

**TOWN OF FLOWER MOUND, TEXAS**

**ORDINANCE NO. 58-12**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, LAND DEVELOPMENT REGULATIONS, OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY AND THROUGH THE AMENDMENT OF ORDINANCE NO. 19-08, WHICH ORDINANCE ZONED APPROXIMATELY 626 ACRES OF LAND IN THE M.E.P. & P. R.R. SURVEY, ABSTRACT NO. 922, F. THORNTON SURVEY, ABSTRACT NO. 1244, J. WILBURN SURVEY, ABSTRACT NO. 1416 AND THE W. LOVE SURVEY, ABSTRACT NO. 728, AS PLANNED DEVELOPMENT DISTRICT NO. 98 (PD-98) WITH SINGLE-FAMILY DISTRICT-10 (SF-10) USES, SINGLE-FAMILY DISTRICT-5 (SF-5) USES, COMMERCIAL DISTRICT-1 (C-1) USES, CAMPUS COMMERCIAL DISTRICT (CC) USES, AND RECREATIONAL DISTRICT (REC) USES, BY CHANGING THE ZONING WITHIN PLANNED DEVELOPMENT DISTRICT NO. 98 (PD-98) ON APPROXIMATELY 37.9 ACRES OF LAND FROM SINGLE-FAMILY DISTRICT-10 (SF-10) USES TO SINGLE-FAMILY DISTRICT-5 (SF-5) USES, BY CHANGING THE ZONING ON APPROXIMATELY 19.4 ACRES OF LAND FROM SINGLE-FAMILY DISTRICT-5 (SF-5) USES TO SINGLE-FAMILY DISTRICT-10 (SF-10) USES, AND BY DELETING THE ZONING EXHIBITS IDENTIFIED AS OPTIONS 1 AND 2 ATTACHED TO ORDINANCE NO. 19-08 AND REPLACING SAID ZONING EXHIBITS WITH ONE NEW ZONING EXHIBIT, AMENDING SECTION 4 OF ORDINANCE NO. 19-08 TO REQUIRE THE PROPERTY TO BE DEVELOPED IN ACCORDANCE WITH THE NEW ZONING EXHIBIT, THE TOWN'S MASTER PLAN AND SPECIFIC REQUIREMENTS STATED HEREIN AND EXHIBITS ATTACHED HERETO; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, after public notice and public hearing as required by law, the Planning and Zoning Commission of the Town of Flower Mound, Texas, has recommended amending the official zoning map, Exhibit "A" of Subpart B, Land Development Regulations, of the Code of Ordinances of the Town of Flower Mound, Texas, by amending Ordinance No. 19-08 and Planned Development District No. 98 (PD-98) by changing the zoning on approximately 37.9 acres of land from Single-Family District-10 (SF-10) uses to Single-Family District-5 (SF-5) uses, by changing the zoning on approximately 19.4 acres of land from Single-Family District-5 (SF-5) uses to Single-Family District-10 (SF-10) uses, and by deleting the zoning exhibits identified as Options 1 and 2 attached to said ordinance and replacing said zoning exhibits with a new Zoning Exhibit and amending Section 4 of Ordinance No. 19-08 to require the property to be developed only in accordance with such new Zoning Exhibit; and

**WHEREAS**, all legal requirements, conditions, and prerequisites have been complied with prior to this case coming before the Town Council of the Town of Flower Mound; and

**WHEREAS**, the Town Council of the Town of Flower Mound, after public notice and public hearing as required by law and upon due deliberation and consideration of the recommendation of the Planning and Zoning Commission of the Town of Flower Mound and of all testimony and information submitted during said public hearings, has determined that, in the public's best interest and in support of the health, safety, morals, and general welfare of the citizens of the Town, the zoning of the property described herein shall be changed, the provisions of Ordinance No. 19-08 identified herein shall be amended, and that the official zoning map, Exhibit "A" of Subpart B, Land Development Regulations, of the Code of Ordinances of the Town of Flower Mound, Texas, shall be amended to reflect the amendments to Ordinance No. 19-08 herein described.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:**

#### **SECTION 1**

All of the above premises are found to be true and correct legislative and factual determinations of the Town of Flower Mound and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

#### **SECTION 2**

From and after the effective date of this Ordinance, the property described herein shall be rezoned as set forth in this section, and the official zoning map, Exhibit "A" of Subpart B, Land Development Regulations, of the Code of Ordinances of the Town of Flower Mound, Texas, is hereby amended and changed in the following particulars to reflect the action taken herein, and all other existing sections, subsections, paragraphs, sentences, definitions, phrases, and words of said Land Development Regulations are not amended, but shall remain intact and are hereby ratified, verified, and affirmed, in order to create a change in the zoning classification of the property described herein, as follows:

That certain tract of land being approximately 57.3 acres in the M.E.P. & P.R.R. Survey, Abstract Number 922, the J. Wilburn Survey, Abstract Number 1416, the F. Thornton Survey, Abstract Number 1244, and the W. Love Survey, Abstract No. 728, the entirety of which property is more fully described in Exhibit "A" and depicted in Exhibit "B" attached hereto and incorporated herein for all purposes, presently zoned Planned Development District No. 98 (PD-98) with Single-Family District-10 (SF-10) uses, Single-Family District-5 (SF-5) uses, Commercial District-1 (C-1) uses, Campus Commercial District (CC) uses, and Recreational District (REC) uses is changed in part by changing the zoning on approximately 37.9 acres of land from Single-Family District-10 (SF-10) uses to Single-Family District-5 (SF-5) uses, changing the zoning on approximately 19.4 acres of land from Single-Family District-5 (SF-5) uses to Single-

Family District-10 (SF-10) uses, and by deleting the zoning exhibits identified as Options 1 and 2 attached to said ordinance and replacing said zoning exhibits with a new Zoning Exhibit that is attached hereto as Exhibit "B" (Zoning Exhibit) and incorporated herein by reference for all purposes allowed by law. The Property shall be developed in accordance with Ordinance No. 19-08, as amended by this Ordinance, and in accordance with specific requirements in the Town's Master Plan, and Exhibit "B" (Zoning Exhibit) attached to this Ordinance, and Exhibit "C" (Development Standards) attached to Ordinance No. 19-08 and incorporated herein as if repeated verbatim.

### **SECTION 3**

From and after the effective date of this Ordinance, Section 4 of Ordinance No. 19-08 shall be and read as follows:

"The change in the zoning classification established and described in Section 2 herein shall be and is hereby made subject to the following conditions and requirements:

1. The Developer has requested permission to develop the Property in accordance with the Zoning Exhibit attached hereto and incorporated herein by reference for all purposes allowed by law as Exhibit "B." The Zoning Exhibit attached hereto as Exhibit "B" conforms to the Town's Master Plan. All development of the Property, or any part or portion thereof, shall comply with and conform to Exhibit "B", except as follows:
  - a. Roadways shall be in the same general location shown on Exhibit "B". Minor changes to the alignment of roadways based on topography or as necessary to preserve trees may be permitted subject to approval of the Planning and Zoning Commission and/or the Town Council.
  - b. The location, design, dedication and construction requirements for parks and trails on and about the Property, or any part or portion thereof, shall be reviewed and determined in conjunction with the submission of each development plan or site plan for each parcel, portion or phase of the Property. Said requirements are subject to the recommendation of the Parks, Arts, and

Library Services Board and the Planning and Zoning Commission as well as the approval of the Town Council.

- c. The location of the elementary school shown on Exhibit "B" may be relocated at the request of the school district. No change in the elementary school location or size shall increase the maximum residential density permitted on the Property.
2. The development of the Property, or any part or portion thereof, shall be subject to and required to conform to all Town ordinances and the Denton Creek Area Plan provisions contained in Master Plan, as such ordinances are amended and exist at the time of development, save and except only to the extent that this Ordinance specifically provides to the contrary.
  3. The parcels shown on Exhibit "B" shall be developed as follows:
    - a. SF-5 Parcels. Parcels designated as SF-5 on Exhibit "B" shall be developed in accordance with the standards of the Single Family District 5 (SF-5) Zoning District, as such standards may be amended from time to time.
    - b. SF-10 Parcels. Parcels designated as SF-10 on Exhibit "B" shall be developed in accordance with the standards of the Single Family District 10 (SF-10) Zoning District, as such standards may be amended from time to time.
    - c. C-1 Parcels. Parcels designated as C-1 on Exhibit "B" shall be developed in accordance with the standards of the Commercial District 1 (C-1) Zoning District, as such standards may be amended from time to time, except that the following uses are **expressly prohibited** in, on and about the Property:
      - (1) Animal control facility;

- (2) Auto leasing or rental;
  - (3) Auto parts and accessory sales (indoors);
  - (4) Auto repair garage;
  - (5) Bait shop;
  - (6) Cabinet and upholstery shop;
  - (7) Car wash, automatic;
  - (8) Car wash, self-service;
  - (9) Cemetery or mausoleum;
  - (10) Cleaning/laundry shop with on-site plant;
  - (11) Cleaning/laundry pickup station only;
  - (12) Feed store;
  - (13) Kennel, subject to section 98-986;
  - (14) Laundry, self-service;
  - (15) Mortuary or funeral home; and
  - (16) Repair services, limited.
- d. CC Parcels. Parcels designated as CC on Exhibit "B" shall be developed in accordance with the standards of the Campus Commercial (CC) Zoning District, as such standards may be amended from time to time, except that the same uses prohibited on C-1 Parcels as identified herein above are also prohibited in areas zoned for CC uses in, on and about the Property.

4. A maximum residential density of 972 dwelling units is permitted on the Property. No more than 350 dwelling units of the maximum allowed 972 dwelling units shall be developed under the standards of the Single Family-5 (SF-5) Zoning District. Density shall not be transferred from or between one area or parcel or option to another.

This paragraph is not intended to and does not guarantee that 972 dwelling units can actually be constructed on the Property. The actual number of dwelling units that can be developed on the Property depends on a number of factors that have not yet been fixed including, but not limited to: the amount of flood plain and other protected areas encountered; the location and layout of rights-of-way, open spaces and trails, the amount of oil and/or gas exploration which occurs on the Property and the setbacks required to protect the health, safety and welfare of the public; and other requirements of the Town's development regulations. The maximum number of dwelling units that can actually be developed on the Property shall be determined as development occurs pursuant to the Town's Code of Ordinances then in effect.

5. A detailed concept plan, consistent with the Town's submittal requirements, shall be submitted for the nonresidential component of the Property prior to or at the same time as the commercial property is submitted for development consideration.
6. All residential subdivisions within the Property, or any part or portion thereof, shall have a mandatory homeowners' association conforming to the Towns' requirements regarding such associations. All such homeowners' associations shall be required to maintain all private common areas, specifically including any facilities and structures, as well as all private roads and parking areas, if any.

All residential subdivisions shall be burdened by Covenants, Conditions and Restrictions (or deed restrictions) incorporating, applying, implementing and requiring conformity to the aspirations, goals and quality standards set forth in the *CANYON FALLS Residential Design Guidelines*, which are attached to Ordinance No. 19-08 as Exhibit D, (the "Residential Guidelines") to all residential development in, on and about the Property or any part or portion thereof. Notwithstanding this requirement, in the event of any conflict between the Residential Guidelines and the Town's then effective Code of Ordinances, Engineering Design Standards and Master Plans the Town's Code of Ordinances, Engineering Design Standards and Master Plans, all as amended, shall control. Nothing contained herein is intended to adopt the Residential Guidelines as a component of the Town's Code of Ordinances and require the Town to interpret, monitor and enforce such Residential Guidelines.

7. All nonresidential subdivisions within the Property, or any part or portion thereof, shall have a mandatory business owners' association conforming to the Town's requirements regarding homeowners' associations and other forms of property owners' associations. All such business owners' associations shall be required to maintain all private common areas, specifically including any facilities and structures, as well as all private roads and parking areas, if any. All nonresidential subdivisions shall be burdened by Covenants, Conditions and Restrictions (or deed restrictions) incorporating, applying, implementing and requiring conformity to the aspirations, goals and quality standards set forth in the *CANYON FALLS Mixed Use Design Guidelines*, which are attached to Ordinance No. 19-08 as Exhibit E, (the "Mixed Use Guidelines") to all nonresidential development in, on and about

the Property or any part or portion thereof. Notwithstanding this requirement, in the event of any conflict between the Mixed Use Guidelines and the Town's then effective Code of Ordinances, Engineering Design Standards and Master Plans the Town's Code of Ordinances, Engineering Design Standards and Master Plans, all as amended, shall control. In addition, the Signage Design Guidelines contained in the Mixed Use Guidelines shall not be effective unless and until a Special Sign Package is requested and approved by the Town in accordance with the Town's Code of Ordinances then in effect. Nothing contained herein is intended to adopt the Mixed Use Guidelines as a component of the Town's Code of Ordinances and require the Town to interpret, monitor and enforce such Mixed Use Guidelines."

#### **SECTION 4**

This Ordinance shall be cumulative of all provisions of ordinances of the Town of Flower Mound, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed. In the event of any conflict between the provisions of this Ordinance and Ordinance No. 19-08, the provisions of this Ordinance and all attachments hereto shall control.

#### **SECTION 5**

It is hereby declared to be the intention of the Town 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 same would have been enacted by the Town Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section, and said remaining portions shall remain in full force and effect.

#### **SECTION 6**

Any person, firm, or corporation who violates any provision of this Ordinance or of the final site plan as adopted by the Planning and Zoning Commission of the Town of




Flower Mound shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Code of Ordinances of the Town of Flower Mound. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

**SECTION 7**

This Ordinance shall take effect and be in full force from and after its passage and publication, as provided by the Revised Civil Statutes of the State of Texas and the Home Rule Charter of the Town of Flower Mound, Texas.

**DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF 5 TO 0, ON THIS THE 5 DAY OF NOV, 2012.**

APPROVED:

  
\_\_\_\_\_  
Thomas E. Hayden, MAYOR

ATTEST:

  
\_\_\_\_\_  
Theresa Scott, TOWN SECRETARY

APPROVED AS TO LEGALITY AND FORM:

  
\_\_\_\_\_  
Terrence S. Welch, TOWN ATTORNEY

## EXHIBIT "A" Property Description

### LEGAL DESCRIPTION

#### TRACT I

BEING a tract of land located in the M.E.P. & P. R.R. Survey, Abstract No. 922 and the J. Wilburn Survey, Abstract No. 1416 and the F. Thornton Survey, Abstract No. 1244, Town of Flower Mound, Denton County, Texas, and being described in deed to WS-DCF, LLC according to Instrument No. D2012-82463 of the Deed Records of Denton County, Texas, (DRDCT) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron with blue plastic cap stamped "ElamPack" found lying in the north right-of-way line of Canyon Falls Drive, a 90-foot right-of-way. Said point of beginning has a bearing of N 00° 27' 36" E and a distance of 105.18 feet from the northwest corner of a tract of land described in a deed to La Estancia Investments LP as recorded in Instrument No. D2008-137045 of the (DRDCT). Point of beginning lies within the common Town limit line between Flower Mound and Northlake and the common survey line of the M.E.P. & P.R.R. Survey, Abstract 922 and the W. Love Survey, Abstract 728.

Thence bearing N 0° 30' 49" E a distance of 3470.644 feet to a point for a corner;  
Thence bearing N 89° 36' 34" W a distance of 3553.802 feet to a point for a corner;  
Thence bearing N 17° 49' 47" W a distance of 11.569 feet to a point for a corner;  
Thence bearing N 68° 22' 35" W a distance of 56.466 feet to a point for a corner;  
Thence bearing N 15° 51' 41" E a distance of 40.939 feet to a point for a corner;  
Thence bearing S 75° 40' 42" W a distance of 72.62 feet to a point for a corner;  
Thence bearing N 20° 19' 13" W a distance of 76.445 feet to a point for a corner;  
Thence bearing S 77° 27' 41" W a distance of 95.933 feet to a point for a corner;  
Thence bearing N 25° 22' 35" W a distance of 66.319 feet to a point for a corner;  
Thence bearing N 71° 43' 46" W a distance of 194.400 feet to a point for a corner;  
Thence bearing S 71° 06' 00" W a distance of 85.979 feet to a point for a corner;  
Thence bearing N 42° 42' 30" W a distance of 105.507 feet to a point for a corner;  
Thence bearing N 50° 48' 32" E a distance of 120.964 feet to a point for a corner;  
Thence bearing N 47° 56' 51" W a distance of 223.883 feet to a point for a corner;  
Thence bearing N 38° 52' 18" E a distance of 70.065 feet to a point for a corner;  
Thence bearing N 51° 12' 41" W a distance of 86.438 feet to a point for a corner;  
Thence bearing N 5° 18' 14" W a distance of 106.222 feet to a point for a corner;  
Thence bearing N 75° 14' 20" W a distance of 190.643 feet to a point for a corner;  
Thence bearing N 24° 48' 23" W a distance of 21.568 feet to a point for a corner;  
Thence bearing N 65° 10' 30" W a distance of 137.845 feet to a point for a corner;  
Thence bearing N 64° 34' 41" W a distance of 101.998 feet to a point for a corner;  
Thence bearing N 56° 56' 44" W a distance of 175.610 feet to a point for a corner;  
Thence bearing S 53° 05' 10" W a distance of 122.037 feet to a point for a corner;  
Thence bearing N 46° 50' 25" W a distance of 148.495 feet to a point for a corner;  
Thence bearing N 32° 34' 23" W a distance of 129.423 feet to a point for a corner;

Thence bearing N 48° 30' 57" W a distance of 75.640 feet to a point for a corner;  
Thence bearing N 35° 21' 52" W a distance of 57.788 feet to a point for a corner;  
Thence bearing N 79° 10' 35" W a distance of 79.020 feet to a point for a corner;  
Thence bearing N 64° 18' 23" W a distance of 53.746 feet to a point for a corner;  
Thence bearing S 87° 44' 14" E a distance of 4847.394 feet to a point for a corner;  
Thence bearing N 01° 02' 30" E a distance of 520.881 feet to a point for a corner;  
Thence bearing S 88° 42' 52" E a distance of 20.219 feet to a point for a corner;  
Thence bearing N 00° 08' 51" E a distance of 1174.682 feet to a point for a corner;  
Thence bearing S 89° 03' 28" E a distance of 702.004 feet to a point for a corner;  
Thence bearing S 00° 56' 32" W a distance of 1336.300 feet to a point for a corner;  
Thence along a curve to the LEFT, having a radius of 2640.000 feet, a delta angle of 31° 13' 37", and whose long chord bears S 73° 26' 39" E a distance of 1421.098 feet to a point for a corner;  
Thence bearing S 89° 03' 28" E a distance of 2748.083 feet to a point for a corner;  
Thence bearing S 00° 05' 04" W a distance of 302.988 feet to a point for a corner;  
Thence bearing S 00° 21' 22" E a distance of 885.704 feet to a point for a corner;  
Thence bearing S 00° 23' 53" E a distance of 426.148 feet to a point for a corner;  
Thence bearing S 00° 23' 47" E a distance of 634.619 feet to a point for a corner;  
Thence bearing S 00° 22' 09" E a distance of 1182.376 feet to a point for a corner;  
Thence bearing S 22° 04' 41" W a distance of 815.755 feet to a point for a corner  
Thence bearing N 89° 07' 23" W a distance of 75.065 feet to a point for a corner;  
Thence bearing N 22° 04' 18" E a distance of 103.768 feet to a point for a corner;  
Thence along a curve to the LEFT, having a radius of 520.000 feet, a delta angle of 28° 38' 37", and whose long chord bears N 07° 45' 21" E a distance of 257.262 feet to a point for a corner;  
Thence bearing N 06° 33' 57" W a distance of 145.940 feet to a point for a corner;  
Thence along a curve to the RIGHT, having a radius of 580.000 feet, a delta angle of 31° 24' 12", and whose long chord bears N 09° 08' 09" E a distance of 313.928 feet to a point for a corner;  
Thence bearing N 24° 50' 15" E a distance of 13.934 feet to a point for a corner;  
Thence along a curve to the LEFT, having a radius of 25.000 feet, a delta angle of 90° 00' 00", and whose long chord bears N 20° 09' 45" W a distance of 35.355 feet to a point for a corner;  
Thence bearing N 65° 09' 45" W a distance of 371.137 feet to a point for a corner;  
Thence along a curve to the RIGHT, having a radius of 645.000 feet, a delta angle of 35° 04' 26", and whose long chord bears N 47° 37' 32" W a distance of 388.705 feet to a point for a corner;  
Thence bearing N 30° 05' 19" W a distance of 526.965 feet to a point for a corner;  
Thence along a curve to the LEFT, having a radius of 855.000 feet, a delta angle of 117° 50' 55", and whose long chord bears N 89° 00' 45" W a distance of 1464.590 feet to a point for a corner;  
Thence bearing S 32° 03' 49" W a distance of 1096.082 feet to a point for a corner;  
Thence along a curve to the LEFT, having a radius of 24.492 feet, a delta angle of 92° 24' 04", and whose long chord bears S 12° 56' 11" E a distance of 35.355 feet to a point for a corner;

Thence bearing S 57° 56' 11" E a distance of 105.622 feet to a point for a corner;

Thence along a curve to the RIGHT, having a radius of 575.000 feet, a delta angle of 54° 06' 20", and whose long chord bears S 30° 53' 01" E a distance of 523.032 feet to a point for a corner;

Thence bearing S 03° 49' 51" E a distance of 429.633 feet to a point for a corner;

Thence along a curve to the LEFT, having a radius of 555.000 feet, a delta angle of 14° 14' 46", and whose long chord bears S 10° 57' 15" E a distance of 137.640 feet to a point for a corner;

Thence bearing N 89° 31' 32" W a distance of 1612.255 feet to the point of beginning.

CONTAINING within these metes and bounds 474.65 acres or 20,675,762 square feet of land more or less, save and except a 5.00 acre tract as described in a Deed to Denton County and recorded in Document No. 2010-27754 (DRDCT).

Then being a net acreage of 569.65 acres or 20,893,472 square feet of land. Bearings contained herein are based upon the deeds to Highland Crusader Holding Corporation according to the deed recorded in Instrument Nos. D2011-40159 & D2011-40158.

#### **TRACT 2**

BEING a tract of land located in W. Love Survey, Abstract No. 728, Town of Flower Mound, Denton County, Texas, and being described in deed to WS-DCF, LLC, according to the deed recorded in Instrument No. D2012-82463 of the Deed Records of Denton County, Texas, (DRDCT) and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod and the most northeasterly corner of a tract of land as described in a deed to Denton County, Texas as recorded in Instrument No. 2011-8417 (DRDCT) said point also being in the westerly line of a tract of land as described in a deed to La Estancia Investments LP as recorded in Instrument No. D2008-137045 (DRDCT), said point also being in the northerly right-of-way line of F.M. 1171 (a variable width right-of-way);

Thence bearing N 71° 41' 12" W a distance of 339.462 feet to a 1/2 inch iron rod for a corner;

Thence bearing N 55° 42' 31" W a distance of 72.660 feet to a 1/2 inch iron rod for a corner;

Thence bearing N 71° 41' 12" W a distance of 236.430 feet to a 1/2 inch iron rod for a corner;

Thence bearing N 41° 23' 2" W a distance of 128.820 feet to a 1/2 inch iron rod for a corner;

Thence bearing N 71° 41' 55" W a distance of 582.900 feet to a 1/2 inch iron rod for a corner;

Thence bearing S 86° 24' 52" W a distance of 142.631 feet to a point for a corner;

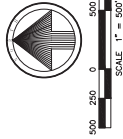
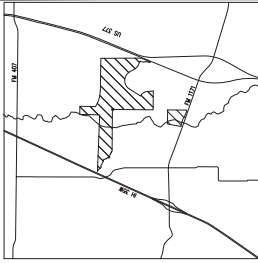
Thence along Flower Mound Town limit line bearing N 10° 4' 59" E a distance of 1186.292 feet to a point for a corner;

Thence along Flower Mound Town limit line bearing S 89° 20' 44" E a distance of 1195.747 feet to a point for a corner;

Thence along said Westerly line of La Estancia Investments LP tract bearing S 0° 32' 43" W a distance of 1647.052 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 41.35 acres or 1,801,104.92 square feet of land more or less.

The bearings contained herein are based upon the deeds to Highland Crusader Holding Corporation according to the deed recorded in Instrument Nos. D2011-40159 & D2011-40158.



**MASTER PLAN FEATURES**

Land Use Plan	Denton Creek District
Specific Plans	New within a Specific Area Plan
Urban Design Plan	Denton Creek District
Site Plan	Denton Creek District
Open Space Plan	N/A
Thoroughfare Plan	FM 1171 & US 377 Major Arterials, Canyon Falls Dr. & Edinger Blvd. Urban Minor Arterials, St. Clair
Water Plan	Denton Creek District Service Area
Wastewater Plan	Denton Creek District Service Area

**NOTES**

1. DEVELOPMENT PLANS SHALL BE SUBMITTED TO THE DENTON COUNTY ENGINEER FOR REVIEW AND APPROVAL.
2. DEVELOPMENT PLANS SHALL BE SUBMITTED TO THE DENTON COUNTY ENGINEER FOR REVIEW AND APPROVAL.
3. DEVELOPMENT PLANS SHALL BE SUBMITTED TO THE DENTON COUNTY ENGINEER FOR REVIEW AND APPROVAL.
4. GAS COLLECTION LINES ARE OPERATED BY THE ENERGY CORPORATION.

SUBTOTAL	ACRES (EXIST.)	ACRES (PROJ.)
SF-10	299.3	279.26
SF-5	82.3	91.6
	381.6	370.86
<b>TOTAL</b>		
	623.1	623.1



# ZONING EXHIBIT CANYON FALLS

623.1 ACRES  
IN THE M.E.P. & P.R.R. SURVEY -  
ABSTRACT 922, J. WILBURN SURVEY -  
ABSTRACT 1416, W. LOVE SURVEY -  
ABSTRACT 728 & F. THORNTON SURVEY -  
ABSTRACT 1244  
TOWN OF FLOWER MOUND,  
DENTON COUNTY, TEXAS

Date: 10 September 2012  
Revised: 27 September 2012  
**J. VOLK CONSULTING, INC.**  
800 East Campbell Road, Suite 120  
P.O. Box 75861  
972,201,3100  
Texas Registration No. F-11962

OWNER/APPLICANT:  
WS - DCF DEVELOPMENT  
52 MASON STREET  
GREENWICH, CT 06830

