

**AN ORDINANCE OF THE CITY OF SEAGOVILLE, TEXAS
ORDINANCE NO. 35-2021**

AN ORDINANCE OF THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM AGRICULTURE (AG) AND SINGLE FAMILY RESIDENTIAL (R-1) TO PLANNED DEVELOPMENT FOR MIXED USE INCLUDING SINGLE FAMILY, MULTI-FAMILY AND COMMERCIAL (PD-21-05) ON THE FOLLOWING TRACTS HAVING A COMBINED TOTAL AREA OF APPROXIMATELY 591.788+ ACRES: (1) KAUFMAN COUNTY PARCEL NUMBERS 9462, 9465, 9466, 9467, 9470, 9471, 9472, 9477, 9483, 12570, 12604 AND 12613 IN THE PETER STOCKMAN ABSTRACTS AND (2) DALLAS COUNTY PARCEL NUMBERS 65085008510140900, 65085008010230000, AND 65174264510010000 IN THE JOHN D. MERCHANT ABSTRACTS, ALL BEING LEGALLY DESCRIBED HEREIN; PROVIDING FOR DEVELOPMENT REGULATIONS; PROVIDING FOR THE APPROVAL OF A CONCEPT PLAN AND ELEVATIONS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Planning and Zoning Commission and the governing body of the City of Seagoville, Texas, in compliance with the laws of the State of Texas, and pursuant to the Comprehensive Zoning Ordinance of the City of Seagoville, have given requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to all persons interested and situated in the affected area and in the vicinity thereof, the said governing body is of the opinion that Zoning Application No. Z2021-09 should be approved as set forth more fully hereinbelow, and in the exercise of legislative discretion have concluded that the Comprehensive Zoning Ordinance and Map should be accordingly amended.

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

SECTION 1. Change of Zoning Classification. The Comprehensive Zoning Ordinance and Map of the City of Seagoville, Texas, as heretofore amended, be and the same is hereby, further amended by granting a change in zoning from Agriculture (AG) and Single Family Residential (R-1) to Planned Development for Mixed Use Including Single Family, Multi-Family, and Commercial (PD-21-05) on the following tracts having a combined total area of approximately 591.788 acres: (1) Kaufman County Parcel Numbers 9462, 9465, 9466, 9467, 9470, 9471, 9472, 9477, 9483, 12570, 12604 and 12613 in the Peter Stockman Abstracts and (2) Dallas County

Parcel Numbers 65085008510140900, 65085008010230000, and 65174264510010000 in the John D. Merchant Abstracts, all in the City of Seagoville, Texas and being legally described in Exhibit "A", attached hereto and incorporated herein by this reference (the "Property").

SECTION 2. Development and Use Standards.

A. Concept Plan. The Property shall be developed and used in accordance with the City of Seagoville Code of Ordinances, Zoning Ordinance, Subdivision Ordinance and/or Regulations Landscaping Requirements, and Construction Standards and the Concept Plan attached hereto and incorporated herein by this reference as Exhibit "B".

B. Open Space Requirements. The open spaces as shown on the Concept Plans, Exhibits "B" and "D", shall be shared with all uses within the planned development. This open space shall fulfill the open space requirements for all uses within the planned development

C. Landscaping Requirements. The Property shall be developed with landscaping in compliance with the City's Landscaping Requirements as modified by the following:

- A. All areas other than sand beaches, water surface area, patios, sidewalks, and other impervious flatwork shall be completely planted with sod;
- B. Main thoroughfares (i.e. collector roads) throughout the Property and the entryway to the Commercial District shall be heavily landscaped with a minimum of twice the number of trees and shrubs required by the City's Landscaping Requirements; and
- C. An automatic irrigation system shall be installed along the length of all main thoroughfares throughout the Property and in all green spaces on the Property to irrigate all landscaping
- D. The location and design of landscape and open space shall be submitted for approval with the final site plan and preliminary plat.

D. Lighting. The developer shall provide decorative street lighting throughout the Property, specifically from Oncor's street lighting package, as offered to developer in their installation package.

E. Sidewalks. All sidewalks and barrier free ramps within the Property shall be four (4') feet wide or five (5') feet wide along collector roads and shall be built in accordance with City standards, unless adjacent to a Hike and Bike Trail where a sidewalk will not be required. Barrier free ramps shall be located at all street intersections and shall be constructed by Developer concurrently with street construction. The Developer shall construct all sidewalks that front a common area or lots owned by the HOA. Sidewalks fronting or siding a residential lot shall be constructed by the home builder concurrent with home construction.

F. Screening. The location and design of screening shall be submitted for approval with the final site plan and preliminary plat. Construction plans for screening fence/wall will be included as a part of the public works final civil engineering plans prior to final plat approval for each phase. Screening shall meet or exceed the requirements shown on the Landscape and Screening Layout attached hereto and incorporated herein by this reference as Exhibit "J".

G. Additional Permitted Uses.

i. Sales and Leasing Offices shall be allowed during the development and marketing of the Property. Sales and Leasing Offices shall be removed when 100% of the single-family lots have been sold. Sales and Leasing Offices will be permanent in the Commercial and Multi-Family Districts as defined herein.

ii. Temporary buildings such as construction trailers shall be allowed during construction and shall be removed upon completion of each phase of development.

H. Single Family District Regulations. The area of the Property identified on the Concept Plan as IA, IB, II, IIIA, IIIB, IV, V, and VI (collectively, the “SF District”) shall be developed and used in accordance with the regulations of the Zoning Ordinance applicable to the use and development of property located within a Single Family Residential (R-5) Zoning District, modified as follows:

1. Lot and Dwelling Development Standards:

Maximum No. of Total Dwelling Units	1941
Max. No. of Dwelling Units Phase I	398
Max. No. of Dwelling Units Phase II	329
Max. No. of Dwelling Units Phase III	349
Max No. of Dwelling Units Phase IV	288
Max No. of Dwelling Units Phase V	369
Max No. of Dwelling Units Phase VI	208
Minimum Dwelling Size	1600 SF air-conditioned for 20% of lots 1700 SF air conditioned for 80% of lots
Maximum Lot Coverage	50%
Maximum Height	Two and one-half stories or 36 feet

2. **Minimum Lot Sizes and Areas.** At least forty percent (40%) of lots shall be 50-foot lots and all remaining lots shall be 40-foot lots or larger. At least sixty percent (60%) of the 50-foot lots shall have a minimum lot area of 6,000 square feet and all remaining 50-foot lots shall have a minimum lot area of 5,750 square feet. At least sixty percent (60%) of the 40-foot lots shall have a minimum lot area of 4,800 square feet and all remaining 40-foot lots shall have a minimum lot area of 4,600 square feet.

3. **Minimum Lot Width.** Forty-foot lots shall be forty feet measured at the front building setback. Fifty-foot lots shall be fifty feet measured at the front building setback. Minimum lot width for all lots measured at the Right-of-way on cul-de-sacs, knuckles, eye-brows and curves shall be thirty-five (35') feet.

4. **Minimum Lot Depth.** Minimum lot depth for 40-foot lots having a minimum lot area of 4,600 square feet and for 50-foot lots having a minimum lot area of 5,750 square feet shall be 115 feet. Minimum lot depth for 40-foot lots having a minimum lot area of 4,800 square feet and for 50-foot lots having a minimum lot area of 6,000 square feet shall be 120 feet. Minimum lot depth for lots measured at cul-de-sacs, knuckles, eyebrows and curves shall be 105 feet.

5. **Minimum Front Yard.** Minimum front yard requirement for all lots shall be 20 feet.
6. **Minimum Garage Door Face Setback.** Minimum garage door face setback for all lots shall be 20 feet.
7. **Minimum Side Yard Setback.** Minimum side yard setback for all lots shall be five (5') feet for interior side yards and ten (10') feet for corner lots on the street side only.
8. **Roof Pitch.** Roof pitch of all homes shall be 6:12 minimum, except over stoops or porches, where a 4:12 minimum is allowed.
9. **Masonry.** Eighty percent (80%) masonry on all structures below the ceiling plate; above the ceiling plate all sides that have siding to be cementitious;
10. **Unique Architectural Features.** The front façade of every house shall incorporate at least three (3) of the following into its design and construction:
 - i. Distinctive window patterns;
 - ii. Balconies, bays, box-outs, faux balconies, window overhangs, or secondary roof eaves with exaggerated projections and decorative supporting rafter beams;
 - iii. Changes of color, texture, or material, either diagonally, horizontally or vertically, aesthetically proportional to the façade;
 - iv. Changes in plane with a depth of at least 24 inches, either diagonally, horizontally, or vertically, aesthetically proportional to the façade; and
 - v. Changes in roofline, such as variations in roof pitch, overhangs, projections, exaggerated cornices, dormers, and extended eaves.
11. **Anti-Monotony.** Minimum of nine (9) elevation options. Same elevation must have three (3) different elevations between them, on the same side of the street. Same elevation cannot be directly across the street;
12. **HOA Responsibility.** Homeowners' Association will be responsible for installation and maintenance of landscaping and general maintenance for all open spaces, green spaces, common areas, detention ponds, retention ponds, raised medians, screening walls, trails, lawns, landscaped entrances to SF District(s), rights-of-way and any other common improvements or appurtenances;
13. **Garages and Garage Doors.** Garage doors facing street must be painted ornate metal, painted composite or wood. Garages can only release into residential streets and not into collector roads, unless slip roads are utilized or unless shown on the approved Concept Plan, Exhibit "B";
14. **Bonds.** Developer to provide two (2) year maintenance bonds on water, sewer, drainage and roadway infrastructure, commencing on date of City acceptance;
15. **Sidewalks.** Residential sidewalks four feet (4') feet wide along both sides of all residential streets;

16. **Street Lighting.** The developer shall provide decorative street lighting, specifically from Oncor’s street package.
17. **Hike and Bike Trails.** Concrete hike and bike trails shall be designed and constructed to be
 - a. Six feet (6’) wide along both sides of all major collector streets and
 - b. Four feet (4’) wide along both sides of all residential streets;
18. **Screening.** Eighty percent (80%) masonry screening fences (rock, stone or brick) surrounding each of the eight (8) areas designated on the Concept Plan, Exhibit “B” hereto as IA, IB, II, IIIA, IIIB, IV, V, and VI;

I. Multi-Family District Regulations

The area of the Property identified on the Concept Plan as “Multi-Family” and any portion of the area identified on the Concept Plan as “Lagoon, Multi-Family, Commercial” upon which multi-family housing is to be constructed (collectively, the “MF District”) shall be developed and used in accordance with the regulations of the Zoning Ordinance applicable to the use and development of property located within a Multifamily (MF) Zoning District, modified as follows:

1. Lot and Dwelling Development Standards.

Maximum No. of Dwelling Units	1200
Minimum Lot Area	For 5-story: 450 SF/unit For 3-story: 800 SF/unit
Maximum Lot Density	For 5-story: 100 units/acre For 3-story: 48 units/acre
Minimum Unit Size	500 Square Feet – Efficiency 600 Square Feet – 1 Bedroom 875 Square Feet – 2 Bedroom or more for the first two bedrooms plus an additional 125 square feet for every bedroom over two
Maximum Lot Coverage	85% for main building slab
Maximum Height	Not to exceed 85 feet for five stories and 50 feet for three stories

2. **Elevations.** The buildings constructed in the MF District shall be designed and constructed to appear substantially as shown on the elevations attached hereto and incorporated herein by this reference as Exhibit “C” (the “MF Elevations”) subject to the following:

A. All roof mounted mechanical equipment must be screened from public view;

- B. All non-front façade walls shall demonstrate architectural elements to avoid the appearance of a blank wall as shown and depicted in the Elevations.
3. **Parking Requirements.** Minimum 1.35 parking spaces required per dwelling unit. Compact car parking is permitted for up to ten (10%) percent of required spaces. No enclosed parking shall be required. A maximum of five (5) bicycle racks shall be required to be installed.
 4. **Refuse Facilities.** No requirements apply if valet or trash pick-up is provided. If valet or trash pick-up is not provided, the refuse facility shall be located no more than five hundred (500') feet from the building entrance measured along the designated pedestrian travel path. Refuse Facility Detail and location will be part of the Final Site Plan, if used.
 5. **Sidewalks.** Sidewalks shall be a minimum of four (4') feet wide.
 6. **Building/Fire Lane.** All points of building shall be within two hundred and fifty (250') feet of the dedicated fire lane or Fire Department Connection internal to the site and shall meet the City's Fire Code.

J. Commercial District Regulations

Any portion of the Property identified on the Concept Plan as "Lagoon, Multi-Family, Commercial" upon which a lagoon or commercial uses are to be constructed (the "Commercial District"), which shall be a minimum of 18 acres, shall be developed and used in accordance with the regulations of the Zoning Ordinance applicable to the use and development of property located within a Commercial (C) Zoning District, modified as follows:

1. **Maximum Height.** No building constructed in the Commercial District shall have a height exceeding fifty feet (50'); provided, however, architectural features such as curvilinear, domed, or arched formation, tower elements, parapets, articulated public entrance features, and similar features may extend an additional eight feet (8') above the allowed height.
2. **Building/Fire Lane.** All points of building shall be within two hundred and fifty (250') feet of the dedicated fire lane or Fire Department Connection internal to the site and shall meet the City's Fire Code.
3. **Amenities.** The Commercial District shall be constructed with following amenities in accordance with the Concept Plan attached hereto and incorporated herein by this reference as Exhibit "D":
 - A. The Laguna, which shall consist of:
 - i. 2.3 acre water surface lagoon open to the public;
 - ii. Two (2) sand beaches with collective minimum of 10,000 square feet, a maximum of 5,000 square feet of which may be restricted for members and residents use;

- iii. Cabanas and beds;
- iv. Water slide at least 30 feet and no more than 40 feet in height;
- v. Flow Rider, paddle boarding and kayaking consistent with Exhibit "E" attached hereto and incorporated herein by this reference;
- vi. Splash Park with kiddie slide consistent with Exhibit "F", attached hereto and incorporated herein by this reference; and
- vii. One (1) swim-up bar consistent with Exhibit "G", attached hereto and incorporated herein by this reference.

B. Recreational Area, which shall consist of:

- i. Minimum 50,000 square feet, air-conditioned recreational building, open to the public, with the ability to hold outdoor concerts;
- ii. Two (2) restaurants with a combined seating area of 4,000 square feet and sharing a single kitchen;
- iii. One (1) sixteen-lane bowling alley, open to the public;
- iv. Minimum of two (2) party rooms; available for rental by the public;
- v. An arcade/teen center, open to the public;
- vi. Fitness center which may be restricted to HOA members only;
- vii. Senior activity programming and other activity programming;
- viii. Public restrooms;
- ix. Locker room, available to the public;
- x. Adult area with pool table and/or shuffleboard, available to the public;
- xi. Indoor kids' playground, available to the public,
- xii. Event lawn of natural or synthetic grass/turf or a combination thereof;
- xiii. Dog park;
- xiv. Outdoor playground, available to the public;
- xv. Outdoor stage/entertainment area;
- xvi. One (1) bocce ball court;
- xvii. Golf cart parking; and
- xviii. Entryway with vehicular roundabout circling a heavily landscaped water fountain as depicted on Commercial District Concept Plan, Exhibit "D" hereto;

4. Signage.

A. The following may be installed on the Property:

- i. Two (2) billboards sized up to 16 feet x 20 feet, depicting the material similar in nature to that shown in Exhibit "H" attached hereto and incorporated herein by this reference;
- ii. One (1) flagpole of up to 150 feet; and
- iii. One (1) LED sign included at front entrance of the general type and size shown on Exhibit "I" hereto, with the sign face not to exceed 30 feet in width and 50 feet in height.

B. Any signs that are illuminated by artificial light or that project an electronic message through a changeable copy sign that is within 500 feet of a residence, school, park, playground, or scenic area shall not be lit between the hours of 10:00 P.M. and 6:00 A.M.

5. **Parking Requirements.** Minimum parking requirements for the Commercial District shall be 325 parking spaces for the Recreational Area plus and an additional parking requirement for the Laguna, calculated using the following formula: $((\text{Beach size in square feet divided by 15}) \text{ divided by } 2.5) \text{ divided by } 3 = \text{number of required parking spaces for Commercial Area}$. For purposes of illustration, the minimum beach area required is 10,000 square feet; if that is what is built, $10,000 \text{ divided by } 15 = 666.67$; dividing that by 2.5 = 266.67 and dividing that by 3 = 88.88; thus an additional 89 parking spaces, in addition to the 325 spaces, would be required under this example.
6. **Prohibited Uses.** The following uses are prohibited in the Commercial District:
- A. Automobile dealers;
 - B. Auto painting, auto upholstering;
 - C. Auto repair garage;
 - D. Bus and truck storage;
 - E. Car barns;
 - F. Carting, express, hauling or storage;
 - G. Contractor's storage yard;
 - H. Moving and storage company;
 - I. Penal or correctional institutions;
 - J. Rental car business;
 - K. Storage and sales of used auto parts and accessories;
 - L. Storage of trucks and gravel;
 - M. Streetcar barns;
 - N. Taxicab storage and repairs; and
 - O. Used car lot.

7. **Commercial Amusement.** For purposes of this ordinance, "commercial amusement" use, an allowed use in the Commercial Zoning District and under this ordinance, shall include the amenities described herein, including but not limited to the lagoon/laguna, beaches, water slide, Flow Rider, splash park, swim-up bar, arcade, party room, fitness center, playgrounds, and dog park and other Commercial District amenities identified herein.

SECTION 3. All provisions of the Ordinances of the City of Seagoville, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as

amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 6. Any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Seagoville. as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

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

DULY PASSED by the City Council of the City of Seagoville, Texas, this the 20th day of December, 2021.

APPROVED:



DENNIS K. CHILDRESS, MAYOR

ATTEST:



KANDI JACKSON, CITY SECRETARY

APPROVED AS TO FORM:



VICTORIA W. THOMAS, CITY ATTORNEY

(121521vwtTM 126628)

EXHIBIT "A"

LEGAL DESCRIPTION

Tract 2

BEING a 81.467-acre tract of land situated in the Peter Stockman Survey No. 57, Abstract No. 445, Kaufman County, Texas; being a portion of that certain tract of land as described in a Special Warranty Deed to Wetlands Management, LP in Volume 2476, Page 377 and further referenced as being a portion of Tract 1 called to contain 1682.50 acres to Caroline Hunt Trust Estate as described in Volume 430, Page 465 of the Deed Records of Kaufman County, Texas; said 81.467 acres being more particularly described by metes and bounds as follows with bearings referenced to the Texas Coordinate System of 1983, North Central Zone, 4202:

BEGINNING: at a 5/8-inch iron rod with cap stamped "Spooner & Assoc." found on a Western line of the Second Tract called to contain 2,314.1631 acres in a Special Warranty Deed & Grant & Reservation of Easements to North Texas Municipal Water District in Volume 5314, Page 79 (Instrument No. 2017-0005060) of the Deed Records of Kaufman County, Texas, an Eastern line of the remainder of the said Wetlands Management, LP tract for the Northeastern corner of Tract 1 called to contain 98.758 acres in a General Warranty Deed to Wetland Farm, LLC in Volume 6404, Page 305 of the Deed Records of Kaufman County, Texas, for the Southeastern corner of this herein described tract, from which a 5/8-inch iron rod with cap stamped "Spooner & Assoc." found for a corner of said Tract 1, a corner of the said 2,314.1631 acre tract, a corner of the remainder of the said Wetlands Management, LP tract bears with a curve to the left having a Delta angle of 1°14'05", a Radius of 1030.00 feet, an Arc length of 22.20 feet with the Chord of the curve South 39°53'23" East a distance of 22.20 feet;

THENCE: North 78°13'15" West a distance of 907.33 feet along the Northernmost line of the said Tract 1 – 98.758 acres, a line of the remainder of the said Wetlands Management, LP tract to a 5/8-inch iron rod with cap stamped "Jones|Carter" set for a corner of the said 98.758-acre tract, a corner of the remainder of the said Wetlands Management, LP tract, for a corner of this herein described tract;

THENCE: South 32°44'27" West a distance of 17.74 feet continuing along a line of the said Tract 1 – 98.758 acres, a line of the remainder of the said Wetlands Management, LP tract to a 5/8-inch iron rod with cap stamped "Jones|Carter" set on the Northeastern line of Farm to Market Road No. 1389 (90' right-of-way) for a corner of the said 98.758-acre tract, a corner of the remainder of the said Wetlands Management, LP tract, for a corner of this herein described tract;

THENCE: North 57°11'22" West a distance of 650.26 feet along a Northeastern line of said Farm to Market Road No. 1389 to a 5/8-inch iron rod with cap stamped "Jones|Carter" set for a corner of the remainder of the said Wetlands Management LP tract in Volume 2476, Page 377, a corner of said Farm to Market Road No. 1389, for a corner of this herein described tract;

THENCE: Continuing along a Northeastern line of said Farm to Market Road No. 1389, a curve to the right having a Delta angle of 6°16'00", a Radius of 2819.76 feet, an Arc length of 308.41 feet with the Chord of the curve North 54°03'22" West a distance of 308.25 feet to a 5/8-inch iron rod with cap stamped "Jones|Carter" set for a corner of said Farm to Market Road No. 1389, a corner of the remainder of the said Wetlands Management, LP tract, for a corner of this herein described tract;

THENCE: North 50°55'22" West a distance of 452.08 feet continuing along a Northeastern line of said Farm to Market Road No. 1389 to a 5/8-inch iron rod with cap stamped "Jones|Carter" set for a corner of

said Farm to Market Road No. 1389, a corner of the remainder of the said Wetlands Management, LP tract, for a corner of this herein described tract;

THENCE: Continuing a Northeastern line of said Farm to Market Road No. 1389, with a curve to the right having a Delta angle of 77°15'00", a Radius of 273.31 feet, an Arc length of 368.50 feet with the Chord of curve North 12°17'52" West a distance of 341.21 feet to a 5/8-inch iron rod with cap stamped "Jones|Carter" set for a corner of said Farm to Market Road No. 1389, a corner of the remainder of the said Wetlands Management, LP tract, for a corner of this herein described tract;

THENCE: North 26°19'38" East a distance of 737.75 feet along the Southeastern line of said Farm to Market Road No. 1389 to a 5/8 inch iron rod with cap stamped "Jones|Carter" set for a corner of this herein described tract, on an occupational Southern fence line reported to be in the same location for 57 years for the Victor W. York tract not conforming to the called 3.343 acres as described in Volume 3492, Page 270 of the Deed Records of Kaufman County, Texas, from which a fence corner found bears South 77°52'30" West a distance of 2.46 feet;

THENCE: Along the said Occupational fence line as follows:

North 77°52'30" East a distance of 232.35 feet to a fence corner found;

North 71°57'40" East a distance of 434.71 feet to a fence corner found;

North 27°46'11" East a distance of 279.47 feet to a fence corner found;

North 18°35'36" West a distance of 141.50 feet to a fence corner found;

THENCE: South 83°26'09" West a distance of 476.17 feet continuing with the said occupational fence line to a 5/8-inch iron rod with cap stamped "Jones|Carter" set on the Southeastern line of said Farm to Market Road No. 1389, for a corner of this herein described tract;

THENCE: North 26°19'38" East a distance of 1099.75 feet continuing along the Southeastern line of said Farm to Market Road No. 1389 to a 5/8-inch iron rod with cap stamped "Jones|Carter" for a corner of said Farm to Market Road No. 1389, for a corner of this herein described tract;

THENCE: North 26°17'38" East a distance of 279.44 feet continuing along the Southeastern line of said Farm to Market Road No. 1389 to a 5/8-inch iron rod with cap stamped "Jones|Carter" for a corner of said Farm to Market Road No. 1389, for a corner of this herein described tract;

THENCE: Continuing along the Southeastern line of said Farm to Market Road No. 1389, with a curve to the left having a Delta angle of 2°04'27", a Radius of 2909.79 feet, an Arc length of 105.34 feet with the Chord of curve North 25°15'25" East a distance of 105.33 feet to a 5/8 inch iron rod with cap stamped "Jones|Carter" set for the Southern corner of Tract 2 called to contain 3.1682 acres to The Board of Regents of the University of Texas as described in Volume 3824, Page 100 of the Deed Records of Kaufman County, Texas, from which a 1/2 inch iron rod found for a corner of said Farm to Market Road No. 1389, a corner of the said 3.1682 acre tract bears with a curve to the left having a Delta angle of 3°55'33", a Radius of 2909.79 feet, and Arc length of 199.37 feet with the Chord of the curve North 22°15'25" East a distance of 199.33 feet;

THENCE: North 44°40'21" East a distance of 796.06 feet along the Southeastern line of the said 3.1682 acre tract, a line of the remainder of the said Wetlands Management LP tract to a calculated point in water for the Northeastern corner of the said 3.1682 acre tract, on a line of the said Second Tract called to

contain 2,314.1631 acres of land to North Texas Municipal Water District as described in a Special Warranty Deed & Grant & Reservation of Easements in Volume 5314, Page 79 (Instrument No. 2017-0008060) of the Deed Records of Kaufman County, Texas, for the Northernmost corner of this herein described tract, from which a 1/2 inch iron rod with yellow plastic cap found on the Southeastern line of said Farm to Market Road No. 1389 for the Northwestern corner of the said 3.1682 acre tract, the Southwestern corner of Tract 1 called to contain 6.8279 acres as described in said Volume 3824, Page 100 bears North 45°36'53" West at 39.69 feet pass a found 5/8 inch iron rod disturbed a distance in all of 352.46 feet;

THENCE: South 45°36'53" East a distance of 41.65 feet along a line of the said 2,314.1631-acre tract to a calculated point in water for a corner of the said 2,314.1631-acre tract, for a corner of this herein described tract;

THENCE: South 23°42'59" West a distance of 257.26 feet continuing along a Western line of the said 2,314.1631-acre tract to a calculated point in water for a corner of the said 2,314.1631-acre tract, for a corner of this herein described tract;

THENCE: Continuing along a Western line of the said 2,314.1631-acre tract with a curve to the left having a Delta angle of 9°53'44", a Radius of 1030.00 feet, an Arc length of 177.89 feet with the Chord of the curve South 18°46'07" West a distance of 177.67 feet to a calculated point in water for a corner of the said 2,314.1631-acre tract, for a corner of this herein described tract;

THENCE: South 13°49'16" West a distance of 355.17 feet continuing along a Western line of the said 2,314.1631-acre tract to a calculated point in water for a corner of the said 2,314.1631 acres, for a corner of this herein described tract;

THENCE: Continuing along a Western line of the said 2,314.1631-acre tract with a curve to the right having a Delta angle of 14°17'42", a Radius of 870.00 feet, an Arc length of 217.06 feet with the Chord of the curve South 20°58'07" West a distance of 216.50 feet to a calculated point in water for a corner of the said 2,314.1631-acre tract, for a corner of this herein described tract;

THENCE: South 28°06'57" West a distance of 87.52 feet continuing along a Western line of the said 2,314.1631-acre tract to a calculated point in water for a corner of the said 2,314.1631 acres, for a corner of this herein described tract;

THENCE: Continuing along a Western line of the said 2,314.1631-acre tract with a curve to the left having a Delta angle of 32°58'40", a Radius of 930.00 feet, an Arc length of 535.28 feet with the Chord of the curve South 11°37'38" West a distance of 527.92 feet to a 5/8-inch iron rod with cap stamped "Spooner & Assoc." found for a corner of the said 2,314.1631-acre tract, for a corner of this herein described tract;

THENCE: South 04°51'42" East a distance of 836.37 feet continuing along a Western line of the said 2,314.1631-acre tract to a 5/8-inch iron rod with cap stamped "Spooner & Assoc." found for a corner of the said 2,314.1631-acre tract, for a corner of this herein described tract;

THENCE: Continuing along a Western line of the said 2,314.1631-acre tract with a curve to the left having a Delta angle of 10°35'04", a Radius of 1230.00 feet, an Arc length of 227.22 feet with the Chord of the curve South 10°08'46" East a distance of 226.90 feet to a 5/8-inch iron rod with cap stamped "Spooner & Assoc." found for a corner of the said 2,314.1631-acre tract, for a corner of this herein described tract;

THENCE: South 15°26'17" East a distance of 968.76 feet continuing along a Western line of the said 2,314.1631-acre tract to a 5/8-inch iron rod with cap stamped "Spooner & Assoc." found for a corner of the said 2,314.1631-acre tract, for a corner of this herein described tract;

THENCE: Continuing along a Western line of the said 2,314.1631-acre tract with a curve to the left having a Delta angle of 7°52'27", a Radius of 530.00 feet, an Arc length of 72.84 feet with the Chord of the curve South 19°26'03" East a distance of 72.78 feet to a 5/8-inch iron rod with cap stamped "Spooner & Assoc." found for a corner of the said 2,314.1631-acre tract, for a corner of this herein described tract;

THENCE: South 23°17'20" East a distance of 559.34 feet continuing along a Western line of the said 2,314.1631-acre tract to a 5/8-inch iron rod with cap stamped "Spooner & Assoc." found for a corner of the said 2,314.1631-acre tract, for a corner of this herein described tract;

THENCE: Continuing along a Western line of the said 2,314.1631 acre tract with a curve to the left having a Delta angle of 15°56'15", a Radius of 1030.00 feet, an Arc length of 286.51 feet with the Chord of the curve South 31°18'12" East a distance of 285.58 feet to the **POINT OF BEGINNING** and containing 81.467-acres of land.

FIELD NOTES
NORTH TRACT NO. 1

BEING a 333.291 acre tract of land situated in the John D. Merchant Survey, Abstract No. 850, John D. Merchant Survey, Abstract No. 310 and the P. Stockman Survey, Abstract No. 445, Kaufman County Texas, being all of Tract One, described in deed to MCM Kaufman Land Partners L.P., recorded in Volume 2195, Page 199, Deed Records Kaufman County, Texas (D.R.K.C.T.), and being more particularly described as follows:

BEGINNING at a point for the west corner of said Tract One in the northerly right of way-line of Kaufman Street and the southeast corner of a called 13.988 acre tract described in deed to Ricky B. and Nova M. Kirby, recorded in Volume 2002083, Page 3372, Deed Records Dallas County, Texas (D.R.D.C.T.), from which a 1" iron pipe found bears North 45 Degrees 40 Minutes 43 Seconds East, a distance of 1.50 feet;

THENCE North 45 Degrees 40 Minutes 43 Seconds East, departing the right-of-way of said Kaufman Street along the common line between said Tract One and said 13.988 acre tract, a distance of 1632.87 feet to a 3/8" iron rod found for the northwest corner of said 383.295 acre tract, and being located in the southerly line of a called 2.985 acre tract of land described in deed to Luis E. Marquez and Maria Carolina Gramillo, recorded in Doc. No. 201100319866, Official Public records Dallas County, Texas, (O.P.R.D.C.T.);

THENCE North 00 Degrees 04 Minutes 58 Seconds East, along the east line of said 9.985 acre tract and the west line of said Tract One, a distance of 1101.02 feet to a 5/8" iron rod with cap stamped "Jones Carter" set;

THENCE North 00 Degrees 09 Minutes 18 Seconds West, along the west line of said Tract One, at a distance of 1191.15 feet passing a 3/8" iron rod found for the northeast corner a called 2.980 acre tract of land described in deed to Jerry Lane and Lanell Cheek, recorded in Volume 84160, Page 3578, D.R.D.C.T., and continuing for a total distance of 1992.69 feet to point in the centerline of East Bluff Drive;

THENCE North 45 Degrees 41 Minutes 45 Seconds East, along the centerline of East Bluff Drive, a distance of 390.76 feet to a point for corner in the southerly right-of-way line of U. S. Highway No 175;

THENCE along the northerly line of said Tract One and the southerly right-of-way line of U. S. Highway No 175, the following courses:

North 71 Degrees 02 Minutes 57 Seconds East, a distance of 50.80 feet to a concrete monument found for corner;

North 76 Degrees 03 Minutes 46 Seconds East, a distance of 89.06 feet to a concrete monument found for corner;

South 80 Degrees 43 Minutes 50 Seconds East, a distance of 234.89 feet to a concrete monument found for corner;

South 76 Degrees 05 Minutes 02 Seconds East, a distance of 920.20 feet to a concrete monument found for corner;

South 79 Degrees 04 Minutes 13 Seconds East, a distance of 800.72 feet to a concrete monument found for corner;

South 82 Degrees 04 Minutes 48 Seconds East, a distance of 399.84 feet to 1/2" iron rod found for a northeast corner of said Tract One and the northwest corner of a called 6.0062 acre tract, described in deed to The Rock Church, Inc., recorded in Volume 725, Page 486, D.R.K.C.T.;

THENCE South 44 Degrees 20 Minutes 26 Seconds West, departing the southerly right-of-way line of U. S. Highway No 175, along the west line of said 6.0062 acre tract, a distance of 547.56 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

THENCE South 45 Degrees 33 Minutes 45 Seconds East, along the south line of said 6.0062 acre tract and the north line of said Tract One, a distance of 1492.92 feet 3/8" iron rod found for the southeast corner of a called 1.61 acre tract, described in deed to Kenneth Michael and Starr Hopkins, recorded in Volume 2242, Page 42, D.R.K.C.T., and the westerly right-of-way line of F.M. Road No 1389;

THENCE South 20 Degrees 15 Minutes 38 Seconds West, along the westerly right-of-way line of F.M. Road No 1389, and the southeasterly line of said Tract One, a distance of 1928.31 feet to a 1/2" iron rod with cap Stamped "RPLS #5244" found at the beginning of a tangent curve to the right;

THENCE Southwesterly, along said tangent curve to the right having a central angle of 06 Degrees 00 Minutes 10 Seconds, a radius of 2814.61 feet, an arc distance of 294.88 feet and a chord bearing and distance of South 23 Degrees 29 Minutes 08 Seconds West, 294.74 feet to a 1/2" iron rod with cap Stamped "RPLS #5244" found for corner;

THENCE South 26 Degrees 35 Minutes 34 Seconds West, along the westerly right-of-way line of F.M. Road No 1389, and the southeasterly line of said Tract One, a distance of 167.95 feet to a 3/8" iron rod found for corner;

THENCE South 44 Degrees 41 Minutes 05 Seconds West, departing the westerly right-of-way line of F.M. Road No 1389, along the southeasterly line of said Tract One and the

northwesterly line of a tract of land described in deed to Wetlands Management, LP, recorded in Volume 2476, Page 377, D.R.K.C.T., a distance of 563.18 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the southeast corner of a called 9.017 acre tract, described in deed to Texas Power & Light Company, recorded in Volume 470, Page 340, D.R.K.C.T.;

THENCE North 00 Degrees 30 Minutes 57 Seconds West, along the common line between said Tract One and said 9.017 acre tract a distance of 81.76 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

THENCE North 14 Degrees 09 Minutes 54 Seconds West, passing a point for the northeast corner of said 9.017 acre tract, said point also being the southeast corner of a called 11.304 acre tract, described in deed to Texas Power & Light Company, recorded in Volume 470, Page 342, D.R.K.C.T., at a distance of 1145.15 feet, continuing on for a total distance of 3106.44 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the northeast corner of said 11.304 acre tract;

THENCE North 45 Degrees 33 Minutes 31 Seconds West, along the common line between said Tract One and said 11.304 acre tract a distance of 479.93 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the northwest corner of said 11.304 acre tract;

THENCE South 14 Degrees 09 Minutes 54 Seconds East, passing a point for the southwest corner of said 11.304 acre tract, said point also being the northwest corner of said 9.017 acre tract at a distance of 1946.13 feet, continuing on for a total distance of 3486.19 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

THENCE South 00 Degrees 30 Minutes 57 Seconds East, along the common line between said Tract One and said 9.017 acre tract, a distance of 300.10 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the southwest corner of said 9.017 acre tract;

THENCE South 44 Degrees 41 Minutes 05 Seconds West, along the southeasterly line of said Tract One and the northwesterly line of a tract of land described in deed to Wetlands Management, LP, recorded in Volume 2476, Page 377, D.R.K.C.T., a distance of 505.82 feet to a 3/8" iron rod found for corner;

THENCE South 44 Degrees 03 Minutes 25 Seconds West, along said common line, a distance of 1258.47 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the most southerly corner of said Tract One and being located in the northerly right-of-way line of Kaufman Street;

THENCE along the southerly line of said Tract One and the northerly right-of-way line of Kaufman Street, the following courses:

North 50 Degrees 55 Minutes 38 Seconds West, a distance of 830.28 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 00 Degrees 33 Minutes 57 Seconds West, a distance of 12.99 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 50 Degrees 55 Minutes 38 Seconds West, a distance of 1531.97 feet to the **POINT OF BEGINNING** and containing 14,518,138 square feet or 333.291 acres of land more or less.

FIELD NOTES
SOUTH TRACT NO. 2

BEING a 150.805 acre tract of land situated in the John D. Merchant Survey, Abstract No. 850, and the P. Stockman Survey, Abstract No. 445 Kaufman County Texas, being all of a called 150.802 acre tract described in deed to The 160 MC Squared L.P, recorded in Volume 2447, Page 115 Deed Records Kaufman County, Texas (D.R.K.C.T.) and Instrument No. 200412505267 of the Deed Property Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found at a southwest corner of said 150.802 acre tract and the easterly right of way-line of Combine Road and being the northwest corner of a tract of land described in deed to Martin G. and Mary Rodriguez, recorded Volume 2000035, Page 3265, D.R.D.C.T.;

THENCE North 13 Degrees 06 Minutes 52 Seconds West, along the easterly line of said Combine Road and a west line of said 150.802 acre tract, a distance of 383.69 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the northwest corner of said 150.802 acre tract and the southwest corner of a called 10.2009 acre tract of land, described in deed to James L. Miller, recorded in Volume 1769, Page 5, D.R.K.C.T., from which a 3/8" iron rod found bears North 13 Degrees 06 Minutes 52 Seconds West, a distance of 380.06 feet;

THENCE North 57 Degrees 39 Minutes 29 Seconds East, departing the easterly line of said Combine Road, along the south line of said 10.2009 acre tract and the north line of said 150.802 acre tract, a distance of 1245.80 feet to a 3/8" iron rod found for corner;

THENCE North 45 Degrees 20 Minutes 32 Seconds East, along said common line, a distance of 525.86 feet to a 3/8" iron rod found for the southeast corner of said 10.2009 acre tract and northeast corner of said 150.802 acre tract and the westerly line of called 10.3573 acre tract of land described in deed to James L. Miller;

THENCE South 50 Degrees 55 Minutes 44 Seconds East, along said common line, a distance of 200.05 feet to a 5/8" iron rod with cap stamped "Jones Carter" set;

THENCE North 44 Degrees 12 Minutes 06 Seconds East, with the southerly line of said 10.3573, a distance of 1509.69 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the northern most corner of said 150.802 acre tract, and being located in the southerly line of Kaufman Street;

THENCE South 50 Degrees 55 Minutes 38 Seconds East, with the southerly line of said Kaufman Street, and the northerly line of said 150.802 acre tract, a distance 1743.17 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the northeast for of said 150.802 acre tract and the northwest corner of a called 40.862 acre tract described in deed to Kala R.

Dharma, recorded in Volume 1876, Page. 25 D.R.D.C.T., from which a 3/8" iron rod found bears South 53 Degrees 06 Minutes 55 Seconds East, a distance of 153.10 feet;

THENCE South 20 Degrees 45 Minutes 43 Seconds West, departing the southerly line of F.M. 1389, along the easterly line of said 150.802 acre tract and the westerly line of said 40.862 acre tract, a distance of 799.65 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

THENCE South 44 Degrees 26 Minutes 54 Seconds West, a distance of 2360.68 feet to a 3/8" iron rod found for the southeast corner of said 150.802 acre tract, and being located in the northerly line of a called 100 acre tract described in deed to Patsy Ruth Smith recorded in Document No. 201200182823 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.);

THENCE North 45 Degrees 29 Minutes 25 Seconds West, along the common line between said 100 acre tract a said 150.802 acre tract, a distance of 2045.13 feet to a 5/8" iron rod with cap stamped "Jones Carter" set in the easterly line of a tract of land described in deed to Martin G. and Mary Rodriguez, recorded in Volume 2000035, Page 3265, D.R.D.C.T.;

THENCE North 44 Degrees 13 Minutes 15 Seconds East, along the common line between said 150.802 acre tract and said Rodriguez tract a distance of 144.28 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

THENCE North 45 Degrees 32 Minutes 25 Seconds West, along the common line between said 150.802 acre tract and said Rodriguez tract, a distance of 175.11 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

THENCE South 44 Degrees 15 Minutes 15 Seconds West, along the common line between said 150.802 acre tract and said Rodriguez tract, a distance of 689.71 feet to the **POINT OF BEGINNING** and containing 6,569,050 square feet or 150.805 acres of land more or less.

FIELD NOTES

BEING a 26.215 acre tract of land situated in John the P. Stockman Survey, Abstract No. 445, Kaufman County Texas, part of a tract described in deed to Wetlands Management L.P., recorded in Volume 2476, Page 377, Deed Records Kaufman County, Texas (D.R.K.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "Jones Carter" found for the west corner of said Wetlands Management tract, and being the southerly corner of Tract One, described in deed to MCM Kaufman Land Partners L.P., recorded in Volume 2195, Page 199, D.R.K.C.T., also being in the northerly Right-of-Way-line of Kaufman Street;

THENCE North 44 Degrees 03 Minutes 25 Seconds East, along the southeasterly line of said Tract One and the northwesterly line of said Wetlands Management tract, a distance of 1258.47 feet to a 3/8" iron rod found for corner;

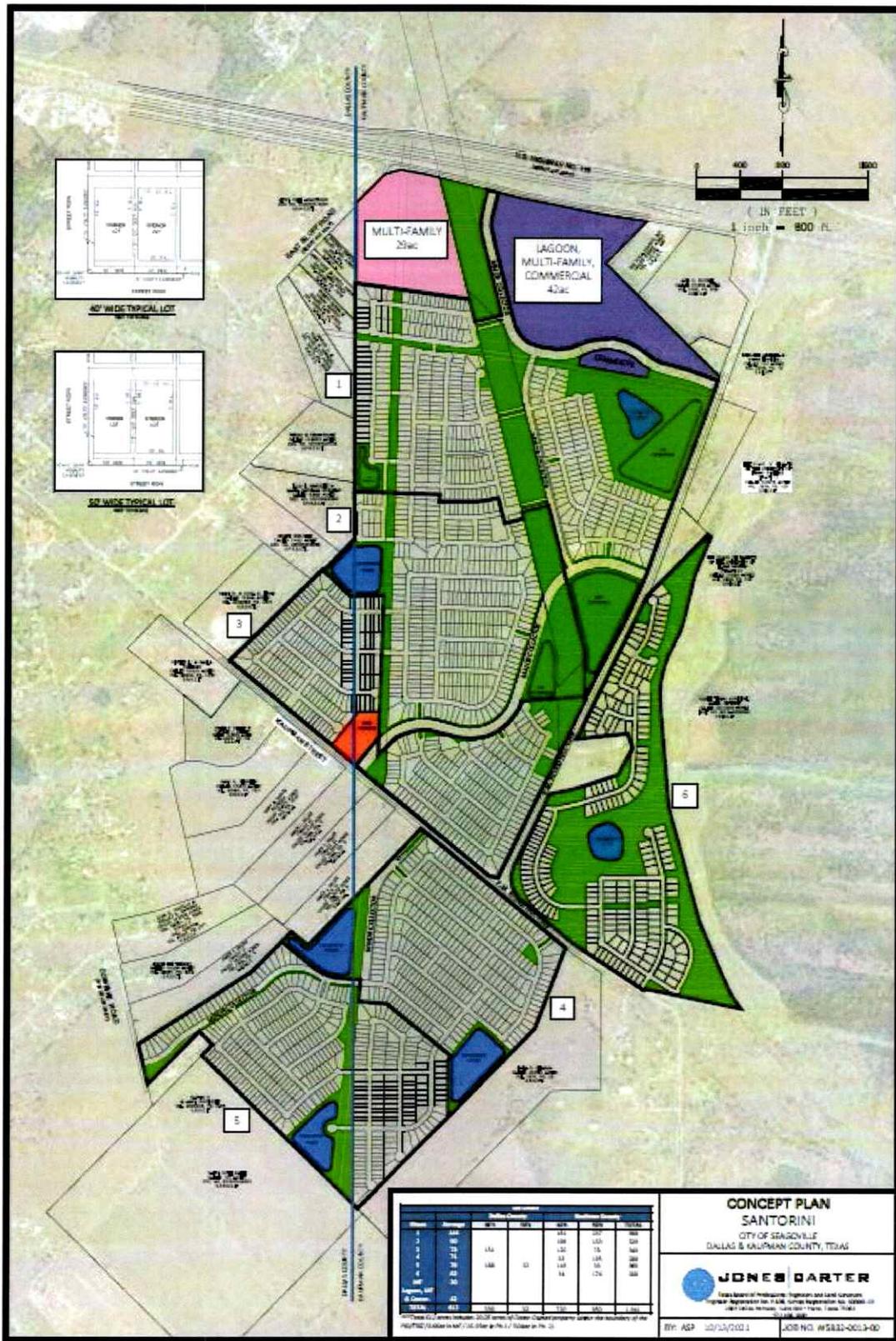
THENCE North 44 Degrees 41 Minutes 05 Seconds East, along the southeasterly line of said Tract One and the northwesterly line of said Wetlands Management tract, a distance of 1421.33 feet to a 3/8" iron rod found for corner in the westerly Right-of-Way line of F.M. Road No 1389 (90' Right-of-Way);

THENCE South 26 Degrees 28 Minutes 42 Seconds West, along the westerly right-of-way line of F.M. Road No 1389, a distance of 2518.55 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for the beginning of a tangent curve to the left;

THENCE Southwesterly, along said tangent curve to the left having a central angle of 40 Degrees 00 Minutes 17 Seconds, a radius of 364.81 feet, an arc distance of 254.72 feet and a chord bearing and distance of South 06 Degrees 29 Minutes 00 Seconds West, 249.58 feet to a 5/8" iron rod with cap stamped "Jones Carter" set in the northerly Right-of-Way line of Kaufman Street;

THENCE North 50 Degrees 55 Minutes 38 Seconds West, along the northerly right-of-way line of Kaufman Street, a distance of 931.92 feet to the **POINT OF BEGINNING** and containing 1,141,940 square feet or 26.215 acres of land more or less.

EXHIBIT "B"



Block	Acres	Residential Units				Total
		1-2	3-4	5-6	7-8	
1	1.5	10	10	10	30	
2	1.5	10	10	10	30	
3	1.5	10	10	10	30	
4	1.5	10	10	10	30	
5	1.5	10	10	10	30	
6	1.5	10	10	10	30	
TOTAL	9.0	60	60	60	180	

CONCEPT PLAN
SANTORINI
 CITY OF SEAGOVILLE
 DALLAS & KAUFMAN COUNTY, TEXAS

JONES & CARTER
 Texas Licensed Professional Engineers and Land Surveyors
 Registered Professional Engineer No. 11486, Survey Registration No. 12986-01
 4841 Walnut Hill, Suite 200, Dallas, Texas 75242
 (214) 343-8800

BY: ASJ 10/13/2021 JOB NO. W5442-0013-00

EXHIBIT "C"

Exhibit 7D



Exhibit 7D



Exhibit 7D



ELEVATION 2



ELEVATION 4



ELEVATION 6

Exhibit 7D



ELEVATION 1



ELEVATION 3



ELEVATION 5



3 STORY SAMPLE ELEVATIONS

Seagoville, Texas

2011.07.01.04.2031
Medical

EXHIBIT "D"

LAGUNA



DRAFT *Santorini Lagoon*

EXHIBIT “E”

FLOW RIDER



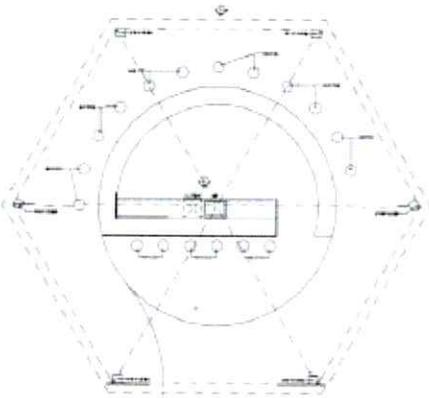
EXHIBIT "F"

SPLASH PARK

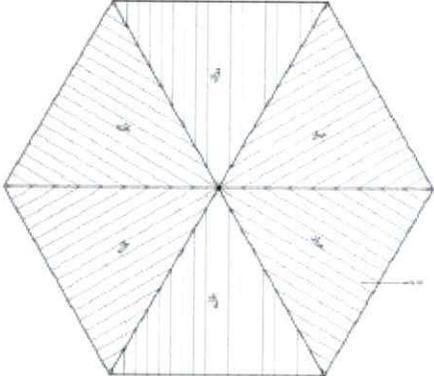


EXHIBIT "G"

SWIM-UP BAR



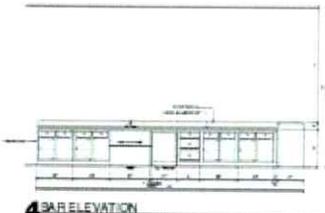
1 SWIM-UP BAR PLAN



2 SWIM-UP BAR ROOF PLAN



3 SWIM-UP BAR ELEVATION



4 BAR ELEVATION

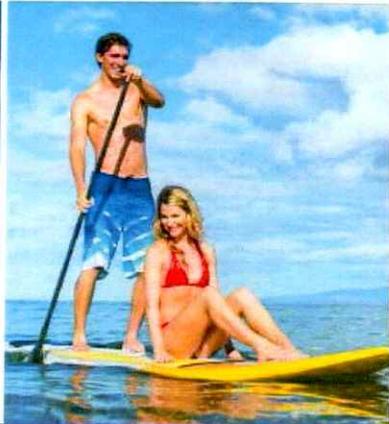
EXHIBIT "H"

NOW OPEN



 MEGATEL
HOMES


LAGUNA AZURE



 MEGATEL
HOMES

 LAGUNA AZURE

EXHIBIT "I"



