

ORDINANCE No. 2012-111

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, ON APPROXIMATELY 346.432 ACRES OF LAND, CONSISTING OF APPROXIMATELY 277.822 ACRE TRACT OF LAND LOCATED IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 943, AND THE C.W. KELSEY SURVEY, ABSTRACT NO. 719, CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AND OR DEPICTED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, AND THE APPROXIMATELY 68.610 ACRE TRACT OF LAND LOCATED IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 943, CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AND OR DEPICTED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, BY CHANGING THE ZONING ON THE APPROXIMATELY 346.432 ACRES TRACT OR TRACTS OF LAND FROM AGRICULTURAL (AG) DISTRICT AND BUSINESS PARK (BP) DISTRICT TO PLANNED DEVELOPMENT DISTRICT NO. 2012-14 (PD # 2012-14) TO BE KNOWN AS FAIRWAY RANCH; PRESCRIBING THE PERMISSIBLE USES; AMENDING THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, TEXAS, CHAPTER 9, EXHIBIT A OF THE CODE OF ORDINANCES CONCERNING THE APPROXIMATELY 346.432 ACRES OF LAND, BY ADDRESSING THE STREET STANDARDS FOR SAID TRACTS OF LAND; FOR PRESCRIBING THE DEVELOPMENT STANDARDS; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission for the City of Roanoke, Texas, has recommended that the official zoning map of the City of Roanoke, Texas, be amended to reflect that the zoning on the approximately 277.822 acres of land, located within the M.E.P. & P.R.R. Survey, Abstract No. 943, and the C.W. Kelsey Survey, Abstract No. 719, City of Roanoke, Denton County, Texas, and being more particularly described and depicted in *Exhibit A* of this Ordinance, which is attached hereto and incorporated herein for all purposes, and the 68.610 acres of land, located within the M.E.P. & P.R.R. Survey, Abstract No. 943, City of Roanoke, Denton County, Texas, and being more particularly described and depicted in *Exhibit A* of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Agricultural District (AG) and Business Park District (BP) to Planned Development District No. 2012-14 (PD # 2012-14), to be known as Fairway Ranch, with single-family residential, and commercial land uses on said property; and

WHEREAS, the Planning and Zoning Commission of the City of Roanoke, Texas, and the City Council of the City of Roanoke, Texas, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested, and the City Council of the City of Roanoke, Texas, is of the opinion and finds that said changes should be granted and that the Comprehensive Zoning Ordinance should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF

ROANOKE, TEXAS:

Section 1. FINDINGS INCORPORATED

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2.

That the approximately 277.822 acres of land, located within the M.E.P. & P.R.R. Survey, Abstract No. 943, and the C.W. Kelsey Survey, Abstract No. 719, City of Roanoke, Denton County, Texas, and being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, and the 68.610 acres of land, located within the M.E.P. & P.R.R. Survey, Abstract No. 943, City of Roanoke, Denton County, Texas, and being more particularly described and depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, and presently zoned Agricultural District (AG) and Business Park District (BP) is changed to Planned Development District No. 2012-14 (PD # 2012-14) with residential and commercial land uses, as more fully described herein.

Section 3.

That the property described in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, shall be subject to the Development Standards attached hereto as **Exhibit B** of this Ordinance, which is attached hereto and incorporated herein for all purposes.

Section 4. PENALTY CLAUSE

Any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be guilty of a misdemeanor and upon conviction, shall be fined a sum not to exceed \$2,000.00 for each offense, and each and every violation or day such violation shall continue or exist, shall be deemed a separate offense.

Section 5. SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any 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 phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 6. REPEALER CLAUSE

Any provision of any prior ordinance of the City whether codified or uncodified, which are in conflict with any provision of the Ordinance, are hereby repealed to the extent of the conflict, but all other provisions of the ordinances of the City whether codified or uncodified, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 7. EFFECTIVE DATE

This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this the 24th day of April, 2012.



APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Property Description and Depiction
of the
Approximately 346.432 Acre Tracts of Land

**SINGLE FAMILY RESIDENTIAL
LEGAL DESCRIPTION
277.822 ACRES**

BEING A 277.822 ACRE TRACT OF LAND SITUATED IN THE MEP & PRR SURVEY, ABSTRACT NO. 943, AND THE C.W. KELSEY SURVEY, ABSTRACT NO. 719, CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND BEING PART OF A CALLED 617.952 ACRE TRACT OF LAND, DESCRIBED AS TRACT "A" TO THE BYRON NELSON SPECIAL TRUST BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 96-076568, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, PART OF A 6.506 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROANOKE, BY DEED RECORDED IN VOLUME 4132, PAGE 244, DEED RECORDS, DENTON COUNTY, TEXAS, PART OF A 6.458 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ROANOKE, BY DEED RECORDED IN VOLUME 4132, PAGE 253, DEED RECORDS, DENTON COUNTY, TEXAS, SAID 277.822 ACRE TRACT, AND PART OF LOT 1, BLOCK 2 OF THE FAIRWAY RANCH ADDITION, AN ADDITION TO THE CITY OF ROANOKE, AS RECORDED IN CABINET U, PAGE 664, MAP RECORDS, DENTON COUNTY, TEXAS, WITH REFERENCE BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS BETWEEN JULIAN DAY 253, 2004 AND JULIAN DAY 259, 2004, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND DENTON CORS ARP (PID-DF8986), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE EAST CORNER OF THE HILL INDUSTRIAL PARK, AN ADDITION TO THE CITY OF ROANOKE, AS RECORDED IN CABINET G, PAGE 368, PLAT RECORDS, DENTON COUNTY, TEXAS, SAID POINT BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 114, (A VARIABLE WIDTH RIGHT-OF-WAY), AS RECORDED IN VOLUME 226, PAGE 132, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE, SOUTH 36 DEGREES 26 MINUTES 38 SECONDS EAST, ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 114, A DISTANCE OF 617.22 FEET TO A POINT FOR CORNER AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 114, AND THE NORTHEAST RIGHT-OF-WAY LINE OF LITSEY ROAD, (A VARIABLE RIGHT-OF-WAY), AS RECORDED IN VOLUME 2006, PAGE 85356, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID TRACT A, AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LITSEY ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 53 DEGREES 33 MINUTES 02 SECONDS WEST, A DISTANCE OF 28.40 FEET TO A POINT FOR CORNER;

SOUTH 40 DEGREES 06 MINUTES 34 SECONDS EAST, A DISTANCE OF 15.78 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 94 DEGREES 14 MINUTES 56 SECONDS, A CHORD THAT BEARS SOUTH 07 DEGREES 00 MINUTES 58 SECONDS WEST, WITH A CHORD DISTANCE OF 43.97 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 49.35 FEET TO A POINT FOR CORNER;

SOUTH 54 DEGREES 08 MINUTES 28 SECONDS WEST, A DISTANCE OF 61.42 FEET TO A POINT FOR CORNER;

SOUTH 36 DEGREES 27 MINUTES 42 SECONDS EAST, A DISTANCE OF 34.13 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1464.00 FEET, A CENTRAL ANGLE OF 8 DEGREES 02 MINUTES 41 SECONDS, A CHORD THAT BEARS SOUTH 40 DEGREES 21 MINUTES 34 SECONDS WEST, WITH A CHORD DISTANCE OF 205.39 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 205.56 FEET TO A POINT FOR CORNER;

SOUTH 44 DEGREES 22 MINUTES 55 SECONDS WEST, A DISTANCE OF 1519.85 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1440.00 FEET, A CENTRAL ANGLE OF 45 DEGREES 59 MINUTES 53 SECONDS, A CHORD THAT BEARS SOUTH 67 DEGREES 22 MINUTES 52 SECONDS WEST, WITH A CHORD DISTANCE OF 1125.26 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 1156.06 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 37 MINUTES 15 SECONDS WEST, A DISTANCE OF 2891.92 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 14 MINUTES 32 SECONDS WEST, A DISTANCE OF 185.30 FEET TO A POINT FOR CORNER ON THE WEST LINE OF SAID TRACT A, AND THE COMMON EAST LINE OF A 66.426 ACRE TRACT OF LAND CONVEYED AS TRACT 3, TO CHADWICK HOLDING, LTD, BY DEED RECORDED IN VOLUME 4851, PAGE 1073, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE, ALONG THE WEST LINE OF SAID TRACT A, AND THE COMMON EAST LINES OF SAID TRACT 3, AND A 53.1 ACRE TRACT OF LAND CONVEYED AS TRACT F-512A, BY DEED RECORDED IN VOLUME 2, PAGE 455, DEED RECORDS, DENTON COUNTY, TEXAS, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 13 MINUTES 12 SECONDS EAST, A DISTANCE OF 1921.95 FEET TO A BROKEN CORPS OF ENGINEERS MONUMENT FOUND FOR THE NORTHEAST CORNER OF SAID TRACT 3, AND THE COMMON EASTERLY SOUTHEAST CORNER OF SAID TRACT F-512A;

NORTH 00 DEGREES 10 MINUTES 45 SECONDS EAST, PASSING AT A DISTANCE OF 139.10 FEET THE SOUTHWEST CORNER OF AFORESAID LOT 1, BLOCK 2 OF THE FAIRWAY RANCH ADDITION, AND CONTINUING FOR A TOTAL DISTANCE OF 582.72 FEET TO A CORPS OF ENGINEERS BRASS MONUMENT FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 2 OF THE FAIRWAY RANCH ADDITION, SAID POINT BEING ON THE SOUTHEAST LINE OF THE REMAINDER OF A TRACT OF LAND CONVEYED AS TRACT F-511 TO THE UNITED STATES OF AMERICA, BY DEED RECORDED IN VOLUME 373, PAGE 200, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE, ALONG THE NORTHWEST LINE OF SAID LOT 1, BLOCK 2, AND THE COMMON SOUTHEAST LINE OF THE REMAINDER OF TRACT F-511, THE FOLLOWING COURSES AND DISTANCES:

NORTH 33 DEGREES 48 MINUTES 57 SECONDS EAST, A DISTANCE OF 209.21 FEET TO A CORPS OF ENGINEERS BRASS MONUMENT FOUND FOR CORNER;

NORTH 73 DEGREES 26 MINUTES 35 SECONDS EAST, A DISTANCE OF 214.88 FEET TO A CORPS OF ENGINEERS BRASS MONUMENT FOUND FOR CORNER;

NORTH 31 DEGREES 37 MINUTES 22 SECONDS EAST, A DISTANCE OF 265.49 FEET TO A CORPS OF ENGINEERS BRASS MONUMENT FOUND FOR CORNER;

NORTH 58 DEGREES 12 MINUTES 41 SECONDS EAST, A DISTANCE OF 331.25 FEET TO A CORPS OF ENGINEERS BRASS MONUMENT FOUND FOR CORNER;

NORTH 16 DEGREES 41 MINUTES 01 SECONDS WEST, A DISTANCE OF 285.65 FEET TO A CORPS OF ENGINEERS BRASS MONUMENT FOUND FOR CORNER;

SOUTH 89 DEGREES 46 MINUTES 35 SECONDS EAST, A DISTANCE OF 558.03 FEET TO A CORPS OF ENGINEERS BRASS MONUMENT FOUND FOR CORNER;

NORTH 70 DEGREES 58 MINUTES 02 SECONDS EAST, A DISTANCE OF 194.74 FEET TO A POINT FOR CORNER;

NORTH 16 DEGREES 51 MINUTES 04 SECONDS EAST, A DISTANCE OF 42.73 FEET TO A POINT FOR CORNER;

THENCE, OVER AND ACROSS SAID LOT 1, BLOCK 2 OF THE FAIRWAY RANCH ADDITION, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 38 DEGREES 37 MINUTES 16 SECONDS EAST, A DISTANCE OF 27.00 FEET TO A POINT FOR CORNER;

SOUTH 32 DEGREES 33 MINUTES 17 SECONDS EAST, PASSING AT A DISTANCE OF 151.11 FEET THE SOUTHEAST LINE OF SAID LOT 1, BLOCK 2 OF THE FAIRWAY RANCH ADDITION, AND CONTINUING FOR A TOTAL DISTANCE OF 179.21 FEET TO A POINT FOR CORNER;

THENCE, OVER AND ACROSS SAID TRACT A, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 40 DEGREES 36 MINUTES 45 SECONDS EAST, A DISTANCE OF 65.49 FEET TO A POINT FOR CORNER;

SOUTH 04 DEGREES 52 MINUTES 59 SECONDS WEST, A DISTANCE OF 72.62 FEET TO A POINT FOR CORNER;

SOUTH 41 DEGREES 28 MINUTES 42 SECONDS EAST, A DISTANCE OF 81.51 FEET TO A POINT FOR CORNER;

SOUTH 26 DEGREES 39 MINUTES 54 SECONDS EAST, A DISTANCE OF 202.76 FEET TO A POINT FOR CORNER;

SOUTH 01 DEGREES 11 MINUTES 47 SECONDS WEST, A DISTANCE OF 94.36 FEET TO A POINT FOR CORNER;

SOUTH 01 DEGREES 51 MINUTES 05 SECONDS WEST, A DISTANCE OF 64.70 FEET TO A POINT FOR CORNER;

SOUTH 33 DEGREES 23 MINUTES 57 SECONDS EAST, A DISTANCE OF 457.93 FEET TO A POINT FOR CORNER;

SOUTH 30 DEGREES 09 MINUTES 59 SECONDS EAST, A DISTANCE OF 711.70 FEET TO A POINT FOR CORNER;

NORTH 59 DEGREES 59 MINUTES 34 SECONDS EAST, A DISTANCE OF 1193.89 FEET TO A POINT FOR CORNER ON THE WEST LINE OF THE HILL INDUSTRIAL PARK, AN ADDITION TO THE CITY OF ROANOKE, AS RECORDED IN CABINET G, PAGE 231, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE, SOUTH 01 DEGREES 48 MINUTES 22 SECONDS WEST, ALONG THE WEST LINE OF SAID HILL INDUSTRIAL PARK, A DISTANCE OF 112.21 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID HILL SIDE INDUSTRIAL PARK;

THENCE, SOUTH 89 DEGREES 25 MINUTES 12 SECONDS EAST, ALONG THE SOUTH LINE OF SAID HILL SIDE INDUSTRIAL PARK, A DISTANCE OF 1637.31 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 277.822 ACRES OF LAND, MORE OR LESS.

**CORPORATE CAMPUS
LEGAL DESCRIPTION
68.610 ACRES**

BEING A 68.610 ACRE TRACT OF LAND SITUATED IN THE MEP & PRR SURVEY, ABSTRACT NO. 943, DENTON COUNTY, TEXAS, AND BEING PART OF A CALLED 617.952 ACRE TRACT OF LAND, DESCRIBED AS TRACT "A" TO THE BYRON NELSON SPECIAL TRUST BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 96-076568, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND PART OF LOT 1, BLOCK 2 OF THE FAIRWAY RANCH ADDITION, AS RECORDED IN CABINET U, PAGE 664, MAP RECORDS, DENTON COUNTY, TEXAS. SAID 68.610 ACRE TRACT WITH REFERENCE BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS BETWEEN JULIAN DAY 253, 2004 AND JULIAN DAY 259, 2004, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND DENTON CORS ARP (PID-DF8986), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING A BRASS TXDOT RIGHT-OF-WAY MONUMENT FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 114 FOR THE SOUTHEAST CORNER A 0.299 ACRE TRACT OF LAND DESCRIBED AS "PARCEL 2", TO THE TEXAS TRANSPORTATION COMMISSION, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 93-R0016555, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND THE COMMON WESTERLY SOUTHWEST CORNER OF A 0.626 ACRE TRACT OF LAND DESCRIBED AS "PARCEL 4" TO THE TEXAS TRANSPORTATION COMMISSION, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 92-R0061072, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SAID POINT BEING ON THE WEST LINE OF THE HILL INDUSTRIAL PARK, AN ADDITION TO THE CITY OF ROANOKE, AS RECORDED IN CABINET G, PAGE 231, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE, SOUTH 01 DEGREES 48 MINUTES 22 SECONDS WEST, ALONG THE WEST LINE OF SAID HILL INDUSTRIAL PARK, A DISTANCE OF 1114.21 FEET TO A POINT FOR CORNER;

THENCE, OVER AND ACROSS SAID TRACT "A", THE FOLLOWING COURSES AND DISTANCES:

SOUTH 59 DEGREES 59 MINUTES 34 SECONDS WEST, A DISTANCE OF 1193.89 FEET TO A POINT FOR CORNER;

NORTH 30 DEGREES 09 MINUTES 59 SECONDS WEST, A DISTANCE OF 711.70 FEET TO A POINT FOR CORNER;

NORTH 33 DEGREES 23 MINUTES 57 SECONDS WEST, A DISTANCE OF 457.93 FEET TO A POINT FOR CORNER;

NORTH 01 DEGREES 51 MINUTES 05 SECONDS EAST, A DISTANCE OF 64.70 FEET TO A POINT FOR CORNER;

NORTH 01 DEGREES 11 MINUTES 47 SECONDS EAST, A DISTANCE OF 94.36 FEET TO A POINT FOR CORNER;

NORTH 26 DEGREES 39 MINUTES 54 SECONDS WEST, A DISTANCE OF 202.76 FEET TO A POINT FOR CORNER;

NORTH 41 DEGREES 28 MINUTES 42 SECONDS WEST, A DISTANCE OF 81.51 FEET TO A POINT FOR CORNER;

NORTH 04 DEGREES 52 MINUTES 59 SECONDS EAST, A DISTANCE OF 72.62 FEET TO A POINT FOR CORNER;

NORTH 40 DEGREES 36 MINUTES 45 SECONDS WEST, A DISTANCE OF 65.49 FEET TO A POINT FOR CORNER;

THENCE, OVER AND ACROSS SAID LOT 1, BLOCK 2 OF THE FAIRWAY RANCH ADDITION, THE FOLLOWING COURSES AND DISTANCES:

NORTH 32 DEGREES 33 MINUTES 17 SECONDS WEST, PASSING AT A DISTANCE OF 28.10 FEET THE SOUTHEAST LINE OF SAID LOT 1, BLOCK 2 OF THE FAIRWAY RANCH ADDITION, AND CONTINUING FOR A TOTAL DISTANCE OF 179.21 FEET TO A POINT FOR CORNER;

NORTH 38 DEGREES 37 MINUTES 16 SECONDS WEST, A DISTANCE OF 27.00 FEET TO A POINT FOR CORNER ON THE NORTHWEST LINE OF SAID LOT 1, BLOCK 2;

THENCE, ALONG THE NORTHWEST LINE OF SAID LOT 1, BLOCK 2, AND THE COMMON SOUTHEAST LINE OF THE REMAINDER OF A TRACT OF LAND CONVEYED AS TRACT F-511 TO THE UNITED STATES OF AMERICA, BY DEED RECORDED IN VOLUME 373, PAGE 200, DEED RECORDS, DENTON COUNTY, TEXAS, THE FOLLOWING COURSES AND DISTANCES:

NORTH 16 DEGREES 51 MINUTES 04 SECONDS EAST, A DISTANCE OF 174.41 FEET TO A CORPS OF ENGINEERS BRASS MONUMENT FOUND FOR CORNER;

NORTH 27 DEGREES 16 MINUTES 34 SECONDS EAST, A DISTANCE OF 361.82 FEET TO A CORPS OF ENGINEERS BRASS MONUMENT FOUND FOR CORNER;

NORTH 37 DEGREES 05 MINUTES 02 SECONDS EAST, A DISTANCE OF 248.72 FEET TO A POINT FOR CORNER ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 114, AS RECORDED IN VOLUME 226, PAGE 132, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY, NO. 114, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 68 DEGREES 49 MINUTES 08 SECONDS EAST, A DISTANCE OF 925.90 FEET TO A BRASS TXDOT RIGHT-OF-WAY MONUMENT FOUND FOR THE WEST CORNER OF AFORESAID 0.299 ACRE TRACT OF LAND DESCRIBED AS "PARCEL 2";

SOUTH 67 DEGREES 06 MINUTES 08 SECONDS EAST, ALONG THE SOUTH LINE OF SAID "PARCEL 2", SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 114, A DISTANCE OF 473.13 FEET TO A BRASS TXDOT RIGHT-OF-WAY MONUMENT FOUND FOR CORNER;

SOUTH 63 DEGREES 37 MINUTES 15 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF SAID "PARCEL 2", A DISTANCE OF 339.13 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 68.610 ACRES OF LAND, MORE OR LESS.



Fairway Ranch
Roanoke, Texas

studioOutside



Exhibit B

Development Standards

Fairway Ranch Planned Development

A 346 Acre Master-Planned Community

Roanoke, Texas

March 15, 2012

Planned Development Standards

Forthwith are standards to achieve a master planned community of diverse collection of homes to appeal to a range of household sizes with a consistent level of quality, architectural embellishments, landscape standards, and extensive system of private and public open spaces, service retail, educational facilities and corporate campus to enhance daily life within the community. An elementary school site is envisioned for the community as well as a small neighborhood retail area at the intersection of Litsey Road and existing Fairway Drive (location of the main project entry) that may attract a daycare or private school. A private community amenity center is planned as well as preservation of the existing lakes and ponds, which will be linked by a system of hike and bike trails through greenbelt parks connecting to a 68.8 acre corporate campus fronting State Highway 114.

Commercial Land Uses

The PD shall permit for neighborhood oriented retail, civic and public facilities such as public and private schools and a public community park, a private swim club, children's day care, professional and medical offices and an office campus to support the dominant land use of single family residential. The allowable uses shall be per the City of Roanoke base zoning districts of LC, Light Commercial and R, Retail with the following changes:

Corporate Campus. This tract shall be regulated by uses permissible in the Light Commercial District. However, the following uses shall not be permitted: any outside storage of merchandise or equipment, except that plant and landscape nursery sales with outdoor storage is permissible. Outdoor sales or rentals of vehicles, recreational vehicles, campers and watercraft shall not be permitted. Engine and motor manufacturing shall not be permitted. The side and rear building setback shall be increased from fifteen feet (15') to twenty-five feet (25') and the full twenty-five feet (25') shall be a heavily landscaped buffer to the adjacent residential uses. The Corporate Campus will require six foot (6') masonry screening adjacent to any and all mechanical uses, pad mounted equipment, loading docks, trash receptacles (dumpsters), parking lots, outdoor storage, or like uses as shown on Exhibit 1. Said screening shall be constructed during the development of the Corporate Campus and may be constructed immediately adjacent to the improvements requiring screening. The screening and landscape buffer is the responsibility of the Corporate Campus property owner to maintain. In no event shall the screening be closer to the adjacent residential or public parkland than the required twenty-five feet (25') landscape buffer.

R, Retail District. Up to ten (10) aggregate acres within the PD may be platted and developed according to the R, Retail regulations so long as the tract or tracts have frontage onto a perimeter fronting thoroughfare or interior collector (i.e. Fairway Ranch Boulevard or Litsey Road). Any

acreage not developed as R, Retail shall be developed under the residential district regulations as set forth herein. Any tracts designated on the Final Plat as Retail shall have a minimum twenty-five foot (25') rear and side building setback and shall be separated by six foot (6') masonry screening from residential lots, which screening shall be constructed and maintained with the Retail improvements as shown on *Exhibit 1*. If the Retail improvements are constructed subsequent to the residential improvements, the developer of the Retail improvements shall be responsible to coordinate the replacement of any existing wood fencing with the required masonry screening. Outdoor seasonal displays and outdoor merchandise sales shall not be interpreted to prohibit Farmers Markets, which may be allowed via a special use permit. Real estate sales offices and children's day care shall be permitted uses.

Single Family Residential Land Uses

The PD shall provide for single family residential uses and accessory uses, model home sales centers, public and private schools, private swim and recreational/social clubs and their related facilities.

Lot Types:

Type 1: Estate Lots. Minimum eighty feet (80') in width. Minimum 9,600 sf in size. Minimum lot depth of one hundred twenty feet (120'). Minimum lot depth on cul-de-sac or corner lot one hundred feet (100').

Type 2: Executive Lots. Minimum seventy feet (70') in width. Minimum 8,400 sf in size. Minimum lot depth of one hundred twenty feet (120'). Minimum lot depth on cul-de-sac or corner lot one hundred feet (100').

Type 3: Manor Lots. Minimum sixty feet (60') in width. Minimum 7,200 sf in size. Minimum lot depth of one hundred fifteen feet (115'). Minimum lot depth on cul-de-sac or corner lot one hundred feet (100').

Lot Mix and Setbacks:

Lot Types: Envisioned to ensure a diverse mix based upon the Preliminary Plat. Final lot counts for each type will be determined by the Final Plats. No individual phase Final Plat is required to encompass all lot types. In addition to Section 10 of the Subdivision Regulations, individual phase Final Plats will be *generally consistent* with the overall approved Preliminary Plat but allow for flexibility between lot type allocations, phasing boundaries and street configurations. Maximum density for the development shall not exceed 580 single family residential lots, excluding the Corporate Campus acreage.

Lot Width: For the purposes of determining compliance with the lot width requirements, lot widths shall be measured along the front building setback line shown on the Final Plat. The minimum lot width at any right-of-way shall be thirty feet (30') to allow for Flag Lots to provide maximum flexibility for topography and views. For such Flag Lots, the depth shall be measured beyond the throat of the lot, which "throat" shall be defined as that portion of

the lot between right of way and the front building setback with less than the minimum lot width, but equal to or greater than thirty feet (30') wide.

Front Setback: For all lot Types, the minimum front setback to the main structure shall be twenty-five feet (25'). Architectural features such as covered porches, walled courtyards, outdoor fireplaces, bay windows shall be permitted to extend into the front setback, not to exceed eight feet (8'), to provide architectural diversity to the streetscape and to encourage front porches.

Side Setback: For all lot Types, the minimum side yard setback to the main structure shall be seven and ½ feet (7.5'). Any side yard abutting a street shall be setback a minimum of fifteen feet (15'). Key Lots, defined as corner lots fronting two street blocks with front yard setbacks, shall be permitted to maintain a fifteen foot (15') side yard abutting the side street.

Rear Setback: For all lot Types, the minimum rear yard setback to the main structure shall be twenty five feet (25').

Lot Configuration: Non-radial lots are permitted. Due to the unique topography of Fairway Ranch, lot to lot drainage is permissible on all lot Types. In such cases, the city engineer may require private drainage systems. If required, these private drainage systems will be maintained by the Fairway Ranch Homeowners Association.

Platting:

As the Property will be developed in phases per Incremental Development in Section 10 of the Subdivision Regulations, this PD allows for changes in Final Plats without the requirement of additional Commission/Council approval for each phase to accommodate changes in market, so long as the overall PD standards are met within each phase as reflected on each Final Plat. So long as any Final Plat for any portion of the property is submitted to the City of Roanoke planning department within two years of the previous Final Plat's recording date, the overall approved Preliminary Plat will remain valid.

Minimum House Size:

To ensure a diversity of home sizes to suit the needs of a wide range of household sizes and ages, the house sizes will be regulated by lot type:

Type 1: 2,600 sf air-conditioned space

Type 2: 2,200 sf air-conditioned space

Type 3: 1,800 sf air-conditioned space

In addition, Type 1 and Type 2 lots shall allow up to 600 sf air-conditioned space in a detached structure for an "in-law suite" as multi-generational living space, guest quarters or home office space so long as the business does not draw commercial traffic to the property. Such space shall be metered on the same water, sewer and utility meters as the main residence and shall meet the same one hundred percent (100%) masonry requirement and setbacks as the main

structure. Uses are limited to those uses listed in Sections 12.830 to 12.835 of the Roanoke Code of Ordinances, and the accessory structure may not be sold separately from the main residence or leased for occupancy.

Maximum House Height:

Maximum building height for the main residential structure shall be forty feet (40').

Maximum building height for an in-law suite structure shall be thirty feet (30').

Landscape Requirements:

1. Each house shall be improved with an irrigation system in the front yard and street corner side yard with a freeze sensor regulator shut off.
2. Each residence will have one (1) three inch (3") caliper Street Tree in the public parkway between the public sidewalk and curb. Street Trees shall be selected from the approved tree list below.
3. In addition, each corner lot residence shall have at least one (1) additional three inch (3") caliper Street Tree in the side yard public parkway.
4. In addition, each residence shall have at least one understory tree planted in the front yard and Type 1 lots shall have an additional three inch (3") caliper shade tree in the front yard.
5. In addition, each residence shall have at least one understory tree or shade tree planted in the back yard.
6. All shade and understory trees planted on residential, commercial, office or school lots, common areas, parkland and/or within public right of way shall count towards any required Fairway Ranch tree mitigation.

Parkland & Open Space Dedication:

1. Four (4) public Parkland Dedications shall occur during the development of Fairway Ranch (the "Parkland Dedication(s)"). Development shall occur over multiple phases and the Parkland Dedications shall be dedicated with the first Final Plat for property adjoining the respective Parkland Dedication as follows:
 - a. The Pocket Park (+/- 0.6 acres) with playground and trail improvements, shall be dedicated with the recording of the Final Plat for Phase 1.
 - b. The Hike & Bike Greenbelt (+/- 14.3 acres) with trail improvements, shall be dedicated at the time of plat recording for the first Final Plat of residential land contiguous to said portion of the Hike and Bike Greenbelt Park
 - c. The Hike & Bike Greenbelt (+/- 6.9 acres) with trail improvements, shall be dedicated at the time of plat recording for the first Final Plat of Corporate Campus land contiguous to said portion of the Hike and Bike Greenbelt Park.
 - d. The Byron Nelson Park (+/- 30.0 acres) with trail improvements, shall be dedicated at the time of plat recording for the first Final Plat for land contiguous to said portion of the Byron Nelson Park.

All parkland improvements referenced in Parkland Dedications a-d above shall be completed within three (3) months of the Parkland Dedication event. The multiple Parkland Dedications are reflected in [Exhibit 2](#). The dedication of public right of way

shall be permitted within the Parkland Dedications reflected in *Exhibit 2*. The incremental Parkland Dedications shall satisfy the City's Article 9.200 Parkland Dedication requirements for the cumulative Final Platted lots within the Fairway Ranch PD.

2. In addition to the Parkland Dedications, up to thirty (30) acres will be dedicated as private parks and open space to be maintained by the Fairway Ranch Homeowners Association. In accordance to Article 9.200, the City of Roanoke acknowledges that fifty percent (50%) of all open space dedication shall be included the Parkland Dedication credit, including the surface water area of lakes and ponds, resulting in a parkland credit of fifteen (15) acres (the "Private Parkland Credit").
3. The total parkland credit, consisting of the four (4) Parkland Dedications and the Private Parkland Credit equals approximately sixty six and 8/10 (66.8) acres (the "Total Parkland Credit"). Applying the Total Parkland Credit against the Article 9.200 Parkland Dedication requirement of twelve (12) acres results in a surplus of fifty-four and 8/10 (54.8) acres, which will be available for use as credit against future parkland dedication requirements for properties within 3,000 feet of Fairway Ranch including, but not limited to the future commercial development of the existing Fairway Ranch Addition, Lot 1 Block 1, recorded as Tarrant County document 2002-R0134182.
4. A pedestrian hike and bike trail system will be designated on the Preliminary Plat that affords connectivity to the proposed elementary school campus, private open spaces, public park and neighborhood retail areas. The trail shall be six feet (6') in width and concrete. The trail may be located on private property within a public access easement as well as on school property, private open space, public rights of way and public parklands. The pedestrian system may include benches, landscaping, signage, lighting and bike racks.
5. All commercial and non-residential street frontages shall be improved with sidewalks at such time as the commercial or non-residential property is improved. All residential street faces shall be provided with four foot (4') wide concrete sidewalks by the builder at the time of incremental house construction and/or at the time of the retail/office development of that particular lot or tract.

Residential Architecture

Masonry Requirements: Natural or manmade stone, concrete based stucco, and brick shall be employed on one hundred percent (100%) of the first level residential structure on all elevations excluding windows, doors, gables over wood framing, areas under covered porches, box and bay windows and other architectural projections. Furthermore, eighty-five percent (85%) of the overall residential structure excluding windows, doors, gables over wood framing, areas under covered porches, box and bay windows and other architectural projections such as second story overhangs and second story walls over first floor roofs shall be masonry surfaces as described herein.

Garage Requirements: Minimum two (2) car enclosed garage for each lot. In addition, each lot shall provide two (2) off street paved parking spaces. Any in-law suite shall be provided with one (1) off street parking space in addition to the parking requirement for the main residence. Front facing garage doors shall be treated with at least two (2) of the following architectural

treatments: a) embossed panel doors or wood faced, b) decorative brick header or arch over doors, c) multiple coach lamps, d) decorative door hardware and straps, e) individual stall doors divided with a masonry column, f) garage doors are recessed at least twelve inches (12") from the face plane of the garage, g) garage setback is increased by an additional five feet (5') from the front building line, h) driveway finish is upgraded to one of the following: stamped concrete, concrete pavers, pebble finish concrete, or salt finish concrete. Garage doors that do not face the front street or are fifteen (15) feet or greater behind the front building line shall be exempt from these additional requirements.

Roof Requirements: Any residence constructed shall have at least a roof pitch of 8:12 if roofed with composition shingles and at least 4:12 if roofed with tiles or raised seamed metal for main portions of the roof. Dormers and porch roofs may be 4:12. Composition roofing materials shall require an architectural grade shingle with at least a thirty (30) year warranty.

Fencing Requirements: In locations where residential lots either side or back to Litsey Road the developer shall install masonry perimeter fencing as reflected on *Exhibit 1*. Floodplain, parks, open spaces, neighborhood retail, public and private schools shall be exempt from this screening requirement.

Builder fencing on lots shall not exceed eight feet (8') in height, shall be setback from the front building line at least ten feet (10'), or five feet (5') from the plane of the elevation closest to the fence, whichever is greater. Street side corner lot fencing may be installed at the property line and shall have a flat top rail or be constructed of wrought iron (tubular steel) fencing.

All property lines abutting a private open space or a public park will be restricted to a wrought iron (tubular steel) fence or decorative welded wire mesh fence and landscape but no solid fencing other than masonry columns shall be permitted.

Community Signage: The hardscape within the community shall include entry monuments, community signage and a way-finding program which shall be of a themed design and allowed within medians and rights of way. Ranch type gateways with a twelve foot (12') minimum clearance over the public right of way within Fairway Ranch shall be allowed as shown on the landscape plans. Monumentation shall be owned and maintained by the Fairway Ranch Homeowners Association.

Off-site marketing and directional signage shall be allowed to market the sale of new home construction at Fairway Ranch, the ongoing retail activities of the neighborhood retail tenants and the signage needs of the Office Campus.

Community Features: Fairway Ranch shall include an amenity center with a swimming pool, restrooms, shade cover and parking lot. Masonry perimeter screening along Litsey Road as outlined above, greenbelts, hike and bike trails, preservation of the existing lakes and ponds and a playground (tot lot). The developer shall incorporate a Fairway Ranch Homeowners Association to own, operate and maintain the community features. Architectural design of these elements shall be determined by the developer's landscape architect.

Street Trees: To beautify the community’s parkways and to promote traffic calming, Street Trees will be planted between the public sidewalk and back of curb and tree species shall be selected from the list below. Street Trees shall be maintained by the adjacent lot owner. At maturity, the lot owner shall maintain a minimum clearance of eight feet (8’) over the public walk and adjacent roadway. In the event a lot owner fails to maintain the Street Tree(s) adjacent to their property, the Fairway Ranch Homeowners Association shall be obligated to maintain the Street Trees as outlined above. Should the Association or the adjacent lot owner fail or refuse to maintain Street Trees as outlined above and the failure or refusal is not cured or corrected within a reasonable period of time after receipt of notice of such violation from representatives of the City of Roanoke (which period shall not exceed ninety (90) days), the City of Roanoke shall have the right and authority to perform the necessary maintenance of the Street Trees and levy any assessments that the Association might have to cover the direct cost of said maintenance.

Approved Street Trees shall include:

- Cedar Elm (*Ulmus Crassifolia*)
- Chinese Pistachio (*Pistachia chinensis*)
- Chinquapin Oak (*Quercus muhlenbergii*)
- Lacebark Elm (*Ulmus parvifolia*)
- Red Oak (*Quercus buckleyi*)
- Shumard Red Oak (*Quercus shumardii*)
- Live Oak (*Quercus virginiana*)
- Pecan (*Carya illinoensis*)
- Red Maple (*Acer rubrum*)

Street Typology: To foster a sense of place and create safe streets with low traffic speeds for residents, the Property shall employ a hierarchy of residential street types. The following street standards are permitted herein and shall supplement Section 9B of the subdivision ordinance:

1. Five (5) types of street sections shall be permitted as shown in *Exhibit 3* and as further defined below.
2. A thirty-six foot (36’) Collector Street shall be required and limited to only between the Litsey Road intersection and the first traffic circle as reflected on the Final Plat.
3. Portions of this Collector Street may be divided with a landscaped median. Each side of the Collector Street shall be eighteen feet (18’) of pavement back to back.
4. This Collector Street will serve as the primary entrance and will be constructed in the first phase along with a second point of ingress/egress to Litsey Road. The centerline of existing Fairway Drive may be extended into the development without continuing the existing Fairway Drive right of way width as the street type will become a Collector Street as defined above, with a variable width right of way. It may also change name at the Litsey Road intersection to “Fairway Ranch Boulevard”.
5. Residential Streets shall be twenty nine feet (29’) back to back within a fifty foot (50’) right of way.
6. Divided Residential Streets or Residential One Way Couplets with landscaped medians shall be seventeen and one half feet (17.5’) of pavement back to back within twenty-eight foot (28’) right of way on each side of the median

7. Type 1, 2 and 3 lots may front a Collector Street, Residential Street, Divided Residential Street or a Residential One Way Couplet. All lots fronting on a Collector Street shall be permitted two (2) curb cuts per lot for driveway access to the adjoining Collector Street.
8. Any Type 1 lots platted a minimum of one hundred feet (100') in width and one hundred fifty feet (150') in depth may front a Residential Estate Street, which will not require curbs, will have a paved width of twenty-four feet (24') and will have open drainage swales within a fifty foot (50') right of way.
9. All landscaped medians within Fairway Ranch shall be maintained by the Fairway Ranch Homeowners Association.
10. Three types of curbs will be allowed, as shown on Exhibit 4. Mountable curbs are permitted on residential streets abutting lots. Standard curbs will be required adjacent to medians, retail/commercial, public and private schools and office tracts. In addition, the street faces adjacent to open space or public parks are not required to have a curb if an integral part of the design and street face is lined with bollards or wheel stops to prevent vehicle entry. Furthermore, streets adjacent to parks, open space or the amenity center may be widened and striped for on-street parking.
11. To accommodate the unique topography of Fairway Ranch, maximum street grades may be twelve percent (12%), but intersections will be limited to a maximum of ten percent (10%).
12. Minimum street centerline radius may be 150 feet and 85 feet for streets adjacent to a landscaped common area.
13. Tangents are not required between street centerline curves except on collectors.
14. Intersections shall be designed at 90 degrees +/- 20 degrees. Connections to arterial streets shall be designed at 90 degrees.
15. Non-intersecting retail drives may have a minimum centerline offset of one hundred feet (100').
16. The maximum block length may be 1,600 linear feet.
17. The maximum cul-de-sac length may be 950 linear feet, but limited to serve a maximum of twenty-five (25) lots.
18. Cul-de-sac bulbs may have landscaped medians and a paving radius as approved by the fire marshal.
19. The developer shall work with the City to determine the location and number of stop signs within the subdivision and speed limits to facilitate traffic calming and maximum benefit the pedestrian system.

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Exhibit 1.

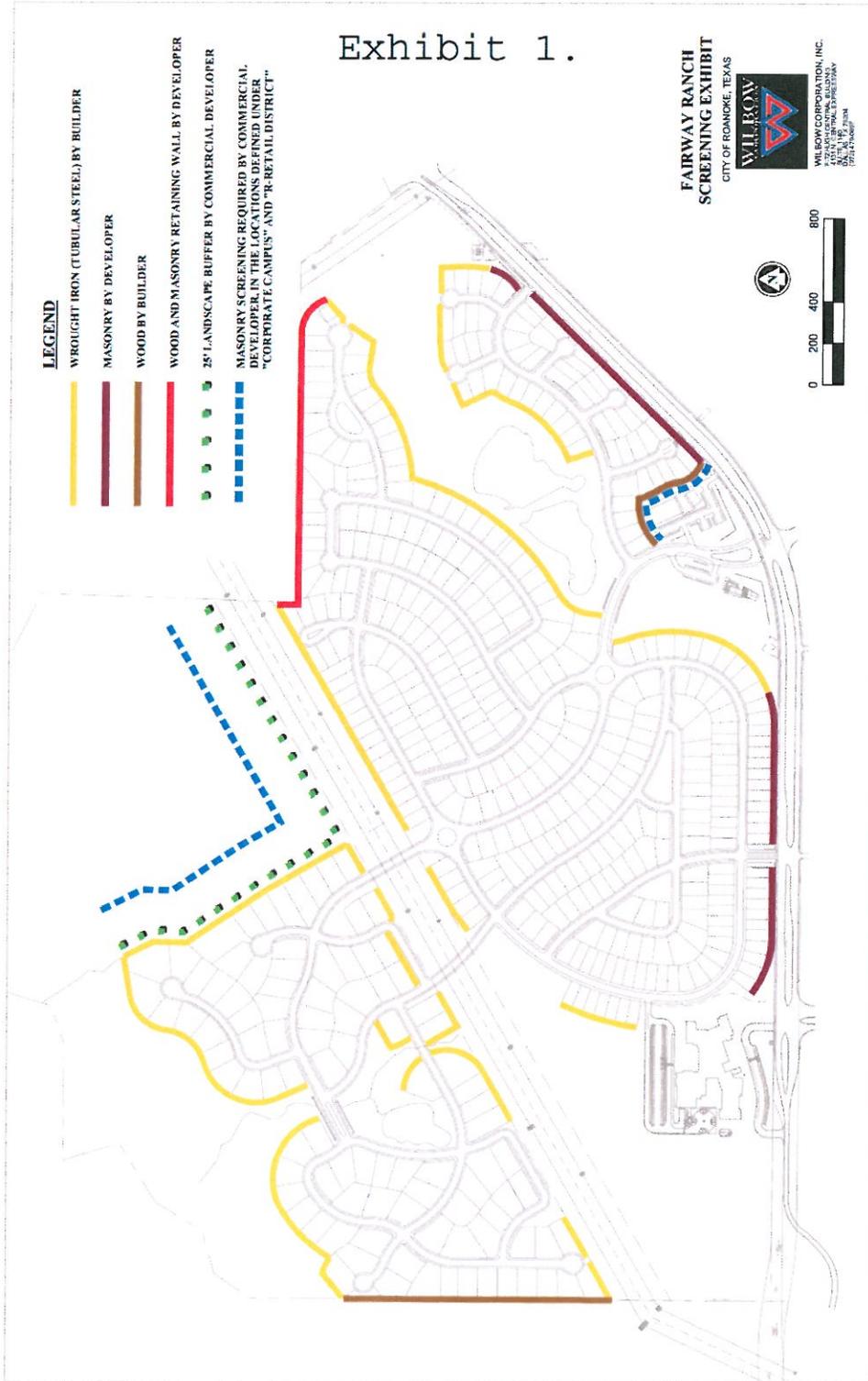
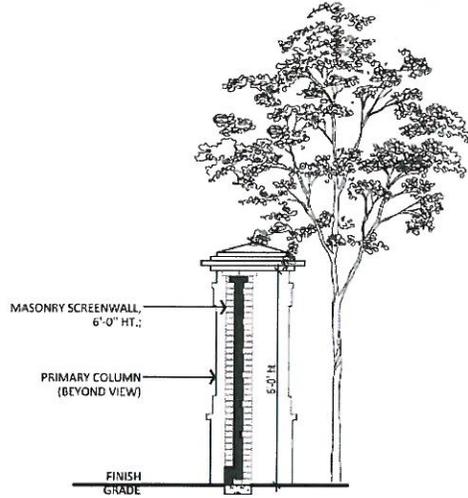
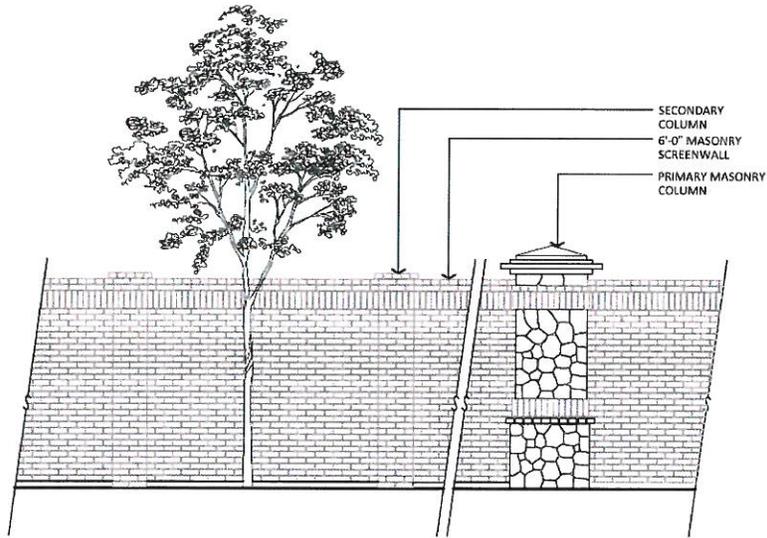


Exhibit 1.



MASONRY SCREENWALL
SECTION



MASONRY SCREENWALL
ELEVATION

Exhibit 2

Parkland Dedications

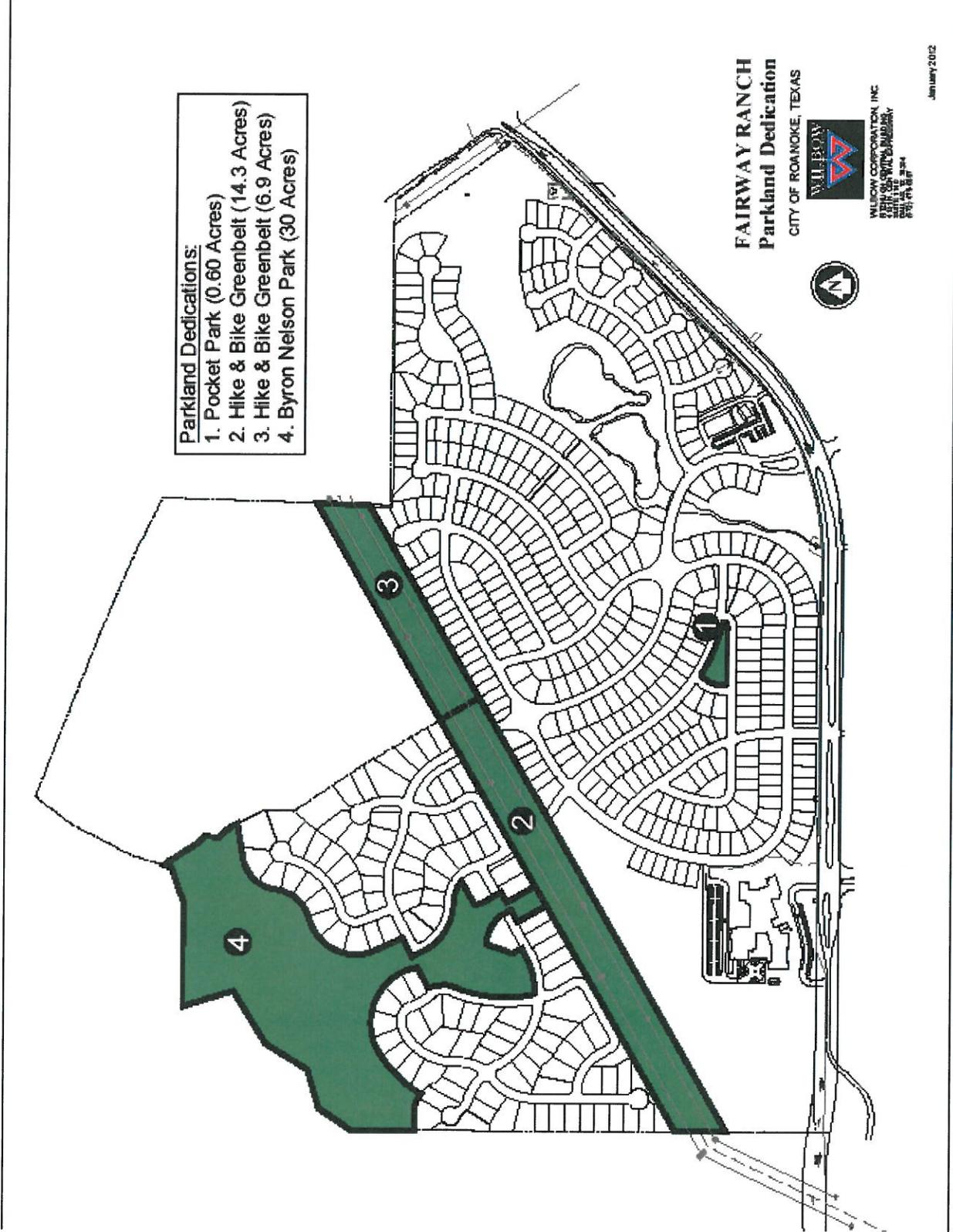
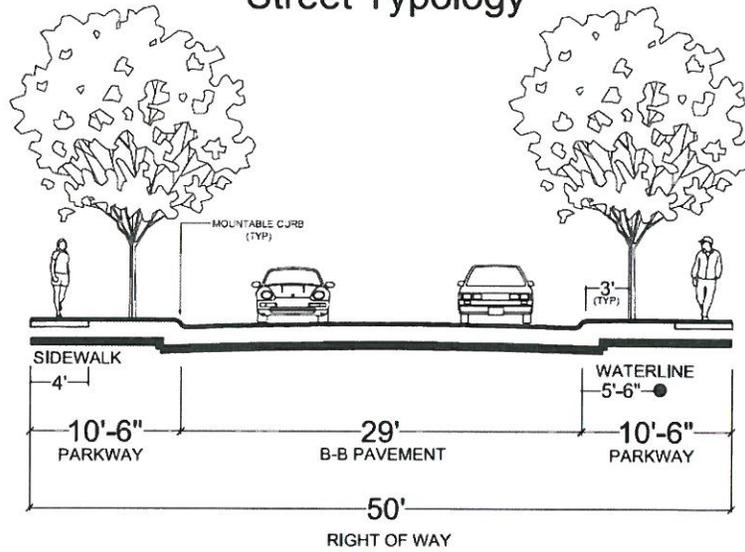


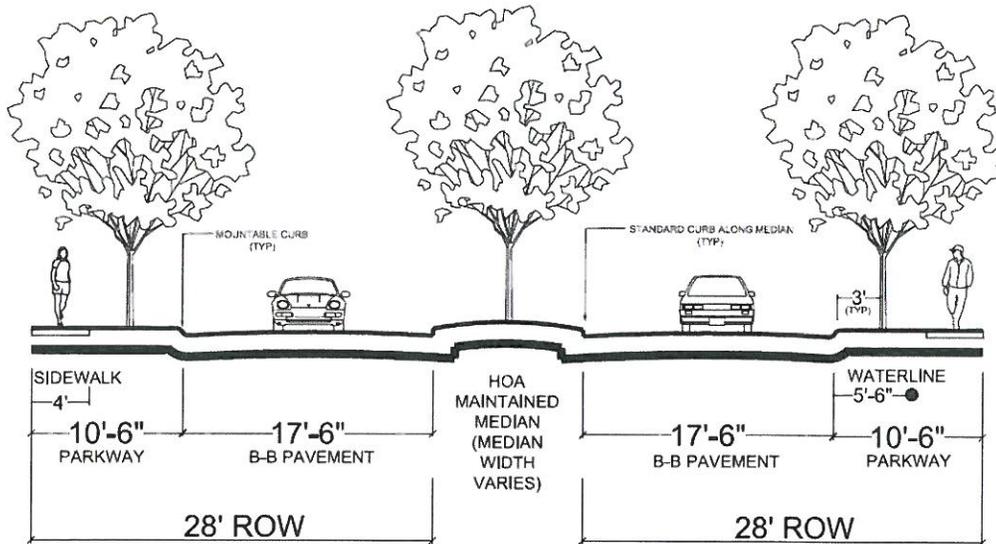
Exhibit 3

Fairway Ranch Street Typology

Exhibit 3.
Fairway Ranch
Street Typology



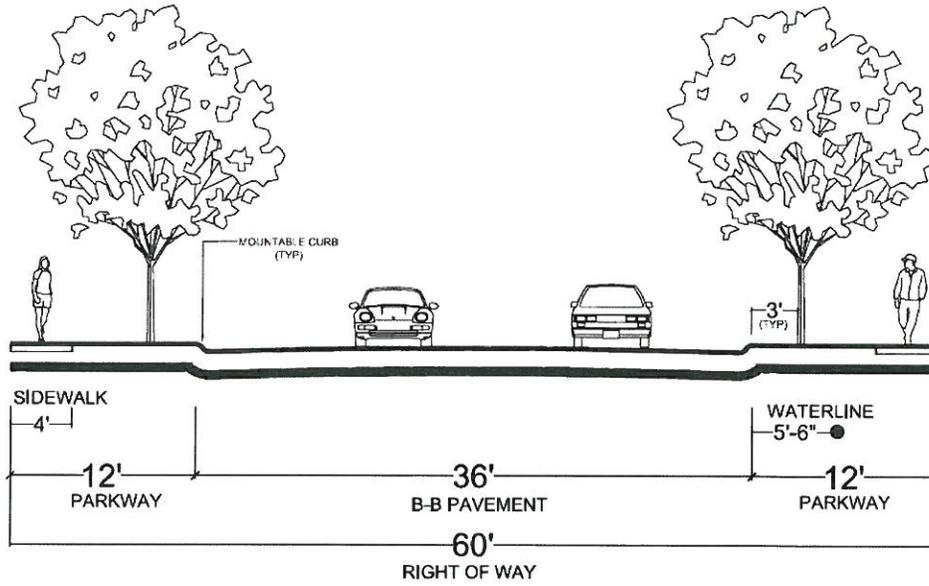
Residential Streets



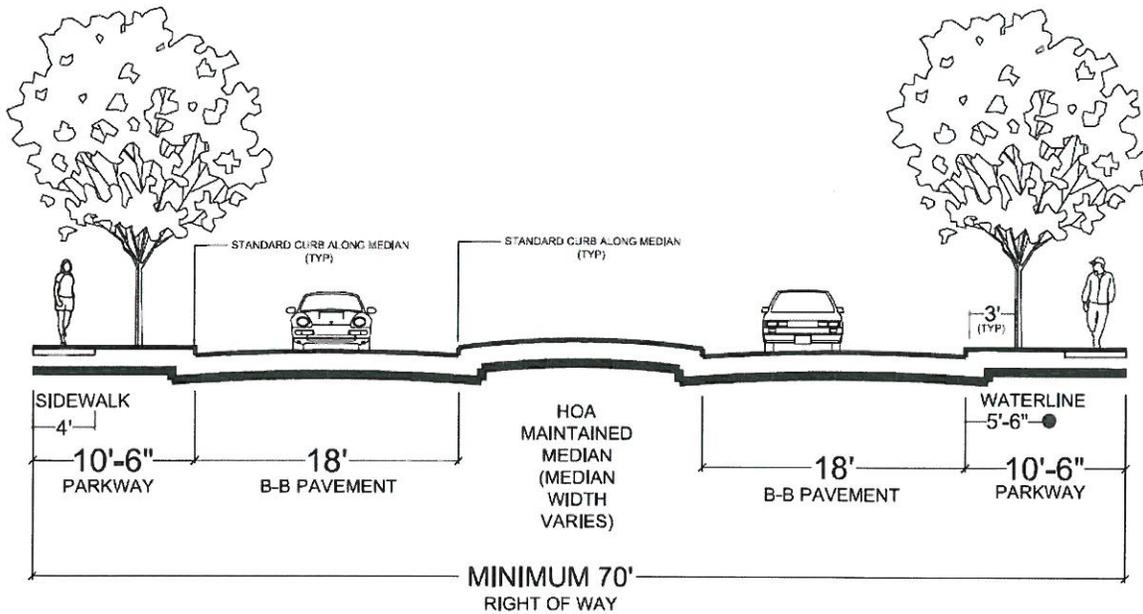
Residential One Way Couplets
And
Divided Residential Streets

NOTE: STREET TREES WILL BE MAINTAINED BY THE HOMEOWNER OR THE HOA. TREE CANOPY WILL BE CLEAN LIMBED TO APPROXIMATELY 8' OVER PUBLIC WALLS AND 12' OVER PUBLIC STREETS AT MATURITY.

Exhibit 3.

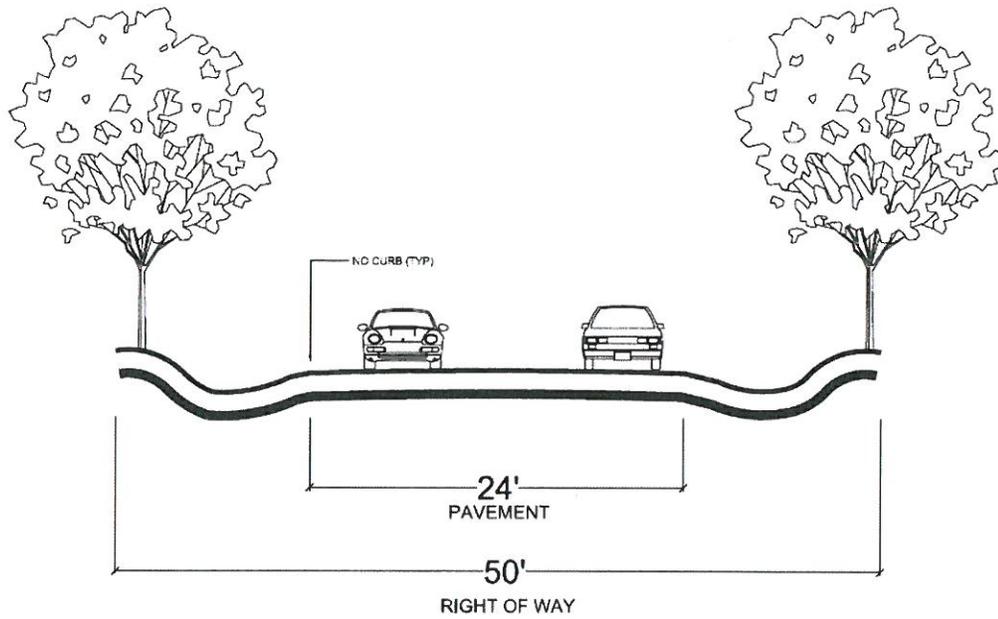


Collector Streets



Divided Collector Streets

Exhibit 3.



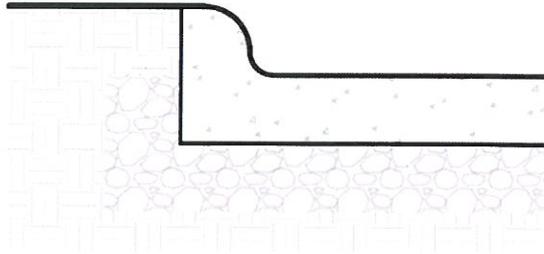
Residential Estate Streets

Exhibit 4

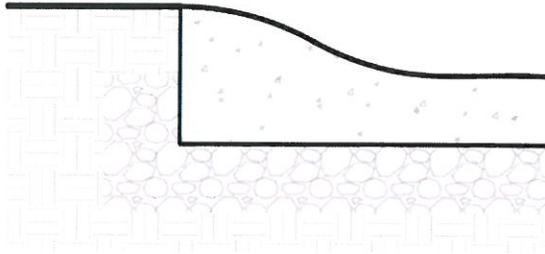
Depiction of Curbs

Exhibit 4.
Depiction of Curbs

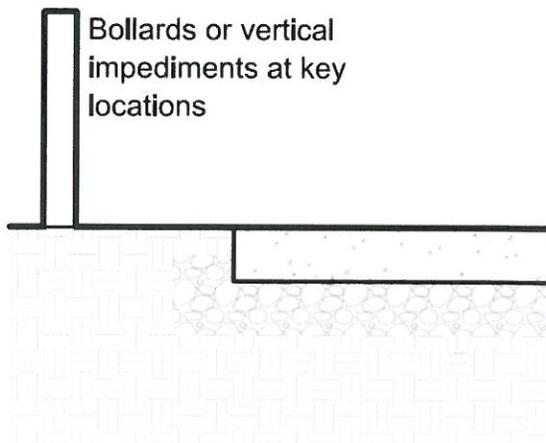
Standard Curb:
Fronting all
Commercial, School,
Office, Median
Islands, and Selected
Open Spaces



Mountable Curb:
Adjacent to all
Residential Lots



No Curb:
Fronting at Selected
Median Islands, Open
Spaces, and Parks



Bollards or vertical
impediments at key
locations