

THE ELADA PD (306.36 ACRES)

Purpose Statement – The purpose of this planned development district (“PD”) is to establish a quality master planned residential community for the property described by metes and bounds on Exhibit "A" (the "Property") of this PD Ordinance. Development and use of the Property shall comply with the Sanger Zoning Ordinance as it existed on the date of its adoption on August 3, 1987, as subsequently amended by Ordinance No. 06-12-25 approved by the City Council of the City of Sanger, Texas on June 16, 2025 (the "Zoning Ordinance"), as amended by this PD ordinance. In the event of a conflict between the Zoning Ordinance and this PD Ordinance, this PD Ordinance shall control. In the event of a conflict between this PD Ordinance and the Concept Plan/ Development Plan, this PD Ordinance shall control. In the event of a conflict between the Concept Plan/ Development Plan and the Zoning Ordinance, the Concept/ Development Plan shall control.

PROPOSED USES

Single Family (306.36 Acres)

Approximately 234.73 acres are proposed as single family detached uses, and approximately 71.63 acres are proposed to be used for park, open space, detention or retention areas and amenity areas.

CONCEPT PLAN/ DEVELOPMENT PLAN

A conceptual site plan/development plan for the Property is attached as Exhibit "B" (“Concept Plan/ Development Plan”) and all development shall generally conform to the Concept Plan/ Development Plan, except as may be modified as provided herein. The Concept Plan/ Development Plan shall satisfy all requirements under the Zoning Ordinance to submit/ approve both a conceptual plan and a development plan for this PD and no further development plan or approvals by the Planning and Zoning Commission or City Council with respect to a concept plan or development plan shall be required.

Changes of detail or amendments to the Concept Plan/ Development Plan, Preliminary Open Space Concept Plan, or any other exhibits attached hereto may be authorized by the Development Services Director or his/her designated representative (the “Development Services Director”) so long as such changes or amendments: do not alter the basic relationship of the proposed development to adjacent property and which do not alter the uses permitted, increase the density above 1,100 dwelling units, increase building height above 35 feet, or increase lot coverage for any residential lot above 65% and which do not decrease the required off street parking ratio, or reduce the minimum yards required pursuant to Section I of the Development Standards (below). The applicant may appeal the decision to deny an amendment to the Concept Plan/ Development Plan or any other exhibits attached hereto to the City’s Planning and Zoning Commission and City Council. For any amendments that are not authorized to be approved by the Development Services Director herein or in the Zoning Ordinance (or by the Building Official in the Zoning Ordinance), the applicant may apply for an amendment through the same process as a zoning amendment.

The Property may be developed in phases. The property owner or developer may designate the phases in its sole discretion as long as the Amenity Area (defined herein) is included with the first phase developed.

COMMUNITY FEATURES

The hardscape within the community shall include entry monuments, screening walls and community signage constructed of brick or stone. Signs shall not be within the sight visibility triangles.

A mandatory homeowners association shall be established to own and maintain the private open spaces, common areas and greenbelts that are accessible to all residents; landscape improvements within common areas; fencing along the perimeter of the Property or along any open space or common areas; entry monuments and signage. The homeowners' association shall maintain any on-street parking spaces within a street right-of-way and any parking spaces located within a common area lot. Private trails and sidewalks shall be constructed within a pedestrian access easement or within the right-of-way and owned and maintained by the HOA. The Parkland (defined below) will be maintained by the City of Sanger.

DEVELOPMENT STANDARDS

I. **Lot Sizes, Setbacks, etc. for Single Family Detached.** Except as otherwise provided below, detached single family residences shall comply with Article III, Section 5, "MD" Medium Density Residential District of the Zoning Ordinance, subject to the following changes:

A. **Minimum Lot Width, Depth, and Size.**

The Estate Lots (min. 60' X 115'):

The minimum lot width shall be 60 feet. The minimum lot depth shall be 115 feet. The minimum lot area shall be 6,900 square feet. "Estate Lots" shall be considered any residential lots that are 60 feet in width or greater.

The Manor Lots (min. 50' X 115'):

The minimum lot width shall be 50 feet. The minimum lot depth shall be 115 feet. The minimum lot area shall be 5,750 square feet. "Manor Lots" shall be considered any residential lots that are less than 60 feet in width.

In general (applies to both Estate Lots and Manor Lots):

There is no requirement for corner lots with a width of less than seventy-five (75) feet to be at least five (5) feet wider than the average of interior lots in the block. Corner lots may meet the minimum lot width requirements as specified herein in lieu of any City requirements for corner lots to have a larger width.

B. **Minimum Dwelling Size.**

The Estate Lots:

The minimum air-conditioned area within each residence shall be 2,000 square feet, except up to 25% of the total number of Estate Lots within the overall Property may be less than 2,000 square feet, but must be at least 1,800 square feet.

The Manor Lots:

The minimum air-conditioned area within each residence shall be 1,800 square feet, except up to 25% of the total number of Manor Lots within the overall Property may be less than 1,800 square feet, but must be at least 1,600 square feet.

C. Maximum Density.

The maximum number of dwelling units that may be developed within the Property is 1,100 dwelling units, which may be a mix of Estate Lots and Manor Lots. Notwithstanding the proposed locations of lots and lot types as shown on the Concept Plan/ Development Plan, the developer may change the location of lots and/or lot types (i.e., Estate Lots and Manor Lots) and relocate lots/ lot types and such amendments to the Concept Plan/ Development Plan will be approved by the Development Services Director so long as: (i) the total number of dwelling units located on the Property is not more than 1,100 dwelling units; (ii) the total number of Estate Lots located on the Property (i.e., the entirety of the Property, not per phase) is not less than 300 lots; and (iii) the total number of Manor Lots located on the Property (i.e., the entirety of the Property, not per phase) is not more than 750 lots.

D. Maximum Height.

The maximum building height shall be 2 stories, up to 35 feet.

E. Front Yard Setback.

The minimum front yard building setback for main and secondary buildings shall be twenty feet (20'). Front porches and architectural features such as stoops, overhangs, courtyard walls, masonry chimneys and bay windows may extend into the front yard a maximum of five feet (5').

F. Side Yard Setback.

The minimum side yard building setback for main and secondary buildings shall be five feet (5') on each interior side. A side yard adjacent to a street on a corner lot shall have a minimum ten-foot (10') side yard building setback. On corner lots, the front yard setback is not required to be observed along the frontage of both intersecting streets (i.e., the side yard street setback specified herein applies instead).

G. Rear Yard Setback.

The minimum rear yard building setback for main buildings shall be twenty feet (20') from the rear facade of the residence (excluding porches and projecting architectural features) to the rear lot line. Covered porches and architectural features such as stoops, overhangs, courtyard walls, masonry chimneys and bay windows may extend into the rear yard a maximum of five feet (5'). Uncovered porches may extend into the rear yard beyond the five feet (5') maximum. The minimum rear yard setback for secondary buildings shall be three feet (3').

H. Maximum Lot Coverage.

The maximum lot coverage is 65% for any residential lot. Lot coverage is the percentage of the total area of a lot covered by the base (first story of floor) of all buildings (i.e., main and secondary buildings) located on the lot and by driveways, parking, and any other concrete work or flat work. There is no separate maximum lot coverage for the main building.

I. Parking; Garages.

1. Two attached covered spaces behind the front yard line shall be provided for single-family units, plus a minimum parking space of seventeen (17) feet wide and seventeen (17) feet long. The minimum 17 x 17 parking space may be provided in the driveway and is not required to be behind the front yard line.
2. An enclosed parking area of at least four hundred (400) square feet shall be provided for a garage (this does not count towards the minimum house size). The face of a garage door must be located at least 20 feet from the street right-of-way line that the garage door faces. The garage door does not have to be behind the street facing façade of the house, but may not extend more than 10 feet beyond the front façade of the house. Split garage doors with a separate door for each vehicle bay are not required.

J. Misc.

All residential dwellings may be front entry.

K. Design Elements.

Except as provided herein or elsewhere in this PD Ordinance, all residential dwellings will meet the City of Sanger Exterior Façade Design Criteria Manual as adopted on October 7, 2019 (the "Design Manual"). In the event of a conflict between this PD Ordinance (including any provisions herein) and the Design Manual, this PD Ordinance shall control.

1. Except as provided herein, all single family residential dwelling units shall have attached garages with the garage door not occupying more than 40% of the total building frontage. This 40% measurement does not apply to (i) garages

facing an alley or courtyard entrance; or (ii) 3-car garage homes. Any garage facing a public street may extend beyond the house front, subject to Article I.I. above.

2. All walls, except gabled roof areas, which face a street other than an alley must contain at least 25% of the wall space in windows and doors. Windows and doors on a garage may count towards the 25% requirement.

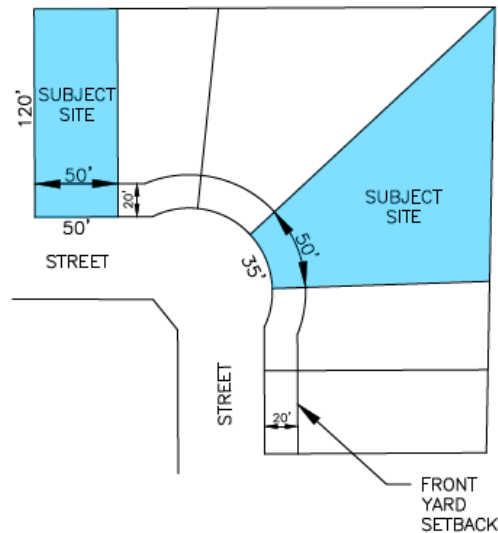
3. The Home Variety requirements in Article VIII herein apply in lieu of the home repetition requirements in Number 7 under Single-Family and Duplex Development of the Design Manual. The home repetition requirements in Number 7 under Single-Family and Duplex Development of the Design Manual are not applicable.

II. **General Conditions.**

- A. For the purposes of determining compliance with the lot width requirements, lot widths shall be measured at the rear of the required front yard setback as shown on the Final Plats. An example of this measurement is shown in Figure 1 below.

Figure 1.

FIGURE 1



- B. Sidewalks may be located outside of the public right-of-way if located within an adjacent open space lot or common area lot with a pedestrian access easement to provide for meandering sidewalks and trails that may be located within adjacent common area lots or open space lots or to preserve existing trees along perimeter roads. Any such sidewalks shall be a minimum of four feet in width.

III. **Residential Single Family Detached Landscape Requirements.** Except as otherwise provided below, landscape requirements shall comply with Article I, Section 9, Landscape Regulations of the Zoning Ordinance, subject to the following changes:

The following requirements apply to single family residential development:

- A. Each single-family residence shall have an irrigation system in the front yard and street corner side yard with a freeze sensor regulator shut off.
- B. Each residential lot shall have a minimum of one (1) large tree with a minimum caliper of three (3) inches measured at a height of six (6) inches above the ground planted in the front yard. The required large tree shall be selected from the list of large shade tree species included with Exhibit "C" (the "Approved Tree List"), unless otherwise approved by the Development Services Director.
- C. In addition to the large tree required per Section III.B. above, each residential lot shall have at least one (1) ornamental tree with a minimum caliper of two (2) inches measured at a height of six inches above the ground to be placed at the preference of the owner, builder or developer within the residential lot. The required ornamental tree shall be selected from the Approved Tree List, unless otherwise approved by the Development Services Director. If the lot fronts or sides onto a common area lot or open space lot, the ornamental tree requirement may be satisfied by at least one ornamental tree being planted in the adjacent greenspace.
- D. No other front yard, side yard, or rear yard tree planting requirement shall apply.
- E. The Development Services Director may approve other trees that can be planted as required trees in addition to the trees in the Approved Tree List, at the request of the developer, property owner or builder.
- F. Each residential lot shall have a minimum of ten (10) shrubs placed in the front yard. Individual shrubs shall be a minimum of three (3) gallons in size when planted.

IV. **Parkland/Trails/Open Space**

- A. Parkland. Developer, and its assigns, agree to dedicate approximately 21.14 acres in the aggregate within the Property for parkland (the "Parkland") to the City of Sanger. The general location(s) of the areas for Parkland dedication are shown on Exhibit "D" attached hereto as "parkland dedication areas"; however, the areas/boundaries for Parkland dedication may shift from what is shown on Exhibit "D" through further site design so long as at least 21.14 acres are dedicated in the aggregate. The Parkland may be dedicated in phases or portions (i.e., the total Parkland area is not required to be dedicated at the same time). The Parkland (or portion thereof) is required to be dedicated prior to the issuance of the 200th certificate of occupancy in the phase in which the respective portion(s) of the Parkland is located within. The developer or property owner may designate the

phases of the development. The Parkland dedication shall fully satisfy any park land dedication requirements under Chapter 15, Article 15.500 of the Code of Ordinances of the City of Sanger, Texas, as amended, or any other City ordinance (i.e., no further park land dedication or fee in lieu thereof will be required for the development of the Property). Prior to dedication of the applicable portion of the Parkland, subject to Section IV.B(1) herein, the developer or property owner shall construct trails within the Parkland area as generally shown on Exhibit "E", except when located in an area construction will be crossing (in which case such portions will be completed prior to the issuance of the last certificate of occupancy in the phase in which the respective portion(s) of the trails are located within). The trails are not strictly bound to the locations shown on Exhibit "E" and may be modified with the final design so long as the trails comply with the requirements herein. By way of clarification, only the portion of the trail within the area of Parkland being dedicated is required to be constructed prior to the dedication. Other than the aforementioned trails, the developer or property owner shall not be required to make any improvements to the Parkland area.

B. Pedestrian Connectivity.

1. Open spaces/ park areas shall be connected with sidewalks, trails or pedestrian pathways to be a comprehensive pedestrian system that affords connectivity to the entire community as generally shown on Exhibit "E" attached hereto. The trails and sidewalks are not strictly bound to the locations shown on Exhibit "E" and may be modified with the final design so long as the trails and sidewalks comply with the requirements herein. In the event of a conflict between the text of these PD development standards and Exhibit "E", the text of these PD development standards controls.
2. The pedestrian circulation system shall include trails that are a minimum of six feet in width. Trails in open space areas and within the Parkland area shall be constructed of concrete. The pedestrian circulation system may be located on private property with a pedestrian access easement or within the right-of-way. Along trails, the pedestrian circulation system shall include items such as benches, landscaping, signage, bike racks, and dog waste stations. A minimum of five (5) benches, two (2) bike racks and five (5) dog waste stations shall be provided within the entirety of the Property (i.e., once all trails within the Property have been completed). Any trails, sidewalks (other than those fronting upon the front or corner side of a residential lot), or pedestrian pathways within open space area, greenbelts, detention/retention areas, or common areas may be completed in phases (corresponding with the respective phases of development) and shall be completed prior to the issuance of the 200th certificate of occupancy in the phase in which the respective portion(s) of the trails, sidewalks or pedestrian pathways are located within, except when located in an area construction will be crossing (in which case such portions will be completed prior to the issuance of the last certificate of occupancy in the phase in which the respective portion(s) of the trails, sidewalks or pedestrian pathways are located within).

3. Except as provided in Section II.B. herein, all interior residential street rights-of-way abutting residential lots shall be improved with sidewalks that are a minimum of four feet in width and constructed by the homebuilders at the time of adjacent house construction. Any sidewalks within interior residential street rights-of-way abutting open space and common area lots shall be a minimum of four feet in width. All sidewalks along Collector and Arterial Road frontages are to be five feet in width.

C. Open Space and Amenities.

1. Open space shall be provided generally in the areas shown as “open space” on Exhibit “F” (the Preliminary Open Space Concept Plan”). The open space is not required to conform exactly to the boundaries as shown on Exhibit “F”, so long as the areas are generally consistent. Detention and retention may be provided in open space areas.
 2. Developer, and its assigns, agree to install the following amenities, which may be installed in open space areas or common areas (“Required Amenities”):
 1. A resident amenity area that includes a swimming pool, at least one shade structure, seating areas, a parking lot, and restroom facilities (“Amenity Area”).
 2. A playground area with commercial grade playground equipment.
 3. The exact number and location of the Required Amenities may change during the final design process.
 4. The Required Amenities may be completed in phases (corresponding with the respective phases of development) and shall be completed prior to the issuance of the 200th certificate of occupancy in the phase in which the respective amenity is located within.
- D. The open space, trails, and park requirements in this section shall be the exclusive open space, trails, and park requirements that apply to the development of the Property.

V. Fencing Requirements

- A. Screening walls and fence requirements shall be as described in this section and in accordance with the Screening and Fencing Plan attached as Exhibit “G”. The screening walls and fence requirements in this section and Exhibit “G” shall apply in lieu of any fencing or screening requirements in the Zoning Ordinance or Design Manual and shall be the exclusive screening and fencing requirements that apply to the development of the Property. In the event of a conflict between the text of these PD standards and Exhibit “G”, the text of these PD standards shall control.

- B. Developer shall install a perimeter brick or stone screening wall along Belz Road and Metz Road at least 6 feet in height. Floodplain, parks, and open spaces shall be exempt from the screening requirements in this section; however, fencing may be installed in these areas at the developer's option.
- C. Side yard and back yard fencing on residential lots installed by the developer or homebuilder shall be a maximum of six feet in height and shall be setback a minimum of five feet from the street right-of-way.

VI. **Street Typology**

- A. All streets and curbs will be designed to City standards unless otherwise approved by the City's engineering department.
- B. Streets adjacent to common area lots or residential lots may provide for on-street parking.
- C. Developer shall work with City to determine the location and number of stop signs within the subdivision and speed limits to facilitate traffic calming and maximum the benefit from the pedestrian system.

VII. **Utilities and Equipment**

- A. Electrical and gas utility meters and AC condensers should be unobtrusively located beyond the front or side street building facade and screened from view from adjacent streets or common open spaces with landscaping or appropriate fencing. Electric meters shall be located not more than 15 feet from the front façade on the side of the house nearest the accessible power source.
- B. Satellite dishes, and solar panels should be located in less conspicuous locations and out of view from adjacent streets or common open spaces when possible.
- C. Antennas should be located inside the building when possible.

VIII. **Home Variety**

- A. In order to avoid monotonous block patterns the same combination (i) house plan, plus (ii) elevation shall not be repeated within three (3) lots on the same side of the street nor within three (3) lots on opposite sides of a street, as illustrated in Exhibit "H".
- B. Homes are considered to have a differing appearance/elevation for purposes of Section VIII.A. above if at least three of the following six items deviate:
 - 1. number of stories;
 - 2. material color;

3. roof type and layout;
4. articulation of the front façade;
5. stone or brick accents (as described in the Design Manual); or
6. at least two architectural elements that differentiate the facade, which may include, but are not limited to: (a) Porch (protruding, recessed, or no porch); (b) Decorative door or window frames; (c) Bay window; (d) Dormers; (e) Balcony (full size or Juliette); or (f) Wing wall.

The list in this Section VIII.B. is not exhaustive and other items may differentiate building elevations, as approved by the Development Services Director.

Exhibit "A"

Metes and Bounds Description of the Property

TRACT 1

Being a 246.36 acre tract of land out of the H. Tierwester Survey, Abstract No. 1241, situated in the City of Sanger, Denton County, Texas, being all of a called 246.024 acre tract of land conveyed to PAC Group, Ltd. by deed of record in Document Number 2004-150424 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found within Belz Road, being the southwest corner of a called 91.822 acre tract of land conveyed to Ron Williamson Consultants, Ltd. by deed of record in Volume 2040, Page 78 of the Real Property Records of Denton County, Texas, and being the southeast corner of said 246.024 acre tract;

THENCE, N88°25'43"W, along Belz Road and the common south line of said 246.024 acre tract, a distance of 2,536.15 feet to a 1/2 inch iron rod found at the intersection of Belz Road and Metz Road, being the southwest corner of said 246.024 acre tract;

THENCE, N00°47'46"E, along Metz Road and the common west line of said 246.024 acre tract, a distance of 1,891.40 feet to a 1/2 inch iron rod found at the southwest corner of a called 10.00 acre tract of land conveyed to Geromino Polanco Jr. and Rosemarie Polanco by deed of record in Document Number 2015-127213 of said Official Records, being an exterior ell corner of said 246.024 acre tract;

THENCE, S89°04'37"E, leaving Metz Road, along the south line of said 10.00 acre tract and the common interior north line of said 246.024 acre tract, a distance of 1,571.10 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the southeast corner of said 10.00 acre tract, being an interior ell corner of said 246.024 acre tract;

THENCE, N00°40'58"E, along the interior west line of said 246.024 acre tract, in part being the common east line of said 10.00 acre tract, and in part being the common east line of a tract of land conveyed to Daniel Johnson by deed of record in Document Number 2019-95739 of said Official Records, passing at a distance of 277.85 feet a 5/8 inch iron rod found at the northeast corner of said 10.00 acre tract, being the southeast corner of said Johnson tract, and continuing a total distance of 554.99 feet to a 5/8 inch iron rod found at the northeast corner of said Johnson tract, being an interior ell corner of said 246.024 acre tract;

THENCE, N89°04'37"W, along the north line of said Johnson tract and the common interior south line of said 246.024 acre tract, a distance of 1,570.00 feet to a 1/2 inch iron rod found within Metz Road, being the northwest corner of said Johnson tract, and being an exterior ell corner of said 246.024 acre tract;

THENCE, N00°49'48"E, along Metz Road and the common west line of said 246.024 acre tract, a distance of 2,103.65 feet to a mag nail found at the southwest corner of a called 37.329 acre

tract of land conveyed to Mango Estates, LLC by deed of record in Document Number 2021-142267 of said Official Records, being the northwest corner of said 246.024 acre tract;

THENCE, leaving Metz Road, along the north line of said 246.024 acre tract, in part being the common south line of said 37.329 acre tract, and in part being the common south line of a called 79.719 acre tract of land conveyed to DAGR-1031, LLC by deed of record in Document Number 2022-47123 of said Official Records, the following two (2) courses and distances:

1. S89°56'29"E, a distance of 1,269.67 feet to a 1/2 inch iron rod with illegible yellow plastic cap found at the southeast corner of said 37.329 acre tract, being the southwest corner of said 79.719 acre tract;
2. S89°42'11"E, a distance of 1,253.13 feet to a 1 inch iron pipe found at the base of a 5 inch wood fence post in the west line of a called 103.99 acre tract of land conveyed to Sanger Ranch, Ltd. by deed of record in Volume 4330, Page 1874 of said Real Property Records, being the southeast corner of said 79.719 acre tract, and being the northeast corner of said 246.024 acre tract;

THENCE, along the east line of said 246.024 acre tract, in part being the common west line of said 103.99 acre tract, in part being the common west line of a called 83.720 acre tract of land conveyed to Sanger Ranch, Ltd. by deed of record in Volume 4269, Page 1243 of said Real Property Records, and in part being the common west line of said 91.822 acre tract, the following three (3) courses and distances:

1. S00°34'14"W, a distance of 1,187.16 feet to a 1/2 inch iron rod found at the southwest corner of said 103.99 acre tract, being the northwest corner of said 83.720 acre tract;
2. S00°29'54"W, a distance of 1,579.00 feet to a 5 inch wood fence post found at the southwest corner of said 83.720 acre tract, being the northwest corner of said 91.822 acre tract;
3. S00°49'22"W, a distance of 1,845.48 feet to the **POINT OF BEGINNING**, and containing an area of 246.36 acres (10,731,314 square feet) of land.

TRACT 2

Being a 60.00 acre tract of land out of the H. Tierwester Survey, Abstract No. 1241, situated in the City of Sanger, Denton County, Texas, being a portion of a called 91.822 acre tract of land conveyed to Ron Williamson Consultants, Ltd. by deed of record in Volume 2040, Page 78 of the Real Property Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found within Belz Road, being the southeast corner of a called 246.024 acre tract of land conveyed to PAC Group, Ltd. by deed of record in Document Number 2004-150424 of the Official Records of Denton County, Texas, and being the southwest corner of said 91.822 acre tract;

THENCE, N00°49'22"E, leaving Belz Road, along the east line of said 246.024 acre tract, being the common west line of said 91.822 acre tract, a distance of 1,845.48 feet to a 5 inch wood

fence post found at the southwest corner of a called 83.720 acre tract of land conveyed to Sanger Ranch, Ltd. by deed of record in Volume 4269, Page 1243 of said Real Property Records, being the northwest corner of said 91.822 acre tract;

THENCE, S89°33'38"E, leaving the east line of said 246.024 acre tract, along the south line of said 83.720 acre tract, being the common north line of said 91.822 acre tract, a distance of 1,408.32 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set, from which a 1/2 inch iron rod with pink plastic cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MONUMENT" found in the west right-of-way line of Interstate Highway 35 bears S89°33'38"E, a distance of 773.00 feet;

THENCE, S00°49'22"W, leaving the south line of said 83.720 acre tract, over and across said 91.822 acre tract, a distance of 1,866.26 feet to a mag nail set within Belz Road and the common south line of said 91.822 acre tract, from which a mag nail found in the west right-of-way line of Interstate Highway 35 bears S88°42'54"E, a distance of 305.84 feet;

THENCE, N88°42'54"W, along Belz Road and the common south line of said 91.822 acre tract, a distance of 1,408.34 feet to the **POINT OF BEGINNING**, and containing an area of 60.00 acres (2,613,600 square feet) of land.

Exhibit “B”

Concept Plan/ Development Plan

(see attached)

EXHIBIT "B"
CONCEPT PLAN/DEVELOPMENT PLAN

LEGEND

- 50' x 115' - 716 Lots (67.7%)
- 60' x 115' - 341 Lots (32.3%)

TOTAL LOT COUNT - 1057 Lots

* Main Entry Monument

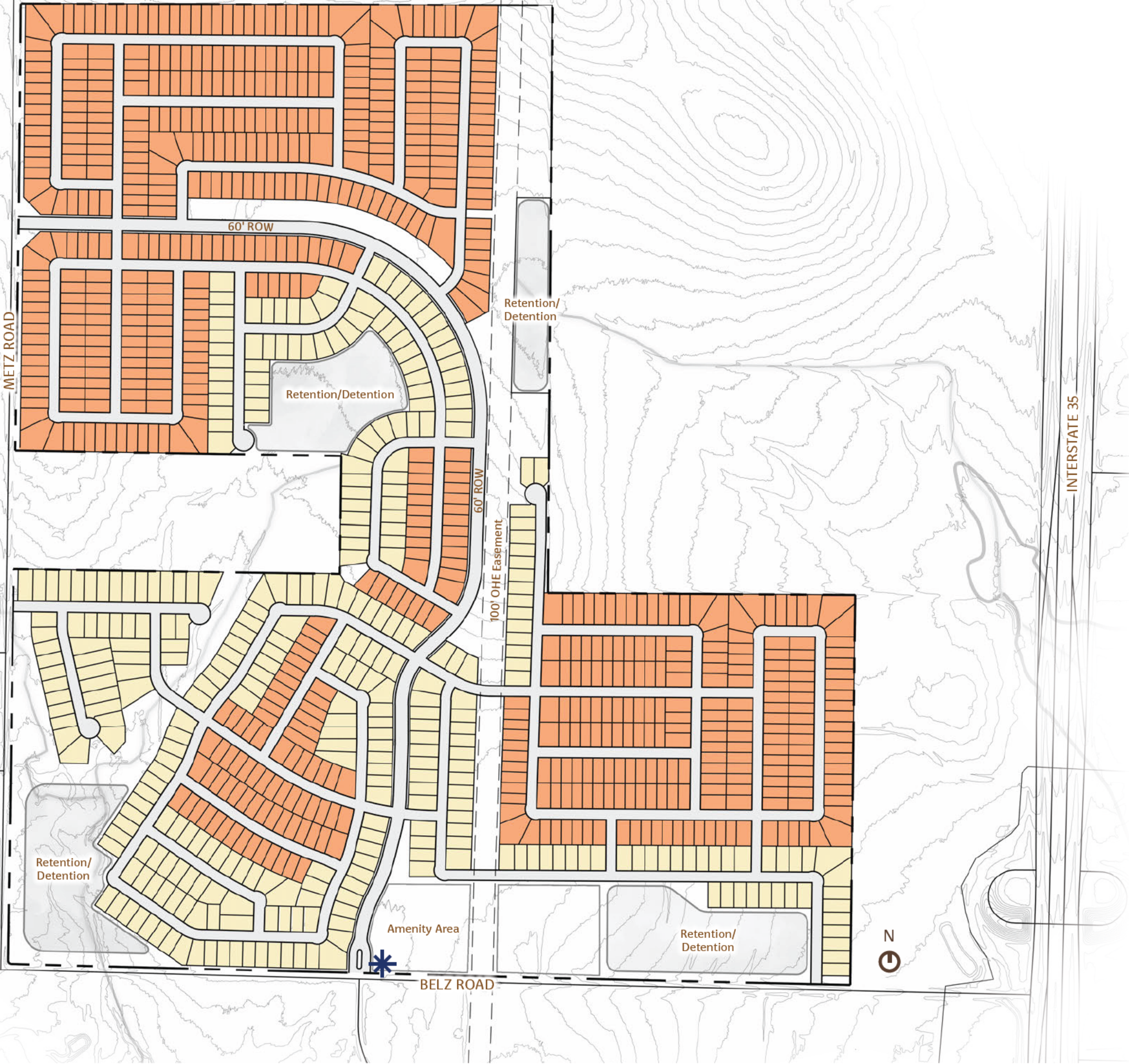


Exhibit “C”

Approved Tree List

EXHIBIT "C"

APPROVED PLANT LIST

APPROVED TREE LIST					
LARGE SHADE TREES > 35' HEIGHT					
Common Name	Botanical Name	Size	Cal.	Height	Spread
Live Oak	<i>Quercus virginiana</i>	65 gal.	3"	13'	6'
Cedar Elm	<i>Ulmus crassifolia</i>	65 gal.	3"	13'	6'
Shumard Red Oak	<i>Quercus shumardii</i>	65 gal.	3"	13'	6'
Chinquapin Oak	<i>Quercus muehlenbergii</i>	65 gal.	3"	13'	6'
Bur Oak	<i>Quercus macrocarpa</i>	65 gal.	3"	13'	6'
Post Oak	<i>Quercus stellata</i>	65 gal.	3"	13'	6'
Princeton Elm	<i>Ulmus crassifolia 'Princeton'</i>	65 gal.	3"	13'	6'
Mexican Sycamore	<i>Plantanus mexicana</i>	65 gal.	3"	13'	6'
Urbanite Ash	<i>Fraxinus peninsylvania "Urbanite"</i>	65 gal.	3"	13'	6'
Southern Magnolia	<i>Magnolia grandiflora</i>	65 gal.	3"	13'	6'
Thornless Honey Locust	<i>Gleditsia triacanthos inermis</i>	65 gal.	3"	13'	6'
Pecan	<i>Carya illinoensis</i>	65 gal.	3"	13'	6'
ORNAMENTAL TREES					
Common Name	Botanical Name	Size	Cal.	Height	Spread
Mexican Plum	<i>Prunus mexicana</i>	30 gal.	2"	7'	3'
Desert Willow	<i>Chiopsis linearis</i>	30 gal.	2"	10'	5'
Vitex	<i>Vitex agnus-castus</i>	30 gal.	2" multi.	6'	4'
Redbud	<i>Cercis canadensis</i>	30 gal.	2"	7'	4'
Eve's Necklace	<i>Sophora affinis</i>	30 gal.	2" multi.	8'	4'
American Smoke Tree	<i>Cotinus obovatus</i>	30 gal.	2"	10'	5'
Possumhaw Holly	<i>Ilex decidua 'Warren's Red'</i>	30 gal.	2" multi.	6'	4'
Tree Yaupon Holly	<i>Ilex vomitoria</i>	30 gal.	2" multi.	6'	4'
Crape Myrtle	<i>Lagerstroemia indica</i>	30 gal.	2" multi.	8'	4'
Eagleston Holly	<i>Ilex x attenuata</i>	30 gal.	2"	7'	3'

SHRUBS 36"-72" HEIGHT					
Common Name	Botanical Name	Size	Cal.	Height	Spread
Abelia spp.	<i>Abelia</i> spp.	5 gal.		18"	18"
Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	5 gal.		18"	18"
Texas Sage	<i>Leucophyllum frutescens</i> spp.	5 gal.		18"	18"
Rio Bravo Sage	<i>Leucophyllum langmaniae</i>	5 gal.		18"	18"
Dwarf Wax Myrtle	<i>Myrica cerifera pumila</i>	5 gal.		18"	18"
Coralberry	<i>Symphoricarpos orbiculatus</i>	5 gal.		18"	18"
Seagreen Juniper	<i>Juniperus chinensis 'Sea Green'</i>	5 gal.		18"	18"
Sunshine Ligustrum	<i>Ligustrum sinense 'Sunshine'</i>	5 gal.		18"	18"
Dwarf Burford Holly	<i>Ilex cornuta ' Dwarf Burford'</i>	5 gal.		18"	18"
Flame Acanthus	<i>Anisacanthus quadrifidus</i> var. <i>wrightii</i>	5 gal.		18"	18"

- Notes:**
1. The size specifications listed are the minimum requirements for the plant material at the time of planting.
 2. Please refer to the PD and the City of Sanger Landscape Ordinance for additional requirements.

Exhibit “D”

Parkland Dedication Area

(see attached)

EXHIBIT "D"

PARKLAND DEDICATION AREA

LEGEND

 Parkland Dedication Area

Required	Provided
21.14 Acres	21.14 Acres



Exhibit “E”

Pedestrian Connectivity

(see attached)

EXHIBIT "E"

PEDESTRIAN CONNECTIVITY

LEGEND

 6' Concrete Trail*

Notes:

1. Trail within Overhead Powerline Easement pending approval by transmission services.



Exhibit “F”

Preliminary Open Space Concept Plan

(see attached)

EXHIBIT "F"

PRELIMINARY OPEN SPACE CONCEPT PLAN

LEGEND

- Open Space
- 1 Amenity Area
- 2 Future Public Park to Be Built by City
(Land within Parkland Dedication Area)
- 3 Retention/ Detention Area

PROPOSED USES:

179.99 Acres - Single Family Detached Uses
71.63 Acres - Open Space, Detention or Retention Areas, and Amenity Areas

Notes:

- These areas are approximate based on the preliminary concept plan.
- Open Space includes areas that are improved for site, grading, and storm water purposes and unimproved areas. Open Spaces will be restored as required to meet SWPPP standards and may not include trees, shrubs, or other landscape improvements including sod or irrigation.



Exhibit “G”

Screening and Fencing Plan

(see attached)

EXHIBIT "G"

SCREENING & FENCING PLAN

LEGEND

- 6' Brick Thinwall
- 6' Wood Fence
- 6' Ornamental Metal Fence
- * Main Entry Monument

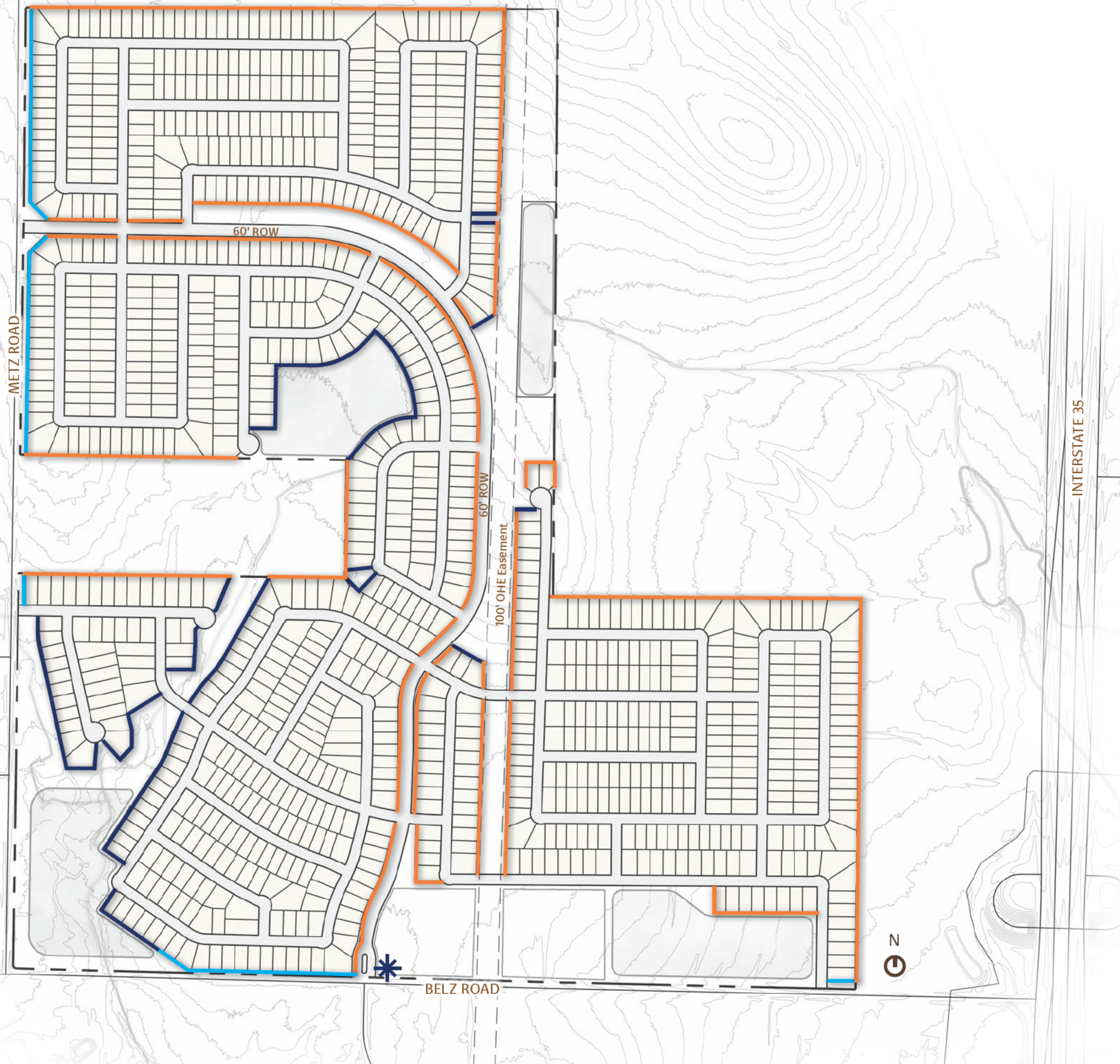


Exhibit “H”

Home Variety Exhibit

(see attached)

EXHIBIT "H"

HOME VARIETY EXHIBIT

NOTES:

1. SAME COMBINATION OF PLAN AND ELEVATION MAY NOT BE REPEATED WITHIN 3 LOTS ON THE SAME SIDE OF THE STREET NOR WITHIN 3 LOTS ON THE OPPOSITE SIDE OF THE STREET AS SHOWN.

2. PLAN TYPES: 1, 2, 3, 4, 5 ← TOTAL COMBINATIONS = 25 (MIN)

3. ELEVATION STYLES: A, B, C, D, E ←

