

**ORDINANCE NO. 1574-08-2024**

**AN ORDINANCE AMENDING ORDINANCE: 1219-12-2008; THE ZONING ORDINANCE OF THE CITY OF GAINESVILLE, TEXAS AUTHORIZING THE REZONING OF APPROXIMATELY 65 ACRES FROM COMMERCIAL (C-2) ZONING DISTRICT TO PLANNED DEVELOPMENT (PD) ZONING DISTRICT AND REZONING APPROXIMATELY 40 ACRES FROM TEMPORARY ZONING OF AGRICULTURE (A) ZONING DISTRICT TO PLANNED DEVELOPMENT (PD) ZONING DISTRICT; INCLUDING COOKE CAD PROPERTY IDS 146408, 146409, 9050, AND 69661 ALL WITHIN THE CITY OF GAINESVILLE, COOKE COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT A ATTACHED HERETO; PROVIDING FOR AN AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY OF GAINESVILLE; PROVIDING FOR AN EFFECTIVE DATE; CONTAINING A SEVERABILITY CLAUSE AND MAKING AN OPEN MEETING FINDING.**

**WHEREAS**, the City Council of the City of Gainesville, Texas (the “City Council”), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to adopt zoning regulations governing the use of land within the City; and

**WHEREAS**, the owner(s) of the tract of land described in Section 2 requested zoning the property as a Planned Development (PD) District; and

**WHEREAS**, the Planning and Zoning Commission of the City of Gainesville, Texas, held a public hearing on July 9, 2024, following notices required by law for a zoning district change, at which time all affected persons were given an opportunity to be heard; and

**WHEREAS**, the Planning and Zoning Commission of the City of Gainesville filed its report of the findings and unanimously recommends City Council grants the zoning district change; and

**WHEREAS**, the City Council of the City of Gainesville held a public hearing on August 6, 2024, following notices required by law for a zoning district change, at which time all persons were given an opportunity to be heard; and

**WHEREAS**, the City Council of the City of Gainesville has duly considered the Planning and Zoning Commission report, findings and recommendations.

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

That the City Council of the City of Gainesville has approved the zoning district change for the +/- 105.525 acres as follows:

**SECTION ONE: FINDINGS INCORPORATED.**

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

**SECTION TWO: REZONING PROPERTY ID NUMBERS 146408, 146409, 9050, AND 69661**

- A. The approximately 65 acres currently zoned Commercial (C-2) Zoning District and the approximately 40 acres currently zoned Agriculture (A) zoning district, a total of approximately 105.525 acres, more specifically described by metes and bounds in **Exhibit A**, “Legal Description,” attached hereto and incorporated herein for all purposes, is hereby rezoned to Planned Development (PD) zoning district with a base zoning district of Single-Family District (SF-1) for the single-family portion of the development and Multi-Family High Density District (MF-2) for the multi-family portion of the development, with the single-family and multi-family portions depicted more specifically in **Exhibit B**, “Concept Plan,” attached hereto and incorporated herein for all purposes.
- B. The property shall be developed in conformance with the following development regulations and standards:

**I. LAND USE – SINGLE FAMILY DETACHED RESIDENTIAL**

The Single Family Detached Residential Area is about 77 acres located generally north of the east-west electric transmission line, and the development of the Single Family area shall be in substantial conformance with the Concept Plan, attached hereto as Exhibit B. The allowable land uses for the Single Family Detached Residential Area shall conform to the permitted uses and development standards in the City of Gainesville’s Zoning Ordinance listed for SF-1 and the following list of permitted uses and development standards:

- A. Permitted uses:
1. Detached single-family residential dwellings including patio homes, zero lot line homes and accessory structures.
  2. Athletic fields (noncommercial).
  3. Schools (private or public).
  4. Utilities (private or public).
  5. Churches.
  6. Model Homes with temporary parking areas.
  7. Marketing and sales centers associated with the development of the Property.
  8. Temporary construction offices and storage yards associated with development of the Property.
  9. Home occupations but may not appear to be a business and it must feel like a residential neighborhood. No signage is allowed.
  11. Parks (public and private), playgrounds, trails, swimming pools, and other forms of improved and unimproved open space.
  12. Recreation centers, pools, and trails.
  13. Restricted Commercial (C-1) Use in compliance with Section IV of this Ordinance.
  14. Temporary concrete or asphalt batch plants associated with development of the Property, for a maximum period of 90 days.
  15. Agricultural uses limited to community gardens and historic agriculture land uses on any vacant land. Historical agricultural land uses shall override City Code of

Ordinance provisions related to maximum number of allowable animals on a property until development starts in the zone.

B. Non-Permitted Uses

1. Recreation vehicle parks or recreation vehicle storage.
2. No recreational vehicles, boats or trailers may be stored on the public streets, in driveways or in any part of a front yard area and must be screened from the street view.
3. Mobile homes, manufactured homes, and modular homes are prohibited.

C. Single Family Detached Residential Development Standards

<b>Single Family Detached</b>	
<b>Minimum Lot Size and Dimensions</b>	
Lot Area (sq. ft.)	3,000
Lot Width (feet)	30
Lot Depth (feet)	80
<b>Setback Requirements</b>	
Front Yard minimum (feet)	10
Side Yard minimum (feet)	5
Side Yard minimum – Patio & zero lot line (feet)	0/10
Side Yard at Street Side of Corner Lots min. (feet)	10
Rear Yard minimum (feet)	15
Garage door setback – Front entry	20
Garage door setback – Alley entry	5
Maximum Lot Coverage (Principal structure only)	50%
<b>Building Requirements</b>	
Main structure maximum height (feet)	45
Minimum Dwelling Area (SF) conditioned space	1,200 (max. 25%) 1,600 (remainder)

Minimum covered off street parking spaces	2/DU
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- D. Accessory Buildings
  - 1. Shall not exceed 150 square feet in size, except detached garages which shall not exceed 500 square feet in size.
  - 2. Shall not exceed 14 feet in height.
  - 3. Shall not be located within the front yard setback and a minimum of five (5) feet from any side or rear yard property line or over any drainage or utility easement.
  - 4. Maximum one (1) accessory building per residential lot.
  
- E. Design Repetition: For building elevations, a minimum of six (6) lots must be skipped on the same side and three (3) lots shall be skipped on the opposite side of a street before rebuilding the same single-family residential unit consisting of an identical elevation and color. The same elevation shall not be repeated on adjacent lots or directly across the street.

**II. LAND USE – MULTIFAMILY RESIDENTIAL**

The Multifamily Residential Area is about 15 acres located generally south of the east-west electric transmission line, and the development of the Multi-Family area shall be in substantial conformance with the Concept Plan, attached hereto as Exhibit B. The allowable land uses for the Multifamily Residential Area shall conform to the permitted uses and development standards in the City of Gainesville’s Zoning Ordinance listed for MF-2 and the following list of permitted uses and development standards:

- A. Permitted uses:
  - 1. Detached and attached residential dwellings including townhomes, duplexes, triplexes, apartments, and accessory structures.
  - 2. Athletic fields (noncommercial).
  - 3. Schools (private or public).
  - 4. Utilities (private or public).
  - 5. Churches.
  - 6. Model homes with temporary parking areas.
  - 7. Marketing and sales centers associated with the development of the Property.
  - 8. Temporary construction offices and storage yards associated with development of the Property.
  - 9. Home occupations but may not appear to be a business and it must feel like a residential neighborhood. No signage is allowed.
  - 10. Restricted Commercial (C-1) Use in compliance with Section IV of this Ordinance.
  - 11. Parks (public and private), playgrounds, trails, swimming pools, and other forms of improved and unimproved open space
  - 12. Recreation centers, pools, and trails.
  - 13. Temporary concrete or asphalt batch plants associated with development of the Property, for a maximum period of 90 days.

14. Agricultural uses limited to community gardens, farmers markets and for historic agriculture land uses on any vacant land.

B. Non-Permitted Uses

1. Recreation vehicle parks as a principal land use.
2. No recreational vehicles, boats or trailers may be stored on the public streets or in driveways and must be screened from the street view.
3. Mobile homes, manufactured homes, and modular homes are prohibited.

C. Multifamily Residential Development Standards

<b>Multifamily Attached and Detached</b>	
<b>Minimum Lot Size and Dimensions</b>	
Lot Area (sq. ft.)	2,000
Lot Width (feet)	20
Lot Depth (feet)	80
<b>Setback Requirements</b>	
Front Yard minimum (feet)	10
Side Yard minimum (feet) – Attached/Detached	0/5
Side Yard at Street Side of Corner Lots min. (feet)	10
Rear Yard minimum (feet)	10
Maximum Lot Coverage (Principal structure only)	70%
<b>Building Requirements</b>	
Main structure maximum height (feet)	55
Minimum Dwelling Area (SF) conditioned space	500
Minimum covered off street parking spaces	0.5/DU

D. Fences and Gates

1. Enclosure fencing and gates are not required.
2. Fencing shall be generally located along lot lines and provide adequate sight distance at street corners.

- E. Accessory Buildings
1. Shall not exceed 150 square feet in size, except detached garages which shall not exceed 500 square feet in size.
  2. Shall not exceed 14 feet in height.
  3. Shall not be located within the front yard setback and a minimum of five (5) feet from any side or rear yard property line or over any drainage or utility easement.

**III. RESIDENTIAL BUILDING ELEVATIONS – SINGLE FAMILY AND MULTIFAMILY**

The residential architecture is intended to be of traditional style mixing brick, stone, stucco and cementous fiber siding (HardiPlank, etc.) to create a diverse yet harmonious neighborhood environment. Each residential structure shall be designed to include the following minimum percentages of allowed architectural finishes including brick, stone, stucco and cementous fiber siding (HardiPlank, etc.):

- Front Elevation – 100%
- Side Elevations – 50%
- Rear Elevations – 0%

The minimum percentages of masonry apply only to the first story of the structure and exclude the areas for windows, doors, garage doors, chimneys, bay windows and any areas under a covered porch or stoop. No metal siding is allowed.

All main span roof pitches shall be a minimum of 6:12 except for decorative shed roofs over windows and doors which shall be a minimum of 3:12.

**IV. LAND USE – COMMERCIAL**

Only land directly adjacent to Grand Avenue may be used for Restricted Commercial (C-1) development. If the property is developed for commercial use, it shall comply with all Restricted Commercial (C-1) regulations per the City of Gainesville Code of Ordinances.

**V. CONCEPTUAL SITE PLAN**

The Conceptual Site Plan as shown as Exhibit B shall satisfy the zoning requirements for the Planned Development zoning.

**VI. SITE PLAN**

The Site Plan requirement for the Single Family Detached Residential portion of the Property shall be satisfied by a preliminary plat and follow the prescribed review and approval process for preliminary plats. The Site Plan requirement for the Multifamily Residential shall be satisfied by the Site Plan requirements of Section 3.1.14(D) of the City of Gainesville Zoning Ordinance No. 11219-12-2008.

**SECTION THREE: AMENDMENT OF THE ZONING MAP**

The official zoning map of the City of Gainesville, Cooke County, Texas, shall hereby be amended to reflect the rezoning to a Planned Development (PD) zoning district as described in Section One of this Ordinance.

**SECTION FOUR: EFFECTIVE DATE**

This ordinance shall be effective upon passage and publication.

**SECTION FIVE: SEVERABILITY**

If any provision, section, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstance, if for any reason held to be unconstitutional, void, or invalid (or for any reason unenforceable), the validity of the remaining portion of this Ordinance or its application to other person or sets of circumstances shall not be affected thereby, it being the intention of the City Council and of the Mayor of the City of Gainesville in adopting and approving this Ordinance, that no portion hereof or provision or regulation contained herein shall become inoperative or fail by any reason of any unconstitutionality or invalidity of any other portion, provision, or regulation.

**SECTION SIX: SAVINGS/REPEALING CLAUSE**

All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

**SECTION SEVEN: OPEN MEETING FINDING**

That it is hereby officially found and determined that the meeting at which this Ordinance is passed is open to the public as required by law and that public notice of the time, place and purpose of said meeting was given as required.

**INTRODUCTION, FIRST READING, CHARTER SUSPENSION:**

**INTRODUCED AND READ FOR THE FIRST TIME BEFORE THE CITY COUNCIL OF THE CITY OF GAINESVILLE ON THE 20<sup>TH</sup> DAY OF AUGUST 2024, AT WHICH THE CHARTER PROVISION OF THE CITY OF GAINESVILLE REQUIRING THE READING OF THE ORDINANCE ON THREE SEPARATE OCCASIONS WAS SUSPENDED BY A VOTE OF:**

6 AYES, 0 NAYS, 0 ABSENT, 0 ABSTENTIONS 1 VACANCY

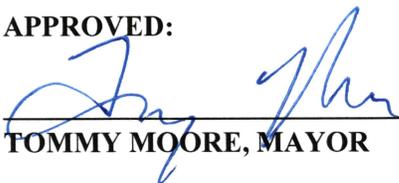
**ADOPTION**

**READ FOR THE THIRD TIME AND ADOPTED BEFORE THE CITY COUNCIL OF THE CITY OF GAINESVILLE ON THE 20<sup>TH</sup> DAY OF AUGUST 2024.**

6 AYES, 0 NAYS, 0 ABSENT, 0 ABSTENTIONS 1 VACANCY



APPROVED:

  
\_\_\_\_\_  
TOMMY MOORE, MAYOR

**ATTEST:**

A handwritten signature in blue ink, reading "Diana Alcala", written over a horizontal line.

**DIANA ALCALA, CITY SECRETARY**

**Exhibit A**  
**Legal Description**  
**105.525 Acres**

BEING A 105.525 ACRE TRACT OF LAND SITUATED IN THE JAMES C. DOBKINS SURVEY, ABSTRACT NO. 315, THE JACOB DOBKINS SURVEY, ABSTRACT NO. 316 AND THE MIRAM McCALL SURVEY, ABSTRACT NO. 703, CITY OF GAINESVILLE, COOKE COUNTY, TEXAS, AND BEING PART OF AN 80.869 ACRE TRACT OF LAND, CONVEYED TO MESA REAL ESTATE PARTNERS, LP, AS RECORDED IN VOLUME 2388, PAGE 89, DEED RECORDS, COOKE COUNTY, TEXAS AND ALL OF A 26.229 ACRE TRACT OF LAND CONVEYED AS "TRACT 2" TO MESA REAL ESTATE PARTNERS, LP, AS RECORDED IN VOLUME 2388, PAGE 96, DEED RECORDS, COOKE COUNTY, TEXAS. SAID 105.525 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DENTON CORS ARP (PID-DF8986) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 80.869 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF A 17.56 ACRE TRACT OF LAND CONVEYED AS "TRACT TWO" TO JOHN R. BEZNER, AS RECORDED IN VOLUME 872, PAGE 683, DEED RECORDS, COOKE COUNTY, TEXAS, SAID POINT BEING ON THE WEST LINE OF A 733.184 ACRE TRACT OF LAND CONVEYED TO TIMBERCREEK REAL ESTATE PARTNERS, L.L.C., AS RECORDED IN VOLUME 1674, PAGE 173, DEED RECORDS, COOKE COUNTY, TEXAS, AND BEING IN THE APPROXIMATE CENTER OF COUNTY ROAD NO. 135, (A PRESCRIPTIVE RIGHT-OF-WAY);

THENCE, SOUTH 89 DEGREES 12 MINUTES 39 SECONDS WEST, ALONG THE NORTH LINE OF SAID 80.869 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID 17.56 ACRE TRACT, A DISTANCE OF 39.63 FEET TO THE **POINT OF BEGINNING**;

THENCE, OVER AND ACROSS SAID 80.869 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 23 MINUTES 05 SECONDS EAST, A DISTANCE OF 1242.32 FEET TO A POINT FOR CORNER;

SOUTH 09 DEGREES 54 MINUTES 09 SECONDS EAST, A DISTANCE OF 118.95 FEET TO A POINT FOR CORNER;

SOUTH 31 DEGREES 13 MINUTES 57 SECONDS EAST, A DISTANCE OF 123.60 FEET TO A POINT FOR CORNER;

SOUTH 51 DEGREES 04 MINUTES 10 SECONDS EAST, A DISTANCE OF 122.95 FEET TO A POINT FOR CORNER;

SOUTH 55 DEGREES 35 MINUTES 44 SECONDS EAST, A DISTANCE OF 220.84 FEET TO A POINT FOR CORNER ON THE EAST LINE OF SAID 80.869 ACRE TRACT AND THE COMMON WEST LINE OF A 17.626 ACRE TRACT OF LAND CONVEYED TO WILLIAM C. MCRAE AND SPOUSE, JESSICA N. MCRAE, AS RECORDED IN VOLUME 2160, PAGE 614, DEED RECORDS, COOKE COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND (BENT) FOR AN EASTERLY CORNER OF SAID 80.869 ACRE TRACT AND THE NORTH CORNER OF SAID 17.626 ACRE TRACT BEARS NORTH 01 DEGREES 22 MINUTES 39 SECONDS EAST, A DISTANCE OF 36.69 FEET;

THENCE, SOUTH 01 DEGREES 22 MINUTES 39 SECONDS WEST, ALONG SAID EAST LINE OF 80.869 ACRE TRACT AND SAID WEST LINE OF 17.626 ACRE TRACT, A DISTANCE OF 335.08 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR A SOUTHEAST CORNER OF SAID 80.869 ACRE TRACT AND AN INTERIOR ELL CORNER OF SAID 17.626 ACRE TRACT;

THENCE, ALONG THE SOUTHEAST LINE OF SAID 80.869 ACRE TRACT AND THE COMMON NORTHWEST LINE OF SAID 17.626 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 78 DEGREES 17 MINUTES 08 SECONDS WEST, A DISTANCE OF 245.02 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 4857" FOUND FOR CORNER;

SOUTH 62 DEGREES 28 MINUTES 13 SECONDS WEST, A DISTANCE OF 257.85 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 4857" FOUND FOR CORNER;

SOUTH 28 DEGREES 09 MINUTES 48 SECONDS WEST, A DISTANCE OF 101.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 66 DEGREES 35 MINUTES 05 SECONDS WEST, PASSING AT A DISTANCE OF 337.97 FEET A 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 4857" FOUND AND CONTINUING IN ALL, A TOTAL DISTANCE OF 375.27 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 4857" FOUND FOR THE SOUTH CORNER OF SAID 80.869 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF SAID 17.626 ACRE TRACT, SAID POINT BEING ON THE EAST LINE OF AFORESAID 26.229 ACRE TRACT;

THENCE, SOUTH 00 DEGREES 00 MINUTES 53 SECONDS WEST, ALONG SAID EAST LINE OF 26.229 ACRE TRACT AND THE COMMON WEST LINE OF SAID 17.626 ACRE TRACT, A DISTANCE OF 281.10 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 26.229 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF SAID 17.626 ACRE TRACT, SAID POINT BEING ON THE NORTH LINE OF THE REMAINDER OF A 15.33 ACRE TRACT OF LAND CONVEYED AS "TRACT FOUR" TO WILLIAM GREGG TYLER TRUST, AS RECORDED IN VOLUME 1690, PAGE 477, DEED RECORDS, COOKE COUNTY, TEXAS;

THENCE, SOUTH 89 DEGREES 13 MINUTES 58 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 26.229 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 15.33 ACRE TRACT, A DISTANCE OF 427.56 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 4857" FOUND FOR THE SOUTHWEST CORNER OF SAID 26.299 ACRE TRACT, SAID POINT BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD NO. 372, ALSO KNOWN AS N. GRAND AVENUE, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, ALONG THE SOUTHWEST LINE OF SAID 26.229 ACRE TRACT AND THE COMMON NORTHEAST RIGHT-OF-WAY LINE OF SAID FARM-TO-MARKET ROAD NO. 372, THE FOLLOWING COURSES AND DISTANCES:

NORTH 30 DEGREES 59 MINUTES 45 SECONDS WEST, A DISTANCE OF 1472.98 FEET TO A 1/2 INCH IRON ROD FOUND (BENT) FOR CORNER;

NORTH 59 DEGREES 00 MINUTES 15 SECONDS EAST, A DISTANCE OF 25.00 FEET TO A CONCRETE HIGHWAY MONUMENT FOUND (BROKEN) FOR CORNER;

NORTH 30 DEGREES 59 MINUTES 45 SECONDS WEST, PASSING AT A DISTANCE OF 797.47 FEET THE NORTHWEST CORNER OF SAID 26.229 ACRE TRACT AND A COMMON EXTERIOR ELL CORNER OF AFORESAID 80.869 ACRE TRACT, CONTINUING ALONG THE

SOUTHWEST LINE OF SAID 80.869 ACRE TRACT AND SAID NORTHEAST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD NO. 372, IN ALL A TOTAL DISTANCE OF 1643.34 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID 80.869 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF A 10 ACRE TRACT OF LAND CONVEYED TO THOMPSON FAMILY PARTNERSHIP, AS RECORDED IN VOLUME 2142, PAGE 139 AND IN COUNTY CLERK'S FILE NO. 2017-75680, DEED RECORDS, COOKE COUNTY, TEXAS;

THENCE, SOUTH 89 DEGREES 31 MINUTES 38 SECONDS EAST, ALONG THE NORTH LINE OF SAID 80.869 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID 10 ACRE TRACT, A DISTANCE OF 1028.06 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 10 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF AFORESAID 17.56 ACRE TRACT;

THENCE, NORTH 89 DEGREES 12 MINUTES 39 SECONDS EAST, CONTINUING ALONG SAID NORTH LINE OF 80.869 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID 17.56 ACRE TRACT, A DISTANCE OF 1481.03 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 105.525 ACRES OF LAND MORE OR LESS.

A PARCEL PLAT OF EQUAL DATE HERewith ACCOMPANIES THIS PROPERTY DESCRIPTION.

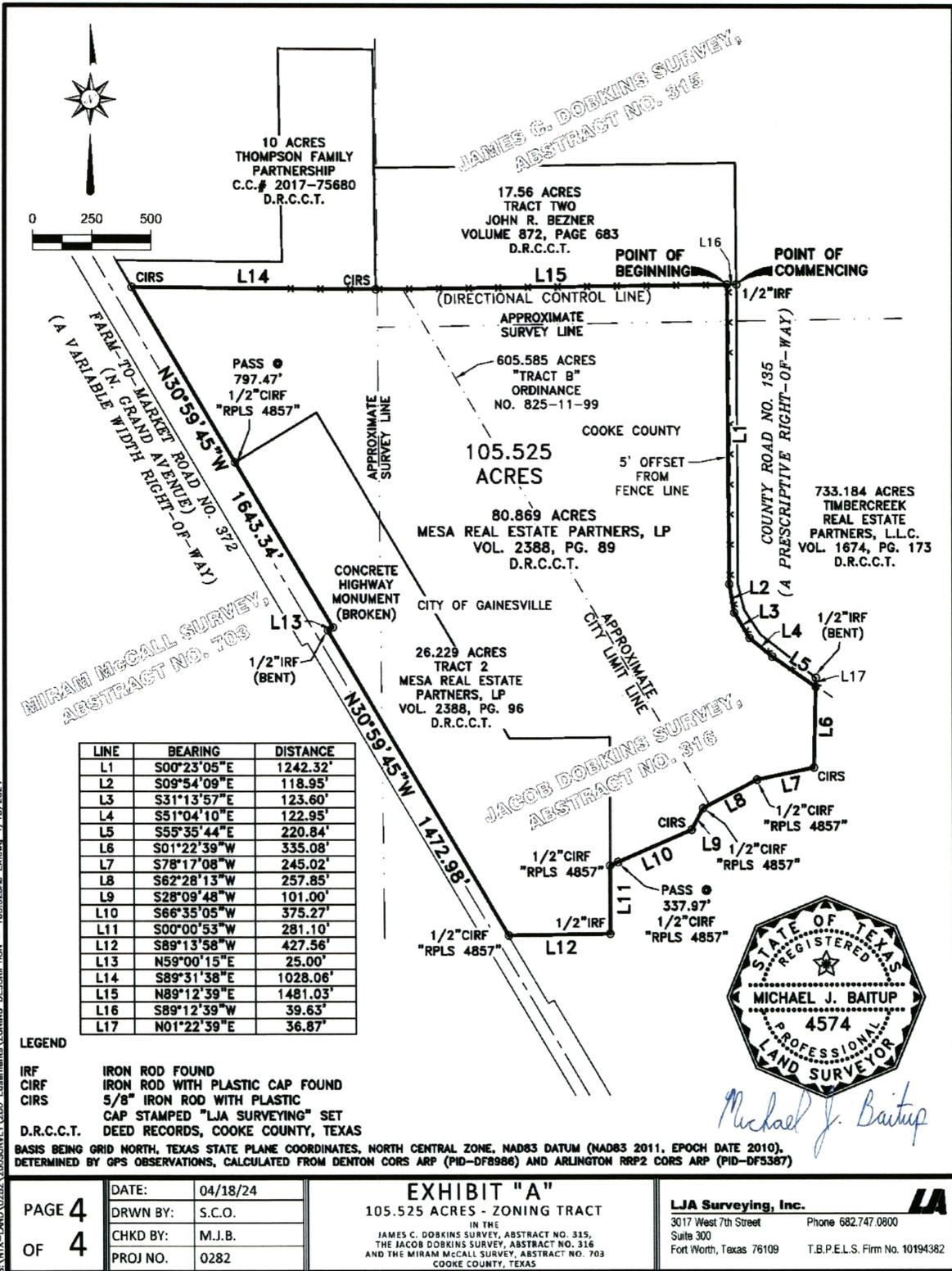
*Michael J. Baitup*

Michael J. Baitup, R.P.L.S.  
Registered Professional Land Surveyor  
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469-484-0778

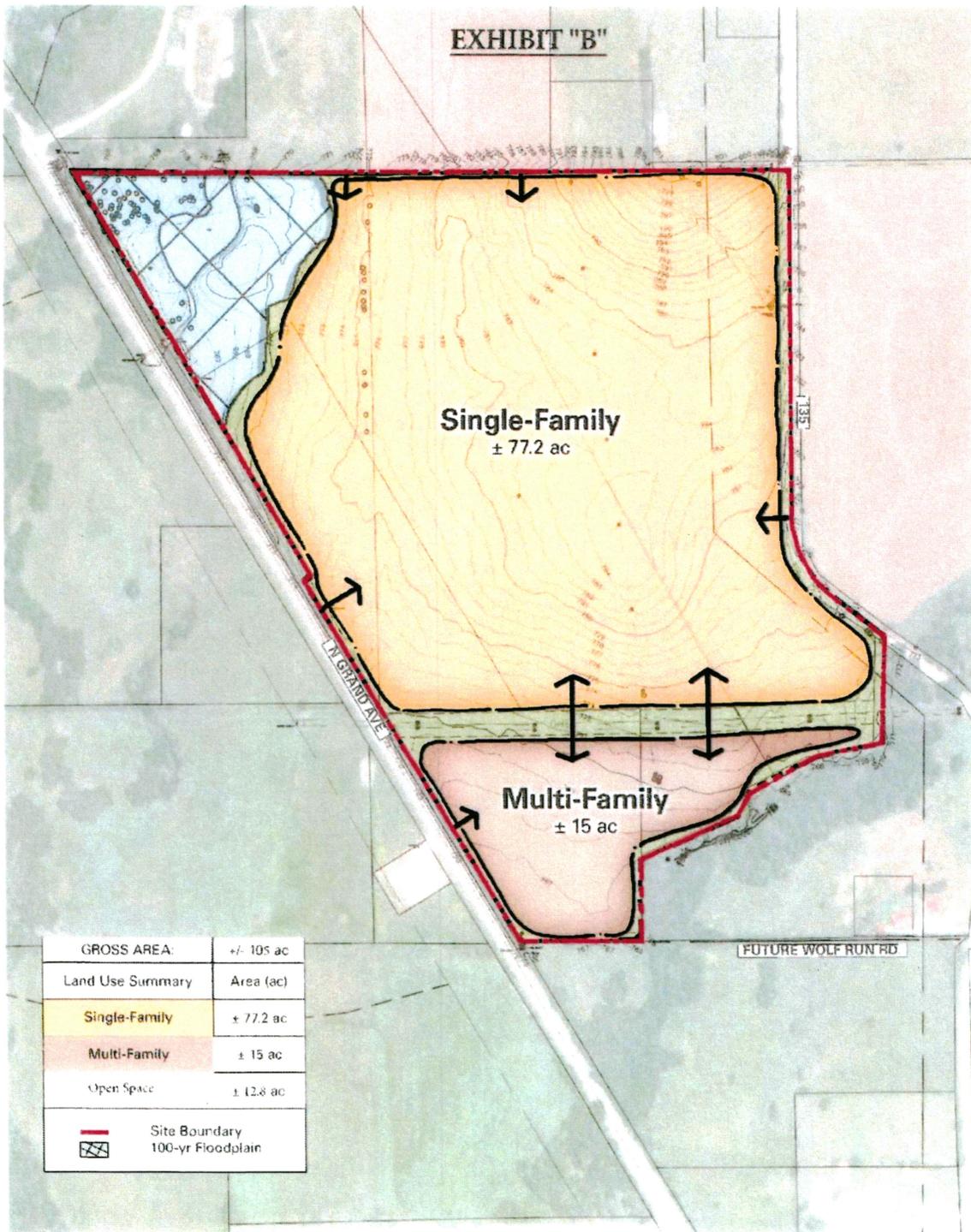
April 18, 2024



TBPLS Firm No. 10194382



**Exhibit B**  
**Concept Plan**



Conceptual Site Plan  
Mesa 108 Tract

Scale

North

Legend

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