

PLANNING DEPARTMENT
City of Carrollton
Date: 02/28/2017

PLANNED DEVELOPMENT NO. 209
Castle Hills, Phase 10 (Zoning)

ORDINANCE NUMBER _____

ORDINANCE NO. _____ OF THE CITY OF CARROLLTON AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY ESTABLISHING PLANNED DEVELOPMENT NUMBER 209 PROVIDING FOR THE (SF-5/12) SINGLE-FAMILY AND (MF-18) MULTI-FAMILY DISTRICTS WITH MODIFIED DEVELOPMENT STANDARDS; PROVIDING PENALTY, SEVERABILITY, REPEALER AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

WHEREAS, at its special meeting held on the Second day of February, 2017, the Planning and Zoning Commission considered and made recommendations on a certain request for a Planned Development District (Case No. 02-17Z2);

WHEREAS, this establishment of zoning is in accordance with the adopted Comprehensive Plan of the City of Carrollton, as amended;

WHEREAS, this establishment of zoning will distinguish development standards specially applicable to the unique nature of the approximately 145-Acre tract; and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

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

SECTION 1.

All of the above premises are found to be true and correct legislative and factual findings of the City Council, and they are hereby approved, ratified and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2.

Planned Development Number 209 is hereby established for a certain approximately 145-acre tract of land located northwest from the intersection of F.M. 544 (Parker Road) and Josey Lane, and more specifically described on the attached Exhibit A and depicted on Exhibit B, providing for the following:

I. Tract 1 and 2 Development Standards

Development of both Tracts 1 and 2 shall be in accordance with the following special conditions, restrictions and regulations:

General:

1. Development shall be in accordance with the Conceptual Site Plan attached hereto and incorporated herein as Exhibit C.
2. An "entry ribbon" consisting of decorative concrete pavers shall be placed in each driveway or street intersecting with FM 544 and Josey Lane. Said entry ribbon shall be no less than ten feet (10') in depth and shall extend across the width of the street and shall generally align with the abutting sidewalk.
3. Landscaping and perimeter screening walls and entry signs along FM 544 or Josey Lane shall be provided in accordance with the Conceptual Landscape Plan and Buffering Plan; and the Conceptual Entry Wall & Sign exhibits attached hereto and incorporated herein as Exhibits D and E respectively.
4. No tree survey shall be required and all tree preservation or remediation that might be required are addressed by the planting of street trees, buffer trees within the Parker Road and Josey Lane buffer areas, entry trees, parkway trees, homebuilder planted trees on lots, etc.

II. Tract 1: Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-5/12) Single Family Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (SF-5/12) Single Family Residential District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Section III below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-5/12) Single Family Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

III. Tract 1 - Special Development Standards

Development shall be in accordance with the following conditions restrictions, and regulations:

A. General

1. Development shall be in accordance with the Conceptual Site Plan attached hereto and incorporated herein as Exhibit C.
2. The preliminary plat shall show the location and number of each of the four single family lot types – 41-feet, 50-feet, 65-feet, and 80-feet wide tracts. All final plats shall indicate the type(s) and number of single family residential to be developed. All plat

applications shall provide a record of the number of total single family lots in the PD, by type, as part of the plat submission.

3. The final plat shall provide the location and type of lot based on lot width and number of common area or open space lots. Additionally, the final plat shall specify the interior side yard setbacks for the 41-foot and 50-foot wide lot products for each block.
4. A maximum ninety-one (91) forty-one foot (41') wide single-family lots are allowed.
5. Alleys shall not be required.
6. A landscape buffer a minimum of fifteen feet (15') in width as measured to "back of curb" shall be provided along FM 544 (Parker Road). Said landscape buffer shall be in accordance with the Conceptual Landscape and Buffering Plan Details attached hereto and incorporated herein as Exhibit D. A landscape license agreement where said buffer encroaches into the public right-of-way shall be executed between the City of Carrollton and the Castle Hills homeowners association
7. Perimeter screening walls and entry signs along FM 544 shall be provided in accordance with the Conceptual Wall & Sign exhibits attached hereto and incorporated herein as Exhibit E.
8. A minimum one (1) four-inch (4") caliper canopy tree shall be planted along streets at a rate of one (1) tree for every forty feet (40').
9. Hike and bike trails, including along the Indian Creek floodplain, shall be constructed, owned, and maintained by a Home Owner's Association (HOA).
10. Common Area lots shall be owned and maintained by a Home Owner's Association (HOA).
11. The requirement for a payment of a fee in lieu of dedication for park and recreation development shall be waived for this proposed development.

B. Streets

1. Streets generally may be designed with a forty-one foot (41') right of way, thirty-one foot (31') pavement (measured "back to back") and eight-foot (8') sidewalk and utility easements, five-foot (5') sidewalks, in accordance with the Typical Street Section attached hereto and incorporated herein as Exhibit F.

C. Single-Family Development Standards:

1. General Standards for all Single-Family Lots
 - a) Minimum front yard setback for single family lots shall be thirteen feet (13') with no encroachments allowed except for roof overhangs.
 - b) Minimum garage door setback of twenty feet (20') for garages facing a street.
 - c) Minimum side yard setback, abutting a street not designated as an arterial or collector on the Carrollton Transportation Plan shall be eleven feet (11'), provided however that unenclosed porches, chimneys, eaves, and similar architectural features, bay or bow windows and sunrooms (being enclosed room no more than fifteen feet (15') in width and having glass on at least fifty percent (50%) of each encroaching face) may encroach into the setback up to five feet (5'), provided the structures are not in the visibility triangle.
 - d) Maximum building coverage shall be sixty percent (60%).
 - e) Minimum rear yard setback shall be fifteen feet (15').
 - f) Minimum masonry content for facades abutting Parker Road shall be ninety percent

(90%).

- g) Chimneys provided on homes adjacent to Parker Road shall be one hundred percent (100%) masonry or direct vent.
 - h) All garage doors shall be a decorative wood or “faux wood” or equivalent paneled door.
2. Type 1: 41-foot wide single-family detached homes:
- a) Minimum lot width shall be forty-one feet (41’).
 - b) Minimum lot depth shall be one hundred-feet (100’).
 - c) Minimum lot area shall be four thousand one hundred-square feet (4,100 sf).
 - d) Minimum interior side yard setback shall be five feet (5’) or two (2’) and eight (8’) feet, as long as a minimum ten foot (10’) separation remains between structures.
 - e) Minimum home size shall be one thousand six hundred-square feet (1,600 sf), exclusive of garages and unenclosed breezeways or porches.
3. Type 2: 50-foot wide single-family detached homes:
- a) Minimum lot width shall be fifty feet (50’).
 - b) Minimum lot depth shall be one hundred and five feet (105’).
 - c) Minimum lot area shall be five thousand two hundred and fifty square feet (5,250 sf).
 - d) Minimum interior side yard setback shall be five feet (5’) or two (2’) and eight (8’) feet, as long as a minimum ten foot (10’) separation remains between structures.
 - e) Minimum home size shall be one thousand eight hundred-square feet (1,800 sf).
4. Type 3: 65-foot wide single-family detached homes:
- a) Minimum lot width shall be sixty-five feet (65’).
 - b) Minimum lot depth shall be one hundred and ten feet (110’).
 - c) Minimum lot area shall be seven thousand one hundred and fifty-square feet (7,150 sf).
 - d) Minimum home size shall be two thousand-square feet (2,000 sf).
 - e) Minimum interior side yard setback shall be five feet (5’).
5. Type 4: 80-foot wide single-family detached homes:
- a) Minimum lot width shall be eighty feet (80’).
 - b) Minimum lot depth shall be one hundred and fifteen feet (115’).
 - c) Minimum lot area shall be nine thousand two hundred-square feet (9,200 sf).
 - d) Minimum home size shall be two thousand two hundred square feet (2,200 sf).
 - e) Minimum interior side yard setback shall be five feet (5’).

IV. Tract 2 - Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (MF-18) Multifamily Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (MF-18) Multifamily Residential District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Section V below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (MF-18) Multifamily Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XX and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

V. Tract 2 - Special Development Standards

Development shall be in accordance with the following conditions restrictions, and regulations:

A. General

1. Maximum density (Dwelling units per net acre) shall be twenty and six-tenths (20.6) dwelling units per acre.
2. Entry drives or streets from Josey Lane or FM 544 shall include canopy trees with minimum six-feet (6') wide pedestrian sidewalks with building setbacks within ten feet (10') from street/drive sidewalks.
3. No parking spaces shall be allowed between FM 544 or Parker Road and buildings. Although parking spaces visible from FM 544/Parker Road are acceptable.
4. A twenty foot (20') landscape buffer shall be maintained from the front property line along FM 544 and Josey Lane.

B. Technical Site Plan Review

1. Technical site plan review for multi-family development is required by the Planning and Zoning Commission and final approval by City Council is required.
2. In addition to the requirement and review provisions of Article X, the following may be considered as part of the review:
 - a) Scale comparison with surrounding land uses and properties, including but not limited to cross-sections along adjacent streets, homes, comparison of building heights (and number of stories);
 - b) Preliminary proposed grading plans;
 - c) Colored building elevations with articulation, building materials, and roof profiles;
 - d) Site plan design including but not limited to circulation, amenities, accessory structures, and location/design of retention/detention;
 - e) Landscaping buffering including but not limited to street trees, parking lots, open space, and along FM 544 and Josey Lane.

C. Special Parking Regulations:

1. The off-street parking requirements shall exclude parking requirements for all recreational uses (i.e. pool, amenity center, etc.).
2. Shared parking across lot/parcel lines shall be allowed to satisfy the required off-street parking requirement for adjacent multi-family development only.
3. No outdoor storage of recreational vehicles, boats, or other large profile vehicles where such items are visible from the periphery of the property is allowed.

D. Height and Area Regulations:

1. Minimum floor area per dwelling unit for an efficiency unit shall be minimum five hundred square feet (500 sf) of living area.
2. Maximum height of structure shall be three (3) stories (A maximum height of four (4) stories is allowed where an enclosed garage occupies the first floor of the building).
3. Maximum amount of impervious coverage shall be ninety percent (90%) (as a percentage of total lot area).
4. Setbacks:
 - a) Main and accessory structures adjacent to property zoned to a Single-Family Residential District (SF) per the City of Carrollton Zoning Ordinance, FM 544, Josey Lane, or west property line shall have a minimum twenty-foot (20') setback.
 - b) Main and accessory structures abutting property zoned a Single Family Residential District (SF) per the City of Carrollton Zoning Ordinance to the east shall have a minimum fifteen-foot (15') setback.

SECTION 3.

The Comprehensive Zoning Ordinance and the Official Zoning Map are hereby amended to reflect the action taken herein.

SECTION 4.

Any person violating a provision of this ordinance, upon conviction, is guilty of an offense punishable as provided in Section 10.99 of the Carrollton City Code.

SECTION 5.

The provisions of this ordinance are severable in accordance with Section 10.07 of the Carrollton City Code.

SECTION 6.

This ordinance shall be cumulative of all provisions of ordinances of the City of Carrollton, 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.

SECTION 7.

Ordinance Number 1470, otherwise known as the Comprehensive Zoning Ordinance and the Official Zoning Map, as amended, shall remain in full force and effect.

SECTION 8.

This ordinance shall become and be effective on and after its adoption and publication.

PASSED AND APPROVED this the Twenty-Eighth day of February, 2017

CITY OF CARROLLTON

By: _____
Doug Hrbacek, Mayor Pro Tem

ATTEST:

Laurie Garber
City Secretary

APPROVED AS TO FORM:

Susan Keller
Assistant City Attorney

APPROVED AS TO CONTENT:

Loren Shapiro
Chief Planner

EXHIBIT A

CARROLLTON ANNEXATION
144.130 ACRES
T. WEST SURVEY, A-1345
A. SINGLETON SURVEY, A-1138
B. SCHOONOVER SURVEY, A-1209
DENTON COUNTY, TEXAS

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE T. WEST SURVEY, ABSTRACT NO. 1345, THE A. SINGLETON SURVEY, ABSTRACT NO. 1138 AND THE B. SCHOONOVER SURVEY, ABSTRACT NO. 1209, DENTON COUNTY, TEXAS, BEING A PART OF THAT CERTAIN CALLED 51.64 ACRE TRACT OF LAND DESCRIBED AS TRACT TWO IN DEED TO CLEMS YE OLDE HOMESTEAD FARMS, RECORDED IN DOCUMENT #2039-147771, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, ALL OF THAT CERTAIN CALLED 31 ACRE TRACT OF LAND DESCRIBED AS TRACT ONE IN SAID DOCUMENT #2039-147771 AND PART OF THAT CERTAIN CALLED 166 ACRE TRACT OF LAND DESCRIBED IN DEED TO GLADYS MAY CRIDER, RECORDED IN VOLUME 195, PAGE 364, DEED RECORDS, DENTON COUNTY, 1/2 INTEREST CONVEYED TO KELLY CLEM AND CASEY CLEM BY DEED RECORDED IN VOLUME 2494, PAGE 687, DEED RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A POINT 5 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF JOSEY LANE AND 5 FEET SOUTH OF THE SOUTH LINE OF THAT CERTAIN CALLED 19.413 ACRE TRACT OF LAND DESCRIBED IN DEED TO CADG LAKEWOOD HILLS SOUTH, LLC, RECORDED IN DOCUMENT #2014-129454, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, FROM WHICH THE SOUTHEAST CORNER THEREOF BEARS NORTH 27 DEGREES 28 MINUTES 26 SECONDS EAST, A DISTANCE OF 6.23 FEET;

THENCE SOUTH 25 DEGREES 56 MINUTES 50 SECONDS EAST, PARALLEL WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 53.29 FEET TO A POINT FOR CORNER;

THENCE SOUTH 44 DEGREES 23 MINUTES 30 SECONDS EAST, PARALLEL WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 194.15 FEET TO A POINT FOR CORNER IN THE WEST LINE OF GRAHAM ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT #2010-197, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 01 DEGREES 51 MINUTES 21 SECONDS EAST, WITH SAID WEST LINE, A DISTANCE OF 987.78 FEET MORE OR LESS TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. 544 AND THE NORTH LINE OF THE CITY OF CARROLLTON CITY LIMITS FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 89 DEGREES 38 MINUTES 18 SECONDS WEST, WITH SAID RIGHT-OF-WAY LINE AND SAID CITY LIMITS, A DISTANCE OF 145.73 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 06 MINUTES 26 SECONDS WEST, CONTINUING WITH SAID RIGHT-OF-WAY LINE AND SAID CITY LIMITS, A DISTANCE OF 106.25 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 06 MINUTES 15 SECONDS WEST, CONTINUING WITH SAID RIGHT-OF-WAY LINE AND SAID CITY LIMITS, A DISTANCE OF 1176.80 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 59 MINUTES 58 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A POINT FOR CORNER 5 FEET NORTH OF THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 544;

THENCE SOUTH 89 DEGREES 00 MINUTES 02 SECONDS WEST, PARALLEL WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 872.86 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE PARALLEL WITH SAID RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 221.78 FEET, A RADIUS OF 608.02 FEET, A CENTRAL ANGLE OF 20 DEGREES 53 MINUTES 55 SECONDS, AND A CHORD THAT BEARS NORTH 80 DEGREES 22 MINUTES 09 SECONDS WEST, A DISTANCE OF 220.55 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 89 DEGREES 18 MINUTES 15 SECONDS WEST, A DISTANCE OF 57.44 FEET TO A POINT FOR CORNER IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID F.M. 544;

THENCE NORTH 60 DEGREES 20 MINUTES 31 SECONDS WEST, WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 632.87 FEET TO A POINT 5 FEET EAST OF THE WEST LINE OF SAID TRACT TWO FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 01 DEGREES 07 MINUTES 27 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID TRACT TWO, A DISTANCE OF 139.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 55 MINUTES 32 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID TRACT TWO, A DISTANCE OF 245.62 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 39 MINUTES 37 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID TRACT TWO AND 5 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT ONE, A DISTANCE OF 2338.14 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE PARALLEL WITH THE WEST LINE OF SAID TRACT ONE AND WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 310.66 FEET, A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 29 DEGREES 54 MINUTES 53 SECONDS, AND A CHORD THAT BEARS NORTH 14 DEGREES 15 MINUTES 51 SECONDS EAST, A DISTANCE OF 307.14 FEET TO THE POINT OF REVERSE CURVE;

THENCE PARALLEL WITH THE WEST LINE OF SAID TRACT ONE AND WITH SAID REVERSE CURVE TO THE LEFT, AN ARC LENGTH OF 18.07 FEET, A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 01 DEGREES 42 MINUTES 41 SECONDS, AND A CHORD THAT BEARS NORTH 28 DEGREES 21 MINUTES 58 SECONDS EAST, A DISTANCE OF 18.07 FEET TO A POINT 5 FEET SOUTH OF THE NORTH LINE OF SAID TRACT ONE FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

NOTES:

1. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND, TEXAS NORTH CENTRAL NAD 83.
2. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTEREST IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTEREST IMPLIED OR ESTABLISHED BY THE CREATION OR RECREATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

CARROLLTON ANNEXATION

144.130 ACRES
DENTON COUNTY, TEXAS



301 W. BROADWAY ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
FAX. 940-665-9106
TBPLS FIRM NO. 10049000

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EXHIBIT A

THENCE NORTH 89 DEGREES 23 MINUTES 57 SECONDS EAST, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 1633.18 FEET TO A POINT 5 FEET WEST OF THE EAST LINE OF SAID TRACT ONE FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 00 DEGREES 58 MINUTES 02 SECONDS EAST, PARALLEL WITH SAID EAST LINE AND 5 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID CLEM AND CRIDER TRACT, A DISTANCE OF 2163.83 FEET TO A POINT FOR CORNER;

THENCE SOUTH 88 DEGREES 42 MINUTES 42 SECONDS WEST, A DISTANCE OF 163.68 FEET TO A POINT FOR CORNER;

THENCE SOUTH 42 DEGREES 55 MINUTES 38 SECONDS WEST, A DISTANCE OF 69.88 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 25 MINUTES 50 SECONDS WEST, A DISTANCE OF 92.18 FEET TO A POINT FOR CORNER;

THENCE SOUTH 74 DEGREES 24 MINUTES 19 SECONDS WEST, A DISTANCE OF 364.91 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 50.72 FEET, A RADIUS OF 59.00 FEET, A CENTRAL ANGLE OF 49 DEGREES 15 MINUTES 07 SECONDS, AND A CHORD THAT BEARS SOUTH 27 DEGREES 22 MINUTES 09 SECONDS EAST, A DISTANCE OF 49.17 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 02 DEGREES 44 MINUTES 36 SECONDS EAST, A DISTANCE OF 369.26 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 12.41 FEET, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 14 DEGREES 13 MINUTES 09 SECONDS, AND A CHORD THAT BEARS SOUTH 09 DEGREES 51 MINUTES 10 SECONDS EAST, A DISTANCE OF 12.38 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 16 DEGREES 57 MINUTES 44 SECONDS EAST, A DISTANCE OF 98.33 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 11.99 FEET, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 13 DEGREES 44 MINUTES 35 SECONDS, AND A CHORD THAT BEARS SOUTH 10 DEGREES 05 MINUTES 27 SECONDS EAST, A DISTANCE OF 11.96 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 03 DEGREES 13 MINUTES 09 SECONDS EAST, A DISTANCE OF 162.93 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 30.40 FEET, A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 06 MINUTES 11 SECONDS, AND A CHORD THAT BEARS SOUTH 46 DEGREES 46 MINUTES 15 SECONDS EAST, A DISTANCE OF 27.56 FEET TO THE END OF SAID CURVE;

THENCE NORTH 89 DEGREES 40 MINUTES 39 SECONDS EAST, A DISTANCE OF 272.51 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 55 MINUTES 33 SECONDS EAST, A DISTANCE OF 195.47 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 42.73 FEET, A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 16 MINUTES 37 SECONDS, AND A CHORD THAT BEARS SOUTH 04 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 42.70 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 07 DEGREES 12 MINUTES 10 SECONDS EAST, A DISTANCE OF 3.01 FEET TO A POINT FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID F.M. 544;

THENCE NORTH 89 DEGREES 04 MINUTES 27 SECONDS EAST, WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 175.39 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 55 MINUTES 27 SECONDS WEST, CONTINUING WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 32.49 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 01 MINUTES 44 SECONDS EAST, CONTINUING WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 89.22 FEET TO A POINT FOR CORNER;

THENCE SOUTH 01 DEGREES 15 MINUTES 48 SECONDS EAST, CONTINUING WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 22.71 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 04 MINUTES 17 SECONDS EAST, CONTINUING WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 457.51 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 55 MINUTES 43 SECONDS WEST, A DISTANCE OF 182.10 FEET TO A POINT FOR CORNER;

THENCE NORTH 02 DEGREES 11 MINUTES 42 SECONDS EAST, A DISTANCE OF 473.52 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 25 MINUTES 08 SECONDS EAST, A DISTANCE OF 274.64 FEET TO A POINT FOR CORNER 5 FEET SOUTH OF THE SOUTH LINE OF SAID LAKEWOOD HILLS TRACT;

THENCE NORTH 80 DEGREES 53 MINUTES 43 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 758.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 144.130 ACRES OF LAND, MORE OR LESS.

NOTES:

1. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND, TEXAS NORTH CENTRAL NAD 83.
2. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTEREST IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTEREST IMPLIED OR ESTABLISHED BY THE CREATION OR RECREATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

CARROLLTON ANNEXATION
144.130 ACRES
DENTON COUNTY, TEXAS



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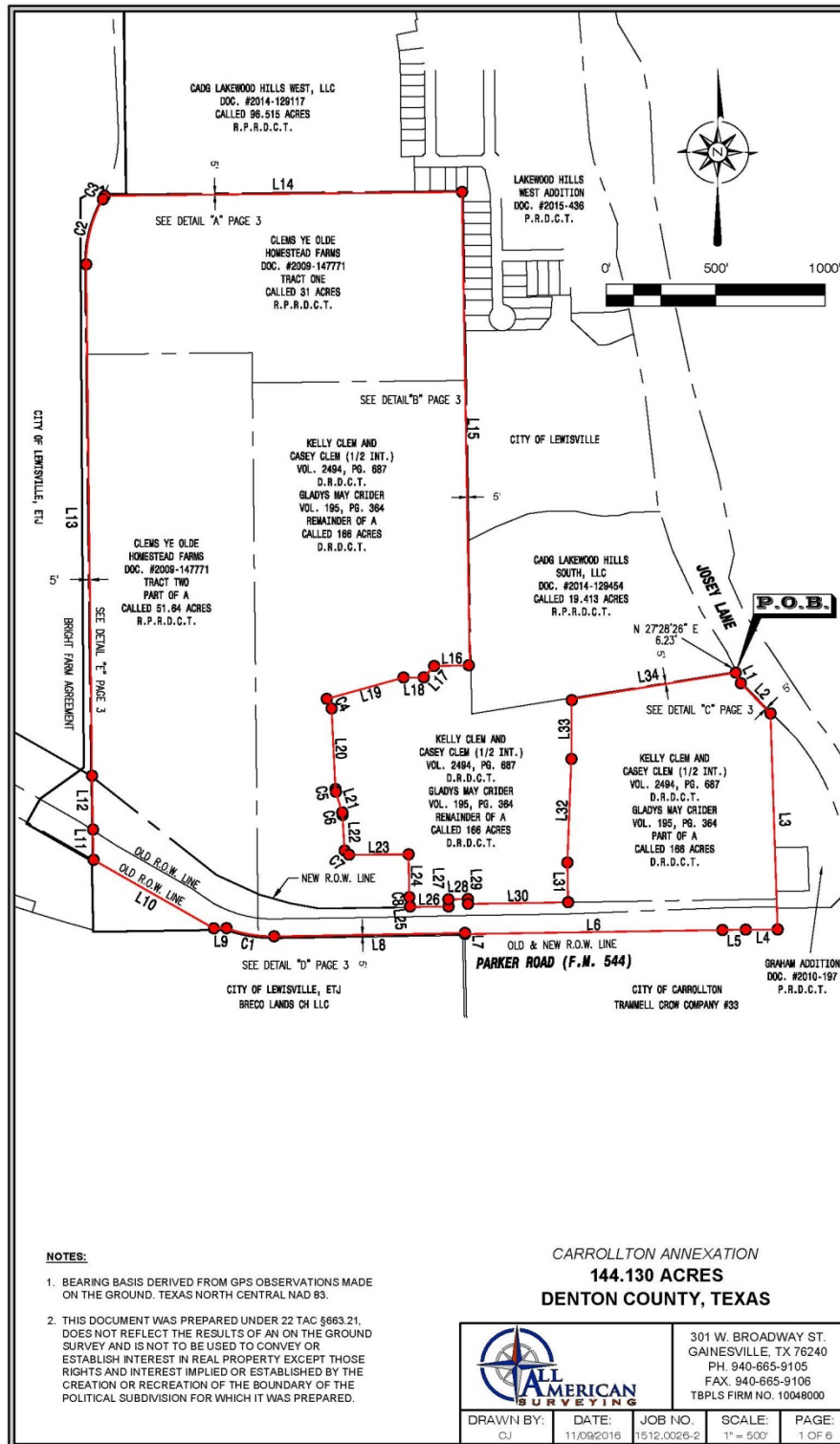
EXHIBIT B

EXHIBIT B

LINE	BEARING	DISTANCE
L1	S 25°56'50" E	53.29'
L2	S 44°23'30" E	194.15'
L3	S 01°51'21" E	987.78'
L4	S 89°38'18" W	145.73'
L5	S 89°06'26" W	106.25'
L6	S 89°06'15" W	1176.80'
L7	N 00°59'58" W	5.00'
L8	S 89°00'02" W	872.86'
L9	S 89°18'15" W	57.44'
L10	N 60°20'31" W	632.87'
L11	N 01°07'27" W	139.00'
L12	N 00°55'32" W	245.62'
L13	N 00°39'37" W	2338.14'
L14	N 89°23'57" E	1633.18'
L15	S 00°58'02" E	2163.83'
L16	S 88°42'42" W	163.66'
L17	S 42°55'38" W	69.88'
L18	S 89°25'50" W	92.18'
L19	S 74°24'19" W	364.91'
L20	S 02°44'36" E	369.26'
L21	S 16°57'44" E	98.33'
L22	S 03°13'09" E	162.93'
L23	N 89°40'39" E	272.51'
L24	S 00°55'33" E	195.47'
L25	S 07°12'10" E	3.01'
L26	N 89°04'27" E	175.39'
L27	N 00°55'27" W	32.49'
L28	N 89°01'44" E	89.22'
L29	S 01°15'48" E	22.71'
L30	N 89°04'17" E	457.51'
L31	N 00°55'43" W	182.10'
L32	N 02°11'42" E	473.52'
L33	N 00°25'08" E	274.64'
L34	N 80°53'43" E	758.65'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	608.02'	221.78'	220.55'	N 80°22'09" W	20°53'55"
C2	595.00'	310.66'	307.14'	N 14°15'51" E	29°54'53"
C3	605.00'	18.07'	18.07'	N 28°21'58" E	1°42'41"
C4	59.00'	50.72'	49.17'	S 27°22'09" E	49°15'07"
C5	50.00'	12.41'	12.38'	S 09°51'10" E	14°13'09"
C6	50.00'	11.99'	11.96'	S 10°05'27" E	13°44'35"
C7	20.00'	30.40'	27.56'	S 46°46'15" E	87°06'11"
C8	390.00'	42.73'	42.70'	S 04°03'52" E	6°16'37"

NOTES:

1. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND. TEXAS NORTH CENTRAL NAD 83.
2. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTEREST IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTEREST IMPLIED OR ESTABLISHED BY THE CREATION OR RECREATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

CARROLLTON ANNEXATION

144.130 ACRES
DENTON COUNTY, TEXAS



301 W. BROADWAY ST.
 GAINESVILLE, TX 76240
 PH. 940-865-9105
 FAX. 940-865-9106
 TBPLS FIRM NO. 10049000

DRAWN BY: CJ	DATE: 11/09/2016	JOB NO. 1512.0026-2	SCALE: 1" = 500'	PAGE: 2 OF 6
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EXHIBIT B

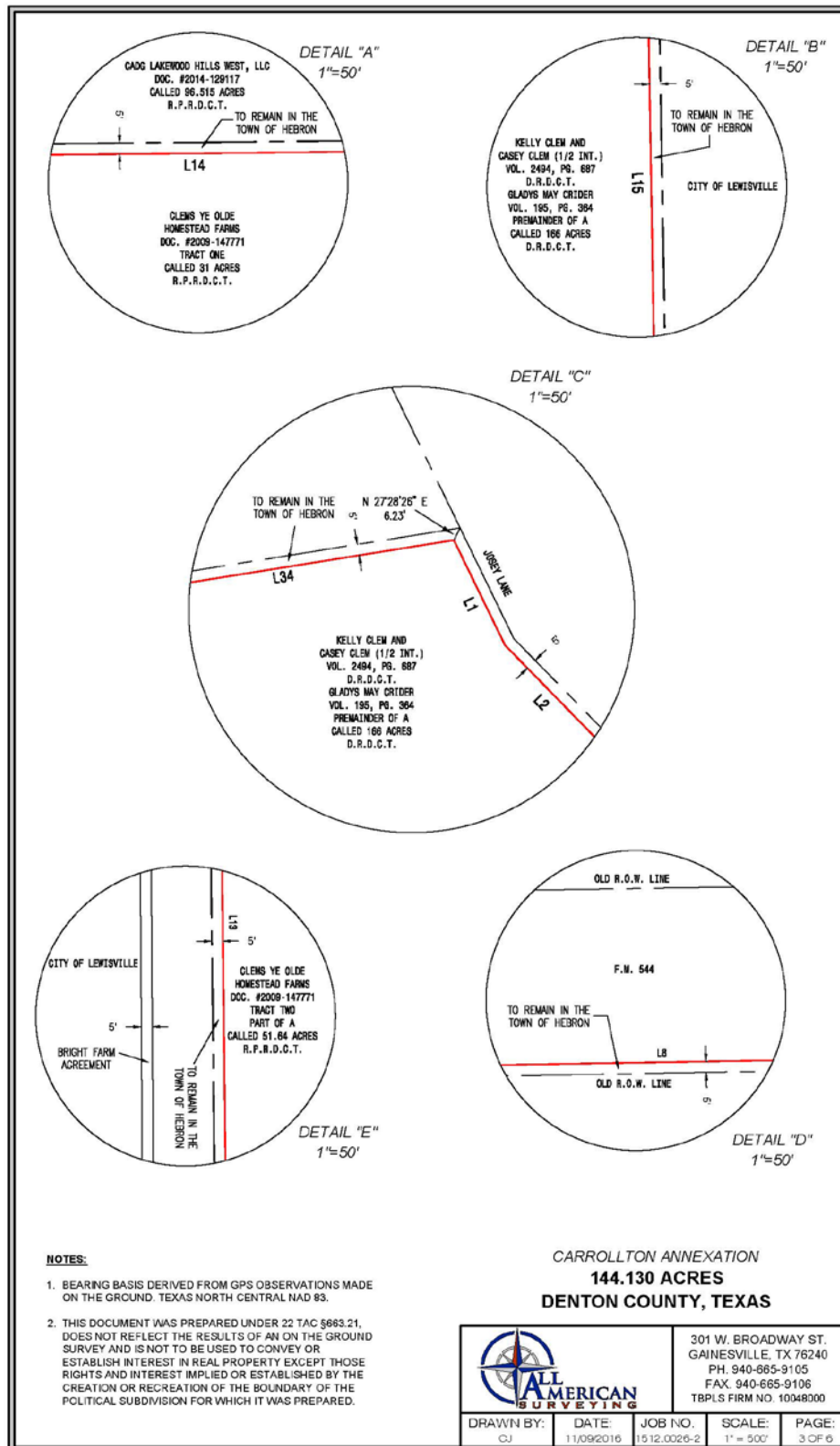


EXHIBIT C Conceptual Site Plan

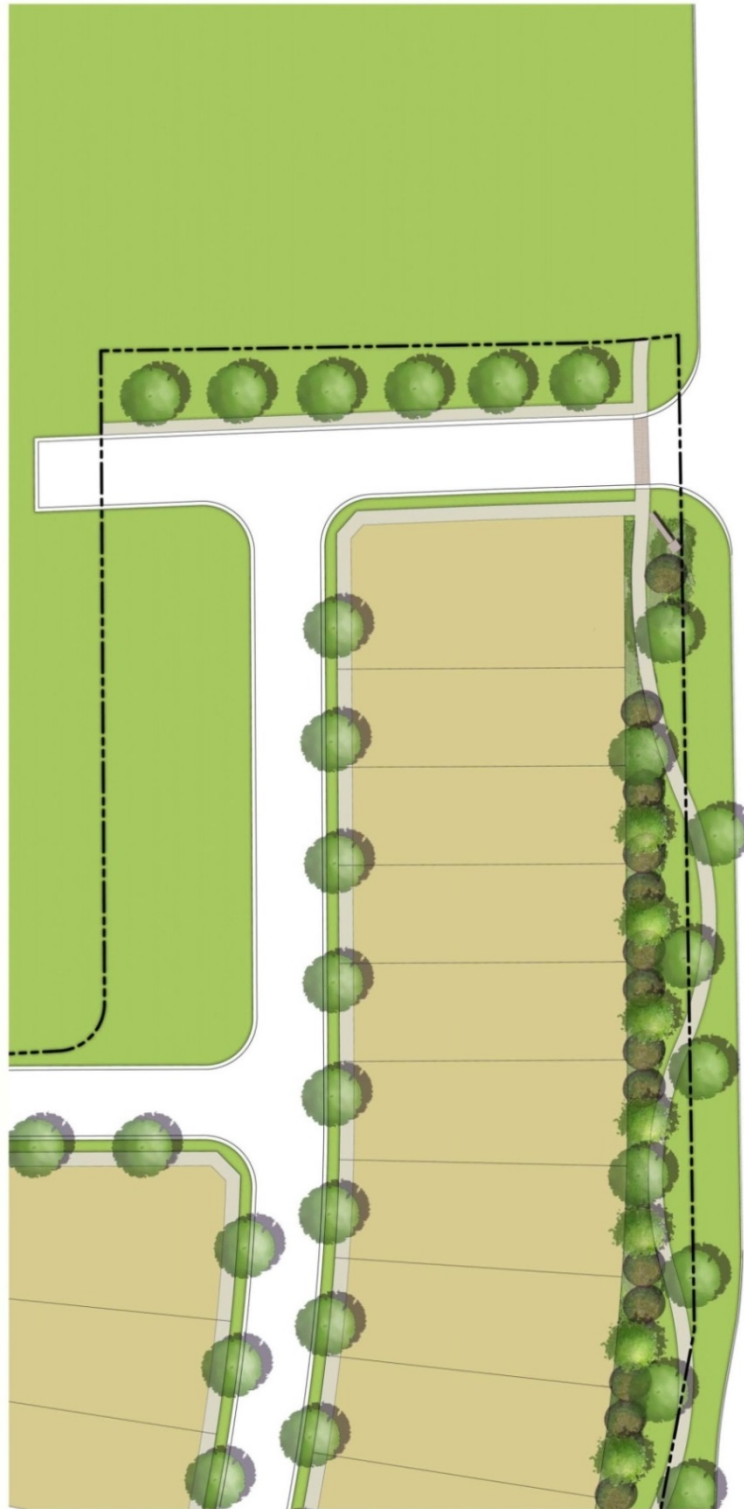


EXHIBIT D

Conceptual Landscape and Buffering Plan



EXHIBIT D
Conceptual Landscape and Buffering Plan



PARKER ROAD



NOTE:
THIS SKETCH IS CONCEPTUAL IN NATURE
AND SUBJECT TO CHANGE. SITE SURVEY
AND BOUNDARY INFORMATION ARE
REQUIRED. FURTHER STUDY IS REQUIRED
TO FULLY ACCOMMODATE SITE CONDITIONS
AND REGULATORY REQUIREMENTS.

CASTLE HILLS
CITY OF CARROLLTON
Conceptual Plan

LandDesign.

EXHIBIT D

Conceptual Landscape and Buffering Plan



EXHIBIT D

Conceptual Landscape and Buffering Plan

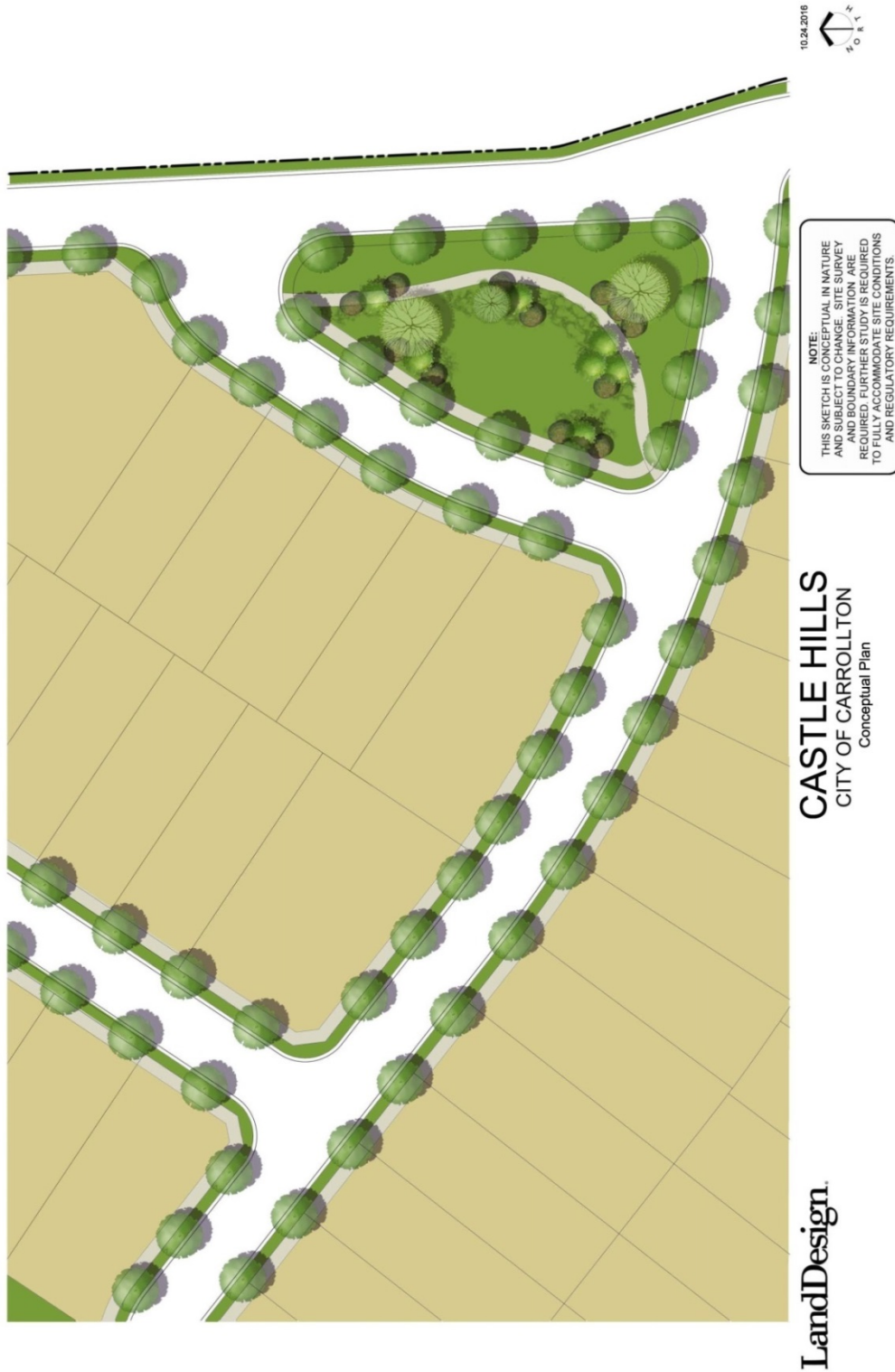


EXHIBIT D

Conceptual Landscape and Buffering Plan



EXHIBIT E

Conceptual Entry Wall & Signs

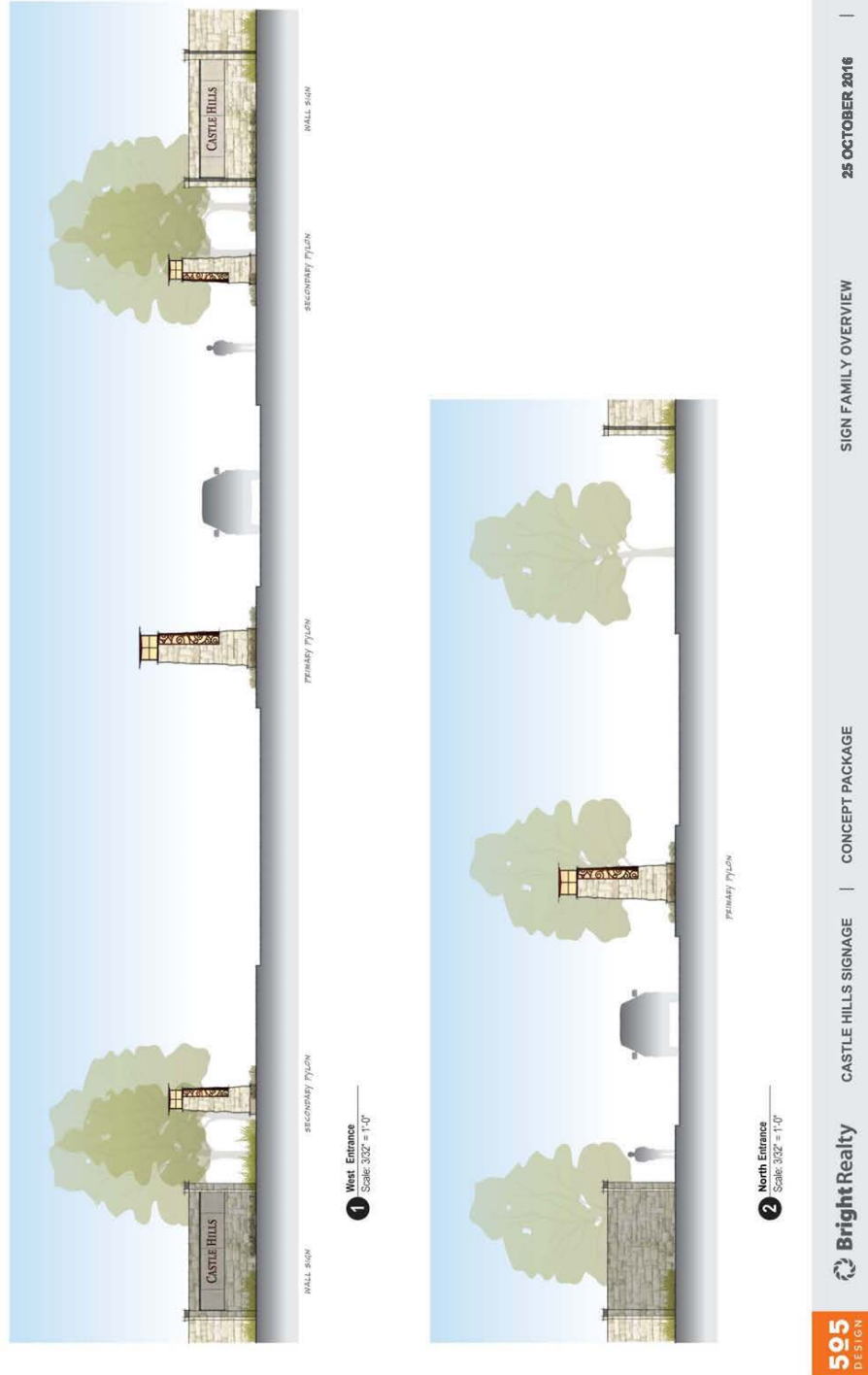
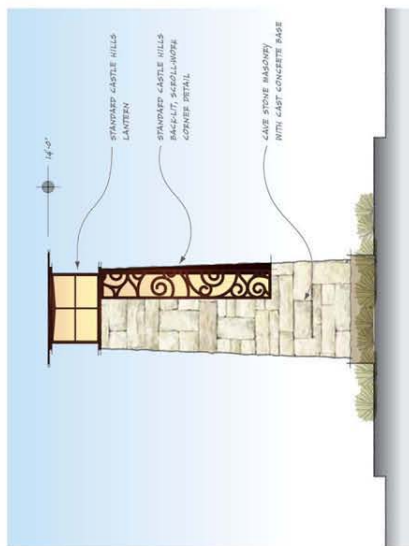
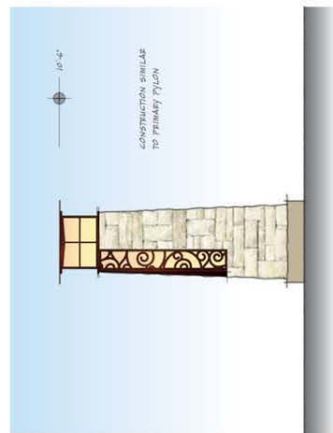


EXHIBIT E

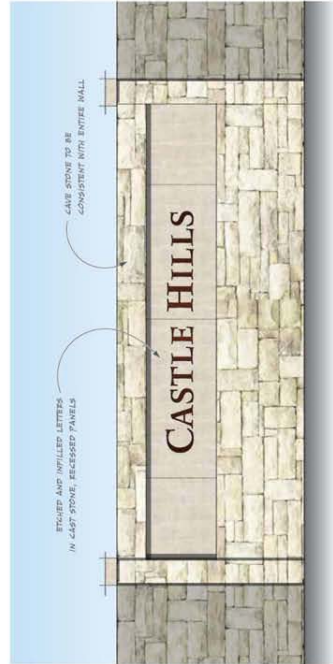
Conceptual Entry Wall & Signs



1 Primary Pylon
Scale: 1/4" = 1'-0"



2 Secondary Pylon
Scale: 1/4" = 1'-0"



3 Wall Sign
Scale: 1/4" = 1'-0"

Ord. No. _____