Y:\2007\2710.DSU\EXHIBIT-AC-2008-082808 Zoning.dwg

ZONE 1– HOTEL / CONFERENCE CENTER

DESCRIPTION

LOCATED AT THE NORTHERN TIP OF THE SCHULER PROPERTY, THIS ZONE WILL BE DEDICATED TO HOTEL AND CONFERENCE CENTER USES. IN ADDITION TO TRADITIONAL OVERNIGHT ACCOMMODATIONS AND MEETING FACILITIES, THE HOTEL SITES MAY INCLUDE BOTH RENTAL AND FEE SIMPLE FORMS OF HOTEL BRANDED MULTI–FAMILY RESIDENTIAL UNITS. WITHIN 1,000 FEET OF THE LAKE, THE MAXIMUM HEIGHT IS TEN (10) STORIES, BUT NOT TO EXCEED ONE HUNDRED FEET (100') FOR THE MAIN BUILDING/STRUCTURE. FOR ACCESSORY BUILDINGS, INCLUDING PARKING STRUCTURES, AMENITY CENTERS, GAZEBOS, ETC., THREE STORIES, OR FORTY–FIVE FEET (45') IS THE MAXIMUM HEIGHT. OTHER HOTEL RELATED USES MAY INCLUDE RESTAURANTS WITH OUTDOOR SEATING PLATFORMS, RETAIL SHOPS, SPA AND FITNESS FACILITIES AND DAY SLIP PUBLIC DOCKING. THIS ZONE MAY ALSO ACCOMMODATE GOLF HOLES, INCLUDING CONSTRUCTION AND ROUTINE GOLF MAINTENANCE ACTIVITIES. PEDESTRIAN ACCESS DOWN–SLOPE TO ACCESS THE LAKE EDGE AND POCKET BEACHES WILL BE IN THE FORM OF STAIRS, RAMPS, IMPROVED TRAILS AND NATURAL TRAILS. 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. 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.

ZONE 2– SINGLE AND MULTI–FAMILY RESIDENTIAL

DESCRIPTION

THE LAND OF ZONE #2 WILL BE DEVELOPED INTO UPSCALE SINGLE FAMILY HOME SITES AND FOR–SALE MULTI–FAMILY RESIDENTIAL UNITS. INDIVIDUAL LOTS WILL EXTEND TO THE LAKE EDGE, WITH DEED RESTRICTIONS ON ALL LAND WITHIN THE FLOOD ZONE. 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. PEDESTRIAN ACCESS DOWN–SLOPE TO ACCESS THE LAKE EDGE, BOAT HOUSES AND POCKET BEACHES WILL BE IN THE FORM OF STAIRS, RAMPS, IMPROVED TRAILS AND NATURAL TRAILS. 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. BOAT HOUSES WILL ACCOMMODATE MULTIPLE SLIPS, BOTH COVERED AND UNCOVERED FOR BOATS UP TO 25' IN LENGTH. THESE PRIVATE BOATHOUSE SLIPS WILL OCCUPY NO MORE THAN 20% OF SHORELINE. 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.

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.

ZONE 4– SINGLE AND MULTI–FAMILY RESIDENTIAL

DESCRIPTION

THE LAND OF ZONE #4 WILL BE DEVELOPED INTO SINGLE FAMILY HOME SITES AND FOR–SALE MULTI–FAMILY RESIDENTIAL UNITS. INDIVIDUAL LOTS WILL EXTEND TO THE LAKE EDGE, WITH DEED RESTRICTIONS ON ALL LAND WITHIN THE FLOOD ZONE. 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. PEDESTRIAN ACCESS DOWN–SLOPE TO ACCESS THE LAKE EDGE, BOAT HOUSES AND POCKET BEACHES WILL BE IN THE FORM OF STAIRS, RAMPS, IMPROVED TRAILS AND NATURAL TRAILS. 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. BOAT HOUSES MAY ACCOMMODATE MULTIPLE SLIPS, BOTH COVERED AND UNCOVERED FOR BOATS UP TO 25' IN LENGTH. THESE PRIVATE BOATHOUSE SLIPS WILL OCCUPY NO MORE THAN 20% OF SHORELINE. 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.

ZONE 5– PUBLIC BOAT RAMP / PUBLIC OPEN SPACE

DESCRIPTION

THE PRIMARY USE OF THIS ZONE WILL BE FOR A PUBLIC BOAT RAMP, ASSOCIATED PUBLIC PARKING AND PASSIVE OPEN SPACE USES SUCH AS PICNICKING AND BEACH GOING. THE POINT OF ACCESS MAY BE DREDGED IN COMPLIANCE WITH USACOE PERMITTING REQUIREMENTS TO FACILITATE WATERBORNE ACCESS. SUPPORT FACILITIES MAY INCLUDE RESTROOMS, TRAILS AND INTERPRETIVE SIGNAGE. CAMPING WILL NOT BE ALLOWED. 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. PEDESTRIAN ACCESS DOWN–SLOPE TO ACCESS THE LAKE EDGE AND POCKET BEACHES WILL BE IN THE FORM OF STAIRS, RAMPS, IMPROVED TRAILS AND NATURAL TRAILS. 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.

ZONE 6– NATURAL FOREST PRESERVE / PASSIVE OPEN SPACE USES

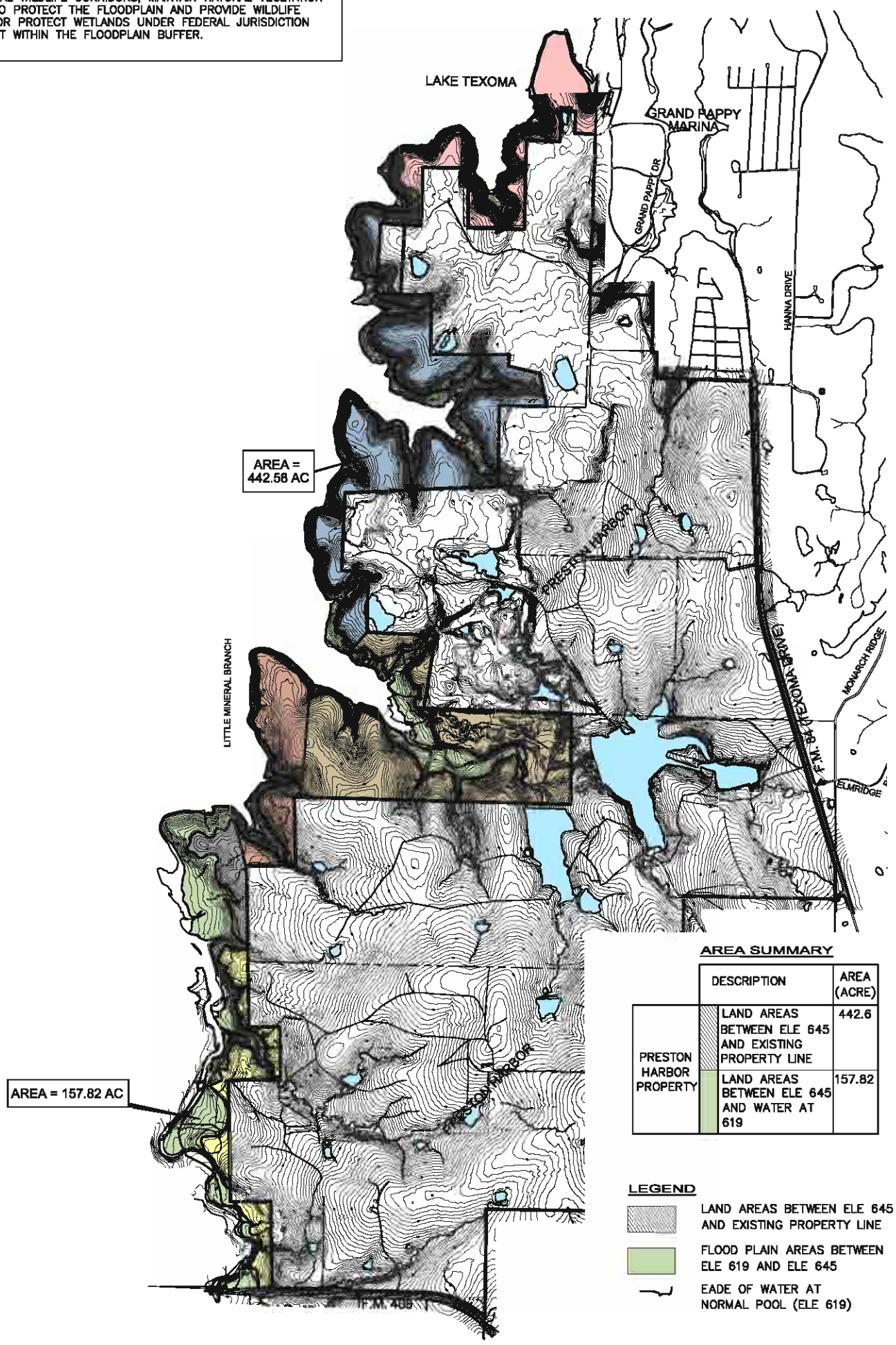
DESCRIPTION

THIS ZONE IS INTENDED TO SERVE PRIMARILY AS A NATURAL FOREST PRESERVE WITH PASSIVE OPEN SPACE USES SUCH AS TRAILS, CREEK BRIDGES AND PICNICKING. SUPPORT FACILITIES MAY INCLUDE RESTROOMS AND INTERPRETIVE SIGNAGE. CAMPING WILL NOT BE ALLOWED. PEDESTRIAN ACCESS DOWN–SLOPE TO ACCESS THE PRESERVE MAY 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. THIS ZONE MAY ALSO ACCOMMODATE GOLF HOLES, INCLUDING CONSTRUCTION AND ROUTINE GOLF MAINTENANCE ACTIVITIES. 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'



AREA SUMMARY

	DESCRIPTION	AREA (ACRE)
PRESTON HARBOR PROPERTY	LAND AREAS BETWEEN ELE 645 AND EXISTING PROPERTY LINE	442.6
	LAND AREAS BETWEEN ELE 645 AND WATER AT 619	157.82

LEGEND

- LAND AREAS BETWEEN ELE 645 AND EXISTING PROPERTY LINE
- FLOOD PLAIN AREAS BETWEEN ELE 619 AND ELE 645
- EADE OF WATER AT NORMAL POOL (ELE 619)

EXHIBIT "A-7"

CONCEPTUAL PLAN: PRESTON HARBOR DEVELOPMENT

MAP OF PROPOSED LAND ACQUISITION FROM CORPS OF ENGINEERS LAND

PRESTON HARBOR DEVELOPMENT

DENISON, TEXAS

JUNE 29, 2008

FOR AGENCY INFORMATION AND DISCUSSION PURPOSES ONLY

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