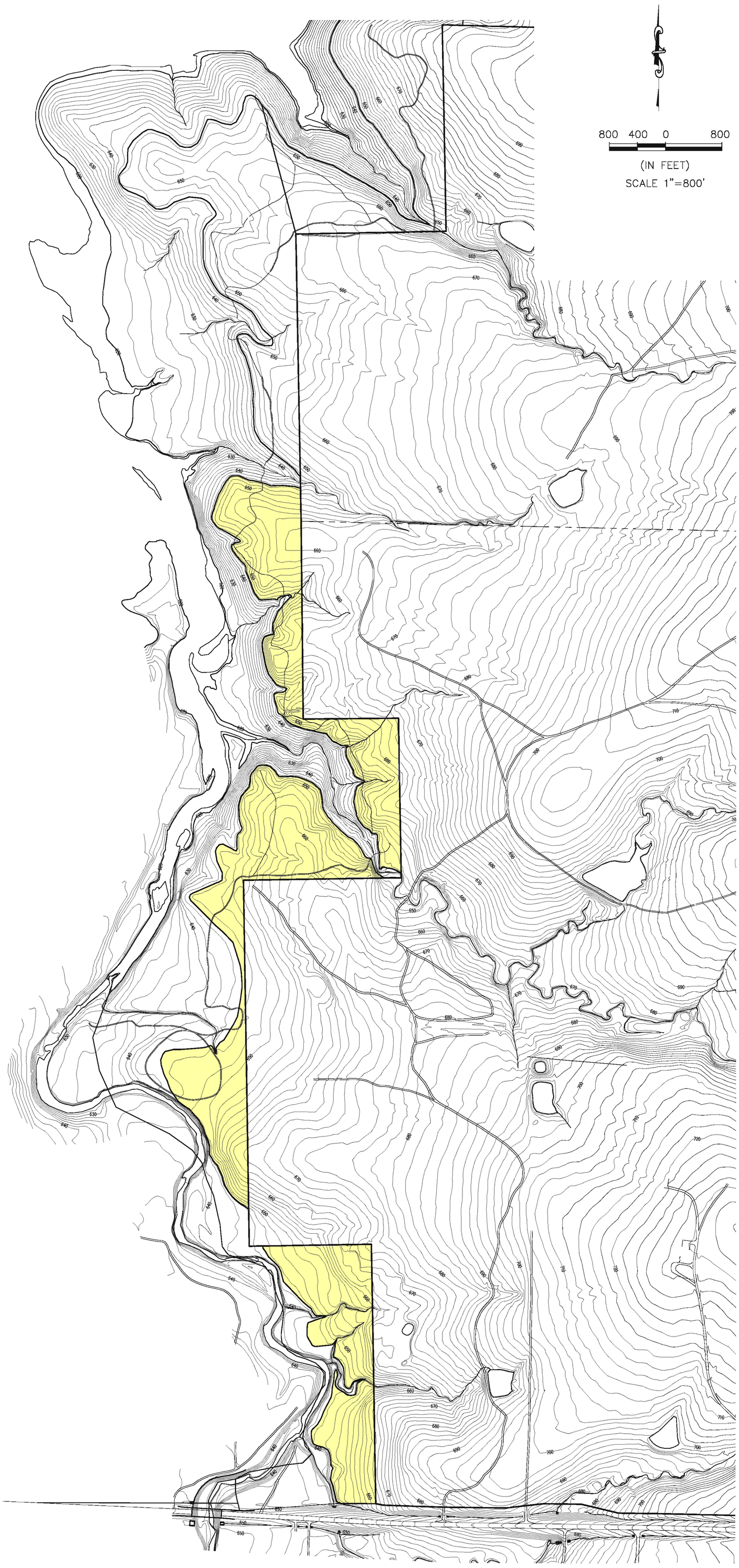

ZONE 5– PUBLIC BOAT RAMP / PUBLIC OPEN SPACE

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.

EXHIBIT "A-6"

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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