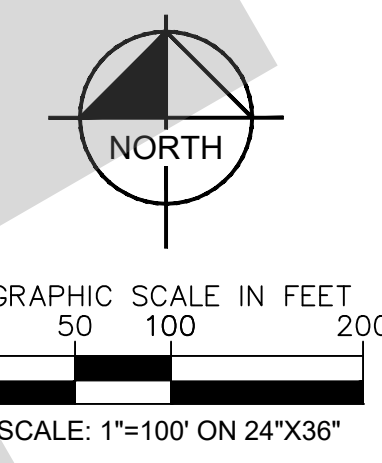


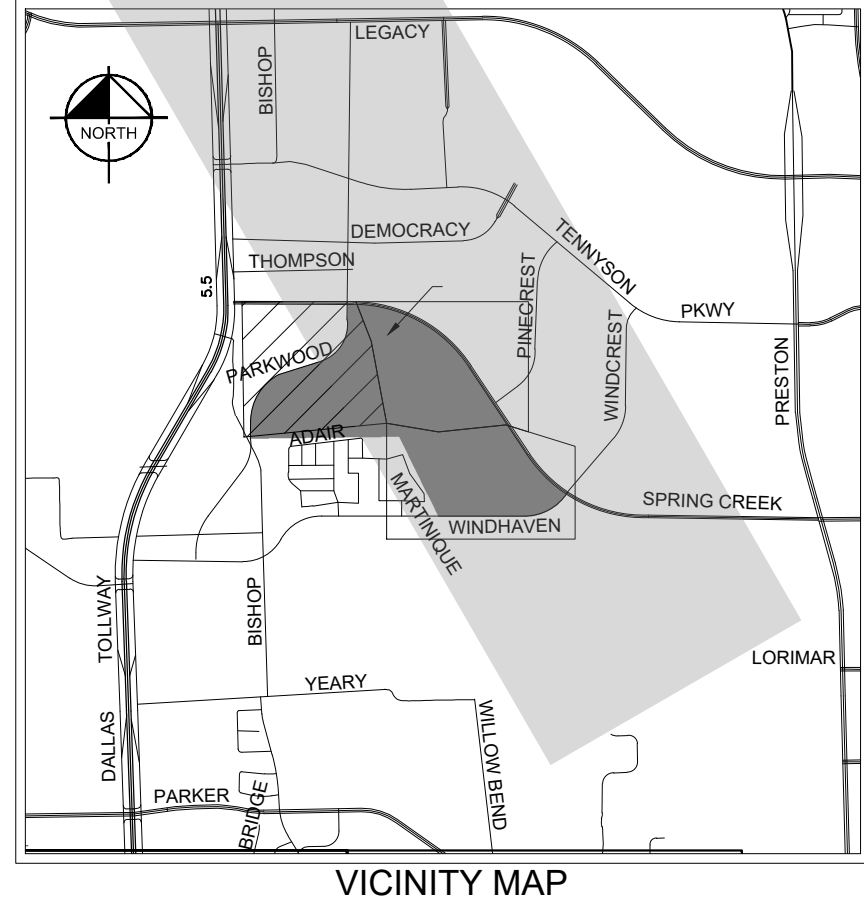
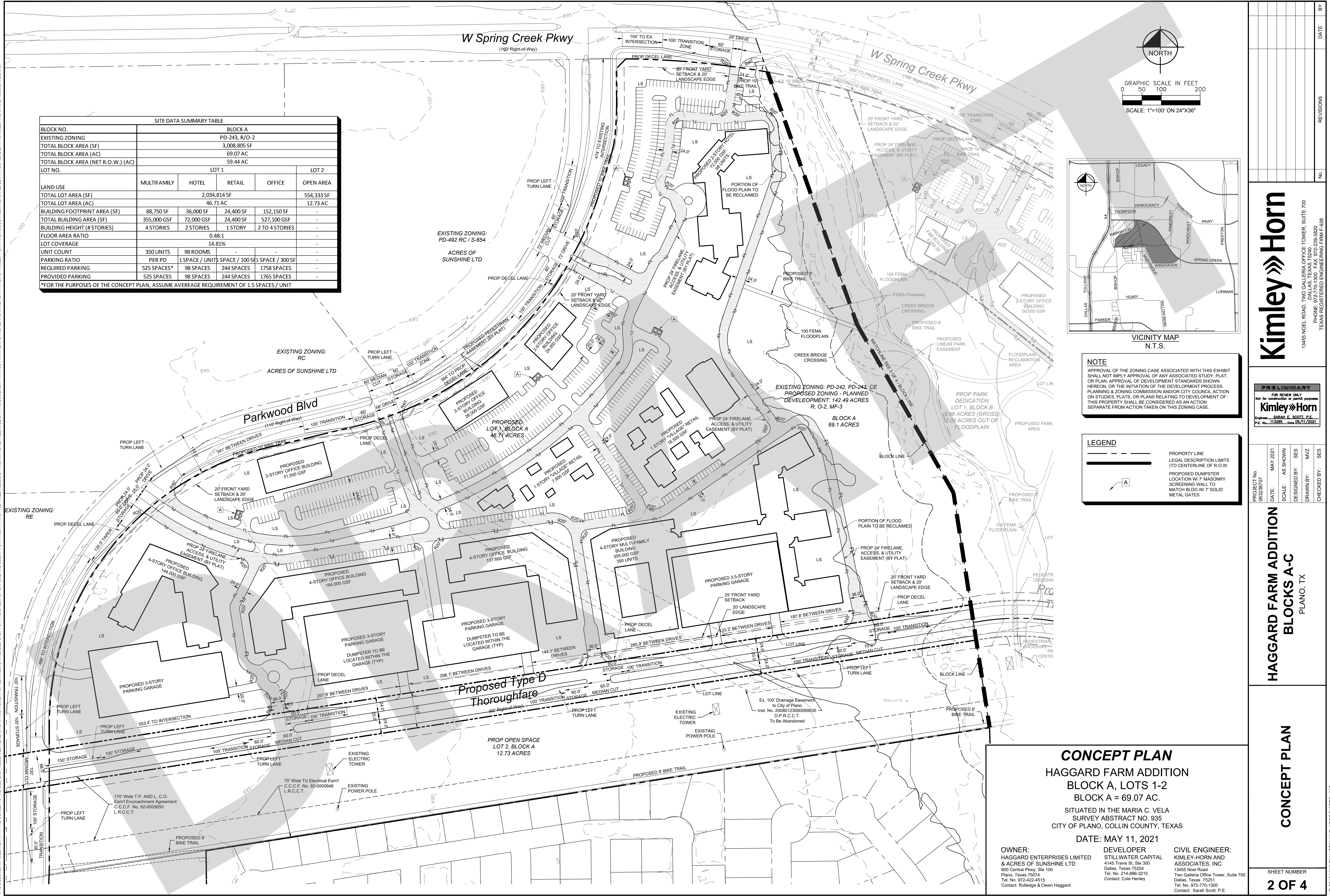


W Spring Creek Pkwy  
(160' Right-of-Way)

W Spring Creek Pkwy  
(160' Right-of-Way)



SITE DATA SUMMARY TABLE					
BLOCK NO.	BLOCK A				
EXISTING ZONING	PD-243, R/O-2				
TOTAL BLOCK AREA (SF)	3,008,805 SF				
TOTAL BLOCK AREA (AC)	69.07 AC				
TOTAL BLOCK AREA (NET R.O.W.) (AC)	59.44 AC				
LOT NO.	LOT 1		LOT 2		
LAND USE	MULTIFAMILY	HOTEL	RETAIL	OFFICE	OPEN AREA
TOTAL LOT AREA (SF)	2,034,814 SF				554,333 SF
TOTAL LOT AREA (AC)	46.71 AC				12.73 AC
BUILDING FOOTPRINT AREA (SF)	88,750 SF	36,000 SF	24,400 SF	152,150 SF	-
TOTAL BUILDING AREA (SF)	355,000 GSF	72,000 GSF	24,400 SF	527,100 GSF	-
BUILDING HEIGHT (# STORIES)	4 STORIES	2 STORIES	1 STORY	2 TO 4 STORIES	-
FLOOR AREA RATIO	0.48:1				
LOT COVERAGE	14.81%				
UNIT COUNT	350 UNITS	98 ROOMS	-	-	-
PARKING RATIO	PER PD	1 SPACE / UNIT	SPACE / 100 SF	1 SPACE / 300 SF	-
REQUIRED PARKING	525 SPACES*	98 SPACES	244 SPACES	1758 SPACES	-
PROVIDED PARKING	525 SPACES	98 SPACES	244 SPACES	1765 SPACES	-
*FOR THE PURPOSES OF THE CONCEPT PLAN, ASSUME AVERAGE REQUIREMENT OF 1.5 SPACES / UNIT					



**NOTE**  
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**LEGEND**

	PROPERTY LINE
	LEGAL DESCRIPTION LIMITS (TO CENTERLINE OF R.O.W.)
	PROPOSED DUMPSTER LOCATION W/ 7' MASONRY SCREENING WALL TO MATCH BLDG W/ 7' SOLID METAL GATES

**CONCEPT PLAN**  
HAGGARD FARM ADDITION  
BLOCK A, LOTS 1-2  
BLOCK A = 69.07 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  
DEVELOPER: STILLWATER CAPITAL & ACRES OF SUNSHINE LTD  
CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.

NO.	REVISIONS	DATE

**Kimley-Horn**  
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700  
DALLAS, TEXAS 75240  
PHONE: 972.770.1300 FAX: 972.696.8850  
TEXAS REGISTERED ENGINEERS FROM 1998

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:	IMZ
CHECKED BY:	SES

**HAGGARD FARM ADDITION  
BLOCKS A-C  
PLANO, TX**

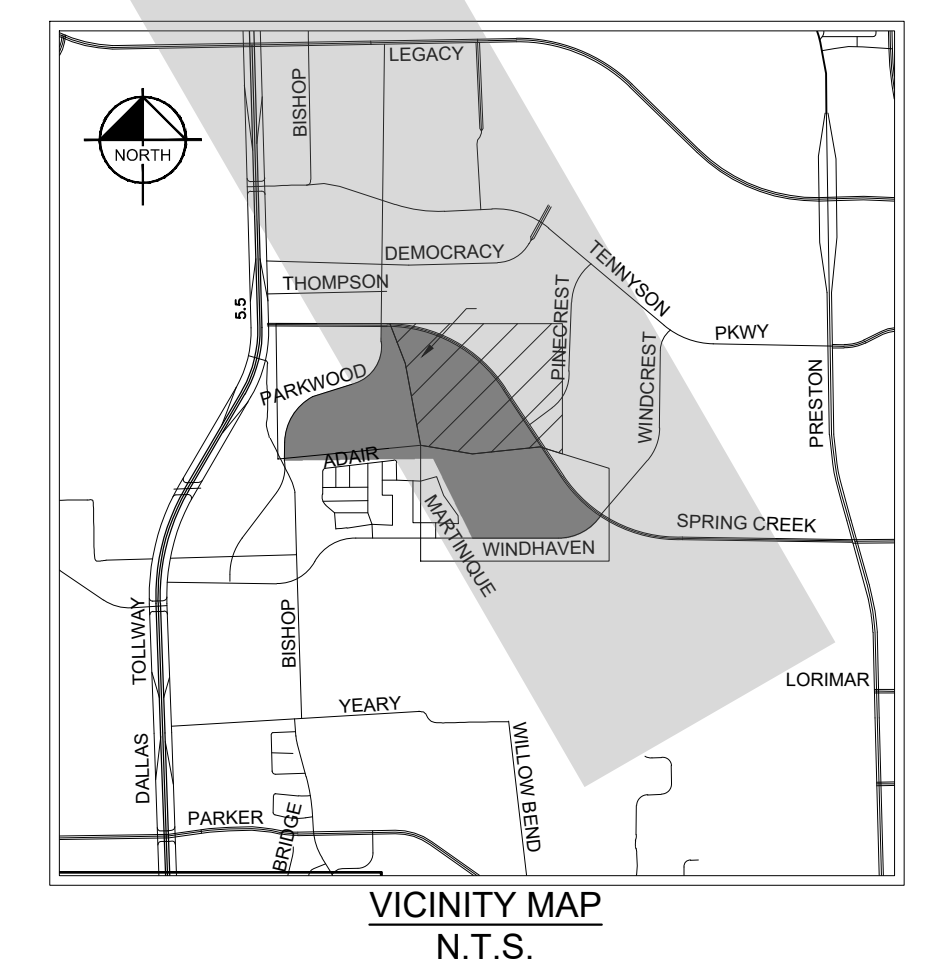
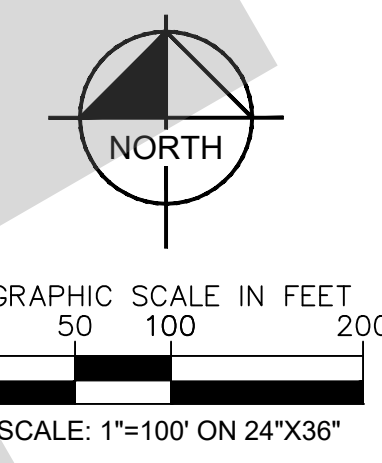
**CONCEPT PLAN**

SHEET NUMBER  
**2 OF 4**

XREF: site/Phase 1 - XREF: survey base - XREF: 2-24-20 - XREF: Topo - XREF: NRS - XREF: Haggard - XREF: site-surveying - XREF: site  
 PLOTTED BY: ZIMMERMAN, MITCHELL 5/11/2021 8:53 AM  
 LAST SAVED: 5/11/2021 8:53 AM  
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SITE DATA SUMMARY TABLE				
BLOCK NO.	BLOCK B			
EXISTING ZONING	PD-243, R/O-2			
TOTAL BLOCK AREA (SF)	1,531,418 SF			
TOTAL BLOCK AREA (AC)	35.16 AC			
TOTAL BLOCK AREA (NET R.O.W.) (AC)	29.42 AC			
LOT NO.	LOT 1	LOT 2		RETAIL / RESTAURANT
LAND USE	PARK	OFFICE	MULTIFAMILY	
TOTAL LOT AREA (SF)	420,964 SF	1,110,454 SF		
TOTAL LOT AREA (AC)	9.66 AC	25.50 AC		
BUILDING FOOTPRINT AREA (SF)	-	50,000 SF	120,000 SF	6,600 SF
TOTAL BUILDING AREA (SF)	-	100,000 GSF	360,000 GSF	6,600 SF
BUILDING HEIGHT (# STORIES)	-	2 STORIES	4 STORIES	1 STORY
FLOOR AREA RATIO	-	0.42:1		
LOT COVERAGE	-	15.90%		
UNIT COUNT	-	350 UNITS		
PARKING RATIO	-	1 SPACE / 300 SF	PER PD	1 SPACE / 100 SF
REQUIRED PARKING	-	333 SPACES	525 SPACES*	66 SPACES
PROVIDED PARKING	-	333 SPACES	525 SPACES	76 SPACES
*FOR THE PURPOSES OF THE CONCEPT PLAN, ASSUME AVERAGE REQUIREMENT OF 1.5 SPACES / UNIT				

**NOTE**  
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**LEGEND**

	PROPERTY LINE
	LEGAL DESCRIPTION LIMITS (TO CENTERLINE OF R.O.W.)
	PROPOSED DUMPSTER LOCATION W/ 7' MASONRY SCREENING WALL TO MATCH BLDG W/ 7' SOLID METAL GATES

NO.	REVISIONS	DATE	BY

**Kimley»Horn**

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700  
 DALLAS, TEXAS 75240  
 PHONE: 972.770.3000 FAX: 972.268.5850  
 TEXAS REGISTERED ENGINEERS FROM 17-928

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**Kimley»Horn**

Engineer: SARAH E. SCOTT, P.E.  
 P.E. No. 113285 - Date 05/11/2021

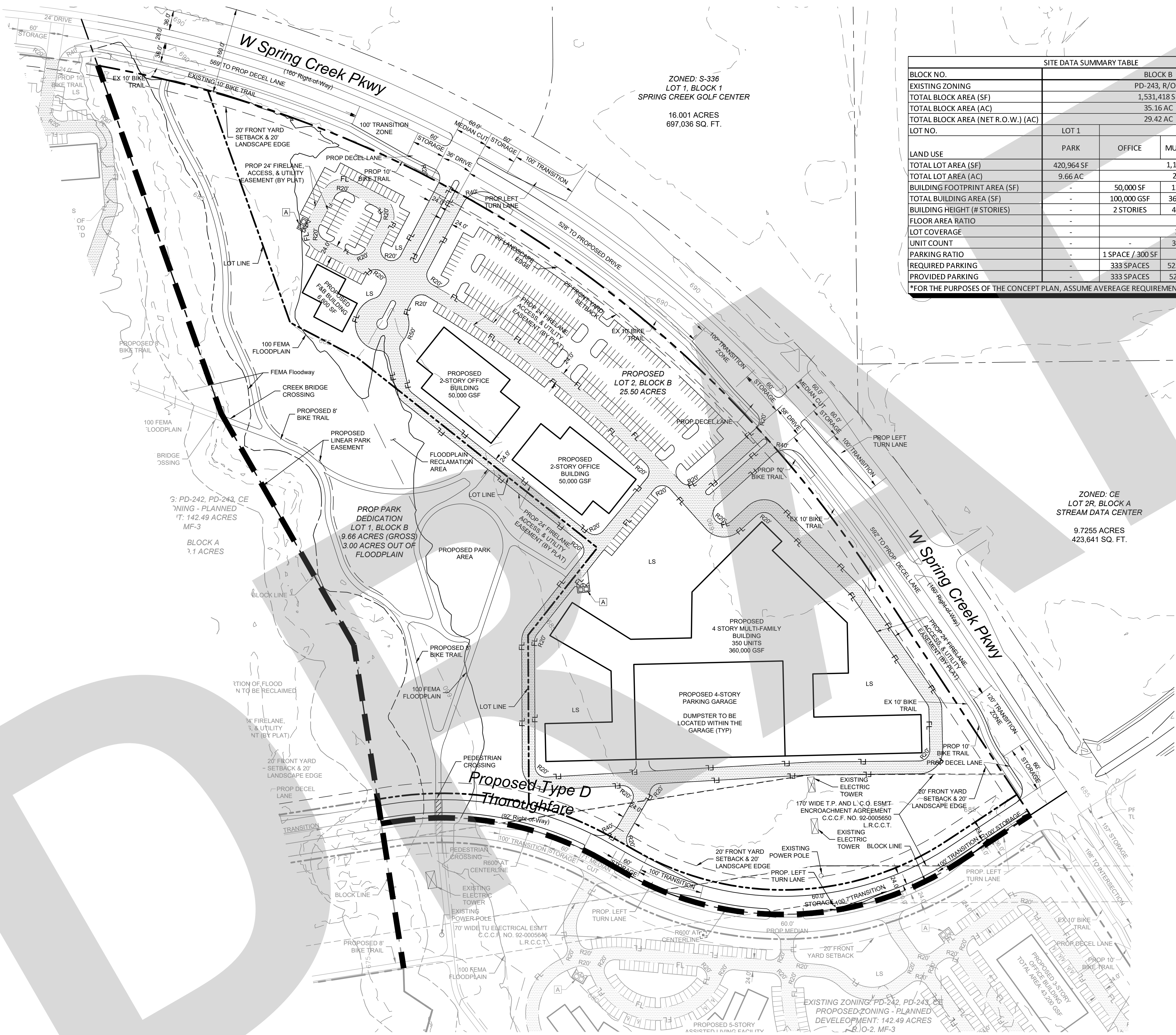
PROJECT NO:	063236707
DATE:	MAY 2021
SCALE:	AS SHOWN
DESIGNED BY:	SES
DRAWN BY:	MVZ
CHECKED BY:	SES

**HAGGARD FARM ADDITION  
 BLOCKS A-C  
 PLANO, TX**

**CONCEPT PLAN**

SHEET NUMBER  
**3 OF 4**

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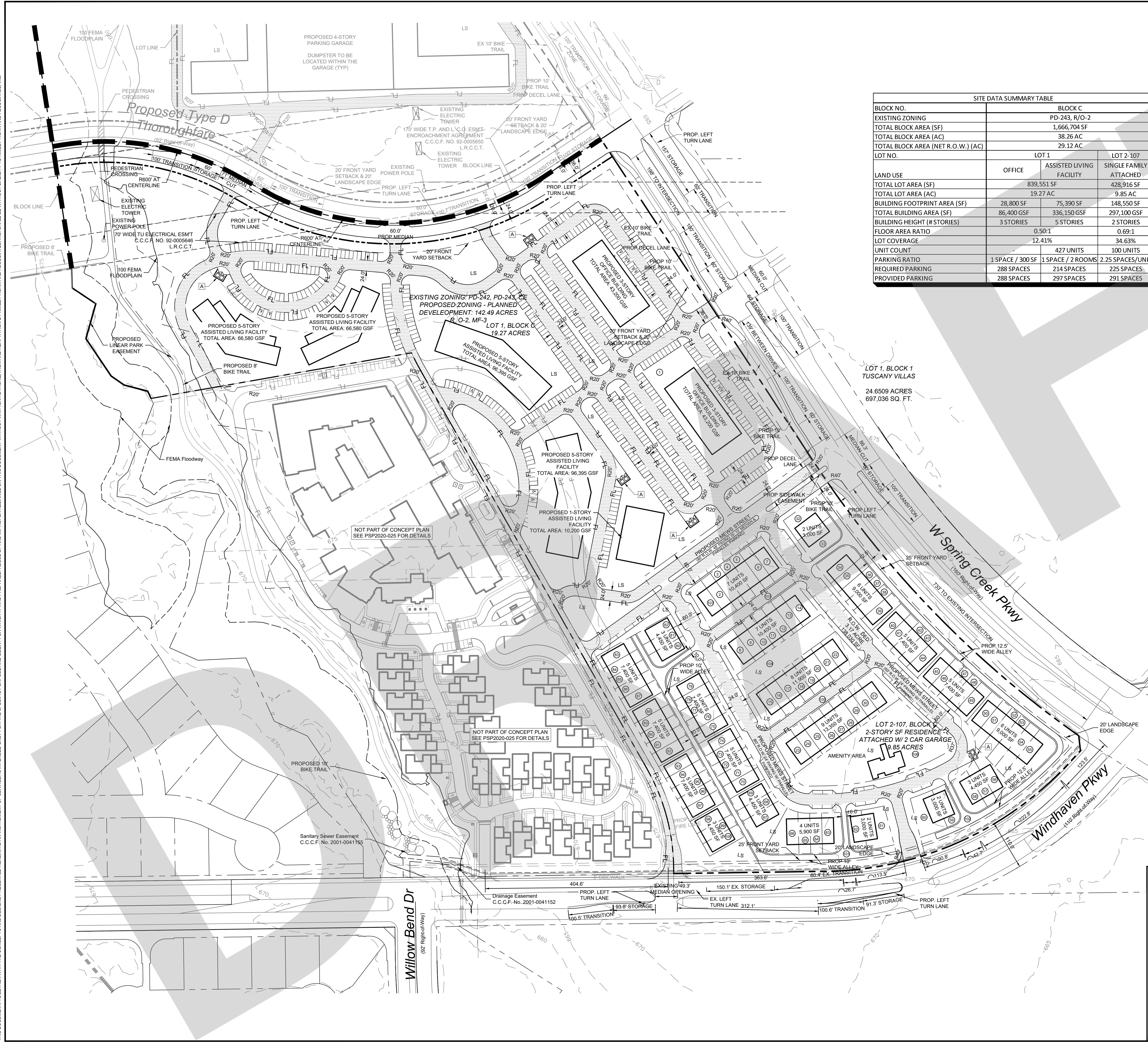
**CONCEPT PLAN**  
**HAGGARD FARM ADDITION**  
**BLOCK B, LOTS 1-2**  
**BLOCK B = 35.16 AC**  
 SITUATED IN THE MARIA C. VELA SURVEY ABSTRACT NO. 935  
 CITY OF PLANO, COLLIN COUNTY, TEXAS

DATE: MAY 11, 2021

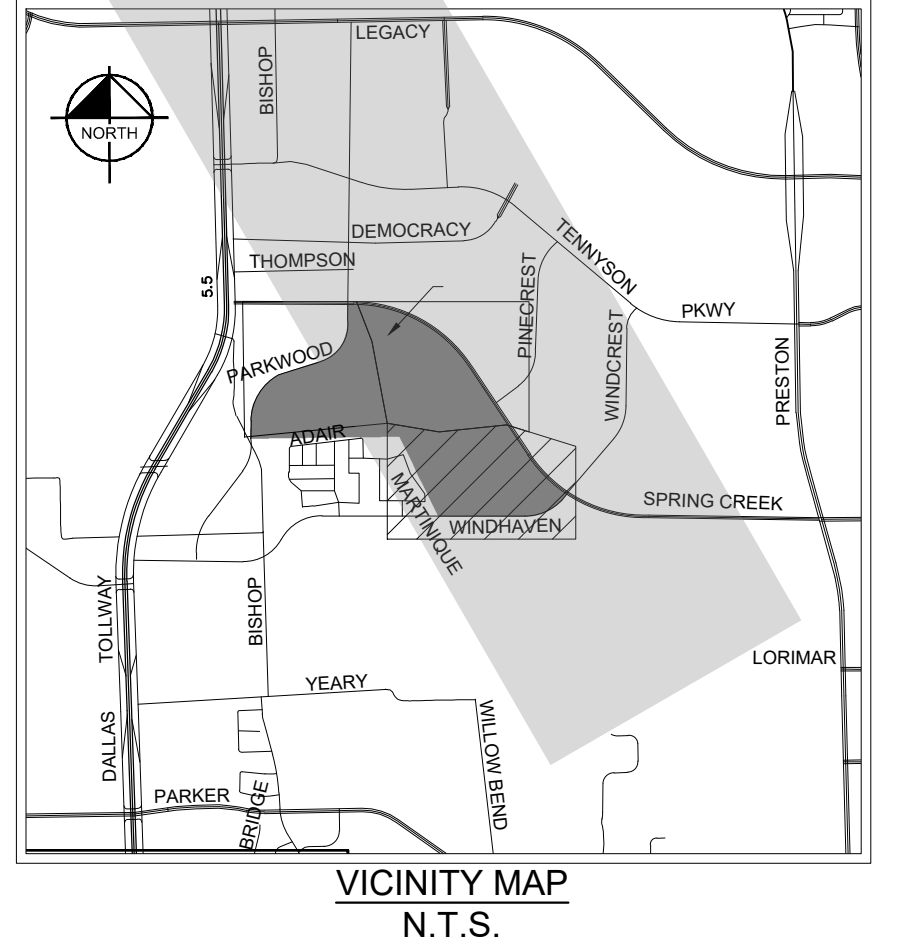
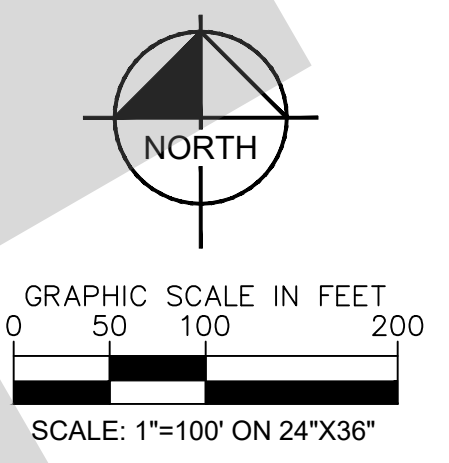
<b>OWNER:</b> HAGGARD ENTERPRISES LIMITED & ACRES OF SUNSHINE LTD 800 Central Pkwy, Ste 100 Plano, Texas 75074 Tel. No. 972-422-4515 Contact: Rutledge & Owen Haggard	<b>DEVELOPER:</b> STILLWATER CAPITAL ASSOCIATES, INC. 4145 Travis St, Ste 300 Dallas, Texas 75204 Tel. No. 214-886-3215 Contact: Cole Herley	<b>CIVIL ENGINEER:</b> 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.
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SITE DATA SUMMARY TABLE			
BLOCK NO.	BLOCK C		
EXISTING ZONING	PD-243, R/O-2		
TOTAL BLOCK AREA (SF)	1,666,704 SF		
TOTAL BLOCK AREA (AC)	38.26 AC		
TOTAL BLOCK AREA (NET R.O.W.) (AC)	29.12 AC		
LOT NO.	LOT 1	LOT 2-107	
LAND USE	OFFICE	ASSISTED LIVING FACILITY	SINGLE FAMILY ATTACHED
TOTAL LOT AREA (SF)	839,551 SF	428,916 SF	
TOTAL LOT AREA (AC)	19.27 AC	9.85 AC	
BUILDING FOOTPRINT AREA (SF)	28,800 SF	75,390 SF	148,550 SF
TOTAL BUILDING AREA (SF)	86,400 GSF	336,150 GSF	297,100 GSF
BUILDING HEIGHT (# STORIES)	3 STORIES	5 STORIES	2 STORIES
FLOOR AREA RATIO	0.50-1	0.69-1	
LOT COVERAGE	12.41%	34.63%	
UNIT COUNT	427 UNITS	100 UNITS	
PARKING RATIO	1 SPACE / 300 SF	1 SPACE / 2 ROOMS	2.25 SPACES/UNIT
REQUIRED PARKING	288 SPACES	214 SPACES	225 SPACES
PROVIDED PARKING	288 SPACES	297 SPACES	291 SPACES



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LEGEND	
	PROPERTY LINE
	LEGAL DESCRIPTION LIMITS (TO CENTERLINE OF R.O.W.)
	PROPOSED DUMPSTER LOCATION W/ 7' MASONRY SCREENING WALL TO MATCH BLDG W/ 7' SOLID METAL GATES
	LOT NUMBERS

NO.	REVISIONS	DATE	BY

**Kimley»Horn**

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700  
 DALLAS, TEXAS 75240  
 PHONE: 972.770.1300, FAX: 972.693.8320  
 TEXAS REGISTERED ENGINEERING FIRM F-928

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**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**

**CONCEPT PLAN**  
**HAGGARD FARM ADDITION**  
**BLOCK C**  
**BLOCK C 38.26 AC**  
 SITUATED IN THE MARIA C. VELA  
 SURVEY ABSTRACT NO. 935  
 CITY OF PLANO, COLLIN COUNTY, TEXAS  
 DATE: MAY 11, 2021

<b>OWNER:</b> HAGGARD ENTERPRISES LIMITED & ACRES OF SUNSHINE LTD 800 Central Pkwy, Ste 100 Plano, Texas 75074 Tel. No. 972-422-4515 Contact: Rutledge & Owen Haggard	<b>DEVELOPER:</b> STILLWATER CAPITAL ASSOCIATES LTD 4145 Travis St, Ste 300 Dallas, Texas 75204 Tel. No. 214-886-3215 Contact: Cole Herley	<b>CIVIL ENGINEER:</b> 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.
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SHEET NUMBER  
**4 OF 4**

XREF: site/Phase1-XREF/summary\_base-XREF/2-2435-XREF/Topic/NRHS/Haggard-XREF/site/summary\_base-XREF/site  
 PLOTTED BY: ZIMMERMANN, MITCHELL 5/11/2021 8:58 AM  
 LAST SAVED: 5/11/2021 8:58 AM  
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