

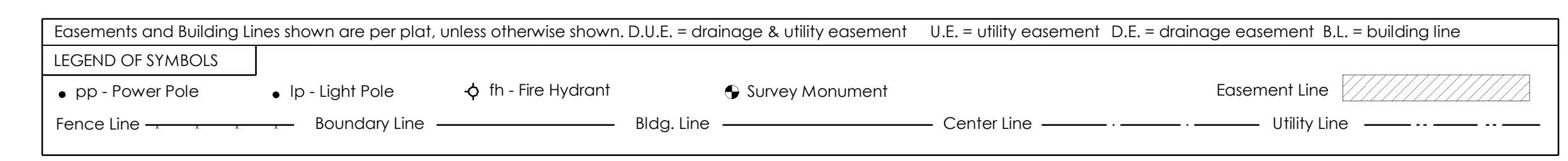
VICINITY PLAN
N.T.S.

| PARKING SCHEDULE | | | | | |
|---------------------|----------------|--------|----------|---------------|----------|
| ASSIGNED PARKING *1 | | | | GUEST PARKING | |
| ATTACHED GARAGE | PARKING GARAGE | REQD | PROVIDED | REQUIRED | PROVIDED |
| 82 PS | 102 PS | 440 PS | 440 PS | 0 PS | 10 PS |

* REQUIRED PARKING IS 1.6 SPACES PER UNIT UNDER PD 216

| | BUILDING SQUARE FOOTAGE | | |
|----------|-------------------------|------------|-----------------------------------|
| | BUILDING NO. | FLOOR AREA | BUILDING FOOTPRINT SQUARE FOOTAGE |
| PHASE I | 1 | 9,325 SF | 3,937 SF |
| | 2 | 13,500 SF | 3,700 SF |
| | 3 | 10,000 SF | 3,700 SF |
| | 4 | 10,000 SF | 3,700 SF |
| | 5 | 7,390 SF | 3,296 SF |
| | 6 | 7,390 SF | 3,296 SF |
| | 7 | 12,095 SF | 7,187 SF |
| | 8 | 26,000 SF | 8,300 SF |
| | 9 | 13,750 SF | 4,600 SF |
| | 11 | 7,588 SF | 4,345 SF |
| | TOTALS (PHASE I) | 117,038 SF | 46,061 SF |
| PHASE II | 10 | 255,000 SF | 56,686 SF |
| | TOTALS (PHASE I & II) | 372,038 SF | 102,747 SF |

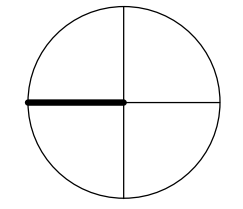
- NOTES:**
1. BASIS OF BEARINGS DERIVED FROM THE FINAL PLAT OF SOUTHERN NOEL RETAIL CENTER STRIP, RECORDED IN VOLUME 92241, PAGE 3301, MAP RECORDS, DALLAS COUNTY, TEXAS.
 2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHAPED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NUMBERS 48113C0180 J, 48113C0190 J AND 48113C0195 J, ALL DATED AUGUST 23, 2001 FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS.



ADUE = Access, Utility and Drainage easement (per plat)

| PD Summary Table | FLOOR AREA | LOT COVERAGE |
|--|-------------------|-------------------|
| EXISTING DEVELOPMENT | | |
| RESERVE AT THE GALLERIA | 325,040 | 187,534 |
| GENESIS SOUTHERN VILLAS | 204,395 | 65,549 |
| CITTA PARK TOWNHOUSES (EXISTING PH. 1 BUILDINGS) | 43,788 | 22,061 |
| EXISTING FLOOR AREA SUBTOTAL | 573,223 | 275,144 |
| EXISTING REMAINING RIGHTS | 329,340 | 85,358 |
| PROPOSED SF THIS PLAN | | |
| CITTA PARK TOWNHOUSES (PH. 1 PROPOSED) | 73,250 | 24,000 |
| CITTA PARK MULTIFAMILY (PH. 2 PROPOSED) | 255,000 | 60,000 |
| PROPOSED SUBTOTAL | 328,250 | 84,000 |
| PD 216 MAXIMUM FLOOR AREA / LOT COVERAGE | 902,563 SF | 360,502 SF |
| TOTAL AFTER PROPOSED | 901,473 | 359,144 |
| REMAINING AFTER PROPOSED SF | 1,090 | 1,358 |

TOTAL MULTI-FAMILY FLOOR AREA ALLOWABLE FOR NEW CONSTRUCTION: 373,128 SF
MAXIMUM UNITS BUILDING 10: 275



SCALE' 1 = 30'

