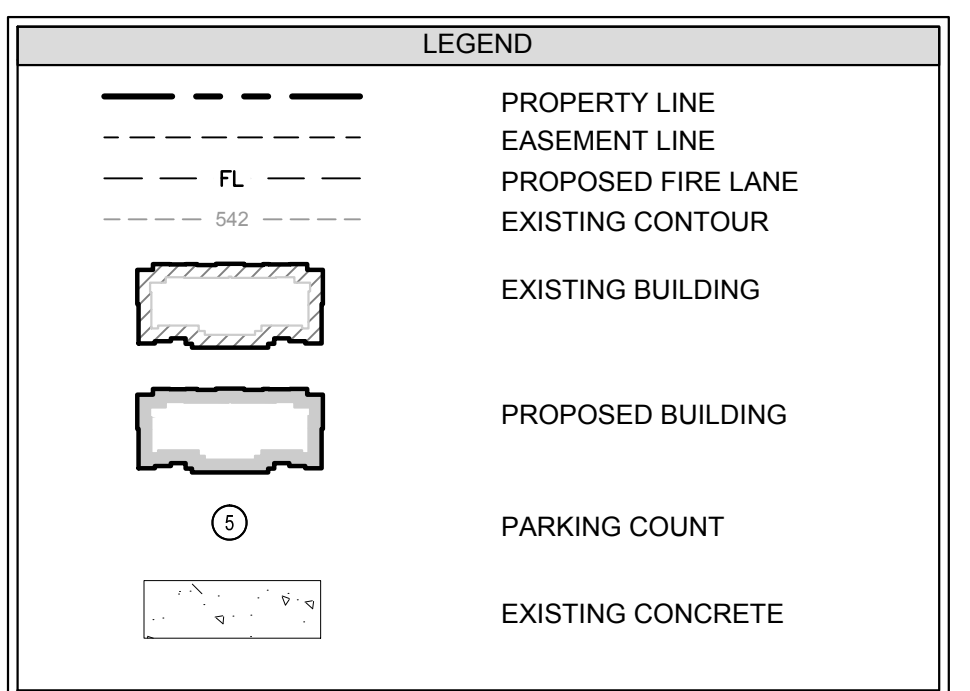
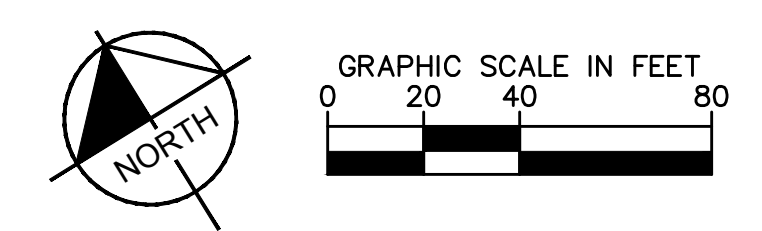
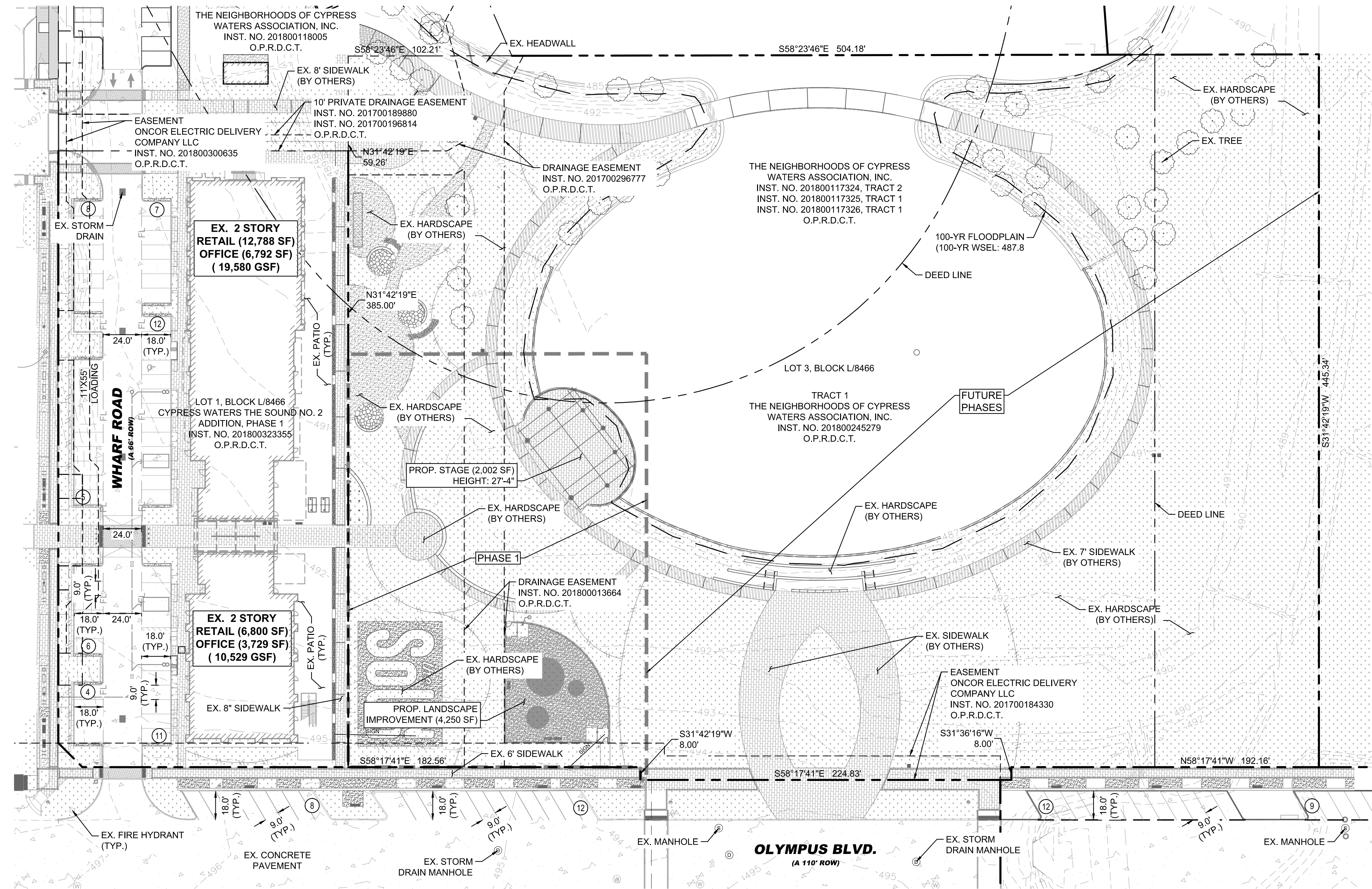
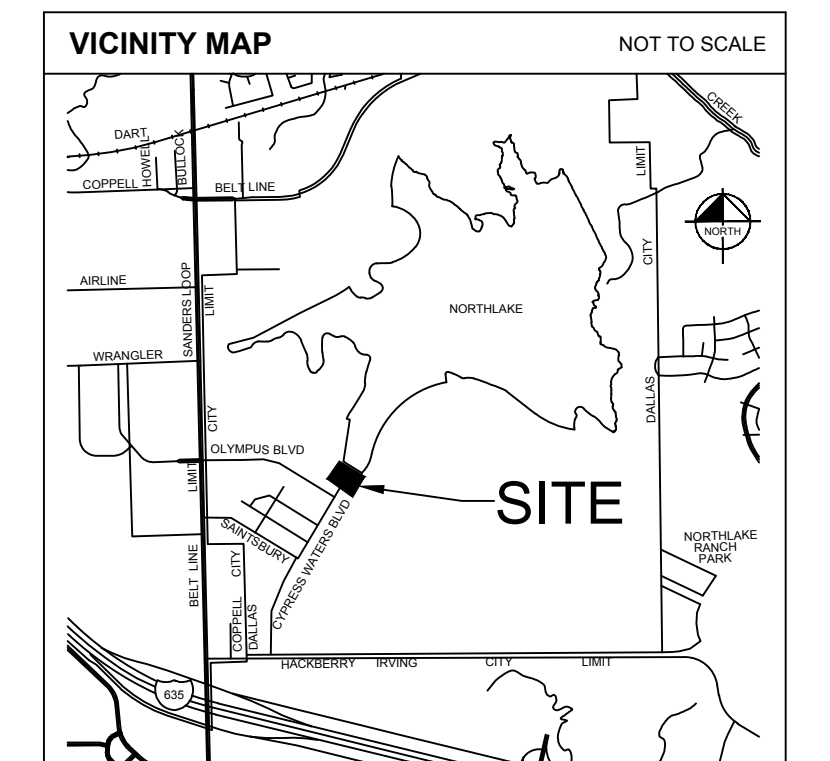


Plotted By: K. B. ...  
 This document, together with the concepts and designs presented herein, is a preliminary plan for the specific purpose and client for which it was prepared. Release and improper reliance on this document without written authorization and indemnification by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



- GENERAL NOTES**
- THIS DEVELOPMENT INCLUDES LOT 3, BLOCK L/8466.
  - ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE STATED.
  - ALL PROPOSED CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
  - ALL BUILDING ELEVATIONS MUST COMPLY WITH THE BUILDING ELEMENTS AND DESIGN STANDARDS IN ACCORDANCE WITH SEC. 51P.745.115.
  - ADDITIONAL LANDSCAPE AND RETAINING WALLS MAY BE ADDED WITH FINAL DESIGN.
  - REFERENCE LANDSCAPE PLAN FOR PEDESTRIAN FACILITIES SUCH AS BENCHES, TRASH RECEPTACLES, ETC.

- LANDSCAPE NOTES**
- NO EXISTING TREES ON SITE PRIOR TO CONSTRUCTION (I.E. NO MITIGATION REQUIRED).
  - LAND USE IS A COMMUNITY OPEN SPACE FOR THE BROADER DEVELOPMENT AND IS EXEMPT FROM ARTICLE X OR CYPRESS WATERS PD #27915 LANDSCAPE REQUIREMENTS.



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**Engineer/Surveyor:**  
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**MIXED-USE PARKING SUMMARY TABLE**

PROVIDED: PHASE I	
ON-SITE PARKING	96
WHARF ON-SITE PARKING	40
OLYMPUS ON-SITE PARKING	45
BLEEKER ON-SITE PARKING	7
OTHER ON-SITE PARKING	26
REMOTE GARAGE PARKING	85
PROVIDED: PHASE II	
OLYMPUS ON-SITE PARKING	54
BLEEKER ON-SITE PARKING	10
CYPRESS WATERS ON-SITE PARKING	45
<b>TOTAL PROVIDED PARKING (# SPACES)</b>	<b>408</b>

**SITE DATA SUMMARY TABLE**

ITEM	LOT 3, BLOCK L/8466
<b>GENERAL SITE DATA</b>	
ZONING (FROM ZONING MAP)	PD-741, Subarea A
LAND USE (FROM ZONING ORDINANCE)	COMMERCIAL OUTDOOR AMUSEMENT
COMMERCIAL OUTDOOR AMUSEMENT (SF)	271,522 SF
LOT AREA (SF)	271,522 SF
LOT AREA (AC)	6.23 AC
BUILDING FOOTPRINT AREA (SF)	2,002 SF
TOTAL BUILDING AREA (SF)	2,002 SF
BUILDING HEIGHT (MAX 270')	27'-4"
LOT COVERAGE (MAX 90%)	0.74%
FLOOR AREA RATIO (RATIO - XXX:1)	0.007:1

PROJECT NAME	USE	DEVELOPMENT PLAN NO.	CPC APPROVAL	LAST AMENDMENT	LOT AREA SF	BUILDING AREA SF	FAR	BUILDING FOOTPRINT SF	GARAGE FOOTPRINT SF	LOT COVERAGE
<b>CYPRESS WATERS MF1</b>										
LOT 1, BLOCKS A/B/8465	MULTIFAMILY	D101-017	8/8/2011	7/15/2014	239,970	178,589	0.74	66,467		28%
LOT 1, BLOCKS B/8465					271,351	225,278	0.83	98,490		36%
LOT 1, BLOCKS C/8465					63,404	32,682	0.52	24,074		38%
LOT 1, BLOCKS D/8465					129,840	60,236	0.46	41,975		32%
LOT 1, BLOCKS E/8465					311,265	240,208	0.77	104,668		34%
<b>PARSONS GREEN</b>										
LOT 1, BLOCK J/8465	MULTIFAMILY	D134-030	11/20/2014		139,001	32,000	0.23	32,000		23%
LOT 2, BLOCK D/8465					450,410	233,840	0.52	140,685		31%
<b>THE SOUND MF</b>										
BLOCK A	MULTIFAMILY	D156-019	9/15/2016		144,605	552,282	3.84	67,056	47,906	80%
BLOCK B					145,520	436,539	2.99	76,356	27,006	71%
<b>BLOCKS C &amp; D</b>										
BLOCK C	MULTIFAMILY	D167-034			153,362	455,655	2.97	75,796	37,734	74%
BLOCK D					145,395	411,080	2.83	79,083	28,384	74%
8951 CYPRESS WATERS	OFFICE	D123-018	7/11/2013	10/29/2014	544,817	180,710	0.33	105,300		19%
8840 CYPRESS WATERS	OFFICE	D123-021	7/11/2013	10/29/2014	392,126	163,939	0.42	56,945		15%
8950 CYPRESS WATERS	OFFICE	D123-021	7/11/2013	10/29/2014	482,199	175,036	0.36	59,332	89,425	13%
9001 CYPRESS WATERS	OFFICE	D134-034	11/6/2014		354,335	215,119	0.61	56,694	84,077	40%
3001 HACKBERRY ROAD	OFFICE	D145-011	5/21/2015	10/28/2015	855,669	332,043	0.39	87,251	84,334	20%
9111 CYPRESS WATERS	OFFICE	D145-032	11/5/2015	7/13/2017	462,503	225,000	0.49	57,350	58,620	25%
9121 WATERMILL ROAD	OFFICE	D156-013	6/2/2016		138,956	32,000	0.23	32,000		23%
3100 OLYMPUS BLVD	OFFICE	D156-016	8/4/2016		366,323	255,000	0.70	52,500	86,360	38%
3200 OLYMPUS BLVD	OFFICE	D178-006	4/19/2018		403,634	260,269	0.64	52,736	70,984	31%
3201 OLYMPUS BLVD	OFFICE	D167-032								
Lot 1R	OFFICE				298,847	256,000	0.86	50,318	92,029	48%
Lot 2	MULTIFAMILY				28,099	34,113	1.21	13,039		46%
Lot 3	MULTIFAMILY				28,277	45,058	1.59	19,865		70%
9797 ROMBAUER	OFFICE	D156-018	10/6/2016		623,634	250,000	0.40	63,358		10%
3000 OLYMPUS BLVD	OFFICE	D167-013	4/6/2016		363,323	217,000	0.60	53,719	79,778	37%
PENA PARK	PRIVATE RECREATION AREA	D167-014	4/27/2017		52,726		0.00			0%
THE SOUND RETAIL PH. 1	OFFICE/RETAIL	D167-011	2/16/2017		69,685	30,129	0.43	20,970		30%
THE SOUND RETAIL PH. 2	COMMERCIAL PARKING	D167-031	xx/xx/xxxx		86,878	14,593	0.17	14,593		17%
3401, 3501, & TH OLYMPUS BLVD		DXXX-XXX								
Lot 1	OFFICE				221,592	201,000	0.91	40,543		18%
Lot 2	OFFICE/PARKING				352,525	201,000	0.57	40,517	128,906	48%
Lot 3	MULTIFAMILY				19,208	23,319	1.21	7,773		40%
<b>DEVELOPED AREA</b>					7,746,354	5,969,717	0.77	1,602,620	786,637	31%
<b>TOTAL SUB-AREA A</b>					40,518,641	5,544,398	0.14	1,602,620	786,637	6%

**SUBAREA A**  
**(LOT 3, BLOCK L/8466)**  
**PLANNED DEVELOPMENT**  
**DISTRICT NO. 741**  
**DEVELOPMENT PLAN**  
**DXXX-XXX**

KIMLEY-HORN PROJECT NO. 063973054 DATE 05/02/2019 SCALE AS SHOWN DESIGNED BY JAK DRAWN BY JAK CHECKED BY BJM

CYPRESS WATERS LOT 3, BLOCK L/8466 PREPARED FOR BILLINGSLEY COMPANY DALLAS TEXAS

DEVELOPMENT PLAN SHEET NUMBER 1 OF 1

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240  
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**PRELIMINARY**  
 FOR REVIEW ONLY NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

**Kimley-Horn**  
 Engineer: BRADLEY J. MOSS  
 P.E. No. 96631  
 Date: 05/02/2019

**REVISIONS**

No.	REVISIONS	DATE