

**TOWN OF TROPHY CLUB, TEXAS  
ORDINANCE NO. 2013-08 P&Z**

**AN ORDINANCE OF THE TOWN OF TROPHY CLUB, TEXAS, AMENDING ORDINANCE NO. 2000-06 P&Z OF THE TOWN, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE TOWN BY CHANGING THE ZONING ON CERTAIN TRACTS OF LAND DESCRIBED AS A TOTAL OF 62.014 ACRES OF LAND LOCATED GENERALLY TO THE NORTH AND EAST OF INDIAN CREEK DRIVE, TO THE NORTH OF THE TROPHY CLUB COUNTRY CLUB GOLF COURSE, AND TO THE SOUTH OF THE U.S. ARMY CORPS OF ENGINEER LAND (TOWN LIMITS LINE), ALSO KNOWN AS CANTERBURY HILLS OUT OF THE M. MEDLIN SURVEY, ABSTRACT NO. 832; AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ENTITLED "LEGAL DESCRIPTION" (A COPY OF WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN) FROM ITS CURRENT ZONING OF R-12 AND R-15 SINGLE FAMILY RESIDENTIAL TO PD PLANNED DEVELOPMENT NO. 31 TO BE KNOWN AS CANTERBURY HILLS I; PROVIDING THAT SUCH TRACT OF LAND SHALL BE USED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COMPREHENSIVE ZONING ORDINANCE AND ALL OTHER APPLICABLE ORDINANCES OF THE TOWN; PROVIDING THAT THE ZONING MAP SHALL REFLECT THE PD PLANNED DEVELOPMENT NO. 31 ZONING DISTRICT FOR THE SUBJECT PROPERTY; PROVIDING AND INCORPORATING EXHIBIT "B" ENTITLED "CONCEPT PLAN"; PROVIDING AND INCORPORATING EXHIBIT "C" ENTITLED "DEVELOPMENT STANDARDS"; ESTABLISHING APPLICABILITY; INCLUDING ARCHITECTURAL AND SITE DESIGN STANDARDS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING SEVERABILITY; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Trophy Club (hereinafter referred to as "Town") is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

**WHEREAS**, the owner of the tracts of land (hereinafter referred to as "Land"), collectively described as Tract 1, a 59.225 acre tract of land currently zoned R-12 Single Family Residential and Tract 3, a 2.789 acre tract of land currently zoned R-15 Single Family Residential, such land being more specifically described in Exhibit "A", a copy of which is attached hereto and incorporated herein, filed an application with the Town Planning & Zoning Commission requesting a change in zoning of the Land into PD Planned Development No. 31, Canterbury Hills I (hereinafter referred to as "PD-31"). Such application further requested an amendment to the official Zoning District Map of the Town in accordance with Ordinance No. 2000-06 P&Z of the Town (the "Comprehensive Zoning Ordinance"); and

**WHEREAS**, all legal notices, requirements and conditions having been complied with, the case to rezone the Land came before the Planning and Zoning Commission; and

**WHEREAS**, after public notices were given in compliance with State law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the Town has recommended to the Town Council the adoption of the amendments to Comprehensive Zoning Ordinance No. 2000-06 P&Z as set forth in this Ordinance establishing PD Planned Development No. 31; and

**WHEREAS**, after complying with all legal notices, requirements, and conditions, a public hearing was held before Town Council at which the Town Council considered, among other things, the character of the land and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the Town, and does hereby find that the rezoning approved hereby accomplishes such objectives; and

**WHEREAS**, the Town Council has determined that the proposed standards provide appropriate regulatory requirements to control future residential and non-residential developments in accordance with the Town's Comprehensive Land Use Plan; and

**WHEREAS**, the Town Council has determined that there is a necessity for the change in zoning and that the proposed change is consistent with the Comprehensive Land Use Plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB, TEXAS:**

**SECTION 1.**  
**INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

## **SECTION 2. FINDINGS**

After due deliberations and consideration of the recommendation of the Planning and Zoning Commission and the information and other materials received at the public hearing, the Town Council has concluded that the adoption of this Ordinance and amendment is consistent with the Comprehensive Land Use Plan and general zoning of the Town and in the best interests of the Town of Trophy Club, Texas, and of the public health, safety and welfare.

## **SECTION 3. REZONING**

- A CZO Amended Ordinance No. 2000-06 P&Z of the Town of Trophy Club, Texas, the same being the Town's Comprehensive Zoning Ordinance, is hereby amended in the following particulars, and all other articles, chapters, sections, paragraphs, sentences, phrases and words are not amended but are hereby ratified and affirmed:
1. **Rezoning:** The zoning on the Land, more particularly described in Exhibit "A", attached hereto and incorporated herein, is hereby changed from R-12 Single Family Residential and R-15 Single Family Residential to PD Planned Development District No. 31, consisting of approximately 62.014 acres of land, for use in accordance with the requirements of this Ordinance and all other applicable ordinances, rules, and regulations of the Town. Requirements of this Ordinance are more specifically described and set forth in Exhibits "A", "B", and "C", which are attached hereto and incorporated herein for all purposes, and shall apply to all 62.014 acres of PD Planned Development No. 31.
    - a. **Concept Plan:** A concept plan for the Land, and all parts thereof, is attached hereto as Exhibit "B", "Concept Plan" and incorporated herein as if copied in its entirety. Such Concept Plan shall be adhered to in carrying out the development of the Land in accordance with this Ordinance, and compliance with each and every part of this Ordinance and such plan shall constitute a condition precedent to the issuance of any building permit for the Land within PD Planned Development District No. 31.
    - b. **Development Standards:** The development standards for this PD Planned Development are attached hereto as Exhibit "C", "Development Standards", and are incorporated herein as if copied in their entirety. Such standards and regulations include, but are not limited to, architectural and site design standards and development and design standards. Such Development Standards shall be adhered to in carrying out the development of the Land in accordance with this Ordinance, and

shall individually and collectively constitute conditions precedent to the granting of any building permit or Certificate of Occupancy for all structures within PD Planned Development No. 31.

**SECTION 4.**  
**APPLICABLE REGULATIONS**

In all respects the Land shall be subject to the applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances and regulations of the Town.

**SECTION 5.**  
**ZONING MAP**

The Planning and Zoning Coordinator is hereby directed to mark and indicate on the official Zoning District Map of the Town the zoning change herein made.

**SECTION 6.**  
**CUMULATIVE REPEALER**

That this Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance.

**SECTION 7.**  
**SAVINGS**

All rights and remedies of the Town of Trophy Club, Texas, are expressly saved as to any and all violations of the provisions of any other Ordinance affecting regulations governing and regulating the zoning, platting, and subdivision of land which have secured at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

**SECTION 8.**  
**SEVERABILITY**

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the Town Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

**SECTION 9.  
PENALTY**

It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount not more than Two Thousand Dollars (\$2,000.00), and a separate offense shall be deemed committed each day or part of a day during or on which a violation occurs or continues.

**SECTION 10.  
PUBLICATION**

The Town Secretary of the Town of Trophy Club is hereby directed to publish the Caption, Penalty and Effective Date of this Ordinance as required by Section 52.011 of the Texas Local Government Code and Town Charter.

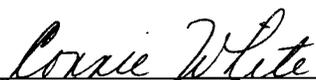
**SECTION 11.  
ENGROSSMENT & ENROLLMENT**

The Town Secretary of the Town of Trophy Club is hereby directed to engross and enroll this Ordinance as required by the Town Charter.

**SECTION 12.  
EFFECTIVE DATE**

This Ordinance shall become effective from and after its date of adoption and publication as provided by law, and it is so ordained.

**PASSED AND APPROVED** by the Town Council of the Town of Trophy Club, Texas, this 4<sup>th</sup> day of March, 2013.

  
\_\_\_\_\_  
Connie White, Mayor  
Town of Trophy Club, Texas

ATTEST:  
  
\_\_\_\_\_  
Amy Piukana, Town Secretary  
Town of Trophy Club, Texas

APPROVED AS TO FORM:  
  
\_\_\_\_\_  
Patricia A. Adams, Town Attorney  
Town of Trophy Club, Texas



**EXHIBIT A**  
**ZONING DESCRIPTION**  
**TRACT 1 – 59.225 ACRES**

BEING A 59.225 ACRE TRACT OF LAND SITUATED IN THE M. MEDLIN SURVEY, ABSTRACT NO. 832, TOWN OF TROPHY CLUB, DENTON COUNTY, TEXAS, AND BEING ALL OF A CALLED 64.296 ACRE TRACT OF LAND, CONVEYED AS TRACT III, NEIGHBORHOOD 10 TO BDMR DEVELOPMENT, LLC, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2007-82834, REAL PROPERTY RECORDS, DENTON, TEXAS. SAID 59.225 ACRE TRACT, WITH REFERENCE BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS ON JULIAN DAY 213, 2006 CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387), SAGINAW TX CORS ARP (PID-DH7149) AND DENTON CORS ARP (PID-DF8986), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF SAID TRACT III AND A COMMON NORTHWEST CORNER OF LOT 1, BLOCK A OF EAGLES RIDGE, PHASE I, AN ADDITION TO THE TOWN OF TROPHY CLUB ACCORDING TO THE PLAT RECORDED IN CABINET M, PAGE 150, PLAT RECORDS, DENTON COUNTY, TEXAS, SAID POINT BEING ON THE SOUTH LINE OF CALLED 240 ACRE TRACT OF LAND CONVEYED AS TRACT E-405 TO THE UNITED STATES OF AMERICA, BY DEED RECORDED IN VOLUME 370, PAGE 208, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE, ALONG THE EAST LINE OF SAID TRACT III AND THE COMMON WEST LINE OF SAID EAGLES RIDGE, PHASE I, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 24 DEGREES 48 MINUTES 13 SECONDS EAST, A DISTANCE OF 206.44 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "McCULLAH" FOUND FOR CORNER;

SOUTH 02 DEGREES 42 MINUTES 39 SECONDS WEST, A DISTANCE OF 114.30 FEET TO A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "NELSON" FOUND FOR CORNER;

NORTH 88 DEGREES 32 MINUTES 42 SECONDS WEST, A DISTANCE OF 136.99 FEET TO A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "NELSON" FOUND FOR CORNER;

SOUTH 01 DEGREES 27 MINUTES 18 SECONDS WEST, A DISTANCE OF 40.14 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "McCULLAH" FOUND FOR CORNER;

NORTH 88 DEGREES 32 MINUTES 42 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "NELSON" FOUND FOR CORNER;

SOUTH 01 DEGREES 27 MINUTES 18 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "McCULLAH" FOUND FOR CORNER;

NORTH 88 DEGREES 32 MINUTES 42 SECONDS WEST, A DISTANCE OF 135.00 FEET TO A FENCE CORNER FOUND FOR CORNER;

SOUTH 01 DEGREES 27 MINUTES 18 SECONDS WEST, A DISTANCE OF 90.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

NORTH 88 DEGREES 32 MINUTES 42 SECONDS WEST, A DISTANCE OF 225.00 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "T. VOOT #1928" FOUND FOR CORNER;

SOUTH 01 DEGREES 27 MINUTES 18 SECONDS WEST, A DISTANCE OF 328.91 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID EAGLES RIDGE, PHASE I AND A COMMON NORTHWEST CORNER OF LOT 1, BLOCK 1 OF TROPHY CLUB COUNTRY CLUB, AN ADDITION TO THE TOWN OF TROPHY CLUB, AS RECORDED IN CABINET X, PAGE 454, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE, ALONG THE SOUTH LINE OF SAID TRACT III AND THE COMMON NORTH LINE OF SAID LOT 1, BLOCK 1, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 44 DEGREES 34 MINUTES 48 SECONDS WEST, A DISTANCE OF 1034.92 FEET TO A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "NELSON" FOUND FOR CORNER;

SOUTH 58 DEGREES 58 MINUTES 10 SECONDS WEST, A DISTANCE OF 619.77 FEET TO A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "NELSON" FOUND FOR CORNER;

NORTH 19 DEGREES 44 MINUTES 33 SECONDS WEST, A DISTANCE OF 586.11 FEET TO A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "NELSON" FOUND FOR CORNER;

NORTH 46 DEGREES 10 MINUTES 46 SECONDS WEST, A DISTANCE OF 641.45 FEET TO A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "NELSON" FOUND FOR CORNER;

SOUTH 67 DEGREES 01 MINUTES 50 SECONDS WEST, A DISTANCE OF 262.69 FEET TO A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "NELSON" FOUND FOR CORNER;

NORTH 13 DEGREES 43 MINUTES 38 SECONDS WEST, A DISTANCE OF 101.79 FEET TO A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "NELSON" FOUND FOR CORNER;

NORTH 88 DEGREES 01 MINUTES 58 SECONDS WEST, A DISTANCE OF 77.58 FEET TO A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "NELSON" FOUND FOR CORNER;

SOUTH 84 DEGREES 45 MINUTES 27 SECONDS WEST, A DISTANCE OF 76.46 FEET A POINT FOR A SOUTHWEST CORNER OF SAID TRACT III AND A COMMON SOUTHEAST CORNER OF LOT 2, BLOCK A OF THE GOLF MAINTENANCE FACILITY ADDITION, AN ADDITION TO THE TOWN OF TROPHY CLUB ACCORDING TO THE PLAT RECORDED IN CABINET X, PAGE 813, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE, NORTH 18 DEGREES 40 MINUTES 13 SECONDS WEST, ALONG THE WEST LINE OF SAID TRACT III AND THE COMMON EAST LINE OF SAID GOLF MAINTENANCE FACILITY ADDITION, A DISTANCE OF 555.04 FEET TO A POINT FOR THE NORTHEAST CORNER OF LOT 1, BLOCK A OF SAID GOLF MAINTENANCE FACILITY ADDITION;

THENCE, NORTH 00 DEGREES 58 MINUTES 48 SECONDS WEST, OVER AND ACROSS SAID TRACT III, A DISTANCE OF 275.43 FEET TO A POINT FOR CORNER OF THE NORTH LINE OF SAID TRACT III, AND THE COMMON SOUTH LINE OF AFORESAID TRACT E-405;

THENCE, NORTH 89 DEGREES 01 MINUTES 12 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT III AND THE COMMON SOUTH LINE OF SAID TRACT E-405, A DISTANCE OF 1025.79 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER;

THENCE, OVER AND ACROSS SAID TRACT III, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 58 MINUTES 48 SECONDS EAST, A DISTANCE OF 135.00 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 01 MINUTES 12 SECONDS EAST, A DISTANCE OF 126.71 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 134 DEGREES 22 MINUTES 24 SECONDS, A CHORD THAT BEARS SOUTH 60 DEGREES 39 MINUTES 47 SECONDS EAST, WITH A CHORD DISTANCE OF 92.18 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 117.26 FEET TO A POINT FOR CORNER;

NORTH 79 DEGREES 15 MINUTES 20 SECONDS EAST, A DISTANCE OF 127.25 FEET TO A POINT FOR CORNER ON THE NORTH LINE OF SAID TRACT III AND THE COMMON SOUTH LINE OF SAID TRACT E-405;

THENCE, ALONG THE NORTH LINE OF SAID TRACT III AND THE COMMON SOUTH LINE OF SAID TRACT E-405, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 10 DEGREES 44 MINUTES 40 SECONDS EAST, A DISTANCE OF 1040.78 FEET TO A BROKEN CONCRETE MONUMENT FOUND;

NORTH 28 DEGREES 23 MINUTES 01 SECONDS EAST, A DISTANCE OF 1362.65 FEET A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "McCULLAH" FOUND FOR CORNER;

NORTH 88 DEGREES 57 MINUTES 19 SECONDS EAST, A DISTANCE OF 796.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 59.225 ACRES OF LAND, MORE OR LESS.

**ZONING DESCRIPTION  
TRACT 3 - 2.769 ACRES**

BEING A 2.769 ACRE TRACT OF LAND SITUATED IN THE M. MEDLIN SURVEY, ABSTRACT NO. 832, TOWN OF TROPHY CLUB, DENTON COUNTY, TEXAS, AND BEING ALL OF A 2.769 ACRE TRACT OF LAND, CONVEYED TO BDMR DEVELOPMENT, LLC, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2012-79620, REAL PROPERTY RECORDS, DENTON, TEXAS. SAID 2.769 ACRE TRACT, WITH REFERENCE BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (CORS96, EPOCH DATE 2002), DETERMINED BY GPS OBSERVATIONS ON JULIAN DAY 213, 2006 CALCULATED FROM ARLINGTON RRP2 CORS ARP (PID-DF5387), SAGINAW TX CORS ARP (PID-DH7149) AND DENTON CORS ARP (PID-DF8986), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "NELSON" FOUND FOR THE NORTHEAST CORNER OF AFORESAID 2.769 ACRE TRACT AND A COMMON INTERIOR ANGLE POINT ON A SOUTH LINE OF LOT 1, BLOCK 1 OF TROPHY CLUB COUNTRY CLUB, AN ADDITION TO THE TOWN OF TROPHY CLUB, AS RECORDED IN CABINET X, PAGE 454, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE, SOUTH 06 DEGREES 01 MINUTES 29 SECONDS WEST, ALONG THE EAST LINE OF SAID 2.769 ACRE TRACT AND A COMMON WEST LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 301.03 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "McCULLAH" FOUND FOR CORNER;

THENCE, ALONG THE SOUTH LINE OF SAID 2.769 ACRE TRACT AND A COMMON NORTH LINE OF SAID LOT 1, BLOCK 1, THE FOLLOWING COURSES AND DISTANCES:

NORTH 81 DEGREES 52 MINUTES 18 SECONDS WEST, A DISTANCE OF 154.59 FEET A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "NELSON" FOUND FOR CORNER;

SOUTH 46 DEGREES 11 MINUTES 14 SECONDS WEST, A DISTANCE OF 400.33 FEET A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "NELSON" FOUND FOR CORNER;

NORTH 64 DEGREES 17 MINUTES 27 SECONDS WEST, A DISTANCE OF 33.51 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "McCULLAH" FOR THE SOUTHWEST CORNER OF SAID 2.769 ACRE TRACT;

THENCE, ALONG THE WEST LINE OF SAID 2.769 ACRE TRACT AND A COMMON EAST LINE OF SAID LOT 1, BLOCK 1, THE FOLLOWING COURSES AND DISTANCES:

NORTH 17 DEGREES 32 MINUTES 17 SECONDS EAST, A DISTANCE OF 221.92 FEET A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "NELSON" FOUND FOR CORNER;

NORTH 05 DEGREES 40 MINUTES 18 SECONDS WEST, A DISTANCE OF 114.49 FEET A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "NELSON" FOUND FOR THE NORTHWEST CORNER OF SAID 2.769 ACRE TRACT;

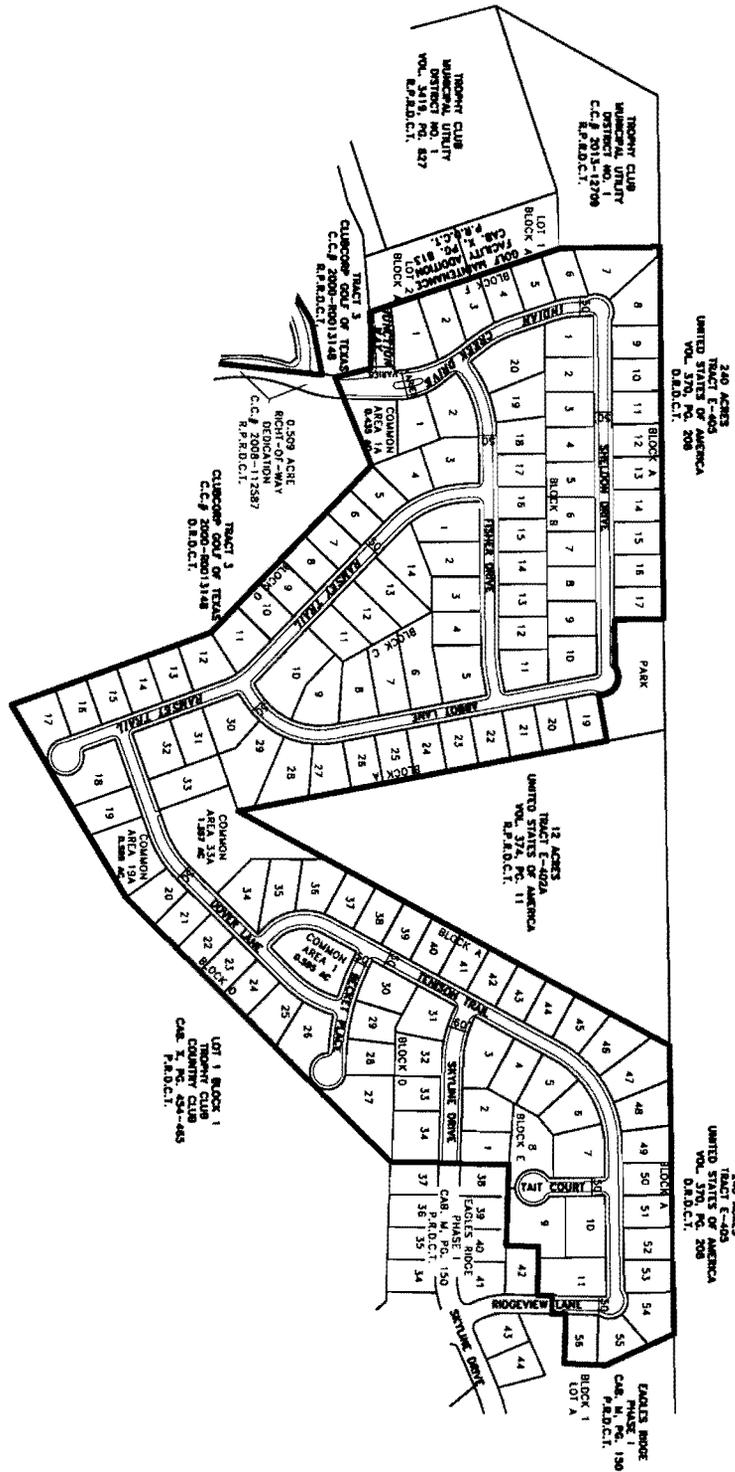
THENCE, ALONG THE NORTH LINE OF SAID 2.769 ACRE TRACT AND A COMMON SOUTH LINE OF SAID LOT 1, BLOCK 1, THE FOLLOWING COURSES AND DISTANCES:

NORTH 58 DEGREES 32 MINUTES 05 SECONDS EAST, A DISTANCE OF 356.37 FEET A  
5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "NELSON" FOUND FOR  
CORNER;

NORTH 78 DEGREES 47 MINUTES 18 SECONDS EAST, A DISTANCE OF 146.98 FEET  
TO POINT OF BEGINNING AND CONTAINING 2.769 ACRES OF LAND, MORE OR  
LESS.



SCALE: 1" = 500'



SHEET  1 OF 1	DATE: 02-19-13
	SCALE: 1" = 500'
	DRAWN BY: B.M.Y.
	CHECKED BY: M.J.B.

**CONCEPT PLAN TRACT 1  
CANTERBURY HILLS**

OUT OF THE  
M. MEDLIN SURVEY ABSTRACT NO. 832  
IN THE  
TOWN OF TROPHY CLUB DENTON COUNTY, TEXAS

**JACOBS™**

7950 ELMBROOK DRIVE DALLAS, TX 75247-4961  
PHONE 214-638-0145 FAX 214-638-0447



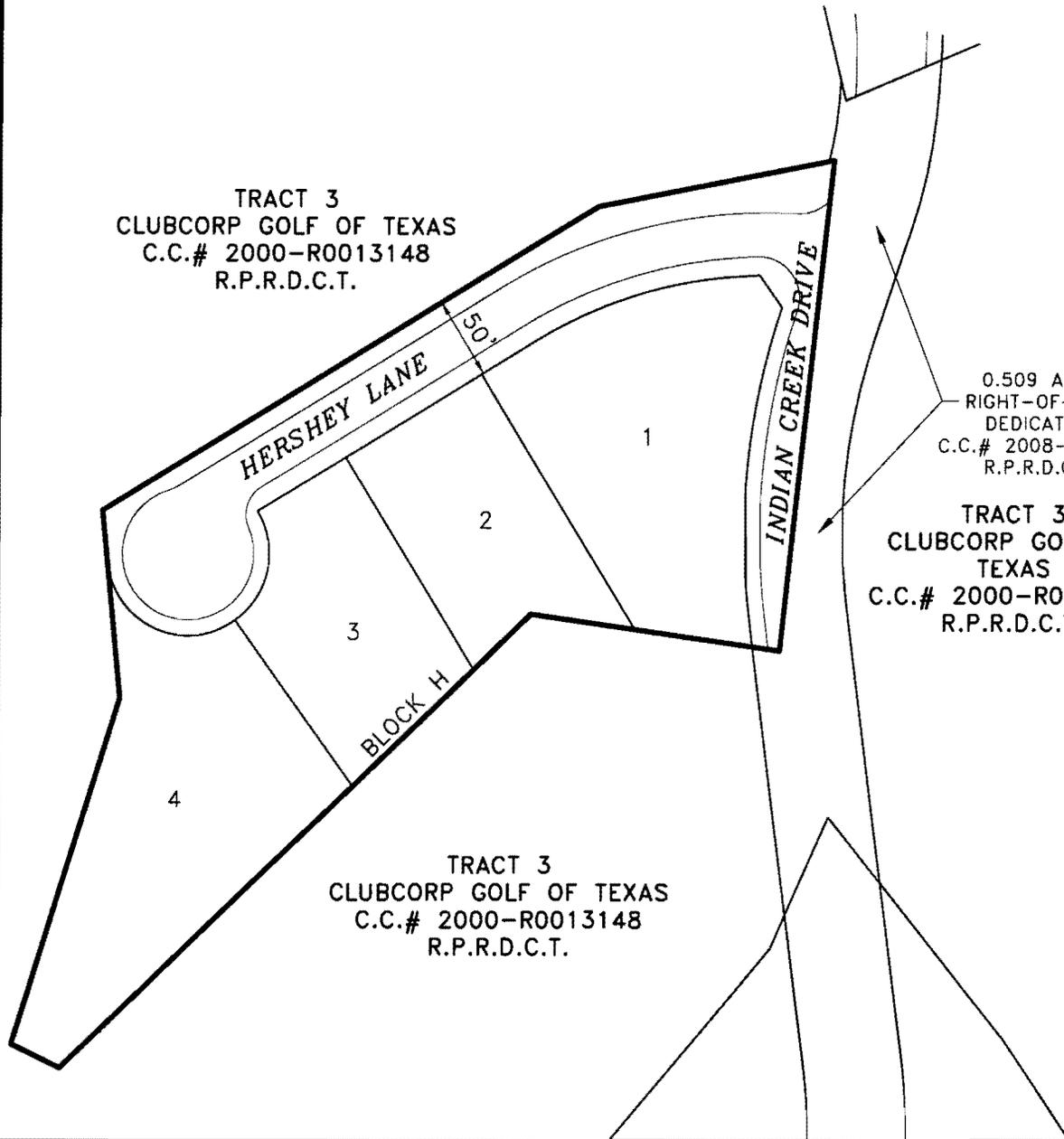
SCALE: 1" = 100'

TRACT 3  
CLUBCORP GOLF OF TEXAS  
C.C.# 2000-R0013148  
R.P.R.D.C.T.

0.509 ACRE  
RIGHT-OF-WAY  
DEDICATION  
C.C.# 2008-112587  
R.P.R.D.C.T.

TRACT 3  
CLUBCORP GOLF OF  
TEXAS  
C.C.# 2000-R0013148  
R.P.R.D.C.T.

TRACT 3  
CLUBCORP GOLF OF TEXAS  
C.C.# 2000-R0013148  
R.P.R.D.C.T.



SHEET  1 OF 1	DATE: 02-01-13	<b>CONCEPT PLAN TRACT 3 CANTERBURY HILLS</b>  OUT OF THE M. MEOLIN SURVEY ABSTRACT NO. 832 IN THE TOWN OF TROPHY CLUB DENTON COUNTY, TEXAS	<b>JACOBS™</b>  7950 ELMBROOK DRIVE DALLAS, TX 75247-4961 PHONE 214-638-0145 FAX 214-638-0447
	SCALE: 1" = 100'		
	DRAWN BY: B.M.Y.		
	CHECKED BY: M.J.B.		

## EXHIBIT "C"

### PLANNED DEVELOPMENT NO. 31

#### DEVELOPMENT STANDARDS

- A. **GENERAL PURPOSE:** To allow single family detached dwellings on lots not less than twelve thousand (12,000) square feet for Canterbury Hills, Tract 1, together with allowed incidental and accessory uses, in order to provide a viable and compatible neighborhood for the Town of Trophy Club.

By this Ordinance, Canterbury Hills, Tract 1, is established as its own Planned Development with its own design standards as written herein that establish a framework for development that will provide protection of the existing site characteristics and optimize the preservation of the site.

- B. **NON SPECIFIED REGULATIONS:** Any regulations not specifically addressed herein shall be governed by the R-12 zoning district regulations of the Town of Trophy Club or all other ordinances amending or replacing the zoning laws and all other ordinances of the Town.

- C. **USES:** No land shall be used and no building shall be installed, erected for, or converted to, any use other than as hereinafter provided.

1. **Permitted Uses:** The following uses shall be permitted as principal uses:
  - (a) Single Family Detached Dwellings.
  - (b) Public Roadways constructed to Town standards.
  - (c) Public and Private Common Areas owned by an authorized Homeowner's Association.
  - (d) Public and Private Utilities.
2. **Accessory Uses:** Accessory uses shall be permitted in accordance with the regulations provided in the Accessory Uses section for residential development of the Comprehensive Zoning Ordinance as may be amended thereof.
3. **Limitation of Uses:**
  - (a) All applicable ordinances of the Town of Trophy Club shall govern any uses allowed unless otherwise expressed herein.

(b) Any use not expressly permitted, or allowed by permit, or as provided by this district, is prohibited.

D. **BUILDING PERMIT REQUIREMENTS**: No application for a building permit for the construction of any structure shall be approved unless a plat, meeting all requirements of the Town of Trophy Club has been approved by the Town Council and recorded in the official records of Denton County, Texas.

E. **HEIGHT REGULATIONS**: No building shall exceed two stories or 40-ft. in height.

F. **AREA REGULATIONS**:

**LOTS**:

The following minimum standards shall be measured from property line:

1. **Lot Size**: Lots for any permitted single family use shall have a minimum area of twelve thousand (12,000) square feet.
2. **Minimum Open Space**: All areas not devoted to buildings, walkways, structures or driveways shall be devoted to sod, trees, gardens, shrubs or other suitable landscape material.
3. **Maximum Building Coverage**: The combined first floor area covered by all principal and accessory buildings or structures (includes such things as garages, porches, patios, porte cocheres) shall not exceed forty (40) percent of the total lot area. Swimming pools and spas shall not be included in determining maximum building coverage.
4. **Minimum Floor Area**: The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be two thousand eight hundred (2,800) square feet.
5. **Depth of Front Yard**: Twenty-five (25) feet minimum.\*
6. **Depth of Rear Yard**: Twenty (20) feet minimum.\*
7. **Width of Side Yard**: Ten (10) feet.\*
8. **Width of Side Yard Adjacent to Street**: Twenty (20) feet minimum.\*
9. **Width of Lot**: Ninety (90) feet minimum (measured at front building line).
10. **Width of Lot Adjacent to Side Street**: 110 feet minimum (measured at front building line).

11. **Depth of Lot:** One hundred ten (110) feet minimum (measured from front property line).
12. **Depth of Lot, Cul-De-Sac or Corner Lot:** One hundred (100) feet minimum (measured from front property line).

\*If a front, rear, or side yard setback on the Final Plat, as plat of record filed in Denton County, shows a stricter setback than listed in this document, the plat shall prevail.

G. **OFF-STREET PARKING:** Provisions for the parking of automobiles on paved surfaces shall be allowed as an accessory use provided that such shall not be located on a required front yard, with the exception being that a circular drive may be located in the front yard. Parking within a circular drive shall be temporary and may not include permanent parking of recreational vehicles, other vehicles, or vehicles in a state of disrepair.

H. **GARAGES:** Every residence shall have a garage which shall have a minimum interior measurement of 21 feet by 22 feet. A two (2) car garage is required and may not face the street. Additional garages may face the street if the garage door sits back at least fifty (50) feet from the property line, which the garage door faces. Two (2) car garages shall have a minimum interior dimension of twenty-one (21) feet side to side by twenty-two (22) feet front to back. Any garage structure, provided in addition to the required two (2) car garage, shall have a minimum interior dimension of 10 1/2' x 22' per vehicle space. No garage may be placed closer to the street than the building line of the adjacent lot, if the garage doors face the adjacent lot.

Garage doors shall be architecturally enhanced with one of the following elements:

- Constructed of wood panel face material with a painted or stained surface that complements the color of the principal structure
- Clad in wood or made of a material that resembles a natural wood look
- Multiple windows, obscure or clear
- Wrought-iron accents such as hinges, locks, or handles

I. **ARCHITECTURAL REQUIREMENTS:** All principal buildings and structures shall be constructed of at least eighty (80) percent of the total exterior walls, excluding doors, windows and porches, constructed of brick, stone, or stucco. All exterior chimney surfaces shall also be of brick, stone or stucco.

1. All wall surfaces above garage doors shall be masonry to match the residence.
2. **Roofing Material:** Minimum forty (40) year warranty composition roofing is required.
3. An above ground level swimming pool shall not be allowed.
4. No projections of any type, visible from the street or golf course, shall be placed or permitted to remain above the roof of any residential building with

the exception of chimneys and vent stacks. Vent stacks shall be painted to match the color of the roof. Turbine vents are prohibited.

5. Elevations: Single family house plans shall vary from lot-to-lot as follows:
  - (a) The same floor plan with the same elevation shall be separated by a minimum of 4 lots (between them) on the same side of the street, and by a minimum of 2 lots (between them) on the opposite side of the street, with no two same elevations located on an adjacent lot directly to the rear.
  - (b) The same floor plan with a different elevation shall be separated by a minimum of one (1) lot on the same or on the opposite side of the street.

J. **FENCES**: Front, side and rear yard fencing shall comply with all Town ordinances and regulations as amended, including without limitation Chapter 13, Article VII, Section 7.01.

1. Retaining Walls. All retaining walls shall be constructed or veneered with brick or stone compatible to the residence.

K. **LANDSCAPING**: Landscaping and Sprinkler System. Each Lot, on which a residential dwelling is constructed, shall have and contain an underground water sprinkler system for the purpose of providing sufficient water to all front, side and rear yards. Each residential lot shall have a minimum of twelve (12) caliper inches of trees. The twelve (12) caliper inches shall not include any tree less than three (3) caliper inches. A minimum of two 3-inch caliper trees shall be located in the front yard. Caliper inches shall be measured twelve (12) inches above final grade adjacent to the trunk of the tree.

L. **UTILITIES**: All utilities shall be underground.