



										DEVE	LOPMEN	T SUMM	ARY TAI	BLE					
	PHASE	GROSS ACRES	LOT TYPE MIX ^{1,6}							MAX. DENSITY				MAX. DWELLING UNITS & SQ.FT. ^{2,3}				PARKS	SCHOOLS
			70' LOTS	60' LOTS	50' LOTS	40' LOTS	TH/ZERO LOT LINE	MF	СОММ	SF DENSITY	TH DENSITY	MF DENSITY	COMM FAR		TH/ZERO LOT LINE UNITS 8	MF UNITS ⁸	COMM SQ. FT. ^{4,5}		
	PHASE 1	241.0	5%	10%	50%	35%				5.2				759	0	0	0	NEIGHBORHOOD PARK, CENTRAL PARK	ES
	PHASE 2	225.7		10%	50%	40%				6.0				425	0	0	0	DISTRICT PARK, CENTRAL PARK, AMENITY CENTER	
	PHASE 3	154.3	5%	10%	50%	35%				5.2				417	0	0	0	CENTRAL PARK	
	PHASE 4	178.4	5%	10%	50%	35%				5.2				639	0	0	0		
	PHASE 5	153.2		10%	50%	40%				5.2				407	0	0	0	CENTRAL PARK, AMENITY CENTER	MS
	PHASE 6	88.0	5%	10%	50%	35%				5.2				364	0	0	0		
	PHASE 7	221.2	30%	70%						4.5				592	0	0	0	CENTRAL PARK	
	PHASE 8	52.7	5%	10%	50%	35%				5.2				173	0	0	0		
	PHASE 9	328.1		10%	50%	40%				6.0				1,138	0	0	0	NEIGHBORHOOD PARK, DISTRICT PARK, AMENITY CENTER	ES
	PHASE 10	19.7					50%		50%		9.0		0.25	0	132	0	84,398		
	PHASE 11	23.1					50%		50%		9.0		0.25	0	148	0	102,366		
	PHASE 11A	61.3	5%	10%	50%	35%				5.2				304	0	0	0	DISTRICT PARK	
	PHASE 12	11.4					50%		50%		9.0		0.25	0	95	0	39,204		
	PHASE 13	197.6	5%	10%	50%	35%				5.2				827	0	0	0	NEIGHBORHOOD PARK, AMENITY CENTER	
	PHASE 14	156.2	5%	10%	50%	35%				5.2				586	0	0	0		
	PHASE 15	101.8	30%	70%						4.5				352	0	0	0		
	PHASE 16	10.0					50%		50%		9.0		0.25	0	102	0	46,827		
	PHASE 17	23.8					50%		50%		9.0		0.25	0	144	0	97,466		
	PHASE 18	21.5					50%		50%		9.0		0.25	0	138	0	90,387		
	PHASE 19	22.4					50%		50%		9.0		0.25	0	164	0	122,513		
	PHASE 20	31.2						40%	60%			34.0	0.25	0	0	205	138,521		
	PHASE 21	29.0						40%	60%			34.0	0.25	0	0	114	94,743		
	PHASE 22	24.0						40%	60%			34.0	0.25	0	0	56	66,647		
	PHASE 23	30.0						40%	60%			34.0	0.25	0	0	205	138,521		
	PHASE 24	20.7						40%	60%			34.0	0.25	0	0	43	60,767		
	PHASE 25	23.1					50%		50%		9.0		0.25	0	161	0	122,513		
	PHASE 26	50.5		10%	20%	20%		40%	10%	6.0		34.0	0.25	108	0	392	38,224		
TO	OTAL	2,499.9												7,091	1,084	1,015	1,243,097		

¹ LOT TYPE MIX CAN VARY +/- 10 PERCENT.



² MAXIMUM DWELLING UNITS AND COMMERCIAL SQUARE FOOTAGE CAN VARY +/- 10 PERCENT.

³ MAXIMUM DWELLING UNITS AND COMMERCIAL SQUARE FOOTAGE IS BASED ON NET DEVELOPABLE AREA.

⁴ COMMERCIAL SQUARE FOOTAGE IS BASED ON SINGLE-STORY BUILDING.

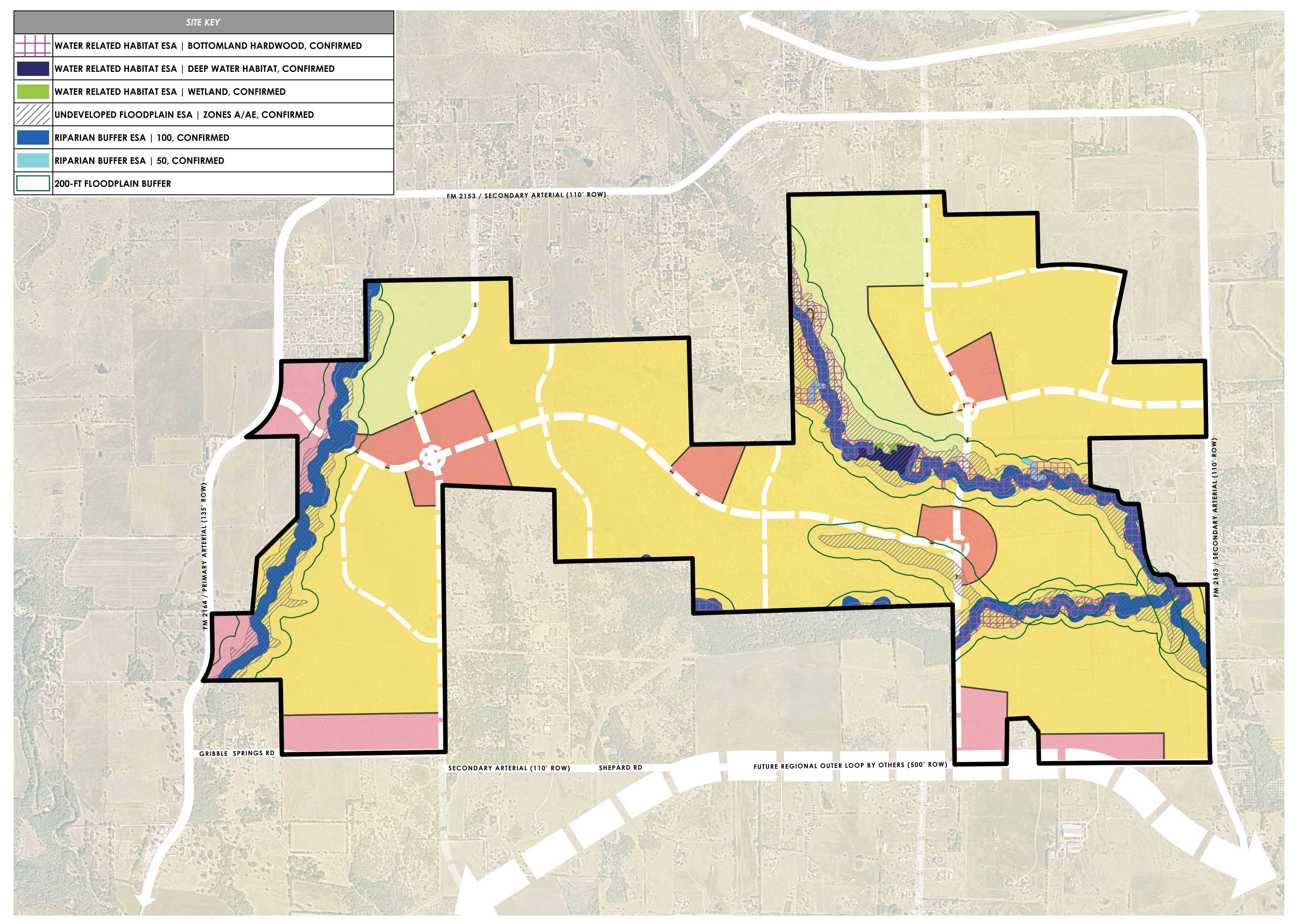
⁵ COMMERCIAL SQUARE FOOTAGE IS SHOWN AS AN ESTIMATE. ACTUAL DENSITY OF COMMERCIAL DEVELOPMENT WILL COMPLY WITH THE CITY OF DENTON'S ZONING CRITERIA FOR MN OR MR ZONING CATEGORIES.

⁶ LAND AREA DESIGNATED AS TOWHOME AND MULTIFAMILY IS ALLOWED TO BE REDISTRIBUTED TO SINGLE-FAMILY LOTS.

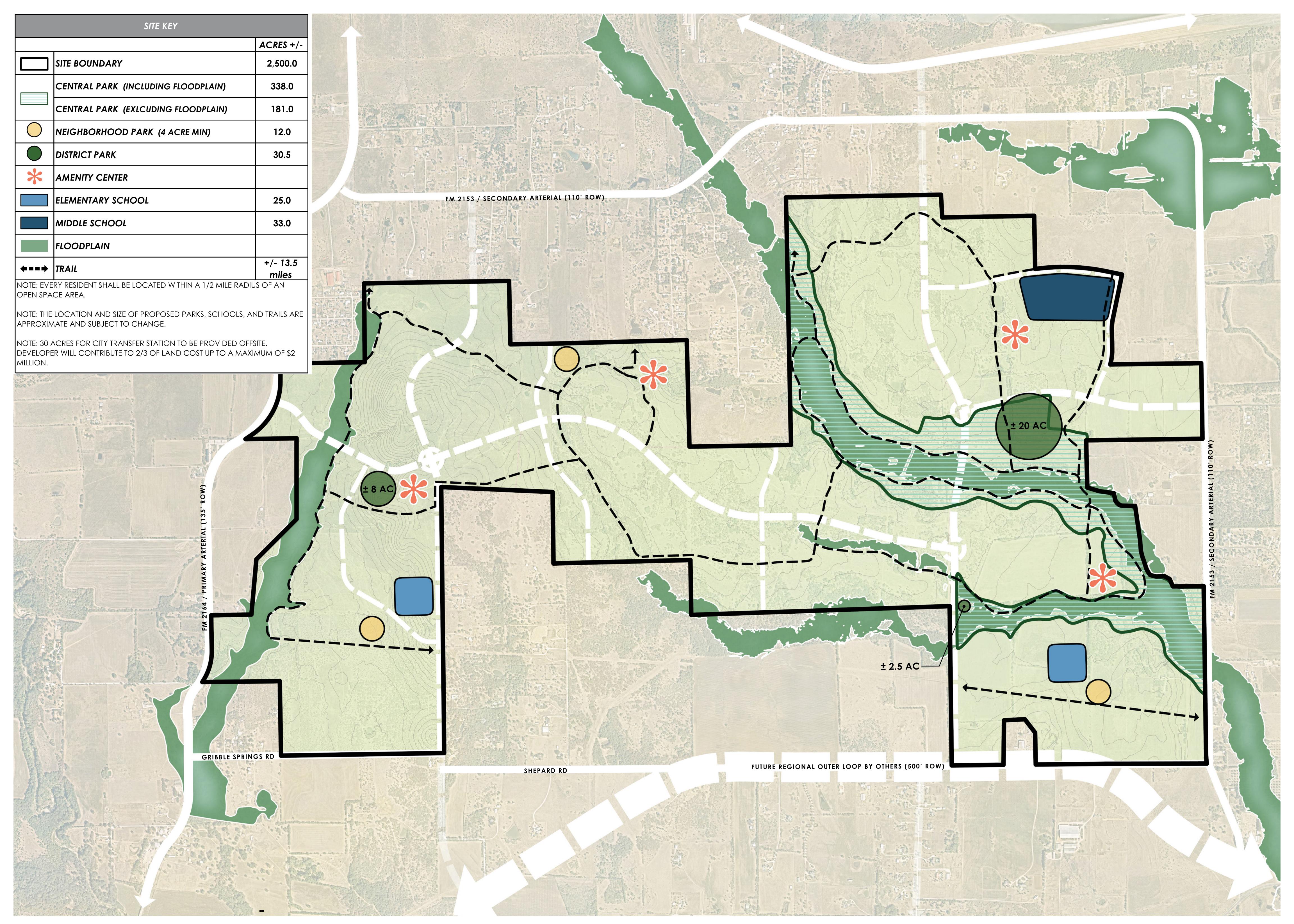
⁷ THE MAXIMUM NUMBER OF LOTS ARE TRANSFERRABLE BETWEEN PHASES SO LONG AS THE MAXIMUM TOTAL NUMBER OF LOTS IS NOT EXCEEDED.

⁸ THE NUMBER OF MULTIFAMILY UNITS MAY BE DECREASED BY INCREASING THE TOWNHOME OR ZERO LOT LINE UNITS BY THE CORRESPONDING NUMBER OF UNITS.

NOTE: REFERENCE APPROVED TRAFFIC SCOPING MEMO TSC24-0025 FOR TRIP GENERATION TABLE.

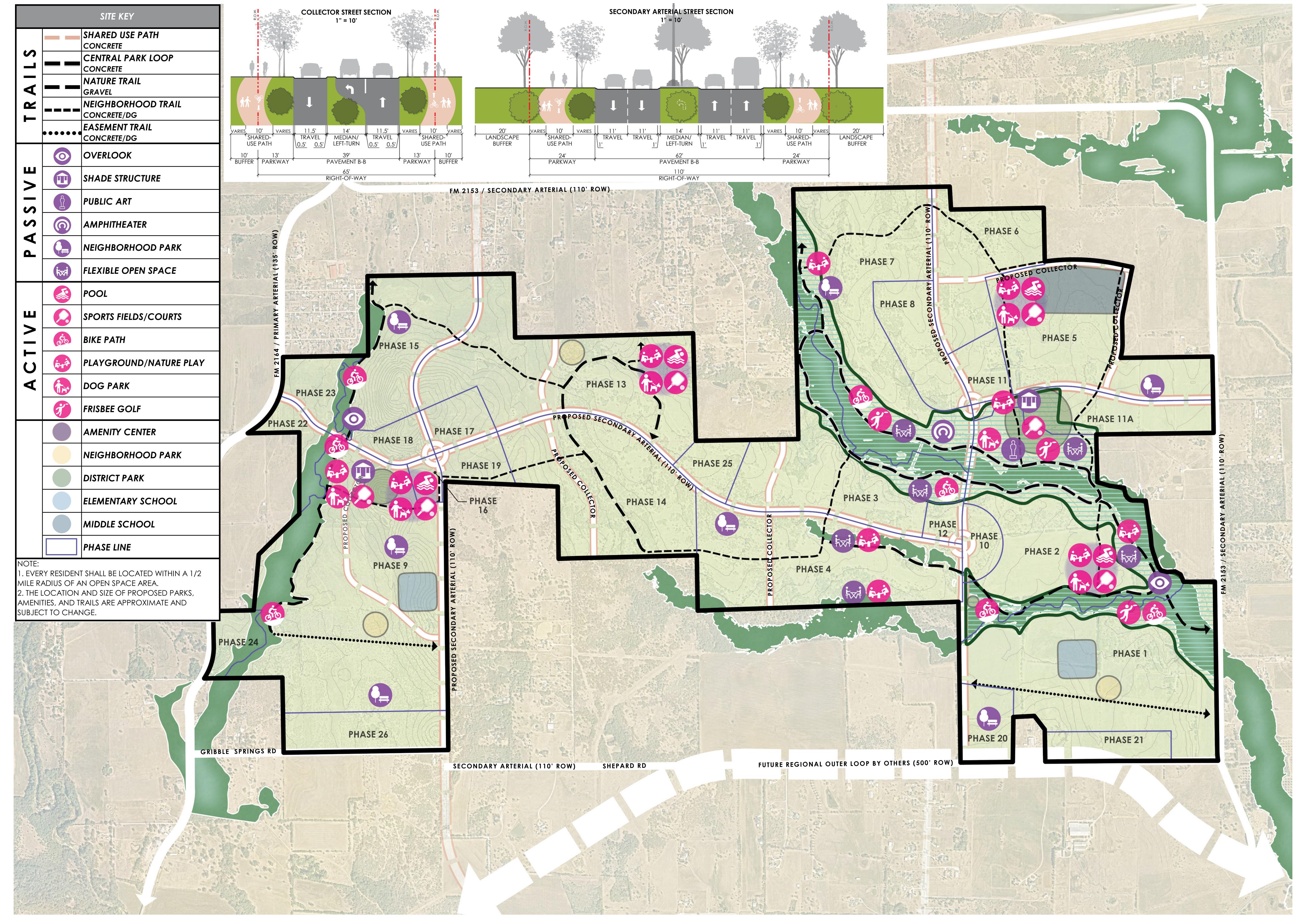




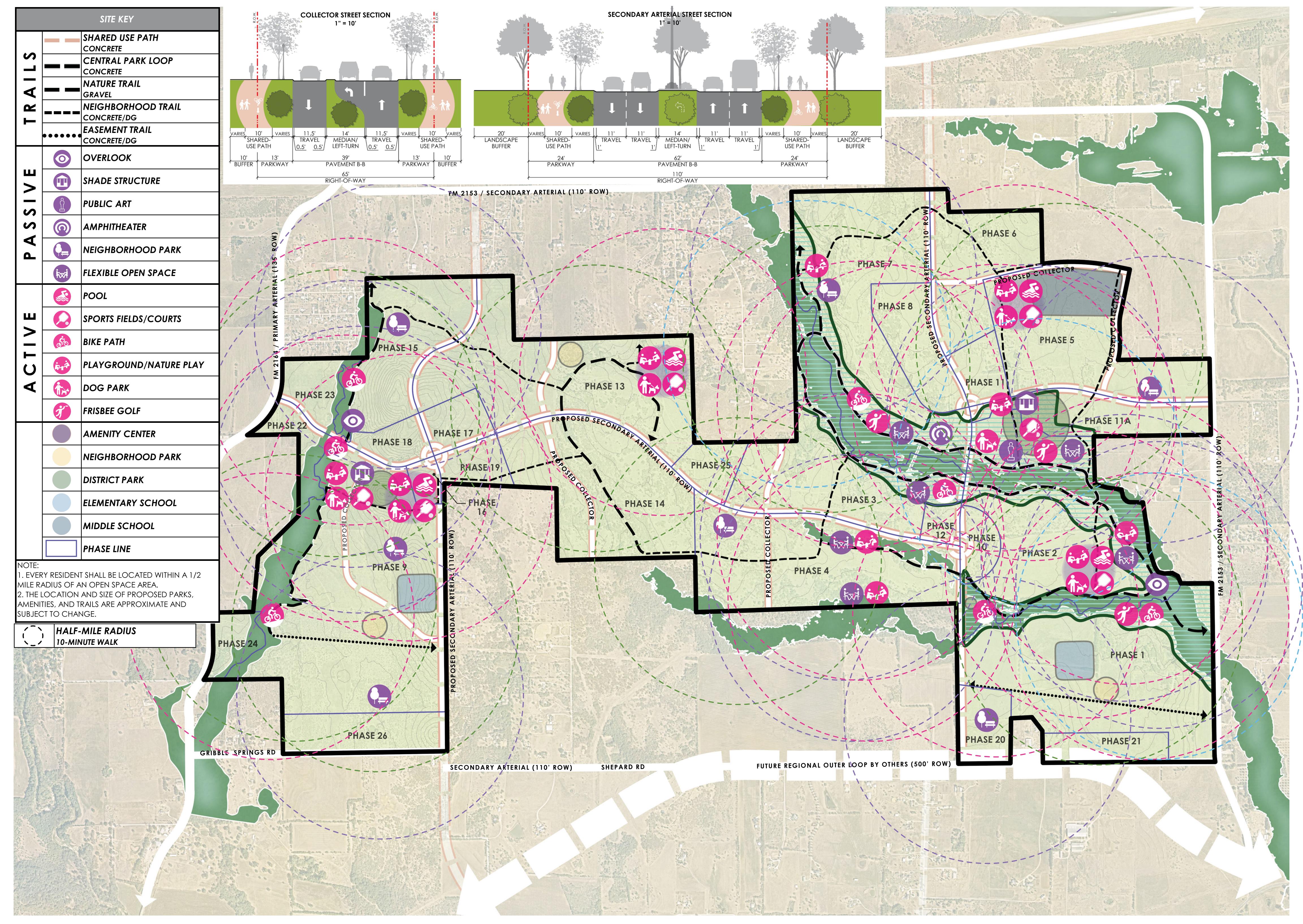




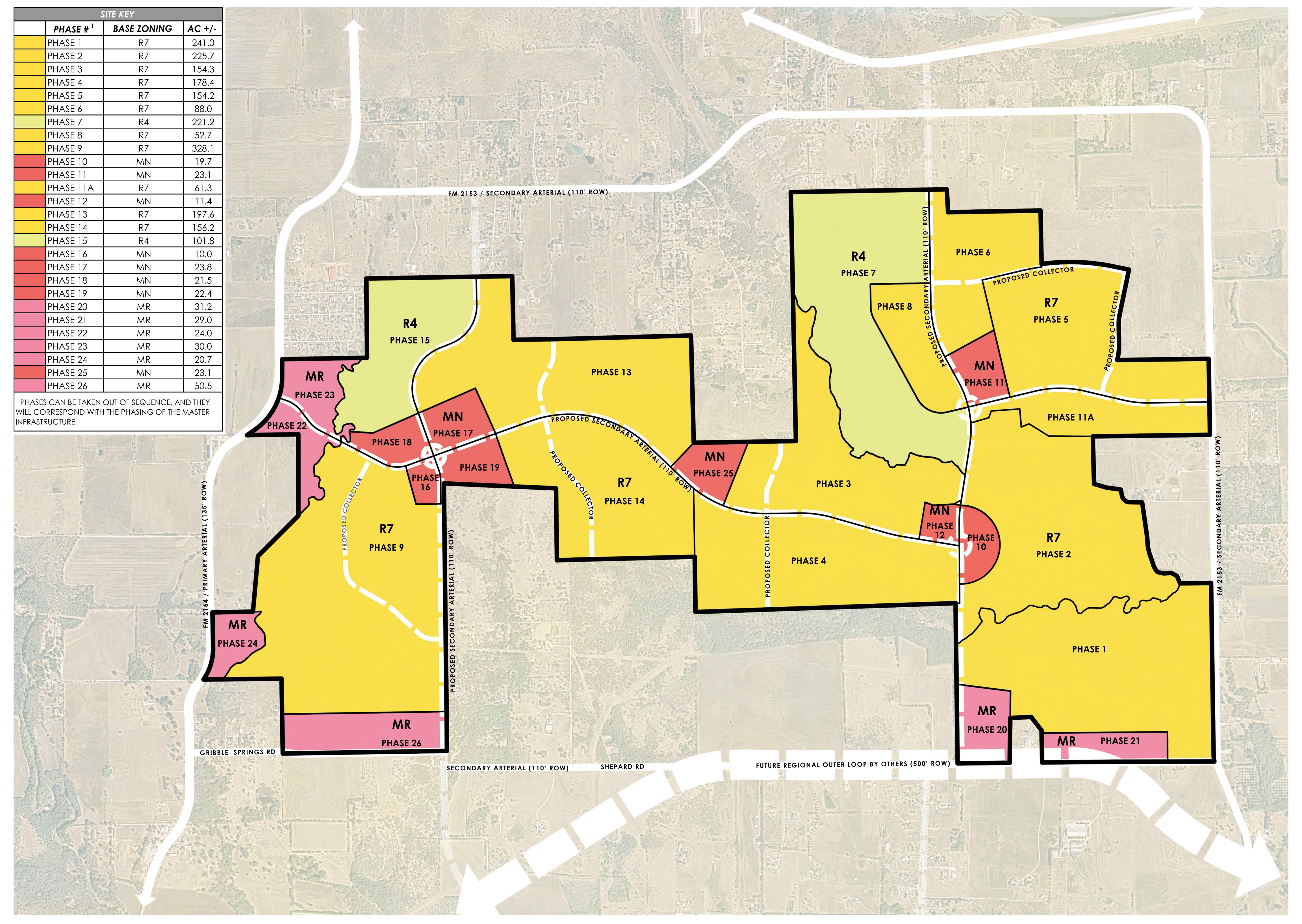




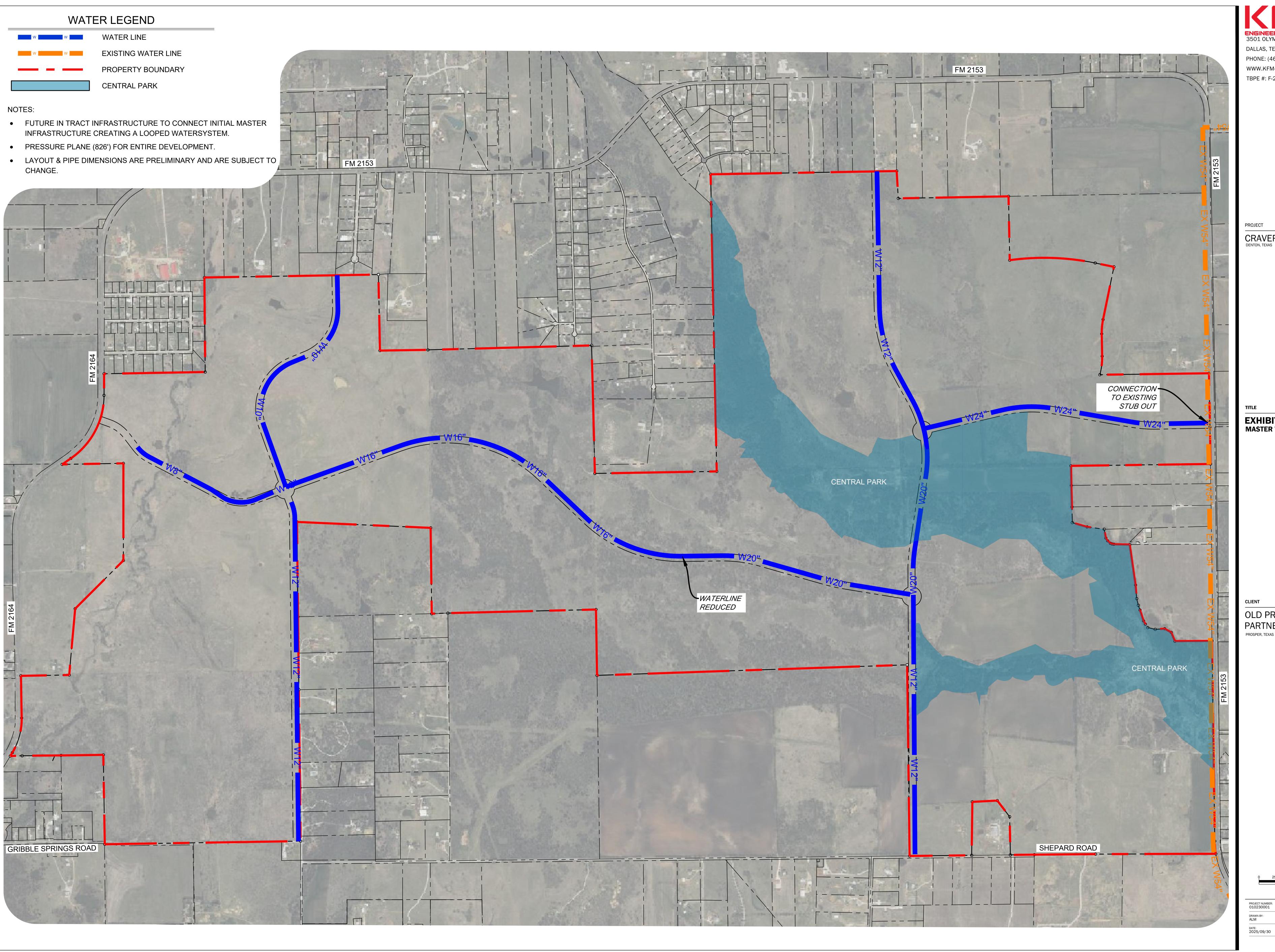










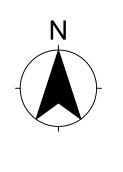


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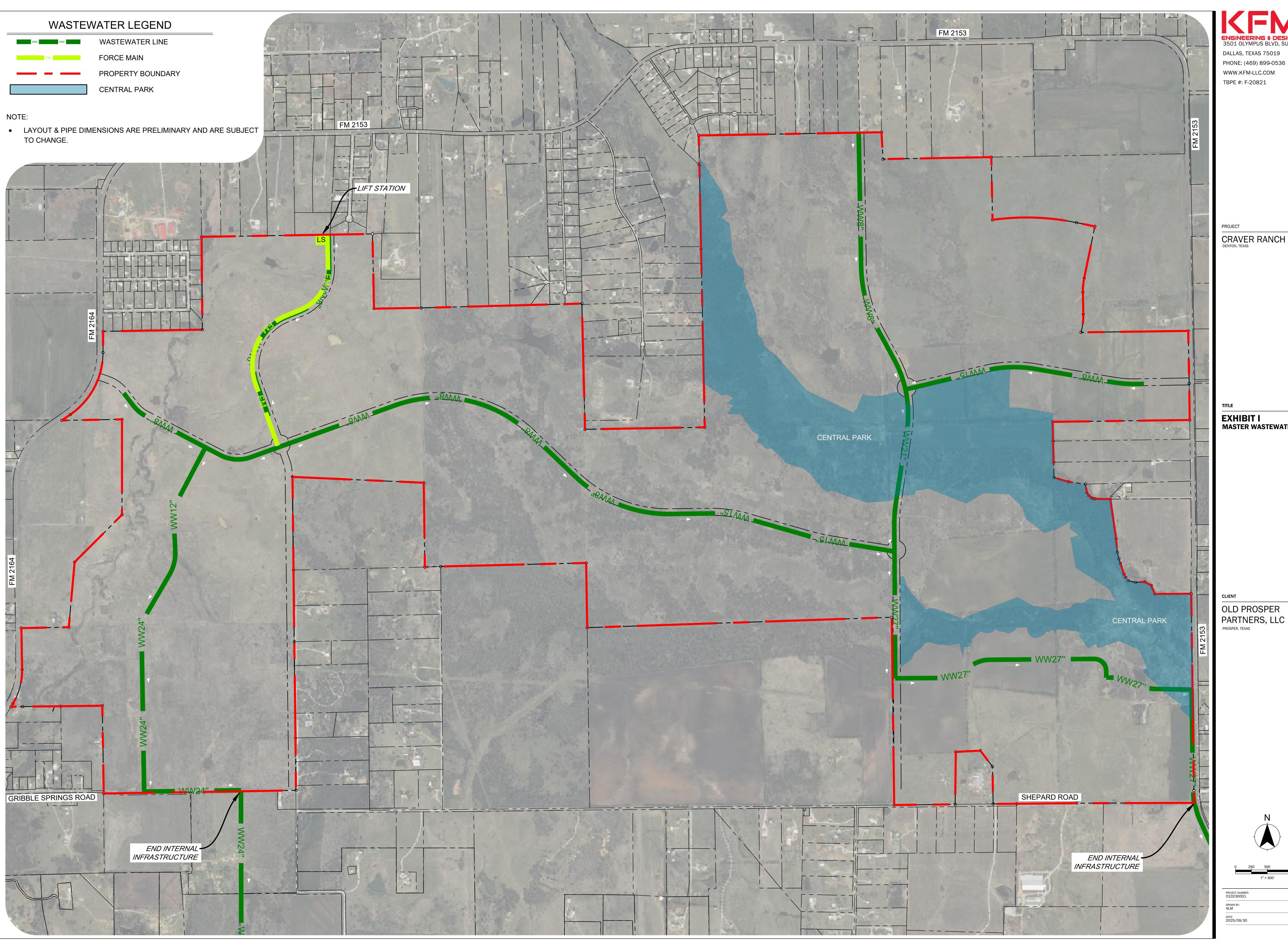
CRAVER RANCH DENTON, TEXAS

EXHIBIT HMASTER WATER PLAN

OLD PROSPER PARTNERS, LLC



DATE: 2025/09/30



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EXHIBIT IMASTER WASTEWATER PLAN

PARTNERS, LLC

