

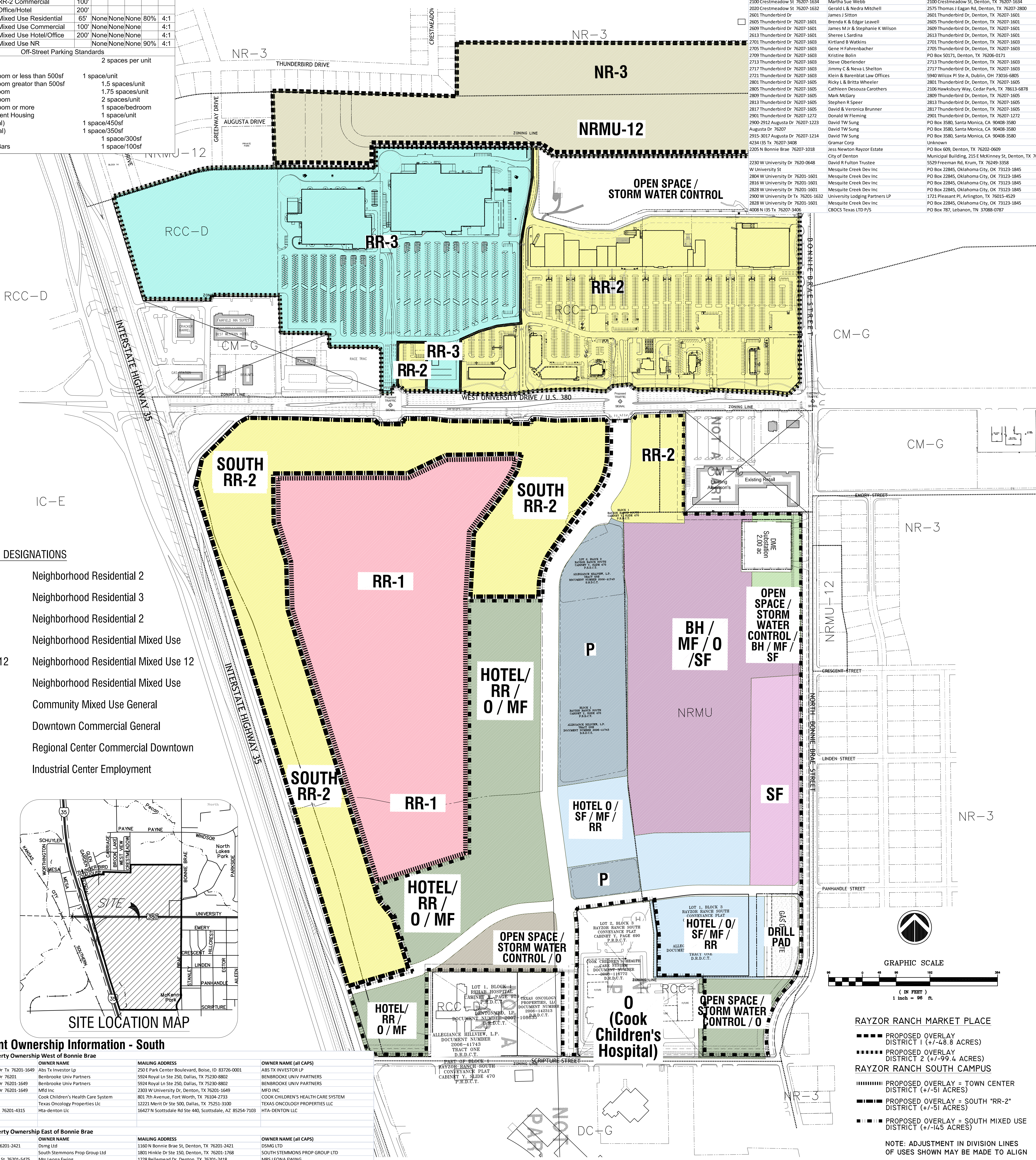
EXHIBIT B-1

Concept / Schematic Plan

Adjacent Ownership Information - North

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Development Standards						
	Maximum Build Height	Minimum Lot Width	Minimum Lot Depth	Building Setbacks	Maximum Lot Coverage	Maximum Floor
Market Place RR-3	100'	None	None	None	79%	43'
Market Place RR-2	100'	None	None	None	79%	43'
Market Place Residential	TBD	TBD	TBD	TBD	TBD	N/A
Town Center RR-1	100'	None	None	None	90%	43'
Town Center RR-2 (hotel/office)	200'	None	None	None	90%	43'
Town Center RR-2	65'	None	None	None	90%	43'
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%	43'
South Campus Mixed Use Commercial	100'	None	None	None		43'
South Campus Mixed Use Hotel/Office	200'	None	None	None		43'
South Campus Mixed Use NR		None	None	None	90%	43'



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 |

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. T6201-1649	Abs Tx Investor LP	250 E Park Center Boulevard, Boise, ID 83726-0001	ABS TX INVESTOR LP
2327 W University Dr. T6201-1649	Bentbrook Union Partners	5952 Royal Ln Ste 250, Dallas, TX 75238-6802	BENTBROOK UNION PARTNERS
2331 W University Dr. T6201-1649	Bentbrook Union Partners	5952 Royal Ln Ste 250, Dallas, TX 75238-6802	BENTBROOK UNION PARTNERS
2303 W University Dr. T6201-1649	MFd Inc	2803 W University Dr, Fort Worth, TX 76201-1649	MFd INC
Scripture St. T6201	Cook Children's Health Care System	7811 W Avenue, Fort Worth, TX 76164-2733	COOK CHILDREN'S HEALTH CARE SYSTEM
	Texas Oncology Properties LLC	12221 Merritt Dr Ste 500, Dallas, TX 75251-3100	TEXAS ONCOLOGY PROPERTIES LLC
2620 Scripture St. T6201-4315	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)
W University Dr	Dorinda E	1167N Bonnie Brae St, Denton, TX 76201-2421	SOUTH STEMMONS PROP GROUP LTD
1230 N Bonnie Brae St 76201-5475	Mrs Leona Ewing	1801 Hinkle Dr Ste 150, Denton, TX 76201-1768	MRS LEONA EWING
1224 N Bonnie Brae St 76201-5475	Linda Marie Casias Roth	1232 Bellemead Dr, Denton, TX 76201-2418	LINDA MARIA CASIAS ROTH
1220 N Bonnie Brae 76201-5475	Windsor Hall Jank	1409 Sam Gabriel Dr, Denton, TX 76203-6600	WINDSOR HALL JANK
1224 N Bonnie Brae St 76201-5475	Marilyn R Rankie	145 S Forest Ln, Double Oak, TX 75007-8914	MARILYN R RANKIE
1160 N Bonnie Brae St 76201-2421	Dong Ling	1160 N Bonnie Brae St, Denton, TX 76201-2421	DSMGL LTD
1160 Bonnie Brae 76201-2421	Dsmg Ltd	1160 N Bonnie Brae St, Denton, TX 76201-2421	DSMGL LTD
1160 N Bonnie Brae 76201-2421	Bruce A & Rhonda Huther	1800 S Keaton Rd, Sanger, TX 76566-8702	BRUCE A & RHONDA HUTHER
1100 N Bonnie Brae 76201-2421	John Kozura III	777 E Gellies St, Denton, TX 76205-8317	JOHN KOZURA III
1100 N Bonnie Brae 76201-2420	Nefta Bahansan	5700 Glen Pines Dr, Houston, TX 77069-1839	NEFTA BAHANSAN
1020 N Bonnie Brae 76201-2420	Melvin Kozura & Patricia L Sumrall Life Estate & Etal	1020N Bonnie Brae St, Denton, TX 76201-2420	MELVIN K. PATRICIA L SUMRALL LIFE ESTATE & ETAL
1014 N Bonnie Brae 76201-2420	Danny 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
1000 N Bonnie Brae 76201-2420	Albert & Ofap Harpool Revocable Living Trust	1000 N Bonnie Brae St, Denton, TX 76201-2420	ALBERT & OFAP 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
910 N Bonnie Brae 76201-2419	Charles Rodgers & Rodgers Family Trust	1128 Oakwood Dr, Denton, TX 76201-2419	CHARLES & RODGERS FAMILY TRUST
910 N Bonnie Brae 76201-2419	Weldon Glen McBride	1189 Laurelwood Dr, Denton, TX 76209-2234	WELDON GLEN MCBRIDE
902 N Bonnie Brae 76201-2419	Paul J & Dianna Danna	902 N Bonnie Brae St, Denton, TX 76201-2419	PAUL J & DIANNA DANNA
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
800 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 76201-2104	CITY OF DENTON

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

Date: 7-6-2016

RAYZOR RANCH MARKET PLACE

- PROPOSED OVERLAY
 DISTRICT 1 (+/-4.8 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

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