EXHIBIT B-1

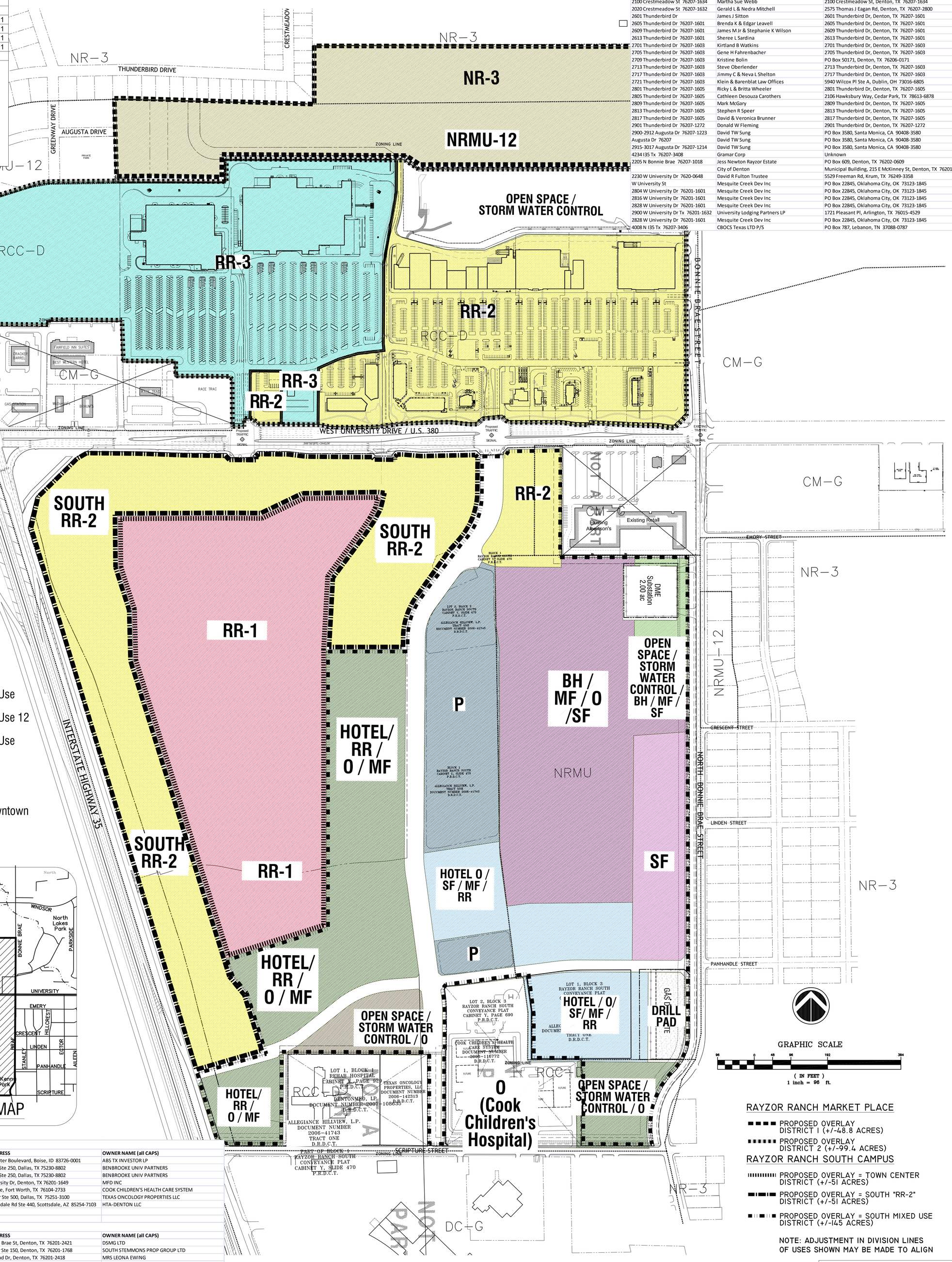
Concept / Schematic Plan

Development Standards

	Maximum Build Height	Minimum Lot Area	Minimum Lot Width and Depth	Building Setbacks	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	TBD	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	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
South Campus Mixed Use Hotel/Office	200'	None	None	None		4:1
South Campus Mixed Use NR		None	None	None	90%	4:1

Off-Street Parking Standards

1. Single-Family	2 spaces per unit
2. Multi-Family	
a. 1 Bedroom or less than 500sf	1 space/unit
b. 1 Bedroom greator than 500sf	1.5 spaces/unit
c. 2 Bedroom	1.75 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



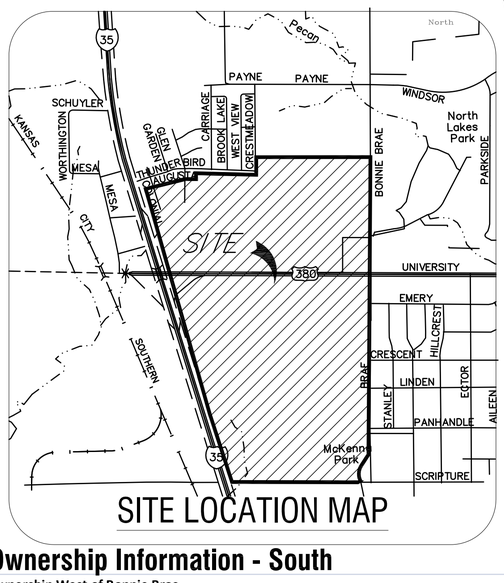
Adjacent Ownership Information - North

Adjacent Property Ownership North of U.S. Hwy. 380

SITUS ADDRESS	OWNER NAME	MAILING ADDRESS
2200 Northway Dr 76207-1032	James W Curnutt & Richard D Ruark	2200 Northway, Denton, TX 76207-1032
2201 Northway Dr 76207-1033	Josue Ordonez	2201 Northway, Denton, TX 76207-1033
2200 Southway 76207-1028	Ruth Delia Chavez	10641 Steppington 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 Khoe	2201 Overlook Ln, Denton, TX 76207-1025
2200 Lookout Ln 76207-1020	James H & Barbara J Grote	2210 Amberstone, Fredericksbrg, TX 78624-6795
2201 Lookout Ln 76207-1021	Billy R & Suzanne E Smith	2201 Lookout Ln, Denton, TX 76207-1021
2200 Crestmeadow St 76207-1636	Bob F Watson	2200 Crestmeadow St, Denton, TX 76207-1636
2128 Crestmeadow St 76207-1634	Susan M Allison	701 Chaparral Rd, Sanger, TX 76266-6859
2124 Crestmeadow St 76207-1634	Johnny D 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 Fogle	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	Gerald L & Nedra Mitchell	2575 Thomas J Eagan 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 Leavell	2605 Thunderbird Dr, Denton, TX 76207-1601
2609 Thunderbird Dr 76207-1601	James M Jr & Stephanie K Wilson	2609 Thunderbird Dr, Denton, TX 76207-1601
2613 Thunderbird Dr 76207-1601	Sheree L Sardina	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 Fahrenbacher	2705 Thunderbird Dr, Denton, TX 76207-1603
2709 Thunderbird Dr 76207-1603	Kristine Bolin	PO Box 50171, Denton, TX 76206-0171
2713 Thunderbird Dr 76207-1603	Steve Oberlender	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 & Barenblat Law Offices	5940 Wilcox Pl Ste A, Dublin, OH 73016-6805
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	David & Veronica Brunner	2817 Thunderbird Dr, Denton, TX 76207-1605
2901 Thunderbird Dr 76207-1272	Donald W Fleming	2901 Thunderbird Dr, Denton, TX 76207-1272
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	David TW Sung	PO Box 3580, Santa Monica, CA 90408-3580
4234 I35 Tx 76207-3408	Gramar Corp	Unknown
2205 N Bonnie Brae 76207-1018	Jess Newton Rayzor Estate	PO Box 609, Denton, TX 76202-0609
	City of Denton	Municipal Building, 215 E McKinney St, Denton, TX 76201-4229
2230 W University Dr 7620-0648	David R Fulton Trustee	5529 Freeman Rd, Krum, TX 76249-3358
W University St	Mesquite Creek Dev Inc	PO Box 22845, Oklahoma City, OK 73123-1845
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
2828 W University Dr 76201-1601	Mesquite Creek Dev Inc	PO Box 22845, Oklahoma City, OK 73123-1845
2900 W University Dr Tx 76201-1632	University Lodging Partners LP	1721 Pleasant Pl, Arlington, TX 76015-4529
2828 W University Dr 76201-1601	Mesquite Creek Dev Inc	PO Box 22845, Oklahoma City, OK 73123-1845
4008 N I35 Tx 76207-3406	CBOCS Texas LTD P/S	PO Box 787, Lebanon, TN 37088-0787

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



SITE LOCATION MAP

Adjacent Ownership Information - South

Adjacent Property Ownership West of Bonnie Brae

SITUS ADDRESS	OWNER NAME	MAILING ADDRESS	OWNER NAME (all CAPS)
2321 W University Dr Tx 76201-1649	Abs Tx Investor Lp	250 E Park Center Boulevard, Boise, ID 83726-0001	ABS TX INVESTOR LP
2317 W University Dr 76201	Benbrooke Univ Partners	5924 Royal Ln Ste 250, Dallas, TX 75230-8802	BENBROOKE UNIV PARTNERS
2311 W University Dr 76201-1649	Benbrooke Univ Partners	5924 Royal Ln Ste 250, Dallas, TX 75230-8802	BENBROOKE UNIV PARTNERS
2303 W University Dr 76201-1649	Mfd Inc	2303 W University Dr, Denton, TX 76201-1649	MFD INC
Scripture St 76201	Cook Children's Health Care System	801 7th Avenue, Fort Worth, TX 76104-2733	COOK CHILDREN'S HEALTH CARE SYSTEM
	Texas Oncology Properties Llc	12221 Merit Dr Ste 500, Dallas, TX 75251-3100	TEXAS ONCOLOGY PROPERTIES LLC
2620 Scripture St Tx 76201-4315	Hta-denton Llc	16427 N Scottsdale Rd Ste 440, Scottsdale, AZ 85254-7103	HTA-DENTON LLC

Adjacent Property Ownership East of Bonnie Brae

SITUS ADDRESS	OWNER NAME	MAILING ADDRESS	OWNER NAME (all CAPS)
1160 Bonnie Brae 76201-2421	Dsmg Ltd	1160 N Bonnie Brae St, Denton, TX 76201-2421	DSMG LTD
W University Dr	South Stemmons Prop Group Ltd	1801 Hinkle Dr Ste 150, Denton, TX 76201-1768	SOUTH STEMMONS PROP GROUP LTD
1230 N Bonnie Brae St 76201-5475	Mrs Leona Ewing	1228 Bellemead Dr, Denton, TX 76201-2418	MRS LEONA EWING
1224 N Bonnie Brae St 76201-5475	Linda Marie Casias Roth	208 Meadow Ln, Denton, TX 76207-7411	LINDA MARIE CASIAS ROTH
1220 N Bonnie Brae 76201-5475	Windsor Hall Inc.	1409 San Gabriel Dr, Denton, TX 76205-6600	WINDSOR HALL INC
1218 N Bonnie Brae St 76201-5475	Marilyn R Janke	145 S Forest Ln, Double Oak, TX 75077-8284	MARILYN R JANKE
1160 N Bonnie Brae 76201-2421	Dsmg Ltd	1160 N Bonnie Brae St, Denton, TX 76201-2421	DSMG LTD
1160 Bonnie Brae 76201-2421	Dsmg Ltd	1160 N Bonnie Brae St, Denton, TX 76201-2421	DSMG LTD
1160 N Bonnie Brae 76201-2421	Bruce A & Rhonda Huther	1890 S Keaton Rd, Sanger, TX 76266-8702	BRUCE A & RHONDA HUTHER
1100 N Bonnie Brae St 76201-2421	John Kozura III	777 El Cielito St, Denton, TX 76205-8317	JOHN KOZURA III
1026 N Bonnie Brae 76201-2420	Nelta Bahnsen	5707 Glen Pines Dr, Houston, TX 77069-1818	NELTA BAHNSEN
1020 N Bonnie Brae 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 76201-2420	James H Mahoney	1014 N Bonnie Brae St, Denton, TX 76201-2420	JAMES H MAHONEY
1008 N Bonnie Brae 76201-2420	Danny R & Carmen Whitaker	1008 N Bonnie Brae St, Denton, TX 76201-2420	DANNY R & CARMEN WHITAKER
1002 N Bonnie Brae 76201-2420	Albert & Opal Harpool Revocable Living Trust	1002 N Bonnie Brae St, Denton, TX 76201-2420	ALBERT & OPAL HARPOOL REVOCABLE LIVING TRUST
924 N Bonnie Brae 76201-2419	Nadine S Wilson	924 N Bonnie Brae St, Denton, TX 76201-2419	NADINE S WILSON
916 N Bonnie Brae 76201-2419	Charline S Rodgers Family Trust	1128 Bent Oaks Dr, Denton, TX 76210-8350	CHARLINE S RODGERS FAMILY TRUST
910 N Bonnie Brae 76201-2419	Weldon Glen McBride	1819 Laurelwood Dr, Denton, TX 76209-2234	WELDON GLEN MCBRIDE
902 N Bonnie Brae 76201-2419	Paul J & Dianna Banda	902 N Bonnie Brae St, Denton, TX 76201-2419	PAUL J & DIANNA BANDA
818 N Bonnie Brae 76201-2499	Clarence D Wynn	818 N Bonnie Brae St, Denton, TX 76201-2499	CLARENCE D WYNN
N Bonnie Brae Tx	4a Properties Ltd	300 Cove Dr, Shady Shores, TX 76208-7110	4A PROPERTIES LTD
802 N Bonnie Brae 76201-2499	4a Properties Ltd	300 Cove Dr, Shady Shores, TX 76208-7110	4A PROPERTIES LTD
2423 Panhandle St 76201-2439	Gregory P Rowlett	PO Box 850, Lewisville, TX 75067-0850	GREGORY P ROWLETT
McKenna Park	City of Denton	Municipal Building, 215 E McKinney St, Denton, TX 76201-4	CITY OF DENTON

RAYZOR RANCH MARKET PLACE

- PROPOSED OVERLAY DISTRICT 1 (+/-48.8 ACRES)
- PROPOSED OVERLAY DISTRICT 2 (+/-99.4 ACRES)

RAYZOR RANCH SOUTH CAMPUS

- PROPOSED OVERLAY = TOWN CENTER DISTRICT (+/-51 ACRES)
- PROPOSED OVERLAY = SOUTH "RR-2" DISTRICT (+/-51 ACRES)
- PROPOSED OVERLAY = SOUTH MIXED USE DISTRICT (+/-145 ACRES)

NOTE: ADJUSTMENT IN DIVISION LINES OF USES SHOWN MAY BE MADE TO ALIGN

CONCEPT PLAN

RAYZOR RANCH

North of 380

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

Date: 7-6-2016

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

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