

AN ORDINANCE AMENDING PROSPER'S ZONING ORDINANCE NO. 05-20; REZONING A TRACT OF LAND CONSISTING OF 285.485 ACRES, MORE OR LESS, SITUATED IN THE WILLIAM H. THOMAS SURVEY, ABSTRACT NO. 895, THE SPENCER GRAHAM SURVEY, ABSTRACT NO. 359, THE LARKIN MCCARTY SURVEY, ABSTRACT NO. 600, AND THE JEREMIAH HORN SURVEY, ABSTRACT NO. 411, IN THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, HERETOFORE ZONED AGRICULTURAL (A) IS HEREBY REZONED AND PLACED IN THE ZONING CLASSIFICATION OF PLANNED DEVELOPMENT-SINGLE FAMILY (PD-SF); DESCRIBING THE TRACT TO BE REZONED; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the Town Council of the Town of Prosper, Texas (the "Town Council") has investigated and determined that Zoning Ordinance No. 05-20 should be amended; and

WHEREAS, the Town of Prosper, Texas ("Prosper") has received a request from LandPlan Development Corporation ("Applicant") to rezone 285.485 acres of land, more or less, situated in the William H. Thomas Survey, Abstract No. 895, the Spencer Graham Survey, Abstract No. 359, the Larkin McCarty Survey, Abstract No. 600, and the Jeremiah Horn Survey, Abstract No. 411, in the Town of Prosper, Collin County, Texas; and

WHEREAS, the Town Council has investigated into and determined that the facts contained in the request are true and correct; and

WHEREAS, all legal notices required for rezoning have been given in the manner and form set forth by law, and public hearings have been held on the proposed rezoning and all other requirements of notice and completion of such zoning procedures have been fulfilled; and

WHEREAS, the Town Council has further investigated into and determined that it will be advantageous and beneficial to Prosper and its inhabitants to rezone this property as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS:

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Amendments to Zoning Ordinance No. 05-20. Zoning Ordinance No. 05-20 is amended as follows: The zoning designation of the below-described property containing 285.485 acres of land, more or less, situated in the William H. Thomas Survey, Abstract No. 895, the Spencer Graham Survey, Abstract No. 359, the Larkin McCarty Survey, Abstract No. 600, and the Jeremiah Horn Survey, Abstract No. 411, in the Town of Prosper, Collin County, Texas, (the "Property") and all streets, roads and alleyways contiguous and/or

adjacent thereto is hereby rezoned as Planned Development-Single Family (PD-SF). The property as a whole and the boundaries for each zoning classification are more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes as if set forth verbatim.

The development plans, standards, and uses for the Property in this Planned Development District shall conform to, and comply with 1) the statement of intent and purpose, attached hereto as Exhibit "B"; 2) the planned development standards, attached hereto as Exhibit "C"; 3) the conceptual land use plan, attached hereto as Exhibit "D"; 4) the development schedule, attached hereto as Exhibit "E"; 5) and the residential design guidelines, attached hereto as Exhibit "F"; which are incorporated herein for all purposes as if set forth verbatim. Except as amended by this Ordinance, the development of the Property within this Planned Development District must comply with the requirements of all ordinances, rules, and regulations of Prosper, as they currently exist or may be amended.

Three original, official and identical copies of the zoning exhibit map are hereby adopted and shall be filed and maintained as follows:

- a. Two (2) copies shall be filed with the Town Secretary and retained as original records and shall not be changed in any matter.
- b. One (1) copy shall be filed with the Building Official and shall be maintained up-to-date by posting thereon all changes and subsequent amendments for observation, issuing building permits, certificates of compliance and occupancy and enforcing the Zoning Ordinance. Reproduction for information purposes may from time-to-time be made of the official zoning district map.

Written notice of any amendment to this Planned Development District shall be sent to all property owners within two hundred feet (200') of the specific area to be amended.

SECTION 3: No Vested Interest/Repeal. No developer or property owner shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed by the Town Council in the manner provided for by law.

SECTION 4: Unlawful Use of Premises. It shall be unlawful for any person, firm or corporation to make use of said premises in some manner other than as authorized by this Ordinance, and shall be unlawful for any person, firm or corporation to construct on said premises any building that is not in conformity with the permissible uses under this Zoning Ordinance.

SECTION 5: Penalty. Any person, firm, corporation or business entity violating this Ordinance or any provision of Prosper's Zoning Ordinance No. 05-20, or as amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined any sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions

imposed under this Ordinance shall not preclude Prosper from filing suit to enjoin the violation. Prosper retains all legal rights and remedies available to it pursuant to local, state and federal law.

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

SECTION 7: Savings/Repealing Clause. Prosper's Zoning Ordinance No. 05-20 shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the appeal prevent a prosecution from being commenced for any violation if occurring prior to the repealing of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8: Effective Date. This Ordinance shall become effective from and after its adoption and publications as required by law.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROSPER, TEXAS ON THIS 12TH DAY OF FEBRUARY, 2008.

APPROVED AS TO FORM:


Charles Niswanger, Mayor

ATTESTED TO AND
CORRECTLY RECORDED BY:


Matthew Denton, TRMC
Town Secretary



DATE OF PUBLICATION: 02-21-08
Addition

Dallas Morning News - Collin County

A Planned Development District

adding 285.479 acres to the

Brookhollow

Planned Development

TOWN OF PROSPER, TEXAS

NOVEMBER 20, 2007

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EXHIBIT "A"
Legal Descriptions
for
Brookhollow

TOWN OF PROSPER, TEXAS

Tract '1'

BEING a 174.205 acre tract of land situated in the Spencer Graham Survey, Abstract Number 359 and the William H. Thomason Survey, Abstract Number 895, Collin County, Texas and being all of a 138.80 acre tract of land described by deed recorded in Clerk File No. 20060629000895600 of the Deed Records of Collin County Texas (DRCCT) and being all of a 23.74 acre tract of land described by deed recorded in Clerk File No. 20060629000895610 (DRCCT) and being all of a 10.014 acre tract of land described by deed recorded in Volume 5087, Page 2341 (DRCCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the southeast corner of said 138.80 acre tract of land and being the northeast corner of a 330.801 acre tract of land recorded in Clerk File No. 20060811001152020 (DRCCT) and being in the center of County Road #79;

THENCE along the south line of said 138.80 acre tract of land and the north line of said 330.801 acre tract of land as follows:

SOUTH 87°14'20" WEST a distance of 790.15 feet to a 5/8 inch iron rod found for corner;

SOUTH 85°25'06" WEST a distance of 1,088.78 feet to a 5/8 inch iron rod set for corner;

SOUTH 00°18'37" EAST a distance of 236.16 feet to a 5/8 inch iron rod found for corner;

SOUTH 89°22'54" WEST a distance of 1,839.58 feet to a 5/8 inch iron rod set for the southwest corner of said 23.74 acre tract of land;

THENCE departing County Road No. 79 and follows the northwesterly line of said 23.74 acre tract of land as follows:

NORTH 00°37'12" WEST a distance of 25.77 feet to a point for corner;

NORTH 17°03'00" EAST a distance of 27.90 feet to a point for corner;

NORTH 38°57'37" EAST a distance of 61.51 feet to a point for corner;

NORTH 49°18'59" EAST a distance of 68.56 feet to a point for corner;

NORTH 63°15'30" EAST a distance of 14.03 feet to a point for corner;

NORTH 54°31'20" EAST a distance of 35.56 feet to a point for corner;

NORTH 20°56'18" EAST a distance of 7.72 feet to a point for corner;

NORTH 04°50'40" WEST a distance of 9.02 feet to a point for corner;

NORTH 14°00'44" WEST a distance of 16.71 feet to a point for corner;

NORTH 45°33'56" WEST a distance of 52.59 feet to a point for corner;

NORTH 33°41'30" WEST a distance of 31.52 feet to a point for corner;

NORTH 30°05'48" WEST a distance of 48.00 feet to a point for corner;

NORTH 33°55'07" EAST a distance of 42.00 feet to a point for corner;

NORTH 83°39'02" EAST a distance of 37.90 feet to a point for corner;
NORTH 88°28'05" EAST a distance of 40.60 feet to a point for corner;
NORTH 77°19'45" EAST a distance of 34.52 feet to a point for corner;
NORTH 49°57'35" EAST a distance of 43.39 feet to a point for corner;
NORTH 01°54'18" WEST a distance of 41.20 feet to a point for corner;
NORTH 14°57'59" EAST a distance of 80.55 feet to a point for corner;
NORTH 38°43'20" EAST a distance of 33.38 feet to a point for corner;
NORTH 69°12'18" EAST a distance of 84.25 feet to a point for corner;
NORTH 31°02'03" EAST a distance of 31.79 feet to a point for corner;
NORTH 17°28'02" WEST a distance of 42.69 feet to a point for corner;
NORTH 52°54'31" WEST a distance of 95.12 feet to a point for corner;
NORTH 14°59'21" WEST a distance of 77.74 feet to a point for corner;
NORTH 06°33'04" EAST a distance of 107.47 feet to a point for corner;
NORTH 14°05'46" WEST a distance of 39.45 feet to a point for corner;
NORTH 44°13'26" WEST a distance of 41.05 feet to a point for corner;
NORTH 58°40'25" EAST a distance of 75.45 feet to a point for corner;
NORTH 46°45'30" EAST a distance of 71.88 feet to a point for corner;
NORTH 23°19'01" WEST a distance of 90.43 feet to a point for corner;
NORTH 21°52'21" EAST a distance of 55.79 feet to a point for corner;
SOUTH 72°37'48" EAST a distance of 114.79 feet to a point for corner;
NORTH 38°51'11" EAST a distance of 62.10 feet to a point for corner;
NORTH 49°17'41" EAST a distance of 156.27 feet to a point for corner;
NORTH 44°32'35" EAST a distance of 104.91 feet to a point for corner;
NORTH 89°21'03" EAST a distance of 388.78 feet to the northeast corner of said 23.74 acre tract
of and being located in the west line of said 138.80 acre tract of land;

THENCE along the northwest line of said 138.80 acre tract of land as follows:

NORTH 00°05'05" EAST a distance of 571.61 feet to a point for corner;
NORTH 77°33'50" EAST a distance of 826.21 feet to a point for corner;
NORTH 57°36'07" EAST a distance of 326.17 feet to a point for corner;
NORTH 49°48'14" EAST a distance of 130.26 feet to a point for corner;
NORTH 40°05'22" EAST a distance of 92.15 feet to a point for corner;
NORTH 26°52'38" EAST a distance of 27.43 feet to a point for corner;
NORTH 24°42'28" WEST a distance of 29.52 feet to a point for corner;
NORTH 42°49'50" WEST a distance of 42.55 feet to a point for corner;
NORTH 51°10'07" WEST a distance of 136.11 feet to a point for corner;
NORTH 29°28'53" EAST a distance of 78.05 feet to a point for corner;
NORTH 48°04'58" EAST a distance of 72.70 feet to a point for corner;
NORTH 21°17'41" EAST a distance of 79.43 feet to a point for corner;
NORTH 30°46'10" EAST a distance of 133.56 feet to a point for corner;
NORTH 53°21'50" EAST a distance of 92.18 feet to a point for corner;
NORTH 31°33'06" EAST a distance of 152.88 feet to a point for corner;
NORTH 63°35'20" EAST a distance of 105.83 feet to a point for corner;
SOUTH 75°34'11" EAST a distance of 91.96 feet to a point for corner;
SOUTH 46°12'44" EAST a distance of 122.60 feet to a point for corner;
SOUTH 61°52'30" EAST a distance of 37.16 feet to a point for corner;
SOUTH 81°30'14" EAST a distance of 47.72 feet to a point for corner;
NORTH 87°18'36" EAST a distance of 30.99 feet to a point for corner;
NORTH 75°57'54" EAST a distance of 107.07 feet to a point for corner;
SOUTH 87°40'40" EAST a distance of 87.37 feet to a point for corner;
SOUTH 77°24'30" EAST a distance of 61.35 feet to a point for corner;

NORTH 69°08'10" EAST a distance of 78.62 feet to a point for corner;
NORTH 30°23'27" EAST a distance of 71.20 feet to a point for corner;
NORTH 49°48'58" EAST a distance of 78.19 feet to a point for corner;
NORTH 89°13'49" EAST a distance of 119.16 feet to a point for corner;
NORTH 80°55'09" EAST a distance of 197.94 feet to a point for corner;
NORTH 59°13'33" EAST a distance of 80.71 feet to a point for corner for the northeast corner of
said 138.80 acre tract of land;

THENCE along the east line of said 138.80 acre tract of land, SOUTH 00°09'33" EAST a distance of
2,910.89 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 174.194 acres or 7,587,900 square feet of land more or
less.

Tract '2'

BEING a 111.291 acre tract of land situated in the Larkin McCarty Survey, Abstract Number 600 and the Jeremiah Horn Survey, Abstract Number 411, Collin County, Texas and being all of a 14.774 acre tract of land described by deed recorded in Volume 5904, Page 3110 of the Deed Records of Collin County Texas (DRCCT) and being all of 9.973 acre tract of land recorded in Volume 5961, Page 695 (DRCCT), all of a 9.989 acre tract of land recorded in Volume 5967, Page 3451 (DRCCT), all of an 8.815 acre tract of land recorded in Volume 5961, Page 700 (DRCCT), and all of a 68.727 acre tract of land recorded in Clerk File No. 20060921001363980 & 20060921001363990 (DRCCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the northwest corner of said 14.774 acre tract of land and being the northeast corner of a 330.801 acre tract of land described by deed recorded in Clerk File No. 20060811001152020 (DRCCT) and being located in the center of County No. 79;

THENCE along the center of County Road No. 79 as follows:

NORTH 89°50'43" EAST a distance of 439.43 feet to a 5/8 inch iron rod found for corner;

NORTH 89°49'51" EAST a distance of 440.20 feet to a 5/8 inch iron rod found for corner;

NORTH 89°47'43" EAST a distance of 445.44 feet to a 5/8 inc iron rod found for the northeast corner of said 9.989 acre tract of land;

THENCE departing the center of said County Road No. 79, SOUTH 00°12'30" EAST a distance of 994.08 feet to a 5/8 inch iron rod set for the southeast corner of said 9.989 acre tract of land;

THENCE NORTH 89°57'48" WEST a distance of 265.94 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 73°07'36" WEST a distance of 182.34 feet to a 5/8 inch iron rod set for the northeast corner of said 8.815 acre tract of land;

THENCE SOUTH 0°33'53" EAST a distance of 720.76 feet to a 5/8 inch iron rod set in the north line of said 68.727 acre tract of land;

THENCE along the north line of said 68.727 acre tract of land, NORTH 89°30'22" EAST a distance of 435.76 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 88°54'48" EAST a distance of 422.52 feet to a 1/2 inch iron rod found for the northeast corner of said 68.727 acre tract of land;

THENCE with the east line of said 68.727 acre tract of land as follows:

SOUTH 00°31'13" EAST a distance of 427.59 feet to 5/8 inch iron rod set for corner;

SOUTH 00°59'20" EAST a distance of 613.60 feet to a 1/2 inch iron rod found for corner;

SOUTH 88°54'43" WEST a distance of a 267.31 feet to a 1/2 inch iron rod found for corner;

SOUTH 00°06'17" EAST a distance of 772.33 feet to a 1/2 inch iron rod found for the southerly southeast corner of said 68.727 acre tract of land;

THENCE along the south line of said 68.727 acre tract of land, SOUTH 89°43'29" WEST a distance of 1,479.31 feet to a 1/2 inch iron rod found for the southwest corner of said 68.727 acre tract of land and being located in the east line of said 330.801 acre tract of land;

THENCE along the east line of said 330.801 acre tract of land, as follows;

THENCE NORTH 00°12'57" WEST a distance of 1,755.81 to a 1/2 inch iron rod found for corner;

THENCE NORTH 00°32'35" WEST a distance of 1,715.73 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 111.291 acres or 4,847,815 square feet of land more or less.

EXHIBIT “B”
Statement of Intent and Purpose
for

Brookhollow

TOWN OF PROSPER, TEXAS

The purpose of this submittal is to request zoning for approximately 285.479 acres to be compatible with the zoning of the contiguous Brookhollow Planned Development (PD-25) and the zoning of surrounding properties through the provision of development standards, lot sizes, and densities that are similar to those of the Brookhollow Planned Development (PD-25) and the zoning of surrounding properties.

As with Brookhollow Planned Development (PD-25), Design Guidelines included as Exhibit ‘F’ are intended to ensure the provision of a quality planned development over time.

EXHIBIT “C”
Development Standards
for

Brookhollow

TOWN OF PROSPER, TEXAS

1. General Description of Tract ‘1’ and ‘2’

1.1. Density: As summarized in the following table, this Planned Development Ordinance shall permit a maximum of 348 single-family residential units on the 174.194 gross acres located within Tract ‘1’ as illustrated in Exhibit ‘D’ and a maximum of 333 single-family residential units on the 111.285 gross acres located within Tract ‘2’ as illustrated in Exhibit ‘D’. Of the maximum 348 single-family residential units that may be developed on Tract ‘1’, a minimum of 20% of the total units shall be developed to the Type 1A standards with the remaining lots being developed to the Type 1B standards. Of the maximum 333 single-family residential units that may be developed on Tract ‘2’, a maximum of 83 units may be developed to Type ‘2C’ standards and a maximum of 56 units may be developed to Type ‘2D’ standards. All other units within Tract ‘2’ shall be developed to Type ‘2A’ or ‘2B’ standards.

Tract 1 (174.194 gross acres) – Maximum of 348 units permitted	
Type 1A	Minimum of 20% of total units
Type 1B	All remaining units

Tract 2 (111.285 gross acres) – Maximum of 333 units permitted	
Type 2C	Maximum of 83 units
Type 2D	Maximum of 56 units
Type 2A and 2B	All remaining units

The development standards for such residential units are outlined below or, if not specifically addressed herein, as set forth in the SF-10 Zoning District of Zoning Ordinance No. 05-20 and Subdivision Ordinance 03-05, as the Ordinances exist or may be amended.

2. General Conditions of Tract ‘1’

2.1. Conformance to All Applicable Articles of the Town of Prosper Zoning Ordinance:

Except as amended herein, this Planned Development District shall conform to any and all applicable articles and sections of ordinances and regulations of the Town of Prosper, including Zoning Ordinance, No. 05-20, and Subdivision Ordinance, No. 03-05, as they presently exist or may be amended. All rights-of-way as required by the Town’s Thoroughfare Plan and Subdivision Ordinance will be deeded to the Town at

the time of development with the Final Plat, unless it is determined by the Town that a lesser width of right-of-way is necessary.

2.2. Allowed Uses: Land uses allowed within this PD district are as follows:

- Accessory buildings incidental to the allowed use and constructed of the same materials as the main structure.
- Churches / rectories
- Civic facilities
- Electronic security facilities, including gatehouses and control counter
- Fire stations and public safety facilities
- Gated communities with private streets (developed to Town standards)
- Public or private parks, playgrounds and neighborhood recreation facilities including, but not limited to, swimming pools, clubhouse facilities and tennis courts
- Residential uses as described herein
- Schools – public or private
- Golf Course and/or Country Club (including clubhouse, maintenance facilities, on-course food and beverage service, and on course restroom facilities.)
- Private Club operated in conjunction with a country club, clubhouse, and/or on-course beverage service.
- Temporary real estate sales offices for each builder during the development and marketing of the Planned Development which shall be removed no later than 30 days following the issuance of the Certificate of Occupancy (CO) or completion of the final inspection on the last lot owned by the respective builder.
- Temporary buildings of the builders and uses incidental to construction work on the premises, which shall be removed upon completion of such work.
- Construction or marketing office occupied by the developer of the property.
- Utility distribution lines and facilities. Electric substations shall be allowed by SUP.

2.3. Required Parking: A minimum of four (4) off-street concrete parking spaces shall be provided for each residential unit. As part of the parking requirement, at least two (2) of the off-street parking spaces shall be in an enclosed garage. The parking of recreational vehicles, sports vehicles, boats and/or trailers in the front yard of any lot is prohibited. For purposes of this Ordinance, “recreational vehicle” means any mobile unit (motorized or under tow) designed, converted, or modified for use as a sleeping, cooking, gathering and “sports vehicle” means a vehicle designed for or modified for off-road or other recreational use, which is not a standard car, sport utility vehicle or pick-up.

2.4. Exterior Façade Building Materials: (see Exhibit ‘F’)

2.5. Area and building requirements: Lot area and building requirements are as follows:

2.5.1. Lot Area: The minimum area of each lot type shall be as shown in the following table.

LOT AREA SUMMARY		
	<u>1A</u>	<u>1B</u>
Min. Lot Area (sq. ft.)	15,000	10,000

2.5.2. Lot Coverage: The maximum lot coverage for each lot type shall be as shown in the following table.

LOT COVERAGE SUMMARY		
	<u>1A</u>	<u>1B</u>
Max. Building coverage (%)	50	50

2.5.3. Lot Width: The minimum width of any lot shall not be less than as shown in the following table as measured at the front building line of the lot, except that lots at the terminus of a cul-de-sac or along street elbows/eyebrows may reduce the minimum width by 10 feet as measured along the arc at the front building line; provided all other requirements of this section are fulfilled.

LOT WIDTH SUMMARY		
	<u>1A</u>	<u>1B</u>
Min. Lot Width (ft.)	90	75

2.5.4. Lot Depth: The minimum depth of any lot shall not be less than as shown in the following table:

LOT DEPTH SUMMARY		
	<u>1A</u>	<u>1B</u>
Min. Lot Depth (ft.)	125	125

2.5.5. Front Yard: The minimum depth of the front yard shall be as shown in the following table.

FRONT YARD SETBACK SUMMARY		
	<u>1A</u>	<u>1B</u>
Min. Front Yard (ft.)	30	20

Front yards shall be staggered in accordance with Chapter 4, Section 9.3(F) of Zoning Ordinance, No. 05-20. Covered drives and porte-cocheres that are

architecturally designed as an integral element of the main structure may extend up to five feet from the established front building line into the front yard area.

- 2.5.6. Side Yard: The minimum side yard on each side of a lot shall be as shown in the following table.

SIDE YARD SETBACK SUMMARY		
	<u>1A</u>	<u>1B</u>
Min. Side Yard (ft.)	8	7

The side yard for all corner lots shall be a minimum of 15 feet. Single-family detached lots shall not side to East First Street, unless the lot is located on a cul-de-sac or any other street that does not directly intersect with East First Street.

- 2.5.7. Rear Yard: The minimum depth of the rear yard shall be twenty feet for all lots, except that lots with “C-shaped” houses, such house configurations enclosing a courtyard space, may have a rear yard of ten feet.

- 2.5.8. Building Height: Buildings shall be a maximum of two and one-half (2½) stories, not to exceed forty-five feet (45’) in height. Chimneys, antennas and other such architectural projections not used for human occupancy may extend above this height limit.

- 2.5.9. Minimum Dwelling Area: The minimum enclosed heated and cooled living area shall be as shown in the following table.

MINIMUM DWELLING AREA SUMMARY		
	<u>1A</u>	<u>1B</u>
Min. Dwelling Area (sq. ft.)	3,500	2,500

- 2.6. Amenities: The intent of this PD regarding the provision of amenities is for an integration of built and natural elements working together as a system that provides for the active and passive recreational needs of the Brookhollow community specifically and of the Town of Prosper generally. The distribution of natural beauty throughout the development, exemplified by lakes, mature trees and areas of rolling topography, provides the opportunity for a community-wide trail punctuated with nodes of built improvements such as pocket parks. In this way, neighborhood is linked to neighborhood and the Brookhollow community is linked to the Town.

To help preserve the open character of the Town of Prosper, it is the intent of this PD that a significant amount of natural open space, particularly amid the floodplain and other sensitive land, be set aside to provide additional open space for Brookhollow and for the Town. Design elements in these areas should support non-programmed passive recreational activities such as walking and picnicking.

- 2.7. Screening and Buffering: Residential development adjacent to East First Street shall be screened by a combination of earthen berms, turf grass, trees and shrubs and meandering sidewalk within a twenty-five-foot landscape edge. All turf and landscaping areas will be irrigated. Screening fences shall be located along the berm areas and shall meet the requirements of the Subdivision Ordinance 03-05, as it exists or may be amended.
- 2.8. Concept Plan: A Concept Plan is hereby attached (Exhibit "D") and made a part of the ordinance. It establishes general guidelines for the district by identifying the project boundaries, land use types, and approximate thoroughfare locations and illustrates the integration of these elements into a master plan for the whole district. Prior to approval of a preliminary plat for the property, a concept plan of the property showing anticipated locations of thoroughfares, collector streets, and private streets; parks; and schools must be approved by the Planning & Zoning Commission. The concept plan will serve as a general guide for future development on the property.
- 2.9. Streets: The collector streets conceptually shown on Exhibit 'D' extending from U.S. Hwy. 380, Coit Road, F.M. Hwy. 2478 (Custer Road), and to C.R. 79 (E. First St.) shall be designed within a sixty-foot wide right-of-way. The paved section for these streets shall be concrete paving thirty-one feet wide, except for the potential widening to accommodate traffic at intersections with major thoroughfares. In the event that a school is located within the development, additional paving width will be provided to accommodate school traffic. The developer will be responsible for one-half the cost for the street adjacent to the school. The residential streets shall consist of a fifty-foot wide right-of-way with a twenty-seven foot paving section; and drainage systems, which shall be incorporated into the street facility with concrete paving and mountable curbs. In neighborhoods where lots are alley-served, residential streets shall consist of a fifty-foot wide right-of-way with a thirty-one foot paving section; and drainage systems, which shall be incorporated into the street facility with concrete paving and mountable curbs.
- 2.10. Maintenance of Facilities: The Developers shall establish a Homeowner's Association (HOA), in which membership is mandatory for each lot, and that will be responsible for operation and maintenance of all common areas and/or common facilities contained within the area of the Planned Development District or adjacent Right-of-Way (ROW). The homeowner's association will be created with Phase 1 and each subsequent phase shall be annexed into the association. Prior to transfer of the ownership to the HOA, all specified facilities shall be constructed by the Developer. The developer shall provide the Town with a copy of a mandatory HOA agreement that will become part of the deed of record.
- 2.11. Sidewalks: Any required sidewalk on collector streets may be located on one side of the street only. In such cases, the sidewalk shall be ten-feet wide and shall be generally meandering where possible. The residential streets will have a five foot wide sidewalk located on each side of the street and shall be located no less than two feet from the street right-of-way line. All public street sidewalks and crossings shall be

ADA compliant. In locations where open space, common, or HOA areas exist, sidewalks shall be extended to connect with adjacent walks or trails.

2.12. Landscaping

2.12.1. Front Yard: A minimum of two four-inch caliper trees, measured at twelve inches above the root ball, shall be planted in the front yard of each Tract '1' residential lot (see Exhibit 'F'). The required trees will typically be planted by the builder at the time of house construction and must be installed prior to the issuance of the certificate of occupancy for that lot and house.

If pre-existing trees on the lot remain after the completion of construction on the lot, such trees may be used to meet the planting requirements for the respective lot.

2.12.2. Yard Space that Abuts Street (side yard on a street): Two canopy trees with a minimum caliper of four inches each measured twelve inches above the root ball, shall be planted in each side yard space that abuts a street. These required trees shall be in addition to the required front yard trees and shall be planted generally parallel to the street at the edge of the street right of way. The required trees will typically be planted by the builder at the time of house construction and must be installed prior to the issuance of the certificate of occupancy for that lot and house.

2.12.3. Side Yard: Side yard landscaping is required on each side yard adjacent to Collector Streets within the development. Such landscaping shall include trees, shrubs, turf grass and earthen berms.

2.13. Fencing: Consistent fencing shall be required on all lots adjacent to Major Thoroughfares as identified on the Town's Thoroughfare Plan. Such fencing shall conform to the standards established by the Town for various types of fencing as found in Subdivision Ordinance 03-05 as it exists or may be amended. (see Exhibit 'F')

2.14. Park Dedication Requirements: The development of Tract '1' will provide for a dedication of a minimum of 8.71 acres or 5% of the net platted acreage, whichever is less, to the Town for park purposes, including, but not limited to, neighborhood parks, linear parks, hike and bike trails, pocket parks, water features, creeks and natural preserved areas, or other purposes as determined by the Town. Park dedications for Tract '1', Tract '2', and properties subject to Planned Development-25 (Ordinance No. 06-73) may be combined and dedicated without regard to specific tract delineation, subject to approval of the Town's Parks and Recreation Board. This requirement may also be fulfilled through the payment of park dedication fees in accordance with Subdivision Ordinance No. 03-05 subject to approval of the Town's Parks and Recreation Board. All other aspects of park dedication shall comply with Subdivision Ordinance No. 03-05 as it presently exists, unless modified by a separate agreement.

2.15. Mechanical Equipment: All mechanical equipment (pool, air conditioning, solar collectors, etc.) must be completely screened from the adjacent street. A combination of screens, hedges, or walls should be used to screen equipment or mechanical areas.

2.16. Adjacency to Major Creeks, Floodplains, and Open Space: All development within Tract '1' shall comply with Section 14 of Subdivision Ordinance No. 03-05 as it presently exists.

3. General Conditions of Tract '2'

3.1. Conformance to All Applicable Articles of the Town of Prosper Zoning Ordinance:

Except as amended herein, this Planned Development District shall conform to any and all applicable articles and sections of ordinances and regulations of the Town of Prosper, including Zoning Ordinance, No. 05-20, and Subdivision Ordinance, No. 03-05, as they presently exist or may be amended. All rights-of-way as required by the Town's Thoroughfare Plan and Subdivision Ordinance will be deeded to the Town at the time of development with the Final Plat, unless it is determined by the Town that a lesser width of right-of-way is necessary.

3.2. Allowed Uses: Land uses allowed within this PD district are as follows:

- Accessory buildings incidental to the allowed use and constructed of the same materials as the main structure.
- Churches / rectories
- Civic facilities
- Electronic security facilities, including gatehouses and control counter
- Fire stations and public safety facilities
- Gated communities with private streets (developed to Town standards)
- Public or private parks, playgrounds and neighborhood recreation facilities including, but not limited to, swimming pools, clubhouse facilities and tennis courts
- Residential uses as described herein
- Schools – public or private
- Golf Course and/or Country Club (including clubhouse, maintenance facilities, on-course food and beverage service, and on course restroom facilities.)
- Private Club operated in conjunction with a country club, clubhouse, and/or on-course beverage service.
- Temporary real estate sales offices for each builder during the development and marketing of the Planned Development which shall be removed no later than 30 days following the issuance of the Certificate of Occupancy (CO) or completion of the final inspection on the last lot owned by the respective builder.
- Temporary buildings of the builders and uses incidental to construction work on the premises, which shall be removed upon completion of such work.
- Construction or marketing office occupied by the developer of the property.
- Utility distribution lines and facilities. Electric substations shall be allowed by SUP.

3.3. Required Parking: A minimum of four (4) off-street concrete parking spaces shall be provided for each residential unit. As part of the parking requirement, at least two (2) of the off-street parking spaces shall be in an enclosed garage. The parking of recreational vehicles, sports vehicles, boats and/or trailers in the front yard of any lot is prohibited. For purposes of this Ordinance, “recreational vehicle” means any mobile unit (motorized or under tow) designed, converted, or modified for use as a sleeping, cooking, gathering and “sports vehicle” means a vehicle designed for or modified for off-road or other recreational use, which is not a standard car, sport utility vehicle or pick-up.

3.4. Exterior Façade Building Materials: (see Exhibit ‘F’)

3.5. Area and building requirements: Lot area and building requirements are as follows:

3.5.1. Lot Area: The minimum area of each lot type shall be as shown in the following table.

LOT AREA SUMMARY				
	<u>2A</u>	<u>2B</u>	<u>2C</u>	<u>2D</u>
Min. Lot Area (sq. ft.)	15,000	12,000	9,000	7,000

3.5.2. Lot Coverage: The maximum lot coverage for each lot type shall be as shown in the following table.

LOT COVERAGE SUMMARY				
	<u>2A</u>	<u>2B</u>	<u>2C</u>	<u>2D</u>
Max. Building coverage (%)	50	50	50	60

3.5.3. Lot Width: The minimum width of any lot shall not be less than as shown in the following table as measured at the front building line of the lot, except that lots at the terminus of a cul-de-sac or along street elbows/eyebrows may reduce the minimum width by 10 feet as measured along the arc at the front building line; provided all other requirements of this section are fulfilled.

LOT WIDTH SUMMARY				
	<u>2A</u>	<u>2B</u>	<u>2C</u>	<u>2D</u>
Min. Lot Width (ft.)	90	80	70	55

3.5.4. Lot Depth: The minimum depth of any lot shall not be less than as shown in the following table:

LOT DEPTH SUMMARY				
	<u>2A</u>	<u>2B</u>	<u>2C</u>	<u>2D</u>
Min. Lot Depth (ft.)	125	125	125	125

3.5.5. **Front Yard:** The minimum depth of the front yard shall be as shown in the following table.

FRONT YARD SETBACK SUMMARY				
	<u>2A</u>	<u>2B</u>	<u>2C</u>	<u>2D</u>
Min. Front Yard (ft.)	30	25	20	5

Covered drives and porte-cocheres that are architecturally designed as an integral element of the main structure may extend up to five feet from the established front building line into the front yard area.

3.5.6. **Side Yard:** The minimum side yard on each side of a lot shall be as shown in the following table.

SIDE YARD SETBACK SUMMARY				
	<u>2A</u>	<u>2B</u>	<u>2C</u>	<u>2D</u>
Min. Side Yard (ft.)	8	7	7	5 / 1

The side yard for all corner lots shall be a minimum of 15 feet. Single-family detached lots shall not side to East First Street, unless the lot is located on a cul-de-sac or any other street that does not directly intersect with East First Street.

3.5.7. **Rear Yard:** The minimum depth of the rear yard shall be twenty feet for all lots, except that lots with “C-shaped” houses, such house configurations enclosing a courtyard space, may have a rear yard of ten feet.

3.5.8. **Building Height:** Buildings shall be a maximum of two and one-half (2½) stories, not to exceed forty-five feet (45’) in height. Chimneys, antennas and other such architectural projections not used for human occupancy may extend above this height limit.

3.5.9. **Minimum Dwelling Area:** The minimum enclosed heated and cooled living area shall be as shown in the following table.

MINIMUM DWELLING AREA SUMMARY

	<u>2A</u>	<u>2B</u>	<u>2C</u>	<u>2D</u>
Min. Dwelling Area (sq. ft.)	3,500	3,000	2,500	2,200

- 3.6. **Amenities:** The intent of this PD regarding the provision of amenities is for an integration of built and natural elements working together as a system that provides for the active and passive recreational needs of the Brookhollow community specifically and of the Town of Prosper generally. The distribution of natural beauty throughout the development, exemplified by lakes, mature trees and areas of rolling topography, provides the opportunity for a community-wide trail punctuated with nodes of built improvements such as pocket parks. In this way, neighborhood is linked to neighborhood and the Brookhollow community is linked to the Town.

To help preserve the open character of the Town of Prosper, it is the intent of this PD that a significant amount of natural open space, particularly amid the floodplain and other sensitive land, be set aside to provide additional open space for Brookhollow and for the Town. Design elements in these areas should support non-programmed passive recreational activities such as walking and picnicking.

- 3.7. **Screening and Buffering:** Residential development adjacent to East First Street shall be screened by a combination of earthen berms, turf grass, trees and shrubs and meandering sidewalk within a twenty-five-foot landscape edge. All turf and landscaping areas will be irrigated. Screening fences shall be located along the berm areas and shall meet the requirements of the Subdivision Ordinance 03-05, as it exists or may be amended.
- 3.8. **Concept Plan:** A Concept Plan is hereby attached (Exhibit “D”) and made a part of the ordinance. It establishes general guidelines for the district by identifying the project boundaries, land use types, approximate thoroughfare locations and illustrates the integration of these elements into a master plan for the whole district.

Prior to approval of a preliminary plat for the property, a concept plan of the property showing anticipated locations of thoroughfares, collector streets, and private streets; parks; and schools must be approved by the Planning & Zoning Commission. The concept plan will serve as a general guide for future development on the property.

- 3.9. **Streets:** The collector streets conceptually shown on Exhibit ‘D’ extending from U.S. Hwy. 380, Coit Road, F.M. 2478 (Custer Road), and C.R. 79 (E. First St.) shall be designed within a sixty-foot wide right-of-way. The paved section for these streets shall be concrete paving thirty-one feet wide, except for the potential widening to accommodate traffic at intersections with major thoroughfares. In the event that a school is located within the development, additional paving width will be provided to accommodate school traffic. The developer will be responsible for one-half the cost for the street adjacent to the school. The residential streets shall consist of a fifty-foot wide right-of-way with a twenty-seven foot paving section; and drainage systems, which shall be incorporated into the street facility with concrete paving and mountable curbs. In neighborhoods where lots are alley-served, residential streets

shall consist of a fifty-foot wide right-of-way with a thirty-one foot paving section; and drainage systems, which shall be incorporated into the street facility with concrete paving and mountable curbs. All Collector Class Thoroughfares shall meet the standards specified in the Town's Thoroughfare and Circulation Design Standards. All Residential Streets, Collector Streets and Thoroughfares with landscape and setback areas shall be shown on the Plat. Right-of-way area shall be dedicated and provided to adjacent street or road sections in conformance with the approved Town of Prosper Thoroughfare Plan.

3.10. Maintenance of Facilities: The Developers shall establish a Homeowner's Association (HOA), in which membership is mandatory for each lot, and that will be responsible for operation and maintenance of all common areas and/or common facilities contained within the area of the Planned Development District or adjacent Right-of-Way (ROW). The homeowner's association will be created with Phase 1 and each subsequent phase shall be annexed into the association as specified in Exhibit E. Prior to transfer of the ownership to the HOA, all specified facilities shall be constructed by the Developer and approved by the Town. The developer shall provide the Town with a copy of a mandatory HOA agreement that will become part of the deed of record.

3.11. Sidewalks: Any required sidewalk on collector streets may be located on one side of the street only. In such cases, the sidewalk shall be eight-feet wide and shall be generally meandering where possible. The residential streets will have a four foot wide sidewalk located on each side of the street and shall be located no less than two feet from the street right-of-way line. All public street sidewalks and crossings shall be ADA compliant. In locations where open space, common, or HOA areas exist, sidewalks shall be extended to connect with adjacent walks or trails.

3.12. Landscaping

3.12.1. Front Yard: A minimum of two four-inch caliper trees, measured at twelve inches above the root ball, shall be planted in the front yard of each Tract '2' residential lot (see Exhibit 'G'). The required trees will typically be planted by the builder at the time of house construction and must be installed prior to the issuance of the certificate of occupancy for that lot and house.

If pre-existing trees on the lot remain after the completion of construction on the lot, such trees may be used to meet the planting requirements for the respective lot.

3.12.2. Yard Space that Abuts Street (side yard on a street): Two canopy trees with a minimum caliper of four inches each measured twelve inches above the root ball, shall be planted in each side yard space that abuts a street. These required trees shall be in addition to the required front yard trees and shall be planted generally parallel to the street at the edge of the street right of way. The required trees will typically be planted by the builder at the time of house construction and must be installed prior to the issuance of the certificate of occupancy for that lot and house.

- 3.12.3. Side Yard: Side yard landscaping is required on each side yard adjacent to Collector Streets within the development. Such landscaping shall include trees, shrubs, turf grass and earthen berms. Landscape beds in the yard space that abuts a street shall be limited to, and extend from, the house perimeter and walkways. Such beds shall have natural shapes. The intent of this guideline is to reinforce the continuity of the street with planting beds that visually reinforce the street edge rather than the lot. Therefore, floating beds in the yard space are prohibited. Such planting beds must run parallel to the street and create natural shapes that respond to the required trees (described above).
- 3.13. Fencing: Consistent fencing shall be required on all lots adjacent to Major Thoroughfares as identified on the Town's Future Thoroughfare Plan. Such fencing shall conform to the standards established by the Town for various types of fencing as found in Subdivision Ordinance 03-05 as it exists or may be amended. (See Exhibit 'F')
- 3.14. Park Dedication Requirements: The development of Tract '2' will provide for a dedication of a minimum of 5.56 acres or 5% of the net platted acreage, whichever is less, to the Town for park purposes, including, but not limited to, neighborhood parks, linear parks, hike and bike trails, pocket parks, water features, creeks and natural preserved areas, or other purposes as determined by the Town. Park dedications for Tract '1', Tract '2', and properties subject to Planned Development-25 (Ordinance No. 06-73) may be combined and dedicated without regard to specific tract delineation, subject to approval of the Town's Parks and Recreation Board. This requirement may also be fulfilled through the payment of park dedication fees in accordance with Subdivision Ordinance No. 03-05 subject to approval of the Town's Parks and Recreation Board. All other aspects of park dedication shall comply with Subdivision Ordinance No. 03-05 as it presently exists, unless modified by a separate agreement.
- 3.15. Mechanical Equipment: All mechanical equipment (pool, air conditioning, solar collectors, etc.) must be completely screened from the adjacent street. A combination of screens, hedges, or walls should be used to screen equipment or mechanical areas.
- 3.16. Adjacency to Major Creeks, Floodplains, and Open Space: All development within Tract '2' shall comply with Section 14 of Subdivision Ordinance No. 03-05 as it presently exists.

EXHIBIT "E"
Development Schedule
for

Brookhollow

TOWN OF PROSPER, TEXAS

The development of Tracts 1 and 2 is anticipated to be consistent with the development schedule included in Planned Development-25 and will range from two to twenty years dependent upon phasing. Dates are approximate and are subject to change due to external forces such as market conditions. Start dates for the overall project will depend on the availability of adequate infrastructure service to this area.

EXHIBIT "F"
Single-Family Residential Design Guidelines
for

Brookhollow

TOWN OF PROSPER, TEXAS

1. ARCHITECTURE:

All residences must conform to the French Country or European style and character. The Developer encourages architectural continuity through traditional architectural style and the use of complementary materials, as well as architectural diversity through variation of hip and gable roofs, roof pitch, building offsets, garage entrances, garage sizes, etc. While each home should compliment adjacent structures, every home should have a unique identity through the use of detailing such as cast stone, wrought iron, window treatments, dormers, turrets, flat work, tree placement, brick details, natural stone, combining brick and natural stone, gas lights, landscape illumination, etc. The Developer encourages the use of wood timbers, finials, decorative cornices, copper vents, cast stone decorative features, paint grip sheet metal, copper guttering and European architectural details that individualize each residence.

2. EXTERIOR MATERIALS & DETAILING:

2.1. Exterior materials shall be 100% masonry (brick, cast stone and stone) on all walls visible from any street, and 80% masonry on each (not cumulative) remaining side and rear elevations. All exposed portions of the fire breast, flu and chimney shall be clad in brick, stone or brick and stone, matching the materials used on the residence. All window headers, sides and sills, which are exposed to the street or common areas, shall be constructed of cast stone, natural stone, decorative shaped brick or a combination thereof. All windows will have a least 6" of exterior material between the header and fascia board. No Exterior Insulation and Finish Systems (E.I.F.S.) are permitted on any exterior elevation or chimney.

2.2. The entire structure shall be guttered with downspouts. All gutter and downspouts on the front of the house and any side that faces a street or common area shall be molded form of smooth round material. Gutters shall not drain across property lines.

- 2.3. All windows visible from streets shall be painted or vinyl clad finished wood or vinyl casement divided light windows. All windows facing any greenbelt area or floodplain shall be vinyl on wood casement divided light or wide metal frame windows with brick mould surrounds. Metal windows without brick mould are allowed only in private enclosed yard areas.
- 2.4. For homes following the Type '2D' guidelines described in Section 1.7 of this document, no window shall be allowed on the zero side of a dwelling other than those windows that would view to a courtyard enclosed by a masonry wall. The height of such courtyard windows shall not be higher than the masonry wall. Glass block windows shall be allowed and shall not be bound by this restriction
- 2.5. Second story side windows shall be located so as to restrict views into adjacent windows, patios, and/or courtyards as reasonably possible. The Developer will review for approval the location of all second floor windows and shall make a reasonable effort to maintain the privacy of the surrounding property owners.
- 2.6. Each structure shall have a minimum principal plate height of 10 feet on the first floor and a minimum plate height of 9 feet on garages.
- 2.7. A uniform house number style and house number locations will be selected by the developer.
- 2.8. A uniform mailbox style will be selected by the developer.
- 2.9. Stone shall be in chopped rectangular shapes and random sizes.
- 2.10. Cast Stone shall be light brown, white or cream in color with or without pitting.
- 2.11. Electrical meters visible from streets:
 1. The supply conduit for electrical meters visible from streets or common areas shall enter the foundation beneath the final yard grade so that the electrical meter is recessed in the wall and the meter box front and the meter are the only items visible.
 2. Any meter visible from the street or common area must be screened by solid fencing or landscape material.

3. ROOFING:

- 3.1. All roofs shall have a minimum slope of 12:12 roof pitch on any front and side visible from a street or a common area and a minimum slope of 8:12 roof pitch for rear and sides not visible from a street or a common area. Architectural designs that warrant roof sections of less pitch will be given consideration by the Developer. Satellite dishes shall not be installed in locations visible from the street, common areas or other residences. Solar collectors, if used, must be integrated into the building design and constructed of materials that minimize their visual impact. Cornice, eave and architectural details may project up to two feet six inches.

- 3.2. Roof material shall be standing seam copper, approved standing seam metal, natural slate shingles, approved imitation slate shingles or approved composition 30-year laminated shingles or other approved roof materials.
- 3.3. Roof form shall be limited to gables, hip, Dutch hip or Dutch gable. Roof forms should be randomly distributed along each street. Front to rear and side-to-side roof pitches must match on front elevations. The Developer will require variation of roof pitch, dormer details, etc. for adjacent structures.

4. WALLS / FENCING / SCREENING:

- 4.1. Walls and screens visible from streets or common areas shall be constructed of masonry matching that of the residence, masonry and wrought iron, or wrought iron. Walls and screens not visible from streets or common areas may be constructed of smooth finish redwood or #1 grade cedar. All fence posts shall be steel set in concrete and shall not be visible from the alley or another dwelling. All fence tops shall be level with grade changes stepped up or down as the grade changes.
- 4.2. A common 4' wrought iron fence detail, to be used for all rear and side fencing within the greenbelt / flood plain areas, will be chosen by the developer.
- 4.3. Equipment, air conditioning compressors, service yards, storage piles, woodpiles, garbage receptacles, and similar items must be visually screened from streets, alleys, common areas and neighboring lots by solid screening walls that match the residence material.
- 4.4. Retaining walls built or abutting: front yards, side yards facing a greenbelt, or rear yards within a greenbelt shall be constructed of mortar-jointed brick matching the residence, or mortar-jointed Millsap stone. For retaining walls in other locations, concrete and rock shall be allowed.

5. GARAGES / DRIVEWAYS / WALKWAYS:

All driveways fronting on a street shall be constructed of one or more of the following materials: brick pavers, stone, interlocking pavers, or exposed aggregate; with brick or stone borders or other approved materials. The Developer may consider front driveways of stamped or broom finished concrete with brick or stone borders on a case-by-case basis. All front entry surfaces must be constructed in brick, stone, slate, or flagstone. All sidewalks and steps from the public sidewalk or front driveway to the front entry must be constructed in brick, stone, slate, flagstone or other approved materials.

6. EXTERIOR LIGHTING:

Each required tree shall be down lighted with a minimum of two landscape illumination fixtures connected to an electric eye photocell. In addition, all garage doors must have one exterior light per parking space. All front entrances must have no less than one down light and a minimum of one bracket light beside each front entrance. All entrance down lights and all entrance bracket lights shall be controlled by electric eye photocells, and

kept in working order at all times. All required tree lights, garage door lights, entrance down lights and entrance bracket lights shall illuminate at dusk and shall remain illuminated until sunrise.

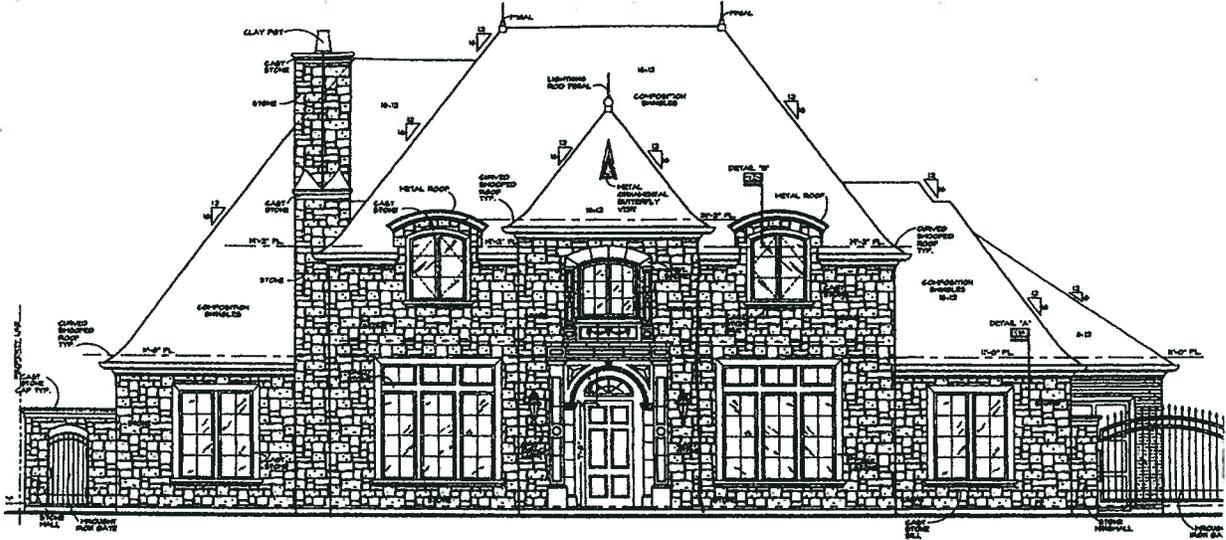
7. TREES:

Landscape requirements shall include a minimum of two 4" caliper live oaks or red oaks in the front yard. Any lot with more than 70 feet of frontage to adjacent streets and park will require no less than one 5" caliper live oak or red oak tree for every 35' of street and park frontage (or portion thereof) on each lot. For example, 80 feet of frontage would require 3 trees. Per Sections 2.12.1 and 3.12.1, pre-existing trees that remain on a lot after the completion of construction on the lot, such trees may be used to meet the planting requirements for the respective lot.

EXHIBIT “F”
Single-Family Residential Home Examples
for

Brookhollow

TOWN OF PROSPER, TEXAS



Type "A" Example Elevation



Type "A" Example



Type "B" Example Elevation



Type "B" Example



Type "C" Elevation



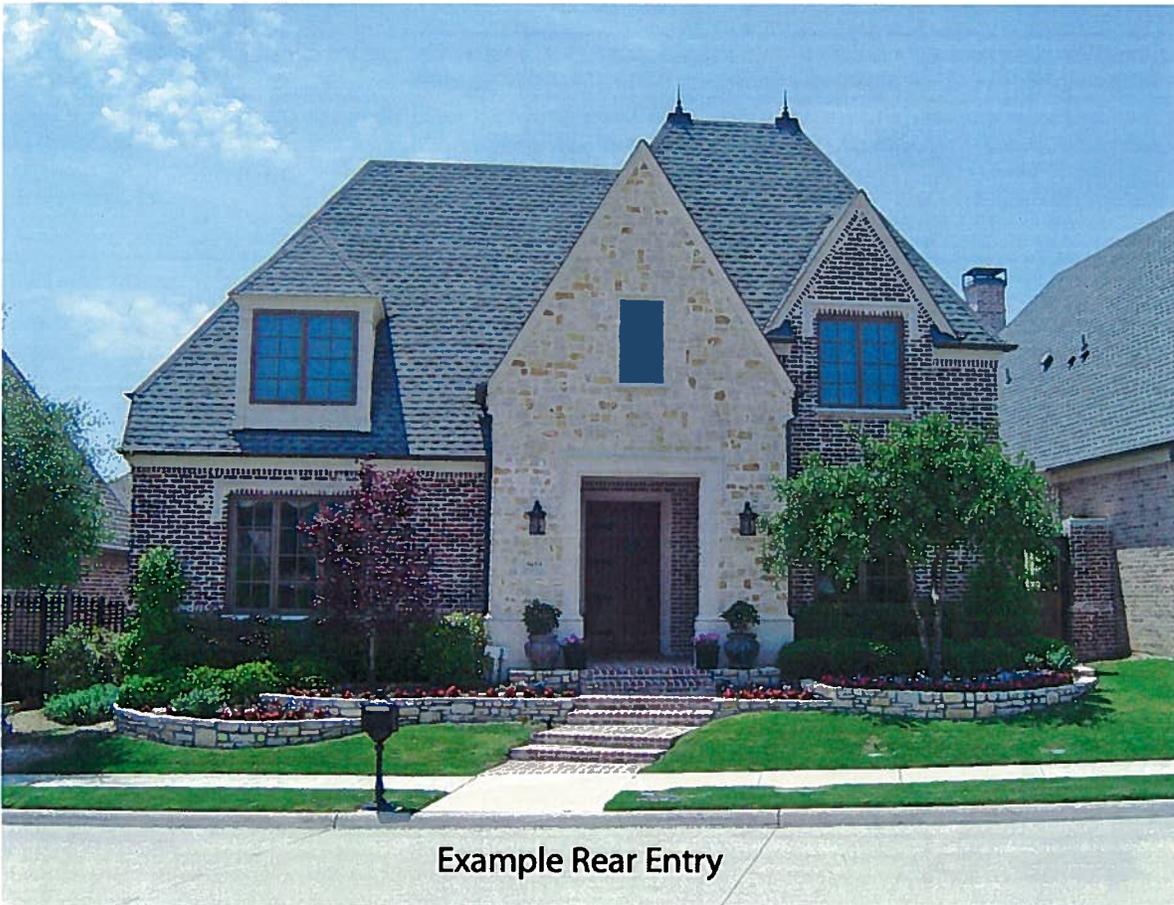
Type "C" Example



Type "D" Example Elevation



Type "D" Example



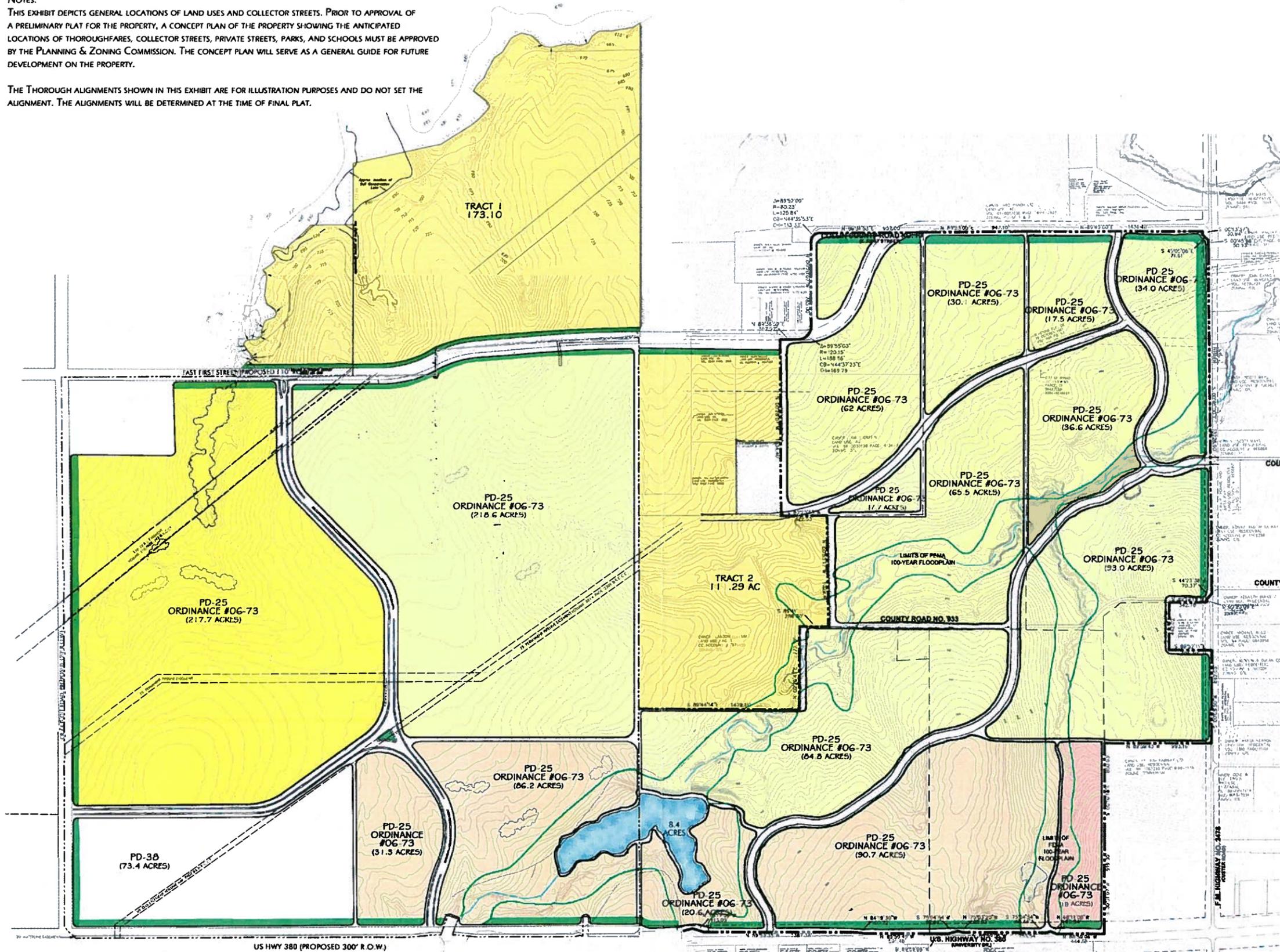


Example Streetscape

NOTES:

THIS EXHIBIT DEPICTS GENERAL LOCATIONS OF LAND USES AND COLLECTOR STREETS. PRIOR TO APPROVAL OF A PRELIMINARY PLAT FOR THE PROPERTY, A CONCEPT PLAN OF THE PROPERTY SHOWING THE ANTICIPATED LOCATIONS OF THOROUGHFARES, COLLECTOR STREETS, PRIVATE STREETS, PARKS, AND SCHOOLS MUST BE APPROVED BY THE PLANNING & ZONING COMMISSION. THE CONCEPT PLAN WILL SERVE AS A GENERAL GUIDE FOR FUTURE DEVELOPMENT ON THE PROPERTY.

THE THOROUGH ALIGNMENTS SHOWN IN THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. THE ALIGNMENTS WILL BE DETERMINED AT THE TIME OF FINAL PLAT.



Brookhollow
EXHIBIT D
1,218.6 ACRES (PD-25 & PD-38)
284.39 ACRES (TRACT 1 & TRACT 2)
TOWN OF PROSPER, COLLIN COUNTY, TEXAS

HUTT-ZIGARS

