



PRESTONWOOD POLO & COUNTRY CLUB

OAK POINT, TEXAS



ZONING

VCM Prestonwood Polo Development, Ltd has re-zoned the 97.08 acre Prestonwood Polo Club property into 22 exclusive home sites overlooking lush 3 green polo fields. Careful attention has been paid to preserving open space and each lot's view of the polo fields. A perimeter landscape buffer will surround the property giving the look and feel of being in an unified and secure development. All 22 lots will be 2.5 acres gross with a minimum of 1 acre of usable area. Built out, the development will have 22 homes on 97.08 acres, which is the equivalent of 1 home for every 4.05 acres. Prestonwood Polo's covenants and Residential Development Standards are designed to:

- Protect open space and lush green views.
- Preserve the design integrity and architectural quality of Prestonwood dwellings.
- Bring the excitement and beauty of Polo to our resident's backyards.
- Uphold property values.



All improvements will be architecturally compatible providing a continuity or agreeable relationship of architectural style, mass, proportion, scale, materials, color and design detail with existing and planned improvements on adjacent properties and in the neighborhood.

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Homes styles will be limited to French Country, Hill Country and English Tudor and must have a minimum floor area of two thousand (2,000) square feet and will front the street. Permitted colors are those that harmonize with the natural landscape. The rear will face the polo fields and be designed to maximize polo views, all structures must be contained within the Permissible Building Areas (P.B.A.) lines shown on the site plan. Each of the 24 lots will own a piece of the polo field preserving its view long term. The polo club will maintain the landscape easement via HOA dues. Each homeowner will be responsible for maintaining the areas inside its fenced lot, the balance of the lot will be an easement in perpetuity granted to the polo club to use as polo fields.

The plan is to develop the project in phases starting on Yacht Club Drive and heading east along Martingale. With the exception of proposed Lot 1, Martingale Road will be constructed by Prestonwood in phases prior to the recordation of the final plat for the single-family lots of each phase. Each lot will use Mustang water and aerobic septic systems.

Future plans on lot 25 and 26 call for a polo clubhouse, restaurant, hotel, spa, tennis courts, pool and additional equestrian barns to be developed at a later date, the size and scope of such improvements which will require City zoning review and approval.

The purpose of this Planned Development district is to establish development standards for the master-planned development of Prestonwood Polo & Country Club including a maximum of 24 residential lots each of at least 2.5 acres and surrounding three (3) polo fields as generally depicted in Exhibit D.

Tract 1: PD-R1 Single-Family Residential District (approximately 63.21 acres/2,753,356.0 square feet)

Tract 1 shall be developed under the regulations of the R-1 Single-Family Residential District as outlined in Section V of the Zoning Ordinance No. 2002-04 as is currently exists, or may be amended, and in general compliance with Exhibit D subject to the following conditions:

- 1) Permitted Uses** – In addition to those uses permitted by the R-1 Single-Family Residential District, the polo easement areas on Lots 1 through 24 may be used for polo fields and related equestrian activities. Should the polo club become defunct, the polo easement will revert to an open space and common area easement which can be used for recreational activities and shall be maintained by the HOA. Language to be mutually agreed upon by the developer and City Attorney shall be placed on each plat of the property to define the polo easement and address current and future use and maintenance issues.
- 2) Minimum Lot Area** - Minimum lot area shall be two and one-half (2.5) acres. Each lot shall dedicate a portion of its area as permanent easement for use by the polo club as shown on Exhibit “D”. The minimum net lot area (less the area of the polo easement) is one (1) acre.
- 3) Minimum Lot Width** - Minimum lot width shall be 100 feet.
- 4) Minimum Lot Depth** - Minimum lot depth shall be 150 feet.
- 5) Minimum Front Yard** - Minimum front yard shall be 100 feet.
- 6) Minimum Rear yard** - Minimum rear yard shall be 25 feet.
- 7) Minimum Side Yard** - Minimum side yard shall be 30 feet.

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- 8) **Maximum Building Height** – No buildings shall exceed the height of thirty-five (35) feet or two and one-half (2-1/2) stories; Height limit for any accessory buildings shall be twenty-five (25) feet.
- 9) **Minimum Dwelling Area** Single family dwellings shall have a minimum floor area of two thousand five-hundred (2,500) square feet (exclusive of garage and under heat and air).
- 10) **Home Orientation** - The rear of the home shall face the polo fields and be designed to maximize polo views. Each of the 24 lots shall own a piece of the polo field preserving its view long term. Each homeowner shall be responsible for maintaining the areas inside its fenced lot.
- 11) **Architectural Compatibility** - All buildings shall be architecturally compatible. The architectural compatibility shall be achieved by implementing the following requirements for design, color, roofing, and materials.
 - a. **Architectural Style** - Required architectural styles are French Country, Hill Country, English Tudor or other reasonably consistent style as approved by the City. Examples of these architectural styles are depicted in the Appendix as Exhibit A.

French Country



Hill Country



English Tudor



- b. **Colors** - Permitted colors are those that harmonize with the natural landscape. Muted shades are considered to be most appropriate. Black and other less muted shades are permitted for trim paint. Gloss paint is not permitted. Care should be taken to avoid

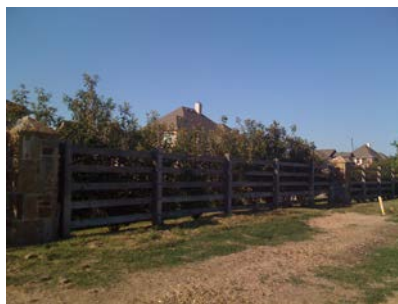
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the use of an excessive number of materials and colors. Colors and materials shall be compatible with each other so as to develop a cohesive appearance for the dwelling appropriate to its architectural character and to the neighborhood.

- c. **Materials** – The front exterior wall (excluding doors and windows), of each dwelling shall be one hundred (100%) brick or brick veneer, or stone, stone veneer or stucco. The remaining exterior walls of each dwelling (excluding doors and windows) shall be 80% brick or brick veneer, stone or stone veneer, or stucco, unless the wall is on a porch, patio, breezeway or courtyard. The exterior portion of any fireplace chimney shall be one hundred (100%) brick or brick veneer, or stone or stone veneer.
- d. **Roofing** - Roofing colors shall harmonize with the natural landscape, community and Neighborhood Criteria. Roofing shall be muted in shades and without color pattern. Acceptable roofing materials include tile, slate, composition shingles, stone coated or standing seam metal and cement-fiberboard products. All metal roofing shall be free of any types of glossy finish.

12) Perimeter Landscape Easement & Gated Entries - A 15-foot landscape easement shall be provided along the fronts and sides of all single-family lots located adjacent to Yacht Club Road, Martingale Trail, proposed Prestonwood Polo Drive, and proposed Norman Brinker Way as shown on Exhibit D to create the look and feel of a “gated community”. Each lot shall have direct access to the streets through the landscape easement.

- a. **Fences and Gates** - A split rail wood fence with a maximum height of four (4) feet and intermittent stone columns every 30 feet shall be constructed within the 15-foot wide landscape easement. An automatic gate constructed of black wrought iron or tubular steel located outside of the right-of-way shall provide secure each access to each lot. The side and rear yards of the residential lots (labeled as Lots 1 through 24 on Exhibit D) shall be enclosed with black wrought-iron or tubular steel fencing. Such fencing shall be placed on the side property lines and parallel to the rear property line along the boundary of the polo easement, except for Lots 7 through 10 where such fencing will be located 85 feet west of the polo easement and a one foot hedge row of bushes will be planted at the western edge of the polo easement of polo field 2.



- b. **Landscaping** – In addition to other landscape requirements of the City, a minimum of one (1) three-inch (3”) caliper deciduous and evergreen tree shall be planted in the landscape easement not wider than every fifty (50) linear feet and no closer than every

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25 feet. A minimum of one (1) ten gallon shrub shall be planted in the landscape easement every twenty (20) feet not to exceed 3 feet in height.

- c. **Installation and Maintenance** - The automatic gate, split rail fence with stone columns, interior fencing along side and rear yards (as shown on Exhibit "D" outside the polo easement, and landscaping shall be installed by the homebuilder prior to issuance of a Certificate of Occupancy for the home on which the improvements are located. The development shall have an HOA and each homeowner shall be required to pay dues, and to maintain the fence within the 15-foot landscape easement.

13) Driveways - Driveways shall be asphalt or concrete and at least 16 feet in width. Each owner shall maintain its driveway and entry gate in good working order and repair at all times.

14) . Private Drives – Prestonwood Polo Drive, as shown on Exhibit D, shall be a private drive maintained by HOA, building setbacks for lots 4 and 5 shall 50 feet from Prestonwood Polo Drive.

Tract 2: PD-R1 Single-Family Residential District (33.87 acres / 1,457,374.094

Tract 2 shall be developed under the regulations of the R-1 Single-Family Residential District as outlined in Section V of the Zoning Ordinance No. 2002-04 as is currently exists, or may be amended, and in general compliance with Exhibit D subject to the following conditions:

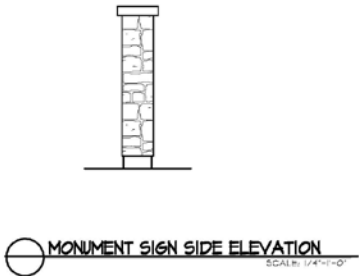
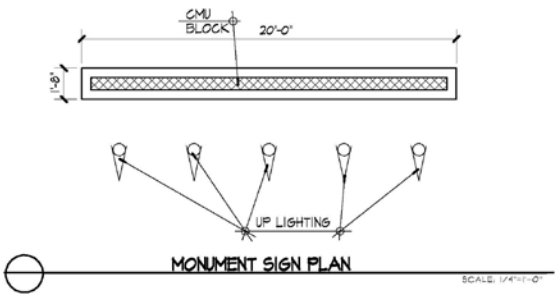
- 1) Permitted Uses – In addition to those uses permitted by the Single-Family Residential District, permitted uses on Tract 2 may include polo fields, equestrian arenas, and stables. Lots 25 and 26 shall be permitted to have one horse per stall, not to exceed 200 stalls.
- 2) This district will allow country club, pool, spa, tennis courts, restaurant, meeting space and related uses in the areas shown on Exhibit "D".
- 3) Parking shall be provided as required by Section IX of the Zoning Ordinance No. 2002-04 as is currently exists or may be amended. Improved parking shall be constructed to serve any future improvements on the property.

General Conditions for Tracts 1 and 2

Signage shall be allowed as follows:

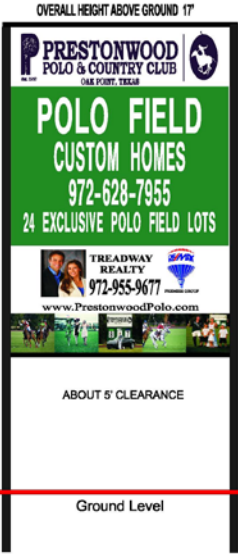
- 1) Development signs - Up to two (2) free-standing 8' x 12' development signs shall be allowed not to exceed 12' tall. Development signs shall be built of wood and metal and placed on private property setback five (5) feet from the property line. The general location of the development signs shall be in the entry sign easements shown on Exhibit D.
- 2) Monument signs - One (1) monument sign used for the purpose of subdivision identity shall be allowed at each of the following locations: the southeast corner of Yacht Club Drive and Martingale Trail, the southeast and southwest corners of Prestonwood Polo Drive and Martingale Trail, and the southwest corner of Martingale Trail and Norman Brinker Way. Such signs shall be no larger than 8' tall x 20' wide and shall be brick and cast stone with ground-based up lighting. The monument signs shall be constructed on private property within sign easements dedicated to and maintained by the HOA. The general location of the monument signs are shown the entry sign easements on Exhibit D.
- 3) Up to two 3'x8' Prestonwood Polo metal signs may be attached to the entrance gate on Yacht Club Road at the southwest corner of Tract 2.

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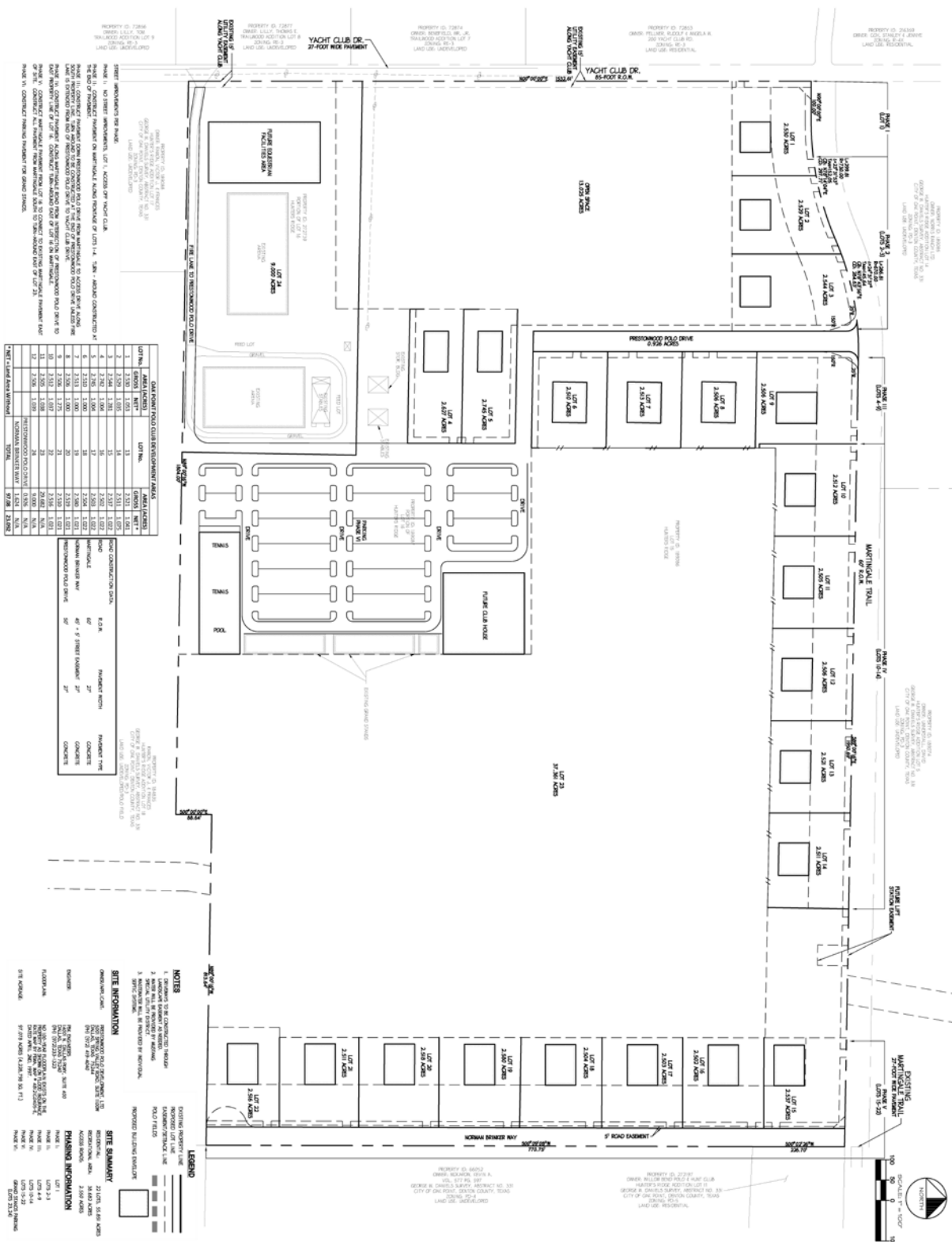


REVISION
DESIGN SERVICES BY WILLIAM C. THROWN AND ASSOCIATES, INC. 1000 N. GARDEN ST., SUITE 100 DALLAS, TEXAS 75202 TEL: 214-444-4444 FAX: 214-444-4444
525 YACHT CLUB DR OAK POINT, TX
DATE: 10/1/10 DRAWN BY: A-1

sign face 8'w x 12'h

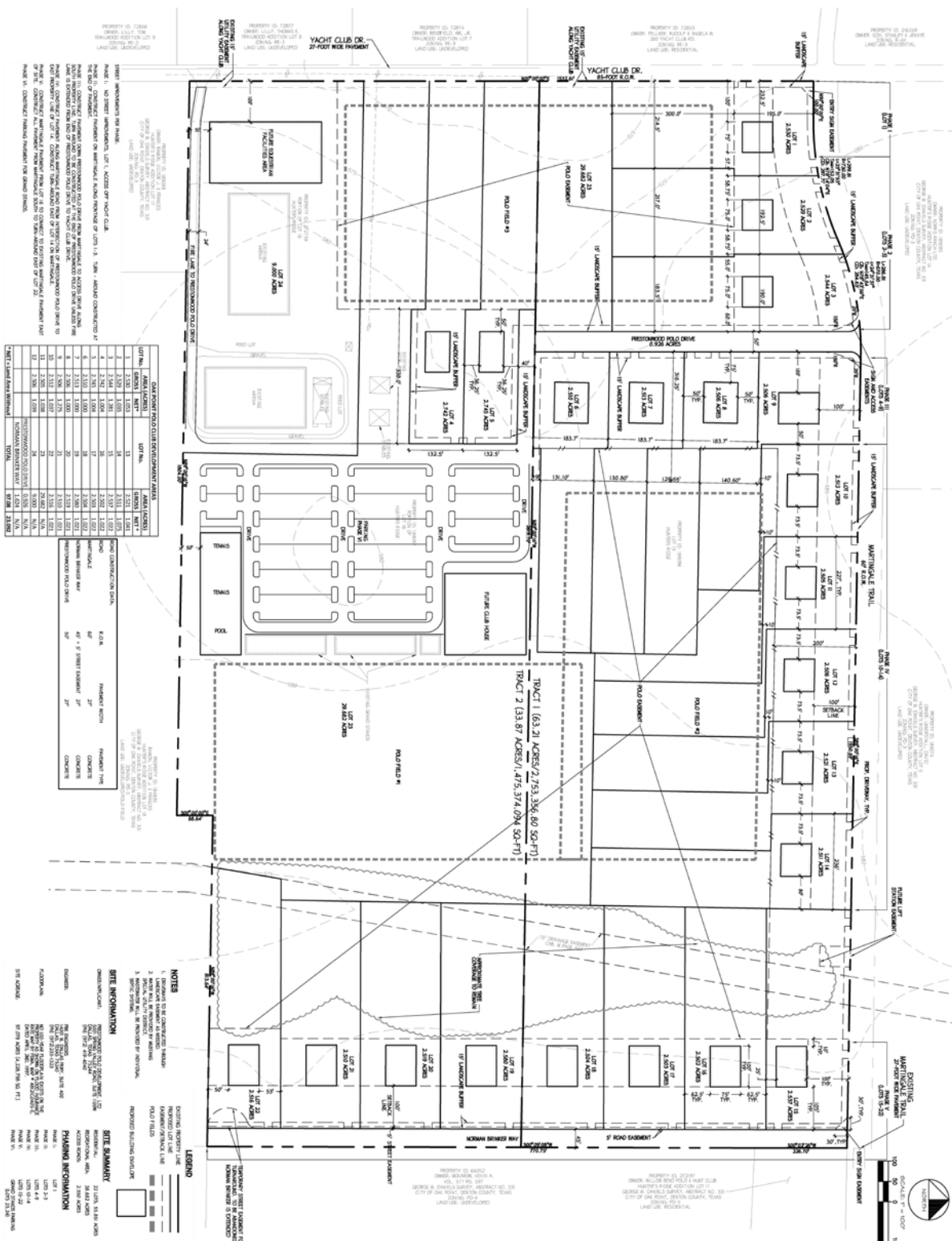


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<p>NOTE: DRAWING IS NOT FOR CONSTRUCTION. THIS DRAWING IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p>																
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<p style="text-align: center;">PBK ENGINEERS</p> <p style="text-align: center;">PBK</p> <p>14025 N. Dallas Hwy Suite 400 Dallas, Texas 75240 FAX: 972.231.1973</p>																
<p style="text-align: center;">LEGAL DESCRIPTION</p> <p>LOT 15 AND 16 OF THE ALBERTA ROAD ADDITION, AS SHOWN ON THE PLAT OF THE ALBERTA ROAD ADDITION, RECORD MAP NO. 332 OF THE DALLAS COUNTY REGISTRY OF DEEDS.</p>																
<p>SCALE: HORIZ. 1"=100'</p> <p>FINAL NO. P-2309</p> <p>PROJECT NO. 19131C</p> <p>DESIGNED BY: GJM</p> <p>DRAWN BY: DSD</p> <p>CHECKED BY: GJM</p> <p>DATE: 06/29/11</p>																
<p style="text-align: center;">EXHIBIT 'D'</p> <p style="text-align: center;">PRESTONWOOD POLO AND COUNTRY CLUB</p> <p style="text-align: center;">SHEET 4 OF 4</p>																

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LOTS 15 AND 16 OF THE HARTY'S BROOK ADDITION, AS RECORDED IN C.M. & P.G. 322 OF THE DIXON COUNTY REG. PROPERTY RECORDS.

EXHIBIT "D"
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