

ORDINANCE NO. 1082

AN ORDINANCE OF THE CITY OF FORNEY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED, BY GRANTING A PLANNED DEVELOPMENT DISTRICT FOR SINGLE-FAMILY USES (SF-R-10) FOR THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; APPROVING THE DEVELOPMENT PLAN FOR THE PLANNED DEVELOPMENT, ATTACHED HERETO AS EXHIBIT "C" AND KNOWN AS PARK TRAILS; APPROVING PLANNED DEVELOPMENT STANDARDS ATTACHED HERETO AS EXHIBIT "B", INCLUDING AREA REGULATIONS AND GENERAL CONDITIONS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Forney and the City Council of the City of Forney, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, 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 situated in the affected area and in the vicinity thereof, and the City Council of the City of Forney is of the opinion and finds that said zoning change should be granted and that the Comprehensive Zoning Ordinance and Map should be amended; **NOW, THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORNEY, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Forney, Texas, be, and the same are hereby, amended so as to grant a Planned Development District (SF-R-10) for the property described in Exhibit "A" attached hereto, in the City of Forney, Kaufman County, Texas, to be known as Park Trails.

SECTION 2. That the Development Plan and Standards for this Planned Development District are attached hereto as Exhibits "C" and "B" respectively, and the same are hereby approved for said Planned Development District as required by Section XX, E2, of the Comprehensive Zoning Ordinance of the City of Forney, Texas.

SECTION 3 That the Planned Development will be constructed in accordance with the Development Plan and Standards in Exhibits "C" and "B", as required by Section XX of the zoning ordinance.

SECTION 4 That all ordinances of the City of Forney in conflict with the provisions of this ordinance be, and the same are hereby, repealed.

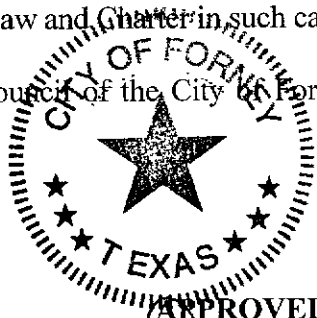
SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance and Map as a whole.

SECTION 6. That any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of Forney, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

DULY PASSED by the City Council of the City of Forney, Texas, on the 29 day of

July, 2003



APPROVED:

Danell Brown
MAYOR

APPROVED AS TO FORM:

Robert K. Hillard
CITY ATTORNEY
(RLD/7/17/03)

ATTEST:

Odessa Moore
CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
152.27 ACRE TRACT

BEING a 152.27 acre tract of land situated in the Juan Lopez Survey, Abstract No. 286, Kaufman County, Texas, and being all of that certain tract of land as conveyed to J.C. Owens as recorded in Volume 562, Page 625, and Volume 605, Page 178 and Volume 665, Page 179 and Probate Cause No 71-3192-CP Deed Records of Kaufman County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a P.K. Nail found in the center line of Ranch Road, also known as County Road 223, being the most Western, most Northwest corner of that the tract herein described, also being the most Northerly corner of that certain tract of land as conveyed to KB Forney Partners, LTD., as recorded in Volume 02064, Page 00555, said Deed Records;

THENCE North 44 degrees 01 minutes 16 seconds East, generally along the center line of the said County Road 223, a distance of 1709.36 feet to a P.K. Nail Set in the approximate center line of said County Road 223;

THENCE South 45 degrees 50 minutes 22 seconds East, passing at 30 00 feet a 60 d nail found, being the Western most Northwest corner of the Rolling Acres Addition, an addition to the County of Kaufman, as recorded in Cabinet 1, Page 375, Map Records, Kaufman County, Texas. Continue generally along a barbed-wire-fence in all a total distance of 2605.84 feet to a T-Post found, being the most Southerly South corner of the said Rolling Acres Addition, also being the most Western Northwest corner of that certain tract of land as conveyed to Harlan Properties, Inc., as recorded in Volume 1942, Page 350, said Deed Records;

THENCE South 46 degrees 00 minutes 45 seconds East, generally along a barbed wire fence, a distance of 1301.79 feet to a 1/ 2 inch iron rod set, from which a 1/ 2 inch iron pipe found bears South 44 degrees 18 minutes 20 seconds West, 2.4 feet, said point also being the most Northerly corner of that certain tract of land as conveyed to M & M Joint Venture, as recorded in Volume 1925, Page 07, said Deed Records;

THENCE South 44 degrees 18 minutes 20 seconds West, generally along a barbed wire fence and along the Northerly Northwest line of the said M & M tract, a distance of 1691.70 feet to a 3/4 inch iron pipe found, being the most Easterly corner of the aforementioned KB Forney Partners, LTD., tract;

THENCE North 46 degrees 09 minutes 24 seconds West, along the common line of the tract hereon described with the common line of said KB Forney Partners tract, a distance of 3899.25 feet to the POINT OF BEGINNING and containing 152.27 acres of land, more or less.

PARK TRAILS

EXHIBIT "B"

PLANNED DEVELOPMENT DISTRICT STANDARDS

General Description:

This Planned Development District ("PD") is intended to accommodate high quality single-family detached housing by allowing flexibility within the base zoning district of SF-R-10. Development standards for the aforementioned uses are outlined within this text.

The designation of zoning for the tract is illustrated on attached Exhibit "C" References to "Article" or "Section" are to those listed within the City of Forney Comprehensive Zoning Ordinance, Ordinance Number 832, as amended.

1.0 Planned Development District (PD) – Uses and Development Requirements

1 01 **Permitted Uses:** Those permitted uses allowed in the City of Forney Comprehensive Zoning Ordinance Section V, B (as amended) are permitted within the PD, unless otherwise provided below

- a. Single family detached units as outlined herein.
- b. All uses permitted in the Single-Family Residential District (SF-R10) in the Comprehensive Zoning Ordinance, as amended.
- c. A private recreation center and/or day care subject to approval of a Conditional Use Permit (C U.P)

1.02 **Density:** The number of single-family residential lots approved by final plat shall not exceed 430 units calculated in aggregate (approximate gross density will be 2.8 units per acre).

Required Parking: Parking requirements for the Planned Development District shall be two (2) enclosed off-street parking spaces for each dwelling unit. As part of the parking requirements, an enclosed garage shall be provided for each dwelling unit. This enclosed garage area shall be of sufficient size to accommodate two cars with a garage space of at least eighteen feet (18') wide by twenty feet (20') deep. Garage doors shall be located no closer than twenty-five feet (25') from any street right-of-way line or any side or rear property line (to facilitate vehicles maneuvering into side- or rear-entry garage).

- a. The garage space shall not extend more than twelve feet (12') in front of the front facade (or side facade, for a corner lot) of the home's living area. **Exception:** side-/J-swing homes, and up to twenty percent (20%) of the total number of direct, front-entry homes (i.e., with the garage door facing a street) within the PD, shall be allowed to have the entire garage space in front of the living area.

- b. At least twenty percent (20%) of the homes in Area 3 only shall have garage doors not facing the street (i.e., rear- or interior-side- or J-swing-entry).

1 04 **Single-Family Areas 1, 2, and 3:** There are three types of lots allowed within this PD as detailed below.

1.04.1 Area 1 Single-Family Lots

- a. **Lot Area:** The minimum area of any lot shall be eight thousand (8,000) square feet. The minimum average lot area shall be nine thousand six hundred (9,600) square feet.
- b. **Lot Coverage:** In no case shall more than fifty percent (50%) of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, deck, patios, driveways, walks, and other paved areas shall not be included in determining maximum lot coverage.
- c. **Lot Width:** The minimum width of any lot shall not be less than sixty feet (60') along the front building line, except that lots within the bulb radius of a cul-de-sac or along the bulb portion of street elbows or eyebrows may use an increased front yard setback of no greater than five additional feet (5') in order to achieve the minimum 60' lot width along the front building line (i.e., front yard setback can be 30' rather than 25' for these lots), provided all other requirements of this section are fulfilled. Exception: a maximum of four (4) lots within the entire PD may increase the front yard setback by up to ten feet (10'), to a 35' setback, in order to achieve the minimum 60' lot width.

Minimum lot frontage on a public street shall be thirty-five feet (35') at right-of-way

- d. **Lot Depth:** The minimum depth of any lot shall be one hundred ten feet (110'), except that a lot along the radius of a cul-de-sac or along street elbows or eyebrows may have a minimum lot depth of one hundred feet (100'), provided all other requirements of this section are fulfilled.
- e. **Front Yard:** The minimum depth of the front yard shall be twenty-five feet (25'). The front yard may be reduced to twenty feet (20') if side- or rear-entry housing product or if alleys are provided for side- or rear-entry homes; however, alleys shall not be required.
- f. **Side Yard:** The minimum side yard on each side of a lot shall be six feet (6') for internal lots. Corner lots shall have a side yard adjacent to a street of fifteen feet (15'). Accessory buildings shall have a minimum side yard setback of five feet (5'). Key corner lots shall observe the same front yard setbacks as the adjacent lots.
- g. **Rear Yard:** The minimum depth of the rear yard shall be ten feet (10'). Accessory buildings shall have a minimum rear yard setback of five feet (5').

- h. **Minimum Dwelling Size:** The minimum gross floor area shall be one thousand six hundred (1,600) square feet, with the additional requirement that at least sixty percent (60%) of the dwellings must have a minimum gross floor area of one thousand eight hundred (1,800) square feet.
- i. **Building Height:** Buildings shall be a maximum of thirty-six feet (36') or 2½ stories in height.
- j. **Building Materials:** A minimum of eighty percent (80%) of the total combined exterior wall surfaces, and at least seventy percent (70%) of each individual wall surface, of all main buildings shall have an exterior finish of stone, brick or other standard masonry construction material, per the Zoning Ordinance, as amended (the use of stucco, EIFS or other similar applied finish shall not qualify as "standard masonry"). The total of exterior wall surfaces shall exclude surface area that is devoted to windows, doors, dormers, garage doors and other fenestration. If there is wood siding around the window, door or garage door, it counts as wood siding. Regarding gables, if the gable is in front of an attic space, it is exempt from the masonry requirement. If the gable is in front of a living space, it is considered into the calculation of masonry. The masonry requirement for each house shall be approximately evenly distributed around all facades of the house. Materials for garage construction shall be the same as for the main structure.

1.04.2 Area 2 Single-Family Lots

- a. **Lot Area:** The minimum area of any lot shall be eight thousand eight hundred (8,800) square feet. The minimum average lot area for Area 2 shall be ten thousand (10,000) square feet.
- b. **Lot Coverage:** In no case shall more than fifty percent (50%) of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, deck, patios, driveways, walks, and other paved areas shall not be included in determining maximum lot coverage.
- c. **Lot Width:** The minimum width of any lot shall not be less than sixty feet (60') along the front building line, except that lots within the bulb radius of a cul-de-sac or along the bulb portion of street elbows or eyebrows may use an increased front yard setback of no greater than five additional feet (5') in order to achieve the minimum 60' lot width along the front building line (i.e., front yard setback can be 30' rather than 25' for these lots), provided all other requirements of this section are fulfilled. Exception. a maximum of four (4) lots within the entire PD may increase the front yard setback by up to ten feet (10'), to a 35' setback, in order to achieve the minimum 60' lot width.

Minimum lot frontage on a public street shall be thirty-five feet (35') at right-of-way

- d. **Lot Depth:** The minimum depth of any lot shall be one hundred ten feet (110'), except that a lot along the radius of a cul-de-sac or along street elbows

or eyebrows may have a minimum lot depth of one hundred feet (100'), provided all other requirements of this section are fulfilled.

- e. **Front Yard:** The minimum depth of the front yard shall be twenty-five feet (25'). The front yard may be reduced to twenty feet (20) if side- or rear-entry housing product or if alleys are provided for side- or rear-entry homes; however, alleys shall not be required.
- f. **Side Yard:** The minimum side yard on each side of a lot shall be six feet (6') for internal lots. Corner lots shall have a side yard adjacent to a street of fifteen feet (15'). Accessory buildings shall have a minimum side yard setback of five feet (5'). Key corner lots shall observe the same front yard setbacks as the adjacent lots.
- g. **Rear Yard:** The minimum depth of the rear yard shall be ten feet (10'). Accessory buildings shall have a minimum rear yard setback of five feet (5').
- h. **Minimum Dwelling Size:** The minimum gross floor area shall be one thousand six hundred (1,600) square feet, with the additional requirement that at least seventy percent (70%) of the dwellings must have a minimum gross floor area of one thousand eight hundred (1,800) square feet.
- i. **Building Height:** Buildings shall be a maximum of thirty-six feet (36') or 2½ stories in height.
- j. **Building Materials:** A minimum of eighty percent (80%) of the total combined exterior wall surfaces, and at least seventy percent (70%) of each individual wall surface, of all main buildings shall have an exterior finish of stone, brick or other standard masonry construction material, per the City's Zoning Ordinance, as amended (the use of stucco, EIFS or other similar applied finish shall not qualify as "standard masonry"). The total of exterior wall surfaces shall exclude surface area that is devoted to windows, doors, dormers, garage doors and other fenestration. If there is wood siding around the window, door or garage door, it counts as wood siding. Regarding gables, if the gable is in front of an attic space, it is exempt from the masonry requirement. If the gable is in front of a living space, it is considered into the calculation of masonry. The masonry requirement for each house shall be approximately evenly distributed around all facades of the house. Materials for garage construction shall be the same as for the main structure.

1.04.3 Area 3 Single-Family Lots

- a. **Lot Area:** The minimum area of any lot shall be nine thousand five hundred (9,500) square feet. The minimum average lot area shall be twelve thousand (12,000) square feet. Lots adjacent to the north boundary of Area 3 shall be a minimum of twelve thousand (12,000) square feet.
- b. **Lot Coverage:** In no case shall more than forty-five percent (45%) of the total lot area be covered by the combined area of the main buildings and

accessory buildings. Swimming pools, spas, deck, patios, driveways, walks, and other paved areas shall not be included in determining maximum lot coverage.

- c. **Lot Width:** The minimum width of any lot shall not be less than sixty-five feet (65') along the front building line, except that lots within the bulb radius of a cul-de-sac or along the bulb portion of street elbows or eyebrows may use an increased front yard setback of no greater than five additional feet (5') in order to achieve the minimum 65' lot width along the front building line (i.e., front yard setback can be 30' rather than 25' for these lots), provided all other requirements of this section are fulfilled. Exception: a maximum of four (4) lots within the entire PD may increase the front yard setback by up to ten feet (10'), to a 35' setback, in order to achieve the minimum 60' (or 65', in Area 3) lot width.

Minimum lot frontage on a public street shall be thirty-five feet (35') at right-of-way

- d. **Lot Depth:** The minimum depth of any lot shall be one hundred ten feet (110'), except that a lot within the radius of a cul-de-sac or along street elbows or eyebrows may have a minimum lot depth of one hundred feet (100'), provided all other requirements of this section are fulfilled.
- e. **Front Yard:** The minimum depth of the front yard shall be twenty-five feet (25').
- f. **Side Yard:** The minimum side yard on each side of a lot shall be six feet (6') for internal lots. Corner lots shall have a side yard adjacent to a street of fifteen feet (15'). Accessory buildings shall have a minimum side yard setback of five feet (5'). Key corner lots shall observe the same front yard setbacks as the adjacent lots.
- g. **Rear Yard:** The minimum depth of the rear yard shall be ten feet (10'). The minimum depth of the rear yard, for lots backing to the north boundary of Area 3, shall be twenty feet (20'). Accessory buildings shall have a minimum rear yard setback of five feet (5').
- h. **Minimum Dwelling Size:** The minimum gross floor area shall be one thousand eight hundred (1,800) square feet, with the additional requirement that at least forty percent (40%) of the dwellings must have a minimum gross floor area of two thousand two hundred (2,200) square feet, and at least forty percent (40%) of the dwellings must have a minimum gross floor area of two thousand (2,000) square feet (i.e., no more than 20% of the dwellings shall be minimum gross floor area of 1,800 square feet). Homes on lots adjacent to the north boundary of Area 3 shall be a minimum of two thousand two hundred (2,200) square feet.
- i. **Building Height:** Buildings shall be a maximum of thirty-six feet (36') or 2½ stories in height.

- j **Building Materials:** A minimum of eighty percent (80%) of the total combined exterior wall surfaces, and at least seventy percent (70%) of each individual wall surface, of all main buildings shall have an exterior finish of stone, brick or other standard masonry construction material, per the City's Zoning Ordinance, as amended (the use of stucco, EIFS or other similar applied finish shall not qualify as "standard masonry"). The total of exterior wall surfaces shall exclude surface area that is devoted to windows, doors, dormers, garage doors and other fenestration. If there is wood siding around the window, door or garage door, it counts as wood siding. Regarding gables, if the gable is in front of an attic space, it is exempt from the masonry requirement. If the gable is in front of a living space, it is considered into the calculation of masonry. The masonry requirement for each house shall be approximately evenly distributed around all facades of the house. Materials for garage construction shall be the same as for the main structure.

2.0 Planned Development District ("PD") – General Conditions

- 2.01 **Tree Requirement:** Each residential lot shall have two (2), three inch (3") caliper trees, minimum planted height of seven feet (7'), installed in the front yard prior to certificate of occupancy. Caliper shall be measured as diameter at three feet (3') from ground level.
- 2.02 **Fencing:** Any private fence facing a public street shall have the wood fence pickets located on the street side of the fence support structure. A minimum six feet (6') tall fence (maximum height 8') shall be required for screening RVs, boats, etc. parked on a residential lot. Any back yard fence within ten feet (10') of a gas pipeline or utility line easement (except yards backing or siding onto Longhorn Lane open space/pipeline easement, which shall be screened in accordance with Section 2.12 below) shall be decorative open metal (e.g., wrought iron or other decorative metal, chain link and other similar fence materials shall not be deemed to be "decorative open metal"), maximum four (4) feet in height (back yard fences that are perpendicular to the easement may transition from the four-foot height at the rear property line up to the six-foot height of a wood privacy fence within the ten-foot distance from the pipeline easement).
- 2.03 **Roof Pitch:** The roof pitch of the homes shall be a minimum of 6 12.
- 2.04 **Roofing Materials:** Roofing materials shall be at least twenty-five (25) year, textured composition (i.e., dimensional) roofing or better with a minimum of ½" roof decking and with a minimum roof overhang of twelve inches (12").
- 2.05 **Mail Boxes:** Mail boxes within the development shall be similar in style throughout the development and constructed of brick.
- 2.06 **Curvilinear Street Requirement:** The PD shall have a curvilinear street pattern as generally illustrated on the attached Concept Plan (Exhibit "C"), such that at least twenty-five percent (25%) of street centerlines are curvilinear in design. The term "curvilinear in design" shall refer to any street segment which is designed

with a radius of not less than 200 feet and not greater than 1,637 feet, and which shall offset a minimum distance of 30 feet, said offset being measured perpendicular to the initial tangent line of the curve. Computation of percentage of curvilinear street shall utilize the centerline of all interior streets, excluding streets with a right-of-way width greater than seventy feet (70'). Overall street and lot layout may be modified to a minor degree at the time of final engineering.

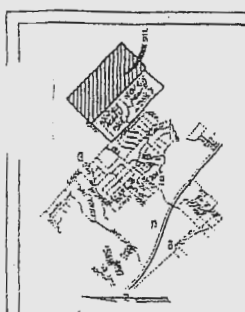
- 2.07 **Main Entrance:** The developer shall provide a masonry entry feature at the intersection of Longhorn Lane and Ranch Road, to be maintained by the HOA.
- 2.08 **Open Space:** A minimum of 12.5 acres of private and/or public open space shall be provided (approval of any open space as "public" shall be subject to Parks Board and City Council approval). These open space areas are generally shown on the Concept Plan (Exhibit "C"). Open space areas, and maintenance responsibility for each, will be specifically defined at the stage of platting.
- 2.09 **Park Land:** Linear open space located along the north and east sides of Longhorn Lane and open space located along the gas pipeline easements shall qualify as land required for City Park purposes as outlined in Section 4.4 of the Subdivision Ordinance, subject to the approval of the Parks Board and City Council. If park fees are deemed to be required in lieu of part of the required park land dedication, such monies shall be earmarked for park and trail improvements within and directly benefiting this development.
- 2.10 **Walkways:** A sidewalk shall not be required along the south and west side of the proposed Longhorn Lane collector street; however, a six foot (6') meandering concrete walkway/bike trail shall be provided along the north and east side of Longhorn Lane through the open space/greenbelt area, connecting Ranch Road with the park site in the southeastern corner (and connecting with trails in Deerfield Heights and in Diamond Creek East PDs; no bridge crossing over Mustang Creek shall be required, however). A five foot (5') concrete walkway/trail shall also be provided along the 50' Kinder Morgan North Texas Pipeline easement to the north property line (to connect with future subdivision to the north). Sidewalks and barrier-free ramps in front of individual lots shall be constructed by the home builders, per the Subdivision Ordinance (as amended). Sidewalks and barrier-free ramps along Ranch Road and along any interior street segment fronting an open space area (except the south/southwestern side of Longhorn Lane) shall be constructed by the developer along with the other required improvements for each respective phase (or escrowed), per the Subdivision Ordinance (as amended).
- 2.11 **Longhorn Lane:** Longhorn Lane shall be built as a residential collector street. The right-of-way for this roadway shall be sixty feet (60') in width, having a paving width per the Subdivision Ordinance and the City's street design standards. A second collector street shall be provided to the north property line if the Forney ISD acquires a school site to the north prior to preliminary plat approval for the "Area 2" portion.
- 2.12 **Screening Along Ranch Road and Longhorn Lane:** The developer shall provide a minimum six-foot (6') tall upgraded, uniform, stained cedar wood fence

with masonry columns, with galvanized steel posts at maximum ten-foot (10') spacing in between the masonry columns, and with the finished (i.e., board) side of the fence facing the road. Along Ranch Road, landscaping comprised of large evergreen shrubs and overstory trees (3" minimum caliper) shall be used in addition to the fence on one side of the storm water drainage way along Ranch Road (to break up the long, linear appearance of the fence).

- 2.13 **Homeowners Association (HOA):** An HOA shall be established to maintain private common area improvements identified within this ordinance and shown on the Concept Plan/Land Study, including open space areas, street medians, screening fences and landscaping, etc. The association shall be established prior to the approval of the final plat for the initial phase of development, and the association documents (e.g., articles of incorporation, bylaws, CCRs, etc.) shall be reviewed and approved by the City in accordance with Section 4.3 of the City's Subdivision Ordinance, as amended.
- 2.14 **Street Connections:** Street connections shall be provided to properties to the north and to the east (to connect with Diamond Creek East only if lots on the west side of the Creek are feasible and constructed in Diamond Creek East – if these lots are not feasible, then the street connection between the two developments shall be unnecessary).
- 2.15 **Signage:** All project signage shall be per the City's signage regulations, as amended.

with masonry columns, with galvanized steel posts at maximum ten-foot (10') spacing in between the masonry columns, and with the finished (i.e., board) side of the fence facing the road. Along Ranch Road, landscaping comprised of large evergreen shrubs and overstory trees (3" minimum caliper) shall be used in addition to the fence on one side of the storm water drainage way along Ranch Road (to break up the long, linear appearance of the fence).

- 2.13 **Homeowners Association (HOA)**: An HOA shall be established to maintain private common area improvements identified within this ordinance and shown on the Concept Plan/Land Study, including open space areas, street medians, screening fences and landscaping, etc. The association shall be established prior to the approval of the final plat for the initial phase of development, and the association documents (e.g., articles of incorporation, bylaws, CCRs, etc.) shall be reviewed and approved by the City in accordance with Section 4.3 of the City's Subdivision Ordinance, as amended.
- 2.14 **Street Connections**: Street connections shall be provided to properties to the north and to the east (to connect with Diamond Creek East only if lots on the west side of the Creek are feasible and constructed in Diamond Creek East – if these lots are not feasible, then the street connection between the two developments shall be unnecessary).
- 2.15 **Signage**: All project signage shall be per the City's signage regulations, as amended.



VICINITY MAP
N.T.S.



LEGAL DESCRIPTION

Block 6, 652.29 acres, both of them situated in the same section 26, Township 33N, Range 12E, County of Tarrant, Texas, and being all that certain...

BEFORE: at a P.M. that lay in the center line of Booth Road, also known as Booth Road, being the same as shown on the plat...

THEIR: the 45 Acres Block 6, 652.29 acres, both of them situated in the same section 26, Township 33N, Range 12E, County of Tarrant, Texas...

IN WITNESS WHEREOF, the said Trustees have hereunto set their hands and seals at the City of Dallas, Texas, this 12th day of...

WITNESSETH my hand and seal of office as County Clerk of Tarrant County, Texas, this 12th day of...

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office as County Clerk of Tarrant County, Texas, this 12th day of...

WITNESSETH my hand and seal of office as County Clerk of Tarrant County, Texas, this 12th day of...

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office as County Clerk of Tarrant County, Texas, this 12th day of...

WITNESSETH my hand and seal of office as County Clerk of Tarrant County, Texas, this 12th day of...

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office as County Clerk of Tarrant County, Texas, this 12th day of...

WITNESSETH my hand and seal of office as County Clerk of Tarrant County, Texas, this 12th day of...

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office as County Clerk of Tarrant County, Texas, this 12th day of...

WITNESSETH my hand and seal of office as County Clerk of Tarrant County, Texas, this 12th day of...

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office as County Clerk of Tarrant County, Texas, this 12th day of...

WITNESSETH my hand and seal of office as County Clerk of Tarrant County, Texas, this 12th day of...

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office as County Clerk of Tarrant County, Texas, this 12th day of...

WITNESSETH my hand and seal of office as County Clerk of Tarrant County, Texas, this 12th day of...

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office as County Clerk of Tarrant County, Texas, this 12th day of...

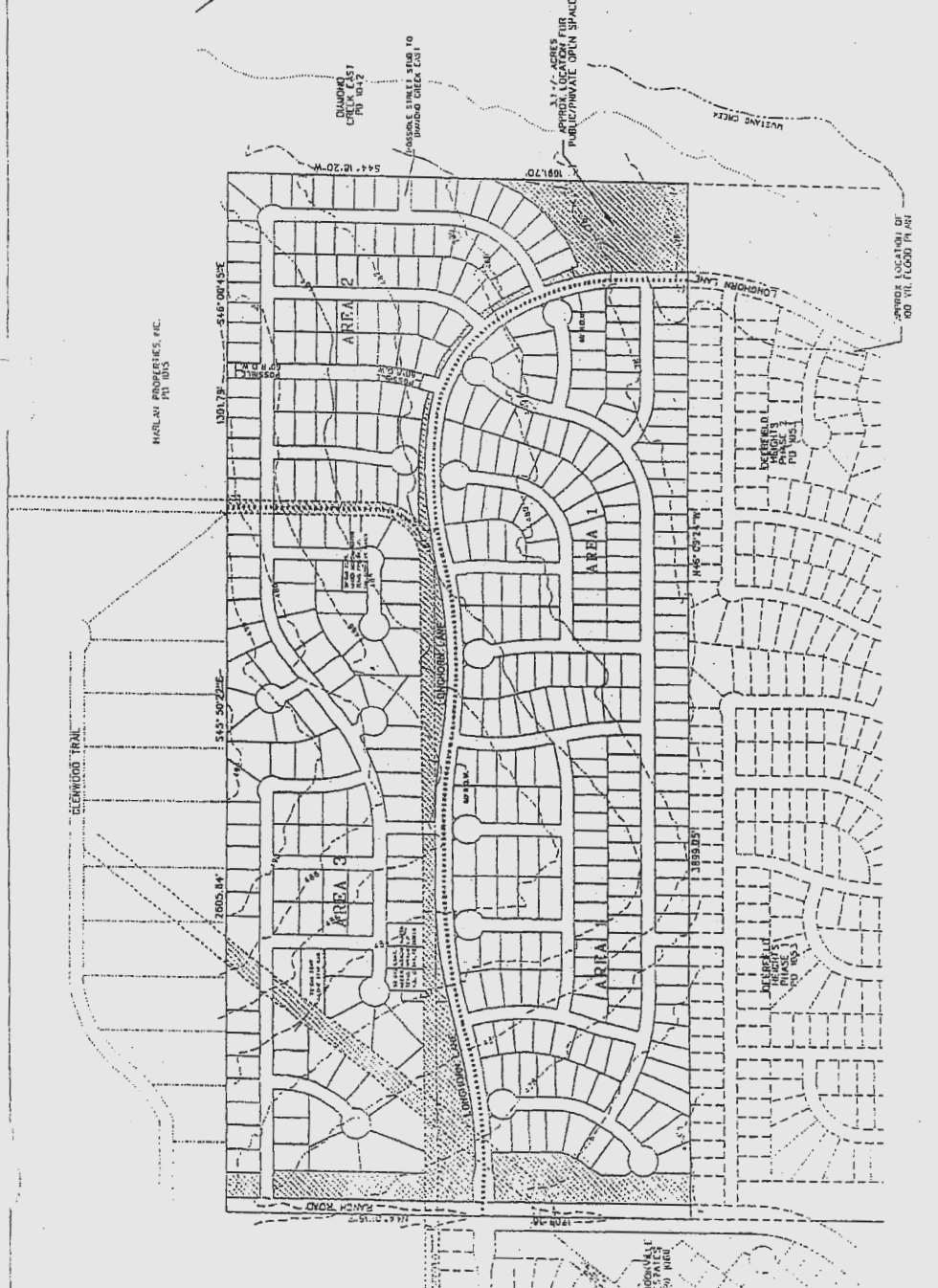
WITNESSETH my hand and seal of office as County Clerk of Tarrant County, Texas, this 12th day of...

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office as County Clerk of Tarrant County, Texas, this 12th day of...

WITNESSETH my hand and seal of office as County Clerk of Tarrant County, Texas, this 12th day of...

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office as County Clerk of Tarrant County, Texas, this 12th day of...

WITNESSETH my hand and seal of office as County Clerk of Tarrant County, Texas, this 12th day of...



NOTES:
1. A portion of the subject property lies within Flood Zone "X" according to the Flood Insurance Rate Map, City of Fort Worth, Tarrant County, Texas, Community Flood Insurance Study, dated September 4, 1991, and published by the Federal Emergency Management Agency.

2. LHM is the minimum number of lots.
3. All proposed right-of-way are 50' unless otherwise noted.
4. The plan is subject to all city, state, and federal laws and regulations in effect at the time of engineering.

5. All easements are shown in red.
6. All easements are shown in blue.
7. All easements are shown in green.

8. All easements are shown in yellow.
9. All easements are shown in orange.
10. All easements are shown in purple.

NOTES:
THE "900" WILL BE DEVELOPED IN PHASES 1, 2, AND 3. THE "1000" WILL BE DEVELOPED IN PHASE 4. THE "1100" WILL BE DEVELOPED IN PHASE 5. THE "1200" WILL BE DEVELOPED IN PHASE 6.

NOTES:
STREET STUBS ON SOUTH EAST BOUNDARY LINE, WILL BE REMOVED IF DIAMOND CREEK EAST DEVELOPMENT DOES NOT CROSS THE CREEK.

CONCEPT PLAN
OF
PARK TRAILS
OF THE
A PLANNED DEVELOPMENT DISTRICT

CITY OF FORNEY
KAUFMAN COUNTY, TEXAS

OWENS UNDIVIDED INTEREST, OWNED BY
OWENS
INDUSTRIAL DIST. TEXAS 76057-4103

REPRESENTED BY
GREATER TEXAS LAND RESOURCES, L.P.
8010 HESBURN ROAD
DALLAS, TX 75243

ENGINEER
HARRINGTON ENGINEERING, INC.
P.O. BOX 106197
DALLAS, TX 75243

DATE: 08-28-2003 SCALE: 1" = 200'
SHEET 1 OF 1

Table with 2 columns: Area and Acres. Area 1: 352.21 ACRES; Area 2: 69 ACRES; Area 3: 50 ACRES.

TOTAL AREA 152.21 ACRES
AREA 1 352.21 ACRES
AREA 2 69 ACRES
AREA 3 50 ACRES

PUBLIC/PRIVATE OPEN SPACE
AMT. OF 12.5 ACRES

APPROX. LOCATION OF 600' WIL FLOOD PLANT

APPROX. LOCATION OF 600' WIL FLOOD PLANT

APPROX. LOCATION OF 600' WIL FLOOD PLANT

APPROX. LOCATION OF 600' WIL FLOOD PLANT