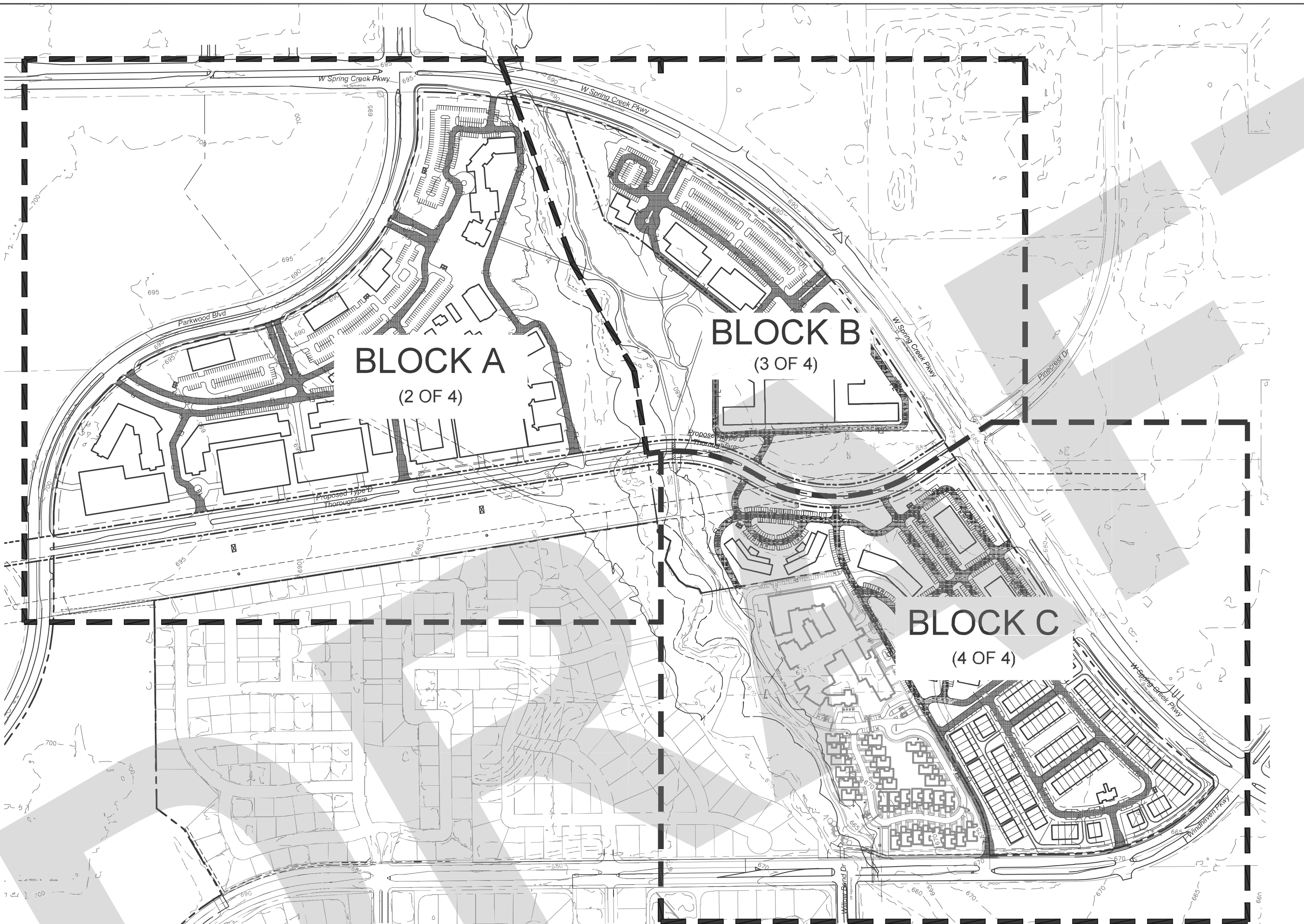

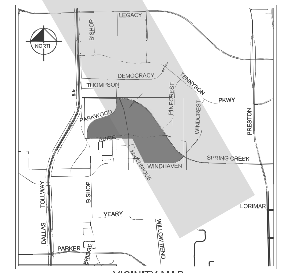

VICINITY MAP
N.T.S.

NOTE

APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN, APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INITIATION OF THE DEVELOPMENT PROCESS. PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS, OR PLANS RELATING TO DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS ZONING CASE.

LEGEND

— — — PROPERTY LINE
━━━ LEGAL DESCRIPTION LIMITS (TO CENTERLINE OF R.O.W.

BLOCK NO.	BLOCK A					BLOCK B				BLOCK C		
EXISTING ZONING	PD-243, R/O-2					PD-243, R/O-2				PD-243, R/O-2		
TOTAL BLOCK AREA (SF)	3,008,805 SF					1,531,418 SF				1,666,704 SF		
TOTAL BLOCK AREA (AC)	69.07 AC					35.16 AC				38.26 AC		
TOTAL BLOCK AREA (NET R.O.W.) (AC)	59.44 AC					29.42 AC				29.12 AC		
LOT NO.	LOT 1				LOT 2	LOT 1	LOT 2			LOT 1		LOT 2-107
LAND USE	MULTIFAMILY	HOTEL	RETAIL	OFFICE	OPEN AREA	PARK	OFFICE	MULTIFAMILY	RETAIL / RESTAURANT	OFFICE	ASSISTED LIVING FACILITY	SINGLE FAMILY ATTACHED
TOTAL LOT AREA (SF)	2,034,814 SF				554,333 SF	420,964 SF	1,110,454 SF			839,551 SF		428,916 SF
TOTAL LOT AREA (AC)	46.71 AC				12.73 AC	9.66 AC	25.50 AC			19.27 AC		9.85 AC
BUILDING FOOTPRINT AREA (SF)	88,750 SF	36,000 SF	24,400 SF	152,150 SF	-	-	50,000 SF	120,000 SF	6,600 SF	28,800 SF	75,390 SF	148,550 SF
TOTAL BUILDING AREA (SF)	355,000 GSF	72,000 GSF	24,400 SF	527,100 GSF	-	-	100,000 GSF	360,000 GSF	6,600 SF	86,400 GSF	336,150 GSF	297,100 GSF
BUILDING HEIGHT (# STORIES)	4 STORIES	2 STORIES	1 STORY	2 TO 4 STORIES	-	-	2 STORIES	4 STORIES	1 STORY	3 STORIES	5 STORIES	2 STORIES
FLOOR AREA RATIO	0.48:1				-	-	0.42:1			0.50:1		0.69:1
LOT COVERAGE	14.81%				-	-	15.90%			12.41%		34.63%
UNIT COUNT	350 UNITS	98 ROOMS	-	-	-	-	-	350 UNITS	-	-	427 UNITS	100 UNITS
PARKING RATIO	PER PD	1 SPACE / UNIT	1 SPACE / 100 SF	1 SPACE / 300 SF	-	-	1 SPACE / 300 SF	PER PD	1 SPACE / 100 SF	1 SPACE / 300 SF	1 SPACE / 2 ROOMS	2.25 SPACES/UNIT
REQUIRED PARKING	525 SPACES*	98 SPACES	244 SPACES	1758 SPACES	-	-	333 SPACES	525 SPACES*	66 SPACES	288 SPACES	214 SPACES	225 SPACES
PROVIDED PARKING	525 SPACES	98 SPACES	244 SPACES	1765 SPACES	-	-	333 SPACES	525 SPACES	76 SPACES	288 SPACES	297 SPACES	291 SPACES

*FOR THE PURPOSES OF THE CONCEPT PLAN, ASSUME AVEREAGE REQUIREMENT OF 1.5 SPACES / UNIT

CONCEPT PLAN

HAGGARD FARM ADDITION
BLOCKS A-C
142.49 AC.

SITUATED IN THE MARIA C. VELA
SURVEY ABSTRACT NO. 935
CITY OF PLANO, COLLIN COUNTY, TEXAS

DATE: MAY 11, 2021

OWNER:
HAGGARD ENTERPRISES LIMITED
& ACRES OF SUNSHINE LTD
800 Central Pkwy, Ste 100
Plano, Texas 75074
Tel. No. 972-422-4515
Contact: Rutledge & Owen Haggard

DEVELOPER
STILLWATER CAPITAL
4145 Travis St, Ste 300
Dallas, Texas 75204
Tel. No. 214-886-3215
Contact: Cole Henley

CIVIL ENGINEER:
KIMLEY-HORN AND
ASSOCIATES, INC.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75251
Tel. No. 972-770-1300
Contact: Sarah Scott, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer SARAH E. SCOTT, P.E.
P.E. No. 113285 Date 05/11/2021

PROJECT No. 063236707
DATE: MAY 2021
SCALE: AS SHOWN
DESIGNED BY: SES
DRAWN BY: MVZ
CHECKED BY: SES

HAGGARD FARM ADDITION
BLOCKS A-C
PLANO, TX

CONCEPT PLAN

SHEET NUMBER
1 OF 4

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