

Land described in Attachment A to the Second Amendment and therein defined as the Original Mira Lagos Property less the approximate 12.00 acres of land released from the Declaration pursuant to the MISD Release (herein called the "Original Mira Lagos Property"); and (ii) the ML East Property (herein so called) described in Attachment C to the Second Amendment and therein defined as the ML East Property; and (iii) the Mozley Property as described on Exhibits A-1 and A-2 to the Third Amendment.

WHEREAS, that certain approximate 58.586-acre tract described in "Case #P140204 Final Plat, Mira Lagos No. H Addition, Being 58.586 acres out of a part of the J.A. Curry Survey, Abstract No. 338, and a part of the G.A.F. Wash Survey, Abstract No. 1945, City of Grand Prairie, Tarrant County, Texas", which is attached as Exhibit A to this Fifth Amendment and incorporated herein for all purposes, is presently subject to the Declaration ("*Las Brisas Property*").

WHEREAS, Las Brisas Property lots 33 – 53 of Block B, and common area lots CA-B4, CA-G1, CA-G2, CA-G3, CA-G4 and that portion of CA-B5 adjacent to lots 52 or 53 of Block B or CA-G3 ("*Las Brisas Gated Property*") are to be subject to additional covenants, conditions, and restrictions as further set forth in this Fifth Amendment.

WHEREAS, the Conversion Date (as defined in the Declaration) has not yet occurred.

WHEREAS, Investor and Mozley represent more than 66-2/3% of the outstanding votes of the Class A Members of the Association.

WHEREAS, Declarant, Investor and Mozley desire to amend the Declaration as set forth in this Fifth Amendment.

NOW THEREFORE, Declarant, Investor and Mozley hereby amend the Declaration as set forth in this Fifth Amendment.

1. The Declaration shall be further amended as follows:

A. Additional Definitions. Article I of the Declaration, Definitions, is hereby amended to add the following definitions:

"COE Lots shall mean lots 35-53 and lot CA-B4 of the Las Brisas Gated Property and Lots 4, 5, 12, 13, 21, 22, 24 through 28, Block B, of the Las Brisas Property, which are subject to U.S. Army Corps of Engineers regulation."

"Las Brisas Ordinance shall mean Ordinance No. 9576-2013, attached hereto as Exhibit B and incorporated herein for all purposes.

B. Definition of Ordinance. The definition of "Ordinance" set forth in Section 1.24 is hereby amended and restated in its entirety to read as follows:

"Ordinance shall mean (a) the Original Mira Lagos Ordinance as applicable to the Original Mira Lagos Property, (b) the Mira Lagos East Ordinance as applicable to

the ML East Property, (c) the Mozley Ordinance as applicable to the Mozley Property, or (d) the Las Brisas Ordinance as applicable to the Las Brisas Property, as the case may be.”

C. Definition of Perimeter Lots. The definition of “Perimeter Lots” set forth in Section 1.28 is hereby amended and restated in its entirety to read as follows:

“Perimeter Lots shall mean (a) Lots the rear Lot line of which abuts Day Miar Road, Arlington Webb Britton Road, Grand Peninsula Drive and Seeton Road in the Original Mira Lagos Property, (b) Broad Street in the ML East Property, (c) Grand Peninsula Drive and Arlington Webb Britton Road in the Mozley Property, and (d) Seeton Road in the Las Brisas Property.”

D. Funding of Association Expenses. Section 3.6 of the Declaration, Funding of Association Expenses, is amended and restated in its entirety as follows:

“Section 3.6. Funding of Association Expenses. No mandatory assessments shall be due for any period prior to the formation of the Association. Except as otherwise provided in Section 3.11 with respect to the Declarant, each Owner shall pay to the Association (a) annual assessments as provided in Section 3.7 and (b) special assessments as provided in Section 3.8, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs and reasonable attorneys’ fees, shall be a charge on each Lot, and if unpaid as described in Section 3.10, shall constitute a continuing lien upon the Lot against which each such unpaid assessment is made. Each such assessment, together with interest, costs of collection and reasonable attorneys’ fees, shall be the personal obligation of the Owner of such Lot at the time when the assessment is due and payable. The personal obligation for delinquent assessments shall not pass to such Owner’s successors in title unless expressly assumed by them, provided that the lien for such assessments shall continue and may be enforced against the Lot. In addition to the foregoing, Owners of Lots in the Las Brisas Gated Property shall pay to the Association additional annual assessments (“Las Brisas Gated Assessments”) as provided in Section 3.7, such Las Brisas Gated Assessments to be established and collected as hereinafter provided. The Las Brisas Gated Assessments shall be maintained by the Association in a separate bank account.”

E. Annual Assessments. Section 3.7(a) of the Declaration, Lots Owned by Class A Members, is amended and restated in its entirety as follows:

“Section 3.7(a) Lots Owned by Class A Members. From and after the date the Association is formed, each Lot owned by a Class A Member shall be subject to an annual assessment for the purpose of creating a fund to be designated and known as the “Maintenance Fund”. The rate at which each Lot will be assessed and whether such assessment will be paid monthly, quarterly or annually will be determined annually by the Board not later than December 1 of each year. Such rate may be adjusted from year to year by the Board as the needs of the

Association may, in the judgment of the Board, require, and as reflected in annual operating and capital Improvements budgets adopted by the Board; provided, in any calendar year the rate may not be increased by more than ten percent (10%) of the rate in effect for the preceding calendar year. The assessment for each Lot owned by a Class A Member shall be uniform. In addition to the foregoing, each Las Brisas Gated Property Lot owned by a Class A Member shall be subject to two (2) additional annual assessments (i) for general maintenance of the Las Brisas Gated Property, and (ii) for streets, street lights, street signs, water lines, sanitary sewer lines and storm drainage in the Las Brisas Gated Property, both to create a fund to be designated and known as the "Las Brisas Gated Maintenance Fund". The rates at which each such Lots will be assessed the Las Brisas Gated Assessments and whether such assessments will be paid monthly, quarterly or annually will be determined annually by the Board not later than December 1 of each year as well. Such rate may be adjusted from year to year by the Board as the needs of the Association for the Las Brisas Gated Maintenance Fund may, in the judgment of the Board, require, and as reflected in annual operating and capital Improvements budgets adopted by the Board; provided, in any calendar year the rate for the Las Brisas Gated Assessments may not be increased by more than ten percent (10%) of the rate in effect for the preceding calendar year. The assessment for each Lot in the Las Brisas Gated Property owned by a Class A Member shall be uniform."

F. Purpose of Las Brisas Gated Assessments. Section 3.7 of the Declaration, Annual Assessments, is supplemented by addition of Section 3.7(c) as follows:

"Section 3.7(c) Purpose of Las Brisas Gated Maintenance Fund. The Las Brisas Gated Maintenance Fund shall be used to improve, beautify, maintain, manage and operate the Common Maintenance Areas and streets, street lights, street signs, water lines, sanitary sewer lines and storm drainage only which are located on the Las Brisas Gated Property ("Las Brisas Gated Common Maintenance Areas"). Such uses and benefits to be provided by the Association may include, by way of example and not limitation, any or all of the following: normal, recurring maintenance and operation of the Las Brisas Gated Common Maintenance Areas (including, but not limited to, mowing, edging, watering, clipping, sweeping, pruning, raking and otherwise caring for existing landscaping) and the Improvements to such Las Brisas Gated Common Maintenance Areas, including, without limitation, entry features, walls, retaining walls, monuments, signage, irrigation systems, payment of all reasonable and necessary expenses in connection with the collection and administration of assessments (both annual and special); taxes and assessments and other liens and encumbrances which shall properly be assessed or charged against the Las Brisas Gated Common Areas; providing service contractors to manage and maintain recreational facilities, if any, located on the Las Brisas Gated Common Maintenance Areas; establishing a reserve fund for the periodic maintenance, repair and replacement of Improvements in the Las Brisas Gated Common Maintenance Areas in accordance with the capital Improvements budget for the Las Brisas Gated Common Maintenance Areas in effect from time to time; and doing any other

thing or things necessary or desirable in the opinion of the Board to keep the Las Brisas Gated Common Maintenance Areas neat and in good order, it being understood that the judgment of the Board in the expenditure of said funds shall be final and conclusive so long as such judgment is exercised in good faith. The purpose of any reserve fund for the Las Brisas Gated Common Maintenance Areas established by the Board shall be to ensure the continuous and perpetual use, operation, maintenance and/or supervision of all Las Brisas Gated Common Maintenance Areas.”

G. Las Brisas Gated Residence Requirements. Section 4.1 of the Declaration, Residential Use, is supplemented by addition of the following:

“Notwithstanding the foregoing, only a two-story detached single-family residence may be constructed on each residential Las Brisas Gated Property lot.”

H. Las Brisas Gated Masonry Requirements. Section 4.5(i) of the Declaration is supplemented by addition of the following:

“Notwithstanding the foregoing sentence, the masonry requirement for all residential construction on the Las Brisas Gated Property is ninety percent (90%) of the total structure, but remains 100% on the front elevation where structurally possible. In addition, chimneys on residences in the Las Brisas Gated Property shall be 100% masonry utilizing the same masonry material as the residence.”

I. Las Brisas Property Masonry Requirements. Section 4.5(ii) of the Declaration is supplemented by addition of the following:

“Perimeter Lots for purposes of this section 4.5(ii) shall include lots 1-22 of Block E of the Las Brisas Property.”

J. Las Brisas Gated Minimum Living Area. Section 4.6 of the Declaration is supplemented by addition of the following:

“Notwithstanding the foregoing in this Section 4.6, each single family residence constructed on a Las Brisas Gated Property lot shall contain at least 3,000 square feet of living area.”

K. Las Brisas Gated Landscaping Requirements. Section 4.16 of the Declaration is supplemented by addition of the following:

“Notwithstanding the foregoing of this Section 4.16, the two trees required in a Las Brisas Gated Property lot must be four inch (4”) caliper, the type of such trees which shall be selected from the list provided in Exhibit C in the Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Mira Lagos.”

2. The Las Brisas Ordinance contains several development standards which pertain

to the improvements to be made to the lots of the Las Brisas Property. To the extent the standards of the Las Brisas Ordinance differ from the standards of the Declaration, the stricter requirements shall apply to the lots of the Las Brisas Property. In addition, to the extent the standards addressed in Sections 1.I through 1.L of this Fifth Amendment differ from the standards in the Las Brisas Ordinance, the stricter requirements shall apply to the lots of the Las Brisas Gated Property.

3. The Las Brisas Property contains certain fencing standards and requirements which are attached hereto as Exhibit D and incorporated herein for all purposes ("*Las Brisas Fencing Standards*"). To the extent the fencing standards of the Las Brisas Fencing Standards differ from the fencing standards of the Declaration, the fencing standards of the Las Brisas Fencing Standards which differ shall control for the lots of the Las Brisas Property.

4. Owners of COE Lots are encouraged to periodically review the U.S. Army Corps of Engineers rules and regulations for Joe Pool Lake.

5. Any document or instrument required by the Declaration to be recorded in Tarrant County, Texas shall also be recorded in Dallas County, Texas.

6. Except as otherwise provided in this Fifth Amendment, the Declaration shall continue in full force and effect in accordance with its terms.

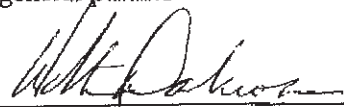
7. Except as otherwise provided in this Fifth Amendment, terms defined in the Declaration shall have the same meaning when used in this Fifth Amendment.

EXECUTED as of January 16, 2015.

DECLARANT:

**MIRA LAGOS DEVELOPMENT LIMITED
PARTNERSHIP,**
a Texas limited partnership

By: **HANOVER SERVICES GROUP, INC.,**
a Texas corporation,
its sole general partner


By: 
Name: Walter Damon
Title: Executive Vice President

INVESTOR:

**PENINSULA INVESTMENT LIMITED
PARTNERSHIP,**

a Texas limited partnership

By: HANOVER SERVICES GROUP, INC.,
a Texas corporation,
its sole general partner

By: 

Name: Walter Damon

Title: Executive Vice President

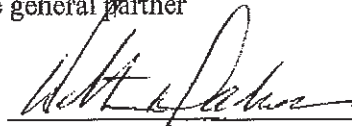
MOZLEY:

**MOZLEY ACQUISITION AND DEVELOPMENT
PARTNERS, L.P.,**

a Texas limited partnership

By: Mozley-GP Partners, Ltd.,
a Texas limited partnership,
its general partner

By: HANOVER SERVICES GROUP, INC.,
a Texas corporation,
its sole general partner

By: 

Name: Walter Damon

Title: Executive Vice President

(Notarizations on next page)

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on this 16th day of January, 2015, by WALTER DAMON, Executive Vice President of Hanover Services Group, Inc., a Texas corporation, in its capacity as sole general partner of MIRA LAGOS DEVELOPMENT LIMITED PARTNERSHIP, a Texas limited partnership, on behalf of said corporation and limited partnership.



Sandi R. Pustejovsky
Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on this 16th day of January, 2015, by WALTER DAMON, Executive Vice President of Hanover Services Group, Inc., a Texas corporation, in its capacity as sole general partner of PENINSULA INVESTMENT LIMITED PARTNERSHIP, a Texas limited partnership, on behalf of said corporation and limited partnership.



Sandi R. Pustejovsky
Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me on this 16th day of January, 2015, by WALTER DAMON, Executive Vice President of Hanover Services Group, Inc., a Texas corporation, in its capacity as sole general partner of Mozley-GP Partners, Ltd., a Texas limited partnership, in its capacity as general partner of MOZLEY ACQUISITION AND DEVELOPMENT PARTNERS, L.P., a Texas limited partnership, on behalf of said corporation and limited partnership.



Sandi R. Pustejovsky
Notary Public, State of Texas

JOINDER BY LIENHOLDER
(Texas Capital Bank, National Association)

The undersigned, Texas Capital Bank, National Association, a national banking association ("Lender"), the beneficiary under (i) that certain Deed of Trust (as assigned, the "Deed of Trust") dated as of October 23, 2002 from Peninsula Master Limited Partnership to John D. Hudgens, Trustee, recorded in Volume 16090, Page 509, of the Deed of Trust Records of Tarrant County, Texas, (ii) that certain Second Lien Deed of Trust (as amended, the "Second Lien Deed of Trust") dated as of October 23, 2002 from Peninsula Master Limited Partnership to John D. Hudgens, Trustee, recorded in Volume 2002211, Page 3242, of the Deed of Trust Records of Dallas County, Texas, (iii) that certain Deed of Trust (the "Section A Deed of Trust") dated as of July 11, 2003 from La Ensenada Partners No. 1 to John D. Hudgens, Trustee, recorded in Volume 16956-0011, Page 001, of the Deed of Trust Records of Tarrant County, Texas, and (iv) that certain Deed of Trust (the "La Ensenada No. 2 Deed of Trust") dated as of December 22, 2004 from La Ensenada Partners No. 2 to John D. Hudgens, Trustee, recorded as Instrument No. D204401475, of the Deed of Trust Records of Tarrant County, Texas and as amended by that certain Amended and Restated Deed of Trust (the "La Ensenada No. 2 Amended Deed of Trust") dated as of May 4, 2005, from La Ensenada Partners No. 2, Ltd. to John D. Hudgens, Trustee, recorded as Instrument No. 205129065, of the Deed of Trust Records of Tarrant County, Texas, covering and affecting the Property, hereby joins in the execution of this Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Mira Lagos ("Fifth Amendment") for the purpose of evidencing Lender's consent to this Fifth Amendment.

Dated January ____, 2015.

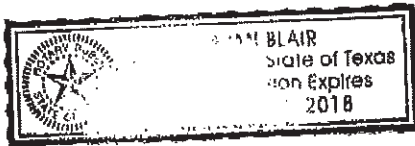
TEXAS CAPITAL BANK, NATIONAL
ASSOCIATION,


By: 
Name: Danielle E. Poole
Title: Vice President

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me this 21st day of January, 2015, by Danielle E. Poole, Vice President of Texas Capital Bank, National Association, a Texas state banking association, on behalf of said banking association.




Notary Public.



Fifth Amendment to Declaration of
Covenants, Conditions and Restrictions
For Mira Lagos
N: sc\p\p24007\45^b Amend 011415

Schedule of Exhibits:

Exhibit A Las Brisas Property
Exhibit B Las Brisas Ordinance
Exhibit C Las Brisas Gated Property Trees
Exhibit D Las Brisas Fencing Standards

ESCROW AGENT:
REPUBLIC TITLE OF TEXAS INC
2626 HOWELL ST 10TH FL
DALLAS TX 75204-4064
CLOSER: KATHY MCDANIEL
GF# ACCOMMODATION SJ8

EXHIBIT A

Las Brisas Property

EXHIBIT B

Las Brisas Ordinance

ORDINANCE NO. 9576-2013

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING MAP TO REZONE A 58.586 ACRE TRACT OF LAND OUT OF PART OF THE JAMES A. CURRY SURVEY, ABSTRACT NO. 338, A PART OF THE G.A.F. WASH SURVEY, ABSTRACT NO. 1945, AND BEING A PART OF THAT CALLED 155.985 ACRE TRACT OF LAND CONVEYED TO PENINSULA INVESTMENT LIMITED PARTNERSHIP DESCRIBED AS TRACT 1 IN A SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 16091, PAGE 17, TARRANT COUNTY DEED RECORDS AND GENERALLY LOCATED WEST OF THE INTERSECTION OF ARLINGTON WEBB BRITON ROAD AND SEETON ROAD, FROM PLANNED DEVELOPMENT NO. 271-A (PD-271-A) FOR SINGLE FAMILY RESIDENTIAL USES TO PLANNED DEVELOPMENT NO. 271-C (PD271-C) FOR SINGLE FAMILY USES; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of **Planned Development No. 271-A (PD-271-A) For Single Family Uses to Planned Development No. 271-C (PD-271-C) For Single Family Uses;**

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on August 5, 2013 after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office;

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8 to 1 to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned from its classification of **Planned Development No. 271-A (PD-271-A) For Single Family Uses to Planned Development No. 271-C (PD-271-C) For Single Family Uses;**

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on August 20, 2013 to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Dallas Morning News, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original

Zoning Ordinance from its classification of **Planned Development No. 271-A (PD-271-A)** and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

I.

THAT Ordinance Number 4779, being the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

“AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 28 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN...”

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone the following described area from its classification of **Planned Development No. 271-A (PD-271-A) For Single Family Uses** to **Planned Development No. 271-C (PD-271-C) For Single Family Uses**;

PROPERTY DESCRIPTION -58.586 ACRES
See Exhibit C - Legal Description

II.

Purpose and Intent

THAT the intent of this zoning ordinance is to modify the minimum lot size requirement for Mira Lagos No. H, as provided per the concept plan detailed in PD271-A, to allow for a greater flexibility of both lot area and lot width while maintaining an average lot size consistent the Mira Lagos No. H concept plan. The proposed modification is consistent with the original framework of the development that encourages and supports higher standards usually found in a master planned community. Standards on infrastructure, landscaping, and construction are intended to provide for a development of a high quality residential and recreational development.

A homeowners association and/or public improvement district (PID) is intended to provide for the review, maintenance, and enforcement of design standards and to ensure resources are available for the care of the common elements and amenities of the community.

III.

Development Standards

General

Development of the subject property shall be in accordance with and conform to the City of Grand Prairie Unified Development Code (UDC) unless otherwise specified herein.

B. Lot Dimensions and Requirements

Minimum lot dimensions and other criteria for the development Mira Lagos No. H shall be in accordance with Exhibit A - Residential Land Uses.

C. Open Spaces, Entry and Wall Features

1. The designation of open spaces and entry and wall features shall generally conform to the concept plans detailed in Exhibit D - Open Spaces, Entry and Wall Features.

D. Garages

1. Area "H", as depicted on attached Exhibit "B", will be allowed to have front entry garages provided the following:
 - a. The gated portion of Area H, Lots 34-54, Block B, as shown on the Exhibit H - Mira Lagos No. H Preliminary Plat shall contain only non-front entry garages that shall include, but not be limited to, side entry, front oriented (J-swing) side entry, or detached rear yard garage configurations.
 - b. The non-gated portion of Area H, shall contain no less than 30% (45 lots out of the total 150 lots contained within the non-gated portion of Area H) non-front entry garages that shall include, but not be limited to, side entry, front oriented (J-swing) side entry, or detached rear yard garage configurations.
 - c. All garage doors in Area "H" shall be made of cedar wood.
2. On houses with a side entry garage ("J"swing style included), the front building line of the lot may be reduced to 20 feet.
3. All front entry garages shall be offset a minimum of 12" from the front of the house.
4. Double wide garage doors will be allowed on front entry garages when incorporated with additional architectural elements above the door unit such as, but not limited to, masonry in-filled gabled roof with articulated bond pattern, dormer window features, boxed windows and similar architectural elements.
6. A minimum 12-inch masonry column shall separate garages incorporating 2-single doors.

7. On three car garages, a double garage door shall be separated from the third door with a masonry column.
8. Carports will not be allowed.

Masonry Requirements

1. Masonry/stone requirement shall be a minimum of 80% on all residential structures except as stated below.
2. All elevations facing a dedicated street shall be 100% masonry or stone excluding gables, windows doors, gables, dormers, insets, areas under covered porches other architectural projections and/or accents.
3. Fireplaces and chimney flues on exterior walls shall be 100% masonry chimney on all sides facing the street. The sides facing the roof may be hardy plank or stucco. Flues on interior fireplaces may be constructed of hardy plank or stucco.
4. All freestanding mailboxes shall be constructed of masonry or of a cast iron type design to create a unified design standard throughout the subdivision. The Homeowners Association and/or Public Improvement District (PID) shall maintain all such mailboxes.

Screening

1. The landscape area shall be planted with trees, shrubs and grass and shall be irrigated with an automatic irrigation system. The Homeowners Association shall maintain these areas. Lots backing the right-of-way shall be screened by one of the following:
 - a. 6-foot height solid masonry and/or stucco wall.
 - b. 6-foot height board on board cedar fence with galvanized metal posts and masonry columns at minimum of 60-foot centers with a minimum of 5-gallon large screening shrubs planted a minimum of 1 shrub per 9 Ln. Ft.
 - c. Wrought iron type fences, including tubular steel type fences, with living screen and landscaping shall include a minimum of 1 large screening shrub per 4 Ln. Ft.
 - d. In those instances where screening fences are included with the design of an entry feature, such fences shall extend into and along the side or rear lot lines, where such conditions exists, abutting the residential entry street(s) that extends into the village from the thoroughfare.
2. Lots will be required to front the Broad Street park/open space and the collector street as shown in the Concept Plan.
3. Plans for screening fences and entry monumentation shall be submitted to the Director of Development for approval. Such plans shall be included with the engineering plans at time of final platting.

Lot Landscaping

Each house at the time of occupancy shall have the following minimum landscaping:

1. 2-three-inch caliper trees planted in front of each house.
2. Tree species shall be in accordance with the City of Grand Prairie approved tree list.
3. Front yard shrubs shall be provided for each house in any size increment totaling a minimum of 30-gallons per residential lot.
4. Residential lots shall be sodded in accordance with the requirements of the Unified Development Code.

Lot Fencing

1. Fencing on individual lots shall conform to the following minimum standards and the codes and ordinances of the City of Grand Prairie. The stricter requirements shall apply.
2. Fences shall be constructed of wood, brick or wrought iron type fence.
3. Any fence constructed on the portion of the lot adjacent to a dedicated park or open shall be constructed of a wrought iron type fence in order to maintain a view into the adjacent area.
4. Fence heights shall be a minimum of 6-feet in height for wood fences and a maximum height of 4-feet for wrought iron type fences.
5. Wood fences shall be constructed so posts, rails and other support structures are not visible to the street rights-of-way.
6. Fences shall be constructed generally parallel to the street curb.
7. In those instances where residential side or rear yard fences face a public street, the fence shall not be closer than 15-feet from the right-of-way of a residential street, and 20-feet from the right-of-way of a collector street.
8. In those instances where a side or rear yard fence is across a street from a front yard condition, a standard development fence of a type described in Section G above, or as described in the property deed restrictions, shall be installed. Fence setbacks shall apply as described in Section I.7 above.

Alley

Alleys will not be required within this development.

Limited Access

1. Limited access with the use of automatic electric gates across private streets will be allowed in accordance with City of Grand Prairie Ordinances.
2. Emergency access will be provided with the use of Knox locks. Access for other city services will be provided as required by the City of Grand Prairie.

Other Requirements

1. Roof Pitch - All primary roof structures on lots 7,800 square feet and greater shall have a minimum pitch of 8:12. Secondary roof structures (e.g. for porches, verandas and similar architectural attachments) may be constructed at a pitch complementary to the primary roof structure.
2. Repeat Elevations - No duplicate house elevations may be built on a lot within four lots of a house with the same elevation located on the same side of a street. No house may be built with the same elevation as one located directly across the street.
3. Repeat Brick - No brick type shall be allowed on a house within four lots of a house with the same brick type located on the same side of a street. No brick shall be repeated on a house directly across the street from a house with the same brick type.
4. Retaining Walls - Any retaining wall shall be constructed of approved stone. The use of wood or tie walls will not be allowed. Retaining walls greater than 4-feet in height shall be designed by an engineer licensed in the State of Texas.
5. All utilities shall be constructed below ground, except for major high voltage lines.
6. All streets, driveways and vehicular circulation areas shall be constructed of concrete. Except temporary parking and drive areas for model homes may be constructed of asphalt.

IV.

Homeowners Association and/or Public Improvement District

THAT a mandatory property-owners association and/or a public improvement district ("PID") shall be created to enforce the restrictions contained herein at the expense of the property owners of the development and/or PID, shall also maintain the Pocket Parks, Trail System, access gates, entrances into the villages, fencing, irrigation, and other common areas within the villages.

V.

THAT all ordinances or parts of ordinances in conflict herewith are specifically repealed.

VI.

That this Ordinance shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE,
TEXAS, THIS THE 20TH DAY OF AUGUST 2013.**

APPROVED:



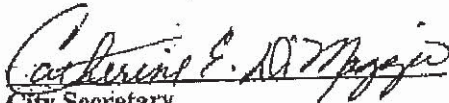
Ron Jensen, Mayor

APPROVED AS TO FORM:



City Attorney

ATTEST:



Catherine E. D'Agostino
City Secretary

ORDINANCE NO. 9576-2013
PLANNED DEVELOPMENT NO. 271C
CASE NO. Z130801

Exhibit A - Residential Land Uses

Exhibit A - Residential Land Uses
JBI Project No. HP-408

Subdistrict	Acreage	Maximum Density per Gross Acre	Minimum Living Area SF per Unit	Minimum Lot Sizes & Dimensions			Minimum Yard Setbacks				Maximum Lot Coverage	
				Area (SF)	Width	Depth	Front	Rear	Internal Side	Side on Street		Side on Arterial
A	62,886	3.5	2,300	8,000	85	115	25	10	6	15	20	45%
B	63,553	3.5	1,800	6,000	50	110	20	10	5	15	20	50%
C	42,889	3.5	2,200	12,000	80	130	35	15	7	15	20	40%
D	76,884	3.5	2,000	8,000	65	115	25	10	6	15	20	45%
E	110,773	3.5	2,300	8,000	65	115	25	10	6	15	20	45%
F	103,884	3.5	1,800	6,000	50	110	20	10	5	15	20	50%
G	80,228	3.5	2,000	7,000	60	110	25	10	6	15	20	50%
H			2,200	7,800	65	120	25	10	6	15	20	50%
H (GATED)			2,200	10,000	75	120	30	15	7	15	20	50%

* AREA TOO SMALL HAVE A TOTAL AVERAGE AREA LOT SIZE EQUAL TO OR GREATER THAN 10,000 SQUARE FEET.

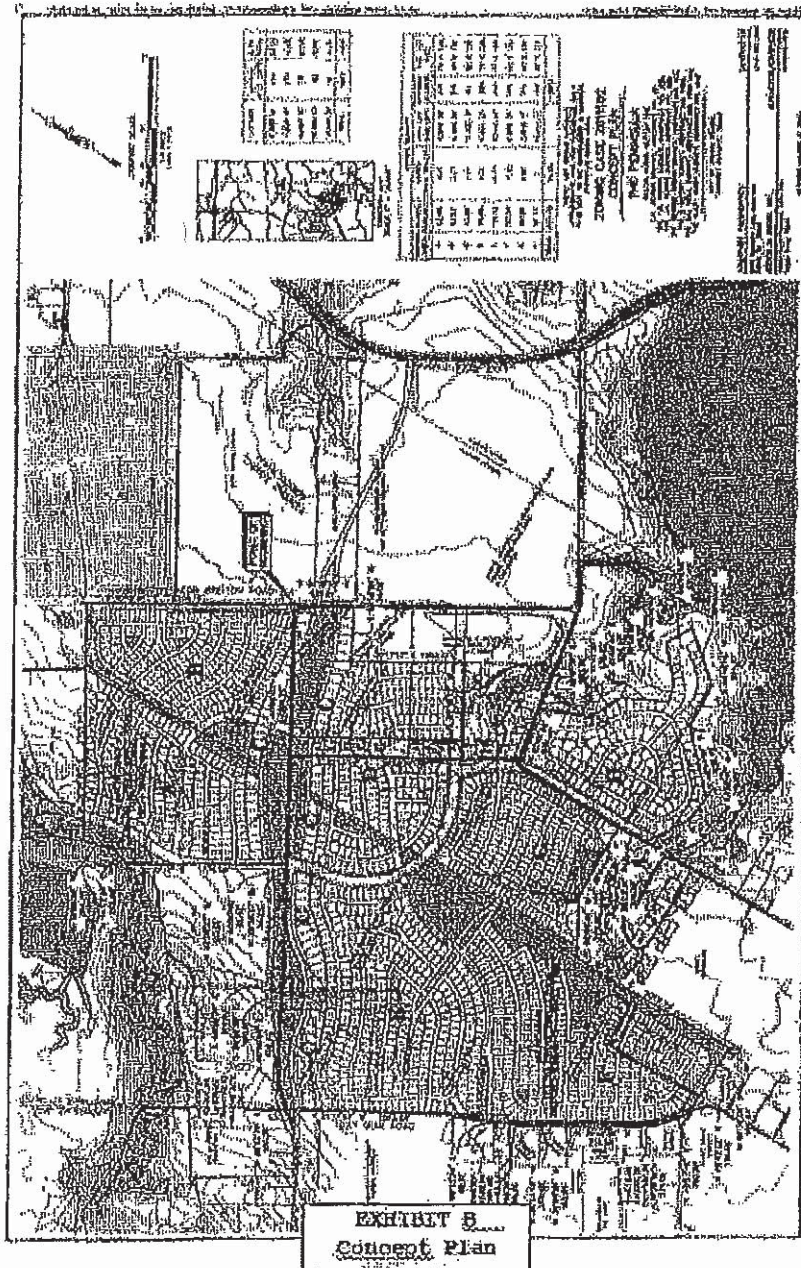


Exhibit C – Legal Description

BEING a parcel of land located in the City of Grand Prairie, Tarrant County, Texas, a part of the James A. Curry Survey, Abstract No. 338, a part of the G.A.F. Wash Survey, Abstract No. 1945, and being a part of that called 115.985 acre tract of land conveyed to Peninsula Investment Limited Partnership described as Tract 1 in a Special Warranty Deed as recorded in Volume 16091, Page 17, Tarrant County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod set for corner in the southwest line of said 115.985 acre tract of land, said point being the southwest corner of a 110 foot wide right-of-way dedication for Seeton Road according to the right-of-way dedication plat recorded in Cabinet A, Slide 1216, Tarrant County Plat Records;

THENCE South 89 degrees 32 minutes 29 seconds West, 110.00 feet to a one-half inch iron rod set at the southeast corner of said Seeton Road right-of-way dedication;

THENCE along the east right-of-way line of said Seeton Road right-of-way dedication as follows:

North 00 degrees 27 minutes 31 seconds West, 1003.42 feet to a one-half inch iron rod set for corner;

Northwesterly, 567.48 feet along a curve to the left which has a central angle of 29 degrees 25 minutes 29 seconds, a radius of 1105.00 feet, a tangent of 290.15 feet, and whose chord bears North 15 degrees 10 minutes 15 seconds West, 561.27 feet to a one-half inch iron rod set for corner in the northeast of said 115.985 acre tract of land, said point being in the southwest line of a tract of land conveyed to XTO Energy, Inc. as recorded in Document Number D207129628, Tarrant County Deed Records;

THENCE South 29 degrees 53 minutes 00 seconds East, 208.20 feet along the northeast line of said 115.985 acre tract of land and along the southwest line of said XTO Energy, Inc. tract of land to a P.K. nail set for corner in the center of Seeton Road (a prescriptive use right-of-way);

THENCE North 80 degrees 18 minutes 38 seconds East, 630.46 feet along the center of Seeton Road to a P.K. nail set for corner, said point being in the westerly line of a 189.68 acre tract of land conveyed to the United States of America from Lester A. Levy, Trustee as recorded in Volume 7168, Page 1088, Tarrant County Deed Records;

THENCE along the westerly line of said 189.68 acre tract of land and along the boundary line of Joe Pool Lake as follows:

South 22 degrees 01 minutes 51 seconds East, 598.55 feet to a concrete monument found for corner;

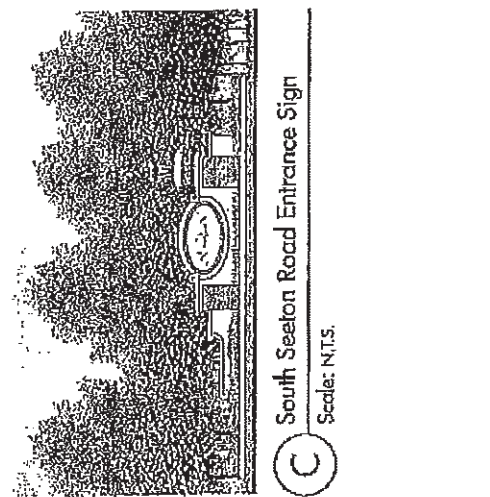
South 61 degrees 41 minutes 33 seconds East, 435.20 feet to a concrete monument found for corner;

South 25 degrees 02 minutes 44 seconds East, 530.49 feet to a concrete monument found for corner;

North 72 degrees 00 minutes 39 seconds East, 199.96 feet to a concrete monument found for corner;
North 48 degrees 18 minutes 52 seconds East, 483.34 feet to a concrete monument found for corner;
South 59 degrees 38 minutes 58 seconds East, 331.40 feet to a concrete monument found for corner;
South 39 degrees 44 minutes 04 seconds West, 690.84 feet to a concrete monument found for corner;
South 86 degrees 45 minutes 16 seconds West, 524.57 feet to a concrete monument found for corner;
South 45 degrees 44 minutes 08 seconds West, 838.19 feet to a concrete monument found for corner;
North 84 degrees 59 minutes 41 seconds West, 316.88 feet to a concrete monument found for corner;
North 56 degrees 55 minutes 06 seconds West, 555.50 feet to a P.K. nail set for corner in the center of Seeton Road;

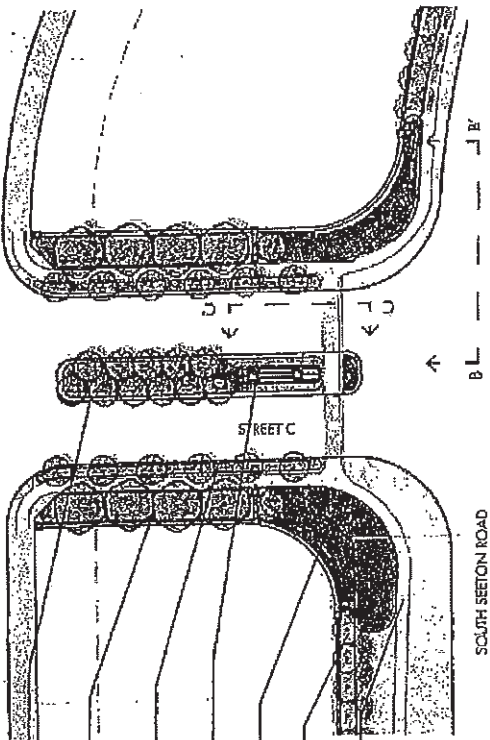
THENCE North 00 degrees 27 minutes 31 seconds West, 339.66 feet along the center of Seeton Road to the POINT OF BEGINNING and containing 2,552,013 square feet or 58.586 acres of land.

Exhibit D - Open Spaces, Entry and Wall Features



C South Seaton Road Entrance Sign

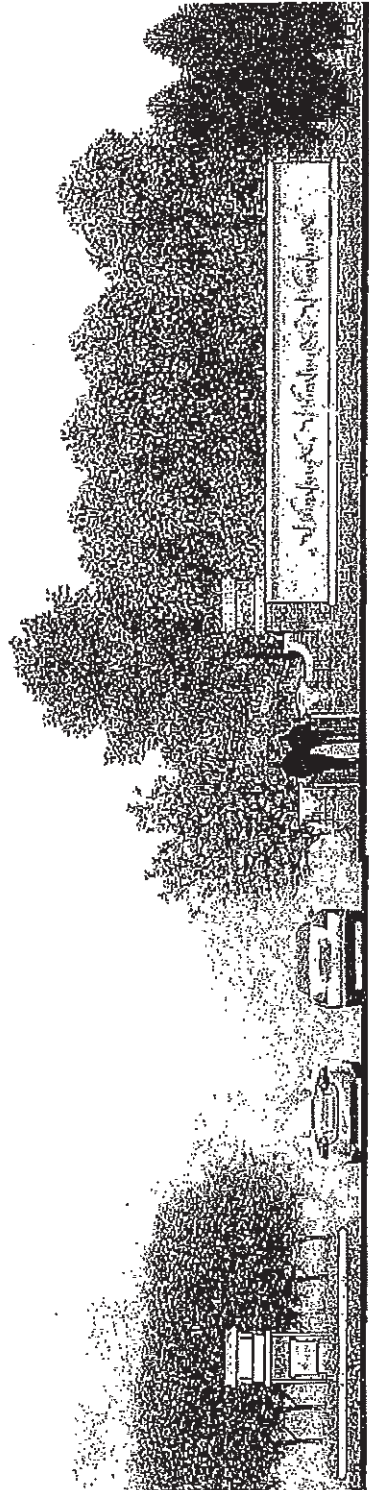
Scale: N.T.S.



- Medion Tree Basique
- Canopy Trees
- Ornamental Accent Trees
- Entrance Sign
- Perennial Floral Beds
- Wall Accent Trees
- Proposed Community Sidewalk

A South Seaton Road Entrance

Scale: 1" = 60'-0"



B South Seaton Road Entrance Alternatives

Scale: 3/16" = 1'-0"

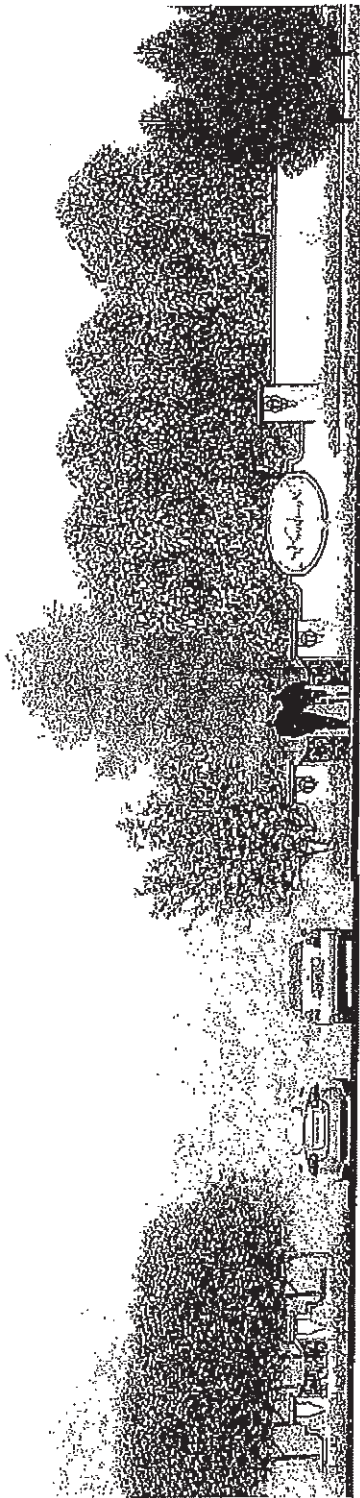
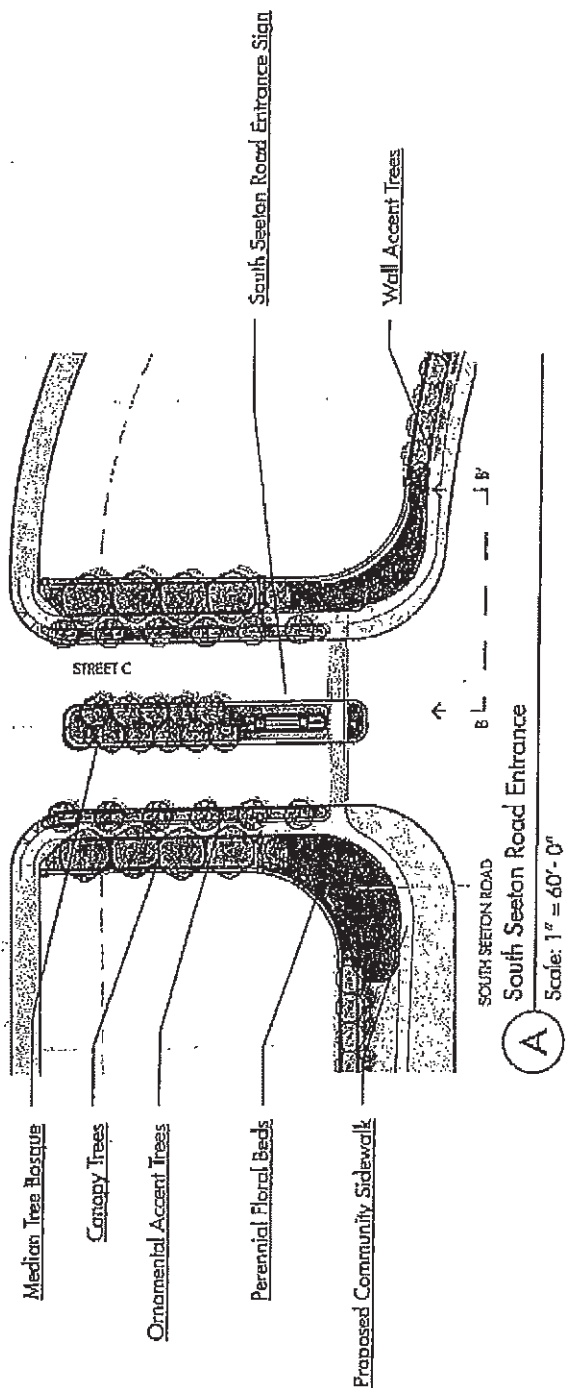
PLANNING FIRM

MIRALAGOS TRACINH

grand finale | 2015

HANOVER PROPERTY MESA COMPANY

Exhibit D - Open Spaces, Entry and Wall Features



South Seeton Road Entrance Alternatives

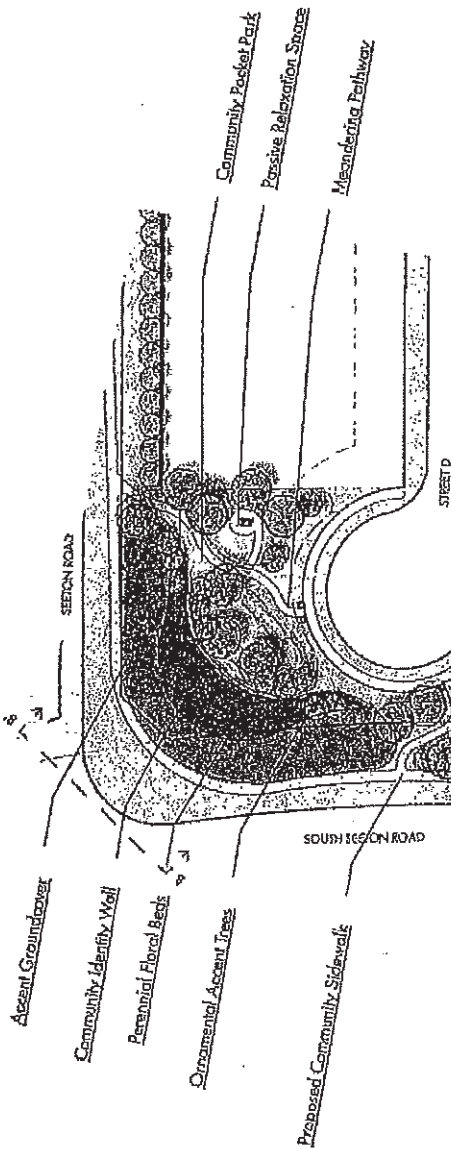
MIRALLAGOS TRACT H

GRAND PALMS TERRACE

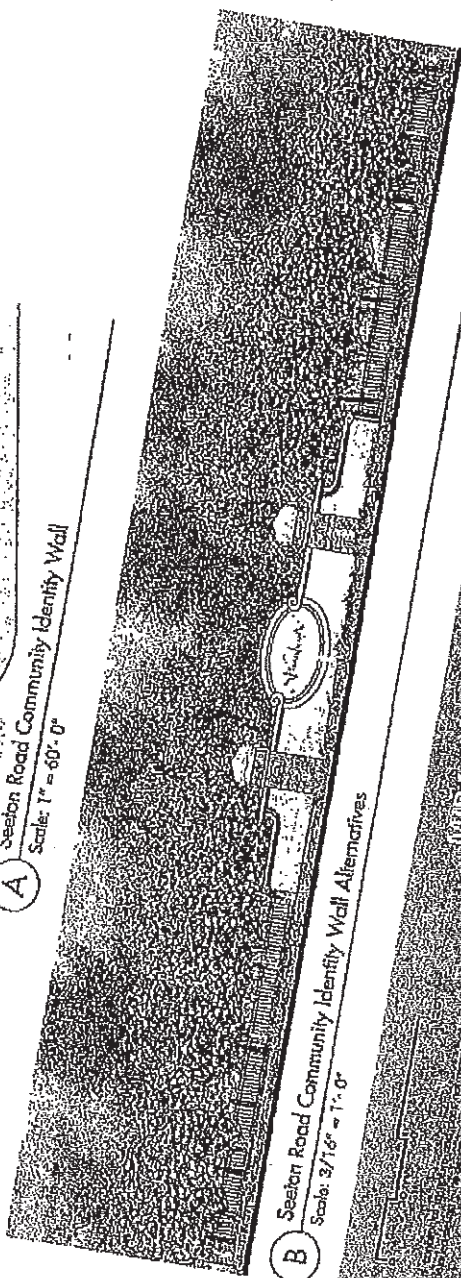
JULY 2016

HANOVER PROPERTY MESA COMPANY

Exhibit D - Open Spaces, Entry and Wall Features



A Seaton Road Community Identity Wall
Scale: 1" = 60'-0"



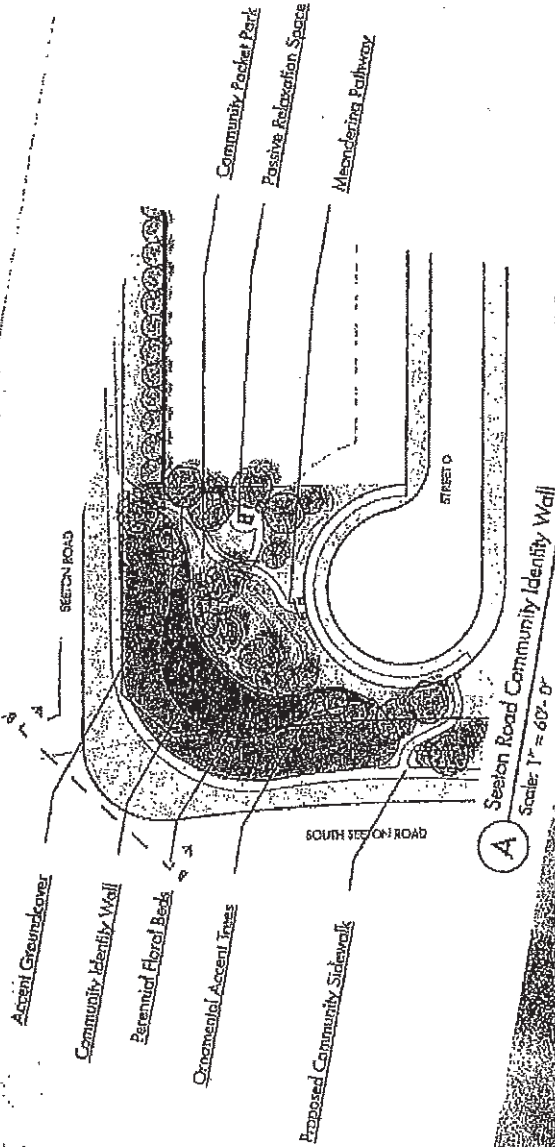
B Seaton Road Community Identity Wall Alternatives
Scale: 3/16" = 1'-0"

MIRA LAGOS ARCHITECTS

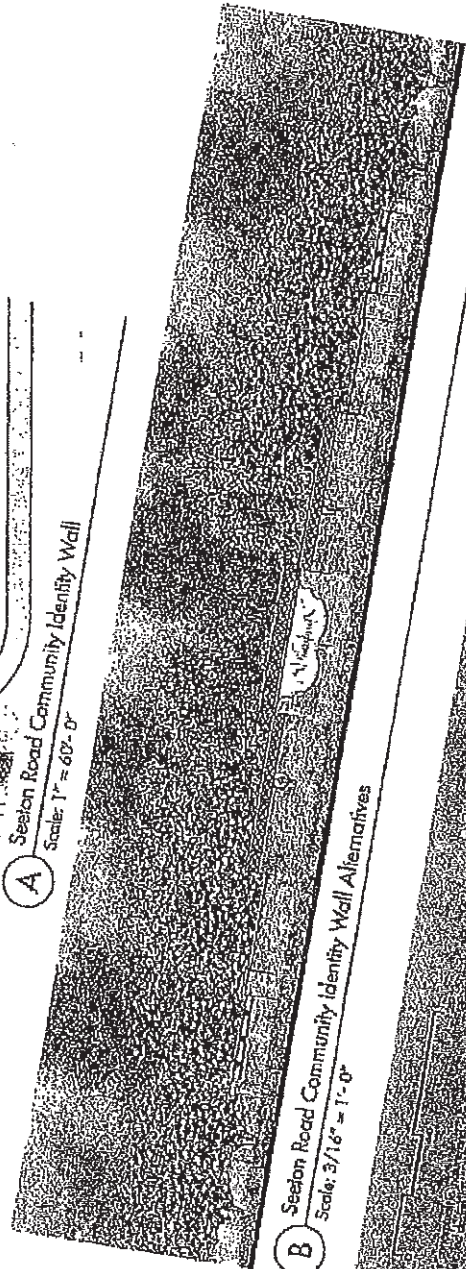
PLANNERS
PROPERTY
COMPANY

MESA

Exhibit D - Open Spaces, Entry and Wall Features



A Seaton Road Community Identity Wall
Scale: 1" = 60'-0"

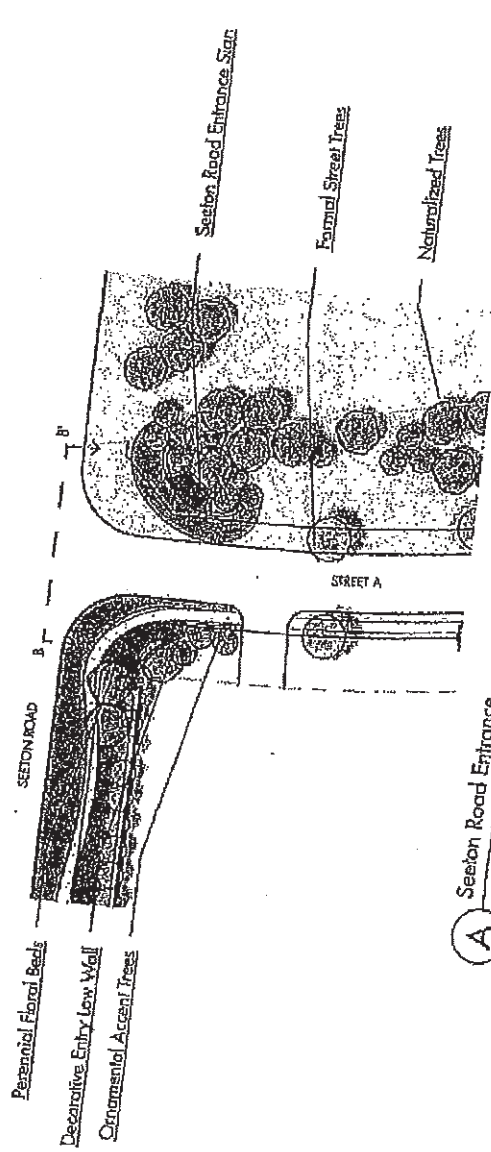


B Seaton Road Community Identity Wall Alternatives
Scale: 3/16" = 1'-0"

MIRALAGOS TRACTH

HANOVERS
PROPERTY
COMPANY
MESA

Exhibit D - Open Spaces, Entry and Wall Features



A Section Road Entrance
Scale: 1" = 40'-0"

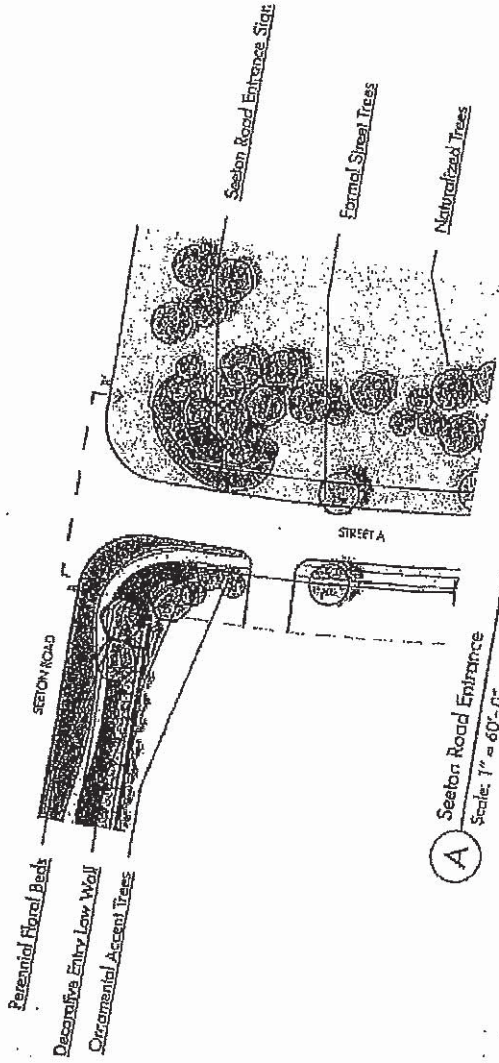


B Section Road Entrance Alternatives
Scale: 3/16" = 1'-0"

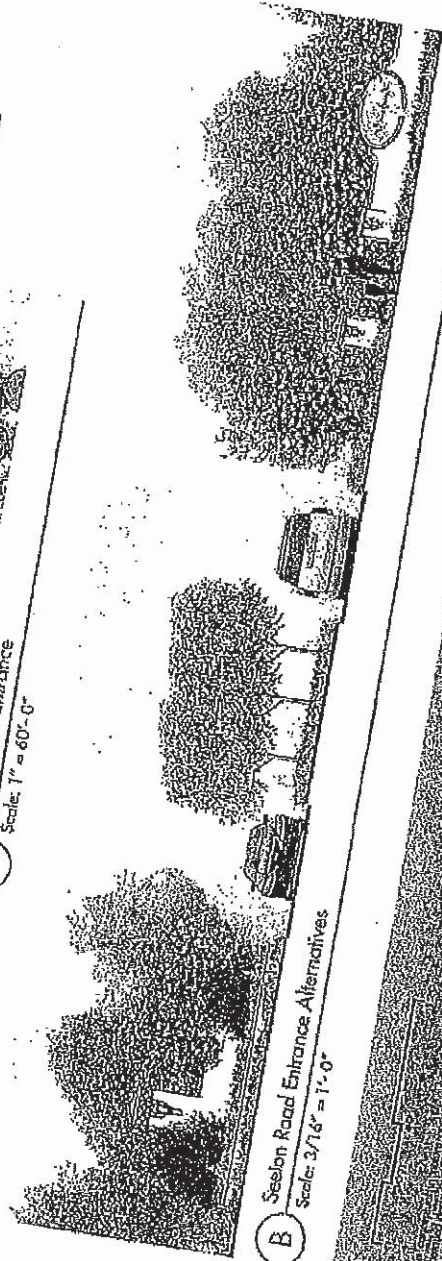
MIRAVALEGOSTRACTE
Site Plan

MANOVER PROPERTY MESA COMPANY

Exhibit D - Open Spaces, Entry and Wall Features

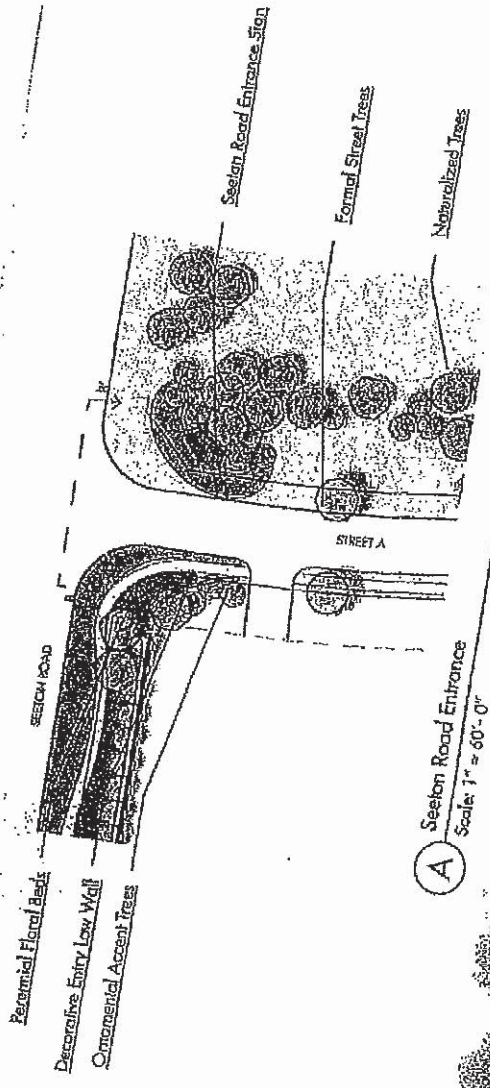


A Seebon Road Entrance
Scale: 1" = 60'-0"

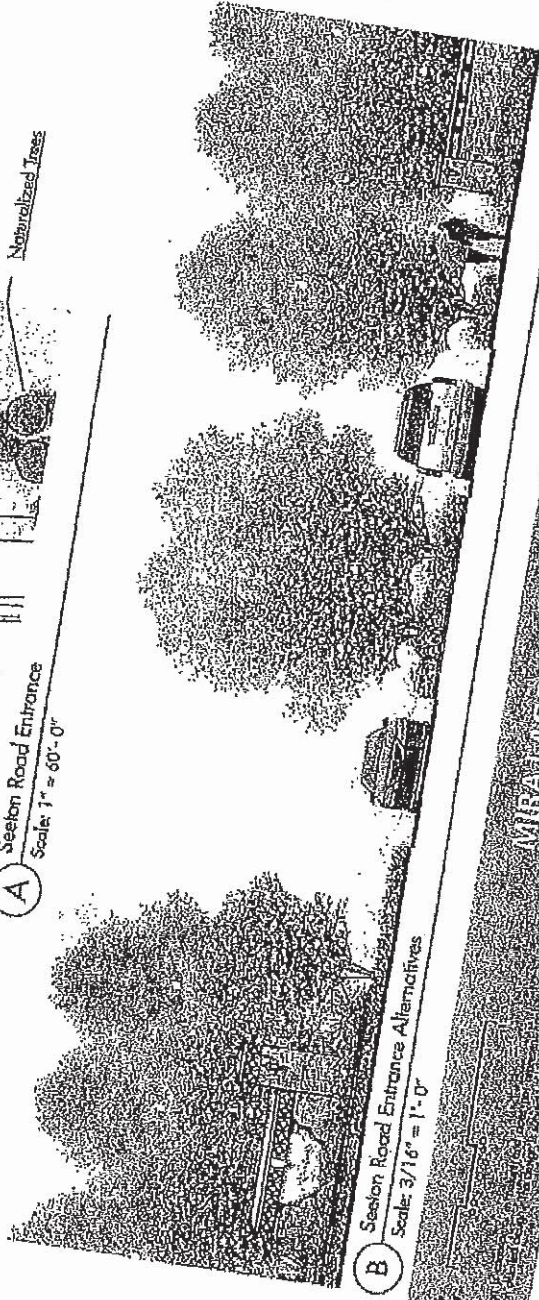


MIRALLAGOS TRACT
 10000 S. SEEBON ROAD
 MESA, AZ 85204
 HANOVER PROPERTY COMPANY MESA

Exhibit D - Open Spaces, Entry and Wall Features



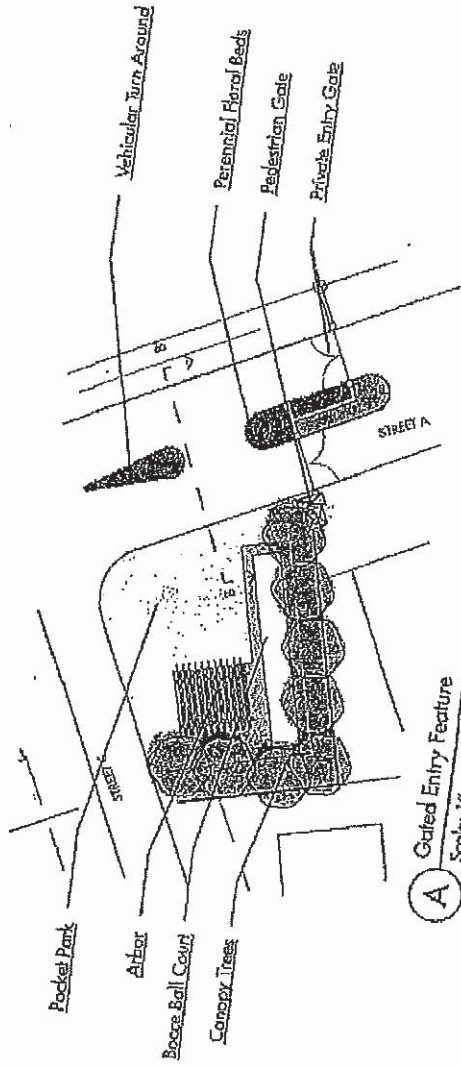
A Seelon Road Entrance
Scale: 1" = 60'-0"



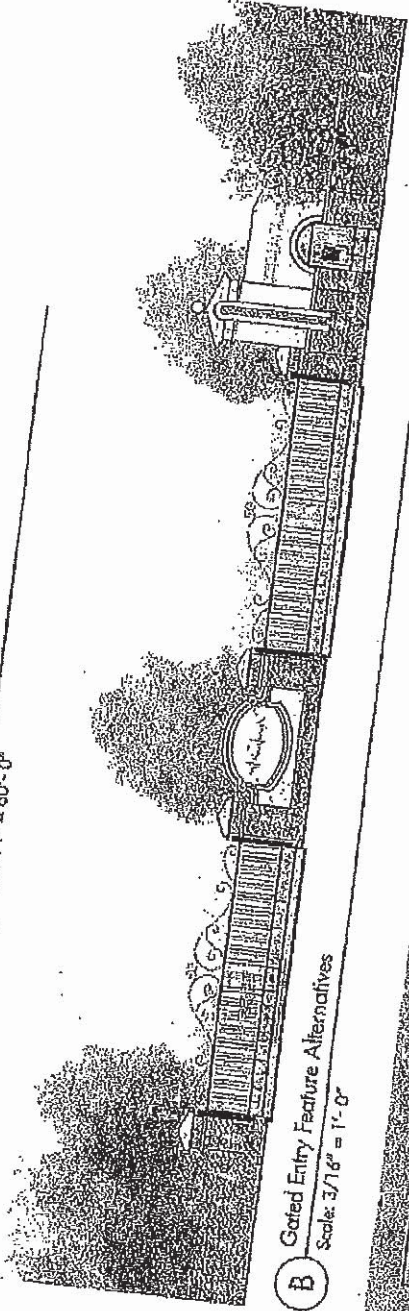
B Seelon Road Entrance Alternatives
Scale: 3/16" = 1'-0"

MIRALAGOS TRACT #1
 10000 S. MESA AVENUE
 MESA, AZ 85209
 HANOVER PROPERTY COMPANY

Exhibit D - Open Spaces, Entry and Wall Features



A Gated Entry Feature
Scale: 1" = 40'-0"

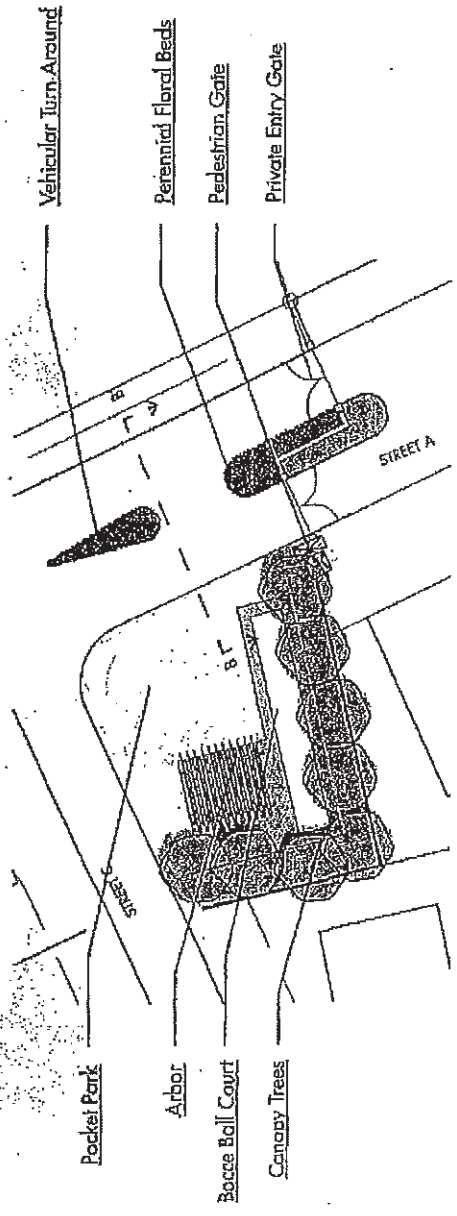


B Gated Entry Feature Alternatives
Scale: 3/16" = 1'-0"

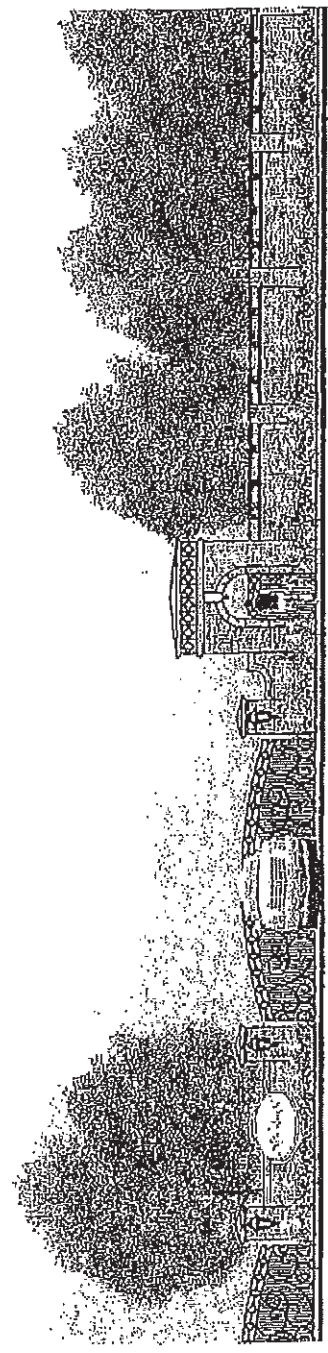
MIRALLAGOS TRACT #1

HANOVER PROPERTY MESA COMPANY

Exhibit D - Open Spaces, Entry and Wall Features



A Gated Entry Feature
Scale: 1" = 60'-0"

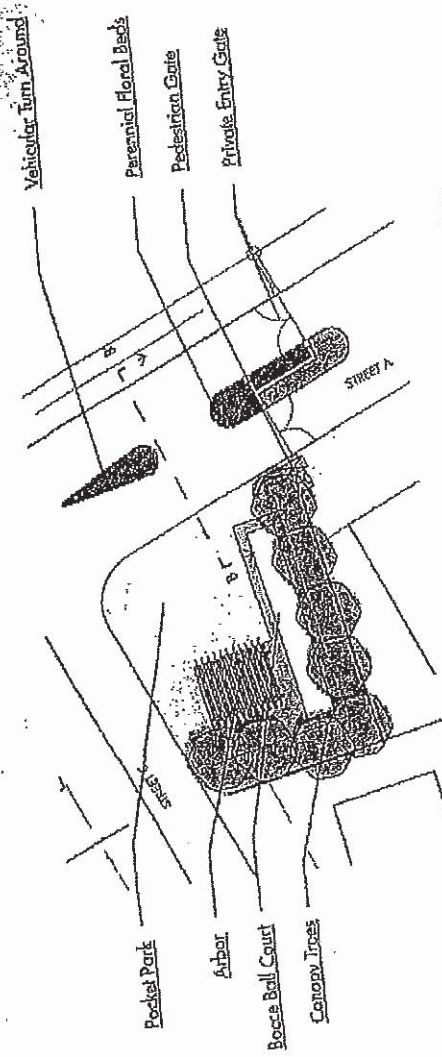


B Gated Entry Feature Alternatives
Scale: 3/16" = 1'-0"

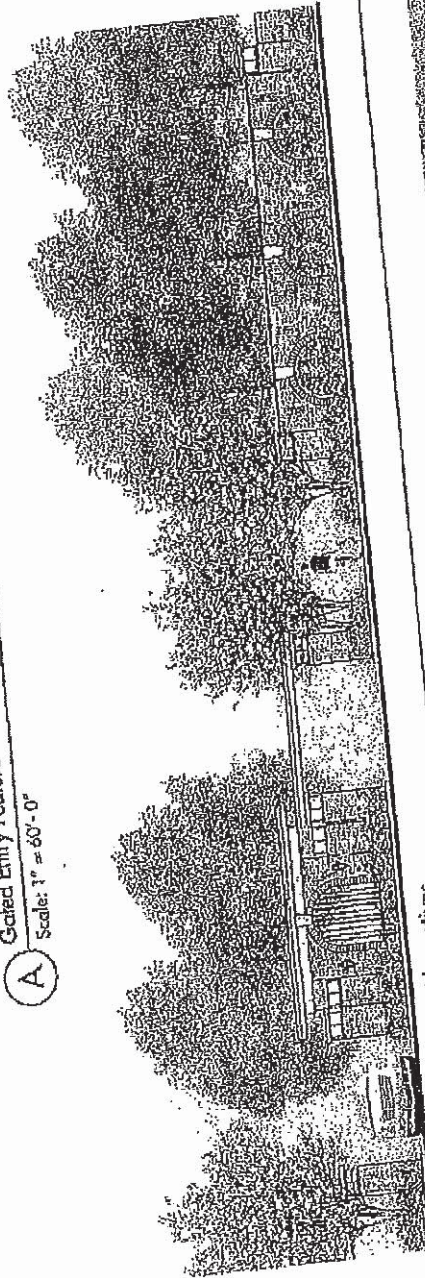

MIRALAGOS TRACT H
 Grand Prairie, Texas
 10/15/2015

LANGOVER PROPERTY COMPANY
MESA

Exhibit D - Open Spaces, Entry and Wall Features



A Gated Entry Feature
Scale: 1" = 60'-0"

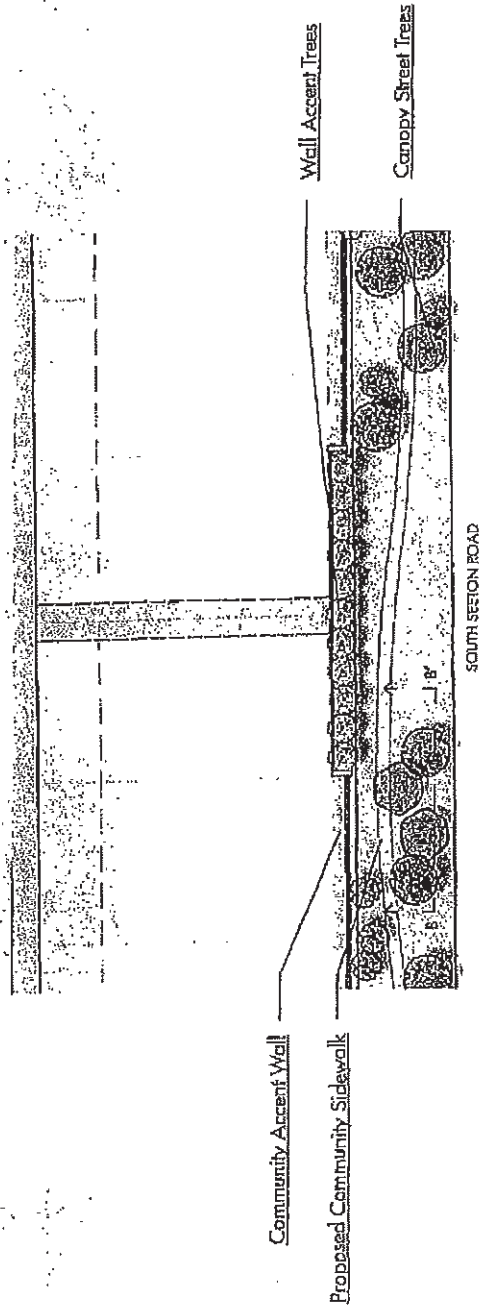


B Gated Entry Feature Alternatives
Scale: 3/16" = 1'-0"

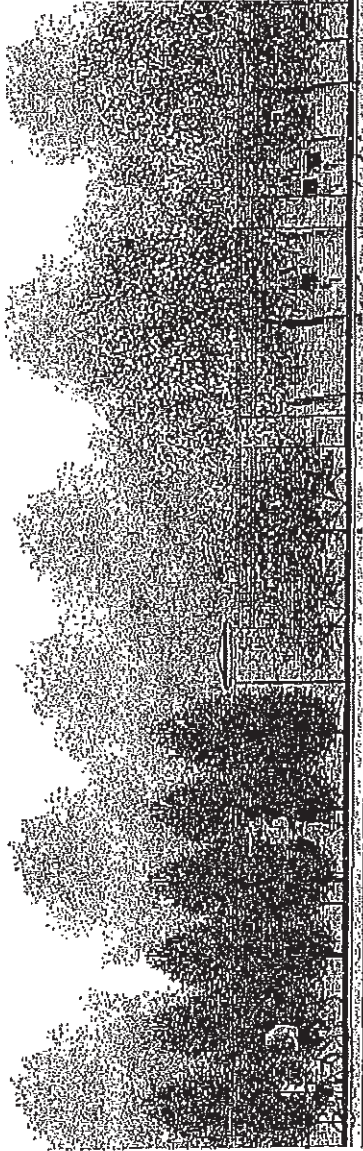
MIRAVESOS TERRACE
Grand Condo
Mesa, AZ

LANOVER
PROPERTY
COMPANY
MESA

Exhibit D - Open Spaces, Entry and Wall Features



A Community Screen Wall
Scale: 1" = 60'-0"



B Community Screen Wall Alternatives
Scale: 1/8" = 1'-0"

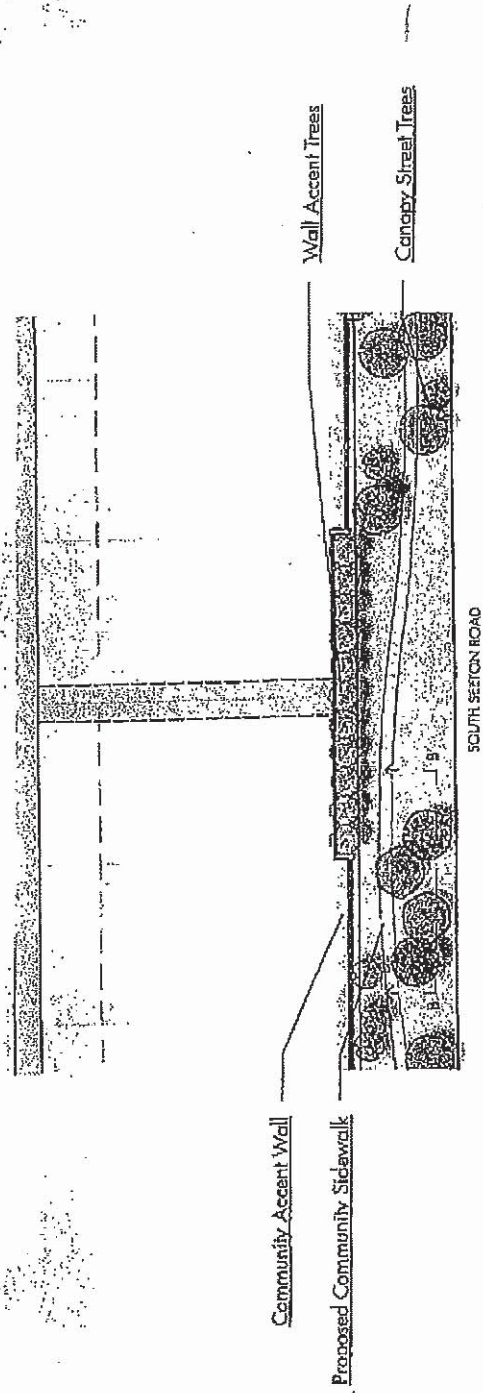


CITY OF GRAND PRAIRIE, TEXAS
COMMUNITY DEVELOPMENT DEPARTMENT

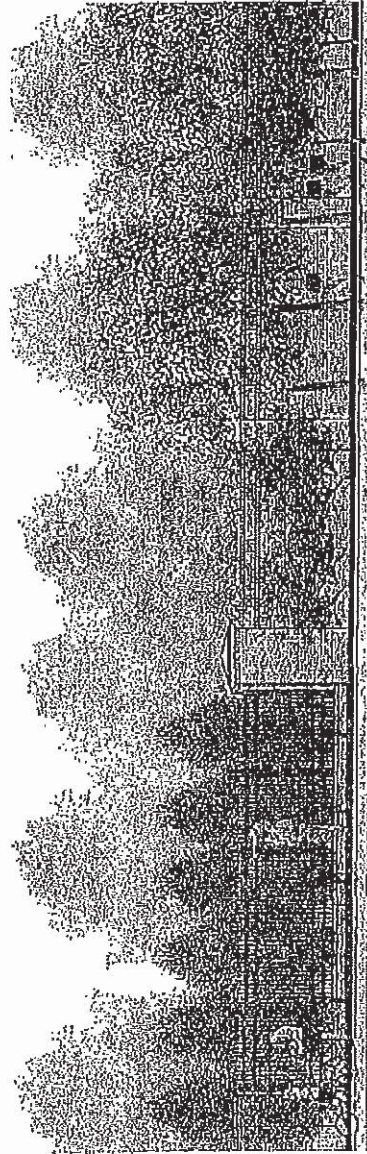
MIRA LAGO TRACT H
Grand Prairie, Texas
July 21, 2015

**EVANOVER
PROPERTY
COMPANY**
MESA

Exhibit D - Open Spaces, Entry and Wall Features



A Community Screen Wall
Scale: 1" = 60'-0"



B Community Screen Wall Alternatives
Scale: 1/8" = 1'-0"


MIRA LAGOS TRACT H
 Grand Prairie, Texas
 July 21, 2015

FLANOVER PROPERTY COMPANY
 MESA

392 AS - 100% Gated Non-Front Entry Garage	
Lot Width	Percentage of lots required to be Non-Front Entry garage lots
Less than 70 feet wide	30%
70 feet wide or greater	50%

Proposed	
(Gated lots required for all garage doors)	
Lot Count	Proposed Number of Non-Front Entry garage lots
Gated	21 (100% of all gated lots)
Non-Gated	45 (30% of all non-gated lots)
Total	66 (39% of all lots)

Proposed			
(Adheres to 392 A standards, but not gated doors)			
Lot Count	Number of Lots < 70 feet wide	Number of Lots > 70 feet wide	Required number of lots to be Non-Front Entry garage lots
Gated	21	0	10.5 (21 x .5)
Non-Gated	150	50	65 (50 x .3) + (100 x .5)
Total	171	50	76



CASE LOCATION MAP

Case Number Z130801
1100 E. Seaton Rd - Mira Lagos No. H



Grand Prairie
T E X A S
D E M O N S T R A T I O N H O M E S

200 W Church Street, Grand Prairie, Texas 75053
Phone: (972) 237-8257; Fax: (972) 237-8116
Website: www.gprix.org

DO NOT COPY
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FROM GRAND PRAIRIE

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EXHIBIT C

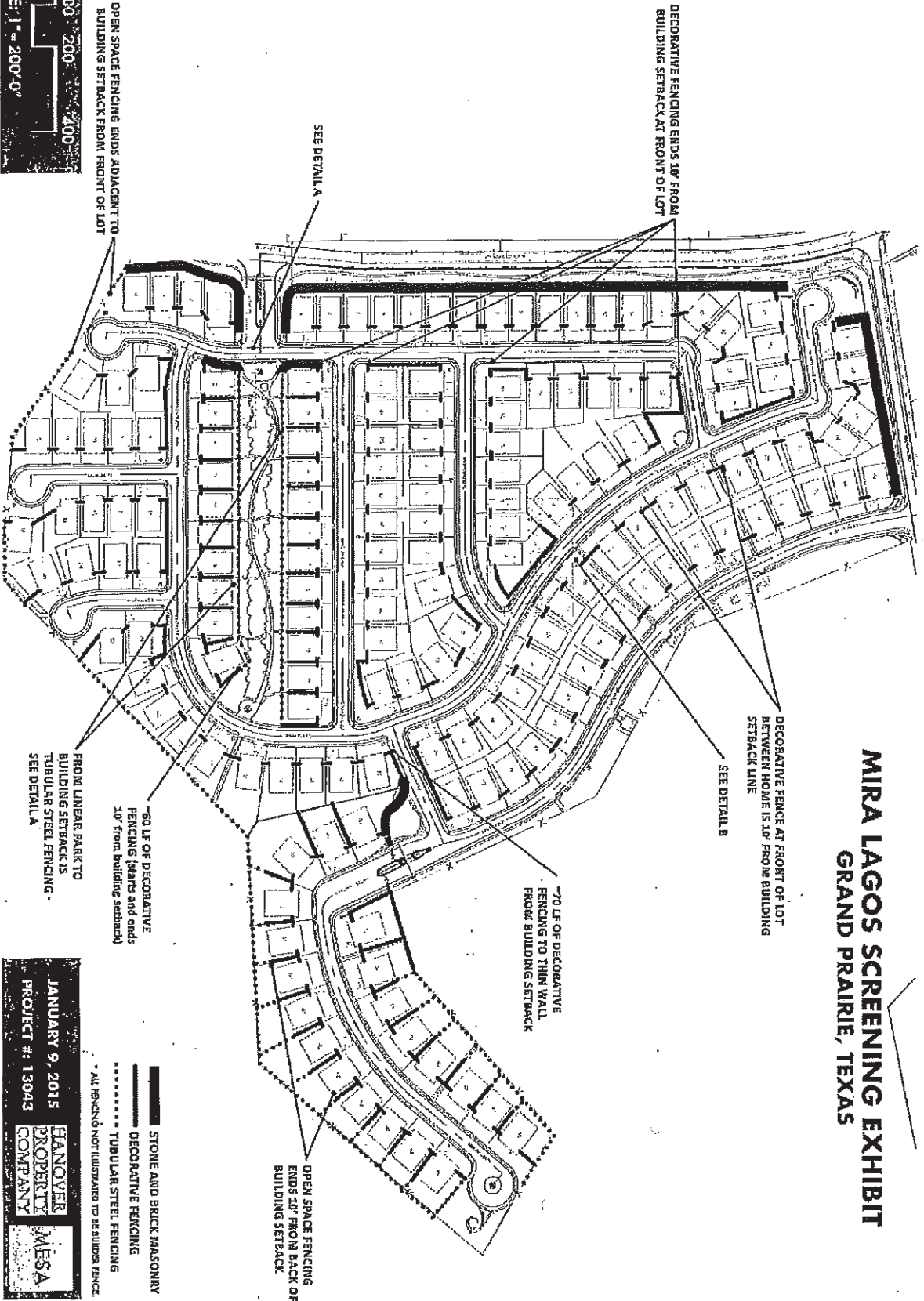
Las Brisas Gated Property Trees

Texas Live Oak
Texas Red Oak
Shumard Red Oak
Cedar Elm
Chinese Pistachio

EXHIBIT D

Las Brisas Fencing Standards

MIRA LAGOS SCREENING EXHIBIT GRAND PRAIRIE, TEXAS



JANUARY 9, 2015
PROJECT # 13043
HANOVER PROPERTY COMPANY
MESA



JANUARY 9, 2015
 PROJECT #: 13043

MIRA LAGOS SCREENING EXHIBIT
 GRAND PRAIRIE, TEXAS

HANOVER
 PROPERTY
 COMPANY

