

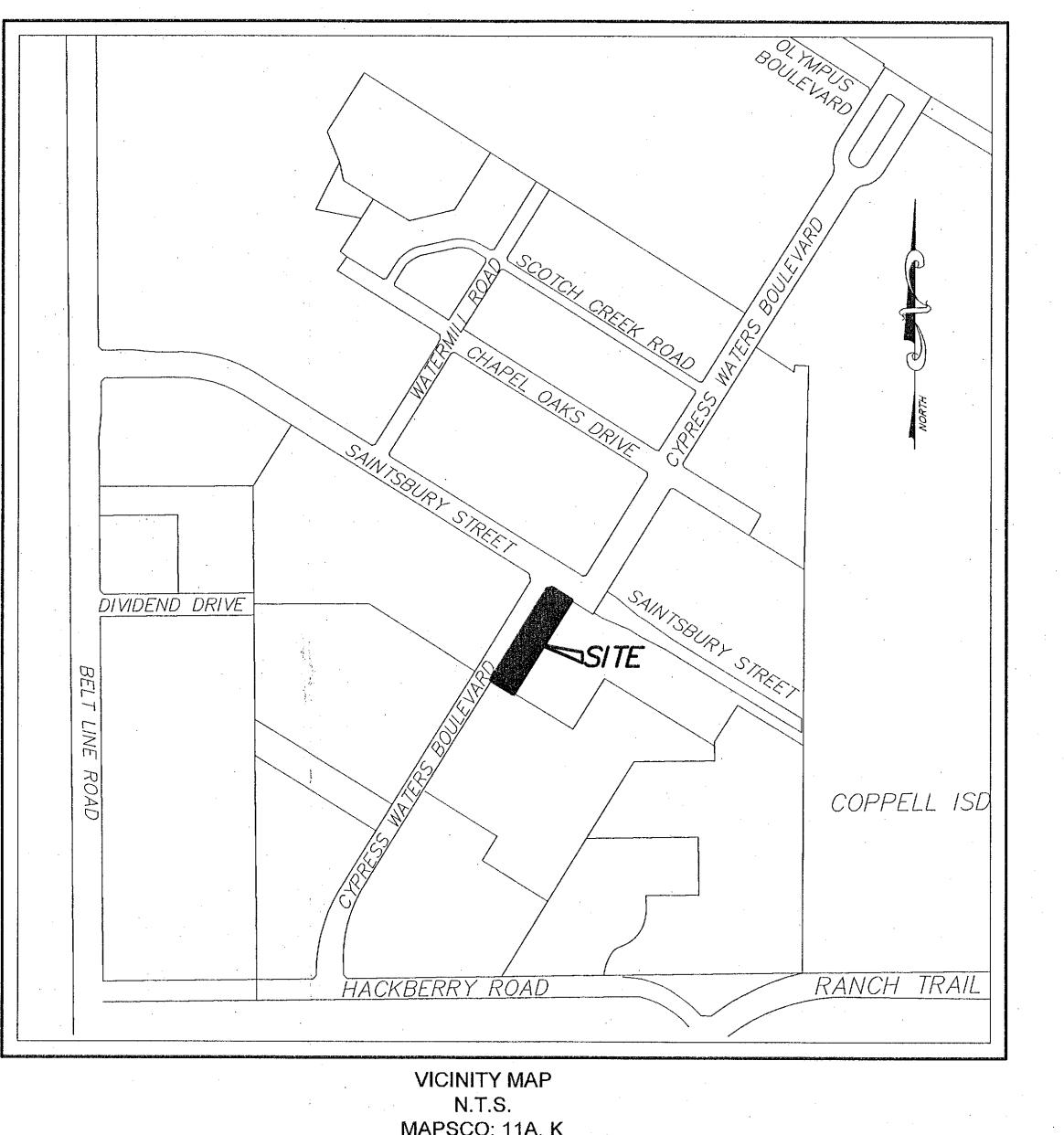
OWNER

Billingsley

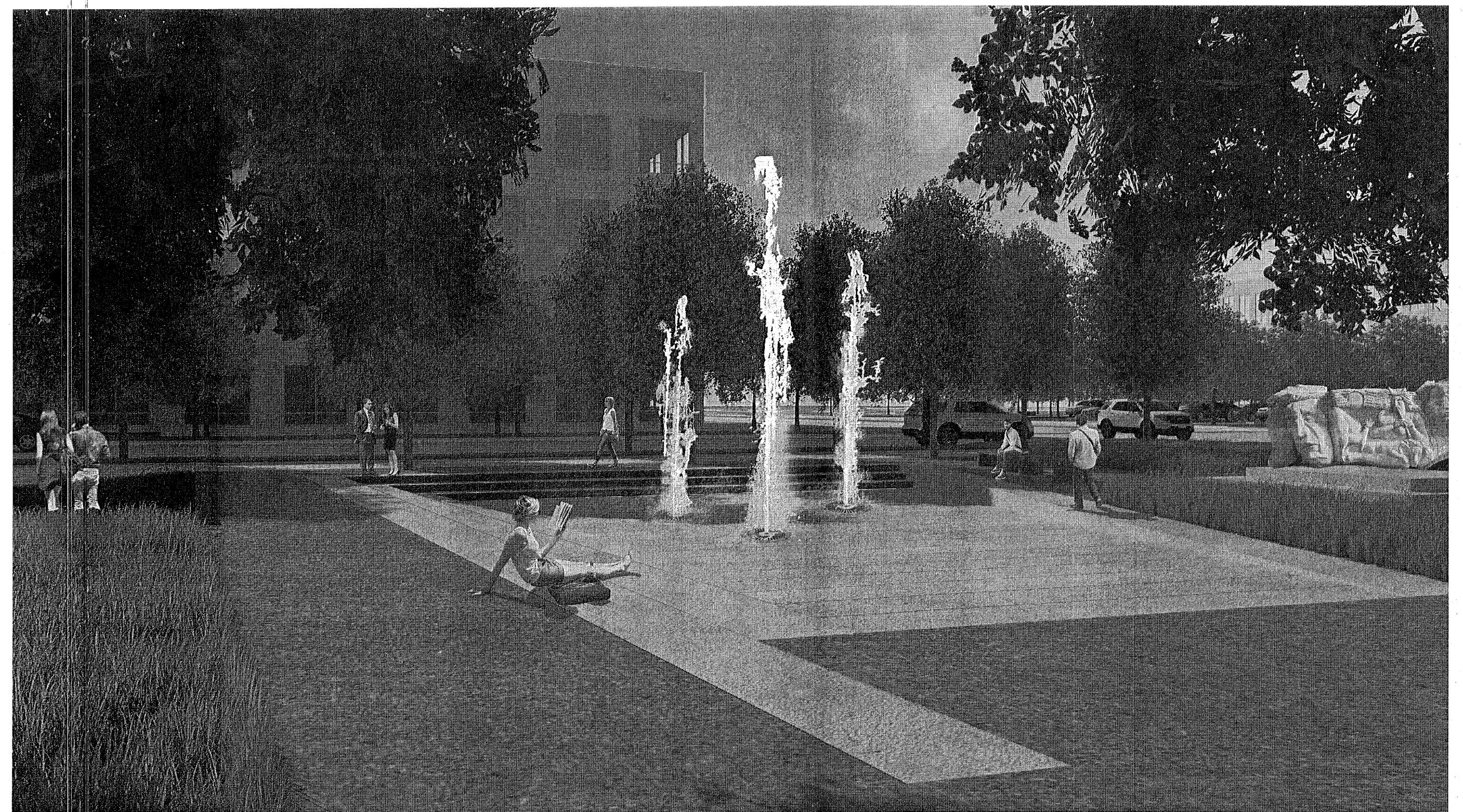
BILLINGSLEY COMPANY
1722 ROUTH STREET, STE. 770
DALLAS, TX 75201
p 214-270-1000

CIVIL
BINKLEY & BARFIELD
1801 GATEWAY BLVD., STE. 101
RICHARDSON, TX 75080
p 972-644-2800

DEVELOPMENT PLAN
PLANNED DEVELOPMENT DISTRICT NO. 741
SUBAREA A
D167-014



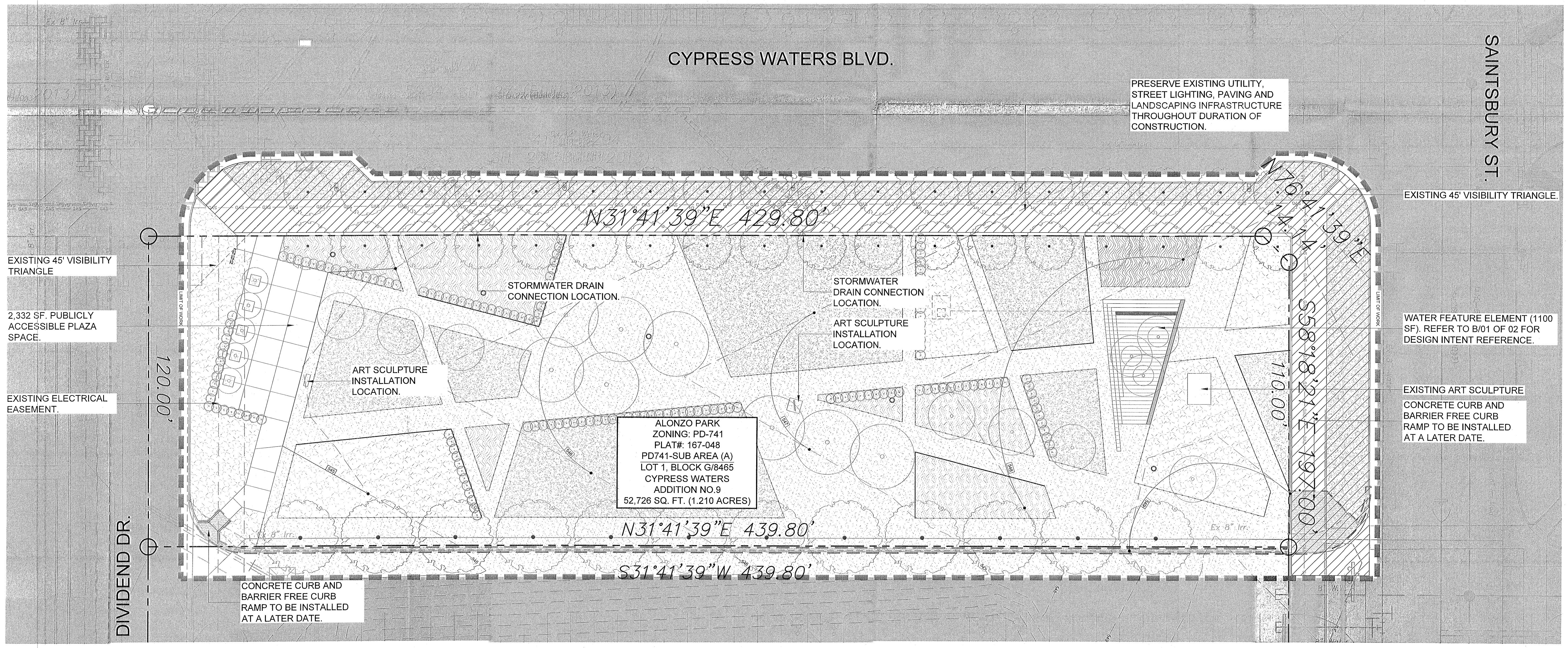
VICINITY MAP
N.T.S.
MAPSCO: 11A, K



B GRAPHIC: WATER FEATURE DESIGN INTENT | NTS

PROJECT NAME	USE	DEVELOPMENT PLAN NO.	CPC APPROVAL	LAST AMENDMENT	LOT AREA	BUILDING AREA	FAR	BUILDING FOOTPRINT	GARAGE FOOTPRINT	LOT COVERAGE
					SF	SF	SF	SF	SF	
CYPRESS WATERS MF1	MULTIFAMILY	D101-017	8/8/2011	7/15/2014	239,970	178,589	0.74	66,467		28%
LOT 1, BLOCK A/8465					271,351	225,278	0.83	98,490		36%
LOT 1, BLOCK B/8465					63,404	32,682	0.52	24,074		38%
LOT 1, BLOCK C/8465					129,840	60,236	0.46	41,975		32%
LOT 1, BLOCK D/8465					311,265	240,028	0.77	104,668		34%
PARSONS GREEN	MULTIFAMILY	D134-030	11/20/2014		139,001	32,000	0.23	32,000		23%
LOT 1, BLOCK I/8465					450,410	233,840	0.52	140,685		31%
THE SOUND MF	MULTIFAMILY	D156-019	9/15/2016							
BLOCK A					144,605	552,282	3.84	67,056	47,906	80%
BLOCK B					145,520	436,539	2.99	76,356	27,006	71%
8951 CYPRESS WATERS	OFFICE	D123-018	7/11/2013	10/29/2014	544,817	180,710	0.33	105,300		19%
8952 CYPRESS WATERS	OFFICE	D123-021	7/11/2013	10/29/2014	392,126	120,000	0.32	56,945		15%
8953 CYPRESS WATERS	OFFICE	D123-021	7/11/2013	10/29/2014	400,599	175,035	0.36	93,333	89,425	31%
9001 HACKBERRY ROAD	OFFICE	D124-024	11/6/2014		354,513	215,119	0.61	55,694	84,073	40%
9111 CYPRESS WATERS	OFFICE	D145-011	5/21/2015	10/28/2015	855,669	332,043	0.39	82,751	84,334	20%
9111 WATERMILL ROAD	OFFICE	D156-013	6/9/2016		462,503	225,000	0.49	57,350	58,620	25%
3100 OLYMPUS BLVD	OFFICE	D156-016	8/4/2016		366,323	255,000	0.70	52,500	86,360	38%
8797 ROMBAUER	OFFICE	D156-018	10/6/2016		623,634	250,000	0.40	63,358	-	10%
3000 OLYMPUS BLVD	OFFICE	D167-013	xx/xx/xxxx		363,523	217,000	0.68	53,719	75,778	37%
ALONZO PARK	PRIVATE RECREATION AREA	D167-014	xx/xx/xxxx		52,726	-	0.00			0%
DEVELOPED AREA					6,532,177	4,037,601	0.62	1,276,220	557,506	28%
NOTE:										
8951 CYPRESS WATERS: building footprint + Covered Parking = 105,300										
3001 HACKBERRY ROAD: building footprint + Covered Parking = 87,251										
TOTALS SUB-AREA A					40,518,641	4,037,501	0.10	1,276,220	557,506	5%

SITE DATA SUMMARY CHART	
ZONING:	PD 741 – SUBAREA A
CURRENT USE:	VACANT
PROPOSED USE:	PRIVATE RECREATION AREA
LOT AREA:	1.21 AC - 52,726 SF
TOTAL PARKING REQ'D:	
PRIVATE RECREATION AREA: (TOTAL REQ. - N/A)	(0 SPACES)



Alonzo Park at Cypress Waters

Dallas, Texas 75019

Development
Plan
01 of 02