

EXHIBIT B-1

Concept / Schematic Plan

Adjacent Ownership Information - North

SITUS ADDRESS	OWNER NAME	MAILING ADDRESS
2200 Northway Dr. 76207-1032	James W. Curmatt & Richard D. Ruark	2200 Northway, Denton, TX 76207-1032
2201 Northway Dr. 76207-1033	Josue Rodriguez	2201 Northway, Denton, TX 76207-1033
2200 Southway 76207-1028	Ruth Delia Chavez	10641 Steepington Dr. Apt 2029, Dallas, TX 75230-4668
2201 Southway 76207-1029	Sarah E. Beveridge & Christopher Files	2201 Southway, Denton, TX 76207-1029
2200 Overlook Ln. 76207-1024	Bryan & Joyce Cassell	2200 Overlook Ln, Denton, TX 76207-1024
2201 Overlook Ln. 76207-1025	En L. Khoo	2201 Overlook Ln, Denton, TX 76207-1025
2200 Lookout Ln. 76207-1020	James H. & Barbara J. Grote	2210 Amberstone, Fredericksburg, TX 78624-6795
2201 Lookout Ln. 76207-1021	Billy R. & Susanne E. Smith	2201 Lookout Ln, Denton, TX 76207-1021
2200 Crestmeadow St. 76207-1636	Bob F. Watson	2200 Crestmeadow St, Denton, TX 76207-1636
2126 Crestmeadow St. 76207-1634	Susan M. Allison	701 Chaparral Rd, Sanger, TX 76266-6859
2124 Crestmeadow St. 76207-1634	Johnny O. Guajardo	2124 Crestmeadow St, Denton, TX 76207-1634
2120 Crestmeadow St. 76207-1634	Victor & Damia Cleaver	2120 Crestmeadow St, Denton, TX 76207-1634
2116 Crestmeadow St. 76207-1634	Carolyn Gilbert	2116 Crestmeadow St, Denton, TX 76207-1634
2112 Crestmeadow St. 76207-1634	Tim & Kenna J. Johnson	2112 Crestmeadow St, Denton, TX 76207-1634
2108 Crestmeadow St. 76207-1634	Laura L. Fogie	2108 Crestmeadow St, Denton, TX 76207-1634
2104 Crestmeadow St. 76207-1634	Susan Pierce	2104 Crestmeadow St, Denton, TX 76207-1634
2100 Crestmeadow St. 76207-1634	Martha Sue Webb	2100 Crestmeadow St, Denton, TX 76207-1634
2020 Crestmeadow St. 76207-1632	General L. & Nedra Mitchell	2575 Thomas J. Egan Rd, Denton, TX 76207-2800
2601 Thunderbird Dr.	James J. Sitton	2601 Thunderbird Dr, Denton, TX 76207-1601
2605 Thunderbird Dr. 76207-1601	Brenda K. & Edgar Leavelle	2605 Thunderbird Dr, Denton, TX 76207-1601
2609 Thunderbird Dr. 76207-1601	James Jr. & Stephanie K. Wilson	2609 Thunderbird Dr, Denton, TX 76207-1601
2613 Thunderbird Dr. 76207-1601	Sheree L. Sardinia	2613 Thunderbird Dr, Denton, TX 76207-1601
2701 Thunderbird Dr. 76207-1603	Kirtland B. Watkins	2701 Thunderbird Dr, Denton, TX 76207-1603
2705 Thunderbird Dr. 76207-1603	Gene H. Fahnenbacher	2705 Thunderbird Dr, Denton, TX 76207-1603
2709 Thunderbird Dr. 76207-1603	Kristine Bolin	PO Box 50171, Denton, TX 76208-0171
2713 Thunderbird Dr. 76207-1603	Steve Oberlander	2713 Thunderbird Dr, Denton, TX 76207-1603
2717 Thunderbird Dr. 76207-1603	Jimmy C. & Neva L. Shelton	2717 Thunderbird Dr, Denton, TX 76207-1603
2721 Thunderbird Dr. 76207-1603	Klein & Barenblatt Law Offices	5940 Wilcox Pl Ste A, Dublin, OH 43016-6885
2801 Thunderbird Dr. 76207-1605	Ricky L. & Britta Wheeler	2801 Thunderbird Dr, Denton, TX 76207-1605
2805 Thunderbird Dr. 76207-1605	Cathleen Desouza Carothers	2106 Hawksbury Way, Cedar Park, TX 78613-6878
2809 Thunderbird Dr. 76207-1605	Mark McGary	2809 Thunderbird Dr, Denton, TX 76207-1605
2813 Thunderbird Dr. 76207-1605	Stephen R. Speer	2813 Thunderbird Dr, Denton, TX 76207-1605
2817 Thunderbird Dr. 76207-1605	Dave & Veronica Brunner	2817 Thunderbird Dr, Denton, TX 76207-1605
2821 Thunderbird Dr. 76207-1605	Donald W. Fleming	2821 Thunderbird Dr, Denton, TX 76207-1605
2900-2912 Augusta Dr. 76207-1223	David TW Sung	PO Box 3580, Santa Monica, CA 90408-3580
Augusta Dr. 76207	David TW Sung	PO Box 3580, Santa Monica, CA 90408-3580
2915-3017 Augusta Dr. 76207-1214	Gramar Corp	PO Box 3580, Santa Monica, CA 90408-3580
4234 1st St. 76207-3408	Jess Newton Rayzor Estate	Unknown
2205 N Bonnie Brae 76207-1018	City of Denton	PO Box 609, Denton, TX 76202-0609
2230 W University Dr. 7620-0648	David R. Fulton Trustee	Municipal Building, 215 E. McKinney St, Denton, TX 76201-4229
W University St.	Mesquite Creek Dev Inc	5529 Freeman Rd, Krum, TX 76249-3338
2804 W University Dr. 76201-1601	Mesquite Creek Dev Inc	PO Box 22845, Oklahoma City, OK 73123-1845
2816 W University Dr. 76201-1601	Mesquite Creek Dev Inc	PO Box 22845, Oklahoma City, OK 73123-1845
2818 W University Dr. 76201-1601	Mesquite Creek Dev Inc	PO Box 22845, Oklahoma City, OK 73123-1845
2820 W University Dr. 76201-1601	Mesquite Creek Dev Inc	PO Box 22845, Oklahoma City, OK 73123-1845
2822 W University Dr. 76201-1601	University Lodging Partners LP	1712 Pleasant Pl, Arlington, TX 76015-4529
4008 N 1st St. 76207-3406	CBOS Texas LTD P/S	PO Box 787, Lebanon, TN 37088-0787

Development Standards

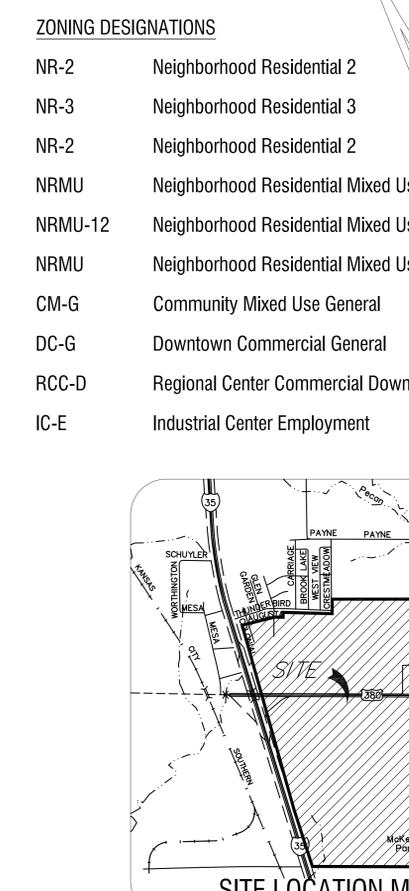
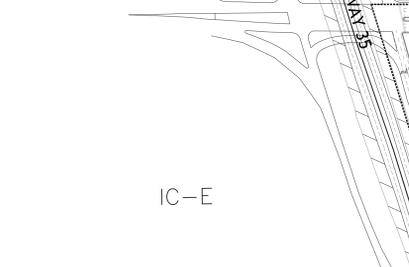
	Maximum Build Height	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Maximum Lot Coverage	Maximum Floor Area Ratio
Market Place RR-3	100'	None	None	None	79%	4:1
Market Place RR-2	100'	None	None	None	79%	4:1
Market Place Residential	TBD	TBD	TBD	TBD	N/A	N/A
Town Center RR-1	100'	None	None	None	90%	4:1
Town Center RR-1 (hotel/office)	200'	None	None	None	90%	4:1
Town Center RR-2	None	None	None	None	90%	4:1
South Campus RR-2 Residential	65'					
South Campus RR-2 Commercial	100'					
South Campus Office/Hotel	200'					
South Campus Mixed Use Residential	65'	None	None	None	80%	4:1
South Campus Mixed Use Commercial	100'	None	None	None	4:1	4:1
South Campus Mixed Use Hotel/Office	200'	None	None	None	4:1	4:1
South Campus Mixed Use NR	None	None	None	None	90%	4:1

Off-Street Parking Standards

	2 spaces per unit
1. Single-Family	2 spaces per unit
2. Multi-Family	
a. 1 Bedroom or less than 500sf	1 space/unit
b. 1 Bedroom greater than 500sf	1.75 spaces/unit
c. 2 Bedroom	2 spaces/unit
d. 3 Bedroom	2 spaces/unit
e. 4 Bedroom or more	1 space/bedroom
f. Retirement Housing	1 space/unit
3. Office (general)	1 space/450sf
4. Office (medical)	1 space/350sf
5. Retail	1 space/300sf
6. Restaurants/Bars	1 space/100sf

ZONING DESIGNATIONS

NR-2	Neighborhood Residential 2
NR-3	Neighborhood Residential 3
NR-2	Neighborhood Residential 2
NRMU	Neighborhood Residential Mixed Use
NRMU-12	Neighborhood Residential Mixed Use 12
NRMU	Neighborhood Residential Mixed Use
CM-G	Community Mixed Use General
DC-G	Downtown Commercial General
RCC-D	Regional Center Commercial Downtown
IC-E	Industrial Center Employment



Adjacent Ownership Information - South

SITUS ADDRESS	OWNER NAME	MAILING ADDRESS	OWNER NAME (all CAPS)
2201 Park Center Boulevard, Boise, ID 83726-0001	ABS TX INVESTOR LP	2201 Park Center Boulevard, Boise, ID 83726-0001	ABS TX INVESTOR LP
5924 Royal Ln Ste 250, Dallas, TX 75230-8802	BENBROOKE UNIV PARTNERS	5924 Royal Ln Ste 250, Dallas, TX 75230-8802	BENBROOKE UNIV PARTNERS
2303 W University Dr. Denton, TX 76201-1649	MFD INC	2303 W University Dr. Denton, TX 76201-1649	MFD INC
801 7th Avenue, Fort Worth, TX 76104-2733	COOK CHILDREN'S HEALTH CARE SYSTEM	801 7th Avenue, Fort Worth, TX 76104-2733	COOK CHILDREN'S HEALTH CARE SYSTEM
1805 S Kauton Rd, Sanger, TX 76066-6902	TEXAS ONCOLOGY PROPERTIES LLC	1805 S Kauton Rd, Sanger, TX 76066-6902	TEXAS ONCOLOGY PROPERTIES LLC
16427 N Scottsdale Rd Ste 440, Scottsdale, AZ 85254-7103	HITA-DENTON LLC	16427 N Scottsdale Rd Ste 440, Scottsdale, AZ 85254-7103	HITA-DENTON LLC

SITUS ADDRESS	OWNER NAME	MAILING ADDRESS	OWNER NAME (all CAPS)
1160 N Bonnie Brae St. Denton, TX 76201-2421	DSMG LTD	1160 N Bonnie Brae St. Denton, TX 76201-2421	DSMG LTD
1801 Hinkle Dr Ste 150, Denton, TX 76201-1768	SOUTH STEMMONS PROP GROUP LTD	1801 Hinkle Dr Ste 150, Denton, TX 76201-1768	SOUTH STEMMONS PROP GROUP LTD
1228 Bellemead Dr, Denton, TX 76201-2418	MRS LEONA EWING	1228 Bellemead Dr, Denton, TX 76201-2418	MRS LEONA EWING
208 Meadow Ln, Denton, TX 76207-7411	LINDA MARIE CASIAS ROTH	208 Meadow Ln, Denton, TX 76207-7411	LINDA MARIE CASIAS ROTH
1805 S Kauton Rd, Sanger, TX 76066-6902	BRUCE A. & RHONDA HUTHER	1805 S Kauton Rd, Sanger, TX 76066-6902	BRUCE A. & RHONDA HUTHER
777 E Chellist St, Denton, TX 76205-8317	JOHN KOZUBA III	777 E Chellist St, Denton, TX 76205-8317	JOHN KOZUBA III
5707 Glen Pines Dr, Houston, TX 77069-1818	NELTA BAHNSEN	5707 Glen Pines Dr, Houston, TX 77069-1818	NELTA BAHNSEN
1020 N Bonnie Brae St. Denton, TX 76201-2420	MELVIN L. & PATRICIA L. SUMRALL LIFE ESTATE & ETAL	1020 N Bonnie Brae St. Denton, TX 76201-2420	MELVIN L. & PATRICIA L. SUMRALL LIFE ESTATE & ETAL
1014 N Bonnie Brae St. Denton, TX 76201-2420	JAMES H. MAHONEY	1014 N Bonnie Brae St. Denton, TX 76201-2420	JAMES H. MAHONEY
1000 N Bonnie Brae St. Denton, TX 76201-2420	WELDON GLEN McBRIDE	1000 N Bonnie Brae St. Denton, TX 76201-2420	WELDON GLEN McBRIDE
902 N Bonnie Brae St. Denton, TX 76201-2419	PAUL J. & DIANNA BANDA	902 N Bonnie Brae St. Denton, TX 76201-2419	PAUL J. & DIANNA BANDA
818 N Bonnie Brae St. Denton, TX 76201-2499	CLARENCE D. WYNN	818 N Bonnie Brae St. Denton, TX 76201-2499	CLARENCE D. WYNN
300 Cove Dr, Shady Shores, TX 76208-7110	4A PROPERTIES LTD	300 Cove Dr, Shady Shores, TX 76208-7110	4A PROPERTIES LTD
PO Box 550, Lewisville, TX 75067-0550	GREGORY P. ROWLETT	PO Box 550, Lewisville, TX 75067-0550	GREGORY P. ROWLETT
Municipal Building, 215 E. McKinney St, Denton, TX 76201-4	CITY OF DENTON	Municipal Building, 215 E. McKinney St, Denton, TX 76201-4	CITY OF DENTON

North of 380
149.58 ACRES OF LAND FRANCIS
BATSON SURVEY ABSTRACT NO.
A-43 LOCATED IN THE CITY OF
DENTON, DENTON COUNTY,
TEXAS

South of 380
237.05 ACRES OF LAND IN THE
B.B.B. & C.R.R. SURVEY
ABSTRACT NO. A-192 LOCATED
IN THE CITY OF DENTON, DENTON
COUNTY, TEXAS

CONCEPT PLAN RAYZOR RANCH

Date: 7-18-2017

OWNER/DEVELOPER
ALLEGIANCE HILLVIEW, LP 5221 N. O'CONNOR BOULEVARD, STE 700 IRVING, TX 75039
ENGINEER/SURVEYOR
DUNAWAY ASSOCIATES, LP 550 BAILEY AVE, SUITE 400 FORT WORTH, TX 76107
ARCHITECT
HODGES & ASSOCIATES, P.L.L.C. 13642 OMEGA DALLAS, TX 75244