

ORDINANCE NO. 5341

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DENISON, TEXAS, AMENDING CHAPTER 28 OF THE CODE OF ORDINANCES OF THE CITY OF DENISON, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY CHANGING THE ZONING CLASSIFICATION FROM AGRICULTURAL (A) TO PLANNED DEVELOPMENT OVERLAY DISTRICT (PD) ON AN APPROXIMATELY 3,114.1-ACRE TRACT; BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A-1" AND DEPICTED IN EXHIBIT "A-2"; PROVIDING DEVELOPMENT STANDARDS, ATTACHED HERETO AS EXHIBIT "B"; PROVIDING A CONCEPT PLAN, ATTACHED HERETO AS EXHIBIT "C"; PROVIDING FOR SEVERABILITY, REPEALING, AND SAVINGS CLAUSES; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING AN EFFECTIVE DATE; AND FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City of Denison, Texas (hereinafter referred to as "City") is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Council of the City of Denison, Texas (the "City Council"), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to adopt zoning regulations governing the use of land within the City; and

WHEREAS, the City Council adopted Chapter 28 of its Code of Ordinances, the same being the Comprehensive Zoning Ordinance of the City, which governs the use and development of land in the City (the "Zoning Ordinance"); and

WHEREAS, the City has received a request from Waterfall Development Partners, LP, to change the zoning classification from Agricultural District ("A") to Planned Development Overlay District ("PD") on a 3,114.1-acre tract being more particularly described in **Exhibit A-1** and depicted in **Exhibit A-2**, attached hereto and incorporated as if fully set forth herein (the "Property"); and

WHEREAS, Owner has designated Robert Roeder of Abernathy, Roeder, Boyd & Hullett to act in the capacity of Owner as agent for submittal, processing, representation, and/or presentation of the application, and as the principal contact person for responding to all requests for information; and

WHEREAS, the Development Standards and Concept Plan, as set forth in **Exhibit B** and **Exhibit C**, attached hereto and incorporated herein, provide for modifications to district regulations for the development of the Property; and

WHEREAS, after public notices were given in compliance with Texas law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the City (the "Planning and Zoning Commission") has recommended to the City Council to approve the change in

zoning district classification on the Property and to amend the official zoning map of the City (the "Zoning Map") to reflect the PD zoning classification; and

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before the City Council at which it considered the recommendation of the Planning and Zoning Commission and, among other things, the character of the land and its suitability for particular uses, and compatibility with surrounding uses, with a view of encouraging the most appropriate use of land in the City, and the City Council does hereby find that the requested zoning accomplishes such objectives; and

WHEREAS, the Zoning Ordinance incorporates design standards and building materials standards that are differentially applicable to residential structures and non-residential buildings; and

WHEREAS, such standards substantially further the preservation of property values and the promotion of economic development within the City; and

WHEREAS, such standards also establish the character of community development and embody architecturally and, in some contexts, culturally significant features of continuing duration; and

WHEREAS, the Zoning Ordinance also provides for planned development districts, which enable departures from traditional zoning district standards in recognition of the unique character of a development project; and

WHEREAS, the City's policy in creating or amending a planned development district is to incorporate and enhance to the fullest extent feasible the design and building materials standards that are integral to the City's zoning regulations in all planned development districts; and

WHEREAS, the City Council finds and determines that the incorporation of such standards lends long-term viability to the planned development project; and

WHEREAS, the owner and/or developer of the Property has consented in writing to the enforcement of the City's design and building materials standards within the planned development district and waived the statutory provisions in Chapter 3000, Texas Government Code.

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

Section 1. Incorporation of Premises. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. Findings. After due deliberations and consideration of the recommendation of the Planning and Zoning Commission and the information and other materials received at the public hearing, the City Council has concluded that the adoption of this Ordinance is in the best interests of the City, and of the public health, safety and welfare.

Section 3. Zoning Amendment. The Zoning Ordinance is hereby amended to change the zoning of the Property to Planned Development Overlay District, subject to the following regulations,

which exhibits are incorporated as if fully set forth herein, and all applicable City ordinances and regulations governing except as may be modified by this Ordinance:

Exhibit B: Development Standards
Exhibit C: Concept Plan

Section 4. Zoning Map. The Zoning Map is hereby amended to reflect the established zoning classification designation herein made.

Section 5. Compliance Required. The Property shall be used only in the manner and for the purposes provided for in this Ordinance and the Comprehensive Zoning Ordinance of the City, as amended.

Section 6. Severability Clause. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

Section 7. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

Section 8. Penalty. Any person, firm, entity or corporation who violates any provision of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction, therefore, shall be fined in a sum not exceeding Two Thousand and No/100 Dollars (\$2,000.00). Each continuing day's violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state and federal law.

Section 9. Publication and Effective Date. This Ordinance shall become effective immediately upon its adoption and its publication as required by law.

Section 10. Open Meeting. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given all as required by Section 551.041 of the Texas Government Code.

AND IT IS SO ORDERED.

On motion by Mayor Pro Tem Crawley, seconded by Council Member Courtright, the above and foregoing ordinance was passed and approved by the following vote:


Ayes: Hander, Courtright, Thorne, Gott, Massey, Crawley and Thomas
Nays:
Abstentions:

At regular meeting April 1, 2024.



JANET GOTT, MAYOR

ATTEST:



Christine Wallentine, City Clerk



EXHIBIT A-1
PROPERTY LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the William Bean Survey, Abstract No. 84, the Thomas M. Reeves Survey, Abstract No. 1017, the Shields Booker Survey, Abstract No. 59, the William J. Reeves Survey, Abstract No. 1018, the S. F. Needham Survey, Abstract No. 915, the Bledsoe Holder Survey, Abstract No. 614, the Levi T. Loveall Survey, Abstract No. 746, the Sara Hull Survey, Abstract No. 1485, the H. J. Needham Survey, Abstract No. 1520, the Steven Cox Survey, Abstract No. 299, the T. E. Jones Survey, Abstract No. 655, the R. J. Lefever Survey, Abstract No. 753, the J. C. Jamison Survey, Abstract No. 665, the W. G. and J. Malcomb Survey, Abstract No. 871, the M. Ahalt Survey, Abstract No. 1427, the J. Prater Survey, Abstract No. 978, the Mary E. Bowe Survey, Abstract No. 181, the Charles F. Daugherty Survey, Abstract No. 1566, the H. B. Thomas Survey, Abstract No. 1572, the Joshua West Survey, Abstract No. 1316, The J. Armendaris Survey, Abstract No. 40, the Polly Stamps Survey, Abstract No. 1098, the J. Wilcox Survey, Abstract No. 1358 and the Greenberry Gates Survey, Abstract No. 442 and being that 9.865 acre tract of land conveyed to Preston Harbour Homeplace, LP as recorded in Volume 3941, Page 871 and those tracts of land conveyed to Preston Harbour, LP and recorded as follows: 80.25 acres in Volume 3449, Page 257; 509.35 acres in Volume 4323, Page 881; 329.60 acres in Volume 4323, Page 888; all of Tract 1, 226.936 acres and part of Tract 2, 86.11 acres in Volume 4323, Page 895; 65.96 acres in Volume 4523, Page 875; 78.14 acre in Volume 4581, Page 787; All of tract III, 76.79 acres, Tract IV, 278.093 acres and Tract V, 608.56 acres in Volume 4596, Page 591; 161.96 acres in Volume 4616, Page 414; 0.46 acres in Volume 4872, Page 93; 600.14 acres in Volume 5274, Page 466, all of the Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a Corps of Engineer's concrete monument at the northeast corner of said Tract 1, a 226.936 acre tract recorded in Volume 4323, Page 895;

Thence South 02°02'27" West, a distance of 3,023.48 feet to a found Corps of Engineer's concrete monument;

thence south 88°39'36" east, a distance of 1,030.40 feet to a found Corps of Engineer's concrete monument;

thence south 02°03'16" west, a distance of 920.04 feet to a found Corps of Engineer's concrete monument;

thence south 88°39'44" east, a distance of 86.09 feet to a found Corps of Engineer's concrete monument;

thence south 01°57'38" west, a distance of 411.57 feet to a found Corps of Engineer's concrete monument;

Thence South 88°03'29" East, a distance of 512.44 feet to a point;

Thence South 00°30'51" West, a distance of 49.45 feet to a point;

Thence South 11°48'49" East, a distance of 64.75 feet to a point;

Thence North 45°14'01" East, a distance of 86.01 feet to a point;

Thence North 44°45'59" West, a distance of 23.21 feet to a point;

Thence North 00°28'22" East, a distance of 33.82 feet to a point;

South 88°03'29" East, a distance of 935.52 feet to a point;

Thence with a non-tangent curve to the right having a radius of 5,718.83 feet, (chord bears South 03°04'27" East, 209.88 feet) an arc length of 209.89 feet;

Thence South 02°01'09" East, a distance of 3,174.40 feet to a point;
 Thence with a curve to the left having a radius of 2,914.79 feet, (chord bears South 09°32'09" East, 762.59 feet) an arc length of 764.79 feet; to a found TXDOT concrete monument;
 Thence South 17°03'09" East, a distance of 3,850.51 feet to a point;
 Thence South 00°09'49" West, a distance of 503.01 feet to a found 1/2" steel rod;
 South 00°09'12" West, a distance of 2,877.06 feet to a point;
 Thence North 88°22'27" West, a distance of 2,471.46 feet to a RAILROAD SPIKE FD;
 Thence South 00°42'12" West, a distance of 2,228.41 feet to a point;
 Thence South 00°33'28" West, a distance of 2,246.92 feet to a found 1/2" steel rod;
 Thence North 89°12'01" West, a distance of 38.01 feet to a found TXDOT concrete monument;
 Thence South 34°07'29" West, a distance of 104.83 feet to a found TXDOT concrete monument;
 Thence South 77°43'14" West, a distance of 72.42 feet to a found TXDOT concrete monument;
 Thence with a non-tangent curve to the left having a radius of 1,527.39 feet, (chord bears North 74°24'50" West, 779.63 feet) an arc length of 788.35 feet to a found TXDOT concrete monument;
 Thence North 89°12'01" West, a distance of 141.89 feet to a point;
 Thence South 76°45'49" West, a distance of 103.08 feet to a found TXDOT concrete monument;
 Thence North 88°35'56" West, a distance of 394.12 feet to a point;
 Thence North 00°44'50" East, a distance of 2,173.56 feet to a point;
 Thence North 89°02'07" West, a distance of 1,555.65 feet to a point;
 Thence South 00°39'12" West, a distance of 1,739.17 feet to a point;
 Thence North 45°04'28" West, a distance of 76.92 feet to a 5/8" ROD FOUND;
 Thence with a non-tangent curve to the left having a radius of 1,517.39 feet, (chord bears North 58°16'56" West, 449.54 feet) an arc length of 451.20 feet
 Thence North 00°54'00" East, a distance of 20.01 feet to a found 1/2" steel rod;
 Thence North 88°14'24" West, a distance of 53.63 feet to a found 1/2" steel rod;
 Thence with a non-tangent curve to the left having a radius of 1,517.43 feet, (chord bears North 78°36'26" West, 507.89 feet) an arc length of 510.29 feet to a found TXDOT concrete monument;
 Thence North 88°36'57" West, a distance of 724.61 feet to a found TXDOT concrete monument;
 Thence North 88°45'59" West, a distance of 215.07 feet to a found TXDOT concrete monument;
 Thence North 89°14'57" West, a distance of 199.87 feet to a found TXDOT concrete monument;
 Thence North 76°46'02" West, a distance of 204.61 feet to a found TXDOT concrete monument;
 North 89°26'28" West, a distance of 199.74 feet to a found TXDOT concrete monument;
 Thence South 83°47'32" West, a distance of 201.71 feet to a found TXDOT concrete monument;
 Thence North 89°19'46" West, a distance of 338.13 feet to a found TXDOT concrete monument;
 Thence North 88°01'55" West, a distance of 315.32 feet to a found TXDOT concrete monument;
 Thence North 78°55'57" West, a distance of 144.19 feet to a found 1/2" steel rod;
 Thence North 86°54'19" West, a distance of 64.99 feet to a found 1/2" steel rod;
 Thence North 13°48'06" West, a distance of 471.58 feet to a point;
 Thence North 56°24'19" West, a distance of 65.48 feet to a point;
 with the meanders of the 619 contour the following calls and distances:
 North 22°43'17" East, a distance of 180.92 feet to a point;
 North 25°11'38" West, a distance of 96.05 feet to a point;
 North 79°55'27" West, a distance of 96.25 feet to a point;
 North 56°09'04" West, a distance of 210.86 feet to a point;
 North 25°30'32" East, a distance of 115.32 feet to a point;
 North 04°57'54" West, a distance of 175.21 feet to a point;

North 44°00'46" West, a distance of 158.49 feet to a point;
North 85°48'18" West, a distance of 202.42 feet to a point;
North 61°42'19" West, a distance of 189.08 feet to a point;
North 25°00'36" West, a distance of 96.23 feet to a point;
North 07°45'48" East, a distance of 196.85 feet to a point;
North 35°56'51" East, a distance of 152.66 feet to a point;
North 01°37'18" West, a distance of 146.08 feet to a point;
North 38°27'34" West, a distance of 251.97 feet to a point;
North 63°31'32" West, a distance of 196.83 feet to a point;
South 87°00'09" West, a distance of 65.70 feet to a point;
South 67°19'19" West, a distance of 185.64 feet to a point;
South 75°30'00" West, a distance of 137.27 feet to a point;
North 41°19'19" West, a distance of 181.23 feet to a point;
North 12°34'30" East, a distance of 172.35 feet to a point;
North 41°46'13" East, a distance of 315.13 feet to a point;
North 63°09'28" East, a distance of 115.68 feet to a point;
South 76°45'38" East, a distance of 20.75 feet to a point;
North 38°45'28" East, a distance of 256.51 feet to a point;
North 30°17'52" East, a distance of 272.86 feet to a point;
North 13°03'48" East, a distance of 127.02 feet to a point;
North 07°54'13" East, a distance of 188.00 feet to a point;
North 67°13'06" East, a distance of 74.06 feet to a point;
North 10°25'02" East, a distance of 74.21 feet to a point;
North 27°10'24" West, a distance of 42.04 feet to a point;
North 27°03'29" East, a distance of 54.22 feet to a point;
North 53°54'29" East, a distance of 158.87 feet to a point;
North 29°01'37" East, a distance of 124.40 feet to a point;
North 29°04'11" East, a distance of 113.39 feet to a point;
North 23°02'00" East, a distance of 117.19 feet to a point;
South 79°33'57" East, a distance of 47.99 feet to a point;
South 87°33'27" East, a distance of 63.03 feet to a point;
South 70°58'05" East, a distance of 104.63 feet to a point;
North 61°07'50" West, a distance of 124.77 feet to a point;
South 82°16'02" West, a distance of 34.45 feet to a point;
North 81°42'35" West, a distance of 34.99 feet to a point;
North 70°01'41" West, a distance of 60.65 feet to a point;
North 68°22'59" West, a distance of 72.16 feet to a point;
North 41°53'00" West, a distance of 195.62 feet to a point;
North 27°02'43" West, a distance of 119.80 feet to a point;
North 22°30'40" West, a distance of 90.39 feet to a point;
South 54°48'58" East, a distance of 79.67 feet to a point;
North 82°07'00" East, a distance of 72.98 feet to a point;
North 47°33'56" East, a distance of 89.31 feet to a point;
North 04°51'37" East, a distance of 93.43 feet to a point;
North 09°58'37" West, a distance of 89.34 feet to a point;
North 18°39'16" West, a distance of 214.43 feet to a point;

South 79°19'58" East, a distance of 32.52 feet to a point;
North 13°06'50" West, a distance of 83.40 feet to a point;
North 22°17'05" West, a distance of 102.20 feet to a point;
North 31°44'34" West, a distance of 43.77 feet to a point;
North 20°01'52" West, a distance of 141.44 feet to a point;
North 12°43'59" West, a distance of 84.31 feet to a point;
North 21°29'40" West, a distance of 114.80 feet to a point;
North 06°14'03" West, a distance of 64.59 feet to a point;
North 19°11'34" West, a distance of 36.73 feet to a point;
North 59°35'57" East, a distance of 78.97 feet to a point;
North 72°50'30" East, a distance of 77.37 feet to a point;
North 37°15'33" East, a distance of 51.80 feet to a point;
North 88°38'25" West, a distance of 29.25 feet to a point;
South 85°49'36" West, a distance of 32.54 feet to a point;
South 70°50'18" West, a distance of 101.39 feet to a point;
South 89°41'10" West, a distance of 60.99 feet to a point;
North 67°24'59" West, a distance of 46.48 feet to a point;
North 56°00'57" West, a distance of 122.45 feet to a point;
North 85°05'32" West, a distance of 67.47 feet to a point;
North 67°10'44" West, a distance of 60.59 feet to a point;
North 46°13'20" West, a distance of 51.32 feet to a point;
North 35°06'34" West, a distance of 66.20 feet to a point;
North 68°01'15" East, a distance of 60.80 feet to a point;
North 16°03'00" East, a distance of 100.06 feet to a point;
North 87°11'32" East, a distance of 28.32 feet to a point;
North 58°05'51" East, a distance of 95.06 feet to a point;
South 82°57'54" West, a distance of 134.98 feet to a point;
North 14°25'47" West, a distance of 94.64 feet to a point;
North 31°58'12" West, a distance of 92.12 feet to a point;
North 29°34'11" West, a distance of 131.08 feet to a point;
North 13°50'35" East, a distance of 67.80 feet to a point;
North 31°59'02" West, a distance of 122.73 feet to a point;
North 01°30'57" West, a distance of 62.49 feet to a point;
North 55°02'53" East, a distance of 47.62 feet to a point;
North 20°00'25" East, a distance of 106.64 feet to a point;
North 09°21'34" East, a distance of 173.42 feet to a point;
North 16°10'16" West, a distance of 111.07 feet to a point;
North 27°21'50" West, a distance of 111.57 feet to a point;
North 31°34'30" West, a distance of 145.09 feet to a point;
North 42°08'32" West, a distance of 157.74 feet to a point;
North 33°24'04" West, a distance of 157.06 feet to a point;
North 00°33'50" West, a distance of 121.93 feet to a point;
North 31°01'51" East, a distance of 113.85 feet to a point;
North 64°40'28" East, a distance of 110.31 feet to a point;
North 80°28'16" East, a distance of 131.34 feet to a point;
North 78°15'02" East, a distance of 106.46 feet to a point;

North 88°50'19" East, a distance of 157.71 feet to a point;
North 89°54'18" East, a distance of 119.29 feet to a point;
South 62°17'36" East, a distance of 68.13 feet to a point;
North 87°13'44" East, a distance of 59.41 feet to a point;
South 89°53'26" East, a distance of 51.78 feet to a point;
North 06°11'47" East, a distance of 46.39 feet to a point;
North 01°57'14" East, a distance of 39.89 feet to a point;
North 63°06'29" East, a distance of 50.98 feet to a point;
North 84°15'26" East, a distance of 93.89 feet to a point;
South 85°36'12" East, a distance of 110.14 feet to a point;
South 60°02'46" East, a distance of 94.14 feet to a point;
South 42°11'34" East, a distance of 90.66 feet to a point;
South 50°27'14" East, a distance of 99.79 feet to a point;
South 25°55'39" East, a distance of 117.68 feet to a point;
South 12°42'58" East, a distance of 30.72 feet to a point;
South 01°18'52" West, a distance of 50.57 feet to a point;
South 58°09'21" East, a distance of 64.03 feet to a point;
South 89°19'21" East, a distance of 70.79 feet to a point;
South 73°00'58" East, a distance of 79.28 feet to a point;
North 55°03'55" East, a distance of 20.49 feet to a point;
North 57°22'27" West, a distance of 70.57 feet to a point;
North 54°26'52" West, a distance of 55.93 feet to a point;
North 14°50'22" East, a distance of 76.25 feet to a point;
North 22°42'43" West, a distance of 70.79 feet to a point;
North 17°45'18" West, a distance of 91.46 feet to a point;
North 35°46'42" West, a distance of 101.52 feet to a point;
North 33°40'30" West, a distance of 87.27 feet to a point;
North 40°26'37" East, a distance of 85.20 feet to a point;
North 32°36'36" East, a distance of 95.40 feet to a point;
North 41°13'11" East, a distance of 85.48 feet to a point;
North 42°11'00" East, a distance of 82.07 feet to a point;
North 36°49'37" East, a distance of 89.01 feet to a point;
North 81°07'46" East, a distance of 56.92 feet to a point;
North 69°49'48" East, a distance of 50.82 feet to a point;
South 84°29'01" East, a distance of 85.95 feet to a point;
North 57°04'38" West, a distance of 77.44 feet to a point;
North 70°50'30" West, a distance of 61.10 feet to a point;
North 27°52'34" West, a distance of 32.74 feet to a point;
North 16°48'44" East, a distance of 98.13 feet to a point;
North 08°25'13" East, a distance of 111.77 feet to a point;
North 25°58'57" East, a distance of 91.42 feet to a point;
North 35°17'30" West, a distance of 19.03 feet to a point;
North 30°54'04" West, a distance of 125.61 feet to a point;
North 35°17'13" West, a distance of 123.16 feet to a point;
North 29°54'54" West, a distance of 71.65 feet to a point;
North 21°04'55" West, a distance of 78.79 feet to a point;

North 16°01'31" West, a distance of 91.52 feet to a point;
North 58°20'03" West, a distance of 39.70 feet to a point;
North 47°55'33" West, a distance of 29.04 feet to a point;
North 35°27'06" West, a distance of 97.92 feet to a point;
North 17°40'36" West, a distance of 63.00 feet to a point;
North 37°25'01" East, a distance of 38.12 feet to a point;
North 21°15'39" East, a distance of 74.60 feet to a point;
North 11°04'15" East, a distance of 85.56 feet to a point;
North 22°27'58" West, a distance of 41.73 feet to a point;
North 00°44'05" East, a distance of 40.71 feet to a point;
North 04°01'18" East, a distance of 82.20 feet to a point;
North 04°34'59" East, a distance of 70.19 feet to a point;
North 02°55'19" West, a distance of 67.09 feet to a point;
North 00°11'57" West, a distance of 86.88 feet to a point;
North 00°53'21" East, a distance of 94.16 feet to a point;
North 21°20'02" East, a distance of 71.40 feet to a point;
North 08°54'07" West, a distance of 56.57 feet to a point;
North 05°22'27" West, a distance of 65.54 feet to a point;
North 15°41'12" West, a distance of 127.27 feet to a point;
North 01°29'08" East, a distance of 73.21 feet to a point;
North 33°10'18" East, a distance of 59.21 feet to a point;
North 45°31'39" East, a distance of 51.39 feet to a point;
North 83°59'05" East, a distance of 100.28 feet to a point;
South 87°03'19" East, a distance of 119.22 feet to a point;
South 73°46'03" East, a distance of 64.21 feet to a point;
South 54°08'09" East, a distance of 55.25 feet to a point;
South 79°38'59" East, a distance of 53.07 feet to a point;
South 68°26'08" East, a distance of 87.75 feet to a point;
South 66°21'54" East, a distance of 30.05 feet to a point;
South 53°46'02" East, a distance of 111.30 feet to a point;
South 44°19'55" East, a distance of 94.38 feet to a point;
South 52°29'11" East, a distance of 104.49 feet to a point;
South 46°04'46" East, a distance of 141.35 feet to a point;
South 38°48'46" East, a distance of 89.39 feet to a point;
South 40°52'22" East, a distance of 88.36 feet to a point;
South 36°20'54" East, a distance of 77.86 feet to a point;
South 89°06'18" East, a distance of 73.95 feet to a point;
South 59°54'58" East, a distance of 50.57 feet to a point;
South 84°15'39" East, a distance of 52.67 feet to a point;
South 83°06'15" East, a distance of 82.42 feet to a point;
South 57°24'53" East, a distance of 84.27 feet to a point;
South 63°29'25" East, a distance of 58.26 feet to a point;
South 50°47'07" East, a distance of 94.80 feet to a point;
South 60°48'49" East, a distance of 61.04 feet to a point;
South 67°25'28" East, a distance of 62.61 feet to a point;
South 36°26'33" East, a distance of 65.22 feet to a point;

South 47°22'26" East, a distance of 55.01 feet to a point;
South 03°46'17" East, a distance of 45.19 feet to a point;
North 39°41'51" East, a distance of 99.05 feet to a point;
South 77°51'33" East, a distance of 117.83 feet to a point;
South 76°58'02" East, a distance of 80.88 feet to a point;
South 72°07'42" East, a distance of 76.91 feet to a point;
South 51°45'14" East, a distance of 59.82 feet to a point;
South 29°56'40" East, a distance of 128.64 feet to a point;
South 29°06'42" East, a distance of 77.74 feet to a point;
South 58°46'01" East, a distance of 48.95 feet to a point;
South 36°07'41" East, a distance of 67.52 feet to a point;
South 54°32'30" East, a distance of 72.31 feet to a point;
South 89°22'22" East, a distance of 56.17 feet to a point;
South 32°45'46" East, a distance of 31.18 feet to a point;
South 66°45'46" East, a distance of 97.77 feet to a point;
South 14°18'02" East, a distance of 75.95 feet to a point;
South 07°32'47" East, a distance of 61.22 feet to a point;
South 56°57'36" East, a distance of 62.74 feet to a point;
South 87°40'33" East, a distance of 57.18 feet to a point;
South 75°11'41" East, a distance of 50.27 feet to a point;
South 71°06'26" East, a distance of 62.32 feet to a point;
South 73°28'21" East, a distance of 113.46 feet to a point;
South 66°48'13" East, a distance of 84.80 feet to a point;
North 55°49'40" West, a distance of 56.00 feet to a point;
North 88°56'20" East, a distance of 141.70 feet to a point;
North 69°12'06" West, a distance of 73.03 feet to a point;
North 82°19'18" West, a distance of 52.16 feet to a point;
North 80°19'58" West, a distance of 77.66 feet to a point;
North 70°19'38" West, a distance of 107.26 feet to a point;
North 64°46'04" West, a distance of 72.68 feet to a point;
North 15°12'28" East, a distance of 49.87 feet to a point;
North 23°28'55" East, a distance of 34.30 feet to a point;
North 14°06'46" West, a distance of 76.89 feet to a point;
North 35°15'53" West, a distance of 63.74 feet to a point;
North 80°59'43" East, a distance of 21.53 feet to a point;
North 44°08'20" West, a distance of 71.29 feet to a point;
North 55°49'20" East, a distance of 34.92 feet to a point;
North 60°09'43" West, a distance of 28.96 feet to a point;
South 45°16'31" West, a distance of 45.90 feet to a point;
North 78°44'31" West, a distance of 45.93 feet to a point;
North 60°28'05" East, a distance of 39.49 feet to a point;
North 23°03'35" West, a distance of 13.94 feet to a point;
South 84°54'23" West, a distance of 67.12 feet to a point;
North 52°27'42" West, a distance of 22.22 feet to a point;
North 29°58'29" West, a distance of 67.21 feet to a point;
North 37°43'46" West, a distance of 109.10 feet to a point;

North 07°17'02" West, a distance of 103.23 feet to a point;
North 23°41'36" West, a distance of 86.55 feet to a point;
North 31°41'54" West, a distance of 56.89 feet to a point;
North 25°04'24" East, a distance of 35.75 feet to a point;
North 59°42'08" East, a distance of 43.98 feet to a point;
North 70°32'09" East, a distance of 48.29 feet to a point;
North 82°15'48" West, a distance of 42.29 feet to a point;
North 49°06'16" West, a distance of 69.58 feet to a point;
North 52°40'04" West, a distance of 49.77 feet to a point;
North 18°39'12" West, a distance of 20.26 feet to a point;
North 03°14'16" West, a distance of 58.38 feet to a point;
North 74°33'40" East, a distance of 33.14 feet to a point;
North 45°49'42" East, a distance of 55.08 feet to a point;
North 08°11'31" East, a distance of 57.98 feet to a point;
North 46°32'40" West, a distance of 59.55 feet to a point;
South 53°57'46" West, a distance of 58.90 feet to a point;
South 29°47'54" West, a distance of 42.46 feet to a point;
South 57°01'35" West, a distance of 25.99 feet to a point;
North 84°50'47" West, a distance of 31.08 feet to a point;
North 63°50'26" West, a distance of 58.62 feet to a point;
North 27°23'31" West, a distance of 100.97 feet to a point;
North 33°50'43" West, a distance of 78.51 feet to a point;
North 74°00'56" West, a distance of 83.80 feet to a point;
North 67°01'13" West, a distance of 64.93 feet to a point;
North 83°01'47" West, a distance of 88.75 feet to a point;
North 78°08'08" West, a distance of 39.96 feet to a point;
North 66°53'44" West, a distance of 27.81 feet to a point;
North 35°53'11" West, a distance of 40.94 feet to a point;
North 78°23'11" West, a distance of 31.68 feet to a point;
North 26°16'39" West, a distance of 47.78 feet to a point;
North 37°01'12" West, a distance of 16.65 feet to a point;
North 41°22'33" West, a distance of 70.68 feet to a point;
North 67°09'01" West, a distance of 127.41 feet to a point;
North 52°45'00" West, a distance of 94.56 feet to a point;
North 56°12'45" West, a distance of 78.40 feet to a point;
North 81°48'34" West, a distance of 51.87 feet to a point;
North 43°10'22" West, a distance of 67.93 feet to a point;
North 05°41'37" East, a distance of 68.03 feet to a point;
North 12°47'53" East, a distance of 70.94 feet to a point;
North 31°49'35" West, a distance of 36.28 feet to a point;
North 18°59'40" East, a distance of 74.61 feet to a point;
North 07°24'28" West, a distance of 58.84 feet to a point;
North 31°48'47" East, a distance of 35.57 feet to a point;
North 16°51'49" East, a distance of 92.63 feet to a point;
North 09°29'35" East, a distance of 101.18 feet to a point;
North 02°07'14" West, a distance of 83.65 feet to a point;

North 77°33'38" East, a distance of 26.86 feet to a point;
North 34°14'43" East, a distance of 48.01 feet to a point;
North 55°23'05" East, a distance of 39.60 feet to a point;
South 22°23'26" East, a distance of 21.63 feet to a point;
South 52°52'11" East, a distance of 26.45 feet to a point;
North 59°03'19" East, a distance of 23.39 feet to a point;
South 46°02'20" East, a distance of 18.80 feet to a point;
South 60°04'08" East, a distance of 18.16 feet to a point;
North 31°54'01" East, a distance of 35.46 feet to a point;
South 53°02'36" West, a distance of 18.89 feet to a point;
North 46°19'20" West, a distance of 30.95 feet to a point;
South 78°52'15" West, a distance of 31.09 feet to a point;
North 20°13'21" West, a distance of 30.89 feet to a point;
North 66°56'57" West, a distance of 39.44 feet to a point;
South 60°05'39" West, a distance of 35.96 feet to a point;
South 80°34'35" West, a distance of 76.26 feet to a point;
North 41°50'34" West, a distance of 69.19 feet to a point;
North 36°36'53" West, a distance of 131.58 feet to a point;
North 28°28'03" West, a distance of 94.97 feet to a point;
North 16°51'28" West, a distance of 94.99 feet to a point;
North 15°06'53" West, a distance of 134.94 feet to a point;
North 00°32'42" East, a distance of 49.74 feet to a point;
North 04°51'50" East, a distance of 123.63 feet to a point;
North 19°58'27" West, a distance of 73.40 feet to a point;
North 41°31'14" West, a distance of 99.62 feet to a point;
North 35°57'57" West, a distance of 62.49 feet to a point;
North 10°31'17" West, a distance of 132.31 feet to a point;
North 02°07'35" West, a distance of 59.64 feet to a point;
North 06°10'03" West, a distance of 146.75 feet to a point;
North 08°38'50" East, a distance of 53.56 feet to a point;
North 10°13'05" East, a distance of 108.53 feet to a point;
North 34°34'34" East, a distance of 93.43 feet to a point;
North 52°50'53" East, a distance of 91.05 feet to a point;
North 63°40'17" East, a distance of 50.07 feet to a point;
North 63°47'43" East, a distance of 100.45 feet to a point;
North 51°03'36" East, a distance of 75.00 feet to a point;
North 07°05'25" East, a distance of 80.48 feet to a point;
North 08°11'51" East, a distance of 112.90 feet to a point;
North 07°02'43" East, a distance of 71.59 feet to a point;
North 32°37'42" East, a distance of 124.12 feet to a point;
North 35°34'13" East, a distance of 127.46 feet to a point;
North 44°25'31" East, a distance of 114.40 feet to a point;
North 07°40'29" West, a distance of 135.68 feet to a point;
North 27°40'23" West, a distance of 102.97 feet to a point;
North 16°17'14" West, a distance of 66.69 feet to a point;
North 00°23'39" East, a distance of 66.86 feet to a point;

North 21°50'56" West, a distance of 66.50 feet to a point;
North 07°01'54" West, a distance of 141.26 feet to a point;
North 01°18'54" East, a distance of 122.32 feet to a point;
North 20°16'50" East, a distance of 89.31 feet to a point;
North 18°23'49" East, a distance of 112.29 feet to a point;
North 08°25'25" East, a distance of 123.81 feet to a point;
North 07°44'39" East, a distance of 120.62 feet to a point;
North 25°07'39" East, a distance of 81.06 feet to a point;
North 43°53'29" East, a distance of 57.93 feet to a point;
North 53°59'37" East, a distance of 50.47 feet to a point;
North 78°59'02" East, a distance of 32.41 feet to a point;
South 60°19'11" East, a distance of 110.66 feet to a point;
South 45°45'19" East, a distance of 173.38 feet to a point;
South 40°37'12" East, a distance of 79.88 feet to a point;
South 35°27'10" East, a distance of 122.35 feet to a point;
South 63°57'06" East, a distance of 93.16 feet to a point;
South 44°38'30" East, a distance of 138.55 feet to a point;
South 23°02'28" East, a distance of 46.83 feet to a point;
South 72°33'04" East, a distance of 67.47 feet to a point;
North 49°24'54" East, a distance of 20.05 feet to a point;
North 77°27'54" East, a distance of 98.42 feet to a point;
North 80°40'31" East, a distance of 47.01 feet to a point;
South 73°07'22" East, a distance of 98.95 feet to a point;
South 61°43'32" East, a distance of 24.33 feet to a point;
South 32°00'08" East, a distance of 84.98 feet to a point;
South 16°40'27" East, a distance of 67.34 feet to a point;
South 10°58'57" West, a distance of 73.29 feet to a point;
South 23°33'31" East, a distance of 44.20 feet to a point;
South 08°40'48" West, a distance of 68.54 feet to a point;
South 02°21'10" West, a distance of 65.80 feet to a point;
South 46°22'31" East, a distance of 80.11 feet to a point;
South 09°15'39" East, a distance of 40.37 feet to a point;
South 31°16'45" East, a distance of 49.02 feet to a point;
South 02°38'45" West, a distance of 62.69 feet to a point;
South 27°16'15" West, a distance of 29.41 feet to a point;
South 88°32'25" East, a distance of 26.46 feet to a point;
North 14°32'18" East, a distance of 42.87 feet to a point;
North 24°05'09" East, a distance of 47.31 feet to a point;
North 24°17'34" West, a distance of 39.46 feet to a point;
North 05°00'31" West, a distance of 26.40 feet to a point;
North 00°43'08" West, a distance of 50.45 feet to a point;
North 41°56'10" West, a distance of 45.34 feet to a point;
North 03°02'53" West, a distance of 33.33 feet to a point;
North 33°02'04" East, a distance of 60.66 feet to a point;
North 04°13'46" East, a distance of 50.31 feet to a point;
North 07°51'00" East, a distance of 45.90 feet to a point;

North 32°31'31" East, a distance of 94.15 feet to a point;
North 66°40'47" East, a distance of 92.28 feet to a point;
North 76°38'56" East, a distance of 138.75 feet to a point;
South 66°44'59" East, a distance of 60.82 feet to a point;
South 70°12'42" East, a distance of 127.43 feet to a point;
South 51°56'20" East, a distance of 124.62 feet to a point;
South 44°30'47" East, a distance of 95.63 feet to a point;
South 49°44'36" East, a distance of 95.56 feet to a point;
North 35°03'09" East, a distance of 136.27 feet to a point;
North 16°24'00" West, a distance of 52.77 feet to a point;
North 81°50'42" West, a distance of 85.74 feet to a point;
North 13°40'04" West, a distance of 63.98 feet to a point;
North 79°39'32" West, a distance of 64.98 feet to a point;
North 33°51'39" West, a distance of 73.29 feet to a point;
North 30°17'07" West, a distance of 73.39 feet to a point;
North 13°22'22" West, a distance of 17.95 feet to a point;
North 28°42'09" East, a distance of 137.77 feet to a point;
North 51°02'59" East, a distance of 52.59 feet to a point;
North 16°56'38" East, a distance of 51.73 feet to a point;
North 26°23'41" East, a distance of 57.90 feet to a point;
North 19°07'34" West, a distance of 67.31 feet to a point;
North 11°05'15" East, a distance of 38.86 feet to a point;
North 65°40'48" West, a distance of 73.34 feet to a point;
South 20°08'49" West, a distance of 115.65 feet to a point;
South 67°56'06" West, a distance of 64.24 feet to a point;
South 14°32'06" West, a distance of 40.41 feet to a point;
South 75°05'48" West, a distance of 81.06 feet to a point;
North 85°22'05" West, a distance of 121.92 feet to a point;
North 78°15'52" West, a distance of 94.44 feet to a point;
North 77°33'22" West, a distance of 54.82 feet to a point;
North 68°52'49" West, a distance of 115.31 feet to a point;
North 81°06'02" West, a distance of 97.05 feet to a point;
North 70°19'14" West, a distance of 67.06 feet to a point;
North 43°48'04" West, a distance of 81.96 feet to a point;
North 83°04'48" West, a distance of 72.44 feet to a point;
North 62°45'18" West, a distance of 110.97 feet to a point;
North 50°44'46" West, a distance of 51.61 feet to a point;
North 12°19'33" East, a distance of 60.65 feet to a point;
North 03°05'25" East, a distance of 123.80 feet to a point;
North 47°37'47" West, a distance of 55.36 feet to a point;
North 73°21'15" West, a distance of 48.22 feet to a point;
North 04°26'31" West, a distance of 10.50 feet to a point;
North 22°19'08" East, a distance of 154.05 feet to a point;
North 05°26'44" West, a distance of 44.70 feet to a point;
South 87°31'52" West, a distance of 65.47 feet to a point;
South 84°09'05" West, a distance of 95.71 feet to a point;

North 82°46'24" West, a distance of 85.90 feet to a point;
North 43°11'40" West, a distance of 78.91 feet to a point;
North 44°04'37" West, a distance of 89.02 feet to a point;
North 34°09'05" West, a distance of 86.73 feet to a point;
North 21°50'54" West, a distance of 105.67 feet to a point;
North 07°16'55" West, a distance of 145.08 feet to a point;
North 06°22'43" East, a distance of 67.27 feet to a point;
North 39°26'00" East, a distance of 22.84 feet to a point;
North 45°15'30" East, a distance of 138.21 feet to a point;
North 52°48'15" East, a distance of 193.28 feet to a point;
North 47°55'58" East, a distance of 111.91 feet to a point;
North 15°54'14" West, a distance of 66.13 feet to a point;
North 50°21'50" West, a distance of 90.10 feet to a point;
North 71°20'21" West, a distance of 94.08 feet to a point;
South 71°08'05" West, a distance of 84.06 feet to a point;
North 72°05'50" West, a distance of 72.86 feet to a point;
South 86°30'58" West, a distance of 37.36 feet to a point;
North 82°21'53" West, a distance of 93.85 feet to a point;
North 50°26'20" East, a distance of 127.44 feet to a point;
North 43°20'20" East, a distance of 85.57 feet to a point;
North 18°41'01" East, a distance of 87.81 feet to a point;
North 14°02'40" West, a distance of 83.71 feet to a point;
North 39°03'46" West, a distance of 82.80 feet to a point;
North 89°08'54" West, a distance of 55.17 feet to a point;
North 72°40'50" West, a distance of 89.07 feet to a point;
North 21°43'23" East, a distance of 116.44 feet to a point;
North 01°32'04" West, a distance of 65.28 feet to a point;
North 35°07'26" West, a distance of 60.88 feet to a point;
North 05°22'02" West, a distance of 25.68 feet to a point;
North 17°44'08" East, a distance of 126.41 feet to a point;
North 03°45'08" West, a distance of 95.45 feet to a point;
North 34°30'50" West, a distance of 50.72 feet to a point;
North 11°59'42" West, a distance of 117.79 feet to a point;
North 38°28'17" West, a distance of 85.21 feet to a point;
North 22°15'24" West, a distance of 84.22 feet to a point;
North 07°09'28" East, a distance of 57.03 feet to a point;
North 05°11'10" East, a distance of 89.38 feet to a point;
North 20°46'27" East, a distance of 65.67 feet to a point;
North 31°54'56" East, a distance of 70.91 feet to a point;
North 20°38'59" East, a distance of 44.10 feet to a point;
North 40°33'59" East, a distance of 127.70 feet to a point;
North 71°23'43" East, a distance of 115.00 feet to a point;
North 80°07'19" East, a distance of 106.69 feet to a point;
South 78°23'50" East, a distance of 44.86 feet to a point;
North 84°17'42" East, a distance of 28.54 feet to a point;
South 75°29'49" East, a distance of 124.02 feet to a point;

South 65°13'32" East, a distance of 119.24 feet to a point;
North 70°17'05" East, a distance of 88.01 feet to a point;
North 46°49'28" East, a distance of 68.95 feet to a point;
North 27°56'17" East, a distance of 50.08 feet to a point;
North 12°26'03" West, a distance of 58.28 feet to a point;
North 42°25'42" West, a distance of 161.88 feet to a point;
North 29°24'20" West, a distance of 149.55 feet to a point;
North 32°43'12" West, a distance of 86.80 feet to a point;
North 48°18'35" West, a distance of 104.36 feet to a point;
North 02°52'53" West, a distance of 54.27 feet to a point;
North 64°03'06" East, a distance of 45.95 feet to a point;
North 45°19'44" East, a distance of 56.79 feet to a point;
North 42°27'13" East, a distance of 85.01 feet to a point;
North 23°34'25" East, a distance of 113.58 feet to a point;
North 42°38'56" East, a distance of 31.65 feet to a point;
South 85°17'49" East, a distance of 22.25 feet to a point;
North 45°48'00" East, a distance of 65.24 feet to a point;
North 48°33'11" East, a distance of 54.89 feet to a point;
North 62°41'45" East, a distance of 120.70 feet to a point;
South 78°06'48" East, a distance of 56.15 feet to a point;
South 87°55'18" East, a distance of 165.26 feet to a point;
North 65°26'23" East, a distance of 66.12 feet to a point;
South 56°16'13" East, a distance of 59.34 feet to a point;
North 80°31'29" East, a distance of 53.36 feet to a point;
North 34°16'49" East, a distance of 66.61 feet to a point;
North 49°44'58" East, a distance of 110.84 feet to a point;
North 04°46'42" East, a distance of 34.02 feet to a point;
North 86°42'03" East, a distance of 22.37 feet to a point;
North 46°30'49" East, a distance of 148.77 feet to a point;
North 69°35'59" East, a distance of 148.41 feet to a point;
North 86°26'09" East, a distance of 105.43 feet to a point;
South 63°58'39" East, a distance of 34.91 feet to a point;
South 51°40'37" East, a distance of 62.45 feet to a point;
South 41°14'23" East, a distance of 198.18 feet to a point;
South 68°21'11" East, a distance of 33.08 feet to a point;
South 00°19'02" West, a distance of 58.36 feet to a point;
South 14°45'16" East, a distance of 155.72 feet to a point;
South 03°26'01" East, a distance of 141.77 feet to a point;
South 11°02'43" West, a distance of 101.05 feet to a point;
South 14°39'24" West, a distance of 95.10 feet to a point;
South 44°49'53" East, a distance of 134.19 feet to a point;
South 29°26'57" East, a distance of 64.61 feet to a point;
South 72°29'22" East, a distance of 23.33 feet to a point;
South 36°25'36" East, a distance of 41.49 feet to a point;
South 17°23'27" East, a distance of 74.90 feet to a point;
South 49°46'15" East, a distance of 64.02 feet to a point;

North 66°09'01" East, a distance of 56.34 feet to a point;
North 42°36'59" East, a distance of 69.35 feet to a point;
North 10°42'59" East, a distance of 69.85 feet to a point;
North 01°35'48" East, a distance of 30.04 feet to a point;
North 14°29'28" East, a distance of 70.07 feet to a point;
North 24°26'39" East, a distance of 33.41 feet to a point;
North 73°23'56" East, a distance of 42.46 feet to a point;
North 58°04'33" East, a distance of 55.51 feet to a point;
North 51°21'28" East, a distance of 62.03 feet to a point;
North 22°43'11" East, a distance of 34.08 feet to a point;
North 32°37'10" West, a distance of 84.24 feet to a point;
North 40°49'00" West, a distance of 78.06 feet to a point;
North 06°58'49" West, a distance of 35.35 feet to a point;
North 62°06'51" East, a distance of 23.21 feet to a point;
North 06°26'20" West, a distance of 51.20 feet to a point;
North 03°50'51" West, a distance of 41.24 feet to a point;
North 28°46'34" East, a distance of 52.41 feet to a point;
North 20°52'15" West, a distance of 48.33 feet to a point;
North 15°16'52" East, a distance of 43.43 feet to a point;
North 08°28'29" West, a distance of 39.66 feet to a point;
North 55°37'08" East, a distance of 84.97 feet to a point;
North 00°40'40" West, a distance of 33.05 feet to a point;
North 34°08'00" East, a distance of 99.24 feet to a point;
North 60°28'47" East, a distance of 196.79 feet to a point;
North 58°33'35" East, a distance of 139.58 feet to a point;
North 42°37'27" East, a distance of 98.21 feet to a point;
North 08°20'20" East, a distance of 109.86 feet to a point;
North 66°03'27" West, a distance of 32.23 feet to a point;
North 15°00'24" East, a distance of 89.33 feet to a point;
North 33°12'42" West, a distance of 89.78 feet to a point;
South 67°27'34" West, a distance of 9.90 feet to a point;
North 05°03'05" West, a distance of 8.35 feet to a point;
North 05°46'54" West, a distance of 99.71 feet to a point;
North 82°18'36" West, a distance of 59.33 feet to a point;
North 07°23'14" East, a distance of 14.75 feet to a point;
North 85°38'03" East, a distance of 29.39 feet to a point;
North 22°41'12" East, a distance of 70.72 feet to a point;
North 18°19'14" East, a distance of 97.56 feet to a point;
North 10°25'05" East, a distance of 60.73 feet to a point;
North 14°29'46" East, a distance of 141.77 feet to a point;
North 14°02'01" East, a distance of 107.80 feet to a point;
North 19°26'20" East, a distance of 156.26 feet to a point;
North 26°32'59" East, a distance of 105.55 feet to a point;
North 12°11'58" East, a distance of 91.80 feet to a point;
North 21°09'42" East, a distance of 31.50 feet to a point;
North 53°25'22" East, a distance of 83.10 feet to a point;

North 54°21'24" East, a distance of 82.34 feet to a point;
North 88°06'18" East, a distance of 62.58 feet to a point;
South 52°57'33" East, a distance of 14.61 feet to a point;
South 71°13'52" East, a distance of 45.02 feet to a point;
North 56°29'09" East, a distance of 32.14 feet to a point;
North 68°25'33" East, a distance of 59.31 feet to a point;
North 12°42'24" West, a distance of 15.89 feet to a point;
North 41°53'06" East, a distance of 15.54 feet to a point;
South 53°32'42" East, a distance of 18.69 feet to a point;
South 00°52'24" East, a distance of 45.21 feet to a point;
South 46°09'29" East, a distance of 49.27 feet to a point;
South 11°53'13" East, a distance of 69.31 feet to a point;
South 20°49'10" East, a distance of 84.49 feet to a point;
South 12°39'58" West, a distance of 30.77 feet to a point;
South 34°09'26" East, a distance of 29.90 feet to a point;
South 12°37'11" East, a distance of 50.19 feet to a point;
South 09°32'58" West, a distance of 31.48 feet to a point;
South 34°56'59" East, a distance of 28.97 feet to a point;
South 74°42'27" East, a distance of 31.92 feet to a point;
South 28°37'24" West, a distance of 38.14 feet to a point;
South 20°03'01" East, a distance of 113.59 feet to a point;
South 70°20'46" East, a distance of 70.81 feet to a point;
South 39°25'55" East, a distance of 323.31 feet to a point;
Thence South 87°54'59" East, a distance of 84.36 feet to a set ½" steel rod;
Thence South 02°02'52" West, a distance of 404.38 feet to the Point of Beginning and
containing 3,114.1 acres of land.

EXHIBIT B
DEVELOPMENT STANDARDS

PRESTON HARBOR
PLANNED DEVELOPMENT DISTRICT

I. STATEMENT OF PURPOSE AND INTENT

This 3,114-acre Preston Harbor Planned Development District (PD) document has been prepared pursuant to Denison City Code (Code) Section 28.43.1 as a stand-alone Planned Development District. The purpose of this PD is to encourage high-quality development of the Property lying within the City of Denison, Texas (City), by providing additional flexibility to take advantage of unique site characteristics and adjacency to Lake Texoma with a mixture of residential types and non-residential uses accompanied by a high level of amenities to create a quality master-planned community.

II. PROJECT LOCATION/CURRENT CONDITION

The property made the subject of this PD (Property) is bounded by FM 406 on the south, Texas Highway 84 on the east and the waters of Lake Texoma on the north and west. The Property Survey (**Exhibit 1**) and Area Location Map (**Exhibit A**) illustrate the Property's boundaries and location. The Property is currently vacant land lying within the corporate limits of the City, and the land uses proposed by this PD conform to the City's Master/Comprehensive Plan.

III. PROJECT OVERVIEW

This PD will establish minimum development standards within the Property. When there is a conflict between the Code and this PD, this PD will supersede any contrary standards and control over the development. The project shall be developed substantially in accordance with this PD and the attached exhibits as a master-planned community with a network of vehicular, bicycle and pedestrian circulation systems that provide connectivity within the entire project. There will be a diversity of housing types ranging from single-family detached homes to clusters of paired cottages and villas, from townhomes to multiple family, and from active adult living spaces to condominiums, all based upon market-driven forces. The Project will include non-residential uses located primarily along the perimeter of the Property; however, low intensity, non-residential uses and the spaces therefor shall be allowed within the Property at locations shown at the time of platting. Open space, both active and passive, will be provided throughout the development, with golf cart paths and hike and bike trails traversing the Property. Scenic overlooks will be provided from public rights-of-way and from private trails and paths where appropriate.

IV. CONCEPT PLAN; CONCEPTUAL TRAIL PLAN; SITE PLANS

Development of the Property shall conform generally with the Concept Plan attached hereto as **Exhibit B** and the Conceptual Trail Plan attached hereto as **Exhibit B-1**, which are deemed approved upon the approval of this PD by the City Council. Changes to the Concept Plan, except those defined below as "minor changes", shall require approval by the City Council. A change in the overall total number of acres allocated for a particular land use category shown on the Concept Plan that results in a net increase of less than 15 percent of the acreage allocated to such land use category; an adjustment or relocation of public utility infrastructure that does

not affect the adequacy of such infrastructure; or any modification that is an interpretation, elaboration, refinement or clarification of any applicable regulations shall be deemed a minor change that does not require Council action and may be approved by the City Manager or designee following written notice and documentation of the changes. The Conceptual Trail Plan is intended to show how the Property will be connected in a unified manner through the use of a trail system. The location and size of the proposed trails may be amended without City Council approval so long as such amendments do not materially affect the connectivity of the Property and so long as such amendments are approved by the City Manager or designee following written notice and documentation of the amendments.

No site plan approval shall be required for any development within the Property other than multi-family, townhome, or non-residential development. For multi-family, townhome and non-residential development, site plan approval shall be required in accordance with Section 28.13 of the Code (subject to the exceptions contained in Section 28.13.3), and the criteria for approval shall be that the site plan demonstrates compliance with this PD Ordinance.

V. THOROUGHFARES/ACCESS/ROAD CROSS-SECTIONS

The developer intends to construct the two (2) primary streets (Primary Streets) and two (2) secondary streets (Secondary Streets) shown and labeled on the Concept Plan. Street sections for the Primary and Secondary Streets, as well as proposed street sections for interior residential streets, all shown with and without curbs, shall be constructed generally as depicted on **Exhibit C**. Street sections may be modified to accommodate traffic needs, create enhanced visual opportunities for the surrounding areas or impart a specific sense of place upon approval of the City Manager or designee following written notice and documentation of the modification.

VI. SUBDISTRICTS; PERMITTED USES

- A. Residential Subdistricts. Permitted uses, including accessory uses incidental thereto, shall include all of those uses listed as Residential on the attached **Exhibit D**.
- B. Non-Residential Subdistricts. Permitted uses, including accessory uses incidental thereto, shall include all of those uses listed on the attached **Exhibit E**.
- C. Temporary Uses. Temporary uses, including construction offices, temporary concrete/asphalt batching plants and temporary parking areas constructed of gravel or flex base material are permitted during construction of infrastructure and phasing of improvements on the Property. Model homes/sales offices are permitted as temporary uses until such model home/sales office is sold to a resident and its use as a model home is discontinued or the model home/sales office is removed. A maximum of two HUD-certified manufactured homes may be located on the Property for any purpose necessary for the administration of the Lake Texoma Municipal Utility District No. 1 (District), including, but not limited to, providing qualified voters within the District or qualifying persons to serve on the Board of Directors of the District, which HUD-certified manufactured homes shall be promptly removed when no longer needed for the administration of the District, or any sub-District.

VII. PARKS/OPEN SPACE

- A. Development of the Property shall be planned and constructed in a manner that ensures adequate park and open space that benefits the needs created by the development of the Property. Park dedication fees and parkland and open space dedications shall be provided as set forth herein.
- B. A park dedication fee of two hundred fifty dollars (\$250) per dwelling unit shall be imposed on all residential development with the Property.
- C. In addition to the payment of park dedication fees, parkland and/or open space shall be dedicated at a rate of one (1) acre of land per fifty (50) dwelling units, subject to a parkland credit of ninety (90) acres, or the equivalent of 4,500 residential units. Proposed areas for parkland and open space dedications are shown on the Concept Plan and the acreages thereof shall apply to the entire Property; no specific parkland or open space requirement shall be placed on individual neighborhoods or sub-developments within the Property.
- D. Parkland may consist of land identified for (1) active park areas, (2) amenity centers serving residents of subdivisions within the Property and (3) public boat ramps with associated parking and amenity areas open to the general public. Open space may consist of (1) accessible areas within the Property that provide scenic views of, or access to, Lake Texoma or any of the inland lakes within the Property, (2) pedestrian walkways, hike and bike trails, and golf cart pathways (including those in dedicated lanes within public streets) and (3) identified preserved natural areas, including inland lakes, undevelopable slopes and land within the 100-year flood plain that is unaltered by channelization.
- E. Parkland and open spaces shall be dedicated by plat to one or more property/homeowners' associations or to the Lake Texoma Municipal Utility District No. 1 or a sub-district thereof which shall be responsible for the maintenance thereof.

VIII. DEVELOPMENT STANDARDS

A. General.

In keeping with the intent of this Planned Development to encourage and accommodate a variety of residential products, the development of residential uses within the Property shall comply with the following, which shall be the exclusive lot size, setback, building height, lot coverage, parking, and masonry requirement applicable to development within the Property:

B. Residential.

- 1. Single Family Detached (includes Duplex).
- 2. Minimum lot size – 2,500 square feet;
- 3. Minimum lot width – 25 feet;
- 4. Minimum lot depth – 80 feet;
- 5. Minimum side yard – 5 feet for centered dwellings, 0 and 10 feet for zero lot line dwellings, and 0 and 5 feet for duplex;
- 6. Minimum side yard for corner lot – 10 feet;
- 7. Minimum front or rear building line – none;
- 8. Minimum floor area per dwelling – none;

9. Minimum setback for garages or accessory structures – none;
10. Maximum height – none;
11. Minimum exterior construction standards shall include stucco and cementitious composition fiberboard as masonry materials.

C. Townhome. The height and area regulations contained in Section 28.26 of the Code shall apply except as indicated below:

1. Minimum lot size – 1,700 square feet;
2. Maximum density – 14 units per net acre;
3. Minimum lot width – 20 feet;
4. Minimum lot depth – 80 feet;
5. Minimum floor area per dwelling unit – none;
6. Minimum floor area per dwelling – none;
7. Maximum height – none;
8. Minimum exterior construction standards shall include stucco and cementitious composition fiberboard as masonry materials.

D. Multi-Family. The height and area regulations contained in Section 28.31 of the Code shall apply except as indicated below:

1. Minimum lot size – 5 acres;
2. Maximum density – 30 units per net acre;
3. Minimum floor area per dwelling unit – none;
4. Minimum side yard setback – 25 feet;
5. Minimum front yard setback – 50 feet;
6. Minimum rear yard setback – 25 feet;
7. Maximum height – none;
8. Minimum exterior construction standards shall include stucco and cementitious composition fiberboard as masonry materials, and metal exterior panels or accent components not exceeding 25% of the gross area on any exterior face of the main structure.

E. Minimum Parking Requirements.

1. Single family and townhome – two (2) off-street parking spaces per dwelling unit, one (1) of which may be provided through a centralized parking cluster located within 1,500 feet of the residence;
2. Multi-family – 1.75 off-street spaces per unit.

F. Non-residential.

Development of non-residential office uses, as defined in Section 28.63.1. of the Code, shall comply with the area regulations in Section 28.33 of the Code, except for the following:

1. Maximum lot coverage – none;
2. Maximum height – none.

Development of non-residential uses other than office located adjacent to FM 406 or State Hwy 84 shall comply with the area regulations in Sections 28.35, except for the following:

3. Maximum floor-to-area ratio- none;
4. Maximum height - none.

Development of non-residential uses other than office in other areas within the Property shall comply with the area regulations in Section 28.34, except for the following:

5. Maximum lot coverage – 60%;
6. Floor-to-Area Ratio – none;
7. Maximum height – none;
8. No restriction on percentage of mandatory parking spaces between the primary structure or building and the front property line.

G. Recreational Complexes.

Development of recreational complexes and amenities designed to serve neighborhoods within the Property, including, but not limited to, parking, screening, outdoor recreational facilities, lighting, and landscaping may vary from the above-stated regulations following the submittal and approval of a site plan showing the variance therefor.

H. Overall Density.

There shall be no maximum number of dwelling units for any particular area, use or development within the Property; however, the cumulative number of dwelling units at build-out shall not exceed 10,000 units.

I. Landscaping. Landscaping shall comply with the provisions of Section 28.51 of the Code, except for the following revisions:

Landscape plans for development of other than single family detached, and duplex lots may include natural areas as delineated thereon and may permit tree, plant materials and irrigation systems to be installed in public rights-of-way without an encroachment agreement with the exception of trees over utility lines. Any grassy areas within the right-of-way that are removed will be re-sodded.

Any tree, plant material or irrigation system component installed in a public right-of-way shall be maintained by a property/homeowner's association or the Lake Texoma Municipal Utility District No. 1 or a sub-district thereof.

Required landscaping along rights-of-way may be satisfied by designating land adjacent to such rights-of-way as natural areas and irrigation thereof shall not be required.

Required trees for single-family detached or duplex lots may be located within a public or private right-of-way adjacent to the front yard as long as the separation required for utilities is provided.

No tree survey shall be required for any development within the Property.

An aerial photograph or depiction of the area subject to the submittal of any plat or site plan for lots developed as single-family residential or duplexes depicting locations of undisturbed natural areas and heritage trees shall constitute a tree preservation plan, if required

Clear-cutting shall be permitted without a permit in areas where the existing topography or the proposed layout of lots for single-family residential or duplexes requires mass grading for the efficient and cost-effective development of such lots as shown on an aerial photograph or depiction and approved by the City Manager or designee. In addition, given the topography of, and existing vegetation on, the Property, there shall be no minimum percentage of caliper inches of protected trees that must be preserved.

Thinning of protected trees shall be allowed without a permit to create enhanced visual opportunities of Lake Texoma and the inland lakes following a thirty (30) day written notification to the city staff and a general depiction of the locations where the thinning will occur. Removal of underbrush and dead trees may be done without a permit.

- J. Fence, screening and wall regulations. The regulations pertaining to fencing, screening and walls in Section 28.53 of the Code shall apply, except required screening for multi-family and non-residential uses may be revised through approval of a site plan.
- K. Signage. All signage within the Property shall comply with Chapter 19 of the Code, except as listed below. Signage shall not be required in any part of the development and may be done solely at the discretion of the developer.

Subdivision entry signs may be placed at the main entry points to the Property and shall be subject to a maximum height of thirty-five feet (35') and an attached or isolated blade sign wall with a maximum size of fifteen feet (15') tall by forty feet (40') feet in length (15'X40').

Property Boundary Monument signs may be placed on the corner or edge of the Property to provide project identity features with a maximum height of thirty-five feet (35') and an attached or isolated sign blade with a maximum size of fifteen feet (15') tall by forty feet in length (15'X40').

Secondary entry monument signs may be placed at secondary entry points to the Property with a maximum height of twenty-five feet (25') and an attached or isolated sign blade wall with a maximum size of fifteen feet (15') tall by forty (40') feet in length (15'X40').

Residential entry monument signs may be placed at the entry points to residential subdivisions within the Property with a maximum height of fifteen feet (15') and an attached or isolated sign blade wall with a maximum size of fifteen feet (15') tall by forty feet (40') in length (15'X40').

Community center monument signs may be placed at the community center with a maximum height of ten feet (10') and an attached or isolated sign blade wall with a maximum size of eight feet (8') tall by twenty-five feet (25') in length (8'X25').

Parks monument signs not to exceed twelve feet (12') feet in height may be placed at parks located throughout the Property.

Directional/Information signs not exceeding eight feet (8') in height may be placed to direct residents to various parks or trails located throughout the Property; additionally, informational signs about wildlife, wellbeing messaging and navigation not to exceed eight feet (8') in height may be placed throughout the Property.

IX. MISCELLANEOUS

A. Variances from City Code

1. Consistency. This PD is generally consistent with the Comprehensive Plan, the Future Land Use Map, the Major Thoroughfare Plan, and applicable law. By adoption of this PD, the Comprehensive Plan, the Future Land Use Map and the Thoroughfare Plan are amended to be consistent with this PD and such modifications shall supersede any contrary standards imposed by the Denison City Code of Ordinances.
2. References to the City Code or Code shall mean the Code of Ordinances of the City of Denison, Texas, as the same exists on the date of adoption of this Planned Development Ordinance or as it may be amended in the future.⁵⁴
3. Exhibits. The exhibits attached are incorporated herein for all purposes. The exhibits are not construction drawings, and the final construction drawings for the project approved by the City may differ in detail from the exhibits, but the final approved construction drawings shall control over the exhibits and, when approved, are deemed to substantially conform with the design intent of the PD Plan.
4. Certificates of Occupancy/Final Acceptance of Infrastructure. The issuance of certificates of occupancy for any structure or final acceptance of infrastructure shall be confirmation of satisfaction with this PD plan for the relevant items.
5. Notice and Option to Cure. The City shall provide written notice to the owner/developer and reasonable opportunity (not less than 30 days) to cure any alleged violation under the PD. Violations are limited to the platted lot where the violation occurs. The violation by the owner of one platted lot shall not affect any other platted lot or the owner thereof.
6. Once the first plat within the Property is approved then the Concept Plan shall never lapse.

Exhibit 1 Survey

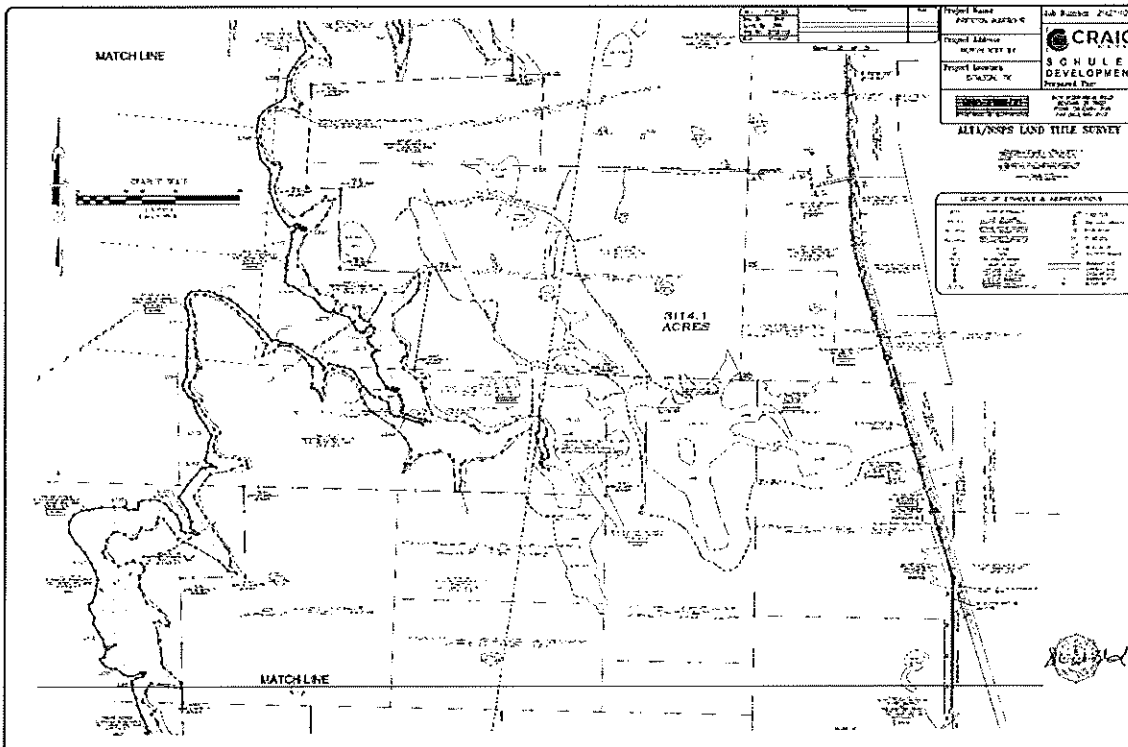
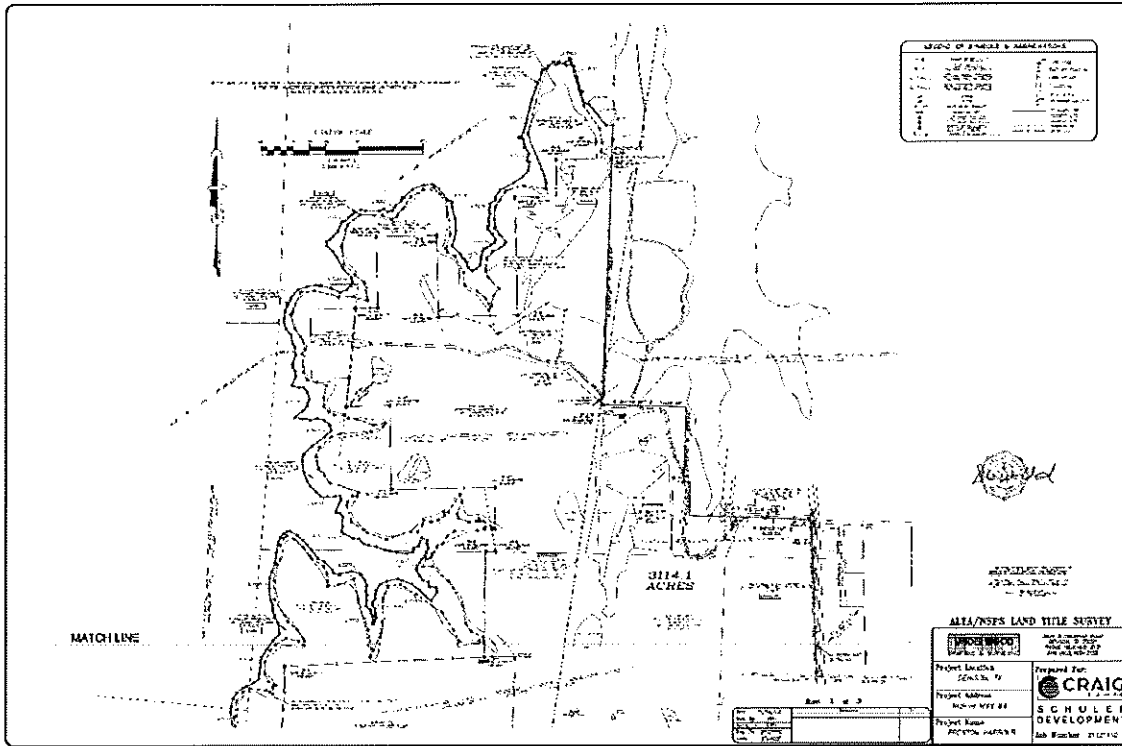
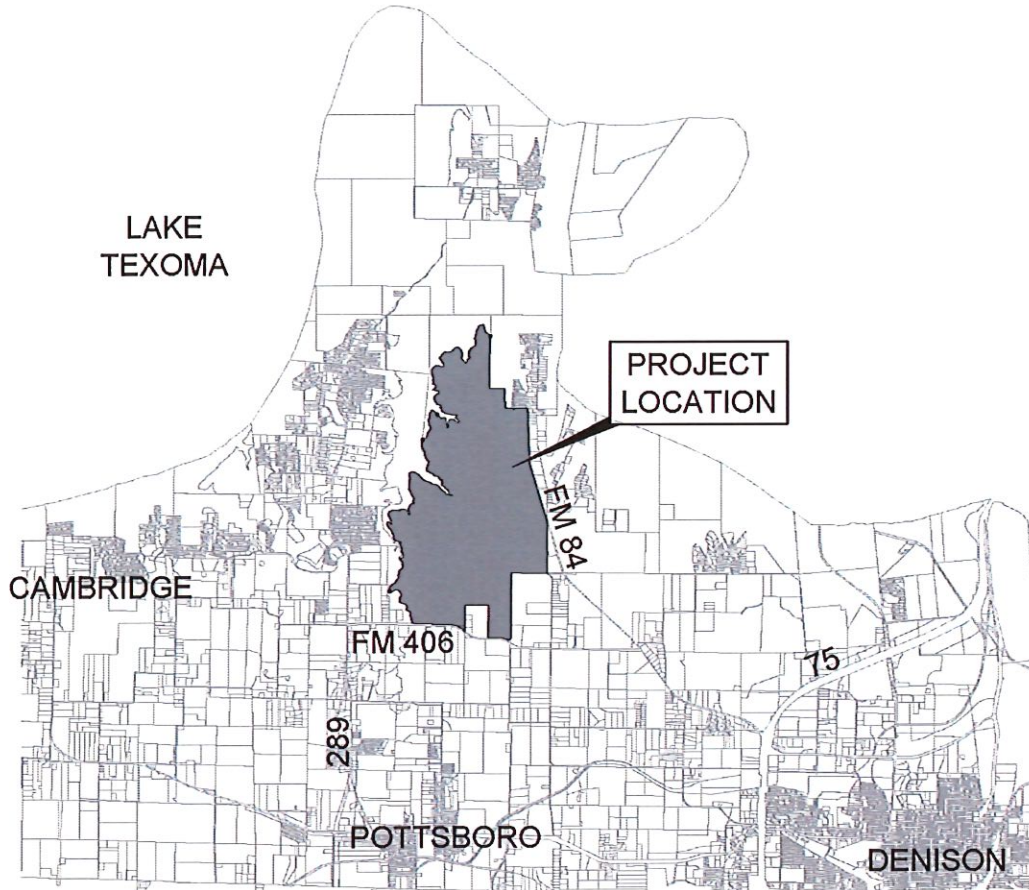


Exhibit B

Exhibit A
Area Location Map



AREA LOCATION MAP

SCALE 1:10,000

Preston Harbor
Denison, Texas
February 2024

Kimley»Horn
13455 Noel Rd
Suite 700
Dallas, Texas 75240
972-335-3530
State of Texas Registration No. F-928

Exhibit B
Concept Plan

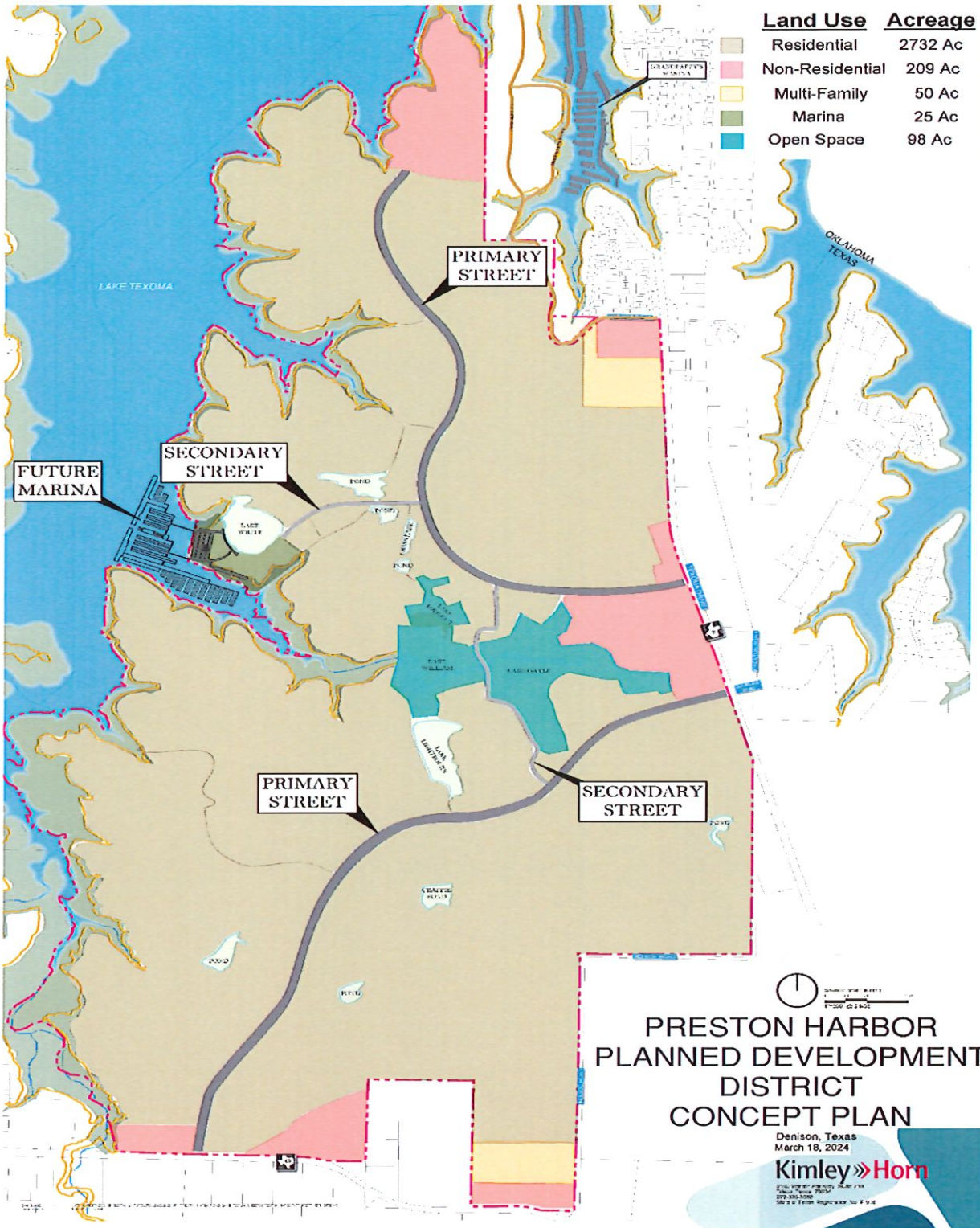
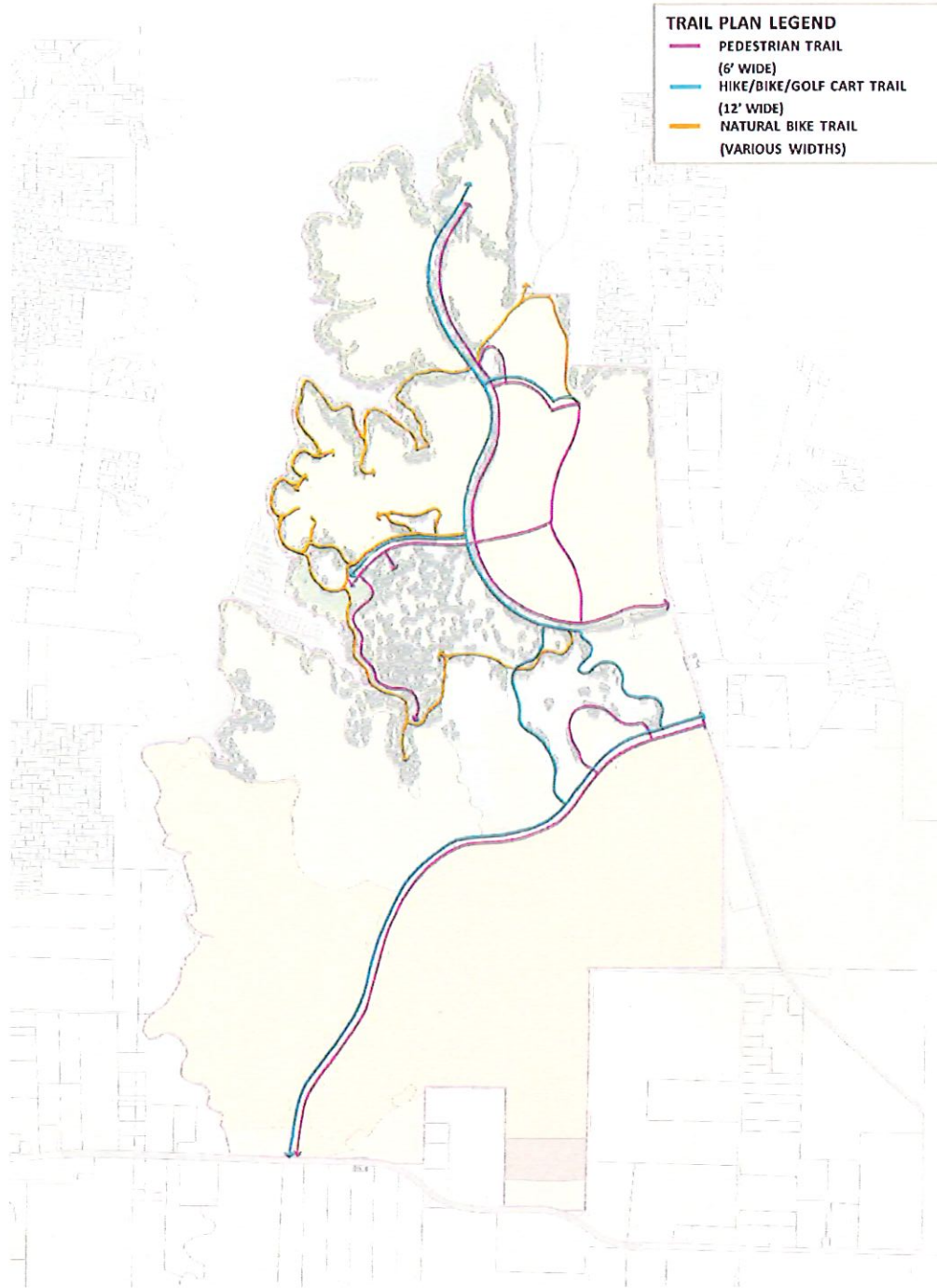


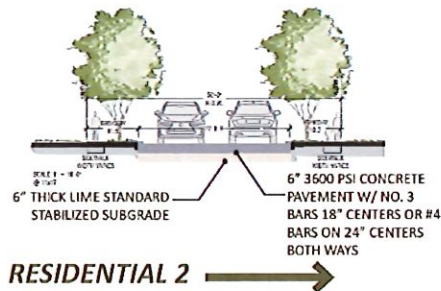
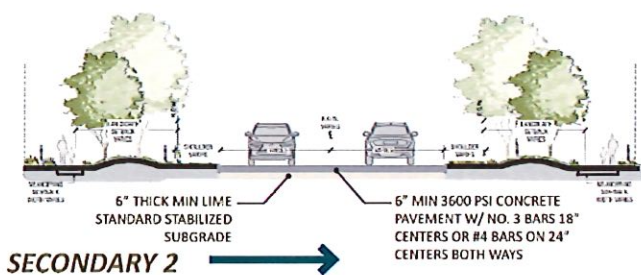
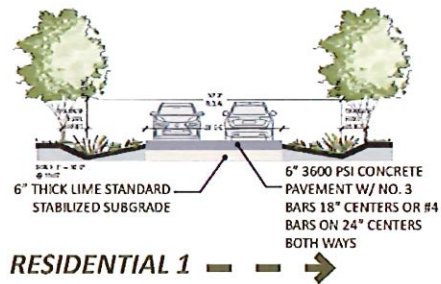
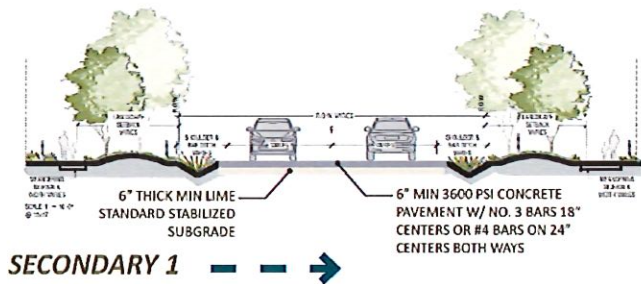
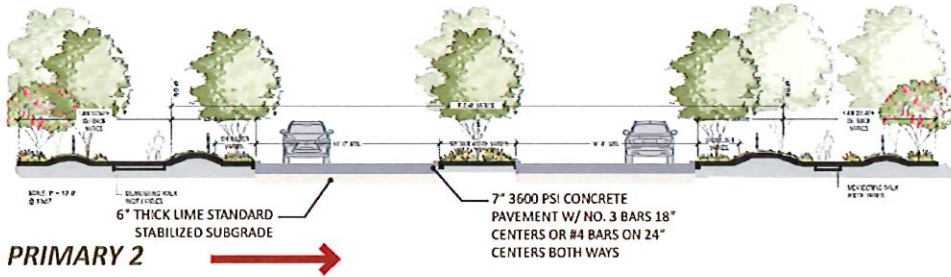
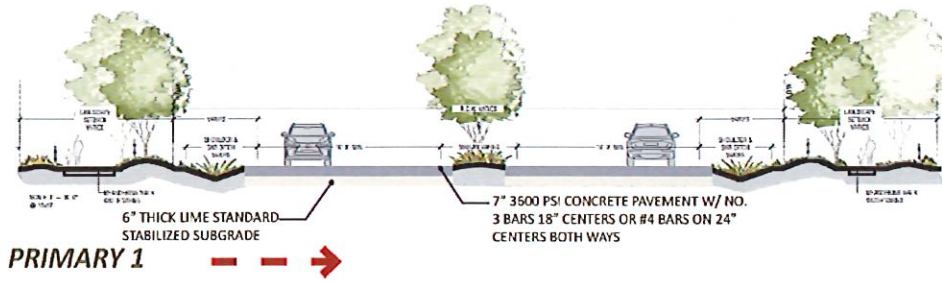
Exhibit B-1
Conceptual Trail Plan



THE TRAIL GRAPHIC IS CONCEPTUAL. THE INFORMATION IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE.



Exhibit C Street Sections



FEBRUARY 2024

PRESTON HARBOR - DENISON, TEXAS

Kimley Horn

Exhibit D
Residential Permitted Uses

Accessory Building/Structure (Residential)
Accessory Dwelling
Duplex
Home Occupation
Multi-Family (Apartments)
Single-Family Detached
Swimming Pool (Private)
Townhome

Exhibit E
Non-Residential Permitted Uses

Alcohol Beverage Off-Premise Retail Sales
Alcoholic Beverage Off-Premises Retail (See section 28.60)
Amusement, Commercial with or without alcohol
Art Dealer/Gallery
Art Supply Store
Artist Studio
Assisted Living Facility
Auto Gasoline or Motor Fuel Service Station
Automatic Teller Machines (ATMs)
Bakery (Retail)
Bank, Savings & Loan or Credit Union
Bar
Barber Shop (Non-College)
Beauty Shop, (Non-College)
Bike Sales, Golf Cart and/or Repair (No outside storage)
Boat Sales/Rental/Repair
Boat Marina (including commercial uses related to lake uses)
Book Store
Bowling Center
Brew Pub/Micro-Brewery
Brewery or Distillery
Cafeteria
Candy or Cake Shop
Car Wash (Self-Service)
Child Day Care (Business)
Cleaning, Small Plant or Shop
Clinic (Medical)
Computer Sales
Confectionery Store (Retail)
Convenience Store with gas sales
Convenience Store without gas sales
Custom Personal Service Shop
Dance/Drama/Music Schools/Gymnastics (Performing Arts)
Emergency Care Clinic
Financial Services (Advice/Invest)
Florist Shop
Food or Grocery Store
Food Truck Park
Full-Service Car Wash (Detail Shop)
Hardware Store
Health Club (Physical Fitness)
Hospice
Hospital (Acute Care)
Hotel

Insurance Agency Offices
Kennel (outside pens)
Laundry and Cleaning, Self-Service Automatic
Laundry/Dry Cleaning (Drop Off/Pick Up)
Locksmith
Martial Arts School
Nursing/Convalescent or Skilled Home
Office (Administrative, Medical, and Professional)
Personal Watercraft Sales (New)
Pet Shop/Supplies/Grooming
Pharmacy
Photo Studio
Photocopying/Duplicating
Plant Nursery (Retail Sales)
Post Office (Governmental)
Private Recreation Facility (Private Park)
Quick Lube/Oil Change/Minor Inspection
Real Estate Offices
Recreation Center
Rehabilitation Care Facility
Restaurant (Drive-in)
Restaurant (with Drive-thru)
Restaurant (without Drive-thru)
Retail Shop (Misc.)
R.V. Park
Security Systems Installation Company
Shopping Center
Spa
Tennis Court (Private/For Profit)
Tire Sales (No Outdoor Storage)
Travel Agency
Travel Trailers/R.V.s (Short-Term Stays)
Veterinarian
Warehouse (Mini)/Self-Storage
Wastewater Treatment Plant (Public)
Water Supply Facility (Elevated Water Storage)

EXHIBIT C CONCEPT PLAN

