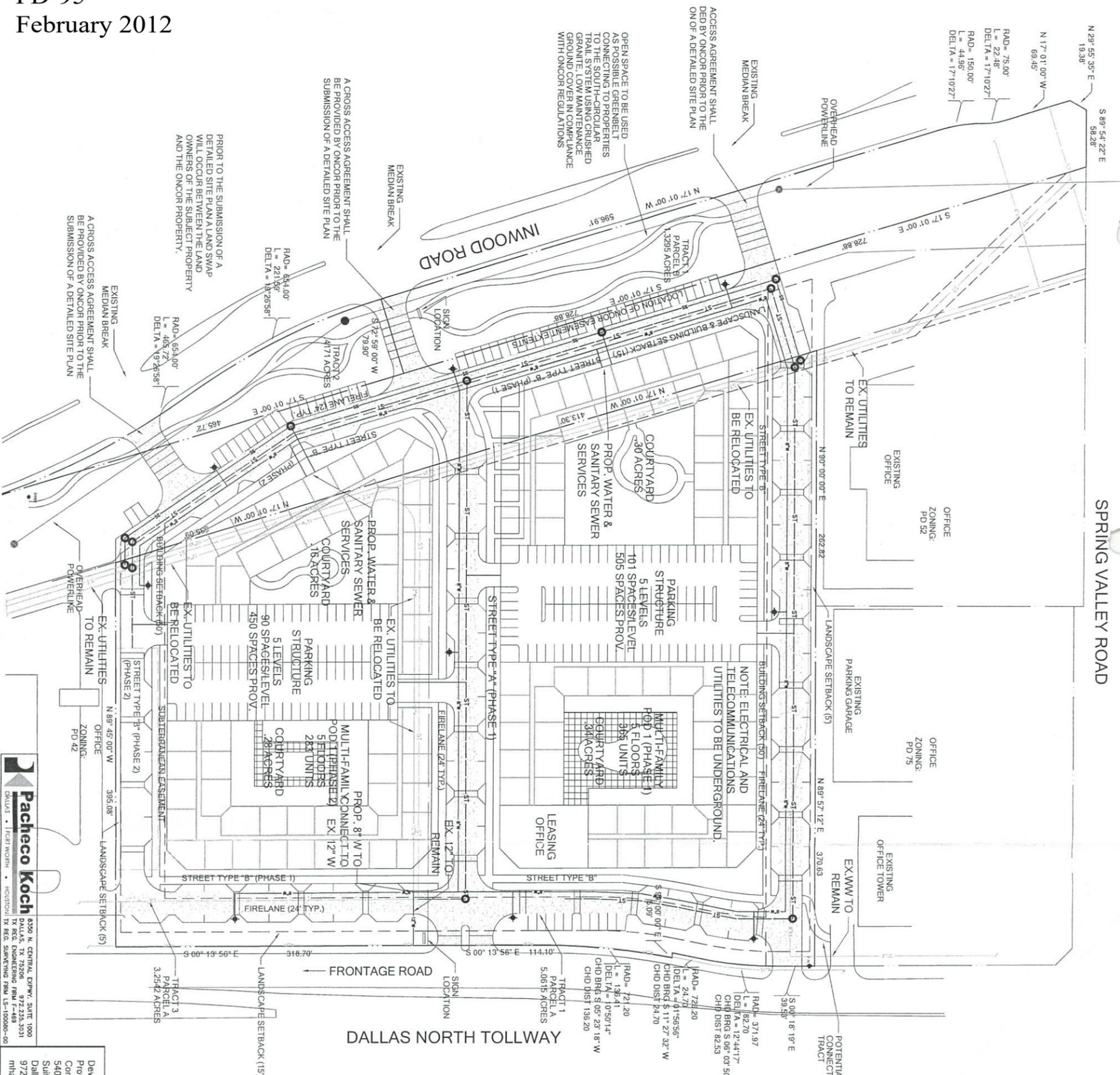


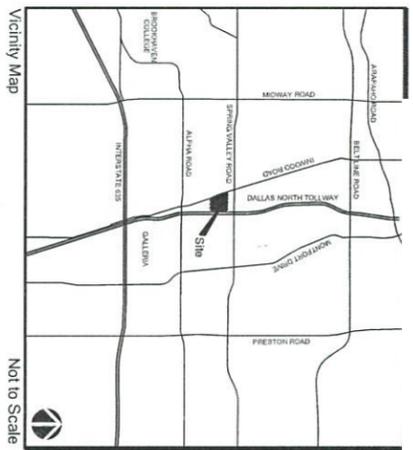
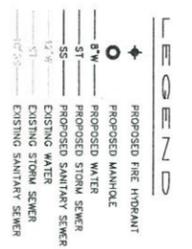
Conceptual Site Plan
 PD-95
 February 2012



SPRING VALLEY ROAD

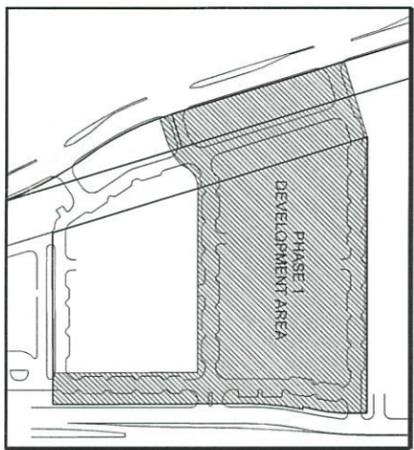
DALLAS NORTH TOLLWAY

FRONTAGE ROAD

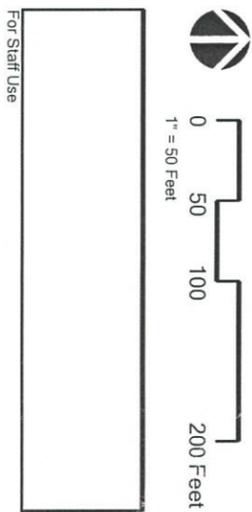


Not to Scale

Notes:
 All development within the property boundary extents is proposed.
 Proposed zoning: PD. Existing Zoning PD 42 & 76.
 All fire lanes must be fire lane access and utility easements.
 All streets are two way streets.



NOTES:
 LAND AREA: 10.06 ACRES
 PHASE 1 BUILDING AREA: 379,800 SF*
 PHASE 1 UNIT COUNT: 365 UNITS
 PHASE 2 BUILDING AREA: 275,300 SF*
 PHASE 2 UNIT COUNT: 283 UNITS
 LOT COVERAGE: 29.9%*
 F.A.R.: 1.49-1*
 MAX. BUILDING HEIGHT: 62 FEET
 LANDSCAPING SHOWN: 16.4%**
 (EXCLUDING COURTYARDS)
 TRACT 1 - PARCEL B & TRACT 2
 ** EXCLUDING LAND SWAP WITH ONCOR



For Staff Use



CONCEPTUAL SITE PLAN

Address
 Farmers Branch, Texas
 Exhibit F
 10.06 Acres

Developer:
 Provider Realty Advisors, Inc.
 Contact: Matthew Harts
 5400 LBJ Freeway
 Suite 975
 Dallas, Texas 75240
 972.385.8500
 mharts@providerrealty.net

Job #: 11198.00
 File Name: Site-PD SitePlan2.dwg
 Date: 01/09/12
 Drawn by: R. Lawrence Good/
 Brian E. Moore

Owner:
 First Bank and Trust
 Contact: Greg Garland
 9816 Slide Road
 Lubbock, Texas 79424
 806.788.2801
 ggarland@firstbanklubbock.com



8350 N. CENTRAL EXP'Y, SUITE 1000
 DALLAS, TX 75206
 972.233.0331
 HOUSTON, TX REG. SURVEYING FIRM LS-10000-00

A CROSS ACCESS AGREEMENT SHALL BE PROVIDED BY ONCOR PRIOR TO THE SUBMISSION OF A DETAILED SITE PLAN

PRIOR TO THE SUBMISSION OF A DETAILED SITE PLAN A LAND SWAP WILL OCCUR BETWEEN THE LAND OWNERS OF THE SUBJECT PROPERTY AND THE ONCOR PROPERTY.

A CROSS ACCESS AGREEMENT SHALL BE PROVIDED BY ONCOR PRIOR TO THE SUBMISSION OF A DETAILED SITE PLAN

OPEN SPACE TO BE USED AS ENDSIDE OVERBERM TO THE SOUTH-CIRCULAR TRAIL SYSTEM USING CRUSHED GRANITE. LOW MAINTENANCE GROUND COVER IN COMPLIANCE WITH ONCOR REGULATIONS

ACCESS AGREEMENT SHALL BE PROVIDED BY ONCOR PRIOR TO THE SUBMISSION OF A DETAILED SITE PLAN