

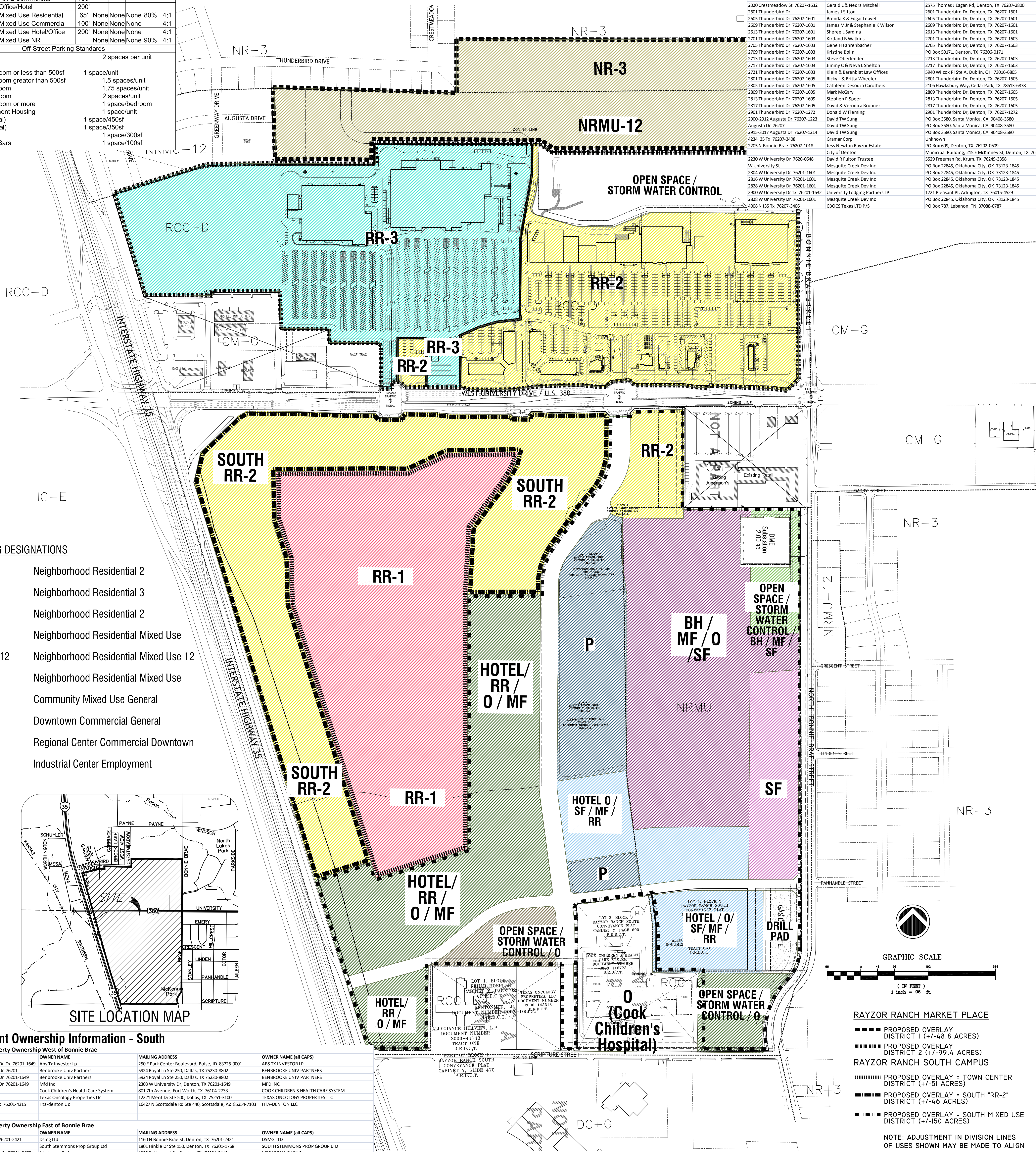
## Concept / Schematic Plan

### Adjacent Ownership Information - North

[illegible]

| Development Standards               |                      |                  |                   |                   |                  |                      |                          |
|-------------------------------------|----------------------|------------------|-------------------|-------------------|------------------|----------------------|--------------------------|
|                                     | Maximum Build Height | Minimum Lot Area | Minimum Lot Width | Minimum Lot Depth | Building Subdivs | 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                    | 65'                  | None             | None              | None              | 90%              | 4:1                  |                          |
| South Campus RR-2 Residential       | 100'                 |                  |                   |                   |                  |                      |                          |
| 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              | None             | 4:1                  |                          |
| South Campus Mixed Use Hotel/Office | 200'                 | None             | 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 greater 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 |                   |



# 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

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

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550 BAILEY AVE. SUITE 400  
FORT WORTH, TX 76107

ARCHITECT

HODGES & ASSOCIATES, P.L.L.C.  
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