

County Deed Records, Texas, and Volume 2002211, Page 3305, Dallas County Deed Records, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod found for the east corner of said Tract 3, said point being the north corner of a tract of land conveyed to William Baynard Calhoun and Betty Jean Calhoun, Trustees of the William Baynard Calhoun and Betty Jean Calhoun Revocable Living Trust as recorded in Volume 13739, Page 552, Tarrant County Deed Records, Texas, said point being in the southwest line of a tract of land conveyed to the United States of America as recorded in Volume 7497, Page 95, Tarrant County Deed Records, Texas, and Volume 83071, Page 5038, Dallas County Deed Records, Texas;

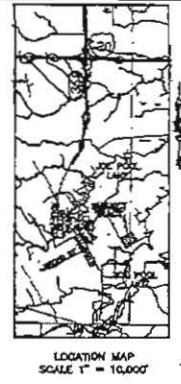
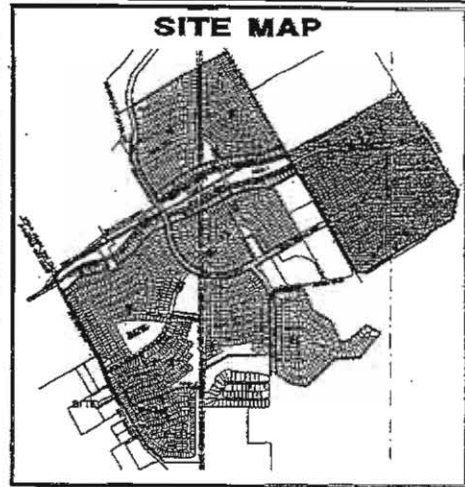
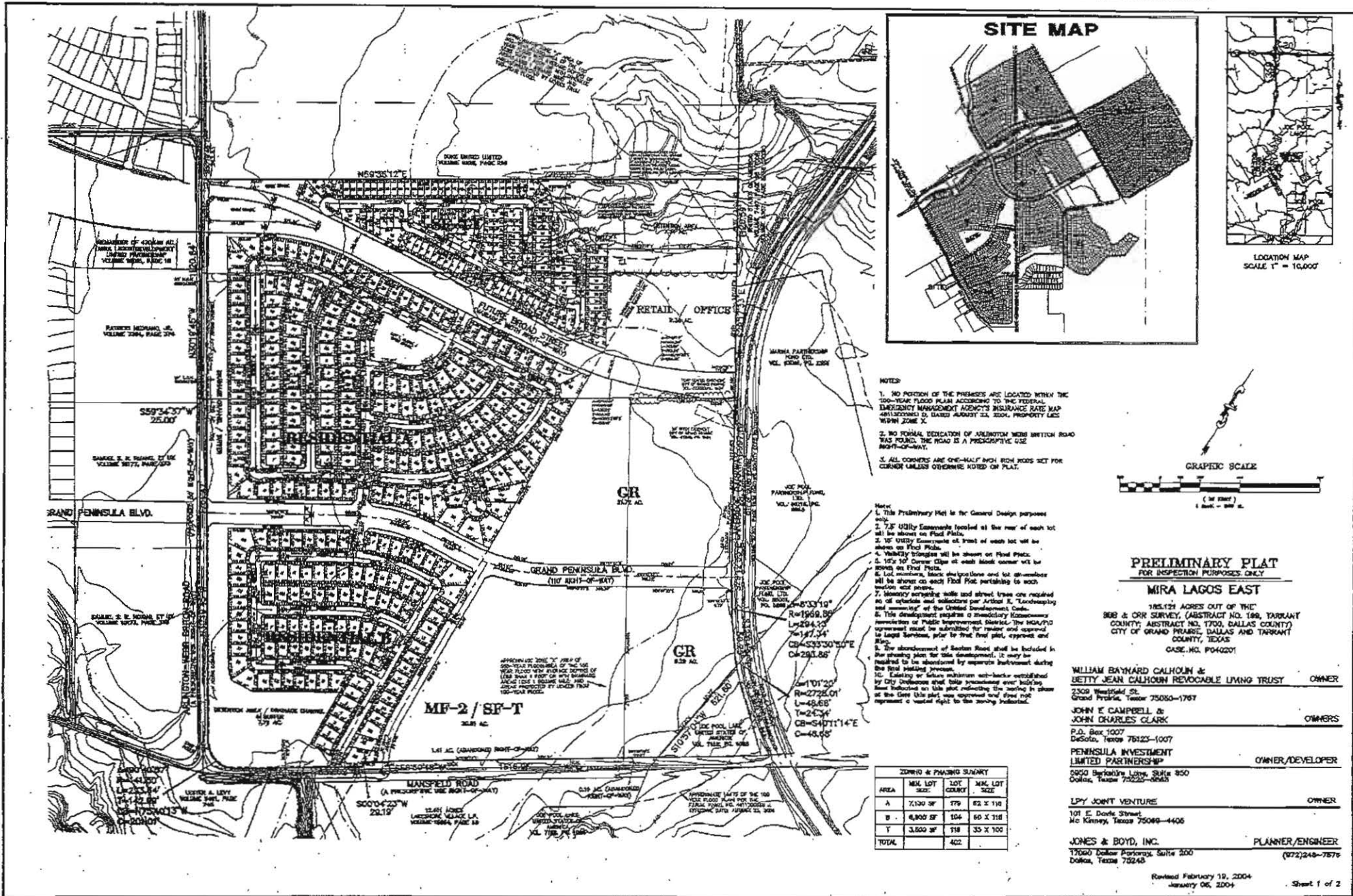
THENCE South 59 degrees 35 minutes 18 seconds West, 672.35 feet along the southeast line of said Tract 3 and along the northwest line of said Calhoun tract of land to a one-half inch iron rod set for corner;

THENCE North 29 degrees 17 minutes 51 seconds West, 120.02 feet to a one-half inch iron rod set for corner;

THENCE North 59 degrees 35 minutes 18 seconds East, 672.36 feet to a one-half inch iron rod set for corner, said point being in the northeast line of said Tract 3, and being in the southwest line of said United States of America tract of land;

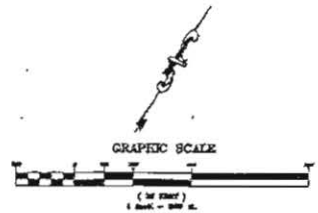
THENCE South 29 degrees 17 minutes 32 seconds East, 120.02 feet along the northeast line of said Tract 3, and along the southwest line of said United States of America tract of land to the POINT OF BEGINNING and containing 80,683 square feet or 1.852 acres of land.

PRELIMINARY PLAT OF MIRA LAGOS EAST



- NOTES:
1. NO PORTION OF THE PREMISES ARE LOCATED WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S INSURANCE RATE MAP DEVELOPED ON 03/28/03 ABSTRACT 22, 2204, PROPERTY LIES WITHIN ZONE X.
 2. NO FORMAL DEDICATION OF ADJUTANT WITH SWITCH ROAD WAS FOUND. THE ROAD IS A PRESCRIPTIVE USE RIGHT-OF-WAY.
 3. ALL CORNERS ARE ONE-HALF INCH IRON RODS SET FOR CORNER UNLESS OTHERWISE NOTED ON PLAT.

- NOTES:
1. This Preliminary Plat is for General Design purposes only.
 2. 1/2" Utility Easements located at the rear of each lot will be shown on Final Plat.
 3. 10' Utility Easements at front of each lot will be shown on Final Plat.
 4. Utility Tringles will be shown on Final Plat.
 5. 10' x 10' Corner Clips at each block corner will be shown on Final Plat.
 6. Lot numbers, block designations and lot dimensions will be shown on each Final Plat pertaining to each section and parcel.
 7. Property surveying and street lines are required to be of record and subject to Article 5, "Landscaping and Maintenance" of the United Development Code.
 8. This development requires a mandatory easement agreement of Public Improvement District. The HOA/PIO agreement shall be submitted for review and approval to local authority prior to final plat, record and sign.
 9. The abandonment of Section Road shall be included in the platting plan for this development. It may be required to be abandoned by separate instrument during the final platting process.
 10. Existing or future minimum set-backs established by City Ordinance shall take precedence over building lines indicated on this plat, reducing the building to those of the City Ordinance when approved and they not represent a vested right to the zoning indicated.



PRELIMINARY PLAT FOR INSPECTION PURPOSES ONLY

MIRA LAGOS EAST

185.121 ACRES OUT OF THE
S&B & CR SURVEY, (ABSTRACT NO. 199, TARRANT COUNTY; ABSTRACT NO. 1700, DALLAS COUNTY) CITY OF GRAND PRairie, DALLAS AND TARRANT COUNTY, TEXAS
CASE NO. P040201

WILLIAM BAYNARD CALHOUN & BETTY JEAN CALHOUN REVOCABLE LIVING TRUST OWNER
7328 Westwood St.
Grand Prairie, Texas 75050-1767

JOHN E. CAMPBELL & JOHN CHARLES CLARK OWNERS
P.O. Box 1007
DeSoto, Texas 76123-1007

PENNSULA INVESTMENT LIMITED PARTNERSHIP OWNER/DEVELOPER
5950 Bartholme Lane, Suite 850
Dallas, Texas 75225-0858

LPV JOINT VENTURE OWNER
101 E. Davis Street
McKinney, Texas 75069-4405

JONES & BOYD, INC. PLANNER/ENGINEER
17050 Dallas Parkway, Suite 200
Dallas, Texas 75248 (972)248-7878

ZONING & PAVING SUMMARY			
AREA	MIN. LOT SIZE	LOT COUNTY	MIN. LOT SIZE
A	7,130 SF	179	82 X 110
B	6,800 SF	104	60 X 118
T	3,820 SF	118	35 X 103
TOTAL		402	

LOT AREA TABLE

Table with 2 columns: Lot Number (e.g., 101, 102, 103) and Lot Area (e.g., 100, 100, 100).

LEGAL DESCRIPTION

Block of land in the City of Grand Prairie, Dallas County and Tarrant County, Texas, County Abstract No. 1243, and being all of that block of land...

Block of land in the City of Grand Prairie, Dallas County and Tarrant County, Texas, County Abstract No. 1243, and being all of that block of land...

Block of land in the City of Grand Prairie, Dallas County and Tarrant County, Texas, County Abstract No. 1243, and being all of that block of land...

OWNERS DECLARATION

WE, THE UNDERSIGNED, HEREBY DECLARE THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE FOREGOING...

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared the above-named parties...

My commission expires

My commission expires

My commission expires

My commission expires

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My commission expires

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PRELIMINARY PLAT FOR INSPECTION PURPOSES ONLY

MIRA LAGOS EAST SUBDIVISION ABSTRACT NO. 188, TARRANT COUNTY, ABSTRACT NO. 1700, DALLAS COUNTY CITY OF GRAND PRAIRIE, DALLAS AND TARRANT COUNTY, TEXAS

WILLIAM BAYNARD CALHOON & BETTY JEAN CALHOON REVOCABLE LIVING TRUST OWNER 2009 Westfield, St. Louis, MO 63105-1797 JOHN E. CAMPBELL & JOHN CHARLES CLARK OWNERS 210 West 104th, Lubbock, Texas 79123-1007 PENINSULA INVESTMENT LIMITED PARTNERSHIP OWNER/DEVELOPER 6450 Barkshire Lane, Suite 250 Dallas, Texas 75225-5883 LPT JOINT VENTURE OWNER 101 E. Dewey, Suite 400 McAllen, Texas 78506-4405 JONES & BOYD, INC. PLANNER/ENGINEER 7380 Dallas Parkway, Suite 200 Dallas, Texas 75248 (972) 248-7676

Revised February 15, 2004 January 06, 2004 Sheet 2 of 2

Second Declaration of Annexation and Amendment to Declaration of Covenants, Conditions, and Restrictions for Mira Lagos. Attachment B - Preliminary Plat of Mira Lagos East

Attachment C

LEGAL DESCRIPTION OF ML EAST PROPERTY

MIRA LAGOS EAST – RESIDENTIAL SF-T

WHEREAS Peninsula Investment Limited Partnership is the owner of a tract of land in the City of Grand Prairie, Tarrant County, Texas, a part of the BBB & CRR Survey, Abstract No. 199, and being a part of that 30.127 acre tract of land conveyed to Peninsula Investment Limited Partnership as recorded in Volume 16091, Page 17, Tarrant County Deed Records, and being a part of that 4.288 acre tract of land conveyed to Peninsula Investment Limited Partnership as recorded in Document Number D204025507, Tarrant County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod found in the northwest line of said 30.127 acre tract of land, said point being North 59 degrees 35 minutes 12 seconds East, 25.00 feet from the west corner of said 30.127 acre tract of land;

THENCE North 59 degrees 35 minutes 12 East, 1694.67 feet along the northwest line of said 30.127 acre tract of land to a one-half inch iron rod set for corner;

THENCE South 72 degrees 49 minutes 04 seconds East, 102.20 feet to a one-half inch iron rod set for corner;

THENCE South 44 degrees 10 minutes 11 seconds East, 74.22 feet to a one-half inch iron rod set for corner;

THENCE South 15 degrees 34 minutes 00 seconds East, 41.28 feet to a one-half inch iron rod set for corner;

THENCE South 29 degrees 17 minutes 33 seconds East, 158.43 feet to a one-half inch iron rod set for corner;

THENCE North 40 degrees 01 minutes 27 seconds East, 121.87 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 84.42 feet along a curve to the right which has a central angle of 96 degrees 44 minutes 07 seconds, a radius of 50.00 feet, a tangent of 56.25 feet, and whose chord North 88 degrees 23 minutes 31 seconds East, 74.74 feet to a one-half inch iron rod set for corner;

THENCE North 53 degrees 57 minutes 25 seconds East, 111.68 feet to a one-half inch iron rod set for corner;

THENCE South 29 degrees 17 minutes 51 seconds East, 528.91 feet to a one-half inch iron rod set for corner;

THENCE South 00 degrees 04 minutes 23 seconds West, 30.37 feet to a one-half inch iron rod set for corner in the north line of future Broad Street (a variable width right-of-way);

THENCE along the north line of future Broad Street as follows:

Southwesterly, 228.17 feet along a curve to the right which has a central angle of 07 degrees 06 minutes 18 seconds, a radius of 1840.00 feet, a tangent of 114.23 feet, and whose chord bears South 82 degrees 38 minutes 42 seconds West, 228.03 feet to a one-half inch iron rod set for corner;

South 86 degrees 11 minutes 51 seconds West, 1447.60 feet to a one-half inch iron rod set for corner;

Southwesterly, 398.41 feet along a curve to the left which has a central angle of 21 degrees 08 minutes 10 seconds, a radius of 1080.00 feet, a tangent of 201.49 feet, and whose chord bears South 75 degrees 37 minutes 46 seconds West, 396.15 feet to a one-half inch iron rod set for corner;

South 65 degrees 04 minutes 41 seconds West, 129.27 feet to a one-half inch iron rod set for corner;

North 68 degrees 19 minutes 35 seconds West, 32.31 feet to the POINT OF BEGINNING and containing 744,544 square feet or 17.092 acres of land.

RESIDENTIAL A

WHEREAS Mira Lagos East Partners, Ltd. is the owner of a tract of land in the City of Grand Prairie, Tarrant County, Texas, a part of the BBB & CRR Survey, Abstract No. 199, a part of that 92.705 acre tract of land conveyed to Mira Lagos East Partners, Ltd. as recorded in Document Number D204025503, Tarrant County Deed Records, a part of that 23.921 acre tract of land conveyed to Mira Lagos East Partners, Ltd. as recorded in Document Number D204025504, Tarrant County Deed Records, and being a part of that 3.326 acre tract of land conveyed to Mira Lagos East Partners, Ltd. as recorded in Document Number D204025505, Tarrant County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod found in the northwest line of said 3.326 acre tract of land, said point being the north corner of a 0.117 acre tract of land described as a right-of-way deed conveyed to the City of Grand Prairie as recorded in Document Number D203473605, Tarrant County Deed Records, said point being in the northeast line of Arlington Webb Britton Road (a 50 foot right-of-way), said point being in the southeast line of future Broad Street (a variable width right-of-way);

THENCE along the south line of future Broad Street as follows:

North 60 degrees 18 minutes 09 seconds East, 288.92 feet along the northwest line of said 3.326 acre tract of land to a one-half inch iron rod found for corner;

Northeasterly, 461.00 feet along a curve to the right which has a central angle of 25 degrees 53 minutes 43 seconds, a radius of 1020.00 feet, a tangent of 234.50 feet, and

whose chord bears North 73 degrees 15 minutes 00 seconds East, 457.08 feet along the northwest line of said 3.326 acre tract of land to a one-half inch iron rod found for corner; North 86 degrees 11 minutes 51 seconds East, 205.99 feet passing the north corner of said 3.326 acre tract of land, in all a total distance of 1159.99 feet continuing along the northwest line of said 23.921 acre tract of land to a one-half inch iron rod found for corner;

Northeasterly, 219.80 feet along a curve to the left which has a central angle of 06 degrees 25 minutes 31 seconds, a radius of 1960.00 feet, a tangent of 110.01 feet, and whose chord bears North 82 degrees 59 minutes 06 seconds East, 219.68 feet to a one-half inch iron rod set for corner;

THENCE South 00 degrees 04 minutes 23 seconds West, 1068.02 feet to a one-half inch iron rod set for corner in the north line of future Grand Peninsula Boulevard (a 110 foot right-of-way);

THENCE along the north line of future Grand Peninsula Boulevard as follows:

Southwesterly, 128.12 feet along a curve to the right which has a central angle of 07 degrees 22 minutes 39 seconds, a radius of 995.00 feet, a tangent of 64.15 feet, and whose chord bears South 84 degrees 38 minutes 19 seconds West, 128.03 feet to a one-half inch iron rod set for corner;

South 88 degrees 19 minutes 38 seconds West, 111.00 feet to a one-half inch iron rod set for corner;

Southwesterly, 531.43 feet along a curve to the left which has a central angle of 27 degrees 33 minutes 20 seconds, a radius of 1105.00 feet, a tangent of 270.96 feet, and whose chord bears South 74 degrees 32 minutes 58 seconds West, 526.33 feet to a one-half inch iron rod set for corner;

South 60 degrees 46 minutes 18 seconds West, 685.32 feet to a one-half inch iron rod set for corner;

North 74 degrees 46 minutes 44 seconds West, 35.69 feet to a one-half inch iron rod set for corner, said point being in the southwest line of said 92.705 acre tract of land, said point being in the northeast line of Arlington Webb Britton Road;

THENCE North 30 degrees 19 minutes 45 seconds West, 506.65 feet passing the west corner of said 92.705 acre tract of land, in all a total distance of 1355.61 feet along the northeast line of Arlington Webb Britton Road to the POINT OF BEGINNING and containing 2,154,319 square feet or 49.456 acres of land.

RESIDENTIAL B

WHEREAS Mira Lagos East Partners, Ltd. is the owner of a tract of land in the City of Grand Prairie, Dallas and Tarrant County, Texas, a part of the BBB & CRR Survey, Abstract No. 199 in Tarrant County and Abstract No. 1700 in Dallas County, Texas, and being a part of that 92.705 acre tract of land conveyed to Mira Lagos East Partners, Ltd. as recorded in Document Number D204025503, Tarrant County Deed Records, and being further described as follows:

Second Declaration of Annexation and Amendment to
Declaration of Covenants, Conditions, and Restrictions for Mira Lagos
Attachment C – Legal Description of ML East Property

Page C-3

COMMENCING at a one-half inch iron rod found at the northwest corner of said 92.705 acre tract of land, said point being in the east line of Arlington Webb Britton Road;

THENCE South 30 degrees 19 minutes 45 seconds East, 666.68 feet along the east line of Arlington Webb Britton Road to the POINT OF BEGINNING of this tract of land, said point being in the south line of future Grand Peninsula Boulevard;

THENCE along the south line of future Grand Peninsula Boulevard as follows:

North 15 degrees 13 minutes 16 seconds East, 35.01 feet to a one-half inch iron rod set for corner;

North 60 degrees 46 minutes 18 seconds East, 683.21 feet to a one-half inch iron rod set for corner;

Northeasterly, 478.53 feet along a curve to the right which has a central angle of 27 degrees 33 minutes 20 seconds, a radius of 995.00 feet, a tangent of 243.99 feet, and whose chord bears North 74 degrees 32 minutes 58 seconds East, 473.93 feet to a one-half inch iron rod set for corner;

North 88 degrees 19 minutes 38 seconds East, 111.00 feet to a one-half inch iron rod set for corner;

Northeasterly, 95.60 feet along a curve to the left which has a central angle of 04 degrees 57 minutes 26 seconds, a radius of 1105.00 feet, a tangent of 47.83 feet, and whose chord bears North 85 degrees 50 minutes 55 seconds East, 95.57 feet to a one-half inch iron rod set for corner;

South 48 degrees 42 minutes 26 seconds East, 38.27 feet to a one-half inch iron rod set for corner;

THENCE South 00 degrees 04 minutes 23 seconds West, 854.06 feet to a one-half inch iron rod set for corner;

THENCE Southeasterly, 236.89 feet along a curve to the left which has a central angle of 25 degrees 36 minutes 32 seconds, a radius of 530.00 feet, a tangent of 120.46 feet, and whose chord bears South 12 degrees 43 minutes 53 seconds East, 234.92 feet to a one-half inch iron rod set for corner, said point being in the southeast line of said 92.705 acre tract of land, said point being in the north line of Mansfield Road;

THENCE along the southeast line of said 92.705 acre tract of land and along the north line of Mansfield Road as follows:

South 58 degrees 59 minutes 18 seconds West, 60.79 feet to a one-half inch iron rod found for corner;

South 00 degrees 04 minutes 23 seconds West, 29.19 feet to a one-half inch iron rod found for corner;

South 58 degrees 59 minutes 18 seconds West, 639.62 feet to a one-half inch iron rod found for south corner of said 92.705 acre tract of land;

Northwesterly, 223.64 feet along a curve to the right which has a central angle of 90 degrees 40 minutes 57 seconds, a radius of 141.30 feet, a tangent of 142.99 feet, and

whose chord bears North 75 degrees 40 minutes 13 seconds West, 201.01 feet to a point for corner in the east line of Arlington Webb Britton Road;

THENCE North 30 degrees 19 minutes 45 seconds West, 1094.79 feet along the east line of Arlington Webb Britton Road to the POINT OF BEGINNING and containing 1,357,916 square feet or 31.173 acres of land.

Attachment D

MIRA LAGOS EAST ORDINANCE

**Second Declaration of Annexation and Amendment to
Declaration of Covenants, Conditions, and Restrictions for Mira Lagos
Attachment D – Mira Lagos East Ordinance
Page D-1**

ORDINANCE NO. 6956 & 6993
PLANNED DEVELOPMENT NO. 298-A
CASE NO. Z030503 & Z040201

AN ORDINANCE AMENDING THE ZONING MAP TO REZONE A TOTAL OF 185.122 ACRES BEING COMPRISED OF A 114.307 ACRE PARCEL THE SUBJECT OF ZONING CASE NUMBER Z030503, AND A 70.815 ACRE PARCEL THE SUBJECT OF ZONING CASE NUMBER Z040201, OUT OF THE B.B.B. & C.R.R. CO. SURVEY, DALLAS COUNTY ABSTRACT NO. 1700 AND TARRANT COUNTY ABSTRACT NO. 199, CITY OF GRAND PRAIRIE, TEXAS, GENERALLY LOCATED NORTH OF SEATON ROAD, WEST OF LAKERIDGE PARKWAY, AND EAST OF ARLINGTON-WEBB BRITON ROAD, FROM "A" AGRICULTURE DISTRICT TO A PLANNED DEVELOPMENT FOR SINGLE FAMILY DETACHED RESIDENTIAL USES, MULTI-FAMILY - TWO (MF-2) RESIDENTIAL USES, SINGLE FAMILY TOWNHOUSE (SF-T) RESIDENTIAL USES, AND GENERAL RETAIL (GR) USES; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the owners of the property described herein below (the Zoning Area) filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of "A" Agriculture District to a Planned Development for Single Family Detached Residential Uses, Multi-Family - Two (MF-2) Residential Uses, Single Family Townhouse (SF-T) Residential Uses, and General Retail (GR) Uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearings on said applications on November 24, 2003 and February 9, 2004 after written notice of such public hearings before the Planning and Zoning Commission on both proposed rezoning had been sent to owners of real property lying within 300 feet of the Zoning Area on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for each hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas on November 24, 2003 voted 7 to 0 on zoning case Z030503, and on February 9, 2004 voted 6 to 3 on zoning case Z040201 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described properties (the Zoning Area) be rezoned from its classification of "A" Agriculture District to a Planned Development for Single Family Detached Residential Uses, Multi-Family - Two (MF-2) Residential Uses, Single Family Townhouse (SF-T) Residential Uses, and General Retail (GR) Uses;

WHEREAS, Notice was given of further public hearings to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on December 16, 2003 on zoning case Z030503, and February 17, 2004 on zoning case Z040201, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such

Notice of the time and place of such hearing having been given at least fifteen (15) days prior each such hearing by publication in the Grand Prairie Morning News edition of the Dallas Morning News, Grand Prairie, Texas, and the Fort Worth Star Telegram, newspapers of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said properties (the Zoning Area), as well as the nature and usability of surrounding property, have found and determined that the properties in question, as well as other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance from its classification of "A" Agriculture District and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

I.

That Ordinance Number 4779, being the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 28 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN..."

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone the following described area from its classification of "A" Agriculture District to a **Planned Development for Single Family Detached Residential Uses, Multi-Family - Two (MF-2) Residential Uses, Single Family Townhouse (SF-T) Residential Uses, and General Retail (GR) Uses** within the Zoning Area as described by metes and bounds and as shown on the attached Exhibit "A" incorporated herein by reference.

II.

Purpose and Intent

The intent of this zoning ordinance is to create a development framework that encourages and supports higher standards usually found in a master planned community. A mastered planned community with a distinct identity comprised of individual villages with curvilinear streets designed to create a sense of neighborhood and community that will foster interaction of the residents though the use of public open space and pocket parks.

Standards on infrastructure, landscaping, and construction are intended to provide for the development of high quality residential and recreational development.

A homeowners association and/or public improvement district (PID) is intended to provide for the review, maintenance, and enforcement of design standards and to ensure monetary resources are available for the care of the common elements and amenities within the zoning area.

The location of specified land uses shall conform to those land use boundaries depicted on the attached Exhibit "B" incorporated herein by reference.

III.

Development Standards for Single Family Detached Uses

A. General

Development of the subject property shall be in accordance with and conform to the City of Grand Prairie Unified Development Code (UDC) unless otherwise specified herein.

B. Single Family Residential Villages

Single Family Residential areas will be developed into separate "villages". Each village will be developed to create a distinct identity.

1. Villages will be separated or created by the following:
 - a. Divided collector or arterial street
 - b. Open space (private or public)
 - c. Parks (private or public)
2. Each village shall have a minimum of 2 street entrances into the village. Landscaping, Entry monumentation and signage will be created to develop the village identity.
3. Each village shall be named separately.

C. Lot Dimensions and Requirements

Minimum lot dimensions and other criteria for the development of each single family detached village shall be in accordance with the following schedule:

Village Location Within Zoning Area	Maximum Density per Gross Acre	Minimum Living Area SF per Unit	Minimum Lot Sizes & Dimensions			Min Yard Setbacks						Maximum Height	Maximum Lot Coverage
			Area (SF)	Width	Depth	Front	Rear	Internal Side	Side on Street	Side on Arterial	Rear on Street greater than 50-foot right-of-way		
North of Grand Peninsula Boulevard	3.5	2,000	7,000	62	115	25	10	6	15	20	15	35	50%
South of Grand Peninsula Boulevard	5.0	1,800	6,000	60	115	20	10	6	15	20	15	35	50%

D. Parks and Open Space

1. Parks and open spaces within the villages shall include but not be limited to the following. These open spaces within the villages will be private and will be maintained by the mandatory Homeowners Association and/or Public Improvement District (PID):
 - a. Pocket Parks
 - b. Playgrounds
 - c. Lakes and water features
 - d. Trail system
 - e. Amenity Centers
 - f. Open Spaces

E. Garages

1. Front entry garages will be allowed. Twenty-five 25% of lots located north of Grand Peninsula Boulevard shall have side entry garages.
2. On houses with a side entry garage (front oriented "J"swing style included), the front building line of the lot may be reduced by 5-feet.
3. All front entry garages shall be offset a minimum of 12" from the front of the house.
4. Double wide garage doors will be allowed on front entry garages when incorporated with additional architectural elements above the door unit such as, but not limited to, masonry in-filled gabled roof with articulated bond pattern, dormer window features, boxed windows and similar architectural elements.
5. A minimum 12-inch masonry column shall separate garages incorporating 2-single doors.
6. On three car garages, a double garage door shall be separated from the third door with a masonry column.
7. Carports will not be allowed.

F. Masonry Requirements

1. All other areas designated for single family detached residential shall have a masonry/stone requirement of a minimum of 80%. This percentage will be applied as a total of all exterior walls measured below the fascia board at the roof line, excluding doors, windows, boxed or bay windows, dormers, areas under covered porches no greater than one-story in height, and other architectural projections. Masonry shall be defined as stone or standard-size full-width brick.
2. All elevations facing a dedicated street shall be 100% masonry or stone as measured to the fascia board at the roof line excluding windows, doors, gables, dormers, insets, areas under covered porches no greater than 1-story in height, other architectural projections and/or accents

3. Fireplaces and chimney flues on exterior walls shall be 100% masonry chimney on all sides facing the street. The sides facing the roof may be hardy plank or stucco. Flues on interior fireplaces may be constructed of hardy plank or stucco.
4. All freestanding mailboxes shall be constructed of masonry or be of a cast iron type design to create a unified design standard throughout the subdivision. The Homeowners Association and/or Public Improvement District (PID) shall maintain all such mailboxes.

G. Screening

1. A minimum 20-foot landscape/screening area shall be dedicated on all lots backing to a street with a right-of-way width greater than 50-feet. This landscape area shall be planted with trees, shrubs and grass and shall be irrigated with an automatic irrigation system. The Homeowners Association shall maintain these areas. Lots backing the right-of-way shall be screened by one of the following:
 - a. 6-foot height solid masonry wall. (Required along Grand Peninsula Boulevard)
 - b. 6-foot height board on board cedar fence with galvanized metal posts and masonry columns at minimum of 60-foot centers with a minimum of 5-gallon large screening shrubs planted a minimum of 1 shrub per 9 Ln. Ft.
 - c. Wrought iron type fences, including tubular steel type fences, with living screen and landscaping shall include a minimum of 1 large screening shrub per 4 Ln. Ft.
 - d. In those instances where screening fences are included with the design of an entry feature, such fences shall extend into and along the side or rear lot lines, where such conditions exists, abutting the residential entry street(s) that extends into the village from the thoroughfare.
2. Plans for screening fences and entry monumentation shall be submitted to the Director of Development for approval. Such plans shall be included with the engineering plans at time of final platting.

H. Lot Landscaping

Each house at the time of occupancy shall have the following minimum landscaping:

1. 2-three-inch caliper trees planted in front of each house.
2. Tree species shall be in accordance with the City of Grand Prairie approved tree list.
3. Front yard shrubs shall be provided for each house in any size increment totaling a minimum of 30-gallons per residential lot.
4. Residential lots shall be sodded in accordance with the requirements of the Unified Development Code.

I. Lot Fencing

1. Fencing on individual lots shall conform to the following minimum standards and the codes and ordinances of the City of Grand Prairie. The stricter requirements shall apply.
2. Fences shall be constructed of wood, brick or wrought iron type fence.
3. Any fence constructed on the portion of the lot adjacent to a dedicated park or open space area shall be constructed of a wrought iron type fence in order to maintain a view into the adjacent area.
4. Fence heights shall be a minimum of 6-feet in height for wood fences and a maximum height of 4-feet for wrought iron type fences.
5. Wood fences shall be constructed so posts, rails and other support structures are not visible to the street rights-of-way.
6. Fences shall be constructed generally parallel to the street curb.
7. In those instances where residential side or rear yard fences face a public street, the fence shall not be closer than 15-feet from the right-of-way of a residential street, and 20-feet from the right-of-way of a collector street.
8. In those instances where a side or rear yard fence is across a street from a front yard condition, a standard development fence of a type described in Section G above, or as described in the property deed restrictions, shall be installed. Fence setbacks shall apply as described in Section I.7 above.

J. Alley

Alleys will not be required within this development.

K. Limited Access

1. Limited access with the use of automatic electric gates across private streets will be allowed in accordance with City of Grand Prairie Ordinances.
2. Emergency access will be provided with the use of knox locks or other device approved by the Grand Prairie Fire Department. Access for other city services will be provided as required by the City of Grand Prairie.

L. Other Requirements

1. Roof Pitch -- All primary roof structures on lots from 6,000 square feet to 6,999 square feet shall have a minimum pitch of 6:12. All primary roof structures on lots 7,000 square feet and greater shall have a minimum pitch of 8:12. Secondary roof structures (e.g. for porches, verandas and similar architectural attachments) may be constructed at a pitch complementary to the primary roof structure.
2. Repeat Elevations -- No duplicate house elevations may be built on a lot within four lots of a house with the same elevation located on the same side of a street. No house may be built with the same elevation as one located directly across the street.

3. Repeat Brick – No duplicate brick type shall be allowed on a house within four lots of a house with the same brick type located on the same side of a street. No brick shall be repeated on a house directly across the street from a house with the same brick type.
4. Retaining Walls – Any retaining wall shall be constructed of approved stone. The use of wood or tie walls will not be allowed. Retaining walls greater than 4-feet in height shall be designed by an engineer licensed in the State of Texas.
5. All new utilities shall be constructed below ground, except for major high voltage lines.
6. All streets, driveways and vehicular circulation areas shall be constructed of concrete. Except temporary parking and drive areas for model homes may be constructed of asphalt.

IV.

Development Standards for Multi-Family – 2 (MF-2) Uses and Single Family Townhouse (SF-T) Residential Uses

- A. Development standards for all multi-family uses shall conform to those requirements for the “**MF-2**” **Multi-Family Two District** as established in the Unified Development Code (UDC). A planned development site plan shall be reviewed and approved by the City prior to the issuance of any building permits.
- B. All townhouse development shall conform to all relevant requirements for the **Single Family-Townhouse (SF-T) District** as established in the Unified Development Code (UDC) except as otherwise specified below. A planned development site plan shall be reviewed and approved by the City prior to the issuance of any building permits. A preliminary plat and final plat shall also be reviewed and approved by the City prior to the issuance of any building permits.
 1. Maximum number of dwelling units not to exceed a maximum density of 12.5 units per acre.
 2. Minimum unit size to be 1,150 square feet with seventy-five percent (75%) of all units to be greater than 1,300 square feet in area.
 3. Minimum lot size to be 1,680 square feet.
 4. Minimum lot width to be 21-feet.
 5. Minimum lot depth to be 80-feet.
 6. Minimum front yard setback and front façade building separation to be 20-feet.
 7. Minimum side yard setback facing an interior street to be 10-feet.
 8. Minimum side and rear yard setback facing an arterial street to be 20-feet.

9. Minimum rear yard to be 5-feet.
10. Minimum rear yard of 15-feet is required along a street right-of-way greater than 50-feet wide.
11. Minimum side or rear façade building separation to be 15-feet.
12. Maximum building height to be 35-feet to top plate of wall framing at the highest floor.
13. Maximum lot coverage to be 80%.
14. Each residential lot shall have access to a public street or private internal access drive and utility easement. The internal access drive and utility easement shall be dedicated as a separate lot on the final plat.
15. Two garage-parking spaces shall be provided for all townhouse units. All garage spaces to be directly accessible to the main housing unit. All parking garages shall be equipped with carbon monoxide detectors. Garage units shall be used only for the parking of motor vehicles containing no more than two wheel axles and that are used as the primary mode of street transportation by the occupant.
16. Minimum eighty percent (80%) of all exterior wall surfaces shall be structurally designed for and constructed of masonry and/or stone. This percentage will be applied as a total of all exterior walls measured below the fascia board at the roof line, excluding doors, windows, boxed or bay windows, dormers, areas under covered porches one-story in height, and other architectural projections. Masonry shall be defined as stone or standard-size, full-width brick.
17. A minimum 25% of the total masonry requirement for each residential cluster building shall be of a stone material of a size, shape and proportion that is different from standard-size, full-width brick. All building elevations for each residential cluster building submitted for site plan and building permit review shall include area and percentage tabulations broken down for brick and stone materials used. Total masonry content for each residential cluster building shall also be indicated.
18. Repeat brick color shall not be used on consecutive residential cluster buildings.
19. All exterior fireplace chimneys shall be 100% incased with a masonry or stone product. Hardi plank and stucco material, or derivations thereof, shall not be permitted as an exterior chimney enclosure.
20. Roof shingles to be 30-year warranty type with articulated ridge caps.
21. Mailboxes serving townhouse units shall be centrally located within the Planned Development District and be constructed in accordance with a unified design standard utilized throughout the development. A mandatory property owners association shall be responsible for the maintenance of such mailboxes.

22. Lot Landscaping

Each residence at the time of occupancy shall have the following minimum landscaping:

- a. 1-three-inch caliper tree planted in front of each residence.
- b. Tree species shall be in accordance with the City of Grand Prairie approved tree list contained in Article 8 of the Unified Development Code.
- c. Front yard shrubs shall be provided for each residence in any size increment totaling a minimum of 30-gallons per residential unit.
- d. Residential lots shall be fully sodded in accordance with the requirements of the Unified Development Code.

23. A six (6) foot high masonry screening fence with a mortar bond finish on each side shall be provided along all thoroughfares designated as an arterial or collector street on the city's master thoroughfare plan. Articulated brick columns or pilasters shall be spaced along the fence at approximate 50 ft. centers. The design of such fence shall conform to the fence design standards for the Mira Lagos development.

V.

Development Standards for General Retail Uses

- A. Development standards for all general retail uses shall conform to those requirements for the **"GR" General Retail District** and the **Lakeridge Parkway Overlay District** (Ordinance No. 6838) as established in the Unified Development Code (UDC). A planned development site plan shall be reviewed and approved by the City prior to the issuance of any building permits.

VI.

Creation of a Homeowners Association and/or Public Improvement District

A mandatory property-owners association and/or a public improvement district ("PID") shall be created to enforce the restrictions contained herein at the expense of the property owners. The association and/or PID shall also maintain the pocket parks, trail system, access gates, and entrances into the villages, fencing, irrigation, and other common areas within the villages. A mandatory property-owners association shall compass only that portion of the zoning area that is developed for single family detached and single family townhouse land uses. A public improvement district ("PID") shall encompass the total zoning area.

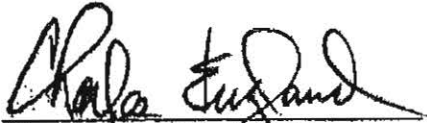
VII.

All ordinances or parts of ordinances in conflict herewith are specifically repealed.

VIII.

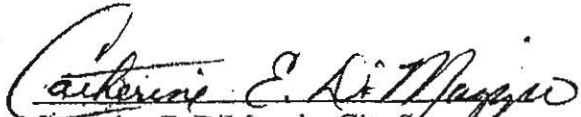
That this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, this the 17th day of February 2004.

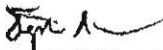


Mayor, Grand Prairie, Texas

ATTEST:


Catherine E. DiMaggio, City Secretary

APPROVED AS TO FORM:



Stephen R. Alcorn, Assistant City Attorney

Zoning Case No. Z030503 & Z040201

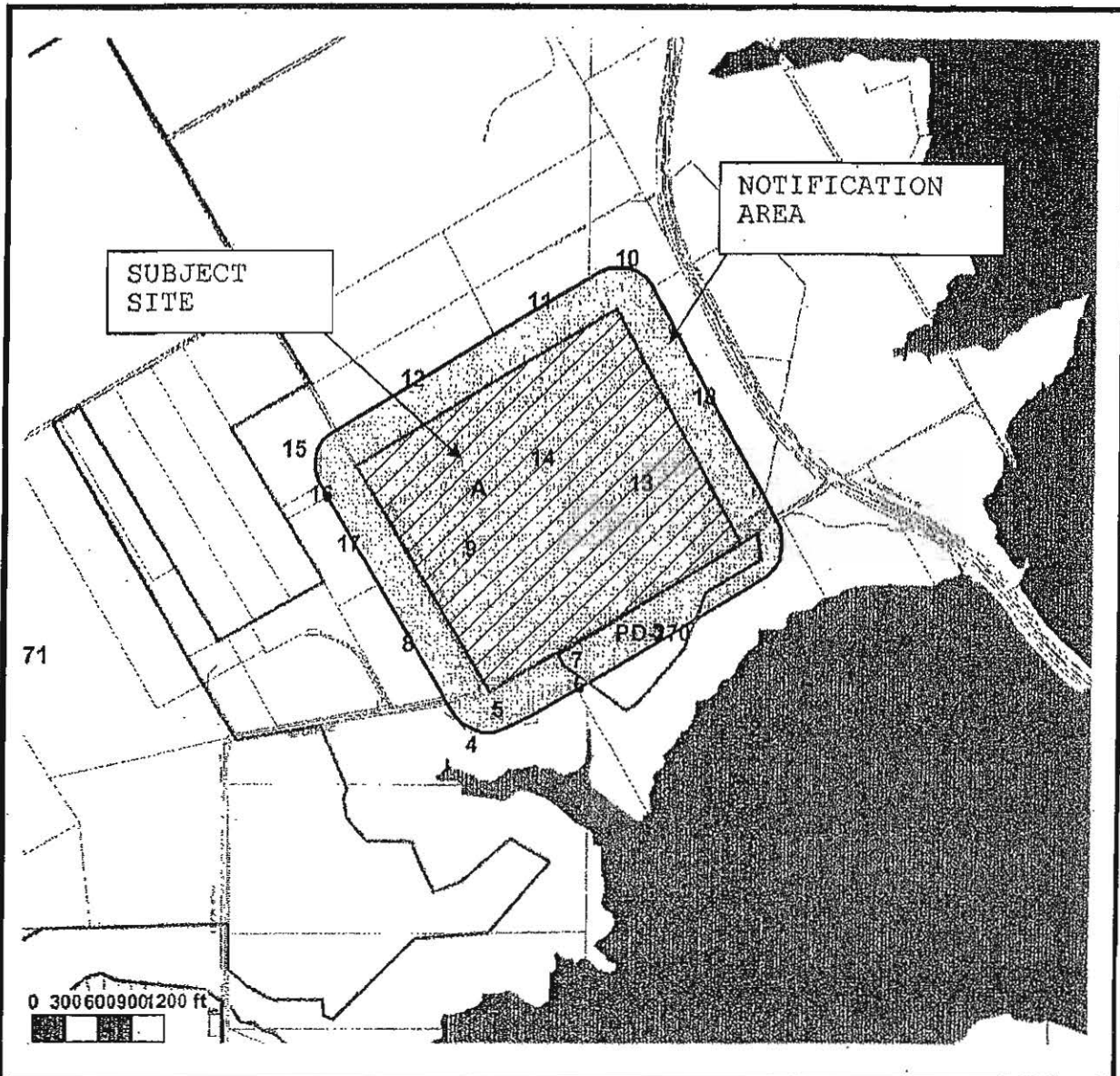


Exhibit "A"

Page 1 of 4

Cross Hatched Area Indicates the Zoning Area

Z030503

Zoning Request

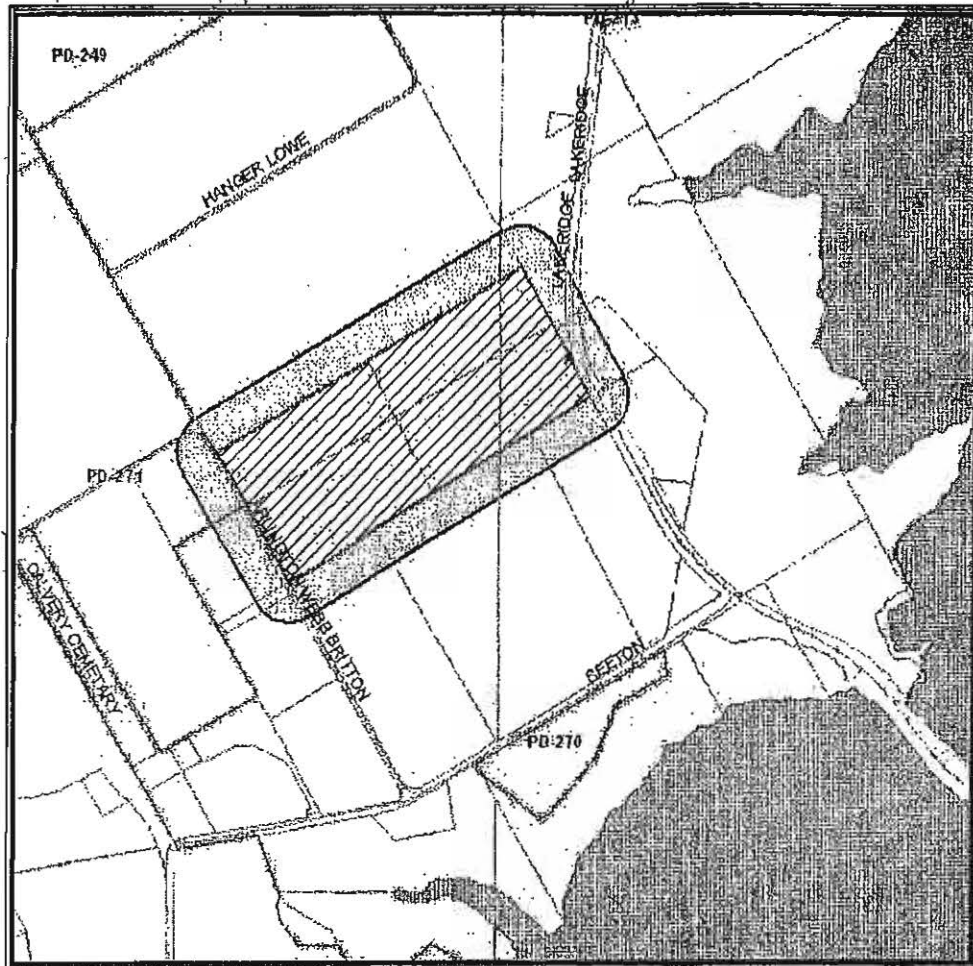
Mira Lagos East

From Agriculture (A) District to a Planned Development for Single Family Detached Residential Uses, Multi-Family - Two (MF-2) Residential Uses, Single Family Townhouse (SF-T) Residential Uses, and General Retail (GR) Uses

Exhibit "A"

Page 2 of 4

PROPERTY OWNER NOTIFICATION / LOCATION MAP



Cross Hatched Area Indicates Property Under Review

Shaded Area Indicates Notification Boundary (if applicable)

CASE NUMBER: Z040201

ZONING REQUEST -
MIRA LAGOS

CURRENT ZONING: A

REQUEST:

A request for approval of a
Zoning Change for Mira Lagos

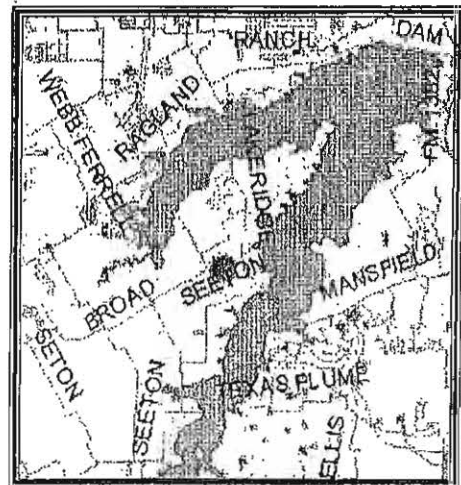
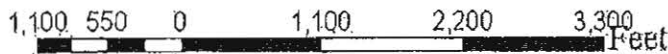


Exhibit "A"

Page 3 of 4

LEGAL DESCRIPTION

BEING all that tract of land in the City of Grand Prairie, Dallas County and Tarrant County, Texas, a part of the R.B.B. & C.R.R. Co. Survey (Dallas County Abstract No. 1700 and Tarrant County Abstract No. 199), and being all of that tract of land conveyed to John E. Campbell and John Charles Clark as recorded in Volume 10252, Page 1832, Tarrant County Deed Records, and recorded in Volume 91093, Page 1906, Dallas County Deed Records, and being further described as follows:

COMMENCING at a railroad spike found at the intersection of the center of Arlington Webb Britton Road (a prescriptive use right-of-way) with the center of Broad Street, said point being the northeast line of a tract of land conveyed to MGA Lago Development Limited Partnership as recorded in Volume 16091, Page 16, Tarrant County Deed Records, and being in the southwest line of a tract of land conveyed to Duke White Limited as recorded in Volume 9529, Page 268, Tarrant County Deed Records;

THENCE South 30 degrees 19 minutes 45 seconds East, 1364.17 feet along the centerline of said Arlington Webb Britton Road to a 6 1/2 inch iron rod found for the south corner of that tract of land conveyed to William Baynard Calhoun and Betty Jean Calhoun, Trustees of The William Baynard Calhoun and Betty Jean Calhoun Revocable Living Trust as recorded in Volume 13739, Page 552, Tarrant County Deed Records, said point being in the northeast line of that tract of land conveyed to Patricia Medrano, et al. as recorded in Volume 7364, Page 274, Tarrant County Deed Records;

THENCE North 59 degrees 34 minutes 37 seconds East, 25.00 feet to a one-half inch iron rod set for the POINT OF BEGINNING at the west corner of said Campbell tract of land, said point being in the southwest line of said Calhoun tract of land, said point being in the northeast right-of-way line of said Arlington Webb Britton Road;

THENCE North 59 degrees 34 minutes 37 seconds East, 277.28 feet along the southeast line of said Calhoun tract of land to a one-half inch iron rod found for the north corner of said LPY Joint Venture, said point being in the east corner of said Calhoun tract of land, and said point being in the southwest line of Lakeridge Parkway (a variable width road easement conveyed to the City of Grand Prairie as recorded in Volume 87203, Page 1934, Deed Records Dallas County, Texas);

THENCE along the northeast line of said LPY Joint Venture tract of land and along the southwest line of Lakeridge Parkway as follows:
 South 29 degrees 12 minutes 33 seconds East, 997.62 feet to point for corner;
 Southeastery, 294.43 feet along a curve to the left having a central angle of 08 degrees 33 minutes 19 seconds, a radius of 1969.88 feet, a tangent of 117.34 feet, and whose chord bears South 33 degrees 30 minutes 50 seconds East, 293.86 feet to a one-half inch iron rod found for corner;
 South 32 degrees 04 minutes 51 seconds East, 5025. feet to point for corner;
 Southeastery, 48.80 feet along a curve to the left having a central angle of 04 degrees 01 minutes 30 seconds, a radius of 2728.01 feet, a tangent of 24.40 feet, and whose chord bears South 40 degrees 11 minutes 19 seconds East, 48.80 feet to a point for corner, said point being the east corner of said LPY Joint Venture tract of land;

THENCE South 43 degrees 57 minutes 35 seconds West, 621.52 feet along the southwest line of said LPY Joint Venture tract of land to a one-half inch iron rod found for corner, said point being in the northwest line of Seaton Road;

THENCE along the northwest line of Seaton Road as follows:
 South 58 degrees 59 minutes 18 seconds West, 1336.03 feet to a one-half inch iron rod set for corner in the Dallas County-Tarrant County line;
 South 00 degrees 04 minutes 23 seconds West, 29.19 feet along the Dallas County-Tarrant County line to a one-half inch iron rod set for corner, said point being North 34 degrees 00 minutes 42 seconds West, 25.00 feet from the center of Mansfield Road;
 South 58 degrees 59 minutes 18 seconds West, 639.82 feet to a one-half inch iron rod set for corner; Northwestery, 223.64 feet along a curve to the right which has a central angle of 90 degrees 40 minutes 57 seconds, a radius of 141.30 feet, a tangent of 142.99 feet, and whose chord bears North 25 degrees 40 minutes 13 seconds West, 201.91 feet to a one-half inch iron rod set for corner in the northeast right-of-way line of Arlington Webb Britton Road; said point being North 59 degrees 40 minutes 13 seconds East, 25.00 feet from the center of Arlington Webb Britton Road;

THENCE North 10 degrees 19 minutes 45 seconds West, 1761.49 feet along the northeast line of Arlington Webb Britton Road to the POINT OF BEGINNING and containing 4,979.88 square feet of 14.307 acres of land.

<p>Exhibit "A"</p>

<p>Page 4 of 4</p>

BEING all that tract of land in the City of Grand Prairie, Dallas County and Tarrant County, Texas, a part of the B.B.B. & C.R.R. Co. Survey (Dallas County Abstract No. 1700 and Tarrant County Abstract No. 199), and being all of that tract of land conveyed to William Baynard Calhoun and wife Betty Jean Calhoun Revocable Living Trust as recorded in Volume 13739, Page 522, Tarrant County Deed Records, and being all of that tract of land described as Tract 3, conveyed to Peninsula Investment Limited Partnership as recorded in Volume 2002211, Page 3305, Deed Records Dallas County, and Volume 16091, Page 17, Tarrant County Deed Records, and being further described as follows:

COMMENCING at a railroad spike found at the intersection of the center of Arlington Webb Britton Road (a prescriptive use right-of-way) with the center of Broad Street (a prescriptive use right-of-way), said point being in the northeast line of a tract of land conveyed to Mira Lagos Development Limited Partnership as recorded in Volume 16091, Page 16, Tarrant County Deed Records, and being in the southwest line of a tract of land conveyed to Duke United Limited as recorded in Volume 9529, Page 266, Tarrant County Deed Records;

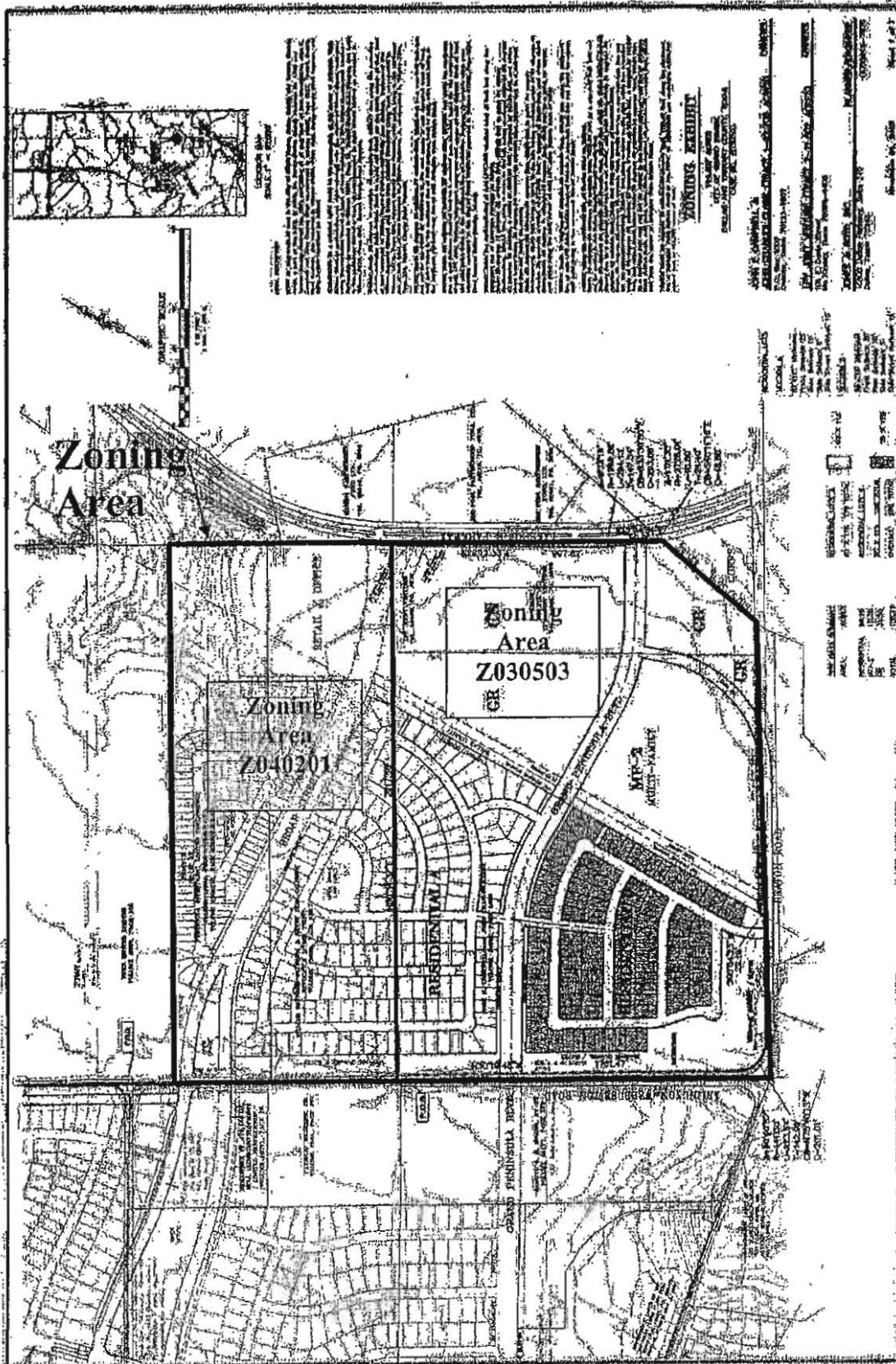
THENCE South 30 degrees 19 minutes 45 seconds East, 243.33 feet along the centerline of said Arlington Webb Britton Road to a p.k. nail found for the west corner of said Tract 3, said point being the south corner of said Duke United Limited tract of land, said point being the POINT OF BEGINNING of this tract of land;

THENCE North 59 degrees 35 minutes 12 seconds East, 2762.85 feet to a one-half inch iron rod found for the north corner of said Tract 3, said point being the east corner of said Duke United Limited tract of land, said point being in the southwest line of a tract of land conveyed to the United States of America as recorded in Volume 83071, Page 5038, Deed Records Dallas County, and Volume 7497, Page 95, Tarrant County Deed Records;

THENCE South 29 degrees 17 minutes 33 seconds East, 1120.59 feet to a one-half inch iron rod found for the east corner of said Calhoun tract of land, said point being the north corner of a tract of land conveyed to LPY Joint Venture as recorded in Volume 89002, Page 3970, Deed Records Dallas County, and said point being in the southwest line of Lakeridge Parkway (a variable width right-of-way);

THENCE South 59 degrees 34 minutes 37 seconds West, 2742.58 feet to a p.k. nail found for the south corner of said Calhoun tract of land, said point being in the center of Arlington Webb Britton Road;

THENCE North 30 degrees 19 minutes 45 seconds West, 1120.84 feet along the center of Arlington Webb Britton Road to the POINT OF BEGINNING and containing 3,084,708 square feet or 70.815 acres of land.



ATTACHMENT "E"

INTERIOR SCREENING AND FENCE STANDARDS PLAN

revised 8 JUNE 2004

- EXHIBIT 1: RESERVED
- EXHIBIT 2: TYPICAL FENCING: STANDARD LOT & BLOCK CONFIGURATION
- EXHIBIT 3: TYPICAL FENCING: SIDE YARD TO FRONT YARD CONNECTION
- EXHIBIT 4: TYPICAL FENCING: UNUSUAL LOTTING CONFIGURATION / CONNECTIONS
- EXHIBIT 5: TYPICAL FENCING: OPEN SPACE LOT
- EXHIBIT 6: PARCELS "A", "B", & "C" INTERIOR SCREENING PLAN
- EXHIBIT 7: PARCELS "C" & "D" INTERIOR SCREENING PLAN
- EXHIBIT 8: PARCELS "C" & "E" INTERIOR SCREENING PLAN
- EXHIBIT 9: PARCELS "F" INTERIOR SCREENING PLAN
- EXHIBIT 10: PARCELS "G" INTERIOR SCREENING PLAN
- EXHIBIT 11: PARCELS "H" INTERIOR SCREENING PLAN
- EXHIBIT 12: DECORATIVE WOOD FENCE
- EXHIBIT 13: DECORATIVE STEEL FENCE
- EXHIBIT 14: ECONO WOOD FENCE
- EXHIBIT 15: WOOD FENCE TRANSITION @ WOOD FENCE & STEEL FENCE
- EXHIBIT 16: MIRA LAGOS EAST: INTERIOR SCREENING PLAN



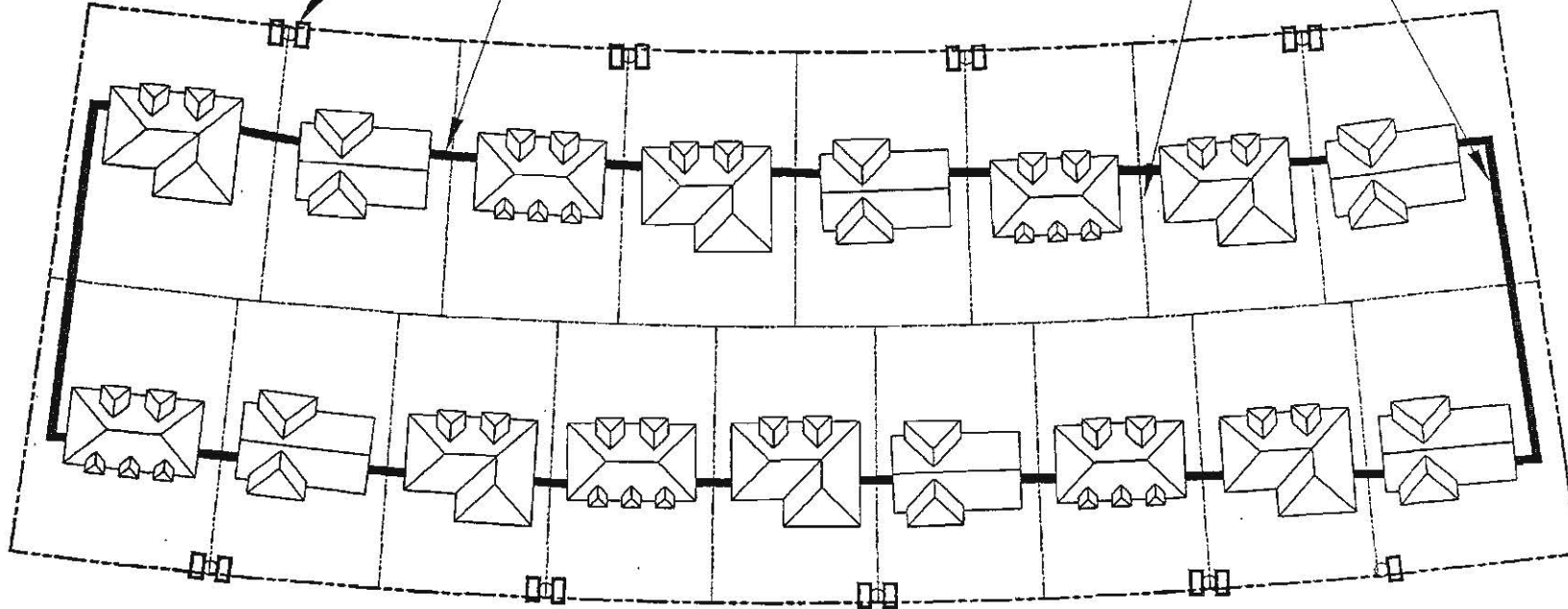
3100 McKinnon Street
Suite 905, LB 152
Dallas, Texas 75201
(214) 871-0568 Fax 871-1507

SHARED MAILBOX POLE
BETWEEN LOTS @
PROPERTY LINE -
MAILBOXES TO BE MODEL
5504 BY ARCHITECTURAL
MAILBOXES. INSTALLED
PER SPEC AND POST
OFFICE REGULATIONS.

6'-0" BOARD ON BOARD
DEED RESTRICTED WOOD
FENCE (TYP.) @ END OF
BLOCK SIDYARDS

6'-0" BOARD ON BOARD
DEED RESTRICTED WOOD
FENCE (TYP.) @ FRONT
YARD BETWEEN LOTS

INTERIOR FENCES BY
BUILDER (NOT DEED
RESTRICTED)



BUILDER TO SUBMIT FENCING
LAYOUT PLAN TO ACC FOR
APPROVAL PRIOR TO CONSTRUCTION.

EXHIBIT 2: TYPICAL FENCING: STANDARD LOT & BLOCK CONFIGURATION

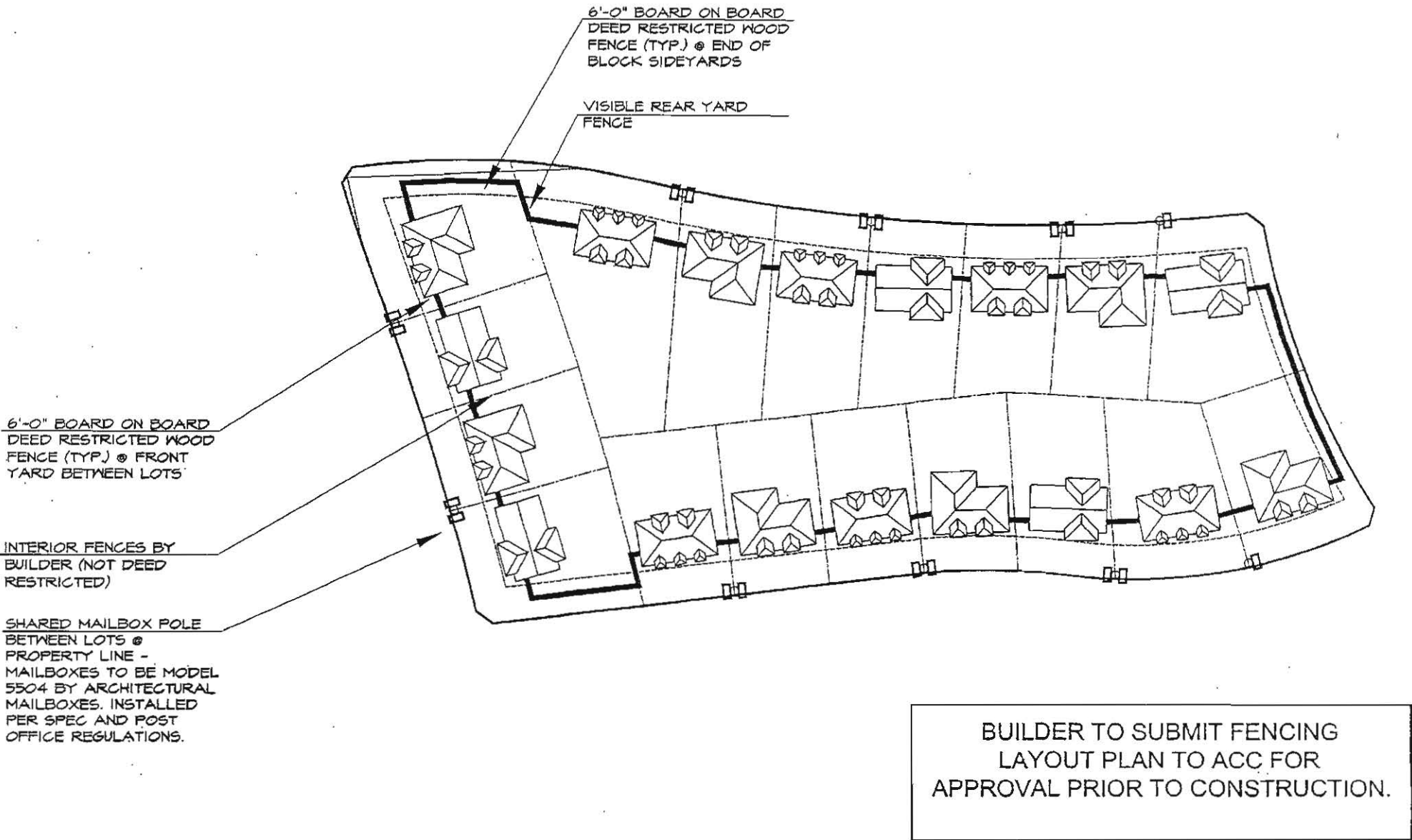


EXHIBIT 3: TYPICAL FENCING: SIDE YARD TO FRONT YARD CONNECTION

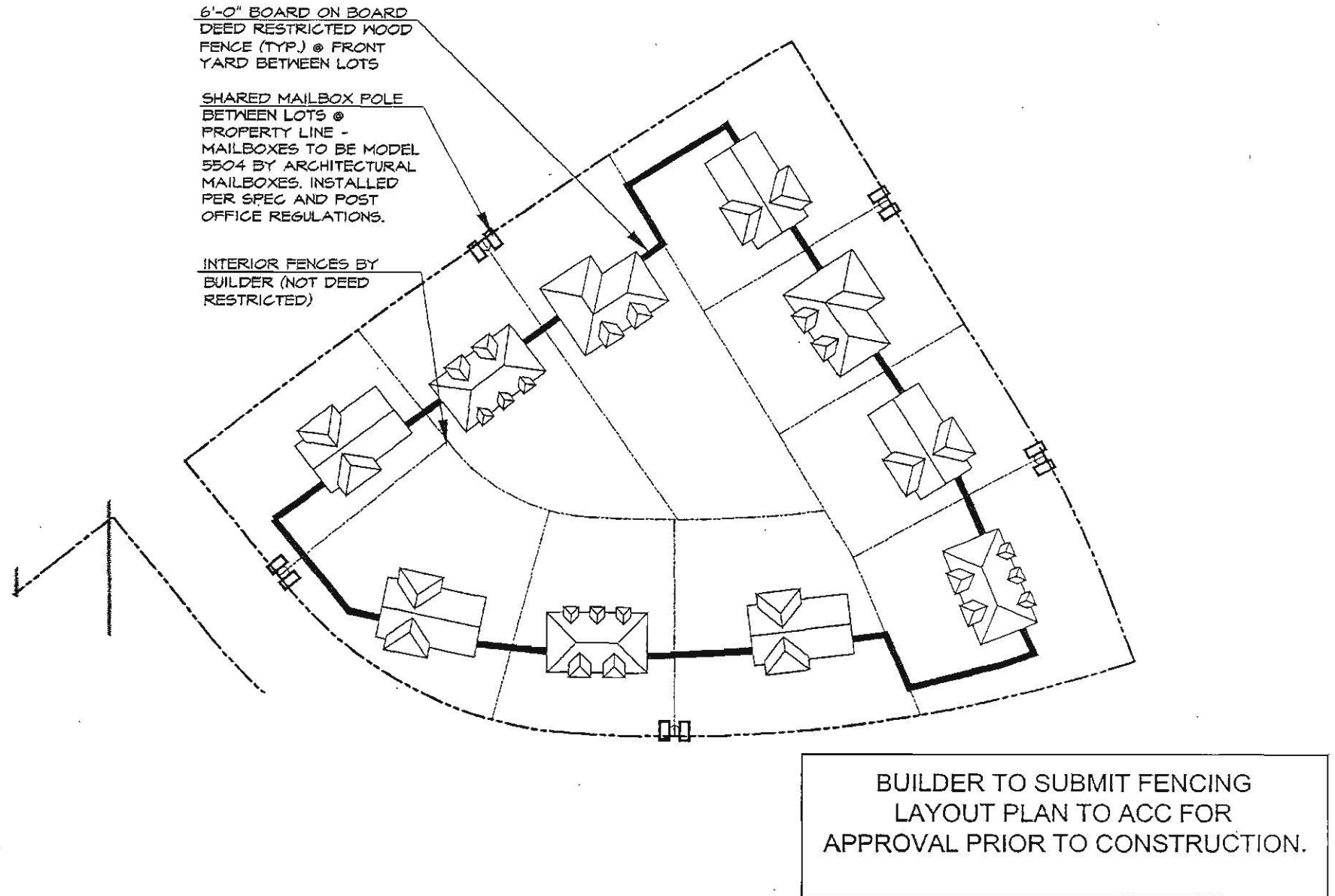


EXHIBIT 4: TYPICAL FENCING: UNUSUAL LOTTING CONFIGURATION / CONNECTIONS

SHARED MAILBOX POLE
BETWEEN LOTS @
PROPERTY LINE -
MAILBOXES TO BE MODEL
5504 BY ARCHITECTURAL
MAILBOXES. INSTALLED
PER SPEC AND POST
OFFICE REGULATIONS.

INTERIOR FENCES BY
BUILDER (NOT DEED
RESTRICTED)

6'-0" BOARD ON BOARD
DEED RESTRICTED WOOD
FENCE (TYP.) @ FRONT
YARD BETWEEN LOTS

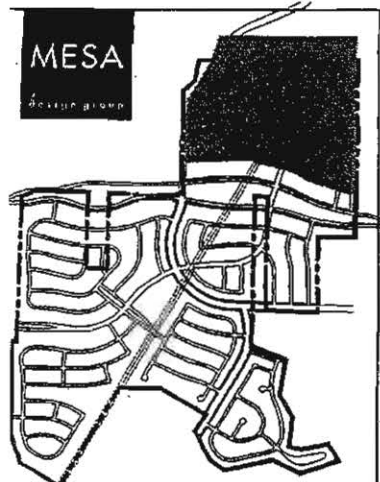
OPEN SPACE LOT OR
ONCOR OVERHEAD POWERLINE EASEMENT: 100' WIDE

6'-0" BOARD ON BOARD
WOOD FENCE SHALL
SLOPE DOWN IN FINAL
8'-0" PANEL TO MEET
4'-0" STEEL FENCE.

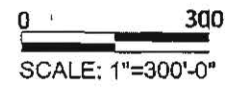
4'-0" STEEL FENCE
(TYP.) EXTENDS
8' - 0" INTO
REAR YARD

BUILDER TO SUBMIT FENCING
LAYOUT PLAN TO ACC FOR
APPROVAL PRIOR TO CONSTRUCTION.

EXHIBIT 5: TYPICAL FENCING: OPEN SPACE LOT



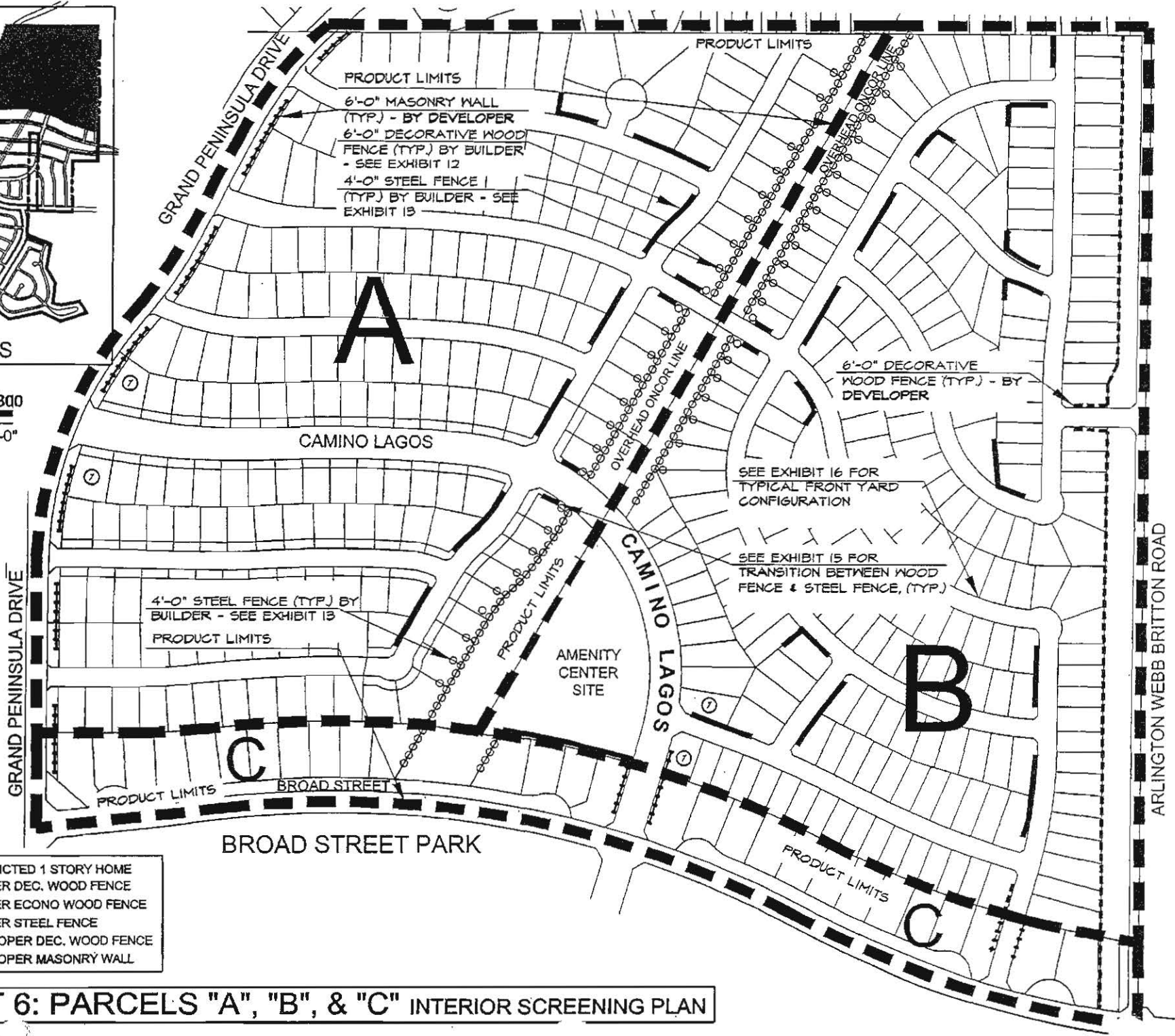
MIRA LAGOS



LEGEND

①	RESTRICTED 1 STORY HOME
—	BUILDER DEC. WOOD FENCE
---	BUILDER ECONO WOOD FENCE
⊖⊖⊖⊖	BUILDER STEEL FENCE
- - - -	DEVELOPER DEC. WOOD FENCE
=====	DEVELOPER MASONRY WALL

EXHIBIT 6: PARCELS "A", "B", & "C" INTERIOR SCREENING PLAN



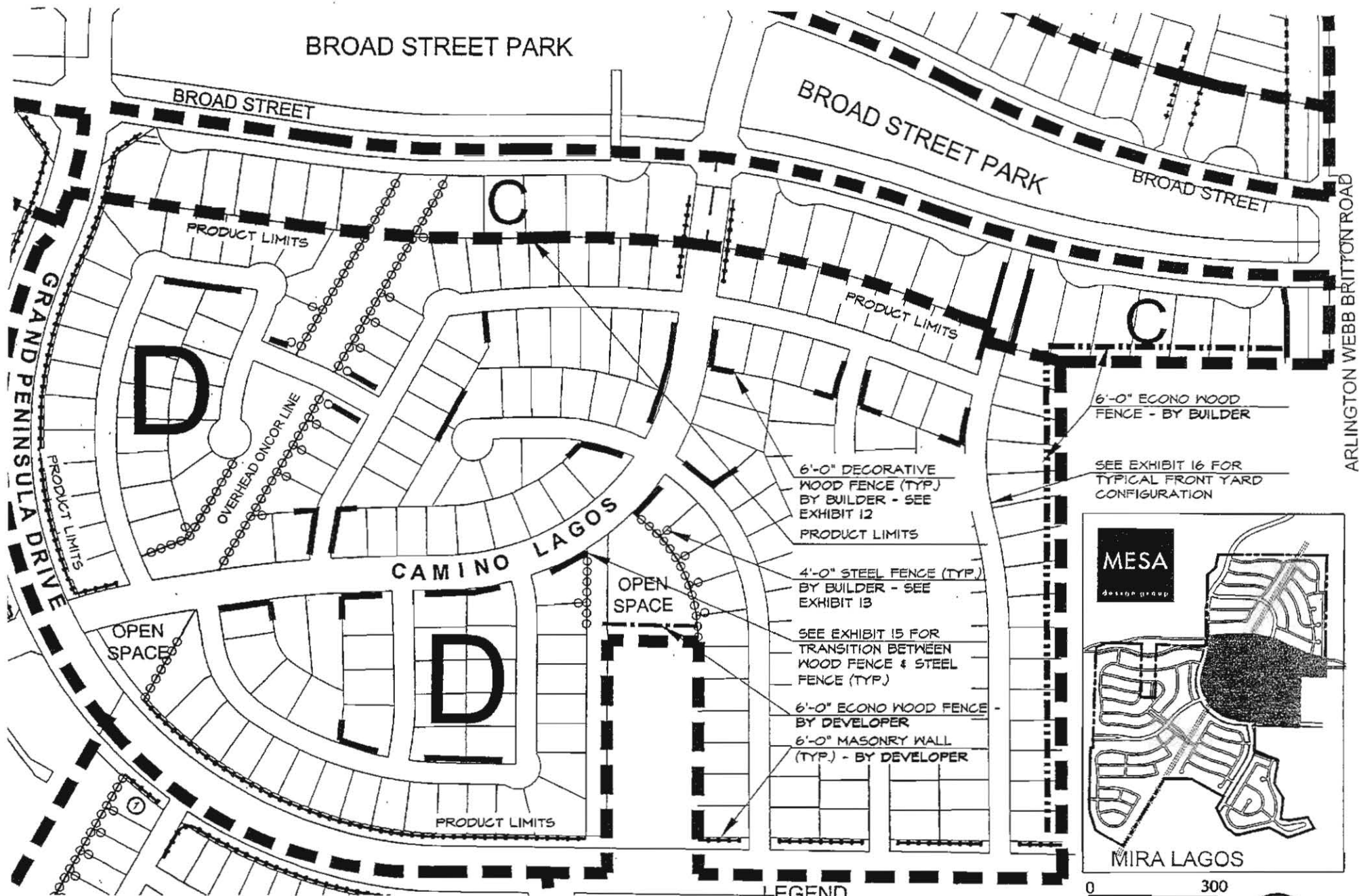


EXHIBIT 7:
PARCELS "C" & "D" INTERIOR SCREENING PLAN

①	RESTRICTED 1 STORY HOME
—	BUILDER DEC. WOOD FENCE
—	BUILDER ECONO WOOD FENCE
—	BUILDER STEEL FENCE
—	DEVELOPER DEC. WOOD FENCE
—	DEVELOPER MASONRY WALL

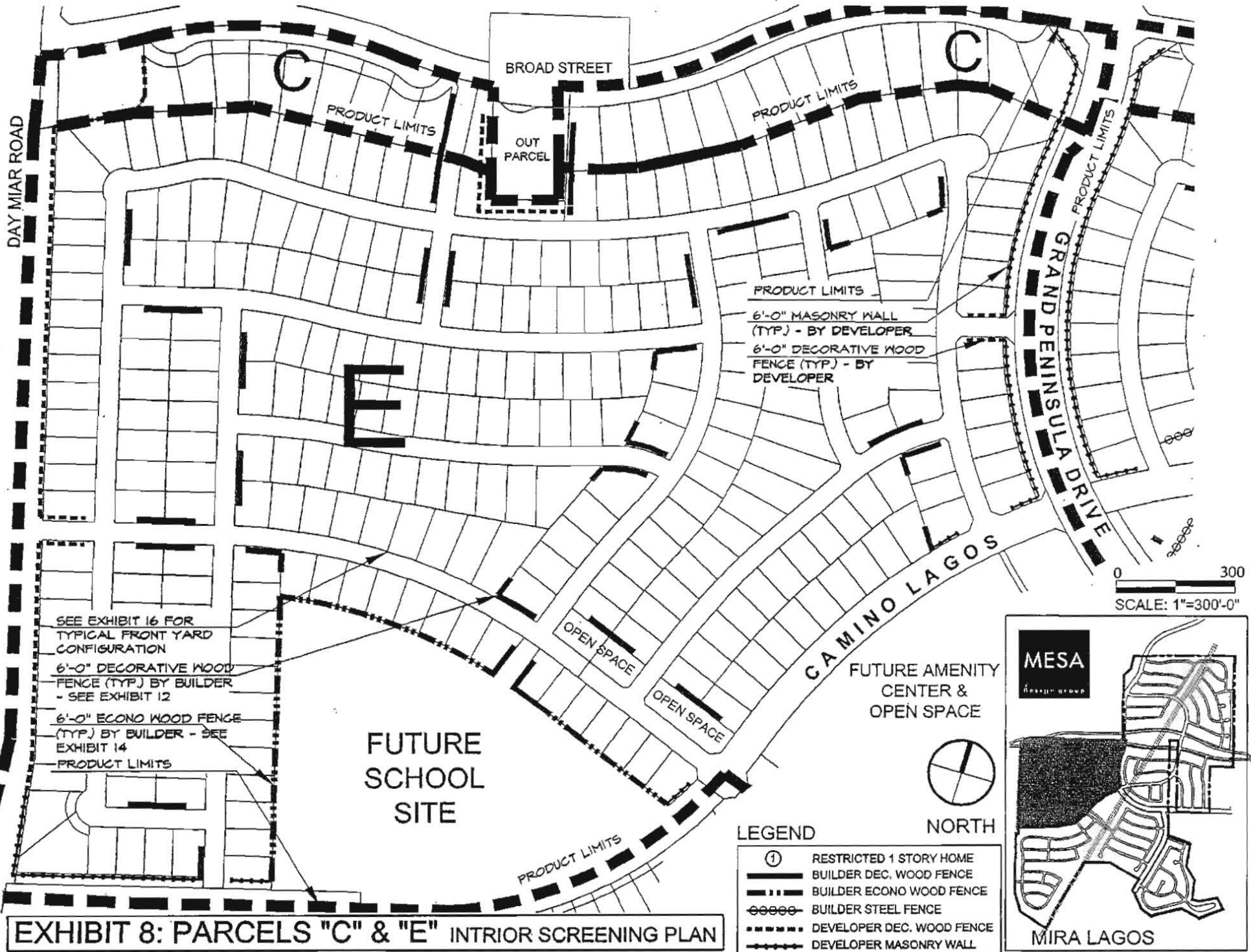


EXHIBIT 8: PARCELS "C" & "E" INTRIOR SCREENING PLAN

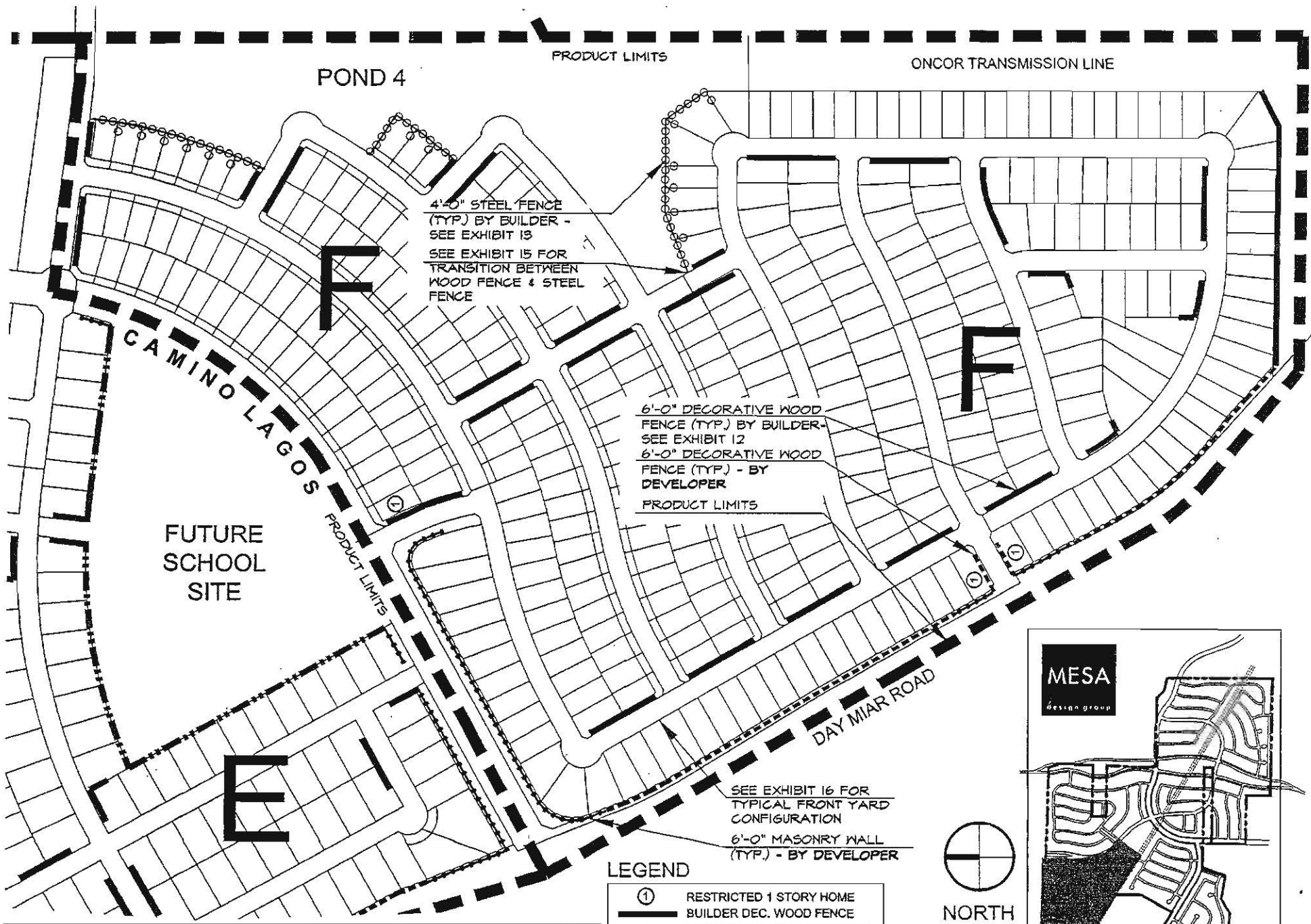
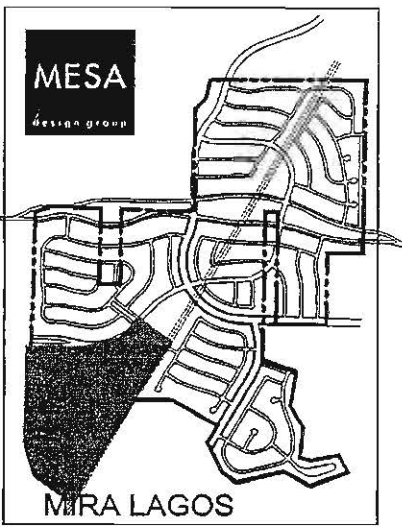
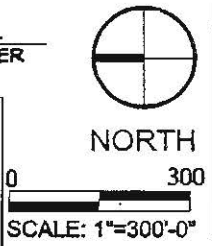


EXHIBIT 9:
PARCEL "F" INTERIOR SCREENING PLAN

- LEGEND**
- ① RESTRICTED 1 STORY HOME
 - BUILDER DEC. WOOD FENCE
 - BUILDER ECONO WOOD FENCE
 - BUILDER STEEL FENCE
 - DEVELOPER DEC. WOOD FENCE
 - DEVELOPER MASONRY WALL



6'-0" DECORATIVE WOOD FENCE (TYP.) BY BUILDER - SEE EXHIBIT 12

4'-0" STEEL FENCE (TYP.) BY BUILDER - SEE EXHIBIT 13
 FUTURE AMENITY CENTER & OPEN SPACE

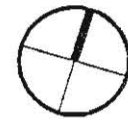
SEE EXHIBIT 15 FOR TYPICAL FRONT YARD CONFIGURATION

6'-0" MASONRY WALL (TYP.) - BY DEVELOPER

6'-0" DECORATIVE WOOD FENCE (TYP.) - BY BUILDER

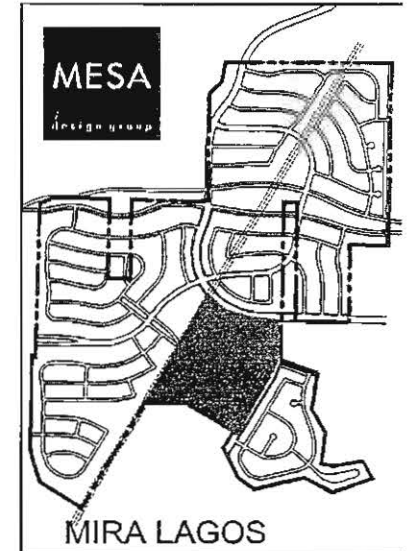
LEGEND

- ① RESTRICTED 1 STORY HOME
- BUILDER DEC. WOOD FENCE
- BUILDER ECONO WOOD FENCE
- ⊖⊖⊖⊖ BUILDER STEEL FENCE
- - - - - DEVELOPER DEC. WOOD FENCE
- — — — — DEVELOPER MASONRY WALL



NORTH

0 30
 SCALE: 1"=300'-0"

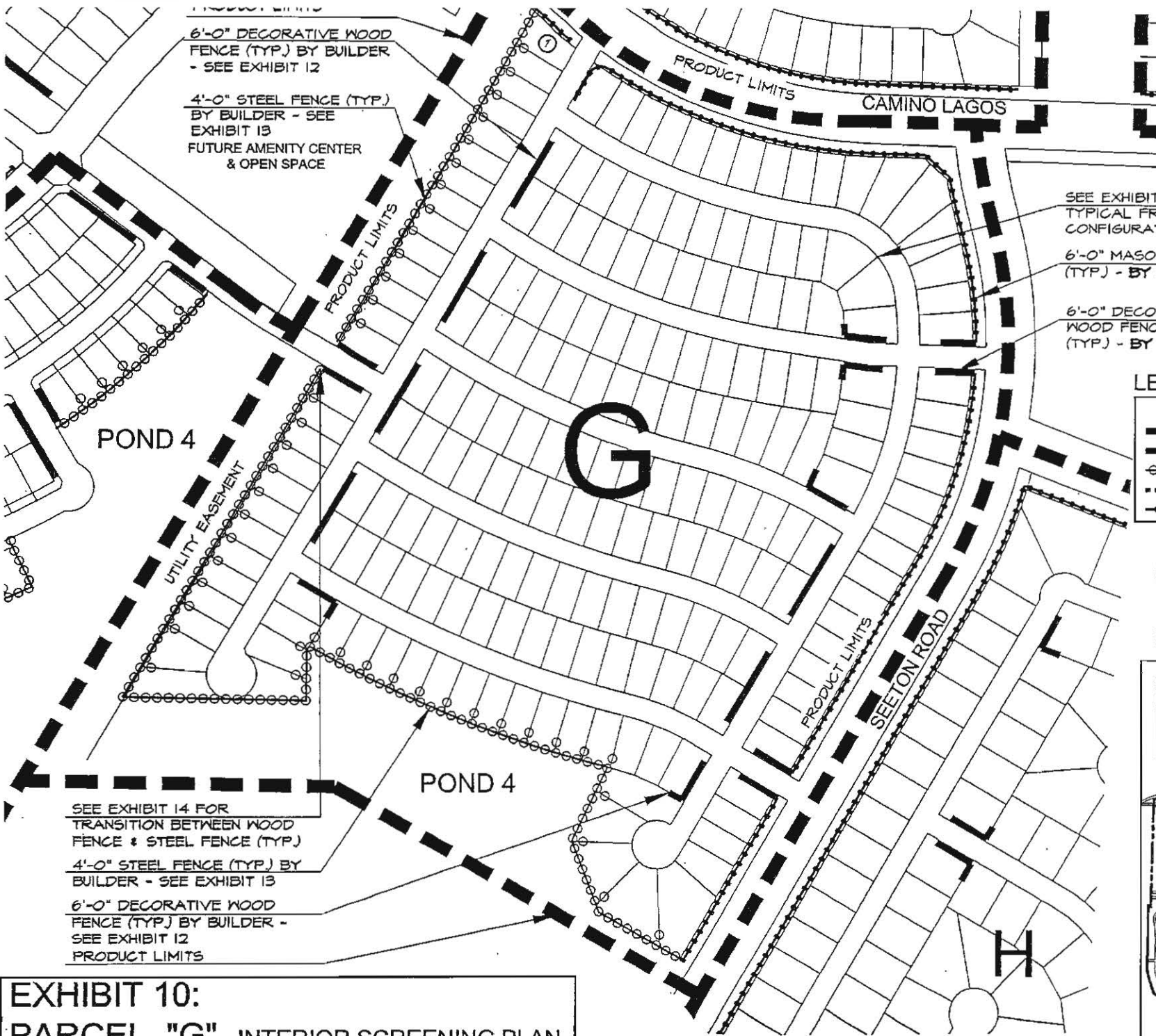


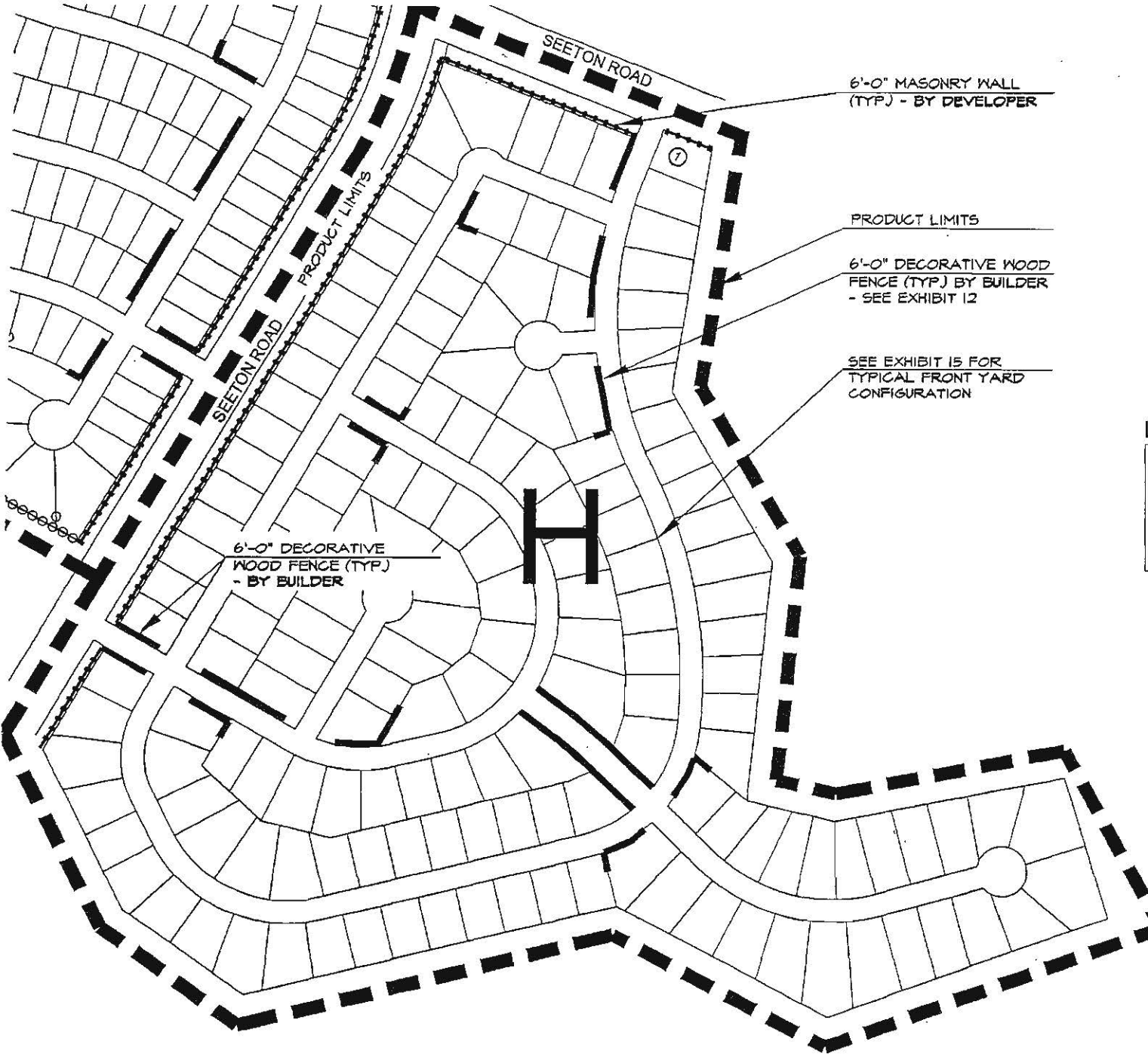
**EXHIBIT 10:
 PARCEL "G" INTERIOR SCREENING PLAN**

SEE EXHIBIT 14 FOR TRANSITION BETWEEN WOOD FENCE & STEEL FENCE (TYP.)

4'-0" STEEL FENCE (TYP.) BY BUILDER - SEE EXHIBIT 13

6'-0" DECORATIVE WOOD FENCE (TYP.) BY BUILDER - SEE EXHIBIT 12
 PRODUCT LIMITS





6'-0" MASONRY WALL
(TYP.) - BY DEVELOPER

PRODUCT LIMITS

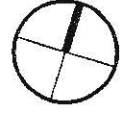
6'-0" DECORATIVE WOOD
FENCE (TYP.) BY BUILDER
- SEE EXHIBIT 12

SEE EXHIBIT 15 FOR
TYPICAL FRONT YARD
CONFIGURATION

6'-0" DECORATIVE
WOOD FENCE (TYP.)
- BY BUILDER

LEGEND

- ① RESTRICTED 1 STORY HOME
- BUILDER DEC. WOOD FENCE
- BUILDER ECONO WOOD FENCE
- ⊖⊖⊖⊖ BUILDER STEEL FENCE
- - - - DEVELOPER DEC. WOOD FENCE
- DEVELOPER MASONRY WALL



NORTH

0 300

SCALE: 1"=300'-0"

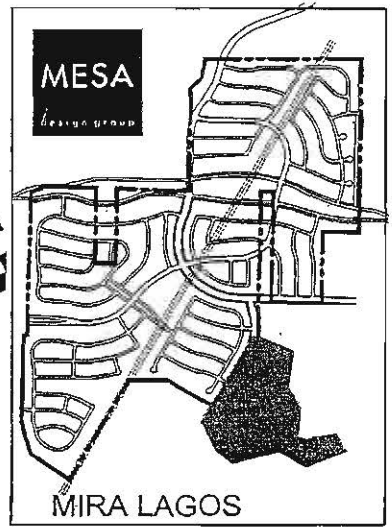
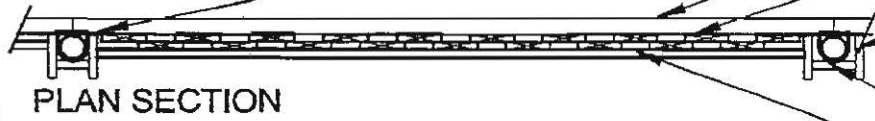


EXHIBIT 11: PARCEL "H" INTERIOR SCREENING PLAN

NOTE:
WHEN NECESSARY ALL FENCES TO STEP IN EVEN INCREMENTS - 6" MAX STEP AT POST LOCATIONS ONLY.

"BOXED IN" 6X6 POST 3"
GALVANIZED PIPE
(3) 2X4 STRINGERS
1X6 CEDAR W/ 1"
OVERLAP (TYP.)
"BOXED IN" 6X6 POST 3"
GALVANIZED PIPE AT
FENCE TERMINATIONS
GALVENIZED BRACKET (TYP.)
VOID

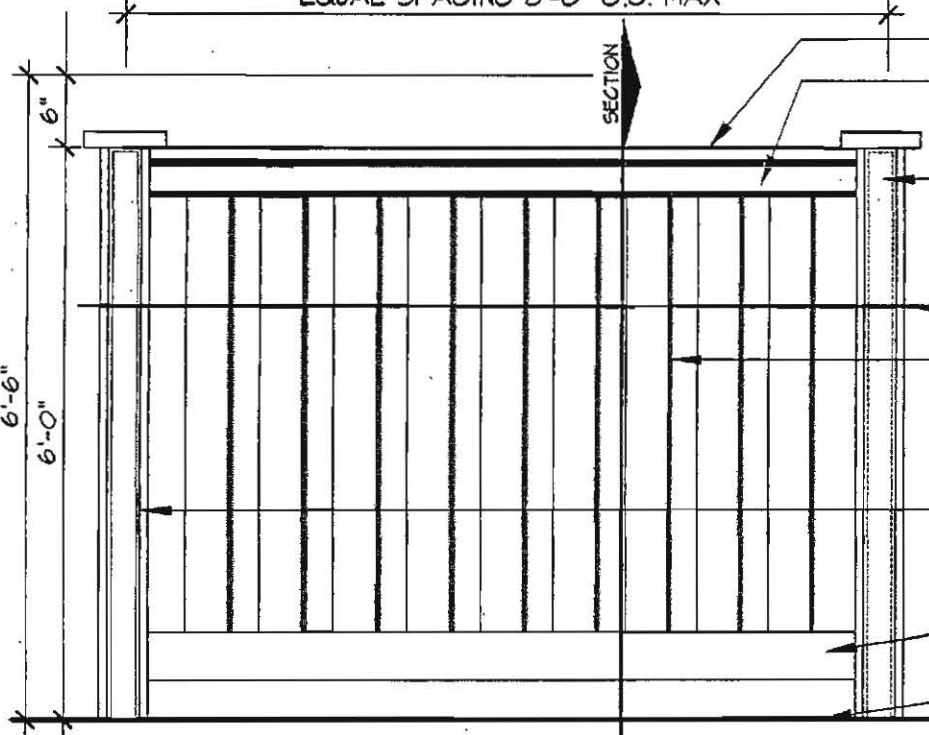
NOTE:
ALL WOOD FENCE MATERIALS ARE TO BE #1 GRADE EASTERN RED CEDAR AND TREATED WITH CLEAR COAT WOOD SEALANT.



PLAN SECTION



EQUAL SPACING 8'-0" O.C. MAX



"BOXED IN" 6X6 POST
3" SCHEDULE 40 ROUND
POST (GALVENIZED @
8'0" O.C. MAX)

1X6 BOARD-ON-BOARD
W/ 1" OVERLAP (TYP.)

(3) 2X4 STRINGERS
"BOXED IN" 6X6 POST 3"
GALVENIZED PIPE
(BEYOND)

1X6 TRIM

FINISH GRADE

TOP OF CONCRETE
SLOPED TO DRAIN
3' DEPTH 3000 PSI CONCRETE
FOOTING AT STEEL POSTS
SOIL COMPACTED TO 90%
PROCTOR COMPACTION

SECTION

NOTE:
ALL FENCE RUN TERMINATIONS ARE TO END IN A BOXED IN 6X6 POST W/ DECORATIVE CAP. ALL OTHERS ARE TO BE THE BOXED IN 6X6.

RWW	SRC/FLW
Drawn	Checked
22106	05.27.04
Project No.	Date
Revision No.	Revision Date

MIRA LAGOS
DECORATIVE WOOD FENCE

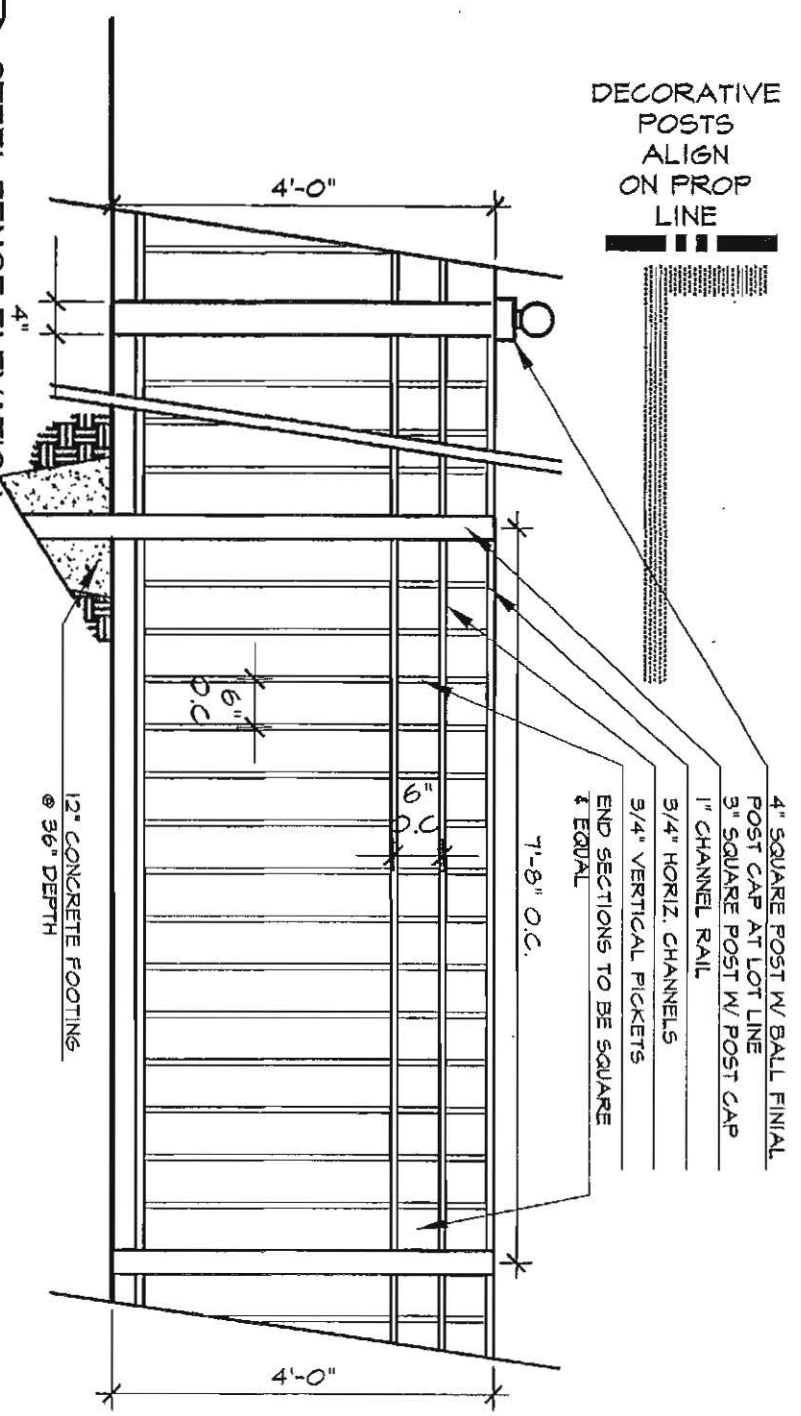
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A DECORATIVE WOOD FENCE - VIEWABLE SIDEYARDS & FRONTYARDS
SCALE: 1/2" = 1'-0"

A
 SCALE: 1/2" = 1'-0"

STEEL FENCE ELEVATION



DECORATIVE
 POSTS
 ALIGN
 ON PROP
 LINE

- 4" SQUARE POST W/ BALL FINIAL
- POST CAP AT LOT LINE
- 3" SQUARE POST W/ POST CAP
- 1" CHANNEL RAIL
- 3/4" HORIZ. CHANNELS
- 3/4" VERTICAL PICKETS
- END SECTIONS TO BE SQUARE & EQUAL

MIRA LAGOS
 DECORATIVE STEEL FENCE
 STEEL FENCE AT POWERLINE EASEMENT

RWW Drawn	SRC/FLW Checked
22106 Project No.	05.27.04 Date
Revision No.	Revision Date

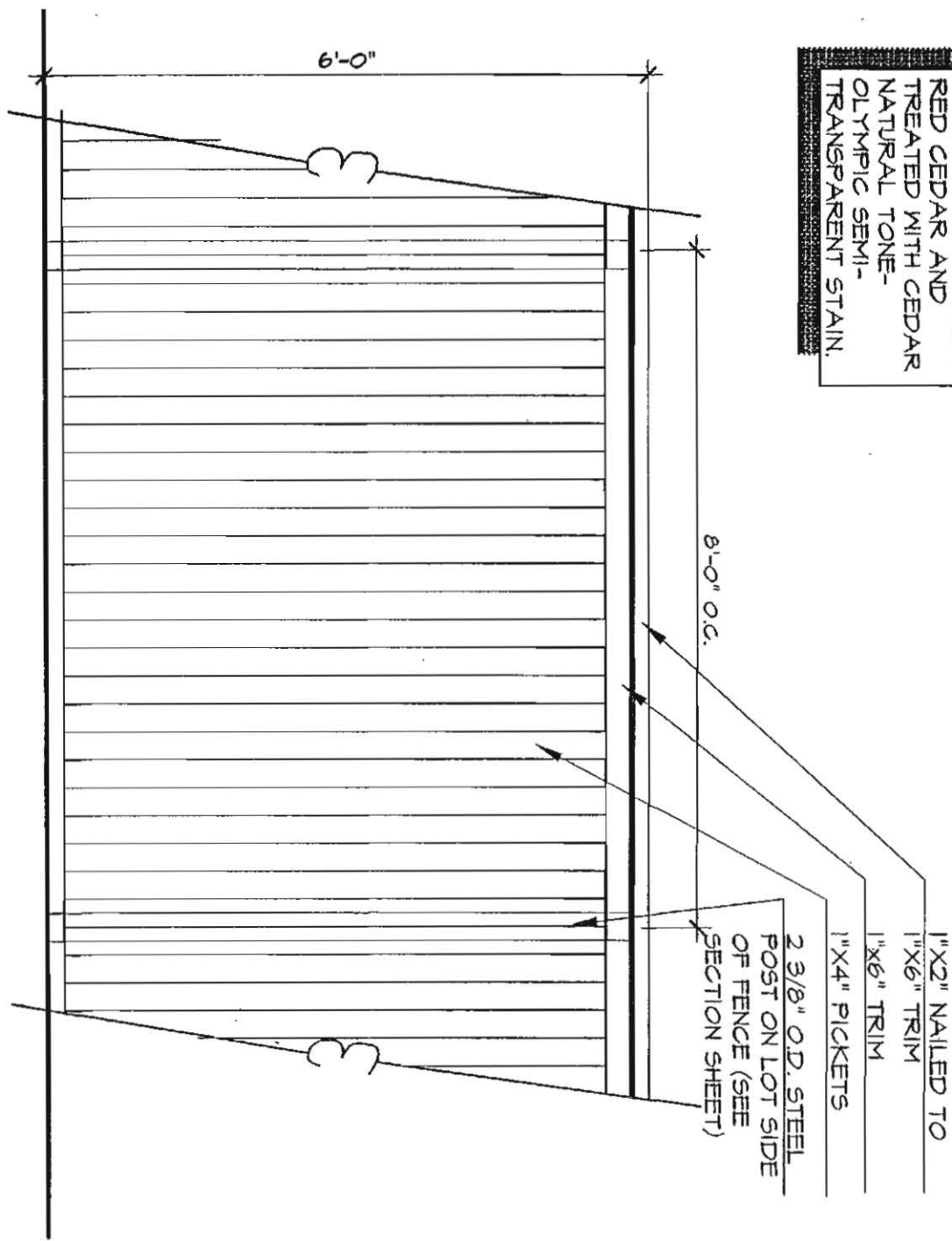
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A

ECONO WOOD FENCE - PUBLIC SIDE

SCALE: 1/2" = 1'-0"



NOTE:
 ALL WOOD FENCE MATERIALS ARE TO BE #1 GRADE WESTERN RED CEDAR AND TREATED WITH CEDAR NATURAL TONE-OLYMPIC SEMI-TRANSPARENT STAIN.

8'-0" O.C.

- 1" X 2" NAILED TO
- 1" X 6" TRIM
- 1" X 6" TRIM
- 1" X 4" PICKETS
- 2 3/8" O.D. STEEL POST ON LOT SIDE OF FENCE (SEE SECTION SHEET)

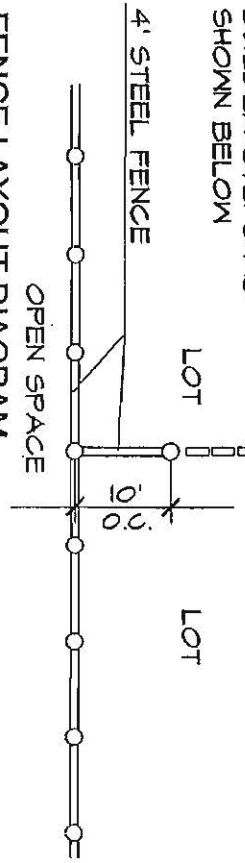
MIRA LAGOS
 ECONO WOOD FENCE

RWW	SRC/FLW
Drawn	Checked
22106	05.27.04
Project No.	Date
Revision No.	Revision Date

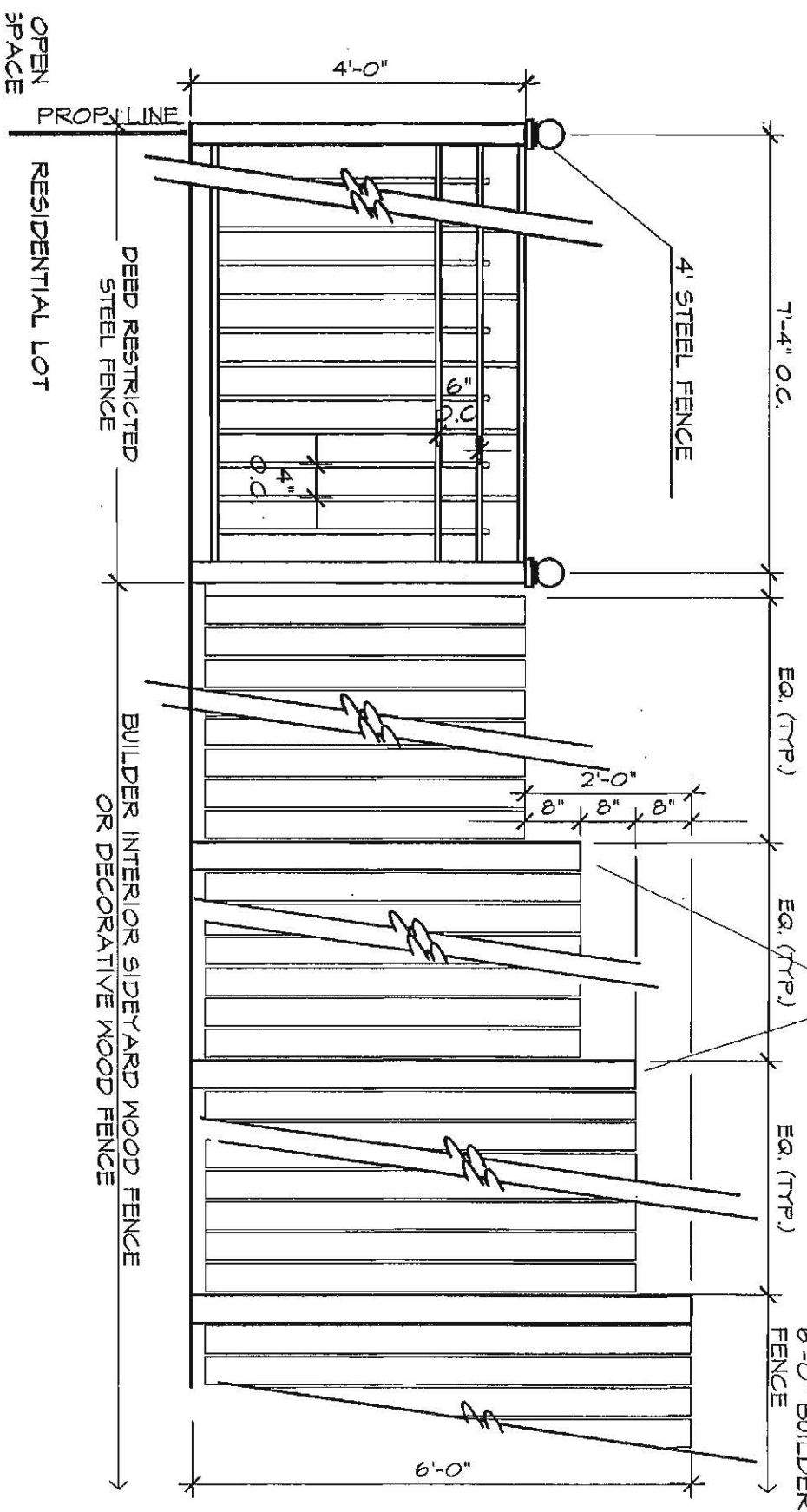
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6' INTERIOR SIDERYARD
WOOD FENCE BY
BUILDER-STEPS AS
SHOWN BELOW



FENCE LAYOUT DIAGRAM
N.T.S.



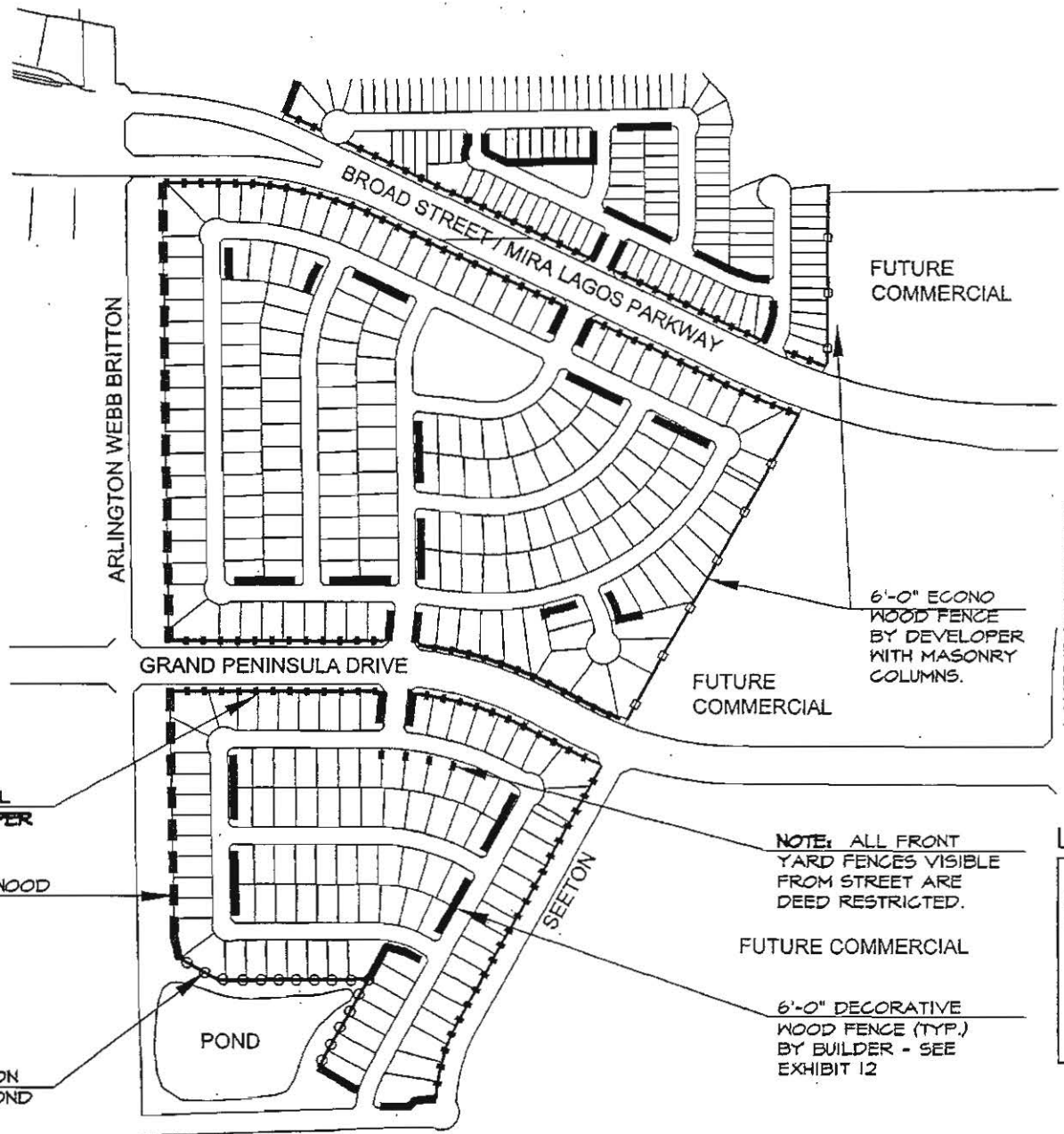
A WOOD FENCE TRANSITION @ OPEN SPACE
SCALE: 1/2" = 1'-0"

MIRA LAGOS
WOOD FENCE TRANSITION @
STEEL FENCE

RWW	SRC/FLW
Drawn	Checked
22106	05.27.04
Project No.	Date
Revision No.	Revision Date

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NOTE: PERIMETER SCREENING ON BROAD ST., GRAND PENINSULA DRIVE, ARLINGTON WEBB BRITTON AND SEETON ROAD BY DEVELOPER TO CONSIST OF WOOD FENCE W/ EVERGREENS OR BRICK THINWALL

FUTURE COMMERCIAL

6'-0" ECONO WOOD FENCE BY DEVELOPER WITH MASONRY COLUMNS.

FUTURE COMMERCIAL

NOTE: ALL FRONT YARD FENCES VISIBLE FROM STREET ARE DEED RESTRICTED.

FUTURE COMMERCIAL

6'-0" DECORATIVE WOOD FENCE (TYP.) BY BUILDER - SEE EXHIBIT 12

6'-0" MASONRY WALL (TYP.) - BY DEVELOPER

6'-0" DECORATIVE WOOD FENCE (TYP.) - BY DEVELOPER

4'-0" STEEL FENCE ON LOTS THAT BACK POND (BY BUILDER) - SEE EXHIBIT 13

POND

LEGEND

①	RESTRICTED 1 STORY HOME
	BUILDER DEC. WOOD FENCE
	BUILDER ECONO WOOD FENCE
	BUILDER STEEL FENCE
	DEVELOPER DEC. WOOD FENCE
	DEVELOPER ECONO FENCE WITH COLUMNS
	DEVELOPER MASONRY WALL



NORTH

EXHIBIT 16: MIRA LAGOS EAST: INTERIOR SCREENING PLAN



HANOVER PROPERTY CO
5950 BERKSHIRE LANE #850
WALTER DAMON
DALLAS TX 75225

Submitter: WALTER H DAMON III

SUZANNE HENDERSON
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TARRANT COUNTY COURTHOUSE
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FORT WORTH, TX 76196-0401

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Customer: WALTER H DAMON III

Page 1 of 1

Receipt #: 84682

Date: 07/07/2004 01:47 PM

Department: OPR

Work Station:

CCTC029057

Instrument #	Description	Pages	Amount
D204210300	DT	67	\$146.00
			<u>Total:</u> \$146.00

Payments:

CHECK 3760	\$146.00
<u>Total Payments:</u>	<u>\$146.00</u>

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Dallas, Texas 75201

2004 JAN 30 PM 4:30

RECORDED
COUNTY OF TARRANT

DECLARATION OF ANNEXATION
TO
DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
MIRA LAGOS

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This DECLARATION OF ANNEXATION TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR MIRA LAGOS ("Declaration of Annexation") is made this 21st day of January, 2004 by MIRA LAGOS DEVELOPMENT LIMITED PARTNERSHIP, a Texas limited partnership ("Declarant") and PENINSULA INVESTMENT LIMITED PARTNERSHIP, a Texas limited partnership ("Investor").

WITNESSETH

WHEREAS, Declarant and Investor executed that certain Declaration of Covenants, Conditions and Restrictions of Mira Lagos dated as of October 18, 2002 (the "Declaration"), and caused the Declaration to be recorded October 29, 2002 at Volume 16091, Page 21 in the Deed Records of Tarrant County, Texas. The Declaration affects approximately 662.221-acres of land described on Exhibits A-1 and A-2 to the Declaration (the "Property"), located in Grand Prairie, Tarrant and Dallas Counties, Texas;

WHEREAS, Investor has acquired certain property adjacent to Property, being more particularly described on Exhibit A attached hereto and made a part hereof ("Investment Tract");

WHEREAS, the Conversion Date (as defined in the Declaration) has not yet occurred;
and

WHEREAS, Declarant and Investor desire to subject the Investment Tract to all of the covenants, conditions, and restrictions set forth in the Declaration in order to establish a uniform plan for the development, improvement and sale of Lots on the Property and Investment Tract, and to insure the preservation of such uniform plan for the benefit of Declarant, Investors and other current and future owners of Lots on the Property and Investment Tract.

Declaration of Annexation to Declaration of Covenants,
Conditions, and Restrictions for Mira Lagos
Page 1

NOW THEREFORE, Declarant and Investor hereby declare that all of the Investment Tract shall be held, sold, used and conveyed subject to the covenants, conditions, and restrictions set forth in the Declaration, and further Declarant and Investor, for and on behalf of their respective heirs, executors, administrators, successors and assigns, hereby adopt, establish and impose upon the Investment Tract, and declare the Declaration applicable thereto, which is for the purposes of enhancing and protecting the value, desirability and attractiveness of Investment Tract, and which shall run with Investment Tract and shall be binding upon all parties having or acquiring any right, title or interest therein, or any part thereof, and shall inure to the benefit of each owner thereof.

To the extent applicable, exercise of remedies by the Association against an Owner by reason of such Owner's breach or violation of any provision of the Declaration shall be subject to Texas Property Code §§209.001 *et seq.* (Texas Residential Property Owners Protection Act).

Except as provided in this Declaration of Annexation, the Declaration shall continue in full force and effect in accordance with its terms.

Terms defined in the Declaration shall have the same meaning when used in this Declaration of Annexation.

REMAINDER OF THIS PAGE
LEFT BLANK INTENTIONALLY

EXECUTED as of the 21st day of January, 2004.

DECLARANT:

MIRA LAGOS DEVELOPMENT
LIMITED PARTNERSHIP, a
Texas limited partnership

By: Hanover Services Group, Inc., a
Texas corporation
its sole general partner

By: *Richard E. LeBlanc*
Name: Richard E. LeBlanc
Title: Vice President

INVESTOR:

PENINSULA INVESTMENT
LIMITED PARTNERSHIP, a
Texas limited partnership

By: Hanover Services Group, Inc., a
Texas corporation
its sole general partner

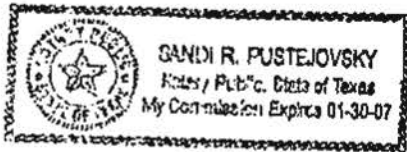
By: *Richard E. LeBlanc*
Name: Richard E. LeBlanc
Title: Vice President

Exhibit A – Investment Tract

Declaration of Annexation to Declaration of Covenants,
Conditions, and Restrictions for Mira Lagos
Signature Page

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

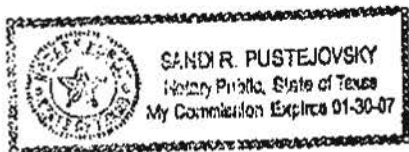
The foregoing instrument was acknowledged before me on this 21st day of January, 2004, by Richard E. Lehman V. President of Hanover Services Group, Inc., a Texas corporation, in its capacity as general partner of MIRA LAGOS DEVELOPMENT LIMITED PARTNERSHIP, a Texas limited partnership, on behalf of said corporation and limited partnership.



Sandi R. Pustejovsky
Notary Public
My Commission Expires _____

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on this 21st day of January, 2004, by Richard E. Lehman V. President of Hanover Services Group, Inc., a Texas corporation, in its capacity as general partner of PENINSULA INVESTMENT LIMITED PARTNERSHIP, a Texas limited partnership, on behalf of said corporation and limited partnership.



Sandi R. Pustejovsky
Notary Public
My Commission Expires _____

Declaration of Annexation to Declaration of Covenants,
Conditions, and Restrictions for Mira Lagos
Signature Page

JOINDER BY LIENHOLDER

The undersigned, Texas Capital Bank, National Association, a national banking association ("Lender"), the beneficiary under (i) that certain Deed of Trust (as assigned, the "Deed of Trust") dated as of October 23, 2002 from Peninsula Master Limited Partnership to John D. Hudgens, Trustee, recorded in Volume 16090, Page 509, of the Deed of Trust Records of Tarrant County, Texas and (ii) that certain Second Lien Deed of Trust (as amended, the "Second Lien Deed of Trust"), dated as of October 23, 2002 from Peninsula Master Limited Partnership to John D. Hudgens, Trustee, recorded in Volume 2002211, Page 3242, of the Deed of Trust Records of Dallas County, Texas and Volume 16091, Page 1, of the Deed of Trust Records of Tarrant County, Texas, covering and affecting the Property, hereby joins in the execution of this Declaration of Annexation to Declaration of Covenants, Conditions and Restrictions ("Declaration of Annexation") for the purpose of evidencing Lender's (i) consent to this Declaration of Annexation and (ii) subordination of the Second Lien Deed of Trust to the rights, interests and easements contained in the Declaration with respect to the Investment Tract. Lender's subordination of the Second Lien Deed of Trust shall be to the same effect as if the Declaration had been executed and recorded prior to the execution and recording of the Second Lien Deed of Trust.

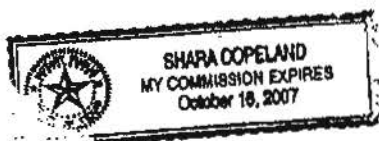
Dated as of January 21 2004.

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION

By: Brett Walker
Name: BRETT WALKER
Title: VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF Dallas §

This instrument was acknowledged before me this 1 day of April, 2004, by Brett Walker, Vice President of Texas Capital Bank, National Association, a Texas state banking association, on behalf of said association.



Shara Copeland
Notary Public for the State of Texas

Declaration of Annexation to Declaration of Covenants, Conditions, and Restrictions for Mira Lagos
Signature Page

Exhibit A

INVESTMENT TRACT

BEING all that tract of land in the City of Grand Prairie, Tarrant County, Texas, a part of the B.B.B. & C.R.R. Survey, Abstract No. 199 and being a part of that tract of land conveyed to William Baynard Calhoun and Betty Jean Calhoun, Trustees of the William Baynard Calhoun and Betty Jean Calhoun Revocable Living Trust as recorded in Volume 13739, Page 552, Tarrant County Deed Records, Texas, and being further described as follows:

COMMENCING at a one-half inch iron rod found for the north corner of said Calhoun tract of land, said point being the east corner of a tract of land described as Tract 3 conveyed to Peninsula Investment Limited Partnership as recorded in Volume 16091, Page 17, Tarrant County Deed Records, Texas, and Volume 2002211, Page 3305, Dallas County Deed Records, Texas, said point being in the southwest line of a tract of land conveyed to the United States of America as recorded in Volume 7497, Page 95, Tarrant County Deed Records, Texas, and Volume 83071, Page 5038, Dallas County Deed Records, Texas;

THENCE South 59 degrees 35 minutes 18 seconds West, 672.35 feet along the northwest line of said Calhoun tract of land and along the southeast line of said Tract 3 to a one-half inch iron rod set for the POINT OF BEGINNING of this tract of land;

THENCE South 29 degrees 17 minutes 51 seconds East, 383.22 feet to a one-half inch iron rod set for corner;

THENCE South 00 degrees 04 minutes 23 seconds West, 30.37 feet to a one-half inch iron rod set for corner;

THENCE Southwesterly, 228.17 feet along a curve to the right having a central angle of 07 degrees 06 minutes 18 seconds, a radius of 1840.00 feet, a tangent of 114.23 feet, and whose chord bears South 82 degrees 38 minutes 42 seconds West, 228.03 feet to a one-half inch iron rod set for corner;

THENCE South 86 degrees 11 minutes 51 seconds West, 714.47 feet to a one-half inch iron rod set for corner, said point being in the northwest line of said Calhoun tract of land, and said point being in the southeast line of said Tract 3;

THENCE North 59 degrees 35 minutes 18 seconds East, 871.46 feet along the northwest line of said Calhoun tract of land and along the southeast line of said Tract 3 to the POINT OF BEGINNING and containing 186,791 square feet or 4.288 acres of land.



LOCKE LIDDELL & SAPP
2200 ROSS AVE #2200

DALLAS TX 75201

Submitter: LOCKE LIDDELL & SAPP

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RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

DECLARATION

OF

COVENANTS, CONDITIONS AND RESTRICTIONS

FOR

MIRA LAGOS

Grand Prairie, Tarrant County, Texas

13
13001
H00 = HNOCC H0014

FILED
TARRANT COUNTY TEXAS
2002 OCT 29 AM 11:30
SUZANNE WELDENSON
COUNTY CLERK

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Dallas, Texas 75201

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SCHEDULE OF EXHIBITS:

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- Exhibit A-2 - Investor's Property
- Exhibit B - Designated Fence Specifications
- Exhibit C - Linear Park
- Exhibit D - Decorative Metal Fence Specifications
- Exhibit E - Ordinance

FOO • FNOC • H-006H