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800 400 0 800

(IN FEET)

SCALE 1"=800'

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.

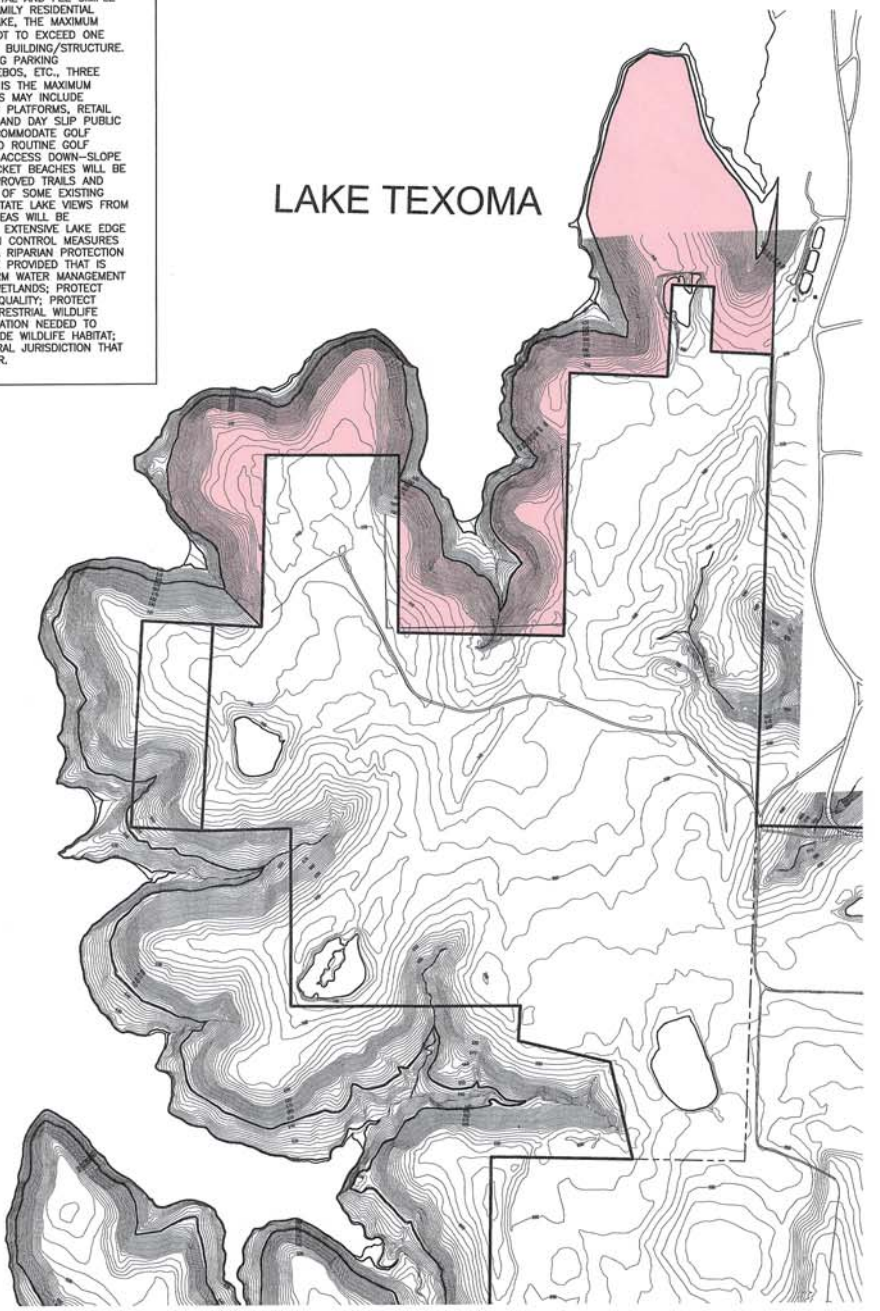

EXHIBIT "A-1"

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) 248–9681 FAX (972) 248–9681

OWNER
SCHULER DEVELOPMENT
1500 E. INDUSTRIAL BOULEVARD
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