



# **LAKES OF AURORA ESTATES**

**Aurora, Texas**

**May, 2017**

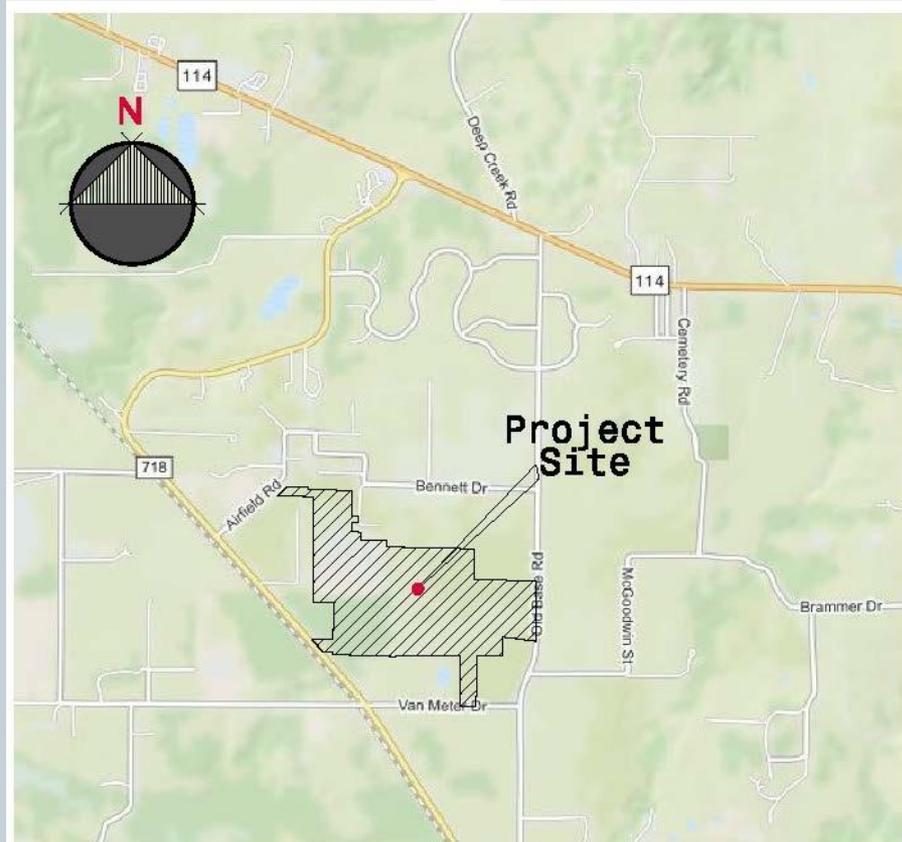
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# I. LOCATION

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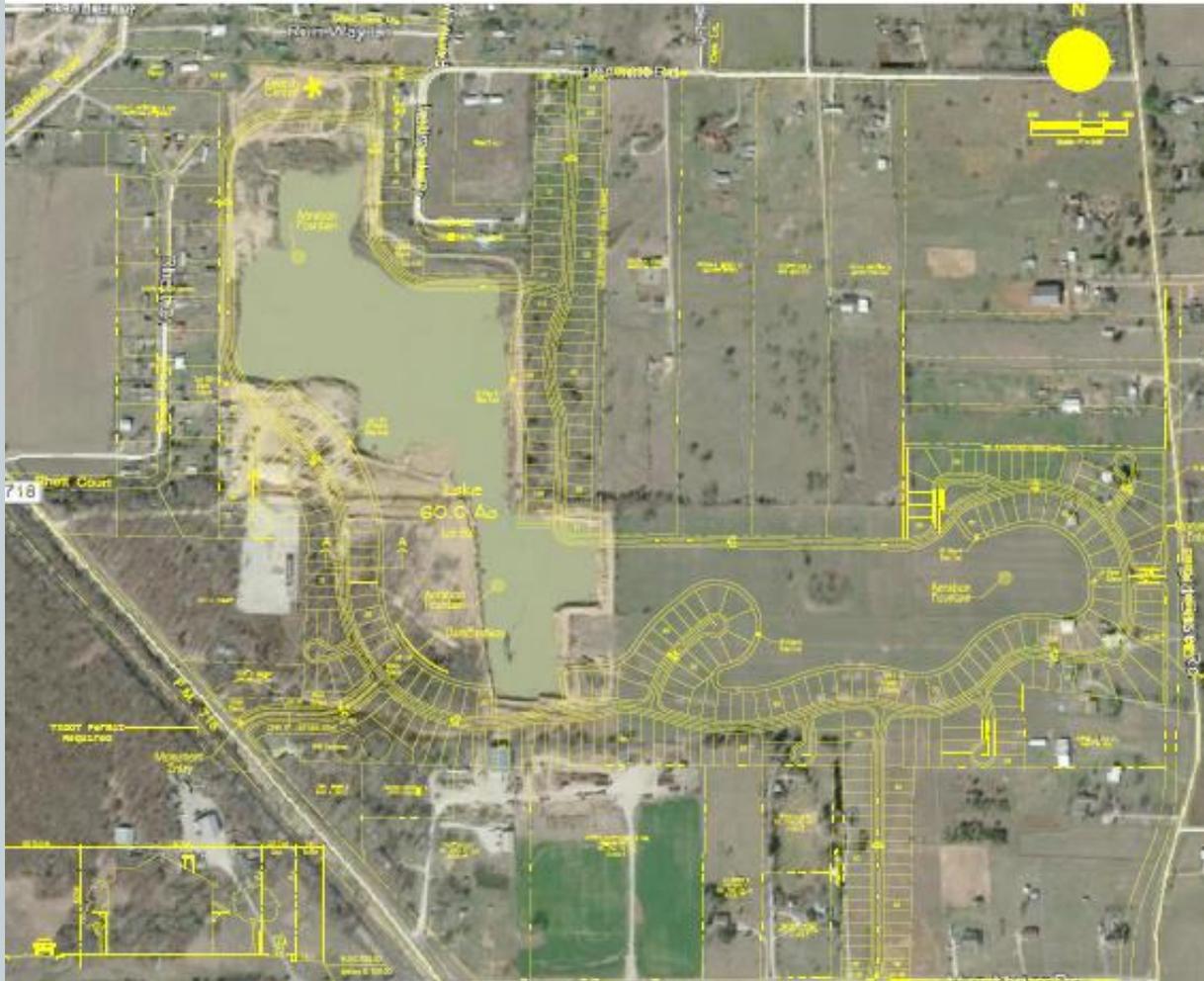


V i c i n i t y M a p

n. t. s.

# II. AERIAL OF SITE

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# III. PROPERTY DESCRIPTION



The property consists of 168.20 acres of land, western boundary is adjacent to F.M. 718 A Major' Arterial Regional Thoroughfare, west of Old Base Road a future city of Aurora Thoroughfare and north of existing Van Meter Drive also a future city of Aurora thoroughfare . The property is vegetated primarily in the southwestern quadrant with native trees of which a tree preservation plan will be prepared. Development of this property will provide for upscale residential development , with development of 65 ac. Spring feed lake , accommodating for open space ,Hike and Bike Trails with water recreational amenities . New homes construction will range from \$250K and up. The homes will be marketed towards young families, young professionals and empty nesters lifestyle. Creating an additional 106 million dollars to the City of Aurora tax base. There will be a Master H.O.A. required within the development of the property. We are excited to bring this upscale residential development to this area which surpasses expectations required in your comprehensive master plan .

# III. PROPERTY DESCRIPTION

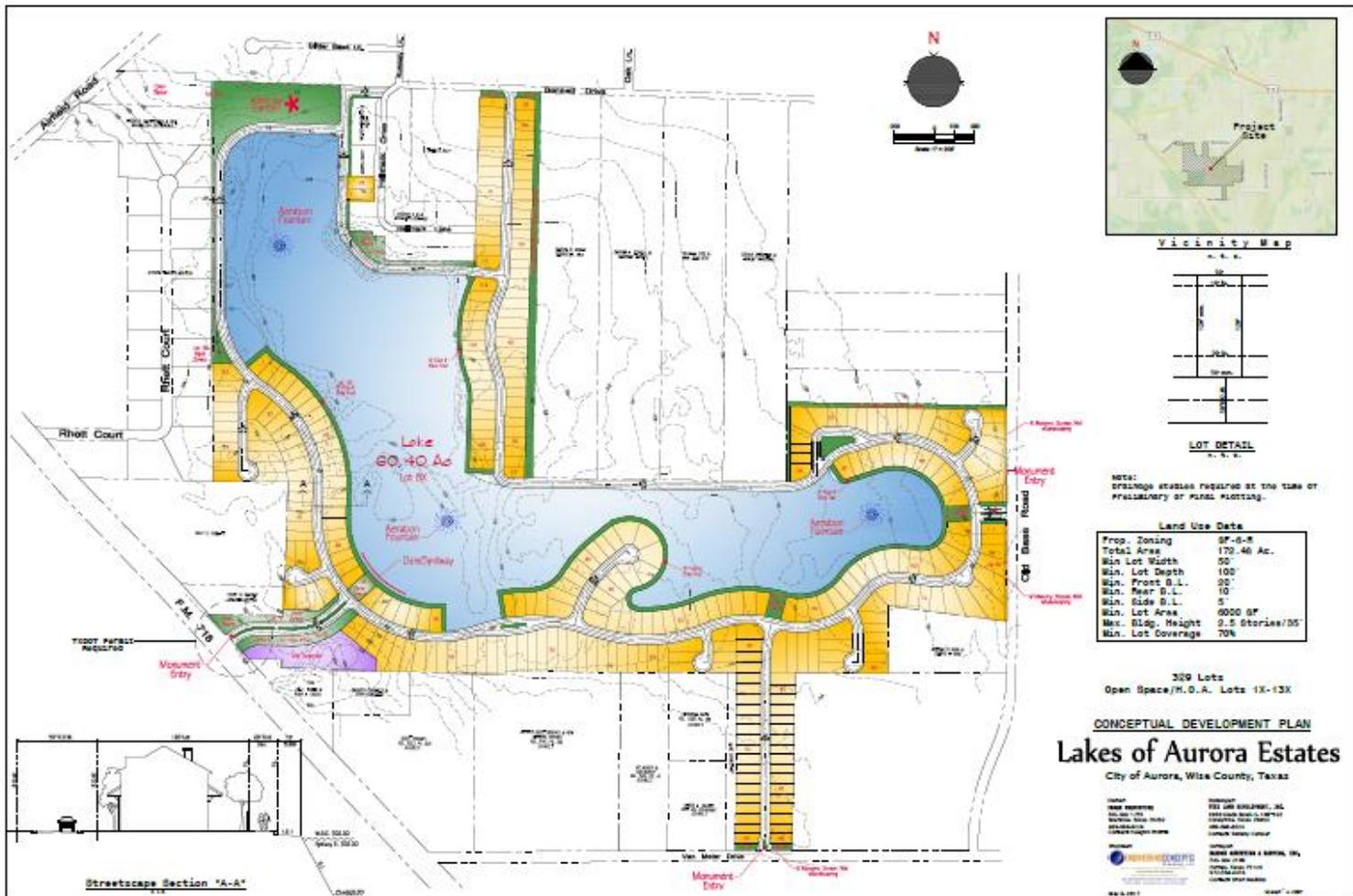


The density is justified based on elimination of substandard uses on the properties (mobile homes) and creation, with consolidation of properties of an exclusive high end residential neighborhood. This development will provide over 106 million dollars annual tax base to the City of Aurora. The City of Aurora comprehensive plan is encouraging consolidation of parcels into upscale neighborhoods which we feel we have accomplished with our plan and have exceeded The City of Aurora's expectations.



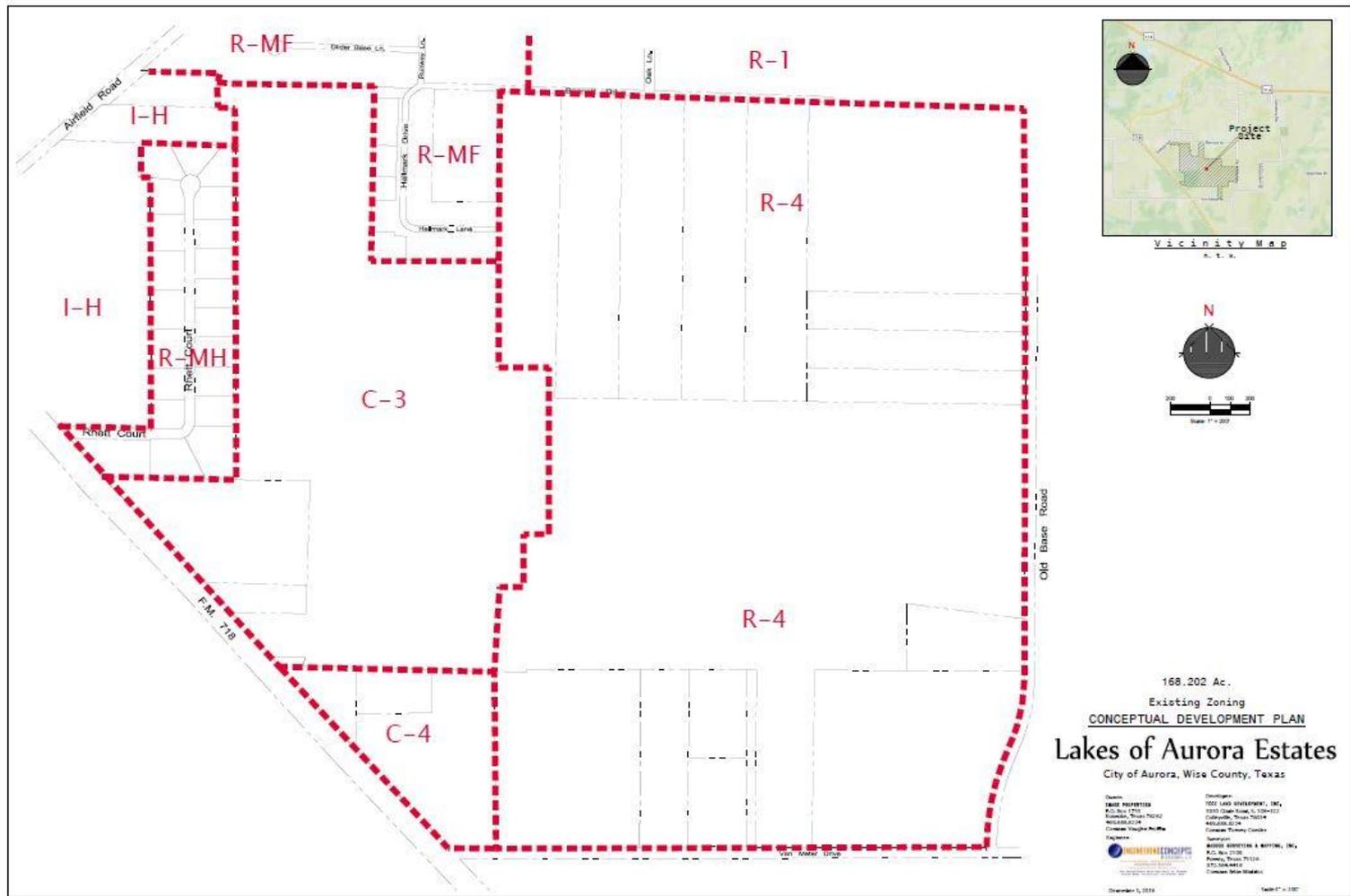
# Color Concept

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# Existing Zoning

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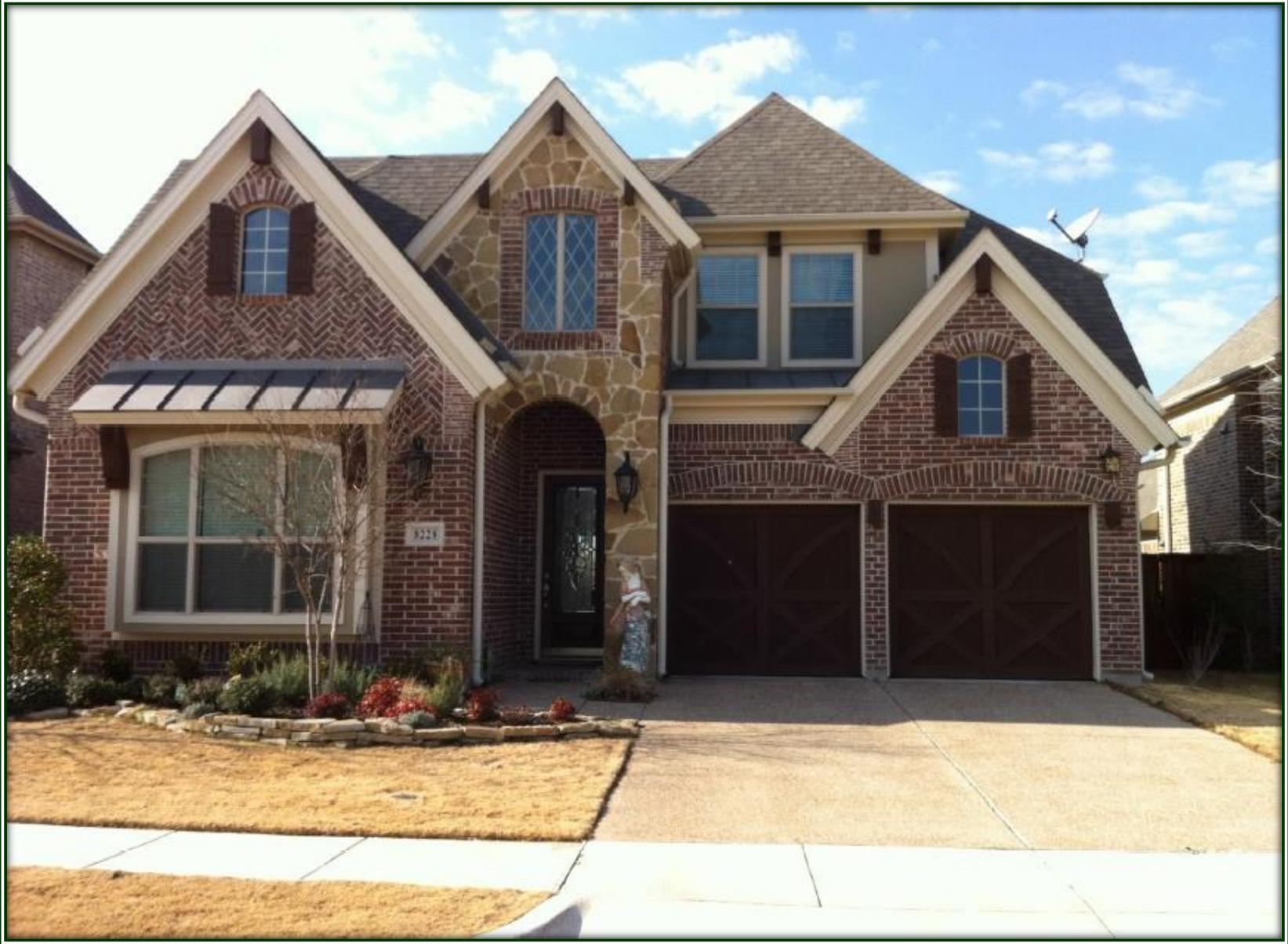


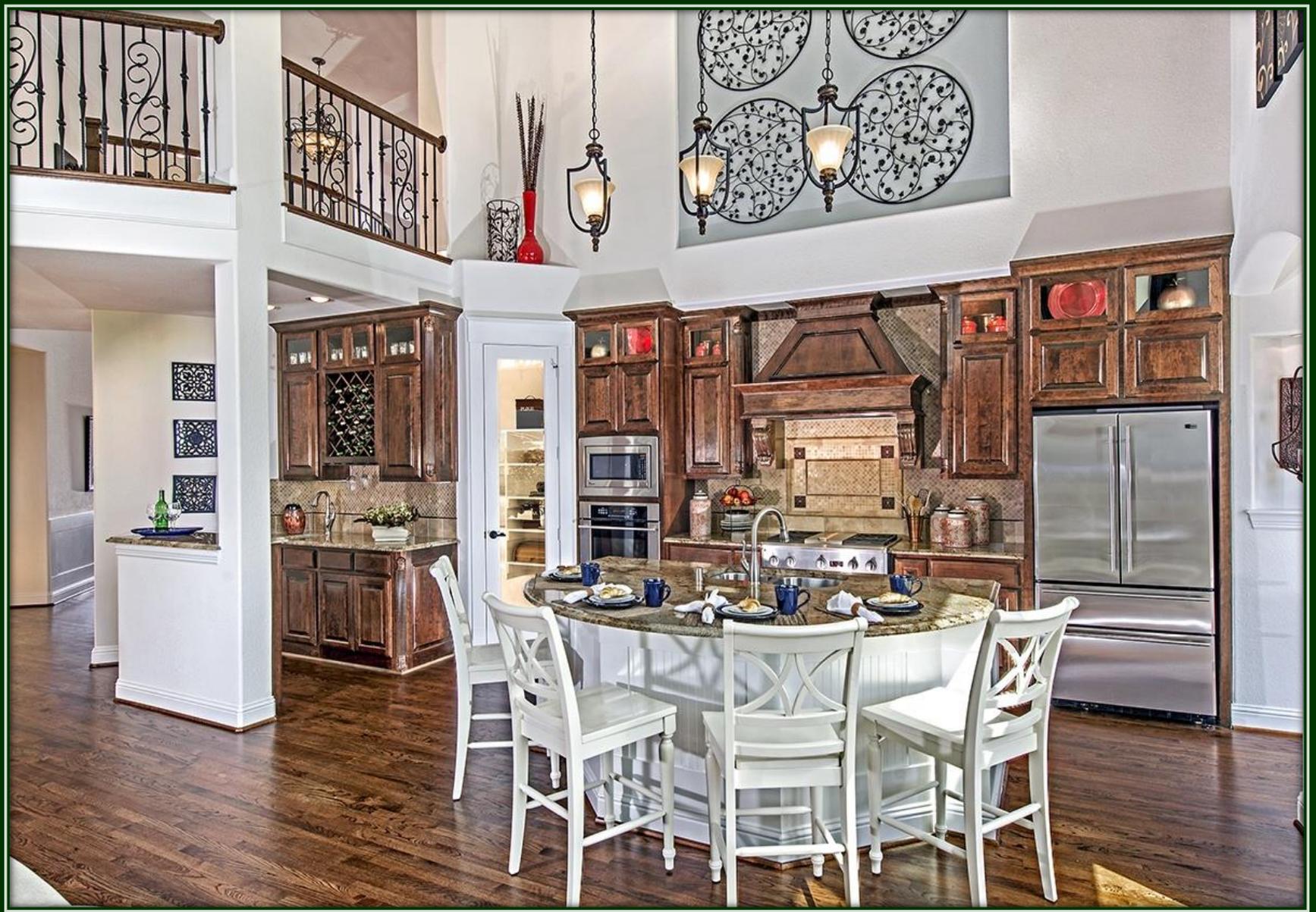
# V. BUILDING ARCHITECTURAL STANDARDS







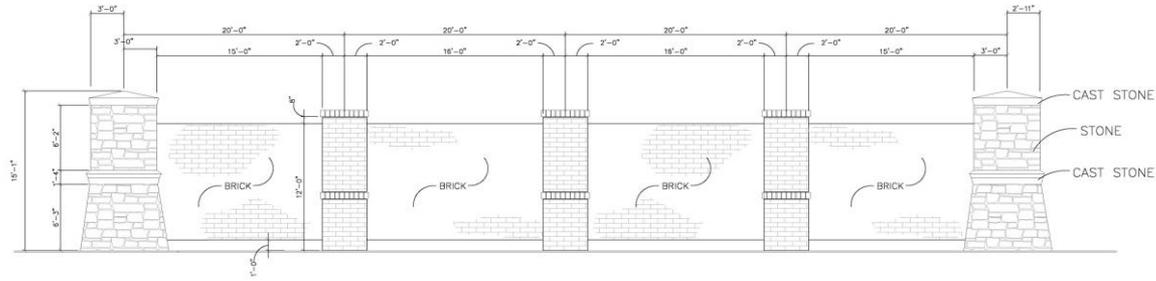




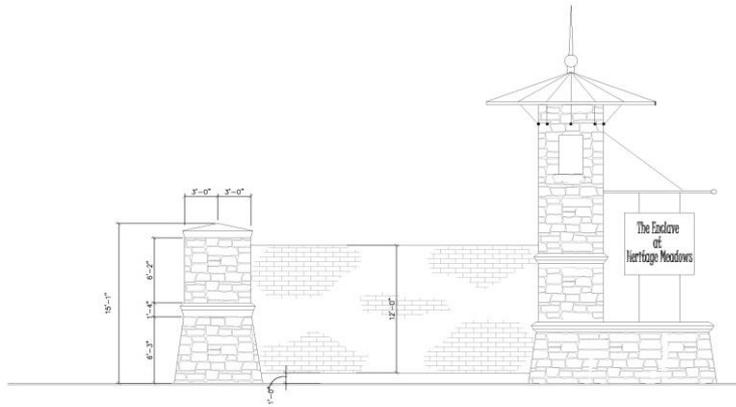




# VI. PROPERTY DEVELOPMENT STANDARDS



TYPICAL LANDSCAPE SCREENING WALL



TYPICAL ENTRY MONUMENT

## Lakes of Aurora Estates

Developer:  
**TOCI LAND DEVELOPMENT, INC.**  
 3930 Glade Road, S. 108-322  
 Colleyville, Texas 76034  
 469.688.8224  
 Contact: Tommy Cansler

Engineer:  
**T. TABOR CONSULTING, PLLC**  
 1301 E. Debbie Lane 102-152  
 Mansfield, Texas 76063  
 972.896.9089  
 Contact: Tommy Tabor, P.E.

Consultant:  
**KPA CONSULTING, INC.**  
 3076 Hays Lane  
 Rockwall, Texas 75087  
 972.385.6383  
 Contact: Pat Atkins

October 28, 2014

Scale: 1" = 60'

