

EXHIBIT B-1

Concept / Schematic Plan

Adjacent Ownership Information - North

STUTS ADDRESS	OWNER NAME	MAILING ADDRESS
2200 Northway Dr 76207-1032	James W Cumutt & Richard D Ruark	2200 Northway, Denton, TX 76207-1032
2201 Northway Dr 76207-1033	Jesse Ordenez	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, Fredericksburg, 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 Mallison	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	2375 Thomas J Egan Rd, Denton, TX 76207-2800
2601 Thunderbird Dr 76207-1601	James J Sifton	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	Kirland 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 76206-0171
2713 Thunderbird Dr 76207-1603	Steve Oberlander	2713 Thunderbird Dr, Denton, TX 76207-1603
2717 Thunderbird Dr 76207-1603	Jimmy C & Newa 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 43016-6805
2801 Thunderbird Dr 76207-1605	Ricky & 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
4234135 Tx 76207-3408	Gramer Corp	Unknown
2205 N Bonnie Brae 76207-1038	Jess Newton Rayzor Estate	PO Box 609, Denton, TX 76202-0609
2230 W University Dr 7620-0648	City of Denton	Municipal Building, 215 E McKinney St, Denton, TX 76201-4229
W University St	David R Fulton Trustee	5250 Freeman Rd, Krum, TX 76249-3358
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 76201-1633	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 135 Tx 76207-3406	CBOCS Texas LTD P/S	PO Box 787, Lebanon, TN 37088-0787

NOT A PART

NOT A PART OF OVERLAY PER Z21-0019



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

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 (+/-46 ACRES)

PROPOSED OVERLAY = SOUTH MIXED USE DISTRICT (+/-150 ACRES)

NOTE: ADJUSTMENT IN DIVISION LINES OF USES SHOWN MAY BE MADE TO ALIGN WITH ROADWAYS, PHASING OR PLATTING

ENTIRETY OF PROJECT LIES WITHIN CITY LIMITS OF DENTON

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

Adjacent Ownership Information - South

STUTS 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	MfU Inc	2303 W University Dr, Denton, TX 76201-1649	MFO 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

STUTS 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	5707 Glen Pines Dr, Houston, TX 77069-1838	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 E Cielito St, Denton, TX 76205-8317	JOHN KOZURA III
1026 N Bonnie Brae 76201-2420	Nelta Bahnsen	5707 Glen Pines Dr, Houston, TX 77069-1838	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 Laurewood 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
802 N Bonnie Brae 76201-2499	4a Properties Ltd	300 Cove Dr, Shady Shores, TX 76208-7110	4A PROPERTIES LTD
2423 Parhandle 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	

NOT A PART

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: 11-12-20

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