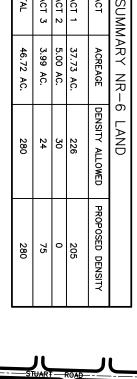
DEVELOPMENTS THAT WILL GENERATE OVER 1000 VEHICLE TRIPS PER DAY OR MORE THAT 100 VEHICLE TRIPS DURING THE PEAK HOUR AS DETERMINED DURING THE GENERAL DEVELOPMENT PLAN, PRELIMINARY OR FINAL PLAT REVIEW, MUST SUBMIT A TRAFFIC IMPACT ANALYSIS (TIA), FOR THE ENTIRE DEVELOPMENT, TO A FINAL PLAT SUBMISSION. ACCEPTANCE OF THE DRAINAGE FEATURES IDENTIFIED ON THE GENERAL DEVELOPMENT PLAN ARE SUBJECT TO CHANGE DURING THE PLAT PROCESS AND DO NOT CONSTITUTE SUBSEQUENT APPROVAL OF SAME. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL DATA OR STUDIES TO ENSURE COMPLIANCE WITH CITY OF DENTON SUBDIVISION AND LAND REGULATIONS, DRAINAGE DESIGN CRITERIA AND COMPREHENSIVE MASTER DRAINAGE PLAN. ALL FUTURE PRELIMINARY AND FINAL PLATS, WITHIN THE LIMITS OF THE GENERAL DEVELOPMENT PLAN, MUST CONFORM TO THE GENERAL DEVELOPMENT PLAN. THE PARTIAL CONSTRUCTION OF POINSETTIA STREET SHALL BE REQUIRED WITH ANY PHASE OF DEVELOPMENT OF TRACT 1, AND THE ENTIRETY OF POINSETTIA STREET SHALL BE COMPLETED UPON THE FULL DEVELOPMENT OF TRACT 1.

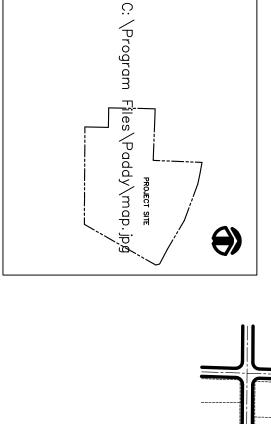
TOTAL TRACT 3 TRACT TRACT 2 TRACT 1 SUMMARY NR-6 LAND 3.99 AC. 5.00 AC. ACREAGE 46.72 AC. 37.73 AC. DENSITY ALLOWED 226 30 24 280 PROPOSED DENSITY 75 0 280 205



NR-6 SINGLE FAMILY 37.73 AC.

TRACT 2

S 29^39'53" W 121.25'

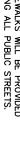


9 CONCEPT ZONING PLAN

200 100 0 200 SCALE: 1" = 200'

02 VICINITY MAP

NOTE: SIDEWALKS WILL BE PROVIDED ALONG ALL PUBLIC STREETS.





OWNER:

CRAIG T. MOORE, ATTY., AS TRUSTEE

85.74 ACRES

TOTAL

PARCEL 1 – A 60.37 ACRE PARCEL SITUATED IN THE S. M.CCRACKEN SURVEY ABSTRACT NO. 817 IN THE CITY AND COUNTY OF DENTON, TEXAS.

PARCEL 2 – A 24.38 ACRE PARCEL SITUATED IN THE S. M.CCRAKEN SURVEY ABSTRACT NO. 817 IN THE CITY AND COUNTY OF DENTON, TEXAS.

PARCEL 3 – A 0.99 ACRE PARCEL SITUATED IN THE S. M.CCRAKEN SURVEY ABSTRACT NO. 817 IN THE CITY AND COUNTY OF DENTON, TEXAS.

A COPY OF THE SURVEY IS ATTACHED.

THE PROPERTY IS CURRENTLY UNPLATTED. SHERMAN CROSSING

TOTAL SITE AREA 85.74 ACRES
THE SITE IS THE ASSEMBLEGE OF 3 PARCELS
OF LAND DESCRIBED AS FOLLOWS:
PARCEL 1 – A 60.37 ACRE PARCEL SITUATED

FOR COLUMN THE ACRE PARCEL SITUATED

OSED & (NR-6)
NTION/ PARK (NR-6)
IL AREA ROAD R.O.W. F.A.R. - (1.5 MAX.) SUMMARY 5.00 ACRES 3.78 ACRES 41.72 ACRES, 29.39 ACRES 5.85 ACRES 280 UNITS

ZONING
NR-6
NRMU
CM-G F
PROPOS
DETENTI





Welty& Associates

A R C H I T E C T S

5207 McKINNEY AVENUE, SUITE 9

DALLAS, TEXAS 75205 (214)520-1985

SHERMAN CROSSING
LOOP 288 - SHERMAN M.A. PROPERTIES DENTON TEXAS

EXIST'G DRAINAGE & UTIL ESMT

EXST'G 30' PUBLIC UTILITY & DRAINAGE ESMT.

NRMU-RETAIL CENTER 9.35 ACRES

325 UNITS MAX.

RESIDENTIAL 3.32 AC.

20' DEDICATED PUBLIC UTILITY EASEMENT

MASTER PLAN

