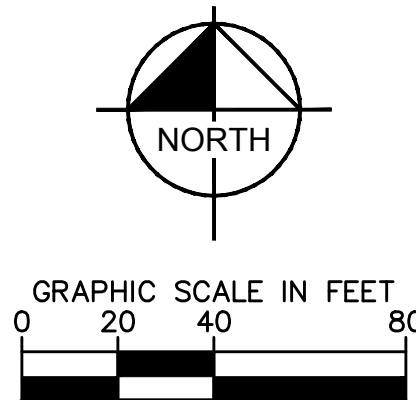




PROJECT DATA	
ZONING:	EXISTING PD-95
	PROPOSED PD-95
TOTAL (TRACT 1 + TRACT 2)	
SITE AREA:	9.6 ACRES
DENSITY:	77.1 UNITS/ACRE
MF UNITS (AVG. 875 SF/UNIT):	740 UNITS, EST.
L.O./AMENITY:	20,000 S.F.
PARKING PROVIDED	
GARAGE	1,155 (1.56 SPACES)

TRACT 1 (PHASE I)	
SITE AREA	4.97 Ac.
BUILDING AREA	88,450 SQ. FT. (41%)
LANDSCAPE AREA	72,464 S.F. (33%)
L.O./AMENITY:	10,000 S.F.
MF UNITS (AVG. 875 SF/UNIT):	390 UNITS, EST.
DENSITY	78.5 UNITS/Ac.
TOTAL BUILDING SF	442,500 S.F.
F.A.R.	2.04
MAXIMUM HEIGHT	78 FT.
PARKING PROVIDED	
GARAGE (5.5 LVS)	630 (1.62 SPS/UNIT)

TRACT 2 (PHASE II)	
SITE AREA	4.60 Ac.
BUILDING AREA	79,870 SQ. FT. (40%)
LANDSCAPE AREA	74,716 S.F. (37%)
L.O./AMENITY:	10,000 S.F.
MF UNITS (AVG. 875 SF/UNIT):	350 UNITS, EST.
DENSITY	76.1 UNITS/Ac.
TOTAL BUILDING SF	399,350 S.F.
F.A.R.	1.99
MAXIMUM HEIGHT	78 FT.
PARKING PROVIDED	
GARAGE (5.5 LVS)	525 (1.50 SPS/UNIT)

**ZONING CONCEPT PLAN
JEFFERSON EAST BRANCH
BY JPI REAL ESTATE ACQUISITION LLC
TRACT 1 AND 2**

BEING 9.5885 ACRES
SITUATED IN THE
ELISHA FIKE SURVEY, ABSTRACT NO. 478
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

OWNER:	DEVELOPER:	ENGINEER/SURVEYOR:
TFI LAND DEVELOPMENT 2 LLC 1603 LBJ FREEWAY SUITE 300 DALLAS, TEXAS 75234 CONTACT: R. LEMKE	HJRI REAL ESTATE ACQUISITION LLC 600 E. LAS COLINAS BLVD., SUITE 1800 IRVING, TEXAS 75039 CONTACT: MILLER SYLVAN TEL. NO. 972-556-1700	KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS TEXAS 75240 TEL. NO. 972-770-1300 FAX NO. 972-239-3820 CONTACT: MATT LUSCO, P.E.