CITY OF SANGER, TEXAS ORDINANCE
09-34-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REGARDING AMENDING THE ZONING MAP TO ESTABLISH PLANNED DEVELOPMENT DISTRICT (PD) ZONING ON APPROXIMATELY 387.515 ACRES OF NEWLY ANNEXED LAND DESCRIBED AS ALL THAT CERTAIN TRACT OR PARCEL SITUATED IN THE R. BEBEE SURVEY, ABSTRACT NUMBER 29 AND THE J. MORTON SURVEY, ABSTRACT NUMBER 792, DENTON COUNTY, TEXAS AND BEING ALL OF A CALLED 23.298 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO TRIPLE "T" FARMS, LTD. AS RECORDED IN DOCUMENT NUMBER 2007-57890 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, BEING ALL OF A CALLED 138.124 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO TRIPLE "T" FARMS, LTD. AS RECORDED IN DOCUMENT NUMBER 2021-146798 OF SAID REAL PROPERTY RECORDS, BEING ALL OF A CALLED 31.20 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO WON-YOUNG KIM AND YOUN SOO LEE AS RECORDED IN DOCUMENT NUMBER 2021-158059 OF SAID REAL PROPERTY RECORDS, AND BEING A PART OF A CALLED 249-343/1000 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HWY 377 PARTNERS, LTD. AS RECORDED IN DOCUMENT NUMBER 2005-128287 OF SAID REAL PROPERTY RECORDS TO; AMENDING ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Sanger (the "City") is a home rule municipality regulated by state law and Charter; and

WHEREAS, the City Council finds it necessary for the public health, safety, and welfare that development occur in a controlled and orderly manner; and

WHEREAS, on October 5, 2026, the City Council adopted Ordinance No. 09-32-26 amending the Future Land Use Map of the City's Comprehensive Plan to designate the future land use of the property described on Exhibit A of the Ordinance (the "Property") to Medium Residential; and

WHEREAS, the City Council finds that this Ordinance is consistent with and in accordance with the Comprehensive Plan, as amended by Ordinance No. 09-32-26; and

WHEREAS, the Planning and Zoning Commission on September 14, 2026, duly conducted a public hearing for the purpose of assessing a request for amendment to the Zoning Map for the Property; and

WHEREAS, all requests for amendment to the Zoning Map were duly filed with the City of Sanger, Texas, concerning the Property; and

WHEREAS, notice of the public hearings on the proposed amendment to the City's Zoning Map to establish Planned Development (PD) zoning for the Property was duly given in the time and manner required by Chapter 211 of the Texas Local Government Code, the City's regulations as applicable, publication of notice in the City's designated official newspaper, and publication of notice on the City's Internet website; written notice mailed or otherwise delivered within two hundred feet (200') of the Property, and to each school district in which the Property is located; posting and maintenance of the notice sign required by Section 211.0073 of the Texas Local Government Code on the Property or on an applicable public right-of-way; and delivery of any additional notice required by law, if any, all as evidenced by the affidavits, applicable certificates, and other proofs of notice on file with the City Secretary; and

WHEREAS, the City Council intends and finds that this Ordinance is a municipal proposal to adopt a zoning overlay district that will have the effect of allowing more residential development than allowed without the overlay, and will include the Property which is an area along a major roadway, highway, or transit corridor, and the zoning proposed by this Ordinance is therefore a "proposed comprehensive zoning change" as defined in Section 211.0011, Texas Local Government Code; and

WHEREAS, the City Council finds that the passage of this Ordinance is in the best interest of the citizens of Sanger.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS:

SECTION 1. That an amendment to the Zoning Map to establish Planned Development (PD) zoning is hereby granted for the approximately 387.515-acre property described on Exhibit A of this Ordinance (the "Property"). The Property shall be developed and used in accordance with the Development Standards described on Exhibit B of this Ordinance and the Concept Plan attached as Exhibit C of this Ordinance. The Concept Plan attached as Exhibit C of this Ordinance may be amended in accordance with the terms of that certain Development Agreement between the City of Sanger and Triple "T" Farms, Ltd. dated October 5, 2026.

SECTION 2. That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 3. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable and, if any word, phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions of this

Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional word, phrase, clause, sentence, paragraph, or section.

SECTION 4. Any person, firm or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in accordance with the general penalty provision found in The Code of Ordinances, Section 1.109 General Penalty for Violations of Code.

SECTION 5. This ordinance will take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

PASSED AND APPROVED by the City Council of the City of Sanger, Texas, on this 5th day of October, 2026.

APPROVED:

_____
Gary Bilyeu, Mayor

ATTEST:

_____
Kelly Edwards, City Secretary

Exhibit A to PD Ordinance
Legal Description

387.515 ACRES
IN THE R. BEBEE SURVEY, A-29, AND
THE J. MORTON SURVEY, A-792,
DENTON COUNTY, TEXAS

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL SITUATED IN THE R. BEBEE SURVEY, ABSTRACT NUMBER 29 AND THE J. MORTON SURVEY, ABSTRACT NUMBER 792, DENTON COUNTY, TEXAS AND BEING ALL OF A CALLED 23.298 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO TRIPLE "T" FARMS, LTD. AS RECORDED IN DOCUMENT NUMBER 2007-57890 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, BEING ALL OF A CALLED 138.124 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO TRIPLE "T" FARMS, LTD. AS RECORDED IN DOCUMENT NUMBER 2021-146798 OF SAID REAL PROPERTY RECORDS, BEING ALL OF A CALLED 31.20 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO WON-YOUNG KIM AND YOUN SOO LEE AS RECORDED IN DOCUMENT NUMBER 2021-158059 OF SAID REAL PROPERTY RECORDS, AND BEING A PART OF A CALLED 249-343/1000 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HWY 377 PARTNERS, LTD. AS RECORDED IN DOCUMENT NUMBER 2005-128287 OF SAID REAL PROPERTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERNMOST SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT A 1/2-INCH IRON ROD FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 1190, AT THE SOUTHWEST CORNER OF SAID 23.298 ACRE TRACT AND AT THE SOUTHEAST CORNER OF A CALLED 23.191 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HOMEQWEST HOMEBUYERS, INC. AS RECORDED IN DOCUMENT NUMBER 2006-145419 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 01 DEGREES 04 MINUTES 45 SECONDS EAST, WITH THE WEST LINE OF SAID 23.298 ACRE TRACT AND EAST LINE OF SAID 23.191 ACRE TRACT, A DISTANCE OF 1511.99 FEET TO AN IRON PIPE FOUND FOR CORNER IN THE SOUTH LINE OF SAID 138.124 ACRE TRACT, AT THE NORTHWEST CORNER OF SAID 23.298 ACRE TRACT COMMON TO THE NORTHEAST CORNER OF SAID 23.191 ACRE TRACT;

THENCE WITH THE SOUTH LINE OF SAID 138.124 ACRE TRACT, THE FOLLOWING TEN (10) COURSES AND DISTANCES:

1. NORTH 78 DEGREES 19 MINUTES 14 SECONDS WEST A DISTANCE OF 294.33 FEET TO AN IRON PIPE FOUND FOR CORNER;
2. SOUTH 67 DEGREES 28 MINUTES 45 SECONDS WEST A DISTANCE OF 122.01 FEET TO AN IRON PIPE FOUND FOR CORNER;
3. SOUTH 04 DEGREES 49 MINUTES 49 SECONDS WEST A DISTANCE OF 321.40 FEET TO AN IRON PIPE FOUND FOR CORNER;
4. SOUTH 37 DEGREES 54 MINUTES 04 SECONDS WEST A DISTANCE OF 196.69 FEET TO AN IRON PIPE FOUND FOR CORNER;
5. SOUTH 06 DEGREES 57 MINUTES 22 SECONDS WEST A DISTANCE OF 414.62 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;
6. NORTH 86 DEGREES 09 MINUTES 21 SECONDS WEST A DISTANCE OF 129.04 FEET TO A 3-INCH IRON PIPE FOUND FOR CORNER, AT THE NORTHWEST CORNER OF SAID 23.191 ACRE TRACT;
7. NORTH 85 DEGREES 21 MINUTES 32 SECONDS WEST A DISTANCE OF 488.53 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

8. NORTH 85 DEGREES 26 MINUTES 04 SECONDS WEST A DISTANCE OF 105.80 FEET TO A 3/8-INCH IRON ROD FOUND FOR CORNER;
9. NORTH 85 DEGREES 48 MINUTES 50 SECONDS WEST A DISTANCE OF 346.50 FEET TO A 3-INCH IRON PIPE FOUND FOR CORNER;
10. NORTH 85 DEGREES 25 MINUTES 06 SECONDS WEST A DISTANCE OF 690.24 FEET TO A MAG NAIL FOUND FOR CORNER IN OR NEAR THE CENTER OF A ROAD UNDER APPARENT PUBLIC USE POSTED AS UNION HILL ROAD AND AT THE SOUTHWEST CORNER OF SAID 138.124 ACRE TRACT;

THENCE NORTH 00 DEGREES 49 MINUTES 40 SECONDS EAST, WITH THE WEST LINE OF SAID 138.124 ACRE TRACT AND ALONG OF SAID UNION HILL ROAD, A DISTANCE OF 2239.33 FEET TO A MAG NAIL FOUND FOR CORNER, AT THE NORTHWEST CORNER OF SAID 138.124 ACRE TRACT;

THENCE SOUTH 88 DEGREES 11 MINUTES 34 SECONDS EAST, WITH THE NORTH LINE OF SAID 138.124 ACRE TRACT, A DISTANCE OF 1563.65 FEET TO AN IRON ROD FOUND FOR CORNER, AT THE SOUTHWEST CORNER OF SAID 249-343/1000 ACRE TRACT;

THENCE WITH THE WEST LINE OF SAID 249-343/1000 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 00 DEGREES 30 MINUTES 14 SECONDS EAST A DISTANCE OF 1260.80 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;
2. NORTH 00 DEGREES 22 MINUTES 10 SECONDS EAST A DISTANCE OF 702.64 FEET TO A PK NAIL SET FOR CORNER IN OR NEAR THE CENTER OF A ROAD UNDER APPARENT PUBLIC USE POSTED AS LAKE RAY ROBERTS DRIVE, AT THE NORTHWEST CORNER OF SAID 249-343/1000 ACRE TRACT;

THENCE WITH THE NORTH LINE OF SAID 249-343/1000 ACRE TRACT AND ALONG OR NEAR A FENCE, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. SOUTH 88 DEGREES 38 MINUTES 50 SECONDS EAST, ALONG SAID LAKE RAY ROBERTS DRIVE, A DISTANCE OF 491.39 FEET TO A CAPPED IRON ROD SET (LABELED 4857, TYPICAL) FOR CORNER;
2. NORTH 31 DEGREES 23 MINUTES 59 SECONDS EAST, PASSING EN ROUTE AT A DISTANCE OF 34.38 FEET A 5/8-INCH IRON ROD FOUND FOR WITNESS AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 463.72 FEET TO A 100-D NAIL FOUND FOR CORNER;
3. NORTH 04 DEGREES 35 MINUTES 10 SECONDS EAST A DISTANCE OF 219.51 FEET TO A 100-D NAIL FOUND FOR CORNER;
4. NORTH 41 DEGREES 44 MINUTES 26 SECONDS EAST A DISTANCE OF 781.37 FEET TO A 100-D NAIL FOUND FOR CORNER;
5. NORTH 21 DEGREES 18 MINUTES 10 SECONDS EAST A DISTANCE OF 426.20 FEET TO A 100-D NAIL FOUND FOR CORNER;
6. NORTH 77 DEGREES 20 MINUTES 09 SECONDS EAST A DISTANCE OF 512.68 FEET TO A 100-D NAIL FOUND FOR CORNER;
7. NORTH 40 DEGREES 31 MINUTES 58 SECONDS EAST A DISTANCE OF 1044.05 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
8. SOUTH 88 DEGREES 49 MINUTES 43 SECONDS EAST A DISTANCE OF 304.44 FEET TO A CAPPED IRON ROD SET FOR CORNER, AT THE NORTHEAST CORNER OF SAID 249-343/1000 ACRE TRACT;

THENCE WITH THE EAST LINE OF SAID 249-343/1000 ACRE TRACT AND ALONG OR NEAR A FENCE, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES:

1. SOUTH 10 DEGREES 50 MINUTES 17 SECONDS EAST A DISTANCE OF 739.41 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
2. SOUTH 35 DEGREES 04 MINUTES 19 SECONDS WEST A DISTANCE OF 823.03 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
3. SOUTH 77 DEGREES 42 MINUTES 42 SECONDS EAST A DISTANCE OF 471.53 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
4. SOUTH 31 DEGREES 26 MINUTES 47 SECONDS EAST A DISTANCE OF 332.31 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
5. SOUTH 41 DEGREES 11 MINUTES 29 SECONDS WEST A DISTANCE OF 689.91 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
6. SOUTH 77 DEGREES 15 MINUTES 17 SECONDS WEST A DISTANCE OF 825.07 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
7. SOUTH 00 DEGREES 59 MINUTES 56 SECONDS WEST A DISTANCE OF 316.43 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
8. SOUTH 88 DEGREES 03 MINUTES 02 SECONDS EAST A DISTANCE OF 240.70 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER, AT THE NORTHWEST CORNER OF USA TRACT NO. 521-2 AS RECORDED IN VOLUME 6, PAGE 139 OF SAID REAL PROPERTY RECORDS;
9. SOUTH 46 DEGREES 36 MINUTES 07 SECONDS EAST A DISTANCE OF 468.03 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
10. SOUTH 17 DEGREES 53 MINUTES 16 SECONDS EAST A DISTANCE OF 468.01 FEET TO A CAPPED IRON ROD SET FOR CORNER;
11. SOUTH 24 DEGREES 34 MINUTES 33 SECONDS WEST A DISTANCE OF 334.70 FEET TO A CAPPED IRON ROD SET FOR CORNER, AT THE SOUTHWEST CORNER OF SAID USA TRACT NO. 521-2;
12. SOUTH 77 DEGREES 07 MINUTES 19 SECONDS EAST A DISTANCE OF 452.29 FEET TO A WOOD FENCE CORNER POST FOR CORNER;
13. SOUTH 29 DEGREES 46 MINUTES 36 SECONDS WEST A DISTANCE OF 291.16 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;
14. SOUTH 01 DEGREES 26 MINUTES 06 SECONDS WEST A DISTANCE OF 66.91 FEET TO A CAPPED IRON ROD FOUND FOR CORNER, AT THE SOUTHEAST CORNER OF SAID 249-343/1000 ACRE TRACT;

THENCE WITH THE SOUTH LINE OF SAID 249-343/1000 ACRE TRACT AND ALONG OR NEAR A FENCE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 88 DEGREES 27 MINUTES 42 SECONDS WEST A DISTANCE OF 37.27 FEET TO A CAPPED IRON ROD SET FOR CORNER;
2. NORTH 87 DEGREES 54 MINUTES 41 SECONDS WEST A DISTANCE OF 399.58 FEET TO A CAPPED IRON ROD SET FOR CORNER;
3. NORTH 87 DEGREES 23 MINUTES 23 SECONDS WEST A DISTANCE OF 60.20 FEET TO A CAPPED IRON ROD SET FOR CORNER, AT THE NORTHEAST CORNER OF SAID 31.20 ACRE TRACT;

THENCE SOUTH 00 DEGREES 59 MINUTES 27 SECONDS WEST, WITH THE EAST LINE OF SAID 31.20 ACRE TRACT, A DISTANCE OF 1759.53 FEET TO A CAPPED IRON ROD SET FOR CORNER, AT THE SOUTHEAST CORNER OF SAID 31.20 ACRE TRACT;

THENCE NORTH 87 DEGREES 59 MINUTES 15 SECONDS WEST, WITH THE SOUTH LINE OF SAID 31.20 ACRE TRACT, A DISTANCE OF 773.89 FEET TO A CAPPED IRON ROD SET FOR CORNER IN THE EAST LINE OF SAID 23.298 ACRE TRACT AND AT THE SOUTHWEST CORNER OF SAID 31.20 ACRE TRACT;

THENCE SOUTH 01 DEGREES 14 MINUTES 42 SECONDS WEST, WITH THE EAST LINE OF SAID 23.298 ACRE TRACT, A DISTANCE OF 1009.71 FEET TO A CAPPED IRON ROD FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID FARM TO MARKET 1190 AND AT THE SOUTHEAST CORNER OF SAID 23.298 ACRE TRACT;

THENCE SOUTH 65 DEGREES 58 MINUTES 26 SECONDS WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID FARM TO MARKET 1190 AND SOUTH LINE OF SAID 23.298 ACRE TRACT, A DISTANCE OF 855.84 FEET TO THE PLACE OF BEGINNING AND CONTAINING 387.515 ACRES OF LAND, MORE OR LESS.

Exhibit B to PD Ordinance
Development Standards

I. Definitions

Defined terms in this exhibit shall have the same meaning attributed to them in the body of this Agreement.

II. Uses

The following uses of the Property are permitted by right:

- Accessory uses customarily incidental to and maintained and operated as a part of the principal use, including, but not limited to, home occupations
  Accessory dwelling units, but only on lots that are a minimum of one half acre in size
- Agricultural uses
- Amenity center
- Community and/or recreation center with or without swimming pools and tennis courts;
- Day care, day camp, or child care centers as part of an amenity center
- Hike and bike trails and paths
- Lakes
- Model homes
- Open space
- Petroleum and gas well development
- Public or private parks, playgrounds, athletic fields, community buildings, and other similar recreational facilities
- Public or private schools
- Public or private tennis courts+-
- Recreational facilities
- Single family residential uses
- Temporary batch plant (concrete or asphalt) associated with development of the Property
- Temporary buildings for uses incidental to construction work on the premises or sale or marketing of homes on the premises, which temporary buildings shall be removed upon the completion or abandonment of construction work and sales of homes within the development

III. Lot Regulations and Design Standards

Minimum Lot Dimension	Minimum Lot Size (SF)	Maximum # of Homes	Minimum House Size (SF)*
40'x120'	4,800	127	1,650
50'x120'	6,000	584	2,000
60'x120'	7,200	96	2,250
70'x150'	10,500	176	2,250
110'x200'	22,000	78	3,000
TOTAL		**1,061**	

*Minimum House Size is defined as air-conditioned area of house.

Minimum Lot Dimension*	Minimum Front Yard Building Setback**	Minimum Rear Yard Building Setback**	Minimum Interior Side Yard Building Setback**	Minimum Corner Side Yard Building Setback	Maximum Lot Coverage (Building Footprint)	Maximum Building Height
40'x120'	25'	15'	5'	5'	65%	40'
50'x120'	25'	15'	5'	5'	65%	40'
60'x120'	25'	15'	5'	5'	65%	40'
70'x150'	25'	20'	5'	5'	65%	40'
110'x200'	25'	25'	10'	5'	65%	40'

*Notwithstanding anything to the contrary in this Agreement or on the Concept Plan, the minimum lot depth for all lots located along a cul-de-sac or eyebrow may have a reduced lot depth of 95 feet. Lot widths are measured at the rear of the required front yard setback as shown on final plats.

**Porches and architectural features such as stoops, overhangs, courtyard walls, steps, railing, lighting, chimneys, and bay windows may extend into front and rear yard building setbacks a maximum of five feet. Swimming pool decking and paving shall not be required to meet side or rear building setbacks. Swimming pools must only meet a five foot minimum rear and side yard building setback.

Notwithstanding the tables above, outdoor living and entertainment areas shall have a minimum rear yard setback of five feet. For purposes of this section, "outdoor living and entertainment areas" shall mean any patio, deck, grill, pool sitting area, or other outdoor space or amenity which is designed or used for outdoor living and entertaining.

No regulations that are specific to a particular zoning district shall apply, and if the Property is zoned as a planned development, no base zoning district shall apply.

All residential dwellings may have front, side, or rear entry garages. A minimum of two enclosed parking spaces shall be required for each single family residence. Split garage doors are not required.

All single family homes shall comply with the City's Exterior Facade Design Criteria Manual as adopted on October 7, 2019. No other building material or aesthetic regulations shall apply except requirements contained on this **Exhibit E**. For purposes of this Exhibit E and any other adopted City regulations that apply as part of the Development Regulations, the term "masonry" shall mean stone or brick laid up unit by unit and set in mortar (including cultured stone), cementitious fiberboard, or stucco.

The use of color on the exterior of a residence shall be restricted to earth tones or natural colors. No bright, unfinished, or mirrored exterior residential surfaces are permitted.

The residential facade "non-repeat" standard shall be:

(1) Two dwellings with the same floor plan and architectural elevation must have at least three lots of separation between them on the same side of a street and must not be directly across the street from each other.

(2) Two dwellings with the same floor plan but a different architectural elevation must have at least two lots of separation between them on the same side of a street and must not be directly across the street from each other.

Roads leading into the Property will contain a combination of entry monumentation, landscaping, screening walls or fences constructed of brick, stone, or wrought iron, and community signage.

If a community trail is proposed along a street or thoroughfare, the trail will take the place of any required sidewalk adjacent to the roadway. For purposes of this paragraph, a community trail means a minimum six-foot wide concrete trail.

Mailboxes shall be dual boxes or cluster boxes as required by the Sanger postmaster.

Sidewalks/Trails may be located outside public right-of-way if located within an adjacent open space lot for pedestrian access to allow for meandering sidewalks and trails. Interior residential street right-of-way shall include sidewalks a minimum of four feet in width and constructed by homebuilders at time of adjacent house construction. Open space lots improvements and corresponding sidewalks shall be installed by the developer.

Screening walls or fences shall be constructed along Union Hill Road and FM 1190 and will consist of a combination of brick, stone, wrought iron, and/or tubular steel and landscaping. Floodplain, flowage easements, parks open spaces are exempt from these screening requirements.

Residential privacy fences installed by homebuilders on side yards and rear yards shall be a maximum of six feet in height, setback a minimum of five feet from the front building line, and constructed of stained wood. Fencing shall be constructed where the structural supports are not visible from the public right-of-way.

Fencing abutting open space lots shall be restricted to black tubular steel fencing and a brick or stone masonry courtyard wall under 42 inches. Landscape borders and hedges are permitted.

Electrical, gas meters and AC components should be located behind front or side street setbacks and screened from view by landscaping.

Solar panels when visible from the front street shall be flush with the roof.

Trash containers shall be stored in an enclosed area, fenced, or screened from view from adjacent streets or common open spaces.

IV. Landscape Requirements and Entry Requirements

Roads leading into the Property will contain a combination of entry monumentation, landscaping, screening walls or fences (constructed of brick, stone, or wrought iron), and community signage. Decorative or textured pavement may be used.

A landscaped buffer area consisting of trees, turf, or other living ground cover, or necessary detention ponds, shall be provided adjacent to and outside of the rights-of-way for all areas adjacent to Union Hill Road and FM 1190. The buffer shall contain a minimum of one four-inch caliper large canopy tree for every 75 linear feet of roadway, and one evergreen tree that is a minimum of six feet in height for every 50 linear feet of roadway. The buffer described in this paragraph shall be provided in lieu of any other requirement for a landscaped buffer or landscaping along Union Hill Road and FM 1190.

Each residential lot shall have a minimum of two shade trees, each a minimum of three inches in caliper at the time of panting. One shade tree shall be planted in the front portion of the lot and the other in the rear portion of the lot. In addition, each residential lot shall have a minimum of ten shrubs planted in the front yard, each a minimum of three gallons in size at the time of planting.

Each residential lot shall have an irrigation system in the front yard and street corner side yards. Irrigation shall also be installed in the rear yard unless synthetic turf is installed. Synthetic turf is permitted in rear yards.

The requirements above, as well as the open space landscaping requirements below, shall be the exclusive landscaping requirements applicable to the Property.

The City has not adopted tree mitigation or preservation ordinances. In the event the City adopts such an ordinance after the Effective Date, the ordinance shall not apply to the Property during the term of this Agreement.

Screening walls and fences will be constructed along Union Hill Road and FM 1190 and will consist of a combination of brick, stone or wrought iron and landscaping. Floodplain, flowage easements, and open spaces are exempt from these screening requirements.

Residential fences facing open spaces or Corps of Engineer property must be wrought iron. Rear and side yard fences facing residences outside of the Property may utilize wood privacy fencing.

V. Homeowners Association

A permanent and mandatory homeowners association ("HOA") will be established by recorded covenants, conditions, and restrictions ("CCRs"), and all residential lots shall be subject to the CCRs. The CCRs will be finalized before the fifth residential unit (excluding models) is constructed. The HOA will have the authority to levy annual dues against any and all residential lots, which dues will constitute an enforceable and foreclosable lien against each respective lot.

Common areas, parks, playgrounds, lakes, hike and bike trails, entries, and internal street medians will be maintained by the HOA, and perpetual maintenance thereof will be required by the CCRs.

VI. Open Space

Open space areas designated on the Concept Plan shall include the following amenities (the "Required Amenities"):

Public Trail System & Surrounding Open Space

- Construction of a minimum six-foot wide, four-inch thick concrete trail system as shown on Concept Plan located within a public access easement. Trails may be less than six feet in width where restricted by pipeline easements or other unavoidable restrictions.

- Trail System will include a combination of benches, sitting areas, landscaping, signage, lighting, bike racks, trash cans, dog waste stations, which shall also be located within a public access easement.

Amenity Center

- At least one amenity center that must include a community swimming pool, at least one shade structure, seating areas, parking spaces, restroom facilities, walking paths, and landscaping. These facilities will not be accessible to the general public.

Parks

- At least one commercial grade playground area, which will be accessible to the public.
- Pocket park areas with a combination of landscaping, seating areas, and connecting to the trail system, which will be accessible to the public.

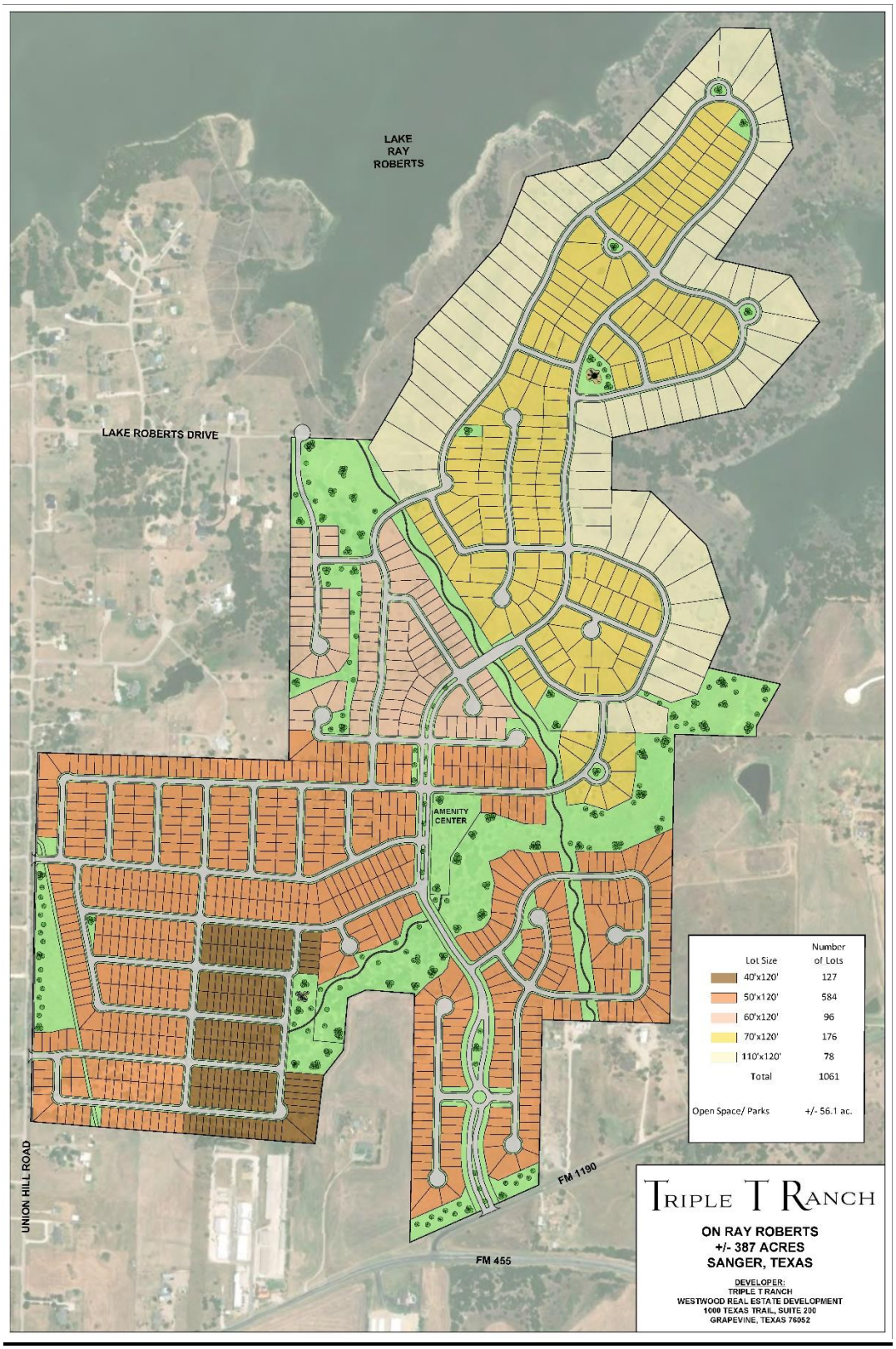
The Required Amenities may be installed in phases as each open space area designated on the Concept Plan is platted and improved with an adjacent development phase. The Required Amenities are conceptually shown on the Concept Plan. The homeowners association for the Property will be responsible for maintaining the Required Amenities and open space areas within the Property.

VII. Special Regulations

1. No approved preliminary plat shall expire if an application for a final plat for all or a portion of the property shown on the preliminary plat is filed with the City within two years after the date of approval of the preliminary plat.
2. Civil plans for public improvements associated with a plat shall be reviewed and approved, approved subject to conditions, or denied within 30 days after they are submitted to the City. If no action is taken within such 30-day period, the plans shall be deemed approved. The approval of civil plans shall not be unreasonably withheld, conditioned, or delayed.
3. No plat shall be denied on the basis that it fails to comply with the comprehensive plan, any other City plan, or zoning regulations if the plat complies with this Agreement and the Development Regulations.

4. The Property may be preliminary platted and final platted in phases.
5. A preapplication conference may be held prior to filing a plat application.
6. A plat shall be approved if it complies with this Agreement.
7. The preliminary lot layout shown on the Concept Plan shall control over anything to the contrary in the Subdivision Regulations.
8. Double frontage lots are permitted.
9. Lots may be placed at right angles to each other.
10. Zoning of the Property is not required as a condition to platting any portion of the Property.
11. Plats are not required to show building lines.
12. When velocities are less than 5fps, channel velocity increases up to 5% are acceptable if the downstream owner accepts the increase. When velocities are above 6 fps, no more than 1% velocity increase is acceptable.

Exhibit C to PD Ordinance
Concept Plan



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AMENITY CENTER SKETCH CONCEPT 2

0 30 60 90 120 feet
1" = 30'

TRIPLE T RANCH

JANUARY 27, 2026

O'FLINN DESIGN

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