000.2_400--Somlog_Tract_Zoning\Dwg_Exhibits\Zoning_Exhibits-150318.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Release of this information and association by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

TRACT B

BEING a tract of land situated in the James Ogden Survey, Abstract No. 980, City of Frisco, Denton County, State of Texas, and being all of a called 34.63 acre First Tract, and a portion of a called 14.71 acre Second Tract and a portion of a called 52.04 acre Third Tract, described in the deed to Bert Fields, Jr., recorded in Volume 523, Page 677, Deed Records of Denton County, Texas, and a portion of a called 240.48 acre tract of land described in the deed to Bert Fields, Jr., recorded in Volume 523, Page 679, said Deed Records, and a portion of a called 100.71 acre tract of land described in the deed to Bert Fields, Jr., recorded in Volume 523, Page 686, said Deed Records, same being a portion of the right-of-way of Stonebrook Parkway, according to the right-of-way dedication recorded in Document No. 2005-32375, Official Records of Denton County, Texas, and a portion of the right-of-way of Legacy Drive, according to the right-of-way dedication recorded in Volume 5545, Page 1639, said Official Records, and being more particularly described as follows:

BEGINNING at a point on the westerly line of said 100.71 acre tract in 4th Army Memorial Road, at the northwest corner of a called 30 foot wide right-of-way dedication in Lebanon Substation Addition (4th Army Substation Addition) according to the plat thereof recorded in Cabinet S, Page 295, Plat Records of Denton County, Texas;

THENCE North 00°29'16" West, along the westerly lines of said 100.71 acre tract, said Third Tract, said First Tract, said 240.48 acre tract, generally along said 4th Army Memorial Road, and passing en route the southerly right-of-way line of said Stonebrook Parkway, and continuing along the same course and crossing said right-of-way, a total distance of 3336.90 feet to a point for corner on the centerline of said Stonebrook Parkway;

THENCE along said centerline of Stonebrook Parkway, the following five (5) courses:

- North 89°16'16" East, a distance of 1548.57 feet to a point for corner at the beginning of a tangent curve to the right having a central angle of 09°31'39", a radius of 1500.00 feet, a chord bearing and distance of South 85°57'55" East, 249.14 feet;
- In a southeasterly direction, with said curve to the right, an arc distance of 249.43 feet to a point for corner at the end of said curve;
- South 81°12'05" East, a distance of 148.34 feet to a point for corner at the beginning of a tangent curve to the left having a central angle of 09°15'50", a radius of 1500.00 feet, a chord bearing and distance of South 85°50'00" East, 242.26 feet;
- In a southeasterly direction, with said curve to the left, an arc distance of 242.53 feet to a point for corner at the end of said curve;
- North 89°32'05" East, passing en route the westerly right-of-way line of aforesaid Legacy Drive, and continuing along the same course and crossing said right-of-way, a total distance of 1427.56 feet to a point for corner on the centerline of said Legacy Drive;

THENCE along said centerline of Legacy Drive the following five (5) courses:

- South 00°27'33" East, a distance of 109.30 feet to a point for corner at the beginning of a tangent curve to the left having a central angle of 6°07'08", a radius of 1450.00 feet, a chord bearing and distance of South 3°31'03" East, 154.78 feet;
- In a southeasterly direction, with said curve to the left, an arc distance of 154.85 feet to a point for corner at the end of said curve;
- South 10°32'47" East, a distance of 149.08 feet to a point for corner at the beginning of a non-tangent curve to the left having a central angle of 04°45'56", a radius of 980.00 feet, a chord bearing and distance of South 12°13'10" East, 81.49 feet;
- In a southeasterly direction, with said curve to the left, an arc distance of 81.51 feet to a point for corner at the beginning of a non-tangent curve to the left having a central angle of 10°25'18", a radius of 1450.00 feet, a chord bearing and distance of South 20°54'30" East, 263.38 feet;
- In a southeasterly direction, with said curve to the left, an arc distance of 263.74 feet to a point for corner at the beginning of a reverse curve to the right having a central angle of 08°03'43", a radius of 1450.00 feet, a chord bearing and distance of South 22°05'17" East, 203.85 feet to a point for corner at the end of said curve;

THENCE South 89°32'24" West, departing said centerline of Legacy Drive, crossing its right-of-way, passing en route its westerly right-of-way line, and continuing along the same course and crossing said 240.48 acre tract, a total distance of 892.29 feet to a point for corner;

THENCE South 00°40'34" East, continuing across said 240.48 acre tract, crossing said 14.71 acre tract, said 52.04 acre tract, and said 100.71 acre tract, a distance of 2455.49 feet to a point for corner on the southerly line of said 100.71 acre tract and the northerly line of Lot 20 in Block J of Heritage Green Phase 1, according to the plat thereof recorded in Cabinet S, Page 135, said Plat Records;

THENCE South 89°19'26" West, along the southerly line of said 100.71 acre tract and the northerly line of said Lot 20, passing en route the northwest corner of said Lot 20, and continuing along the same course and along the northerly line of a called 63.8521 acre tract of land described in the deed to City of Frisco, Texas, recorded in Volume 4473, Page 692, said Official Records, a total distance of 2562.75 feet to a point for corner in the easterly line of Lot 1 in Block A of aforesaid Lebanon Substation Addition;

THENCE North 00°18'23" West, along the easterly line of said Lot 1, a distance of 111.97 feet to a point for corner at the northeast corner of said Lot 1;

THENCE South 89°18'53" West, along the northerly line of said Lot 1, a distance of 383.41 feet to the POINT OF BEGINNING and containing 246.106 acres (10,720,370 square feet) of land, more or less.

TRACT C

BEING a tract of land situated in the James Ogden Survey, Abstract No. 980, City of Frisco, Denton County, State of Texas, and being a portion of a called 240.48 acre tract of land described in the deed to Bert Fields, Jr., recorded in Volume 523, Page 679, Deed Records of Denton County, Texas, same being a portion of the right-of-way of Stonebrook Parkway, according to the right-of-way dedication recorded in Document No. 2005-32375, Official Records of Denton County, Texas, and a portion of the right-of-way of Legacy Drive, according to the right-of-way dedication recorded in Volume 5545, Page 1639, Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a point at the intersection of the centerline of said Legacy Drive with the northerly line of said 240.48 acre tract, and on the southerly line of a variable width right-of-way dedication recorded in Cabinet V, Page 797, Plat Records of Denton County, Texas;

THENCE, departing the northerly line of said 240.48 acre tract and said southerly line of a variable width right-of-way, and along said centerline of Legacy Drive, the following four (4) courses:

- South 00°27'33" East a distance of 725.35 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 04°15'33", a radius of 2000.00 feet, a chord bearing and distance of South 01°40'15" West, 148.64 feet;
- In a southwesterly direction, with said curve to the right, an arc distance of 148.67 feet to a point for corner at the beginning of a reverse curve to the left having a central angle of 04°16'22", a radius of 2000.00 feet, a chord bearing and distance of South 01°39'50" West, 149.11 feet;
- In a southwesterly direction, with said curve to the left, an arc distance of 149.15 feet to a point for corner at the end of said curve;
- South 00°27'33" East, a distance of 419.04 feet to a point for corner;

THENCE departing said centerline of Legacy Drive, crossing said right-of-way and passing en route the westerly right-of-way line of said Legacy Drive, and continuing along the same course and along the centerline of aforesaid Stonebrook Parkway, the following five (5) courses:

- South 89°32'05" West, a distance of 1427.56 feet to a point for corner at the beginning of a tangent curve to the right having a central angle of 9°15'50", a radius of 1500.00 feet, a chord bearing and distance of North 85°50'00" West, 242.26 feet;
- In a northwesterly direction, with said curve to the right, an arc distance of 242.53 feet to a point for corner at the end of said curve;
- North 81°12'05" West, a distance of 148.34 feet to a point for corner at the beginning of a tangent curve to the left having a central angle of 09°31'39", a radius of 1500.00 feet, a chord bearing and distance of North 85°57'55" West, 249.14 feet;
- In a northwesterly direction with said curve to the left, an arc distance of 249.43 feet to a point for corner at the end of said curve;
- South 89°16'16" West, a distance of 1548.57 feet to a point for corner at the intersection of said centerline of Stonebrook Parkway with the westerly line of aforesaid 240.48 acre tract, being in Cotton Gin Road;

THENCE North 00°29'16" West, departing said centerline of Stonebrook Parkway, along the westerly line of said 240.48 acre tract and in the apparent right-of-way line of said Cotton Gin Road, passing en route the northerly right-of-way line of said Stonebrook Parkway, and continuing along the same course, a total distance of 1345.48 feet to a point for corner at the northwest corner of said 240.48 acre tract in the southerly line of a called 45 foot wide right-of-way dedication recorded in Document No. 2009-63, said Plat Records;

THENCE North 88°54'08" East, along the northerly line of said 240.48 acre tract and the southerly line of a called 10.986 acre tract of land described in the deed to Frisco Independent School District, recorded in Document No. 2006-103236, said Official Records, a distance of 725.13 feet to a 1/2 inch iron rod found for corner in the southerly line of said10.986 acre tract;

THENCE North 88°53'26" East, along the northerly line of said 240.48 acre tract, along the southerly line of said 10.986 acre tract, along the southerly line of aforesaid Park Place Estates, Phase 1, and aforesaid southerly line of variable width right-of-way dedication, a distance of 2899.20 feet to the POINT OF BEGINNING and containing 115.539 acres (5,032,891 square feet) of land, more or less.

TRACT D

BEING a tract of land situated in the James Ogden Survey, Abstract No. 980, City of Frisco, Denton County, State of Texas, and being a portion of a called 240.48 acre tract of land described in the deed to Bert Fields, Jr., recorded in Volume 523, Page 679, Deed Records of Denton County, Texas, same being a portion of the right-of-way of Legacy Drive, according to the right-of-way dedication recorded in Volume 5545, Page 1639, Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a point at the intersection of the centerline of said Legacy Drive with the northerly line of said 240.48 acre tract, and on the southerly line of a variable width right-of-way dedication recorded in Cabinet V, Page 797, Plat Records of Denton County, Texas;

THENCE North 88°53'26" East, departing said centerline of Legacy Drive and along the northerly line of said 240.48 acre tract, crossing said right-of-way, passing en route its easterly right-of-way line and the southwest corner of Lot 2, Block A of Platinum Business Park, according to the plat thereof recorded in Cabinet V, Page 797, said Plat Records, and continuing along the same course and along the southerly line of said Lot 2, a total distance of 150.66 feet to a point for corner at the southeast corner of said Lot 2, common to the northeast corner of said 240.48 acre tract, being on the westerly line of a called 195.195 acre tract of land described in the deed to City of Frisco, Texas, recorded in Document No. 2005-128250, said Official Records;

THENCE South 00°20'09" East, along the easterly line of said 240.48 acre tract and along the westerly line of said 195.195 acre tract, passing en route the easterly right-of-way of said Legacy Drive, and continuing along the same course, a total distance of 1985.78 feet to a point for corner at the southwest corner of said 195.195 acre tract, common to an interior corner of said 240.48 acre tract, being on the northerly line of a called 6.855 acre tract of land described in the deed to Frisco Independent School District, recorded in Document No. 2007-70733, said Official Records;

THENCE South 89°20'44" West, departing the easterly line of said 240.48 acre tract, crossing said 240.48 acre tract, and along the northerly line of said 6.855 acre tract, passing en route the northwest corner of said 6.855 acre tract and the easterly right-of-way line of said Legacy Drive, and continuing along the same course and crossing said right-of-way, a total distance of 91.23 feet to a point for corner on the centerline of said Legacy Drive, and at the beginning of a non-tangent curve to the right having a central angle of 02°08'31", a radius of 1450.00 feet, a chord bearing and distance of North 16°46'06" West, 54.20 feet;

THENCE along said centerline of said Legacy Drive, the following eight (8) courses:

- In a northwesterly direction, with said curve to the right, an arc distance of 54.21 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 04°45'56", a radius of 980.00 feet, a chord bearing and distance of North 12°13'10" West, 81.49 feet;
- In a northwesterly direction, with said curve to the right, an arc distance of 81.51 feet to a point for corner at the end of said curve;
- North 10°32'47" West, a distance of 149.08 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 06°07'08", a radius of 1450.00 feet, a chord bearing and distance of North 03°31'03" West, 154.78 feet;
- In a northwesterly direction, with said curve to the right, an arc distance of 154.85 feet to a point for corner at the end of said curve;
- North 00°27'33" West, a distance of 528.34 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 04°16'22", a radius of 2000.00 feet, a chord bearing and distance of North 01°39'50" East, 149.11 feet;
- In a northeasterly direction, with said curve to the right, an arc distance of 149.15 feet to a point for corner at the beginning of a reverse curve to the left having a central angle of 04°15'33", a radius of 2000.00 feet, a chord bearing and distance of North 01°40'15" East, 148.64 feet;
- In a northeasterly direction, with said curve to the left, an arc distance of 148.67 feet to a point for corner at the end of said curve;
- North 00°27'33" West, a distance of 725.35 feet to the POINT OF BEGINNING and containing 6.821 (297,132 square feet) of land, more or less.

TRACT E

BEING a tract of land situated in the James Ogden Survey, Abstract No. 980, City of Frisco, Denton County, State of Texas, and being a portion of a called 6.855 acre tract of land described in the deed to Frisco Independent School District, recorded in Document No. 2007-70733, Official Records of Denton County, Texas, and being a portion of Lot 1R-1, Block A, Legacy Christian Academy, according to the plat thereof recorded in Document No. 2009-49, Plat Records of Denton County, Texas, and all of a called 1.871 acre tract of land described in the deed to Legacy Christian Academy, recorded in Document No. 2008-8004, said Official Records, same being a portion of the right-of-way of Legacy Drive, according to the right-of-way dedication recorded in Volume 5545, Page 1639, said Official Records, and being a portion of the right-of-way of Academy Drive, according to the right-of-way dedication recorded in Volume 5545, Page 1628, said Official Records, and being more particularly described as follows:

BEGINNING at point at the northeast corner of said 6.855 acre tract, common to the northwest corner of Legacy Christian Academy, Block A, Lot 2, according to the plat thereof recorded in Cabinet V, Page 124, said Plat Records, being on the southerly line of a called 195.195 acre tract of land described in the deed to City of Frisco, Texas, recorded in Document No. 2005-128250, said Official Records;

THENCE South 00°37'31" East, departing the southerly line of said 195.195 acre tract, along the easterly line of said 6.855 acre tract and the westerly line of said Lot 2, passing en route the northwesterly line of said Lot 1R-1, crossing said Lot 1R-1, passing en route an interior corner of said Lot 1R-1, and continuing along the same course and along a westerly line of said Lot 1R-1, passing en route the northerly end of the easterly terminus of said Academy Drive, and continuing along the same course and along said easterly terminus, a total distance of 1182.70 feet to a point for corner on the centerline of said Academy Drive;

THENCE South 89°45'16" West, departing said easterly terminus, along said centerline of Academy Drive, passing en route the westerly terminus of said Academy Drive and the easterly right-of-way line of aforesaid Legacy Drive, crossing said right-of-way, and continuing along the same course, a total distance of 308.07 feet to a point for corner on the centerline of said Legacy Drive;

THENCE along said centerline of Legacy Drive, the following three (3) courses:

- North 12°04'03" East, a distance of 43.81 feet to a point for corner at the beginning of a tangent curve to the left having a central angle of 38°11'12", a radius of 1450.00 feet, a chord bearing and distance of North 07°01'33" West, 948.61 feet;
- In a northwesterly direction, with said curve to the left, an arc distance of 966.40 feet to a point for corner at the beginning of a reverse curve to the right having a central angle of 08°16'47", a radius of 1450.00 feet, a chord bearing and distance of North 21°58'45" West, 209.35 feet;
- In a northwesterly direction, with said curve to the right, an arc distance of 209.54 feet to a point for corner at the end of said curve;

THENCE North 89°20'44" East, departing said centerline of Legacy Drive, crossing its right-of-way, passing en route its easterly right-of-way line and the northwest corner of aforesaid 6.855 acre tract, and continuing along the same course and along the northerly line of said 6.855 acre tract, passing en route an interior corner of aforesaid 240.48 acre tract and the southwest corner of aforesaid 195.195 acre tract, and continuing along the same course, along the northerly line of said 240.48 acre tract, and along the southerly line of said 195.195 acre tract, a total distance of 480.24 feet to the POINT OF BEGINNING and containing 8.736 acres (380,548 square feet) of land, more or less.

TRACT F

BEING a tract of land situated in the James Ogden Survey, Abstract No. 980, City of Frisco, Denton County, State of Texas, and being all of Lot 1, Block A of William and Abbie Allen Elementary School, according to the Final Plat thereof recorded in Document No. 2009-127, Plat Records of Denton County, Texas, and being all of a called 9.784 acre tract of land described in the deed to Frisco Independent School District, recorded in Document No. 2007-70733, Official Records of Denton County, Texas, same being a portion of the right-of-way of Legacy Drive, according to the right-of-way dedication recorded in Volume 5545, Page 1639, said Official Records, and being a portion of the right-of-way of Academy Drive, according to the right-of-way dedication recorded in Volume 5545, Page 1628, said Official Records, and being more particularly described as follows:

BEGINNING at point at the southeast corner of said Lot 1, common to an interior corner of Cheyenne Village Phase One, according to the plat thereof recorded in Cabinet U, Page 301, said Plat Records;

THENCE South 89°19'23" West, along the southerly line of said Lot 1 and along the northerly line of said Cheyenne Village Phase One, passing en route the southwest corner of said Lot 1 and an exterior corner of said Cheyenne Village Phase One, being on the easterly right-of-way line of said Legacy Drive, and continuing along the same course and crossing said right-of-way, a distance of 123.75 feet to a point for corner on the centerline of said Legacy Drive, at the beginning of a non-tangent curve to the right having a central angle of 07°59'52", a radius of 1553.33 feet, a chord bearing and distance of North 28°18'11" West, 216.65 feet;

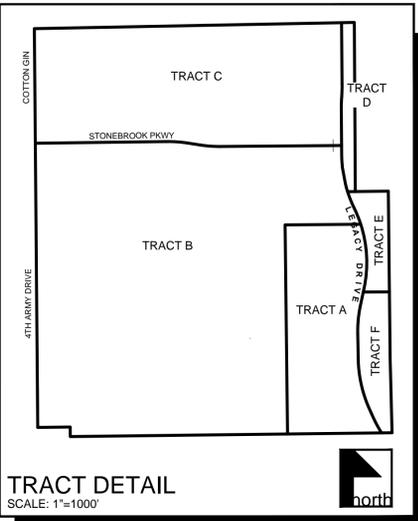
THENCE along said centerline of Legacy Drive, the following six (6) courses:

- In a northwesterly direction, with said curve to the right, an arc distance of 216.83 feet to a point for corner at the end of said curve;
- North 24°19'24" West, a distance of 96.42 feet to a point at the beginning of a tangent curve to the right having a central angle of 23°17'06", a radius of 1499.79 feet, a chord bearing and distance of North 12°40'56" West, 605.33 feet;
- In a northwesterly direction, with said curve to the right, an arc distance of 609.51 feet to a point for corner at the end of said curve;
- North 01°06'42" West, a distance of 295.28 feet to a point at the beginning of a tangent curve to the right having a central angle of 13°1'046", a radius of 1450.00 feet, a chord bearing and distance of North 05°28'40" East, 332.80 feet;
- In a northeasterly direction, with said curve to the right, an arc distance of 333.53 feet to a point for corner at the end of said curve;
- North 12°04'03" East, a distance of 161.86 feet to a point for corner at the end of said curve;

THENCE North 89°45'16" East, departing said centerline of Legacy Drive, crossing said right-of-way, passing en route its easterly right-of-way line and the westerly terminus of aforesaid Academy Drive, and continuing along the same course and along the centerline of said Academy Drive, a total distance of 308.07 feet to a point for corner on the easterly terminus of said Academy Drive;

THENCE South 00°37'31" East, along said easterly terminus, passing en route the northeast corner of aforesaid Lot 1 and the southerly right-of-way line of said Academy Drive, and continuing along the same course, along an easterly line of said Lot 1, and along a westerly line of aforesaid Cheyenne Village Phase One, a distance of 779.60 feet to a point for corner;

THENCE South 01°28'56" East, continuing along an easterly line of said Lot 1 and along a westerly line of said Cheyenne Village Phase One, a distance of 874.56 feet to the POINT OF BEGINNING and containing 12.392 acres (539,813 square feet) of land, more or less.



TRACT DETAIL
SCALE: 1"=1000'

ZONING CASE #Z14-0018
EXHIBIT A (SHEET 2 of 2)

Sonntag Tract

JAMES OGDEN SURVEY, ABSTRACT #980
APRIL, 2015

OWNER:
The Estate of Mr. Bert Fields
Contact: Mike Haggerty
11835 Preston Rd.
Dallas, TX 75230
P (972) 661-3330
F (972) 991-3584

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
State of Texas Registration No. F-928
5750 Genesis Court, Suite 200
Frisco, TX 75034
P (972) 335-3580
F (972) 335-3779
Contact: Frank Abbott, P.E.

Kimley»Horn

EXHIBIT B
PLANNED DEVELOPMENT STANDARDS

Tract A Planned Development-Office-1 (51.3± acres)

Use regulations shall be in accordance with Office 1 (O-1) District, subject to the following conditions:

1. Additional uses may include assisted living, memory care and/or senior living subject to the following:
 - a) All exterior elevations must consist of a minimum of 80% clay-fired brick, and/or natural stone (does not include interior courtyard areas).
 - b) Façade Plans subject to Planning & Zoning Commission approval in conjunction with a Preliminary Site Plan.
 - c) Parking requirements for senior living (and/or similar uses) will be determined at the time of Preliminary Site Plan approval and are subject to City approval.
2. Single Family Residential uses (including townhomes) may be allowed but is subject to a Specific Use Permit prior to approval of a Preliminary Plat.
3. Maximum three (3) stories in height
4. Increased setbacks for buildings over two (2) stories adjacent to residential zoning do not apply.

Tracts B&C Planned Development-SF-10, SF-8.5, SF-7 and PH (361.7± acres)

Use regulations shall be in accordance with Patio Home (PH), Single Family-7 (SF-7), Single Family-8.5 (SF8.5) and the Single Family-10 (SF-10) Districts, subject to the following conditions:

1. The minimum number of SF-10 lots shall be 65.
2. The minimum number of SF-8.5 lots shall be 170.
3. The maximum number of SF-7 lots shall be 305.
4. The maximum number of PH lots shall be 215.
5. Maximum total allowed single family residential lots is 740.

General Conditions

1. The overall open space for the single family areas (Tracts B&C), exclusive of arterial roadway buffers, shall be in approximate locations as noted on the Open Space Exhibit D unless otherwise approved by the City with any Planned Development Amendments noted herein (Item I). Acreages may vary but will not be any less than 15% of the net residential areas as shown on Exhibit D.
2. At least two designated open spaces on Tract C shall contain at least three (3) elements specified in Zoning Ordinance Section 4.13. At least one designated open space (not including the Amenity Center which has its own specifications) in Tract B shall contain at least three (3) elements specified in Zoning Ordinance Section 4.13.

3. Porches, stoops, bay windows, balconies, masonry clad chimneys, sunrooms, attached pergola and colonnades may encroach beyond the minimum front yard setback up to five (5) feet.
4. Porches are required for lots fronting the open space and shall meet the minimum standards for porches per Zoning Ordinance 4.07.16, as it exists or may be amended.
5. All lots less than 65 feet in width shall be alley served except as shown on Exhibit C.
6. Corner lots and lots adjacent to adjacent to open space shall provide open fencing in accordance with Section S-4 of the Form-Based Codes Manual.
7. Lot shall be permitted to back to open space in general conformance with Exhibit C.
8. The minimum rear yard for patio home garages in which the garage door faces the alley shall be 10 feet. A nine-foot (9') by twenty-foot (20') concrete pad shall be provided adjacent to the garage for off-street parking. Said pad shall be situated entirely on the same lot as the garage and located in such a manner so as not interfere with lot drainage and/or conflict with utility poles, meters, transformers, or other comparable device(s).
9. Veneers: Natural stone or brick veneer is required on headwalls, bridges, walls, culverts, and like structures. Natural stone or brick veneer shall be similar to what is used throughout the Planned Development and are subject to Director of Development Services' approval. Alternative materials may be considered for those sections not visible to the public subject to Director of Development Services approval.
10. A minimum 20-foot wide thoroughfare screening edge required along Stonebrook Parkway except at required right turn lanes where the minimum width will be 10 feet. Easements will be allowed within the required screening edge as long as they do not compromise the overall intent of the required screening and trees. The trees in the median are the City's responsibility. Exhibit "E" illustrates the symmetrical landscape plantings. Details to be approved on the final landscape and screening plan.
11. Alternative building materials for amenity centers, signage and/or other open space elements may be allowed. Final approval of the material, amount and location of the "Alternative Materials" is subject to the sole discretion of the Director of Development Services. These aesthetic items are subject to the City approval at the time of site plans and façade permitting request.
12. Planned Development Amendments
 - a) Except as otherwise provided in this paragraph, minor and major amendments shall be processed and decided in accordance with the procedures set forth in the Zoning Ordinance, as it exists or is amended.
 - b) For purposes of this Planned Development District, a waiver of a provision

of the Major Creek Ordinance shall be deemed a Minor Amendment as long as the land plan remains in general conformance with Exhibit "C".

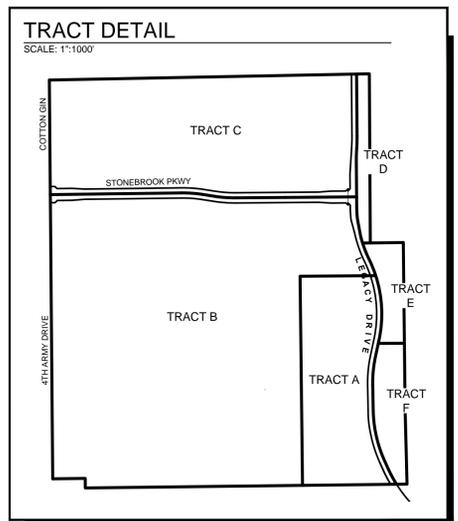
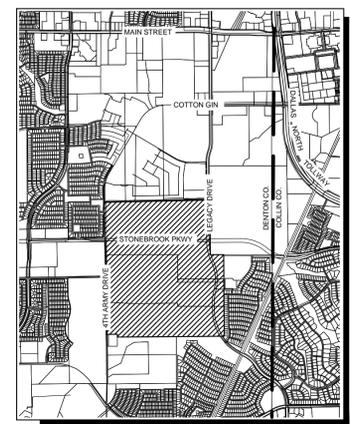
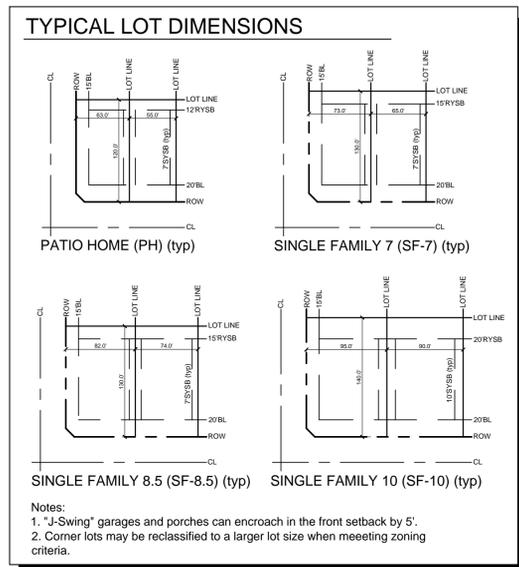
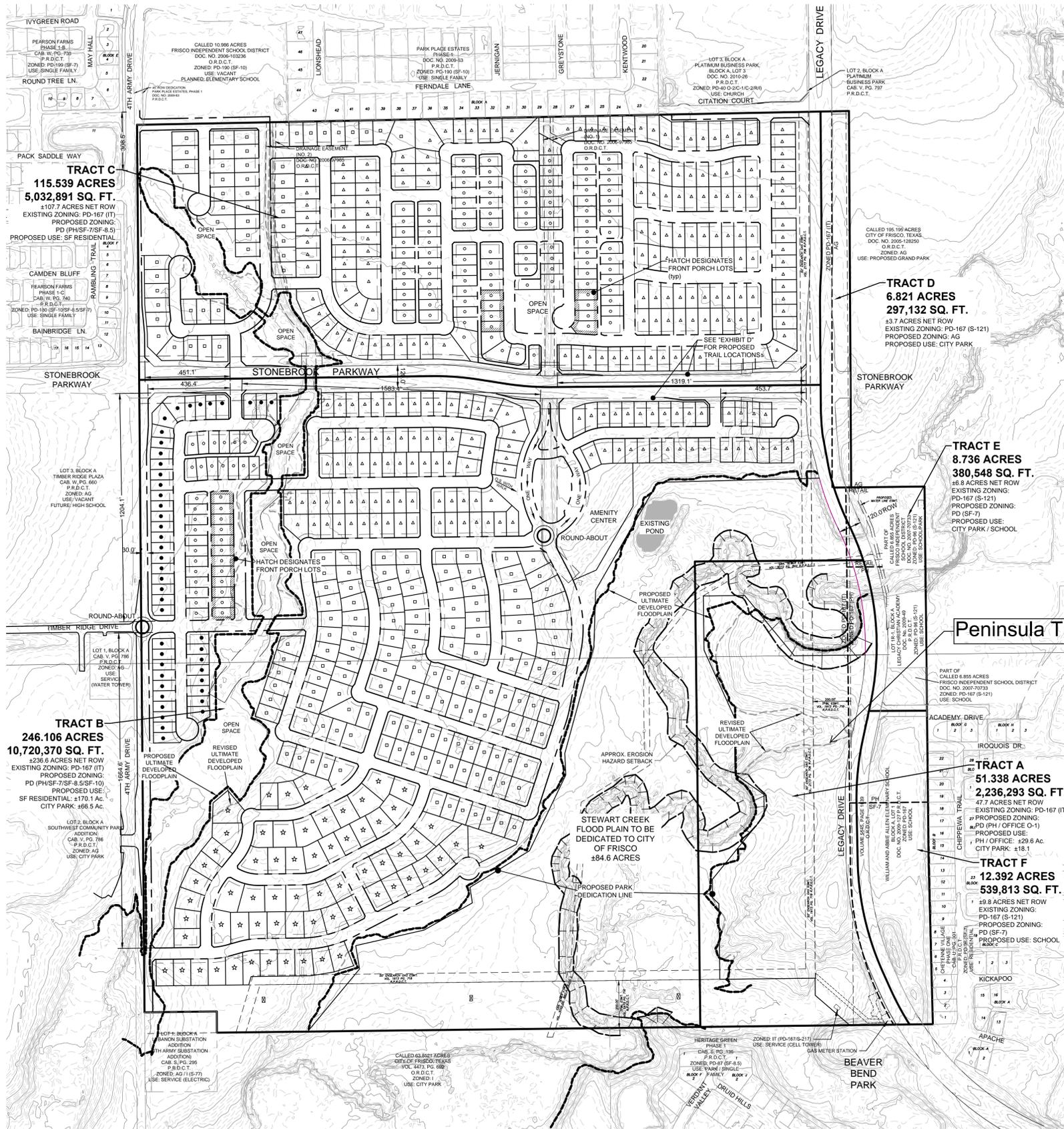
- c) For purposes of this Planned Development District, redistribution of single family lot types that decreases the density for an area as shown in Exhibit "C" is subject to the Director of Development Services approval. Exhibit "C" shall be updated to reflect the redistribution. Likewise, a redistribution of single family lot types that increases the density for an area, but is offset by a corresponding decrease in the density of another area, as shown on Exhibit "C", is subject to the Director of Development Services approval. Exhibit "C" shall be updated to reflect the redistribution.
- d) For purposes of this Planned Development District, redistribution of single family lot locations that increases the density in one area as shown in Exhibit "C", without a corresponding decrease in density as described in paragraph 15(c), above, shall be considered a staff-delegated minor amendment, subject to the lot count restrictions outlined in this Ordinance. A staff-delegated minor amendment shall be submitted at the time of the development application, and the application shall include supporting data with an outline of any minor amendments being proposed on the plan(s). The denial of a minor amendment may be appealed to the Planning & Zoning Commission. A minor amendment is subject to Director of Development Services' approval.
- e) Notwithstanding anything to the contrary, redistribution of any single family lot types that increases density immediately adjacent to property that is final platted for residential that is less-dense than the proposed density shown on the Zoning Exhibit "A" shall be considered a major amendment and shall require an amendment to the Planned Development through the standard zoning amendment process.

Tract D (6.8± acres)

- Agricultural

Tract E (8.7± acres) and Tract F (12.4± acres)

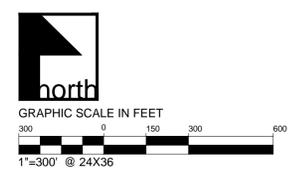
- Remove the PD designation and retain the base zoning of Retail, Single family-7, Patio Home, and SUP-121 for a Private School, as shown on the City's GIS map.



LAND USE DATA SUMMARY TABLE	
GROSS ACREAGE	440.9 Ac.
THOROUGHFARE ROW	27.4 Ac.
NET OFFICE / RETAIL	29.6 Ac.
CURRENT SCHOOL & PARK USE	20.3 Ac.
PARK DEDICATION	84.6 Ac.
NET RESIDENTIAL	279.1 Ac.
LOTS - PH (Alley Loaded)	149 LOTS
LOTS - PH (Front Loaded)	45 LOTS
LOTS - SF7	278 LOTS
LOTS - SF8.5	183 LOTS
LOTS - SF10	65 LOTS
TOTAL LOTS	720 LOTS
RESIDENTIAL DENSITY	2.58 LOTS / Ac.

NOTE:

- PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS MAP NO. 48121C0440G AND 48121C0580G DATED APRIL 18, 2011
- INTERIOR STREETS RIGHTS OF WAY ARE 60' WIDE UNLESS NOTED.
- INTERIOR ALLEY RIGHTS OF WAY ARE 18' WIDE.
- STREETS, ALLEYS, LOTS AND OPEN SPACE SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE ALIGNMENT OF EACH STREET AND ALLEY, AND THE EXACT LOT AND OPEN SPACE LAYOUT WILL BE FINALIZED AT THE TIME OF PRELIMINARY PLAT AND WILL BE ESTABLISHED AT THE TIME OF FINAL PLAT
- LOT FINISHED FLOOR ELEVATIONS ADJACENT TO FLOODPLAIN WILL BE CONSTRUCTED A MINIMUM OF 2 FEET ABOVE 100-YR. FLOOD ELEVATION.
- FRONT LOAD PATIO HOMES WILL HAVE DRIVEWAYS LOCATED ALONG A COMMON PROPERTY LINE FOR EVERY TWO LOTS



ZONING CASE #Z14-0018
 EXHIBIT C

Sonntag Tract

JAMES OGDEN SURVEY, ABSTRACT #980
 APRIL, 2015

OWNER:
 The Estate of Mr. Bert Fields
 Contact: Mike Haggerty
 11835 Preston Rd.
 Dallas, TX 75230
 P (972) 661-3330
 F (972) 991-3584

ENGINEER / SURVEYOR:
 Kimley-Horn and Associates
 State of Texas Registration No. F-928
 5750 Genesis Court, Suite 200
 Frisco, TX 75034
 P (972) 335-3580
 F (972) 335-3779
 Contact: Frank Abbott, P.E.

Plotted By: Busell, Allen Date: May 21, 2015 06:29:53pm File Path: K:\FR_Civil\81250000.2.400-Sonntag Tract Zoning_Dwg\Exhibits\Zoning Exhibits-15018.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reproduction and improper reliance on this document without written authorization and association by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



OPEN SPACE SUMMARY TABLE *

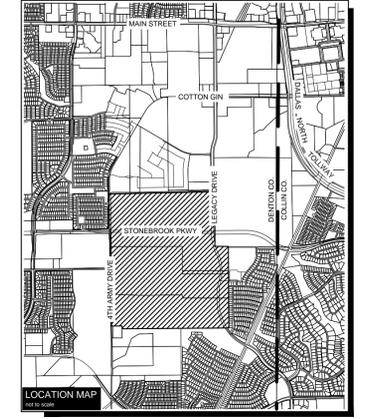
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CURRENT SCHOOL & PARK USE	20.3 Ac.
NET RESIDENTIAL	279.1 Ac.
THOROUGHFARE LANDSCAPE EDGES	2.0 Ac.
OPEN SPACE (Easements not in Park)	6.9 Ac.
OPEN SPACE ADJACENT TO LANDSCAPE EDGES	3.5 Ac.
OPEN SPACE	30.8 Ac.
AMENITY CENTER	3.0 Ac.
TOTAL OPEN SPACE	44.2 Ac.
OPEN SPACE PERCENTAGE OF NET RESIDENTIAL	15.8%

* TRACT "A" MAY BE DEVELOPED AS SINGLE FAMILY. OPEN SPACE WITHIN TRACTS "C" & "D" MAY COVER ANY OPEN SPACE REQUIREMENTS FOR TRACT "A" IF DEVELOPED AS RESIDENTIAL USES.

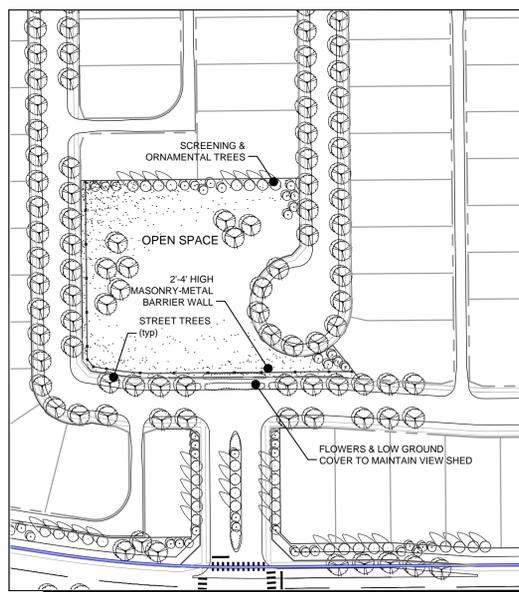
PATIO HOME AREA **

ACREAGE	46.8 Ac.
15% OF ACREAGE (MINIMUM)	7.0 Ac.
OPEN SPACE PROVIDED (Adjacent to or contained within PH area)	17.0 Ac.
PERCENTAGE OPEN SPACE PROVIDED	36.3%

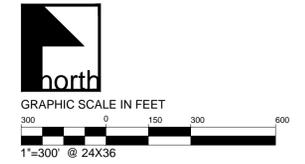
** DOES NOT INCLUDE TRACT A



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 5. LOT FINISHED FLOOR ELEVATIONS ADJACENT TO FLOODPLAIN WILL BE CONSTRUCTED A MINIMUM OF 2 FEET ABOVE 100-YR. FLOOD ELEVATION.
 6. THIS EXHIBIT SHALL NOT BE CONSTRUED TO MODIFY THE REQUIREMENT TO CONSTRUCT SIDEWALKS ON BOTH SIDES OF EVERY PUBLIC STREET. ANY SITUATION WHERE AN ADJACENT TRAIL MIGHT TAKE THE PLACE OF A REQUIRED PUBLIC SIDEWALK WILL BE DETERMINED DURING THE REVIEW OF THE CONSTRUCTION PLANS.



OPEN SPACE DETAIL
SCALE: 1"=100'



LEGEND

	OPEN SPACE (UNDER 50' WIDE AND 10,000 SF)
	OPEN SPACE: EASEMENTS OUTSIDE OF PARK
	"USEABLE" OPEN SPACE
	CITY PARK DEDICATION
	GREENWAY TRAIL (by City)
	8' HIKE AND BIKE TRAIL
	INTERNAL TRAIL SYSTEM
	PATIO HOME (PH) AREA

- Amenity Center**
- Swimming pool
 - Restrooms / changing rooms
 - Shade structure / pavilion / arbor / gazebo
 - Fire place
 - Picnic tables
 - BBQ grills
 - Playground
 - Ornamental iron, stone, or equivalent seating areas
 - Landscaping, which shall include at a minimum 10 trees (3' or greater), including street trees
 - Low, ornamental masonry walls or ornamental fencing w/ masonry columns and capstones
 - Internal walkways
 - Art, sculpture, or fountain
 - Minimum 20 Parking spaces (combined parallel and on-site)
 - Irrigation

- Open Space**
- Drainage / detention
 - Landscaping, including street trees
 - Irrigation (improved zones only)
 - Natural areas designed to be less frequently maintained and consisting of native and introduced vegetation, including areas without irrigation.
 - Low, ornamental masonry walls or ornamental fencing w/ masonry columns and capstones
 - Trail System

- Major Community Entry (ME)**
- Community identification
 - Accent Paving (stamped or stained)
 - Landscaping, which shall include at a minimum 6 trees (3' or greater), including street trees
 - Irrigation
- Minor Community Entry (mE)**
- Community identification
 - Landscaping, which shall include at a minimum 2 trees (3' or greater), including street trees
 - Irrigation

ZONING CASE #Z14-0018
EXHIBIT D - OPEN SPACE

Sonntag Tract

JAMES OGDEN SURVEY, ABSTRACT #980
APRIL, 2015

OWNER:
The Estate of Mr. Bert Fields
Contact: Mike Haggerty
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Dallas, TX 75230
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Frisco, TX 75034
P (972) 335-3580
F (972) 335-3779
Contact: Frank Abbott, P.E.



EXHIBIT E - THROUGHFARE DESIGN

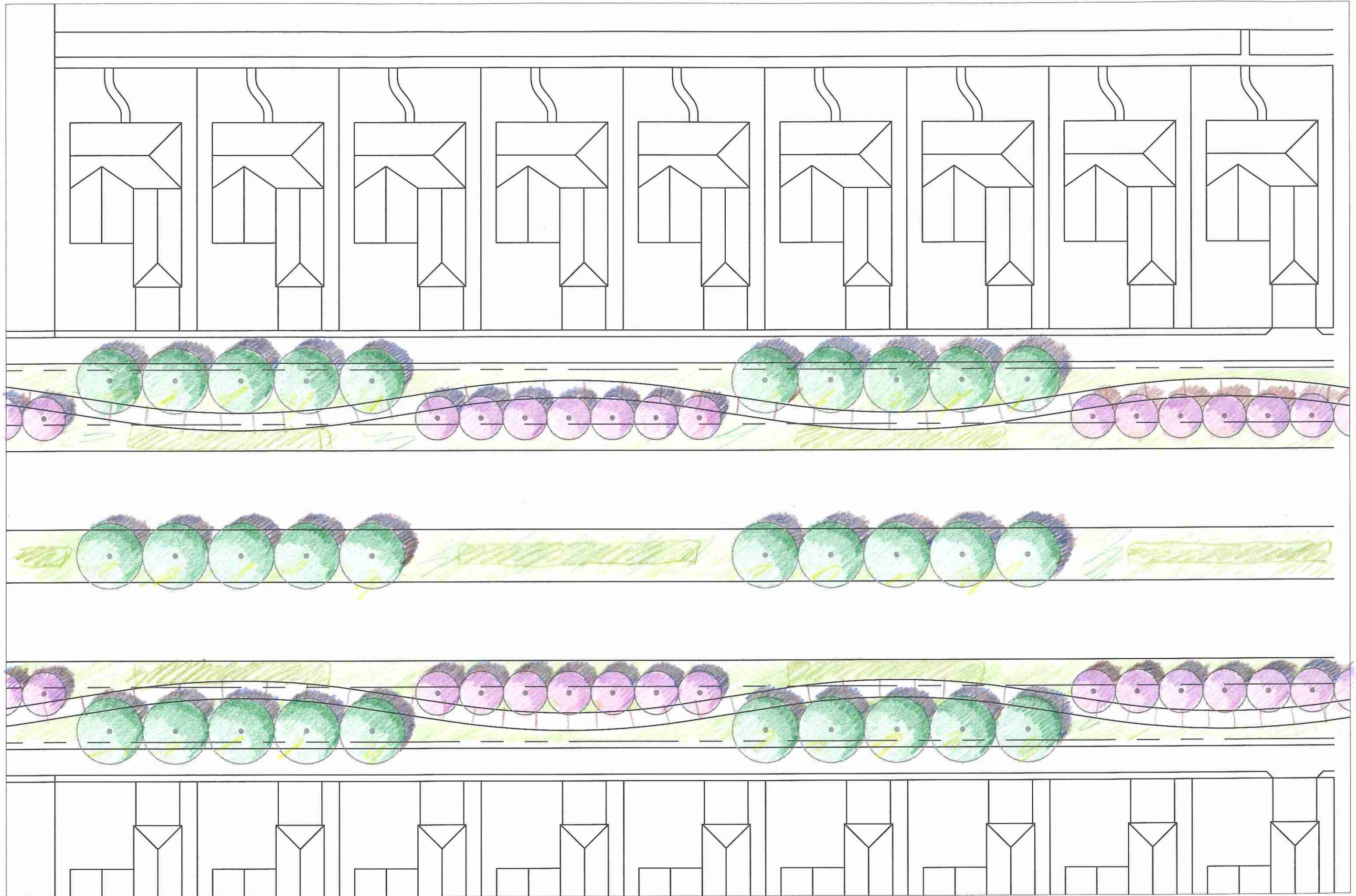


EXHIBIT E - THROUGHFARE DESIGN

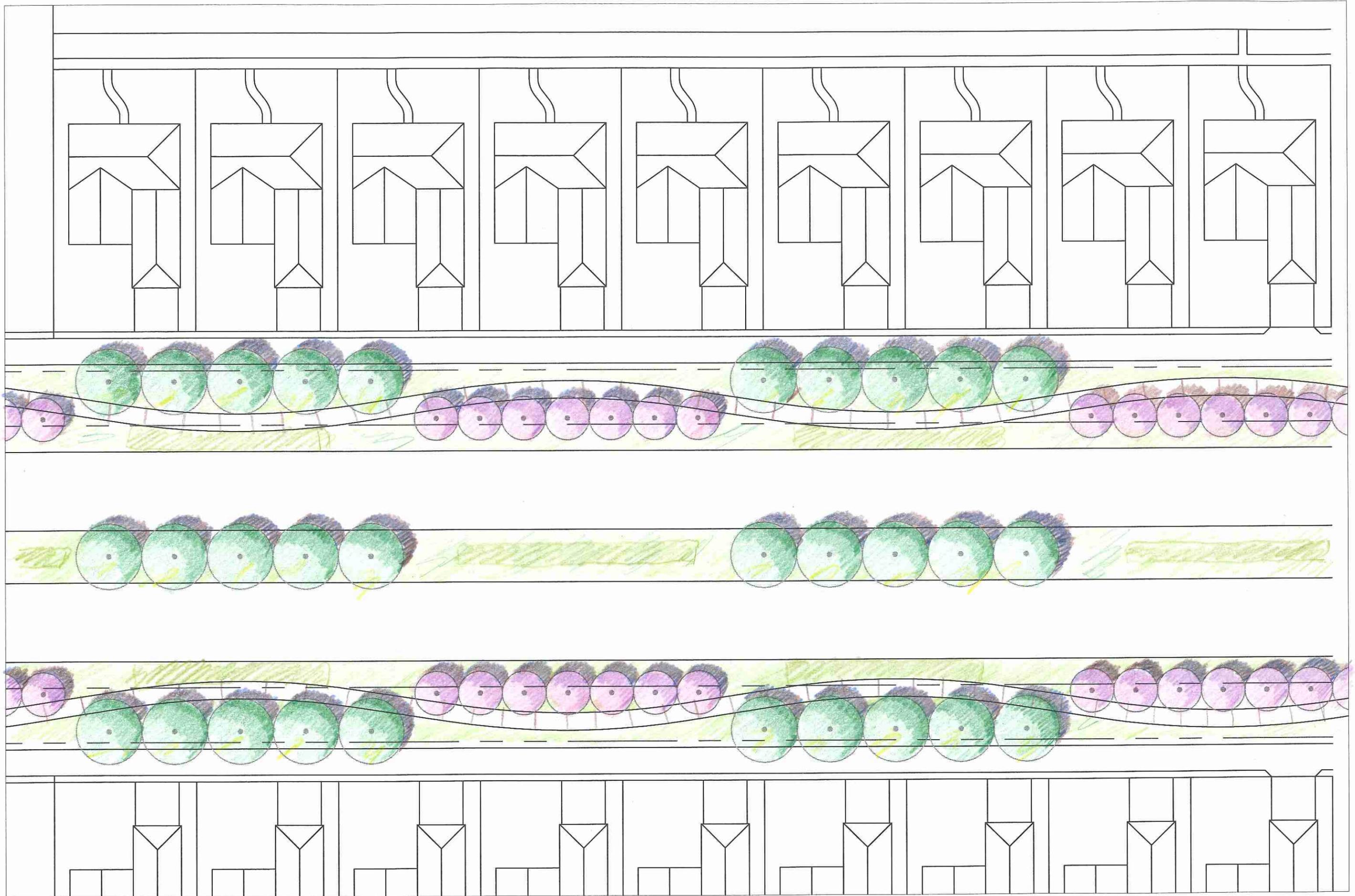


EXHIBIT E - THROUGHFARE DESIGN

