

**EXHIBIT "A" -  
Residential Land Uses  
Page 1 of 4**

**Exhibit A - Residential Land Uses**  
JBI Project No. HP 409

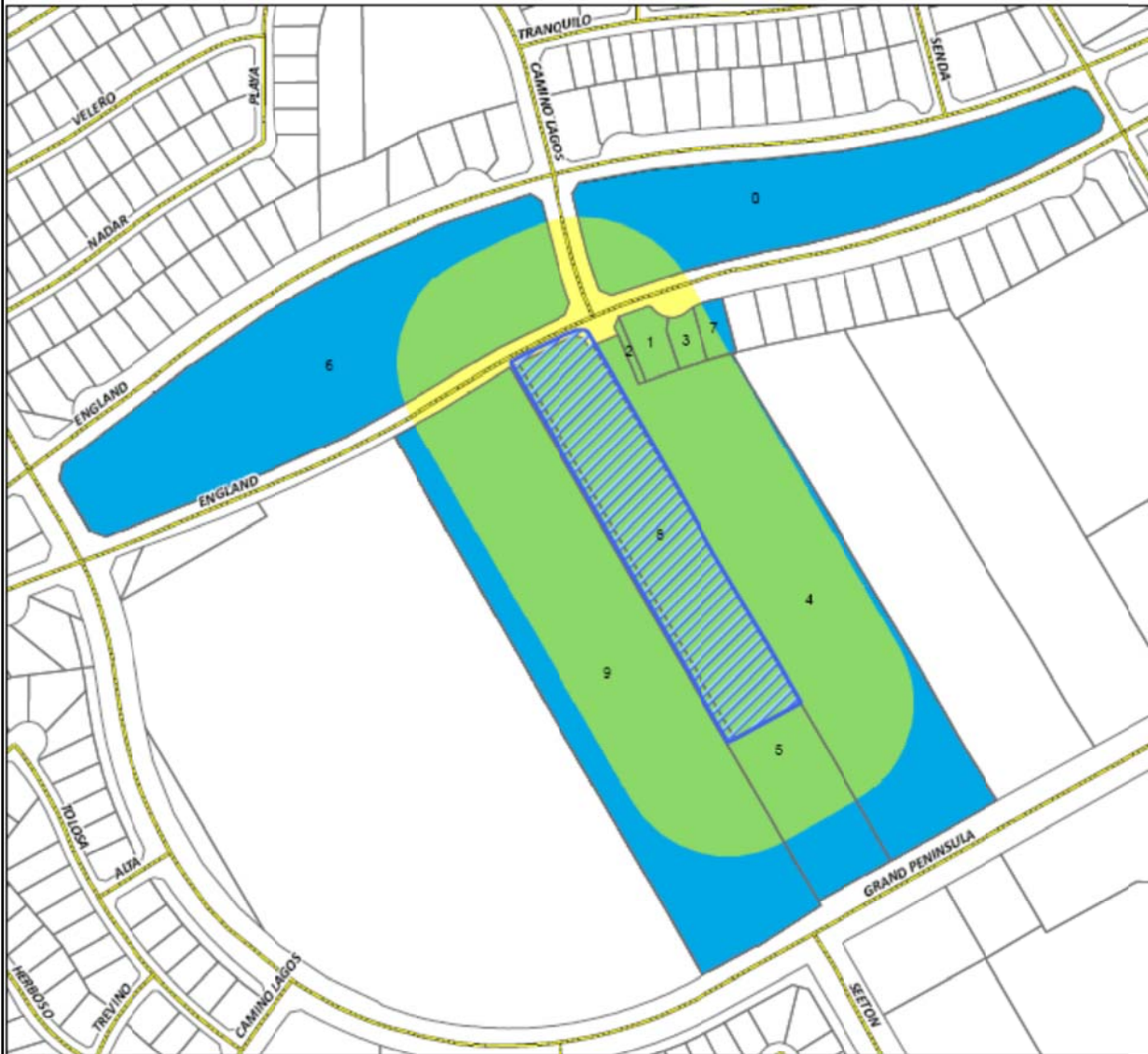
Subdistrict	Acreage	Maximum Density per Gross Acre	Minimum Living Area SF per Unit	Minimum Lot Sizes & Dimensions			Minimum Yard Setbacks				Maximum Height	Maximum Lot Coverage	
				Area (SF)	Width	Depth	Front	Rear	Internal Side	Side on Street			Side on Arterial
A	62.86	3.5	2,000	8,000	65	115	25	10	6	15	20	35	45%
B	63.53	5.0	1,800	6,000	50	110	20	10	5	15	20	35	50%
C	42.89	3.0	2,200	12,000	80	140	35	15	7	15	20	35	40%
D	75.84	3.5	2,000	8,000	65	115	25	10	6	15	20	35	45%
E	110.73	3.5	2,000	8,000	65	115	25	10	6	15	20	35	45%
F	103.85	5.0	1,800	6,000	50	110	20	10	5	15	20	35	50%
G	60.28	3.5	2,000	7,000	60	110	25	10	6	15	20	35	50%
H	56.74	3.5	2,200	10,000	75	120	30	15	7	15	20	35	50%

Z011102  
Reactivation of Zoning Case for Mira Lagos  
Amendments to Planned Development District No. 271

Exhibit "A"  
Page 2 of 4  
PON Map






Property Owner Notification  
**LOCATION MAP**



**CASE NUMBER Z121003**

**Case Name:** Mira Lagos D  
**Current Zoning:** A  
**Request:** Consideration of a request for the approval of a Zoning Change from Agriculture (A) District to Planned Development 271B (PD-271B) District for single family residences on 5.8 acres.

 Case Location  
 300 ft Buffer  
 Property Within Buffer



**Exhibit "A"**  
**Page 3 of 4**  
**Legal Description**

**LEGAL DESCRIPTION**

BEING a parcel of land located in the City of Grand Prairie, Tarrant County, Texas, a part of the Robert McCoy Survey, Abstract Number 1104, and a part of that 45.959 acre tract of land described as Tract 2 conveyed to Peninsula Investment Limited Partnership as recorded in Volume 16091, Page 17, Tarrant County Deed Records, and a part of that 72.378 acre tract of land described in a special warranty deed to First Texas Homes, Inc. as recorded in Document Number D212156965, Tarrant County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the intersection of the south right-of-way line of England Parkway (a variable width right-of-way) with the west right-of-way line of N. Camino Lagos (a 85 foot wide right-of-way;

THENCE along the west right-of-way line of N. Camino Lagos as follows:

South 68 degrees 14 minutes 59 seconds East, 27.96 feet to a one-half inch iron rod found for corner;

South 22 degrees 35 minutes 30 seconds East, 23.65 feet to a one-half inch iron rod found for corner;

North 67 degrees 24 minutes 30 seconds East, 13.85 feet to a one-half inch iron rod found for corner;

THENCE South 29 degrees 52 minutes 40 seconds East, 1099.89 feet to a one-half inch iron rod found for corner;

THENCE South 60 degrees 41 minutes 24 seconds West, 219.63 feet to a one-half inch iron rod set for corner;

THENCE North 29 degrees 53 minutes 00 seconds West, 1156.27 feet to a one-half inch iron rod set for corner in the south right-of-way line of England Parkway;

THENCE Northeasterly, 192.04 feet along a curve to the right in the south right-of-way line of England Parkway, said curve having a central angle of 04 degrees 37 minutes 55 seconds East, a radius of 2375.50 feet, a tangent of 96.07 feet, and whose chord bears North 63 degrees 32 minutes 06 seconds East, 191.98 feet to the POINT OF BEGINNING and containing 252,356 square feet or 5.793 acres of land.



# Exhibit "A" Page 4 of 4 Zoning Exhibit

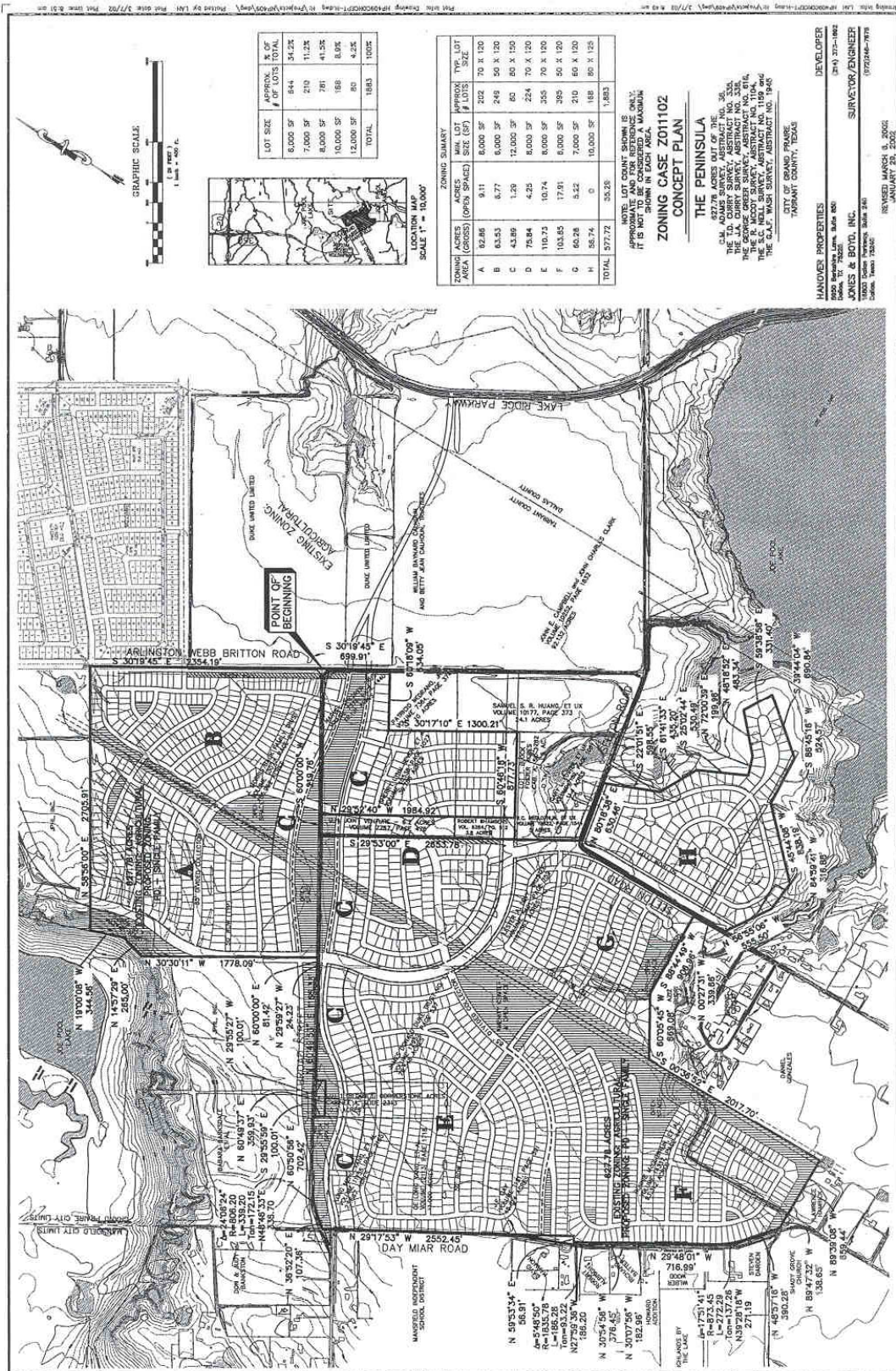


EXHIBIT B  
n

