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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.

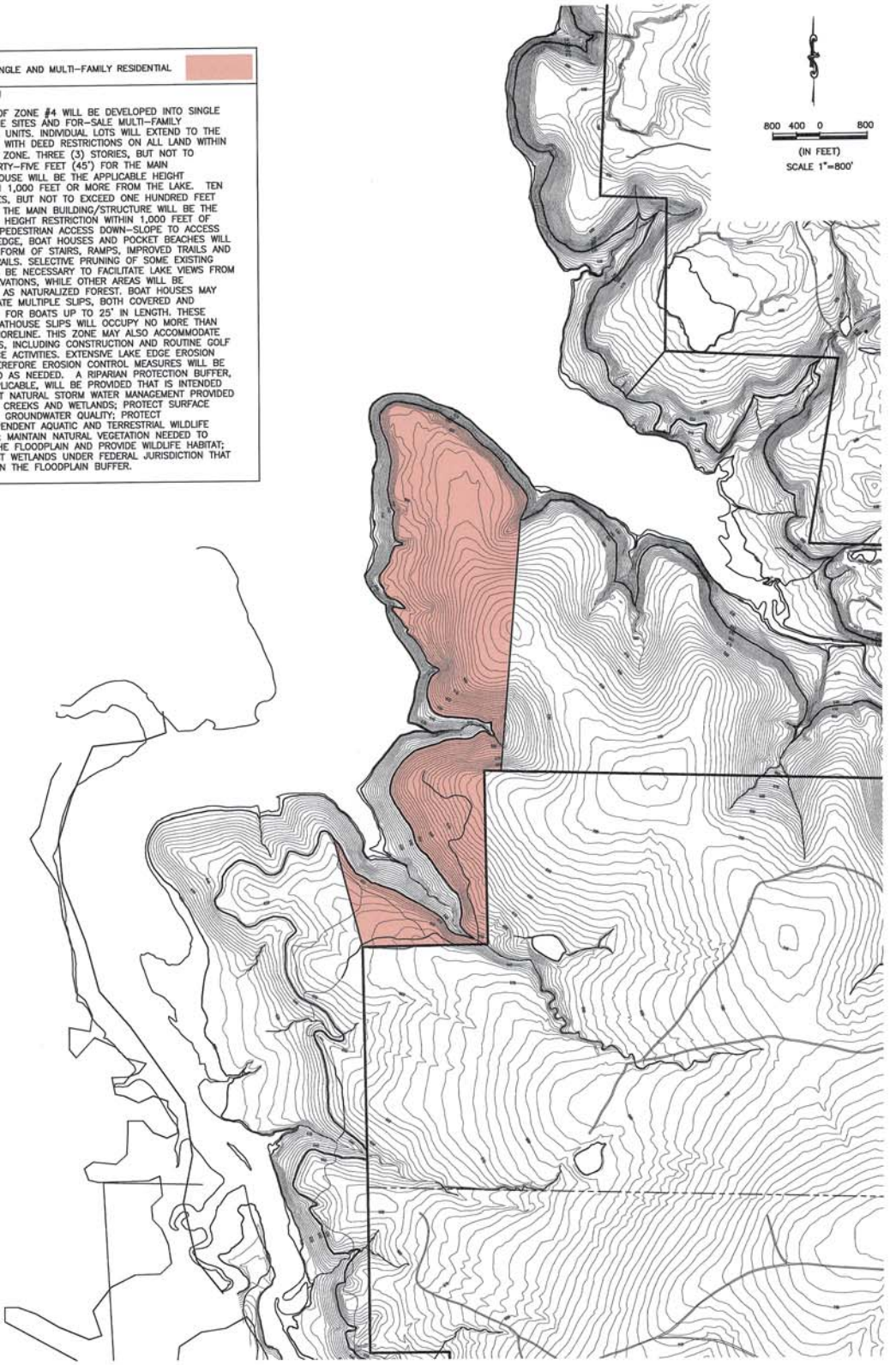

EXHIBIT "A-4"
CONCEPTUAL PLAN: PRESTON HARBOR DEVELOPMENT
MAP OF PROPOSED LAND ACQUISITION FROM CORPS OF ENGINEERS LAND

PRESTON HARBOR DEVELOPMENT
DENISON, TEXAS
JUNE 29, 2008

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