



TRACT A, B & C		
TYPICAL LOT SIZE	PERCENTAGE	
40' X 110'	MAX 35%	
45' X 110'	MAX 35%	
50' X 115'	MIN 30%	

SF NET ACREAGE		
TRACT A NET ACREAGE	233.7 ACRES	
TRACT B NET ACREAGE	60.0 ACRES	
TRACT C NET ACREAGE	39.7 ACRES	
TOTAL NET ACREAGE	333.4 ACRES	
MAX YIELD	1,551 LOTS	

	TRACT D	
	MULTI FAMILY	
NET ACREAGE		32.4 ACRES
MAX UNITS		320 LOTS

MAX TOTAL SF & MF UNITS 1,871 LOTS

<u>LEGE</u>



AMENITY CENTER





LAND AREA TO BE DONATED TO PARKS

## NOTES:

- LOT DEPTHS MAY VARY BASED ON CUL-DE-SAC, KNUCKLES, AND OTHER PROJECT CONSTRAINTS. HOWEVER NO MORE THAN 10% WILL BE LESS THAN TYPICAL.
- TRACTS A, B, & C CORRESPOND TO 496 ACRE TRACT AS REFERENCED IN DEVELOPMENT AGREEMENT.
- 3. TRACT D CORRESPONDS TO 45 ACRE TRACT AS REFERENCED IN DEVELOPMENT AGREEMENT.

FUTURE COMMERCIAL WITHIN CITY LIMITS

## EXHIBIT C CONCEPT PLAN Legends Ranch

City of Denton - Division One ETJ, Texas June 28, 2022

