Y:\2007\2710.DSU\EXHIBIT-AC-2008-072908 Zoning.dwg

ZONE 3– YACHT CLUB AND BOAT DOCK

DESCRIPTION

THE PRIMARY USE OF THIS ZONE WILL BE YACHT CLUB AND BOAT DOCKING FACILITIES. USES RELATED TO THE CLUB MAY INCLUDE A RESTAURANT WITH OUTDOOR SEATING PLATFORM. THIS COVE MAY BE DREDGED IN COMPLIANCE WITH USACOE PERMITTING REQUIREMENTS TO FACILITATE WATERBORNE ACCESS TO MULTIPLE SLIPS, BOTH COVERED AND UNCOVERED FOR BOATS UP TO 25' IN LENGTH. PEDESTRIAN ACCESS DOWN–SLOPE TO ACCESS BOAT SLIPS AND THE YACHT CLUB WILL BE IN THE FORM OF STAIRS, RAMPS, IMPROVED TRAILS AND NATURAL TRAILS. THIS ZONE MAY ACCOMMODATE UPSCALE SINGLE FAMILY HOME SITES AND FOR–SALE MULTI–FAMILY RESIDENTIAL UNITS. THREE (3) STORIES, BUT NOT TO EXCEED FORTY–FIVE FEET (45') FOR THE MAIN BUILDING/HOUSE WILL BE THE APPLICABLE HEIGHT RESTRICTION 1,000 FEET OR MORE FROM THE LAKE. TEN (10) STORIES, BUT NOT TO EXCEED ONE HUNDRED FEET (100') FOR THE MAIN BUILDING/STRUCTURE WILL BE THE APPLICABLE HEIGHT RESTRICTION WITHIN 1,000 FEET OF THE LAKE. SELECTIVE PRUNING OF SOME EXISTING TREES WILL BE NECESSARY TO FACILITATE LAKE VIEWS FROM HIGHER ELEVATIONS, WHILE OTHER AREAS WILL BE PRESERVED AS NATURALIZED FOREST. THIS ZONE MAY ALSO ACCOMMODATE GOLF HOLES, INCLUDING CONSTRUCTION AND ROUTINE GOLF MAINTENANCE ACTIVITIES. EXTENSIVE LAKE EDGE EROSION EXISTS, THEREFORE EROSION CONTROL MEASURES WILL BE CONSIDERED AS NEEDED. A RIPARIAN PROTECTION BUFFER, WHERE APPLICABLE, WILL BE PROVIDED THAT IS INTENDED TO PROTECT NATURAL STORM WATER MANAGEMENT PROVIDED BY RIVERS, CREEKS AND WETLANDS; PROTECT SURFACE WATER AND GROUNDWATER QUALITY; PROTECT WATER–DEPENDENT AQUATIC AND TERRESTRIAL WILDLIFE CORRIDORS; MAINTAIN NATURAL VEGETATION NEEDED TO PROTECT THE FLOODPLAIN AND PROVIDE WILDLIFE HABITAT; OR PROTECT WETLANDS UNDER FEDERAL JURISDICTION THAT EXIST WITHIN THE FLOODPLAIN BUFFER.

800 400 0 800

(IN FEET)

SCALE 1"=800'

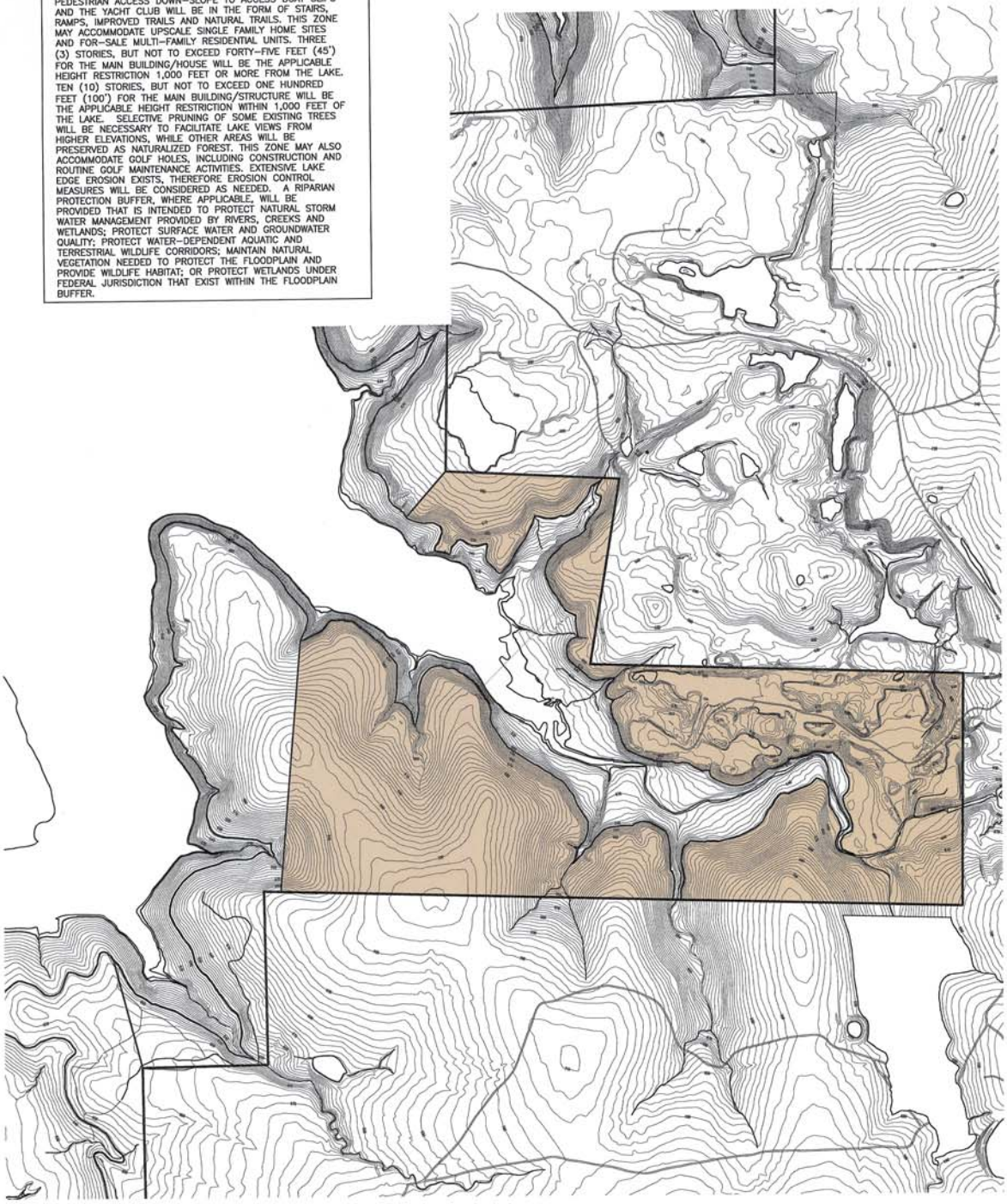

EXHIBIT "A-3"
CONCEPTUAL PLAN: PRESTON HARBOR DEVELOPMENT
MAP OF PROPOSED LAND ACQUISITION
FROM CORPS OF ENGINEERS LAND

PRESTON HARBOR DEVELOPMENT

DENISON, TEXAS

JUNE 29, 2008

ASA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248–9651 FAX (972) 248–9681

OWNER
SCHULER DEVELOPMENT
1500 E. INDUSTRIAL BOULEVARD
McKINNEY, Texas 75069
(972) 562-5555

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