



EAGLECREST

PLANNED DEVELOPMENT

CRANDALL, TEXAS



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**I. GENERAL CONDITIONS:**

1. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein. Any zoning district designation can be increased or decreased by 10 percent of the acreage depicted on the concept plan to allow for flexibility. The development will utilize a minimum of 10 percent open space for the entire tract.

II. SPECIAL CONDITIONS:

1. Key lots are defined as a corner lot which is backing up to an abutting side yard.
2. Three-tab roofing shall not be permitted.
3. No alleys shall be required within the Planned Development.
4. Screening walls shall be installed where lots back or side to the entrance boulevard with a five foot side walk.
5. Lots which back onto open space shall provide a decorative tubular steel fence of uniform design to be installed by the homebuilder, as approved by the Planning Department.
6. Open space, drainage easements, and public hike & bike trails shall be dedicated to the City of Crandall in accordance with City's Subdivision Regulations.
7. Maintenance of the Open Space Area:
Maintenance of the Open Space Area will be the responsibility of the homeowners' association (HOA). Developer will be the contact entity with the City for all concerns regarding maintenance of open space until 100% of HOA control is turned over to the homeowners.
 - A. HOA maintenance and responsibilities of amenities include:
 - a. Clean up and litter removal.
 - b. Landscaping installation, care, and maintenance.
 - c. Trimming, clearing, and removal of unwanted vegetation as determined by the City Park Division.
 - d. Maintain irrigation system, pay for the water used in the system and test all backflow devices annually as per City requirements.



III. RESIDENTIAL DISTRICT REGULATIONS

SECTION 3.1 LOW-DENSITY RESIDENTIAL DISTRICTS

The Comprehensive Master Plan calls for the establishment of low-density residential areas throughout Crandall in order to preserve and replicate the rural environment. These districts provide for very low density residential development and agricultural uses which will preserve the rural amenities and character.

A. Single Family - 1 Acre District (192.35 acres)

1. **Purpose:** SF-1 Acre District is a single-family residential district for detached houses on individual lots and requiring a minimum lot size of 1 acre. The cultivation of agricultural crops are allowed, but no livestock is allowed.
2. **Permitted Uses:** See UDC
3. **Development Standards:** Following are the yard, lot and space requirements for the Single Family – 1 Acre District, including density, height, lot and unit size.

Figure 3-2 - Single Family 1 Acre District		
Lot Size		
Lot Area (sq. ft.)	Minimum 1 acre	
Lot Width (feet)	120	
Lot Width of Corner Lots (feet)	135	
Lot Depth (feet)	120	
Dwelling Regulations		
Minimum Square Footage	2250	
Design Standards Level of Achievement	See Section 3.4 Residential Design Standards	
Yard Requirements – Main Structures		
Front Yard (feet)	40	
Side Yard (feet)	25	
Side Yard of Corner Lots (feet)	25	
Side Yard of Allowable Nonresidential Use (feet)	25	
Rear Yard (feet)	25	
Rear Yard Double Front Lots (feet)	25	
Maximum Lot Coverage	40%	
Maximum Height of Structures		
Main Structure (feet)	40	
Accessory Structure (feet)	20	

4. Additional Provisions:

- a. Refer to additional requirements in City of Crandall General Development Regulations.



- b. A minimum separation of 100 feet between agricultural buildings and dwelling units on the same lot shall be maintained. Agricultural buildings for the purpose of this provision means those buildings used for the raising of crops, or for the storage of agricultural equipment, supplies, or products.
- c. A minimum setback of 100 feet from the property line shall be provided for any agricultural building.
- d. Non-Enclosed attached patio covers, although an addition to and part of the main structure, shall be exempt from the rear yard setback requirements above. Patio covers shall be allowed to extend into the rear setback no closer than 10 feet from the rear property line provided maximum lot coverage is not exceeded.

SECTION 3.2 MEDIUM-DENSITY RESIDENTIAL DISTRICTS

This Plan calls for the development of medium-density residential areas to provide housing for most of the community’s population. These districts allow for single family, detached housing on larger lots with wide setbacks in order to replicate Crandall’s historic character.

- 1. **Purpose:** SF-10 is a single-family residential district allowing detached houses on individual lots and requiring a minimum lot size of 10,000 square feet.
- 2. **Permitted Uses:** See Crandall UDC.
- 3. **Development Standards:** Following are the yard, lot and space requirements for the Single Family-10 District, including density, height, lot and unit size.

A. Single Family – 10 District (69.75 acres)

Figure 3-3 - Single Family 10 District	
Lot Size	
Lot Area (sq. ft.)	10,000
Lot Width (feet)	80
Lot width of corner Lots (feet)	85
Lot Depth (feet)	120
Dwelling Regulations	
Minimum Square Footage	1,800
Design Standards Level of Achievement	See Section 9, UDC
Yard Requirements – Main Structures	
Front Yard (feet)	25
Side Yard (feet)	10
Side Yard of Corner Lots (feet)	15
Side Yard of allowable nonresidential use (feet)	25
Rear Yard (feet)	25
Rear Yard Double Front Lots (feet)	25



Maximum Lot Coverage	45%
Maximum Height of Structures	
Main Structure (feet)	40
Accessory Structure (feet)	20

4. Additional Provisions:

- a. Refer to additional requirements in UDC.
- b. Non-enclosed attached patio covers, although an addition to and part of the main structure, shall be exempt from the rear yard setback requirements above. Patio covers shall be allowed to extend into the rear setback no closer than 10 feet from the rear property line provided maximum lot coverage is not exceeded.

B. Single Family – 8.4 District (72.86 acres)

- 1. **Purpose:** SF-8.4 is a single-family residential district allowing detached houses on individual lots and requiring a minimum lot size of 8,400 square feet.
- 2. **Permitted Uses:** See UDC.
- 3. **Development Standards:** Following are the yard, lot and space requirements for the Single Family-8.4 District, including density, height, lot and unit size.

Figure 3-4 - Single Family 8.4 District	
Lot Size	
Lot Area (sq. ft.)	8,400
Lot Width (feet)	70
Lot width of corner Lots (feet)	75
Lot Depth (feet)	110
Dwelling Regulations	
Minimum Square Footage	1,700
Design Standards Level of Achievement	See Section 9, UDC
Yard Requirements – Main Structures	
Front Yard (feet)	25
Side Yard (feet)	10
Side Yard of Corner Lots (feet)	15
Side Yard of allowable nonresidential use (feet)	25
Rear Yard (feet)	20
Rear Yard Double Front Lots (feet)	25
Maximum Lot Coverage	45%
Maximum Height of Structures	
Main Structure (feet)	40
Accessory Structure (feet)	20



4. Additional Provisions:

- a. Refer to UDC.
- b. Non-Enclosed attached patio covers, although an addition to and part of the main structure, shall be exempt from the rear yard setback requirements above. Patio covers shall be allowed to extend into the rear setback no closer than 10 feet from the rear property line provided maximum lot coverage is not exceeded.

Single Family – 6.0/7.2 District (91.24 acres) is divided in the SF 6.0 and SF 7.2 districts listed below. No more than 60 percent of these lots shall be SF 6.0.

C. Single Family – 7.2 District

- 1. **Purpose:** SF- 7.2 is a single-family residential district allowing detached houses on individual lots and requiring a minimum lot size of 7,200 square feet.
- 2. **Permitted Uses:** See section 9, UDC.
- 3. **Development Standards:** Following are the yard, lot and space requirements for the Single Family 7.2 District, including density, height, lot and unit size.

Figure 3-4 - Single Family 7.2 District	
Lot Size	
Lot Area (sq. ft.)	7,200
Lot Width (feet)	60
Lot width of corner Lots (feet)	65
Lot Depth (feet)	100
Dwelling Regulations	
Minimum Square Footage	1,650
Design Standards Level of Achievement	See Section 9. UDC
Yard Requirements – Main Structures	
Front Yard (feet)	25
Side Yard (feet)	5
Side Yard of Corner Lots (feet)	15
Side Yard of allowable nonresidential use (feet)	15
Rear Yard (feet)	20
Rear Yard Double Front Lots (feet)	25
Maximum Lot Coverage	50%
Maximum Height of Structures	
Main Structure (feet)	40
Accessory Structure (feet)	20



4. Additional Provisions:

- c. Refer to UDC.
- d. Non-Enclosed attached patio covers, although an addition to and part of the main structure, shall be exempt from the rear yard setback requirements above. Patio covers shall be allowed to extend into the rear setback no closer than 10 feet from the rear property line provided maximum lot coverage is not exceeded.

D. Single Family – 6.0 District

- 1. **Purpose:** SF-6.0 is a single family residential district allowing detached houses on individual lots and requiring a minimum lot size of 6,000 square feet.
- 2. **Permitted Uses:** See UDC
- 3. **Development Standards:** Following are the yard, lot and space requirements for the Single Family 6.0 District, including density, height, lot and unit size.

Figure 3-4 - Single Family 6.0 District	
Lot Size	
Lot Area (sq. ft.)	6,000
Lot Width (feet)	50
Lot width of corner Lots (feet)	55
Lot Depth (feet)	100
Lot Depth of Double Front Lots (feet)	100
Dwelling Regulations	
Minimum Square Footage	1,600
Design Standards Level of Achievement	See Section UDC
Yard Requirements – Main Structures	
Front Yard (feet)	25
Side Yard (feet)	5
Side Yard of Corner Lots (feet)	15
Side Yard of allowable nonresidential use (feet)	15
Rear Yard (feet)	20
Rear Yard Double Front Lots (feet)	25
Maximum Lot Coverage	60%
Maximum Height of Structures	
Main Structure (feet)	40
Accessory Structure (feet)	20

4. Additional Provisions:

- e. Refer to additional requirements in UDC.



- f. Non-Enclosed attached patio covers, although an addition to and part of the main structure, shall be exempt from the rear yard setback requirements above. Patio covers shall be allowed to extend into the rear setback no closer than 10 feet from the rear property line provided maximum lot coverage is not exceeded.

SECTION 3.3 HIGH-DENSITY RESIDENTIAL DISTRICTS

High-density residential uses provide smaller-sized housing for families as well as support business.

A. Multifamily District - MF-15 (40.72 acres)

1. **Purpose:** The MF-15 district allows for high density residential development. The Multifamily District provides for the development of smaller, attached dwelling units on the same lot. Dwellings may be placed in one or more buildings and multiple buildings may be developed on the same lot.
2. **Permitted Uses:** See Crandall UDC
3. **Development Standards:** All the yard, lot and space requirements for the Multifamily District MF-15, including density, height, lot and unit size shall conform to the Crandall UDC with the following exceptions.
 - (c) 3) b) – 1 bedroom minimum square footage 650 square feet per unit
 - (c) 5) a) – parking for 1 bedroom units 1.0 space per unit
 - (c) 5) e) - average number of parking spaces for the total development shall be no less than parking 1.5 spaces per unit, at least one for every 4 units shall be covered (i.e. garage or carport).
 - (d) 6) - one playground or outdoor fitness equipment consisting of at least 5 pieces of equipment per project.

SECTION 3.4 Neighborhood Service (5.4 acres)

A. Neighborhood Service (NS)

1. **Purpose:** The NS district allows for limited local neighborhood, low intensity retail and service facilities for retail sales of goods and services.
2. **Permitted Uses:** See Crandall UDC
3. **Development Standards:** All the yard, lot and space requirements for the NS District, including density, height, lot and unit size shall conform to the Crandall UDC.



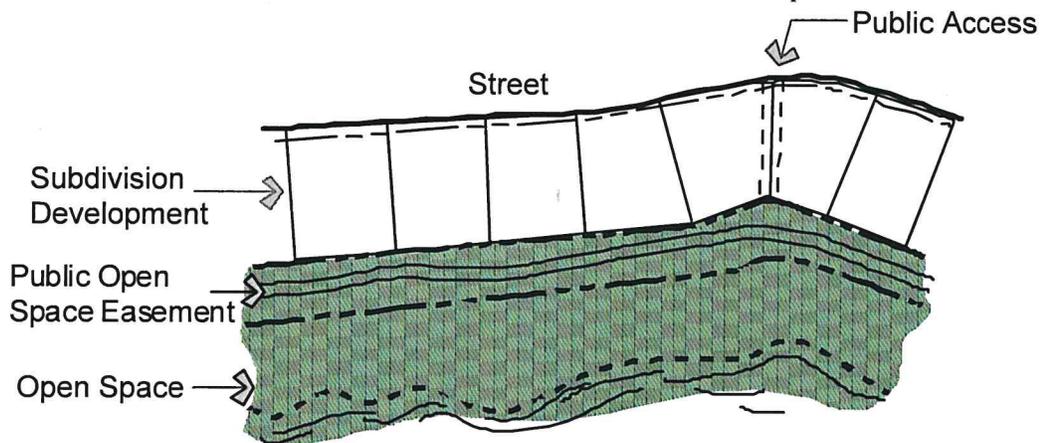
IV. DESIGN STANDARDS

A. Land Design Standards

Land Design requirements are achieved by projects in accordance with Zoning Exhibit and the following criteria:

1. Provision of Public Pathways - Public Open Space

- (1) Trail shall be constructed per the phased engineering plans. The developer shall construct the trail per the City's standards.
- (2) The public pathway system easement(s) shall be connected along existing or planned utility rights-of-way and/or public property lines to any existing or planned public trail system on abutting land. Developer will locate the public open space easement to provide for future connections to be made by others across intervening property to any existing or planned public trail system on land that does not abut the development.



2. Provision of Public Pathway – Perimeter Walkways and Landscape

Public pathways shall be coordinated with the City of Crandall to connect to future trails.



Tree Preservation shall be maintained where feasible.

The following trees and shrubs are recommended for landscaping and screening purposes and shall be of a species common or adaptable to this area of Texas:

1. Large Trees:

Pecan	Red Oak
Burr Oak	Water Oak
Southern Magnolias	Live Oak
Bald Cypress	
2. Small Trees:

Yaupon Hollies	Crape Myrtle
Wax Myrtle	Cherry Laurel
Red Bud	Japanese Black Pine
Cedar Elm	
3. Evergreen Shrubs:

Red Tip Photinia	Burford Holly
Nellie R. Stevens	Chinese Holly
Yaupon Holly	Clearra
Nandinnia	Dwarf Crape Myrtle
Japanese Ligustrum	Waxleaf Ligustrum
Abelia	Junipers
Barberry	Asian Jasmine
Honeysuckle	English Ivy
Boston Ivy	Liriope
Monkey Grass	Virginia Creeper
Vinca	Mondon Grass
Ophia Pogon	Elaeagnus
Purple Sage	Pistachio

The following trees are discouraged for landscaping and screening purposes:

- | | |
|--------------|---------------|
| Maple | Green Ash |
| Mulberry | Mimosa |
| American Elm | Sycamore |
| Hackberry | Arizona Ash |
| Cottonwood | Syberian Elm |
| Willow | BradfordPear |
| | Bradford Pear |



B. Street and Sidewalk Standards

Street and sidewalk requirements are achieved in accordance with the following criteria:

1. Street Treatments – Entry Features and Signage at Entries

Architectural features on masonry or stone monument with landscaping and incorporated into open space area and illuminated by means other than street lights.

Divided Enhanced Entry, Decorative iron accent panels of two or more at the main entrances.



2. Street Treatments – Street Name Signs

Block numbers shall be incorporated with street lighting that is coordinated throughout the subdivision.

3. Pedestrian Sidewalks - Sidewalk Locations

Four foot wide concrete pedestrian sidewalks shall be located on both sides of the street, in the right-of-way of every internal street.

Five foot Sidewalk along both sides of the Boulevard entrance Road.

4. Pedestrian Sidewalks - Sidewalk Lighting

Decorative street lighting shall be provided along residential streets throughout all Residential Developments, providing low illumination with decorative poles with spacing ranging from 250 feet to 350 feet between lights placed on alternating sides of the street. A Street Lighting Plan must be submitted to the City Engineer for approval. The City Engineer is authorized to alter the distance requirement if needed in an effort to achieve the best lighting arrangement possible.



5. Perimeter Alleys

No alleyways are required for the subdivision.

C. Architectural Standards

1. Building Bulk and Articulation

In order to avoid large blank facades, variations in the elevation of residential facades facing a public street shall be provided in both the vertical and horizontal dimensions. At least 25 percent of the facade shall be offset a minimum of two feet either protruding from or recessed back from the remainder of the facade.

2. House Numbers

All single-family residential units shall have a lighted front wall plaque with resident address beside the main entry of the dwelling unit.

3. Exterior Façade Material

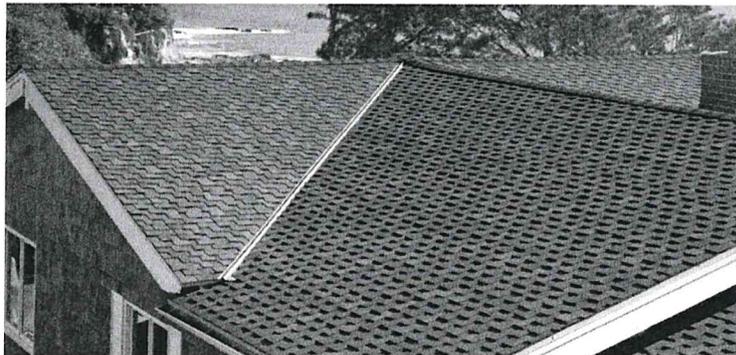
All single-family residential units shall have a minimum of eighty (80) percent of the exterior facade composed of kiln-fired clay brick or masonry stucco with the balance being window boxes, gables, architectural shingle and etc., but not to exceed 20% siding, excluding windows, doors and other openings. Glazing shall not exceed twenty-five (25) percent of the front elevation of the residence. Dormers, second story walls or other elements supported by the roof structure may be composite masonry materials if approved by the Building Official as having the same durability as masonry or stone and when offset at least six (6) inches from the first floor exterior wall. Wood, vinyl siding and EIFS materials shall not be used for exterior walls.

4. Roofs and Roofing - Roofing Materials

All single-family residential units shall have architectural-grade overlap shingles, tile or standing seam metal. Wood shingles are not permitted. Plumbing vents, attic vents, and other rooftop accessories are to be painted to match the roof shingle color.

5. Roofs and Roofing - Roof Eaves

No wood fascia or soffits are permitted.





6. Repetition of Residential Unit Designs – Repetition of Floor Plan and Elevation

A minimum of five (5) platted residential lots must be skipped on the same side and three (3) lots must be skipped on the opposite side of a street before rebuilding the same single-family residential unit with an identical (or nearly identical) street elevation design. The same floor plan shall not be repeated on neighboring, side by side lots or directly across the street.



Identical or nearly identical floor plan means that the layout, size and function of the rooms are essentially the same identical or nearly identical street elevation design means little or no variation in the articulation of the facade, height or width of facade, placement of the primary entrances, porches, number and placement of windows, and other major architectural feature. It does not mean similar colors, materials, or small details.

7. Garage Entry

Garage doors can be located on the primary street elevation of a single-family residential unit with an upgraded insulated door with carriage hardware. The primary street would be the addressed street front. Garages may face the street on a corner lot side yard. Each garage shall be a minimum of a 2 car garage.

8. Dwelling Size

The minimum square feet of floor space shall be measured within the outside dimensions of a residential dwelling unit including each floor level, but excluding carports, garages, and breezeways.

9. Fencing

- (1) Side and rear yard fences (if provided) shall be permitted to a height of eight feet maximum and constructed of wood with metal posts and rails to the inside.
- (2) Pressure treated wood is prohibited.
- (3) Fences shall be constructed of decorative iron next to public open space, and shall be minimum four feet in height.



10. Landscaping

- (1) Each residential dwelling shall have sodded front, side, and rear yard with a minimum of two trees and five shrubs in front yard.
- (2) All landscaped areas must be kept in a healthy and growing condition. Any plant materials that die during a time of year where it is not feasible to replant shall be replaced as soon as possible.
- (3) Each residential dwelling unit shall have an automated, subsurface irrigation system.

11. Outdoor Lighting

All residential dwelling units shall have an illuminated standard porch light at the front entry and drive/garage.

12. Conservation/Sustainability

Each residential dwelling unit must comply with the Energy component of the Building Code.



EXHIBIT A
LEGAL DESCRIPTION
TRACT ONE

BEING 388.264 ACRES OF LAND LOCATED IN THE JEREMIAH BOWLIN SURVEY, ABSTRACT NO. 14 AND THE ELIZABETH CRANE SURVEY, ABSTRACT NUMBER 77, KAUFMAN COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 388.263 ACRE TRACT AS DESCRIBED TO ROSEWOOD PROPERTY COMPANY BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 2592, PAGE 181, DEED RECORDS, KAUFMAN COUNTY, TEXAS (D.R.K.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH CAP (ILLEGIBLE) FOUND IN THE SOUTHEAST LINE OF FARM-TO-MARKET ROAD 3039 (VARIABLE WIDTH RIGHT-OF-WAY) AT THE NORTH CORNER OF THE ABOVE-MENTIONED 388.263 ACRE TRACT AND THE WEST CORNER OF THAT CERTAIN CALLED 71.9716 ACRE TRACT AS DESCRIBED TO CRANDALL INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN VOLUME 1547, PAGE 21, (D.R.K.C.T.);

THENCE SOUTH 45 DEGREES 23 MINUTES 15 SECONDS EAST, ALONG THE SOUTHWEST LINE OF THE ABOVE-MENTIONED 71.9716 ACRE TRACT, A DISTANCE OF 302.87 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT AN ANGLE CORNER OF SAID 388.263 ACRE TRACT, SAME BEING THE NORTH CORNER OF THAT CERTAIN CALLED 35.000 ACRE TRACT AS DESCRIBED TO CRANDALL INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN VOLUME 1547, PAGE 21, (D.R.K.C.T.), FROM WHICH A 5/8" IRON ROD WITH CAP (ILLEGIBLE) FOUND BEARS NORTH 03 DEGREES 41 MINUTES 49 SECONDS EAST, A DISTANCE OF 1.94 FEET;

THENCE SOUTH 10 DEGREES 18 MINUTES 35 SECONDS EAST, LEAVING THE SOUTHWEST LINE OF SAID 71.9716 ACRE TRACT, A DISTANCE OF 1313.40 FEET TO A 5/8" IRON ROD WITH CAP (ILLEGIBLE) FOUND AT AN ANGLE CORNER OF SAID 388.263 ACRE TRACT AND THE ABOVE-MENTIONED 35.000 ACRE TRACT;

THENCE SOUTH 45 DEGREES 33 MINUTES 24 SECONDS EAST, A DISTANCE OF 1469.09 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT AN ANGLE CORNER OF SAID 388.263 ACRE TRACT AND THE SOUTH CORNER OF SAID 35.000 ACRE TRACT, FROM WHICH A PIPE FENCE CORNER BEARS NORTH 21 DEGREES 22 MINUTES WEST, A DISTANCE OF 1.8 FEET;

THENCE NORTH 44 DEGREES 54 MINUTES 21 SECONDS EAST, A DISTANCE OF 750.46 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET IN THE SOUTHWEST LINE OF SAID 71.9716 ACRE TRACT AT AN ANGLE CORNER OF SAID 388.263 ACRE TRACT AND THE EAST CORNER OF SAID 35.000 ACRE TRACT;

THENCE SOUTH 45 DEGREES 23 MINUTES 14 SECONDS EAST, A DISTANCE OF 39.75 FEET ALONG THE SOUTHWEST LINE OF SAID 71.9716 ACRE TRACT TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT AN ANGLE CORNER OF SAID 388.263 ACRE TRACT AND THE NORTH CORNER OF THAT CERTAIN CALLED 15.470 ACRE TRACT DESCRIBED AS TRACT 3 IN DEED TO WETLANDS MANAGEMENT, LP BY DEED RECORDED IN VOLUME 2592, PAGE 169, (D.R.K.C.T.), FROM WHICH A 3/8" IRON ROD FOUND AT THE EAST CORNER OF THE JUST MENTIONED 15.470 ACRE TRACT BEARS SOUTH 45 DEGREES 23 MINUTES 15 SECONDS EAST, A DISTANCE OF 971.20 FEET;

THENCE ALONG THE COMMON LINE OF SAID 388.263 ACRE TRACT AND SAID 15.470 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) SOUTH 10 DEGREES 03 MINUTES 30 SECONDS EAST, A DISTANCE OF 374.66 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;**
- 2) SOUTH 02 DEGREES 07 MINUTES 03 SECONDS EAST, A DISTANCE OF 221.46 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;**



- 3) SOUTH 26 DEGREES 28 MINUTES 56 SECONDS WEST, A DISTANCE OF 1273.43 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 4) SOUTH 21 DEGREES 03 MINUTES 49 SECONDS WEST, A DISTANCE OF 335.90 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET IN THE NORTHWEST LINE OF THAT CERTAIN CALLED 194.339 ACRE TRACT AS DESCRIBED TO GARRY W. HAWES, ET UX BY DEED RECORDED IN VOLUME 1255, PAGE 973, (D.R.K.C.T.) AT AN ANGLE CORNER OF SAID 388.263 ACRE TRACT AND THE WEST CORNER OF SAID 15.470 ACRE TRACT;

THENCE SOUTH 43 DEGREES 49 MINUTES 01 SECONDS WEST, A DISTANCE OF 712.83 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT AN ANGLE CORNER OF SAID 388.263 ACRE TRACT AND THE WEST CORNER OF THE ABOVE-MENTIONED 194.339 ACRE TRACT, FROM WHICH A PIPE FENCE CORNER BEARS NORTH 61 DEGREES 44 MINUTES EAST, A DISTANCE OF 0.8 FEET;

THENCE SOUTH 40 DEGREES 06 MINUTES 44 SECONDS EAST, A DISTANCE OF 264.65 FEET ALONG THE SOUTHWEST LINE OF SAID 194.339 ACRE TRACT TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT AN ANGLE CORNER OF SAID 388.263 ACRE TRACT AND THE NORTH CORNER OF THAT CERTAIN CALLED 1.773 ACRE TRACT DESCRIBED AS TRACT 2 IN THE ABOVE-MENTIONED DEED TO WETLANDS MANAGEMENT, LP RECORDED IN VOLUME 2592, PAGE 169, (D.R.K.C.T.);

THENCE ALONG THE COMMON LINE OF SAID 388.263 ACRE TRACT AND THE ABOVE-MENTIONED 1.773 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) SOUTH 35 DEGREES 39 MINUTES 07 SECONDS WEST, A DISTANCE OF 369.00 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 2) SOUTH 00 DEGREES 36 MINUTES 47 SECONDS EAST, A DISTANCE OF 381.76 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET IN THE NORTHWEST LINE OF THAT CERTAIN CALLED 1414.461 ACRE TRACT AS DESCRIBED TO AGRESERVES, INC. BY DEED RECORDED IN VOLUME 4583, PAGE 367, (D.R.K.C.T.) AT AN ANGLE CORNER OF SAID 388.263 ACRE TRACT;

THENCE ALONG THE SOUTHEAST LINE OF SAID 388.263 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) SOUTH 21 DEGREES 25 MINUTES 40 SECONDS WEST, A DISTANCE OF 341.85 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 2) SOUTH 22 DEGREES 51 MINUTES 05 SECONDS EAST, A DISTANCE OF 72.40 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 3) SOUTH 20 DEGREES 51 MINUTES 00 SECONDS WEST, A DISTANCE OF 290.56 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 4) SOUTH 64 DEGREES 29 MINUTES 57 SECONDS WEST, A DISTANCE OF 277.75 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "S&P SURVEYING" BEARS NORTH 48 DEGREES 55 MINUTES 28 SECONDS WEST, A DISTANCE OF 0.96 FEET;

THENCE ALONG THE SOUTHWEST LINE OF SAID 388.263 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) NORTH 85 DEGREES 44 MINUTES 53 SECONDS WEST, A DISTANCE OF 1166.24 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 2) NORTH 65 DEGREES 24 MINUTES 07 SECONDS WEST, A DISTANCE OF 740.45 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 3) NORTH 55 DEGREES 33 MINUTES 09 SECONDS WEST, A DISTANCE OF 1399.27 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 4) NORTH 64 DEGREES 50 MINUTES 18 SECONDS WEST, A DISTANCE OF 397.19 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;



THENCE ALONG THE NORTHWEST LINE OF SAID 388.263 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

- 1) NORTH 26 DEGREES 41 MINUTES 32 SECONDS EAST, A DISTANCE OF 862.44 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 2) NORTH 46 DEGREES 19 MINUTES 58 SECONDS WEST, A DISTANCE OF 492.13 FEET TO A 6" STEEL POST FOUND;
- 3) NORTH 39 DEGREES 36 MINUTES 02 SECONDS EAST, A DISTANCE OF 314.80 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 4) NORTH 47 DEGREES 24 MINUTES 57 SECONDS EAST, A DISTANCE OF 507.68 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 5) NORTH 51 DEGREES 20 MINUTES 33 SECONDS EAST, A DISTANCE OF 979.17 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 6) NORTH 61 DEGREES 47 MINUTES 42 SECONDS EAST, A DISTANCE OF 360.45 FEET TO A 6" STEEL POST FOUND;
- 7) NORTH 44 DEGREES 35 MINUTES 41 SECONDS WEST, A DISTANCE OF 78.16 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE SOUTH CORNER OF THAT CERTAIN WELLED 6.094 ACRE TRACT DESCRIBED AS TRACT 4 IN THE ABOVE-MENTIONED DEED TO WETLANDS MANAGEMENT, LP RECORDED IN VOLUME 2592, PAGE 169, (D.R.K.C.T.);

THENCE CONTINUING ALONG THE NORTHWEST LINE OF SAID 388.263 ACRE TRACT AND THE COMMON SOUTHEAST LINE OF THE ABOVE-MENTIONED 6.094 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) NORTH 00 DEGREES 48 MINUTES 16 SECONDS EAST, A DISTANCE OF 378.44 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 2) NORTH 02 DEGREES 03 MINUTES 44 SECONDS WEST, A DISTANCE OF 649.25 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET IN THE SOUTHEAST LINE OF FARM-TO-MARKET ROAD 3039 AT THE MOST NORTHERLY NORTHWEST LINE OF SAID 388.263 ACRE TRACT;

THENCE ALONG THE SOUTHEAST LINE OF FARM-TO-MARKET ROAD 3039 AND THE COMMON NORTHWEST LINE OF SAID 388.263 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) NORTH 44 DEGREES 26 MINUTES 49 SECONDS EAST, A DISTANCE OF 1516.17 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND;
- 2) NORTH 45 DEGREES 33 MINUTES 11 SECONDS WEST, A DISTANCE OF 20.89 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET, FROM WHICH A CONCRETE RIGHT-OF-WAY MONUMENT FOUND (BROKEN) BEARS NORTH 20 DEGREES 03 MINUTES WEST, A DISTANCE OF 1.6 FEET;

NORTH 44 DEGREES 26 MINUTES 49 SECONDS EAST, A DISTANCE OF 328.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 388.264 ACRES OF LAND, MORE OR LESS.



LEGAL DESCRIPTION
TRACT TWO

BEING 165.496 ACRES OF LAND LOCATED IN THE DAVID WILKASON SURVEY, ABSTRACT NO. 566, KAUFMAN COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 83.858 ACRE TRACT DESCRIBED AS TRACT "A" AND ALL OF THAT CERTAIN CALLED 8.412 ACRE TRACT DESCRIBED AS TRACT "B" TO RPC CRANDALL, LLC BY DEED RECORDED IN VOLUME 2740, PAGE 1, DEED RECORDS, KAUFMAN COUNTY, TEXAS (D.R.K.C.T.), AND ALL OF THAT CERTAIN CALLED 73.482 ACRES AS DESCRIBED TO WETLANDS MANAGEMENT, L.P. BY DEED RECORDED IN VOLUME 2740, PAGE 18, (D.R.K.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "KHA" FOUND IN THE NORTHWEST LINE OF FARM-TO-MARKET ROAD 3039 (VARIABLE WIDTH RIGHT-OF-WAY) AT THE SOUTH CORNER OF THE ABOVE-MENTIONED 83.858 ACRE TRACT AND THE MOST EASTERLY SOUTHEAST CORNER OF THE ABOVE-MENTIONED 73.482 ACRE TRACT;

THENCE SOUTH 44 DEGREES 26 MINUTES 49 SECONDS WEST, A DISTANCE OF 596.28 FEET ALONG THE NORTHWEST LINE OF FARM-TO-MARKET ROAD 3039 TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE SOUTH CORNER OF SAID 73.482 ACRE TRACT, SAME BEING THE EAST CORNER OF THAT CERTAIN CALLED 1.70 ACRE TRACT AS DESCRIBED TO WETLANDS MANAGEMENT, LP BY DEED RECORDED IN VOLUME 2660, PAGE 553, (D.R.K.C.T.);

THENCE NORTH 45 DEGREES 05 MINUTES 45 SECONDS WEST, A DISTANCE OF 357.40 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT AN ANGLE CORNER OF SAID 73.482 ACRE TRACT AND THE NORTH CORNER OF THE ABOVE-MENTIONED 1.70 ACRE TRACT;

THENCE SOUTH 44 DEGREES 26 MINUTES 49 SECONDS WEST, A DISTANCE OF 207.04 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT AN ANGLE CORNER OF SAID 73.482 ACRE TRACT AND THE WEST CORNER OF SAID 1.70 ACRE TRACT;

THENCE NORTH 45 DEGREES 05 MINUTES 45 SECONDS WEST, A DISTANCE OF 1271.27 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE MOST SOUTHERLY WEST CORNER OF SAID 73.482 ACRE TRACT;

THENCE NORTH 44 DEGREES 57 MINUTES 26 SECONDS EAST, A DISTANCE OF 1444.13 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET FOR AN INTERIOR ANGLE CORNER OF SAID 73.482 ACRE TRACT;

THENCE NORTH 44 DEGREES 58 MINUTES 59 SECONDS WEST, A DISTANCE OF 1812.37 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE MOST NORTHERLY WEST CORNER OF SAID 73.482 ACRE TRACT;

THENCE NORTH 44 DEGREES 58 MINUTES 53 SECONDS EAST, A DISTANCE OF 755.75 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE NORTH CORNER OF SAID 73.482 ACRE TRACT, SAME BEING THE MOST WESTERLY CORNER OF SAID 83.858 ACRE TRACT;

THENCE ALONG THE NORTH LINE OF SAID 83.858 ACRE TRACT, THE FOLLOWING TEN (10) COURSES AND DISTANCES:

- 1) NORTH 46 DEGREES 25 MINUTES 36 SECONDS EAST, A DISTANCE OF 125.26 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 2) SOUTH 49 DEGREES 15 MINUTES 26 SECONDS EAST, A DISTANCE OF 207.89 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "S&P SURVEYING" FOUND;



- 3) NORTH 19 DEGREES 12 MINUTES 58 SECONDS EAST, A DISTANCE OF 704.36 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 4) NORTH 06 DEGREES 14 MINUTES 44 SECONDS WEST, A DISTANCE OF 26.48 FEET TO A 3/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE MICHAEL W. LEONARD TRACT AS DESCRIBED IN VOLUME 1624, PAGE 187, (D.R.K.C.T.);
- 5) NORTH 86 DEGREES 55 MINUTES 58 SECONDS EAST, A DISTANCE OF 322.26 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE SOUTHEAST CORNER OF THE ABOVE-MENTIONED LEONARD TRACT;
- 6) NORTH 12 DEGREES 10 MINUTES 42 SECONDS WEST, A DISTANCE OF 352.57 FEET TO A POINT FOR CORNER AT THE NORTHEAST CORNER OF SAID LEONARD TRACT, FROM WHICH A 1/2" IRON PIPE FOUND (DISTURBED-BENT) BEARS SOUTH 31 DEGREES 02 MINUTES 57 SECONDS EAST, A DISTANCE OF 0.65 FEET;
- 7) NORTH 77 DEGREES 14 MINUTES 38 SECONDS EAST, A DISTANCE OF 208.18 FEET TO A 1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THAT CERTAIN CALLED 5.042 ACRE TRACT AS DESCRIBED TO THOMAS BLACKWELL BY DEED RECORDED IN VOLUME 1273, PAGE 201, (D.R.K.C.T.);
- 8) SOUTH 11 DEGREES 46 MINUTES 54 SECONDS EAST, A DISTANCE OF 394.22 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "KHA" FOUND AT INTERIOR ANGLE CORNER OF THE ABOVE-MENTIONED 5.042 ACRE TRACT;
- 9) SOUTH 09 DEGREES 17 MINUTES 43 SECONDS WEST, A DISTANCE OF 416.50 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE SOUTHWEST CORNER OF SAID 5.042 ACRE TRACT;
- 10) NORTH 77 DEGREES 32 MINUTES 17 SECONDS EAST, A DISTANCE OF 464.01 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET IN THE WEST LINE OF THAT CERTAIN CALLED 10.115 ACRE TRACT AS DESCRIBED TO LONNIE SHIPLEY BY DEED RECORDED IN VOLUME 4211, PAGE 97, (D.R.K.C.T.) AT A NORTHEAST CORNER OF SAID 83.858 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 5.042 ACRE TRACT;

THENCE ALONG THE EAST LINE OF SAID 83.858 ACRE TRACT, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

- 1) SOUTH 10 DEGREES 39 MINUTES 55 SECONDS EAST, A DISTANCE OF 463.31 FEET TO A POINT FOR CORNER AT THE SOUTH CORNER OF THE ABOVE-MENTIONED 10.115 ACRE TRACT AND THE WEST CORNER OF THAT CERTAIN CALLED 59.643 ACRE TRACT AS DESCRIBED TO MARIA CARMEN SOLIS ET VIR BY DEED RECORDED IN VOLUME 4806, PAGE 449, (D.R.K.C.T.), FROM WHICH A 3/4" IRON ROD FOUND BEARS NORTH 86 DEGREES 59 MINUTES 28 SECONDS WEST, A DISTANCE OF 1.13 FEET;
- 2) SOUTH 41 DEGREES 08 MINUTES 57 SECONDS EAST, A DISTANCE OF 350.99 FEET ALONG THE WEST LINE OF THE ABOVE-MENTIONED 59.643 ACRE TRACT TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 3) SOUTH 21 DEGREES 26 MINUTES 49 SECONDS WEST, A DISTANCE OF 389.32 FEET ALONG THE WEST LINE OF SAID 59.643 ACRE TRACT TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 4) SOUTH 45 DEGREES 26 MINUTES 05 SECONDS EAST, A DISTANCE OF 179.11 FEET ALONG THE WEST LINE OF SAID 59.643 ACRE TRACT TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 5) SOUTH 31 DEGREES 20 MINUTES 57 SECONDS EAST, A DISTANCE OF 248.84 FEET ALONG THE WEST LINE OF SAID 59.643 ACRE TRACT TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 6) SOUTH 03 DEGREES 19 MINUTES 53 SECONDS EAST, A DISTANCE OF 105.94 FEET ALONG THE WEST LINE OF SAID 59.643 ACRE TRACT TO A 1" IRON PIPE FOUND AT THE NORTH CORNER OF THAT CERTAIN CALLED 3.853 ACRE TRACT AS DESCRIBED TO CHARLES HOUSTON ET UX BY DEED RECORDED IN VOLUME 762, PAGE 567, (D.R.K.C.T.);



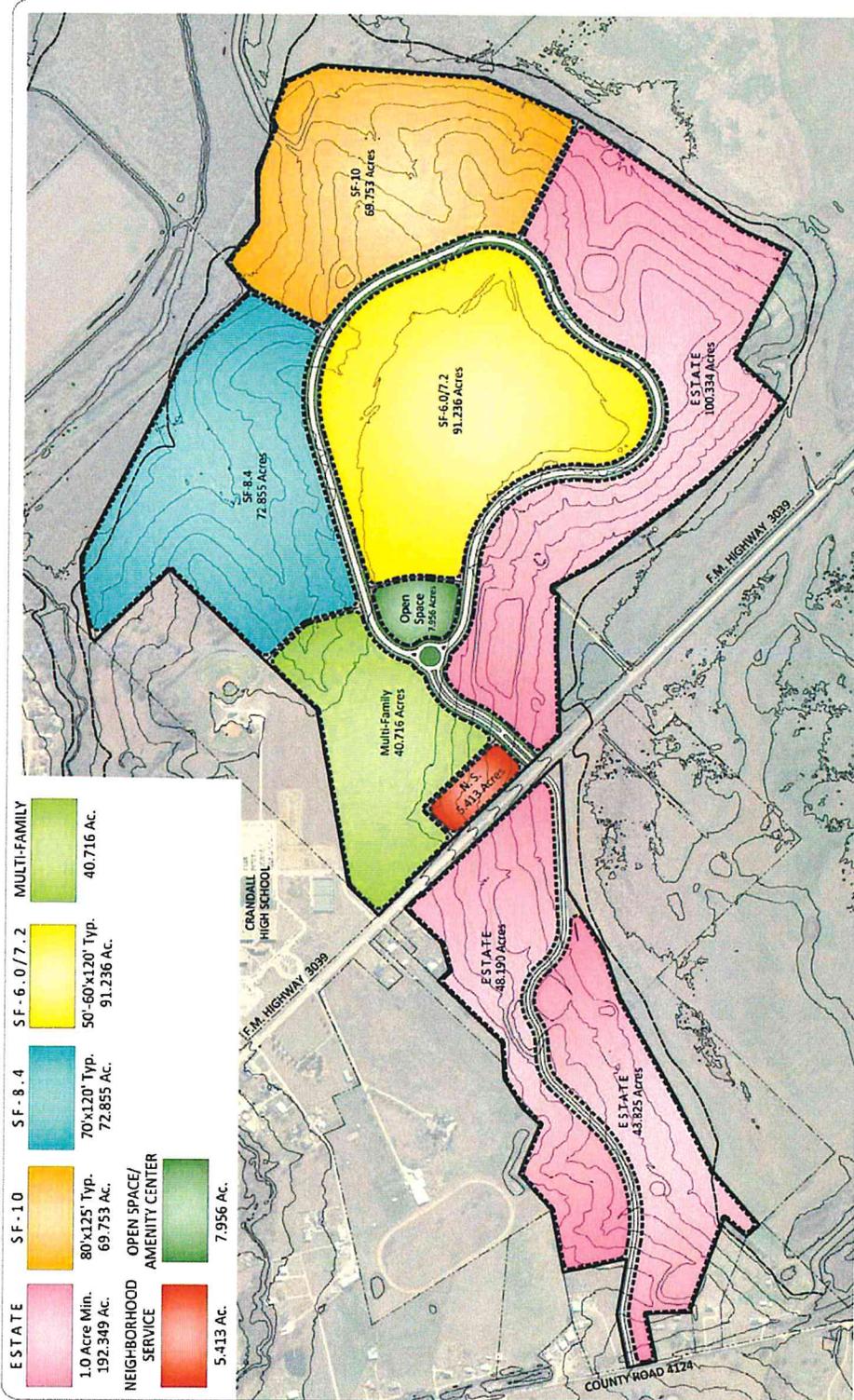
- 7) SOUTH 03 DEGREES 56 MINUTES 28 SECONDS EAST, A DISTANCE OF 156.06 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "KHA" FOUND AT AN ANGLE CORNER OF THE ABOVE-MENTIONED 3.853 ACRE TRACT;
- 8) SOUTH 45 DEGREES 22 MINUTES 56 SECONDS EAST, A DISTANCE OF 641.43 FEET ALONG THE WEST LINE OF SAID 3.853 ACRE TRACT TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE NORTH CORNER OF THAT CERTAIN CALLED 2.018 ACRE TRACT AS DESCRIBED TO BILLY W. CAMPBELL ET UX BY DEED RECORDED IN VOLUME 1423, PAGE 22, (D.R.K.C.T.);
- 9) SOUTH 44 DEGREES 37 MINUTES 02 SECONDS WEST, A DISTANCE OF 113.67 FEET TO A POINT FOR CORNER AT AN ANGLE CORNER OF THE ABOVE-MENTIONED 2.018 ACRE TRACT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "D.L. REAGLE" BEARS SOUTH 46 DEGREES 45 MINUTES 38 SECONDS WEST, A DISTANCE OF 0.73 FEET;
- 10) SOUTH 17 DEGREES 02 MINUTES 58 SECONDS EAST, A DISTANCE OF 204.56 FEET TO A POINT FOR CORNER AT AN ANGLE CORNER OF SAID 2.018 ACRE TRACT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "D.L. REAGLE" BEARS NORTH 63 DEGREES 26 MINUTES 22 SECONDS WEST, A DISTANCE OF 0.48 FEET;
- 11) SOUTH 45 DEGREES 22 MINUTES 58 SECONDS EAST, A DISTANCE OF 364.66 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET IN THE NORTHWEST LINE OF FARM-TO-MARKET ROAD 3039 AT THE EAST CORNER OF SAID 83.858 ACRE TRACT AND THE SOUTH CORNER OF SAID 2.018 ACRE TRACT;

THENCE ALONG THE NORTHWEST LINE OF FARM-TO-MARKET ROAD 3039 AND THE COMMON SOUTHEAST LINE OF SAID 83.858 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) SOUTH 44 DEGREES 26 MINUTES 49 SECONDS WEST, A DISTANCE OF 161.62 FEET TO A MAG NAIL FOUND;
 - 2) NORTH 45 DEGREES 33 MINUTES 11 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- SOUTH 44 DEGREES 26 MINUTES 49 SECONDS WEST, AT A DISTANCE OF 1272.87 FEET PASS A 1/2" IRON ROD FOUND AND CONTINUING FOR A TOTAL DISTANCE 1393.24 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 165.496 ACRES OF LAND, MORE OR LESS.



EXHIBIT C



ESTATE	SF - 10	SF - 8.4	SF - 6.0 / 7.2	MULTI-FAMILY
1.0 Acre Min. 192.349 Ac.	80'x125' Typ. 69.753 Ac.	70'x120' Typ. 72.855 Ac.	50'-60'x120' Typ. 91.236 Ac.	40.716 Ac.
NEIGHBORHOOD SERVICE	OPEN SPACE/ AMENITY CENTER			
5.413 Ac.	7.956 Ac.			

MARCH 12, 2019
 SHEET NO. 1 OF 1
 PROJECT #02546

CONCEPT PLAN
EAGLECREST
 CRANDALL, TEXAS