

**CAMPUS DATA**

**SITE SIZE = 56 ACRES**

**MULTIFAMILY**

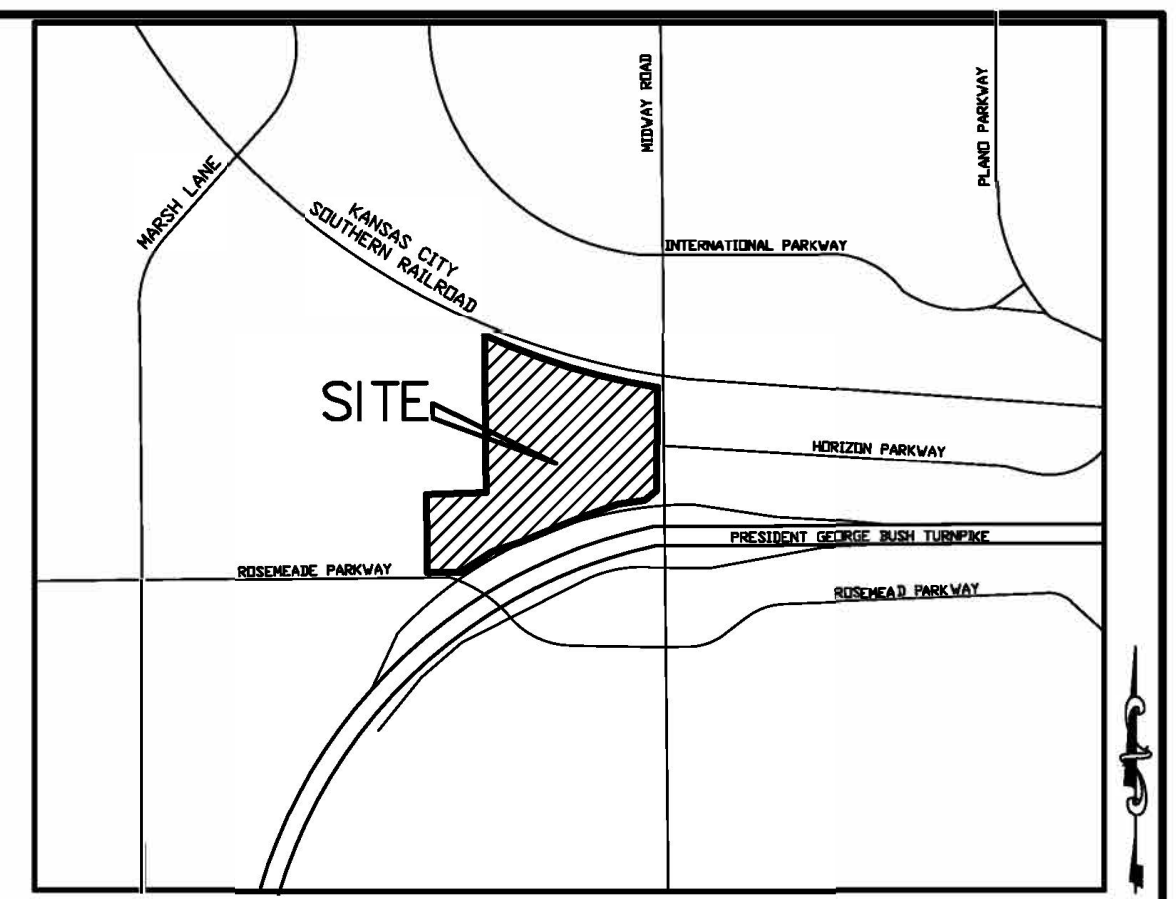
TOWN HOMES / = 47 HOMES  
 BROWNSTONES  
 BUILDING 1 = 350 HOMES  
 BUILDING 2 = 36 HOMES  
 BUILDING 3 = 36 HOMES  
 BUILDING 4 = 281 HOMES  
 BUILDING 5 = 18 HOMES  
 BUILDING 6 = 18 HOMES  
**TOTAL HOMES = 786 HOMES**

**OFFICE BUILDINGS**

BUILDING 1 = 155,000 GSF  
 BUILDING 2 = 124,000 GSF  
 BUILDING 3 = 210,000 GSF  
 BUILDING 4 = 180,000 GSF  
 BUILDING 5 = 241,500 GSF  
**TOTAL BUILDING AREA = 910,500 GSF**

**RETAIL/ AMENITY BUILDING**

AMENITY = 9,775 GSF  
 RETAIL 1 = 9,775 GSF  
 RETAIL 2 = 9,180 GSF  
 RETAIL 3 = 9,180 GSF  
**TOTAL AREA = 37,910 GSF**



**LEGAL DESCRIPTION**

BEING a tract of land located in the City of Carrollton, Denton County Texas, part of the L.L. Finley Survey, Abstract No. 429, part of the D. Andrews Survey, Abstract No. 1455, being part of that called 30.7085 acre tract of land described in deeds to Crow-Billingsley Midway 190, Ltd. recorded in Instrument Nos. 2018-146206, 2018-146208, and 2019-26477, all of that called 16.9810 acre tract of land described in deeds to Crow-Billingsley Midway 190, Ltd. recorded as Instrument Nos. 2018-146207 and 2018-146209, part of that called 33.9388 acre tract of land described in deed to Crow-Billingsley 190, Ltd. recorded as Instrument No. 2018-146210, all of that called 2.8118 acre tract of land described in deed to Crow-Billingsley Midway Road South, Ltd. recorded as Instrument No. 2006-10697, all of that called 3.6191 acre tract of land described in deed to Crow-Billingsley Midway Road South, Ltd. recorded as Instrument No. 2006-138700, and all of that called 3.6191 acre tract of land described in deed to Crow-Billingsley Midway Road South, Ltd. recorded as Instrument No. 2013-138912, all recorded in the Deed Records, Denton County, Texas and being more particularly described as follows:

**BEGINNING** at the northwest corner of said 30.7085 acre tract, being the northeast corner of Lot 1, Block 1, Oak Creek Park, an addition to the City of Carrollton recorded in Cabinet I, Page 158, Plat Records, Denton County, Texas, said point being in the southerly right-of-way line of the Kansas City Southern Railroad (150' R.O.W.), and the beginning of a curve to the left;

**THENCE**, along the north line of said 30.7085 acre tract, the south line off said railroad right-of-way and along said curve to the left through a central angle of 15 degrees 34 minutes 48 seconds, having a radius of 5,804.70 feet, an arc length of 1,578.42 feet, a chord bearing of South 75 degrees 11 minutes 40 seconds East and a chord distance of 1,573.56 feet to a one-half inch iron rod with cap stamped "JBI" set in the west right-of-way line of Midway Road (called 100' R.O.W.)

**THENCE**, along the north line of said 30.7085 acre tract, the south line off said railroad right-of-way and along said curve to the left through a central angle of 15 degrees 34 minutes 48 seconds, having a radius of 5,804.70 feet, an arc length of 1,578.42 feet, a chord bearing of South 75 degrees 11 minutes 40 seconds East and a chord distance of 1,573.56 feet to a one-half inch iron rod with cap stamped "JBI" set in the west right-of-way line of Midway Road (called 100' R.O.W.)

**THENCE**, along the west right-of-way line of Midway Road, South 00 degrees 36 minutes 46 seconds West for a distance of 898.72 feet to a one-half inch iron rod with cap stamped "JBI" set the southeast corner of said 16.9810 acre tract, being in the northerly right-of-way line of President George Bush Highway (variable width R.O.W.) as dedicated to the State of Texas by deed recorded in County Clerk's File No. 94-78052, Deed Records, Denton County, Texas;

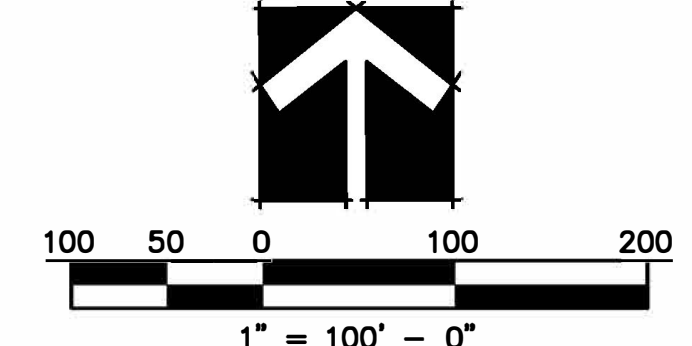
**THENCE**, along said northerly right-of-way line as follows:  
 South 50 degrees 30 minutes 20 seconds West for a distance of 131.06 feet to a five-eighths inch iron rod with cap stamped "ABA" found;  
 South 81 degrees 50 minutes 40 seconds West for a distance of 236.21 feet to a one-half inch iron rod found;  
 South 70 degrees 18 minutes 51 seconds West for a distance of 305.46 feet to a one-half inch iron rod with cap stamped "ABA" found;  
 South 68 degrees 13 minutes 46 seconds West for a distance of 299.86 feet to a one-half inch iron rod with cap stamped "JBI" set;  
 South 67 degrees 31 minutes 14 seconds West for a distance of 300.00 feet to a one-half inch iron rod with cap stamped "JBI" set;  
 South 71 degrees 12 minutes 08 seconds West for a distance of 264.44 feet to a one-half inch iron rod found;  
 South 56 degrees 29 minutes 03 seconds West for a distance of 59.37 feet to a one-half inch iron rod found for the southwest corner of said 3.6191 acre tract (Inst. No. 2013-138912) and the southeast corner of said 33.9388 acre tract;

**THENCE**, continuing along said northerly right-of-way and along the southerly line of said 33.9388 acre tract as follows:  
 South 57 degrees 07 minutes 22 seconds West for a distance of 271.48 feet to a one-half inch iron rod with cap stamped "JBI" set;  
 South 89 degrees 49 minutes 05 seconds West for a distance of 285.82 feet to a one-half inch iron rod with cap stamped "JBI" set;

**THENCE**, departing said right-of-way line, over and across said 33.9388 acre tract, North 00 degrees 39 minutes 07 seconds West for a distance of 681.34 feet to a one-half inch iron rod with cap stamped "JBI" set being in the north line of said 33.9388 acre tract and the south line of Oak Creek Estates, Phase 2, an addition to the City of Carrollton recorded in Cabinet I, Page 83, Plat Records, Denton County, Texas;

**THENCE**, along the north line of said 33.9388 acre tract and the south line of said Oak Creek Estates, Phase 2, North 87 degrees 58 minutes 03 seconds East for a distance of 518.03 feet to a five-eighths inch iron rod found for the northwest corner of said 33.9388 acre tract and the southeast corner of said Oak Creek Estates, Phase 2, being in the west line of said 3.6191 acre tract (Inst. No. 2013-138912);

**THENCE**, along the west line of said 3.1961 acre tract, the west line of said 30.7085 acre tract and east line of said Oak Creek Estates Phase 2 and the east line of said Oak Creek Estates, Phase 1, North 00 degrees 37 minutes 17 seconds West a distance of 1,370.97 feet to the POINT OF BEGINNING and containing 2,374,115 square feet or 54,502 acre of land.



**CONCEPTUAL SITE PLAN**  
**EXHIBIT C**  
**CITY CASE NO. PLZ202300116: IBP 190**

**IBP 190**  
BEING 54.502 ACRE TRACT OUT OF THE L. L. FINLEY SURVEY, ABSTRACT NO. 429 D. ANDREW SURVEY, ABSTRACT NO. 1455

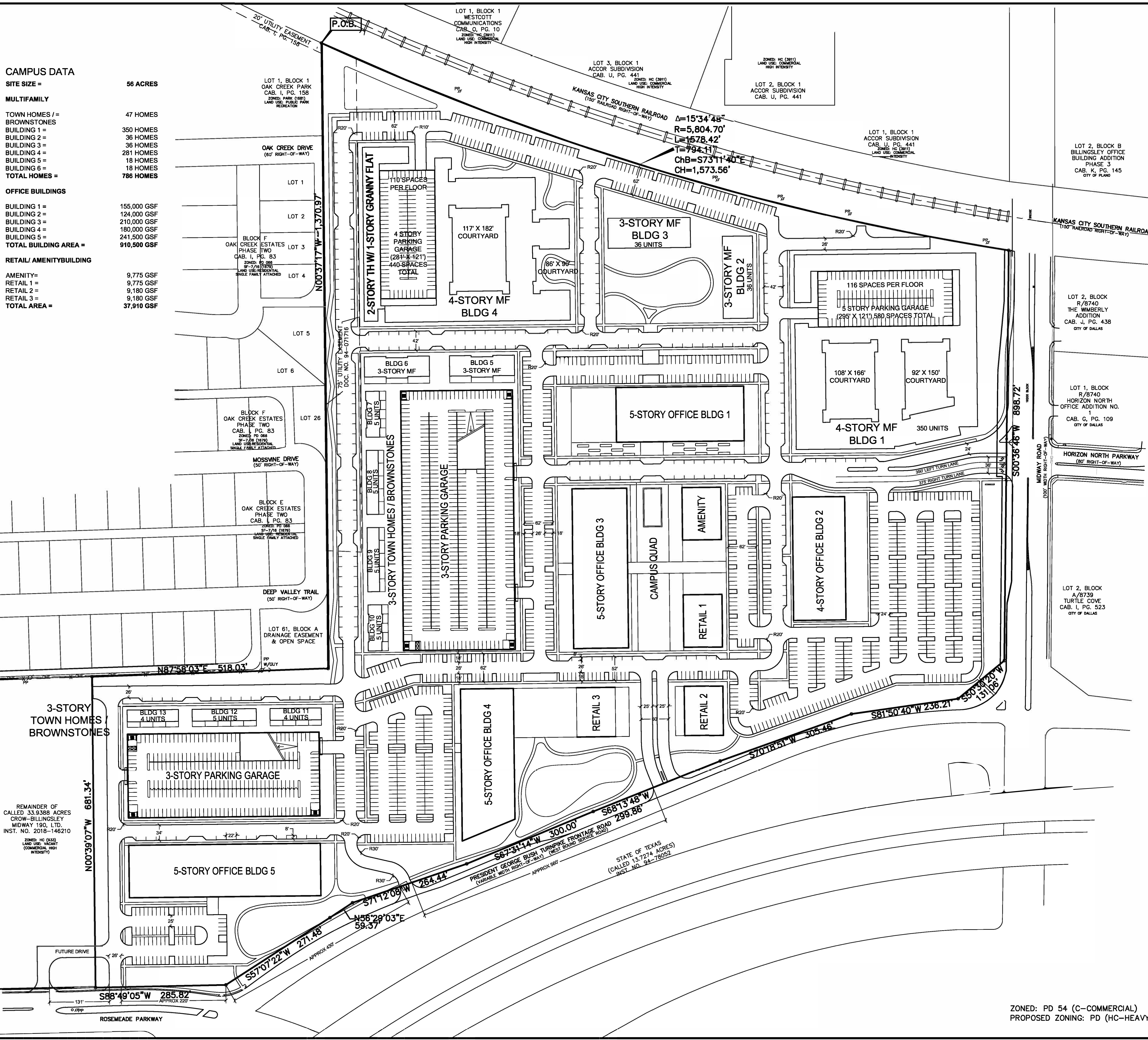
CITY OF CARROLLTON, DENTON COUNTY, TEXAS  
**CROW-BILLINGSLEY MIDWAY 190, LTD**  
**CROW-BILLINGSLEY MIDWAY SOUTH, LTD**

**OWNERS**  
HENRY BILLINGSLEY  
1722 Ruth Street, Suite 770 (214) 270-1000  
Dallas, Texas 75201  
Contact: Henry Billingsley

**DEVELOPER**  
BILLINGSLEY COMPANY  
1722 Ruth Street, Suite 770 (214) 270-1000  
Dallas, Texas 75201  
Contact: Henry Billingsley

**SURVEYOR/ENGINEER**  
JBI PARTNERS, INC.  
2121 Midway Road., Suite 300 (972) 248-7676  
Carrollton, Texas 75006  
Contact: Jerry Sylo

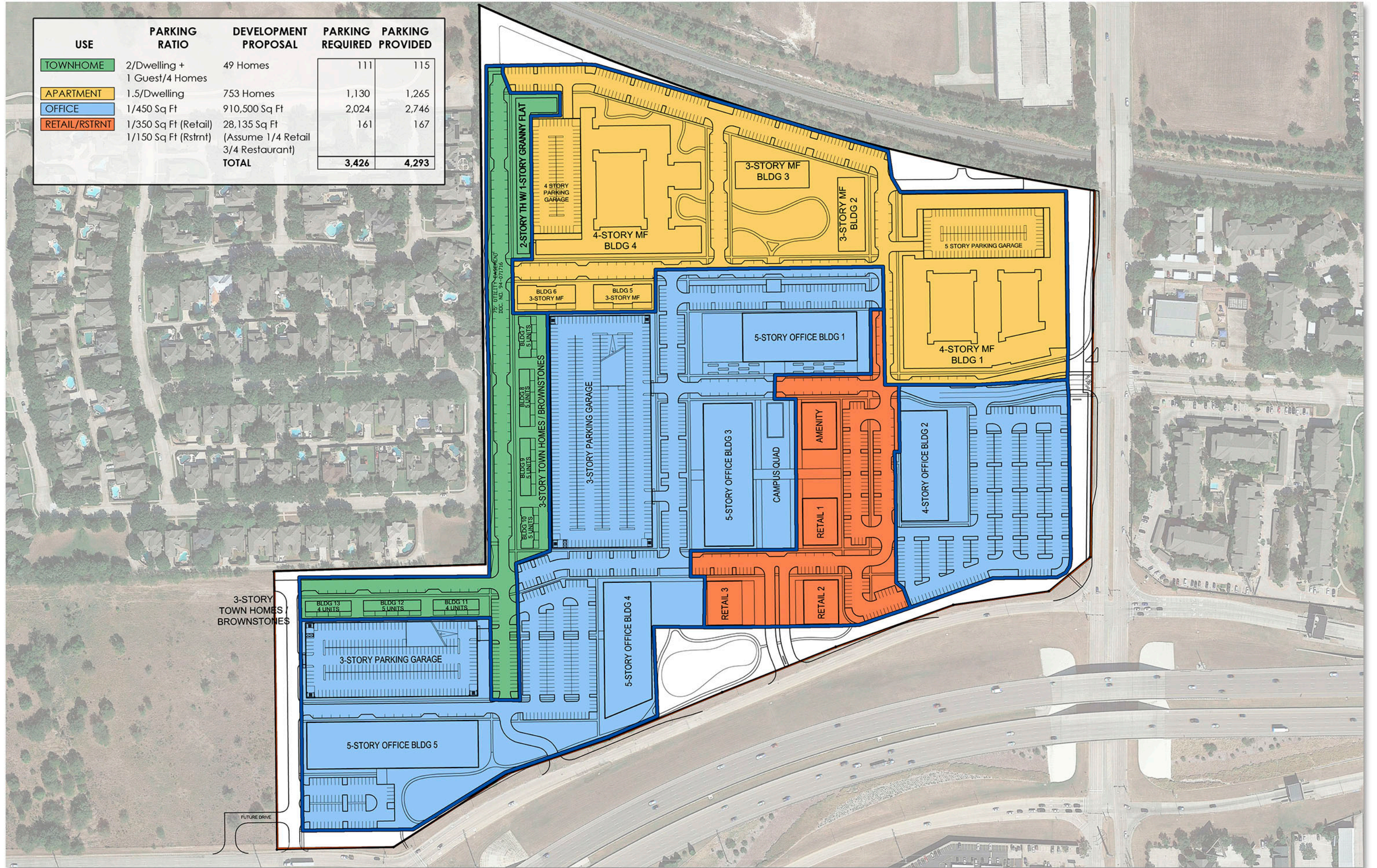
TBPE No. F-438 TBPLS No. 10076000  
 Resubmitted: Dec 28, 2023  
 Resubmitted: Dec 26, 2023  
 Resubmitted: Dec 20, 2023  
 Resubmitted: Dec 11, 2023  
 Submitted: Oct 23, 2023

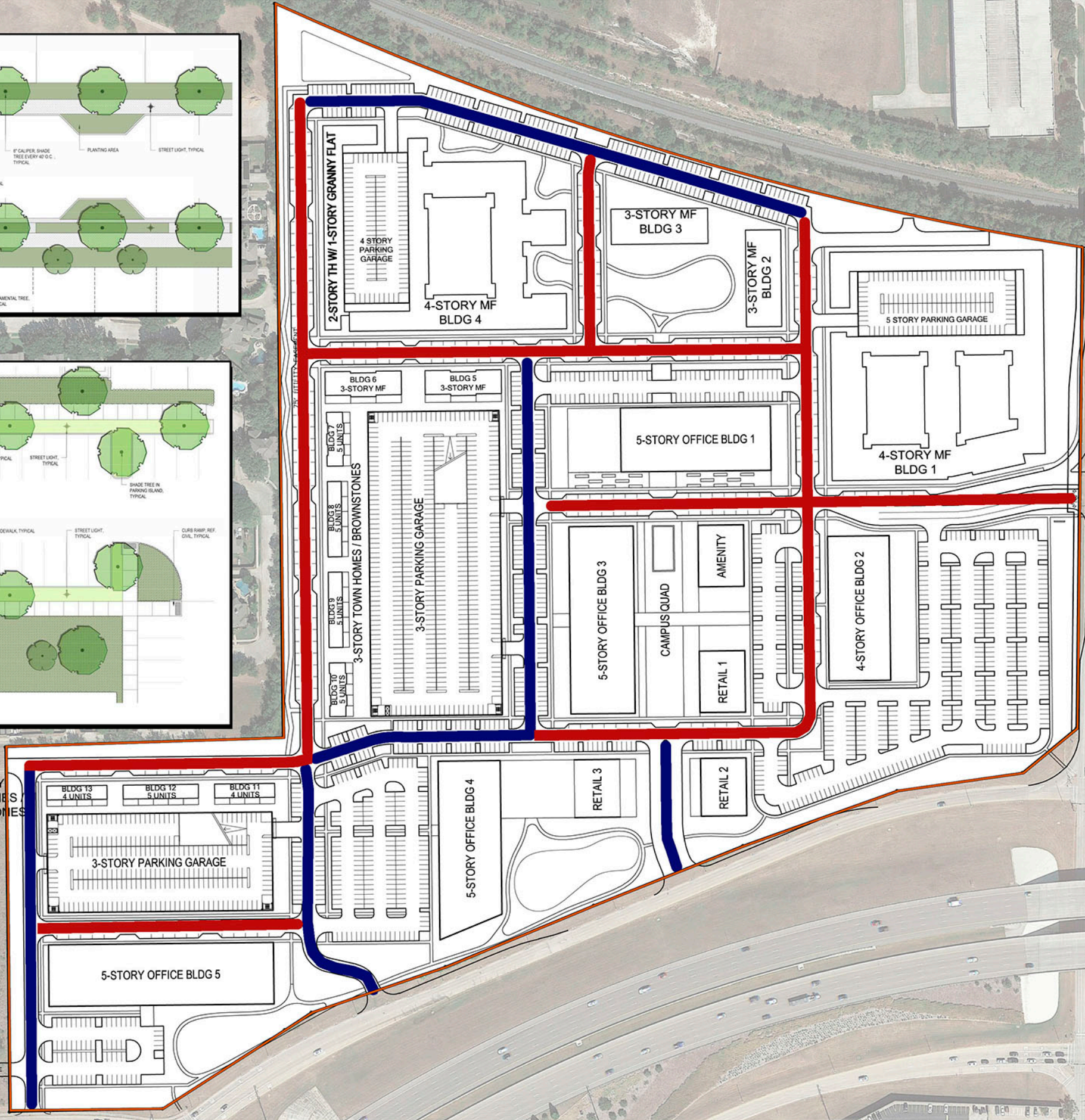
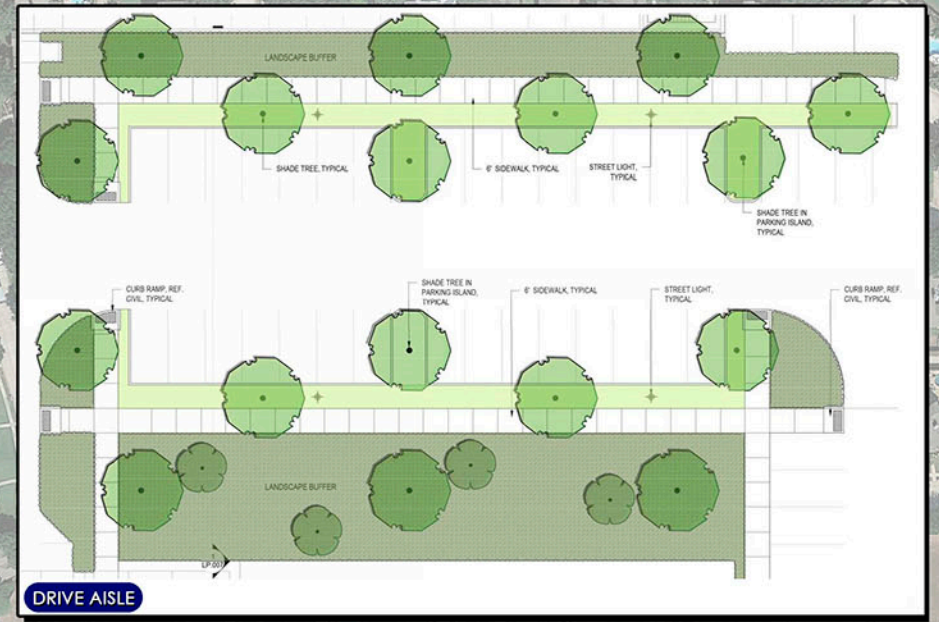
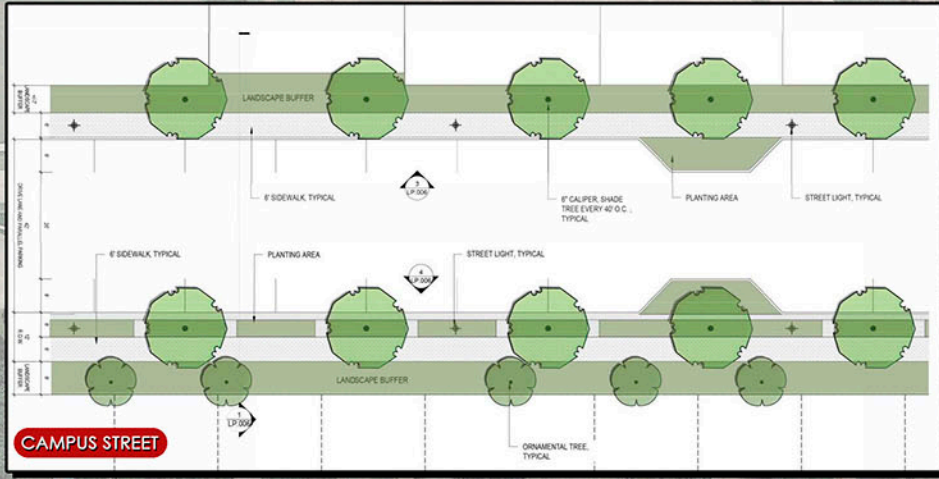


ZONED: PD 54 (C-COMMERCIAL)  
 PROPOSED ZONING: PD (HC-HEAVY COMMERCIAL)



USE	PARKING RATIO	DEVELOPMENT PROPOSAL	PARKING REQUIRED	PARKING PROVIDED
TOWNHOME	2/Dwelling + 1 Guest/4 Homes	49 Homes	111	115
APARTMENT	1.5/Dwelling	753 Homes	1,130	1,265
OFFICE	1/450 Sq Ft	910,500 Sq Ft	2,024	2,746
RETAIL/RSTRNT	1/350 Sq Ft (Retail) 1/150 Sq Ft (Rstrnt)	28,135 Sq Ft (Assume 1/4 Retail 3/4 Restaurant)	161	167
<b>TOTAL</b>			<b>3,426</b>	<b>4,293</b>

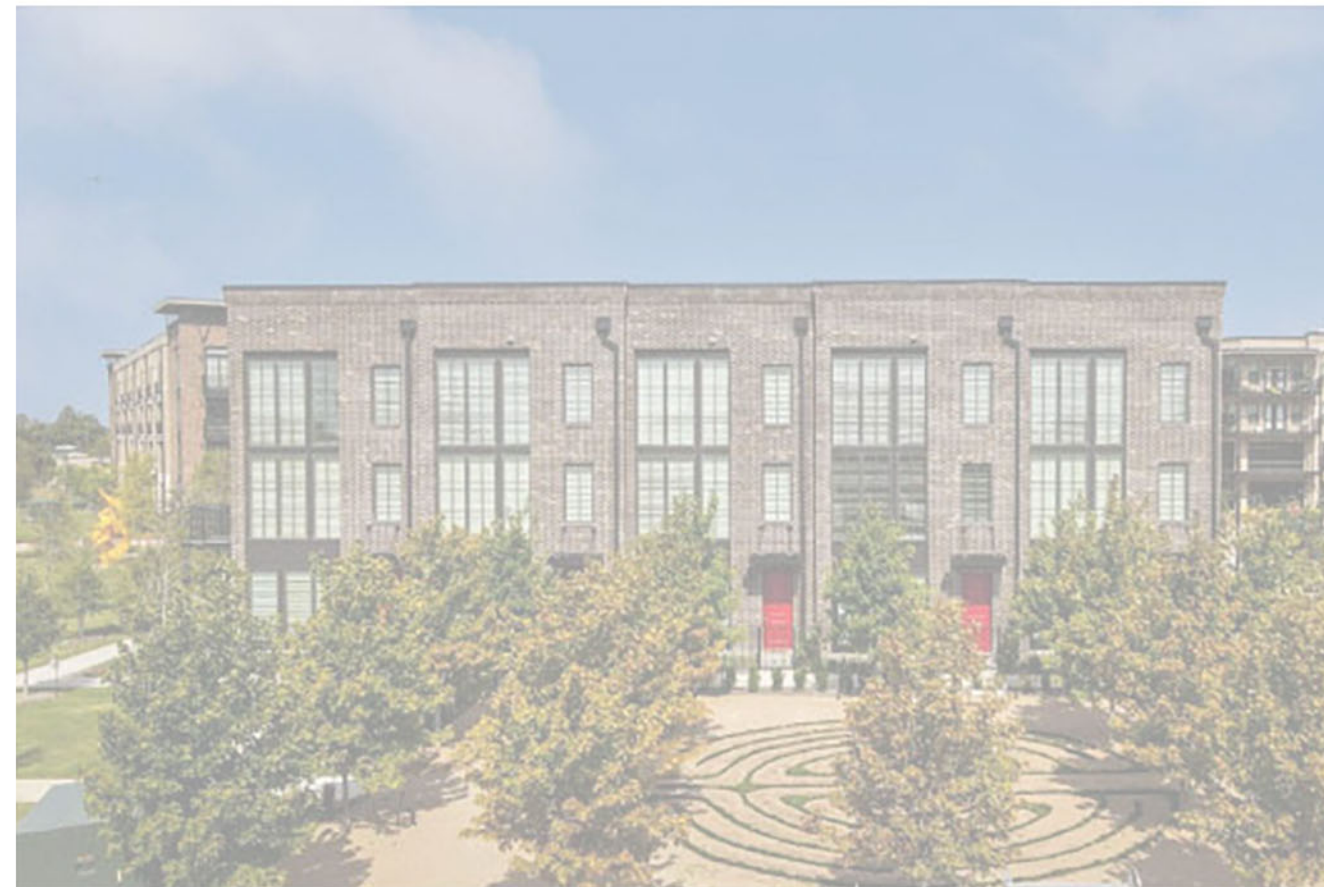
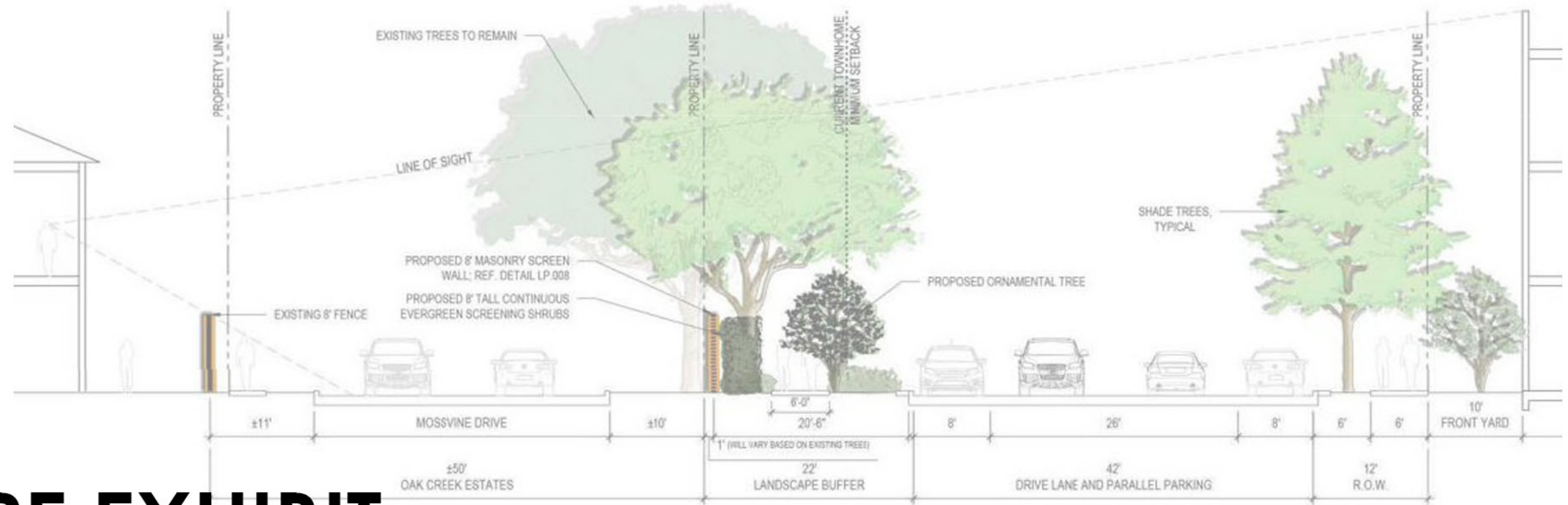






(PLZ 2023-116)  
EXHIBIT H  
FEBRUARY 2024

# IBP-190 LANDSCAPE EXHIBIT



STUDIO **tla**

**BILLINGSLEY**  
COMPANY

GENERAL PERIMETER PLANTING INFORMATION (HEDGEROWS / SCREENING / TREES)

SCREENING / HEDGEROW PLANT TYPES

- ALL PERIMETER HEDGEROW/SCREENING PLANTS SHALL BE EVERGREEN. THE USE OF SEMI-EVERGREEN OR DECIDUOUS PLANT MATERIALS SHALL NOT BE ACCEPTABLE FOR SCREENING PURPOSES.
- ALL PLANT MATERIALS SHALL BE PER THE CITY'S APPROVED PLANT LIST PROVIDED BY ARTICLE XXV. FOR THE PURPOSES OF CREATING VISUAL BUFFERS INCLUDE BUT ARE NOT LIMITED TO THE BELOW:
  - YAUPON HOLLY
  - AMERICAN HOLLY
  - EAGLESTON HOLLY
  - NELLIE STEVENS HOLLY
  - DWARF MAGNOLIA
  - SUNSHINE LIGUSTRUM
  - DWARF WAX MYRTLE

HEIGHT

- ALL HEDGEROWS FOR THE PURPOSES OF SCREENING AT PERIMETER CONDITIONS SHALL BE MINIMUM 6' HEIGHT WHEN INITIALLY PLANTED.
- SHRUBS USED AS PARKING LOT SCREENING SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT AND 14 INCHES IN WIDTH AT THE TIME OF PLANTING
- PARKING LOT SCREENING SHRUBS SHALL BE GROWN AND MAINTAINED TO A MINIMUM HEIGHT OF 42 INCHES (36 INCHES ABOVE CURB).

MAINTENANCE

- ALL SCREEN PLANTING SHALL BE KEPT IN AN ORDERLY MANNER AND WILL BE PRUNED AT REGULAR INTERVALS TO MAINTAIN A CLEAN VISUAL APPEARANCE.
- IF SCREEN PLANTING IS DAMAGED OR DIES IT SHALL BE REPLACED IN SCALE AND PLANT TYPE TO THE BEST OF ABILITY - WITH THE ASSUMPTION THAT THERE ARE PLANTS OF THE SAME SCALE/TYPE READILY AVAILABLE AT MARKET.
- ALL PLANTS SHOULD BE PERIODICALLY INSPECTED FOR INFESTATION BY DISEASE OR INSECT. IF SUCH INFESTATION IS PRESENT, IMMEDIATE STEPS SHALL BE TAKEN TO ELIMINATE IT
- ALL SHADE TREES SHALL BE PERIODICALLY PRUNED UP TO REMOVE DEAD, DYING, OR HAZARDOUS LIMBS TO AVOID CONTACT WITH PEDESTRIANS AND AUTOMOBILES.
- ALL ORNAMENTAL TREES SHALL BE PERIODICALLY PRUNED ONLY TO REMOVE ADVENTITIOUS 'SUCKER' GROWTH, AND DEAD, DYING, OR HAZARDOUS LIMBS. NO 'TOPPING' OF ORNAMENTAL TREES SHALL BE ALLOWED.

SPACING

- SPACING OF HEDGEROWS FOR THE PURPOSES OF SCREENING SHALL BE PLANTED IN A MANNER TO CREATE A CONTINUOUS VISUAL BUFFER WHEN INITIALLY PLANTED. SPACING OF PLANTS SHALL BE DEPENDENT ON THE VARIETY OF PLANT TYPE SELECTED FOR INSTALL.



5 VIEW E (EXISTING CONDITIONS)



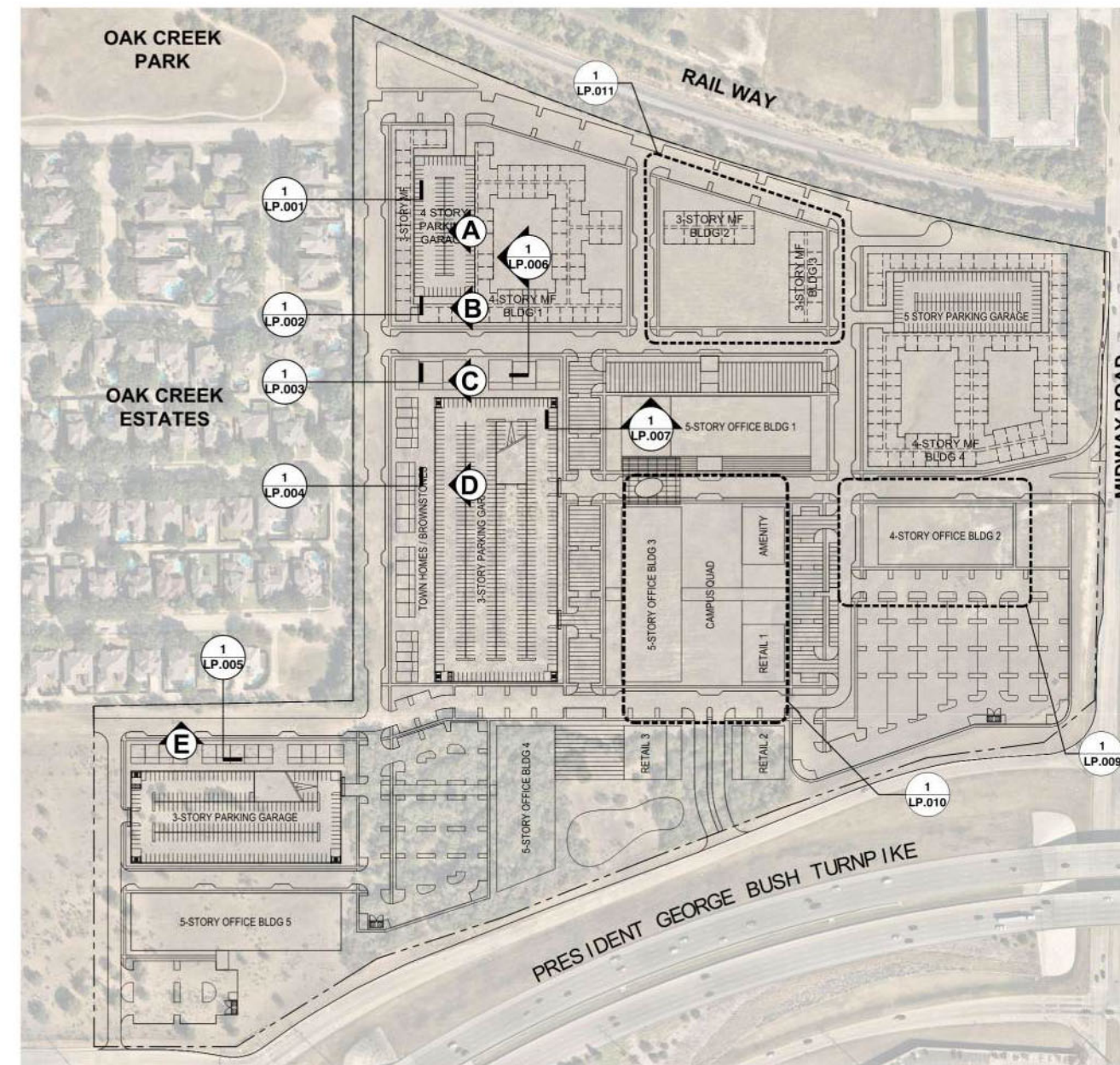
4 VIEW D (EXISTING CONDITIONS)



3 VIEW B&C (EXISTING CONDITIONS)



2 VIEW A (EXISTING CONDITIONS)



1 KEY MAP  
1" = 150'-0"

IBP 190

CARROLLTON, TX

STUDIOTALA Job Number  
2023-007

Client

BILLINGSLEY  
COMPANY

BDDC, INC.  
1722 ROUTH  
SUITE #770  
DALLAS, TX 75201

Consultant

Revisions

No.	Revised By	Date
10		
9		
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4		
3		
2		
1		
#	Appendix Name	Date

Seal

Key map

Scale  
0 75 150  
1" = 150'



Phase  
PLANNING AND ZONING

Date  
01.23.2024

Drawing Name

GENERAL NOTES

Sheet Number  
NOT FOR CONSTRUCTION

LP.000

**IBP 190**

CARROLLTON, TX

STUDIOfla Job Number  
 2023-007

Client

**BILLINGSLEY**  
 COMPANY

BDDC, INC.  
 1722 ROUTH  
 SUITE #770  
 DALLAS, TX 75201

Consultant

Revisions

#	Revision Name	Date
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#	Appendix Name	Date

Seal

Key map

Scale North

Phase  
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 Date  
 01.23.2024  
 Drawing Name

SECTION A

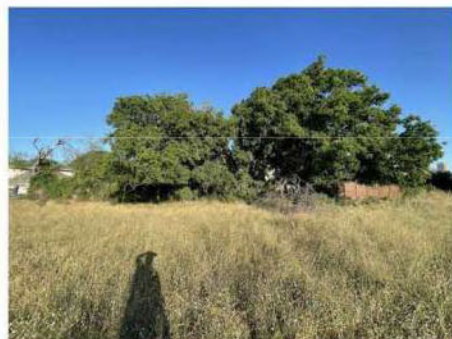
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**LP.001**

24x36 ORIGINAL SHEET SIZE



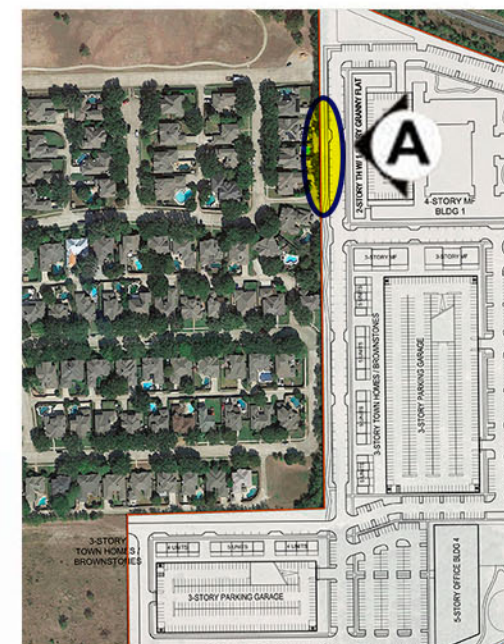
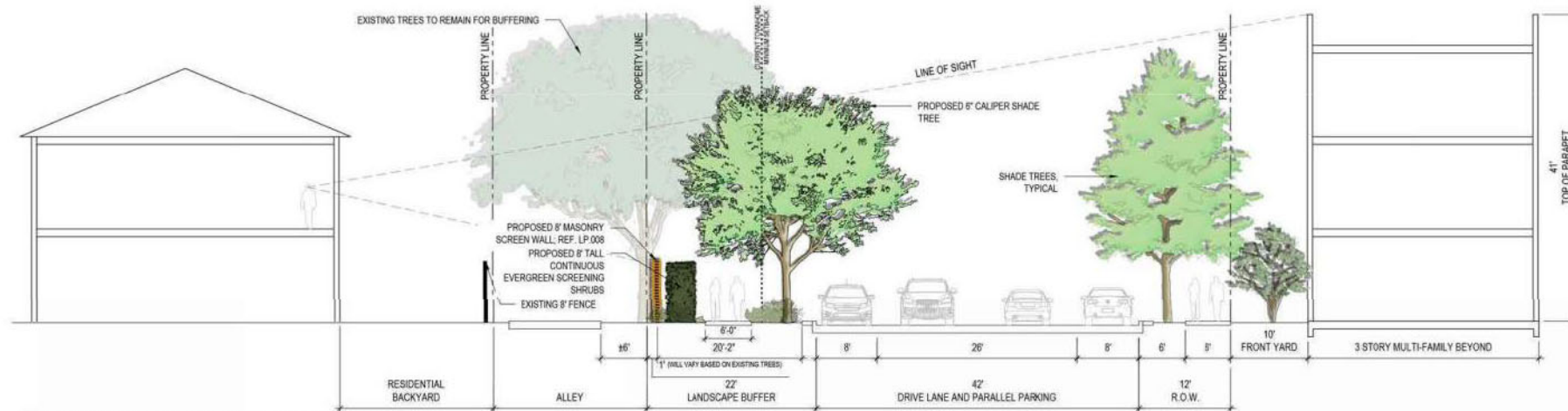
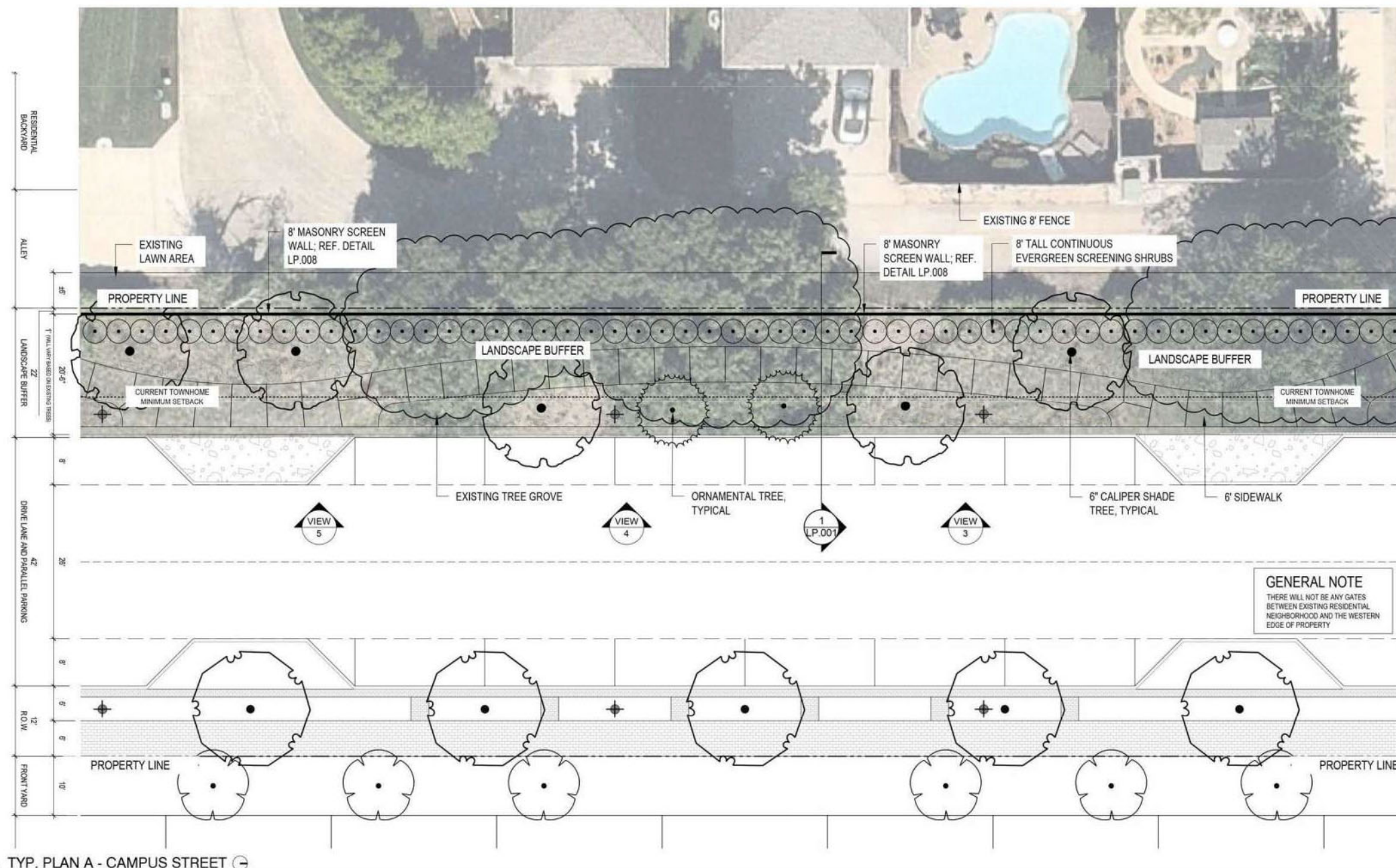
5 VIEW (EXISTING CONDITIONS)



4 VIEW (EXISTING CONDITIONS)



3 VIEW (EXISTING CONDITIONS)







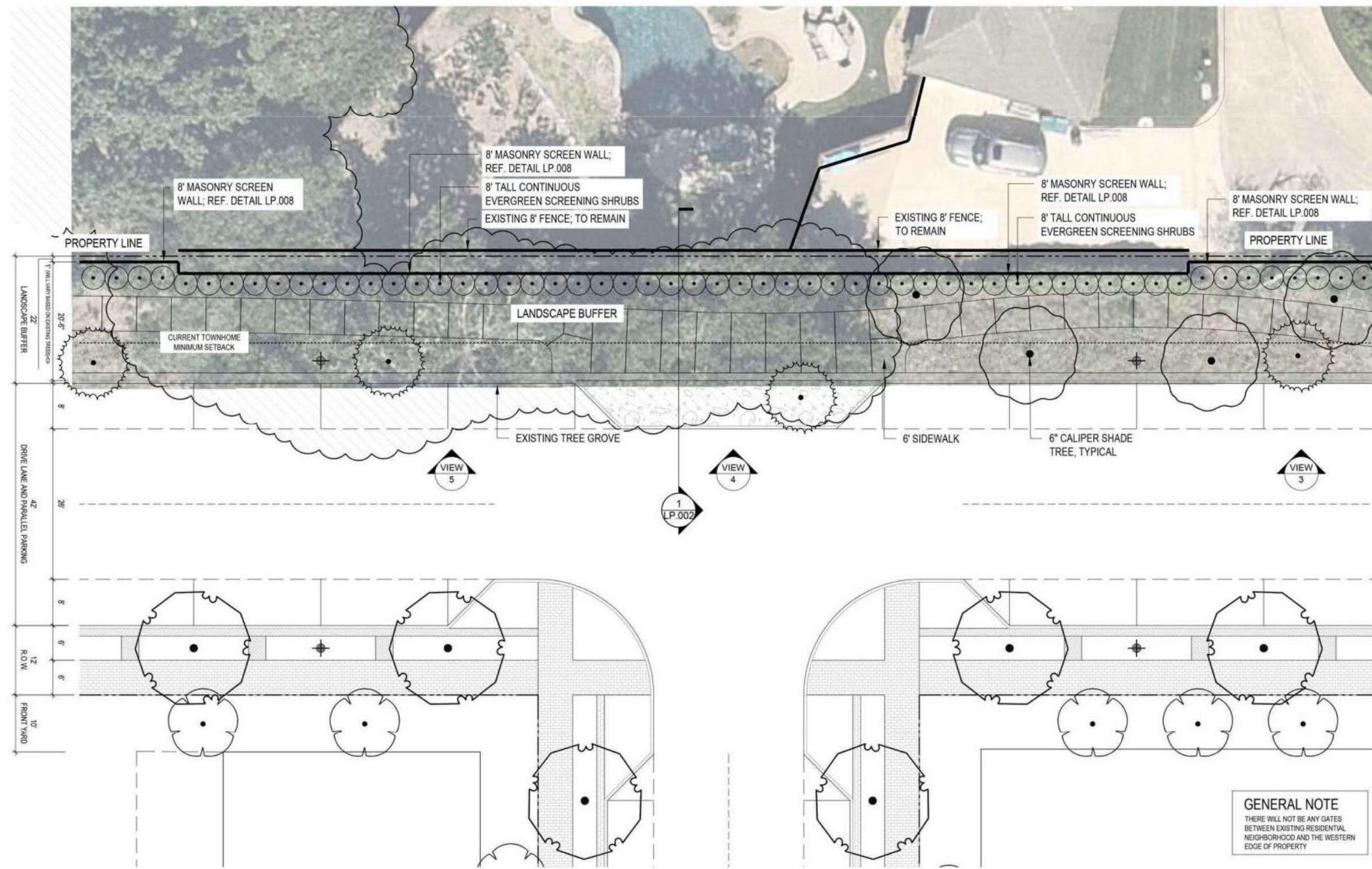
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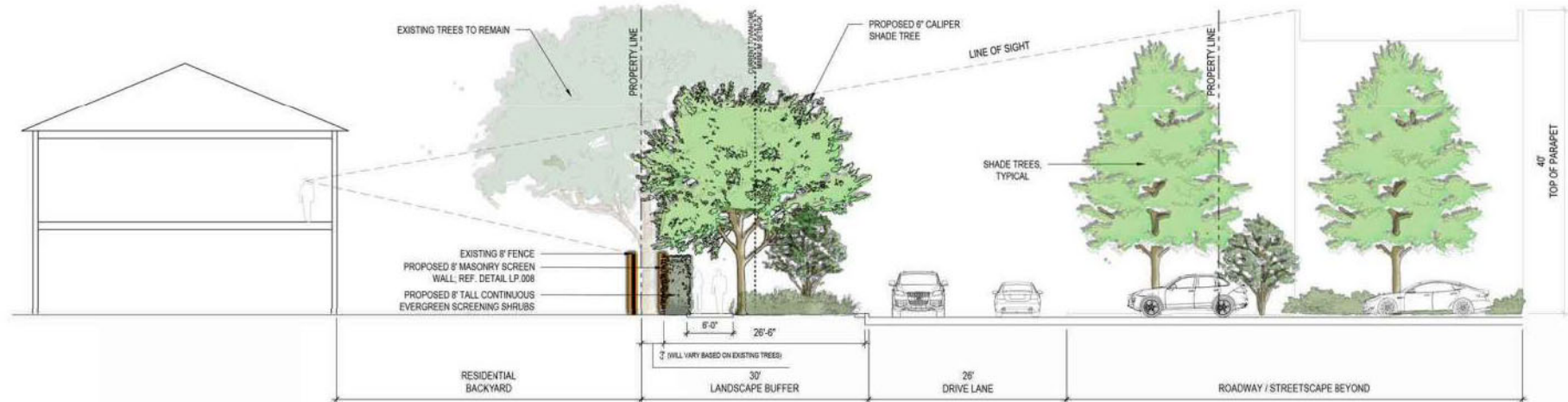
4 VIEW (EXISTING CONDITIONS)



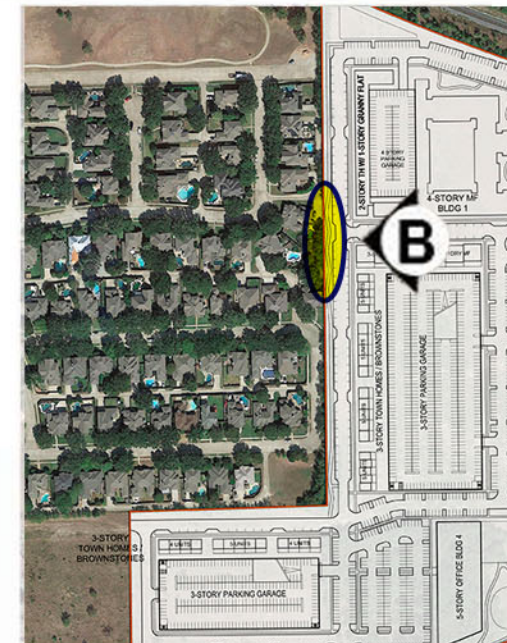
3 VIEW (EXISTING CONDITIONS)



2 TYP. PLAN B - CAMPUS STREET  
 1" = 10'-0"



1 TYP. SECTION B - CAMPUS STREET  
 1" = 10'



Revisions

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Seal

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Scale North

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PLANNING AND ZONING

Date

01.23.2024

Drawing Name

SECTION B

Sheet Number

NOT FOR CONSTRUCTION

**LP.002**

24x36 ORIGINAL SHEET SIZE

February 1, 2024 11:02 AM 1871.LAND.D01(C:\COMPANY\1871\PROJECTS\2023\IBP 190\1871-CADD-CURRENT\PLANS\LOT01-PRELIMINARY\LP.002 SECTION B.DWG)



**IBP 190**

CARROLLTON, TX

STUDIOTALA Job Number  
 2023-007

Client

**BILLINGSLEY**  
 COMPANY

BDDC, INC.  
 1722 ROUTH  
 SUITE #770  
 DALLAS, TX 75201

Consultant

Revisions

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Seal

Key map

Scale North

Phase  
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 Drawing Name

SECTION D

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**LP.004**

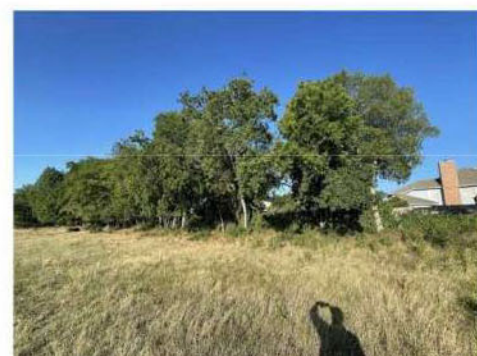
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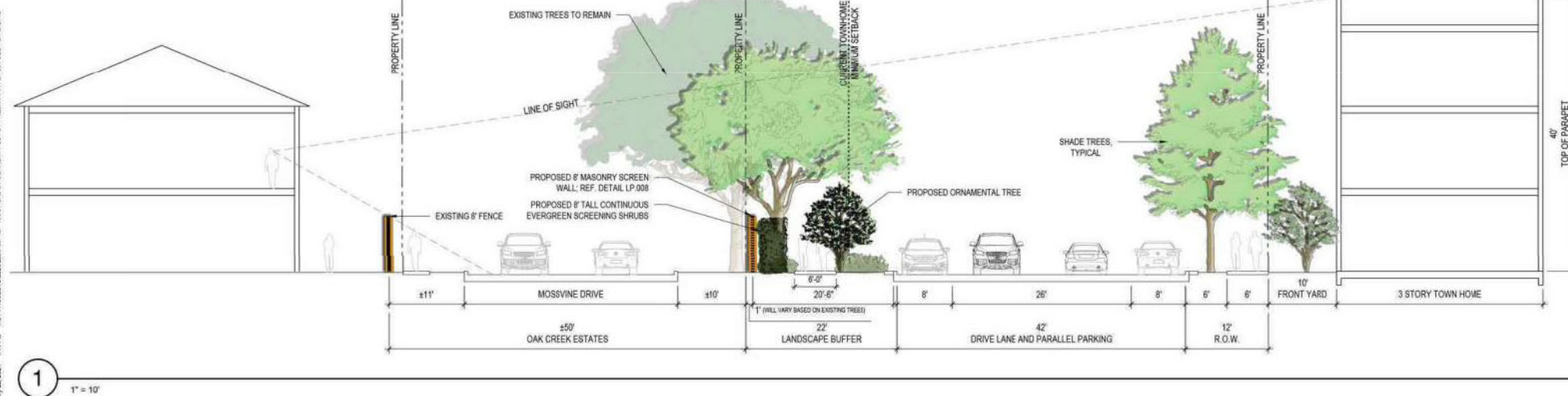
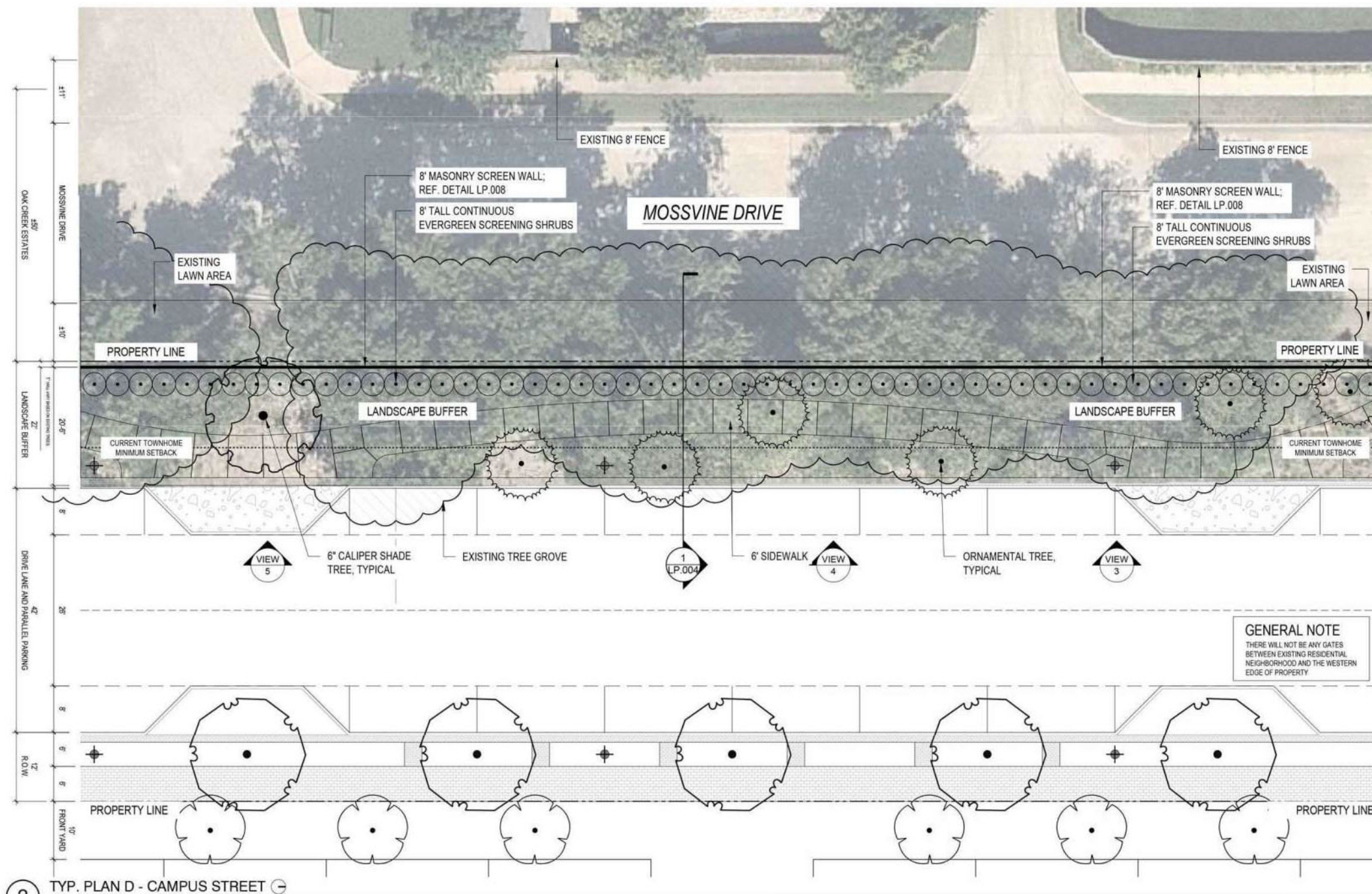
5 VIEW (EXISTING CONDITIONS)



4 VIEW (EXISTING CONDITIONS)



3 VIEW (EXISTING CONDITIONS)



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**IBP 190**

CARROLLTON, TX

STUDIOTla Job Number  
 2023-007

Client

**BILLINGSLEY**  
 COMPANY

BDDC, INC.  
 1722 ROUTH  
 SUITE #770  
 DALLAS, TX 75201

Consultant

Revisions

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Seal

Key map

Scale North

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 Drawing Name

SECTION E

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**LP.005**

34x56 ORIGINAL SHEET SIZE



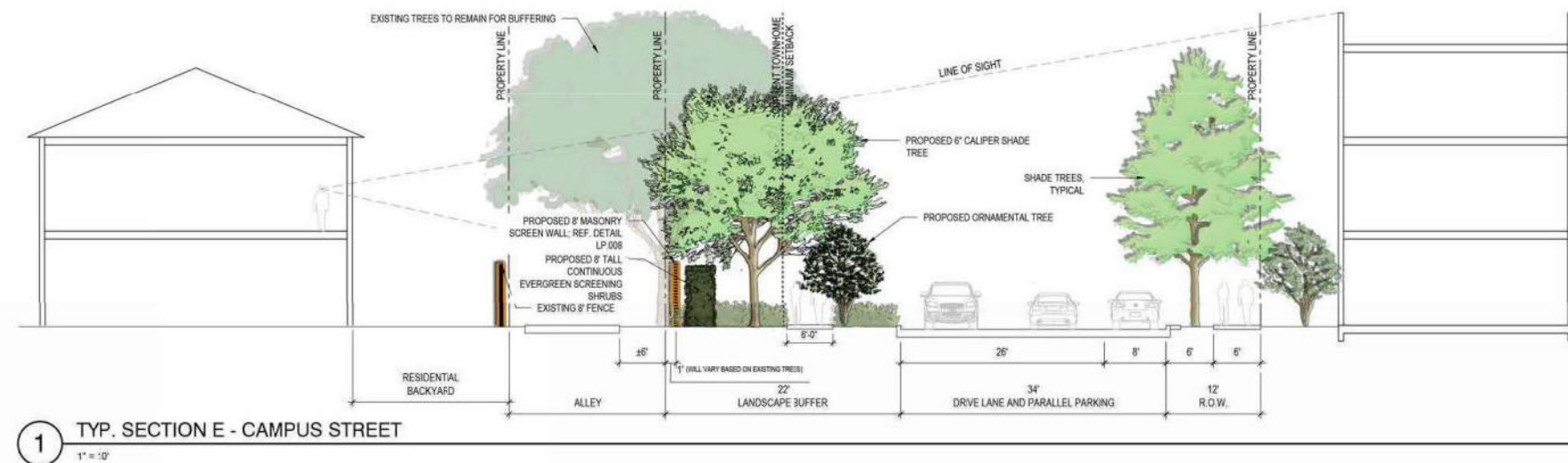
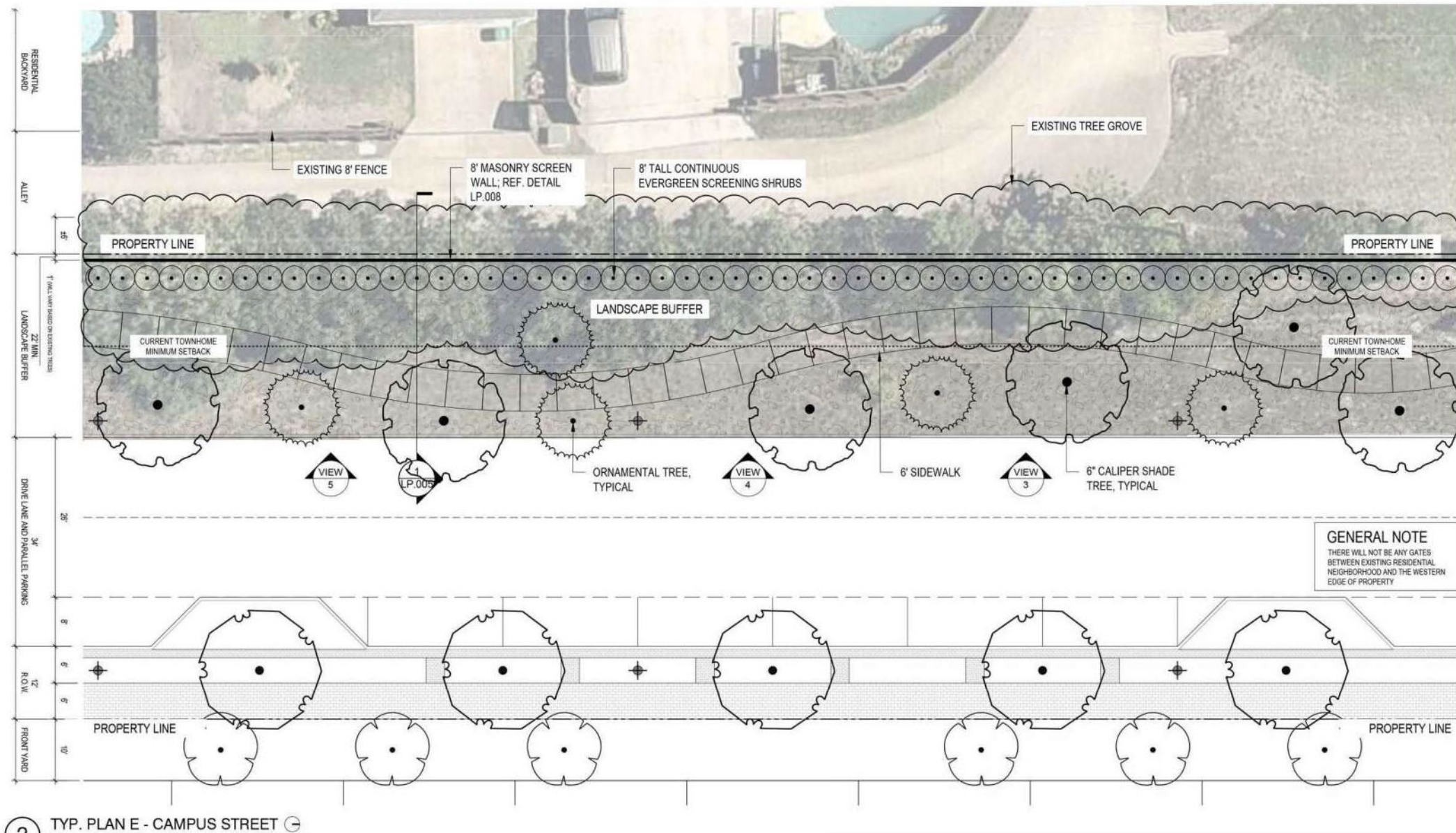
5 VIEW (EXISTING CONDITIONS)



4 VIEW (EXISTING CONDITIONS)



3 VIEW (EXISTING CONDITIONS)



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**IBP 190**

CARROLLTON, TX

STUDIOfla Job Number  
2023-007

Client

**BILLINGSLEY**  
COMPANY

BDDC, INC.  
1722 ROUTH  
SUITE #770  
DALLAS, TX 75201

Consultant

Revisions

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Seal

Key map

Scale North

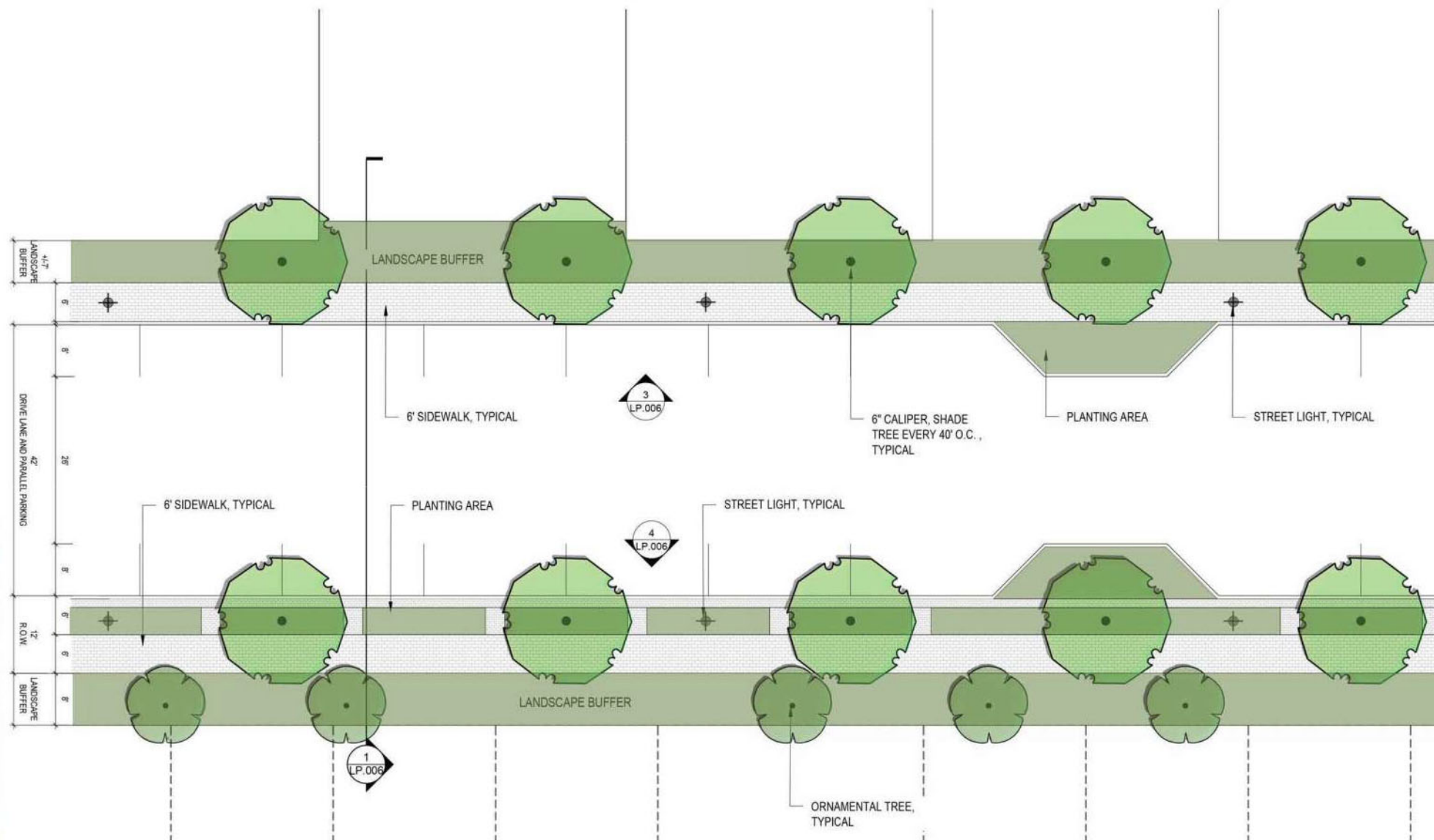
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Drawing Name

SECTION F

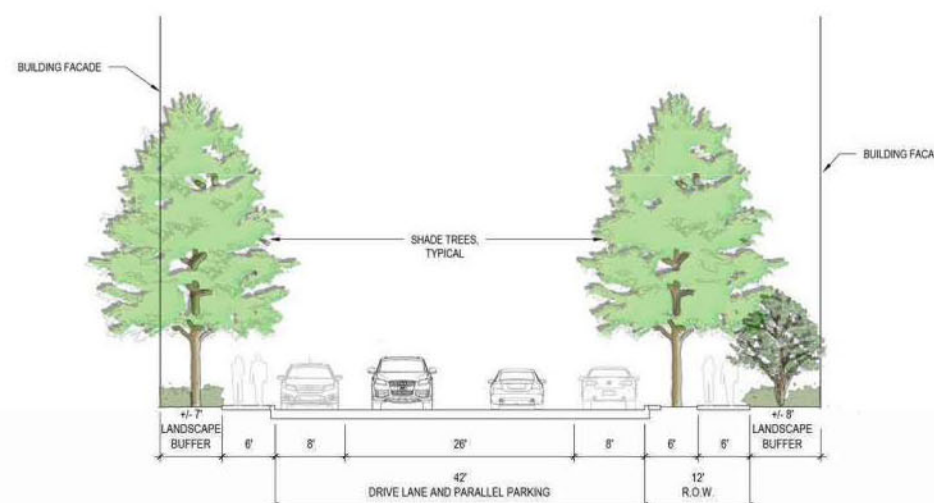
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**LP.006**

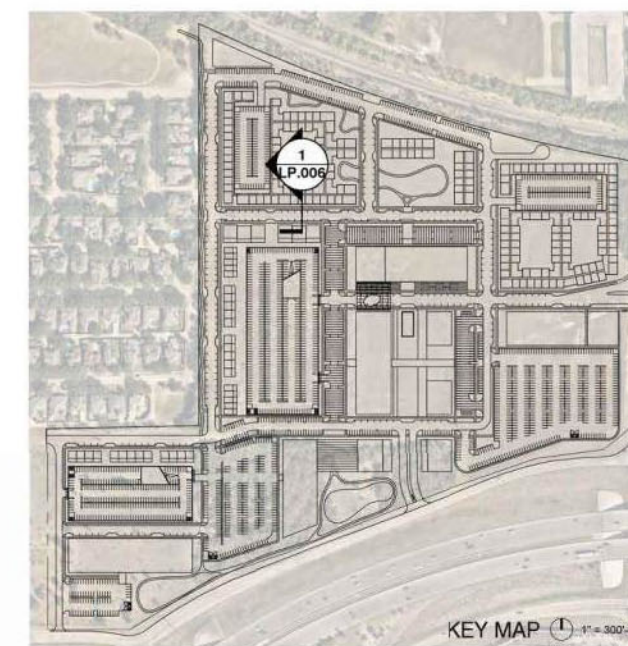
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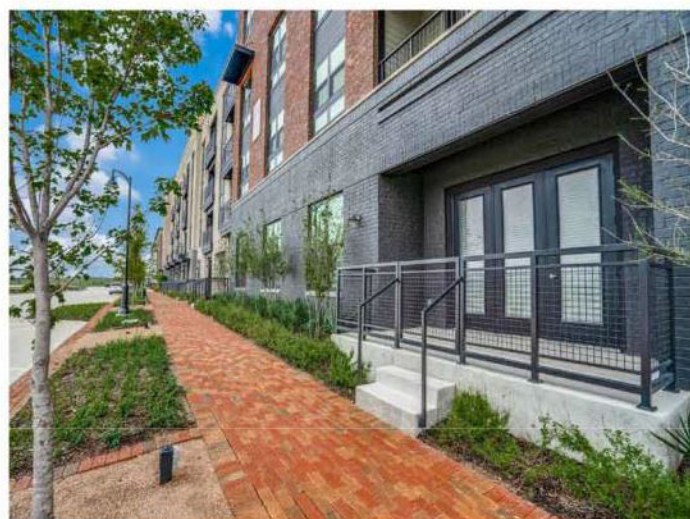
2 TYP. PLAN F - CAMPUS STREET  
1" = 10'-0"



1 TYP. SECTION F - CAMPUS STREET  
1" = 10'



KEY MAP 1" = 300'-0"



4 CHARACTER IMAGERY



3 CHARACTER IMAGERY

**IBP 190**

CARROLLTON, TX  
 STUDIOfla Job Number  
 2023-007

Client  
**BILLINGSLEY**  
 COMPANY

BDDC, INC.  
 1722 ROUTH  
 SUITE #770  
 DALLAS, TX 75201  
 Consultant

Revisions

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#	Addendum Name	Date

Seal

Key map

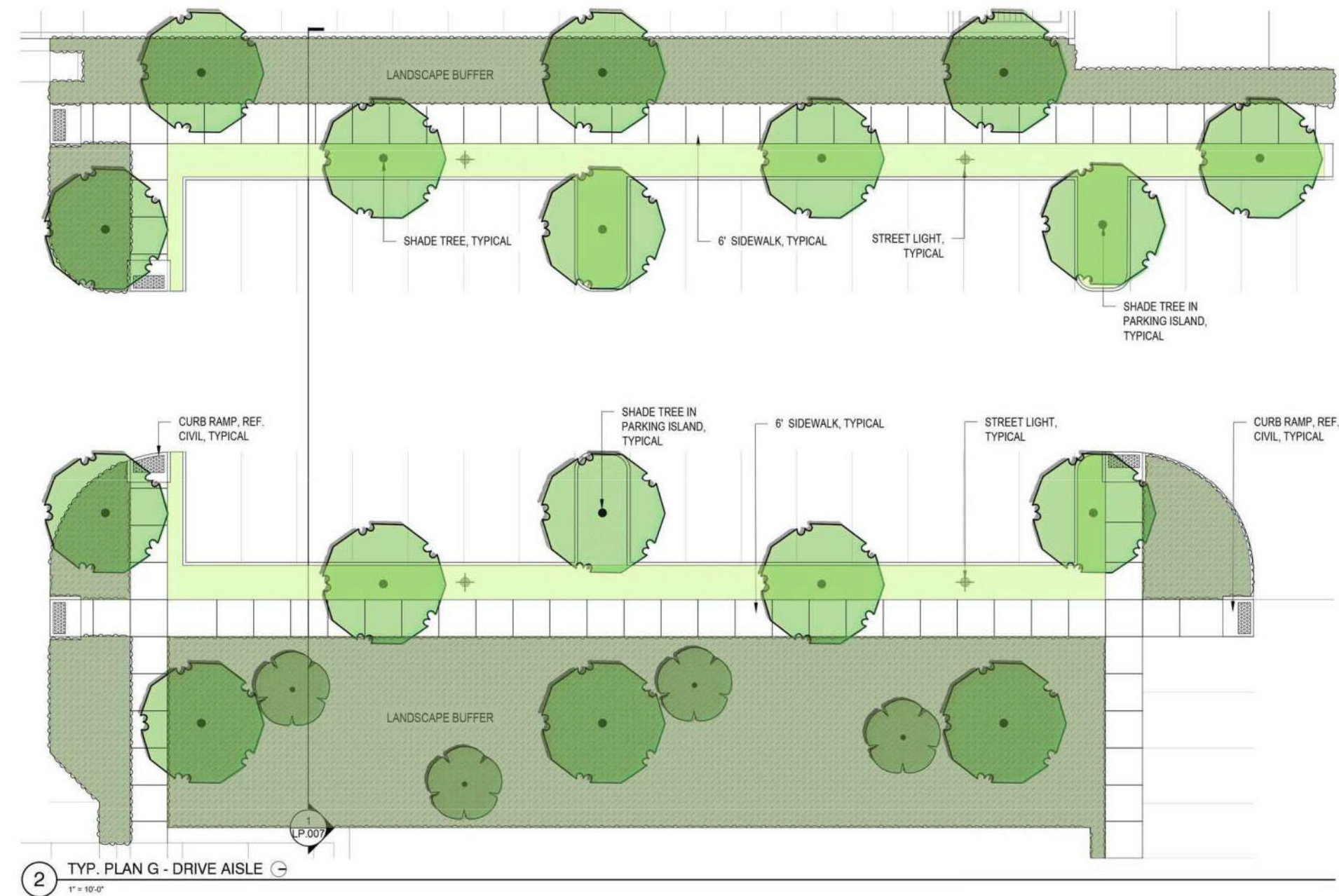
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 01.23.2024  
 Drawing Name

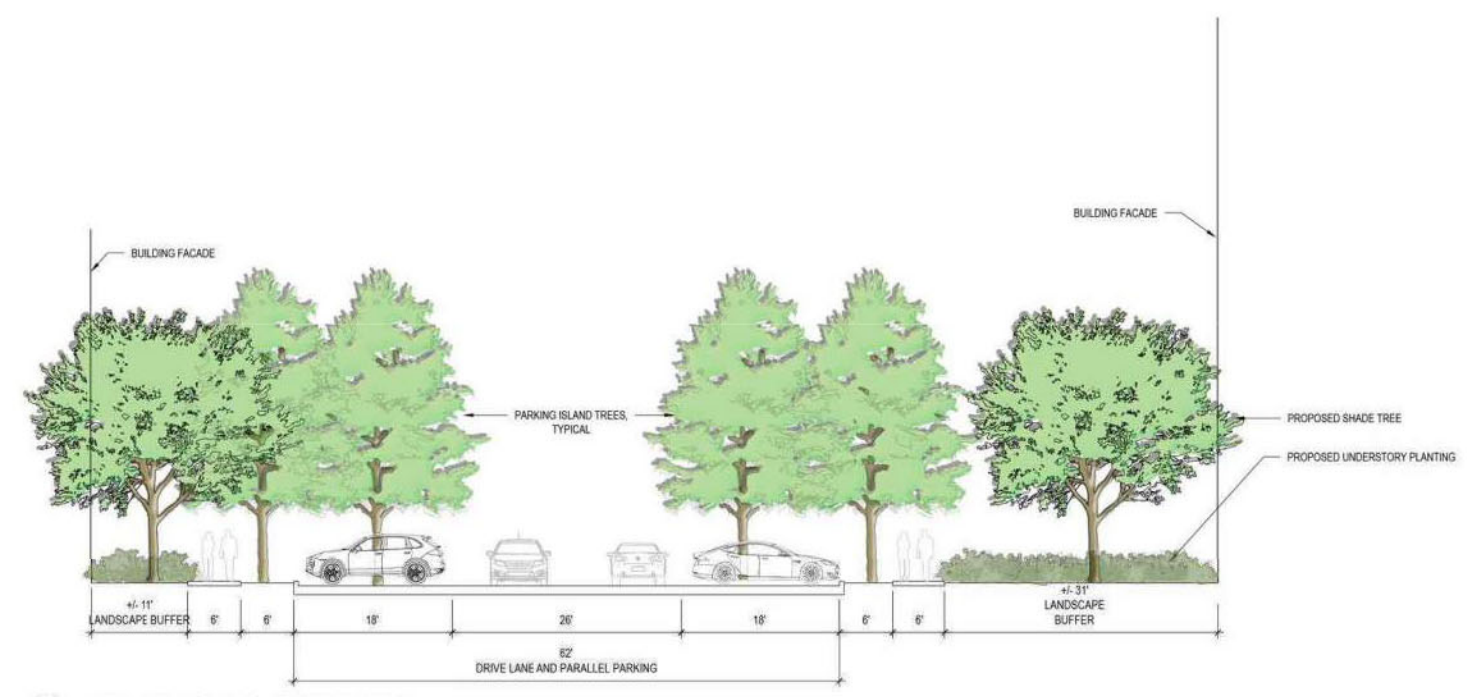
SECTION G

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**LP.007**



**2** TYP. PLAN G - DRIVE AISLE  
 1" = 10'-0"



**1** TYP. SECTION G - DRIVE AISLE  
 1" = 10'



KEY MAP 1" = 300'-0"

January 12, 2024 8:52 AM I:\PROJECTS\2023\IBP 190\LOCUS\CURRENT\PLANS\PRELIMINARY\PDF SECTION G.DWG



IBP 190

CARROLLTON, TX

STUDIOTla Job Number  
2023-007

Client

**BILLINGSLEY**  
COMPANY

BDDC, INC.  
1722 ROUTH  
SUITE #770  
DALLAS, TX 75201

Consultant

Revisions

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Seal

Key map

Scale North

Phase  
PLANNING AND ZONING  
Date  
01.23.2024  
Drawing Name

PARKING LOT SCREENING

Sheet Number  
NOT FOR CONSTRUCTION

**LP.009**

24x36 ORIGINAL SHEET SIZE



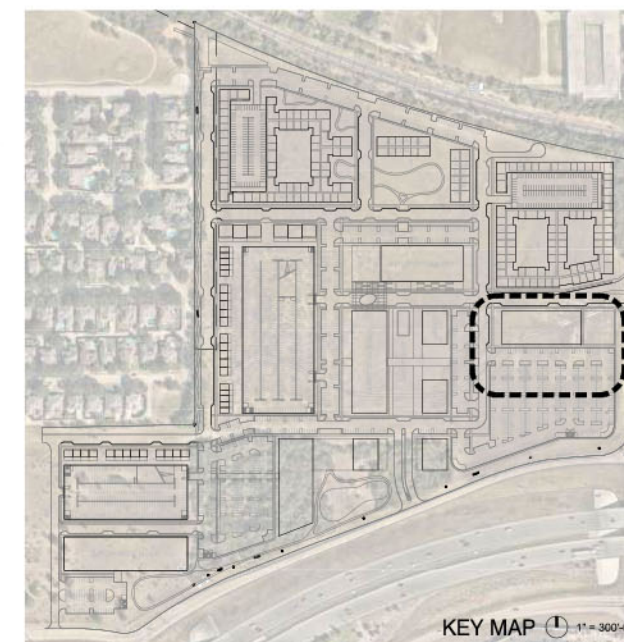
3 PARKING LOT SCREENING - OPTION 2  
CHARACTER IMAGERY



2 PARKING LOT SCREENING - OPTION 1  
CHARACTER IMAGERY



1 OFFICE BUILDING 2 ENLARGEMENT  
1" = 20'-0"





**IBP 190**

CARROLLTON, TX

STUDIOTALA Job Number  
2023-007

Client

**BILLINGSLEY**  
COMPANY

BDDC, INC.  
1722 ROUTH  
SUITE #770  
DALLAS, TX 75201

Consultant

Revisions

#	Revision Name	Date
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Seal

Keymap

Scale North

Phase  
PLANNING AND ZONING

Date  
01.23.2024

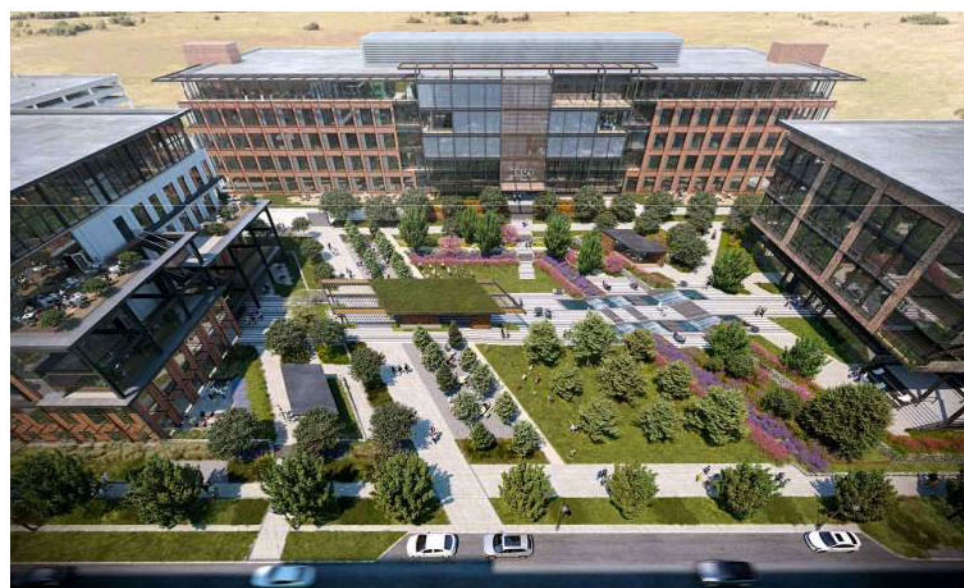
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CAMPUS QUAD

Sheet Number  
NOT FOR CONSTRUCTION

**LP.010**



3 CHARACTER IMAGERY

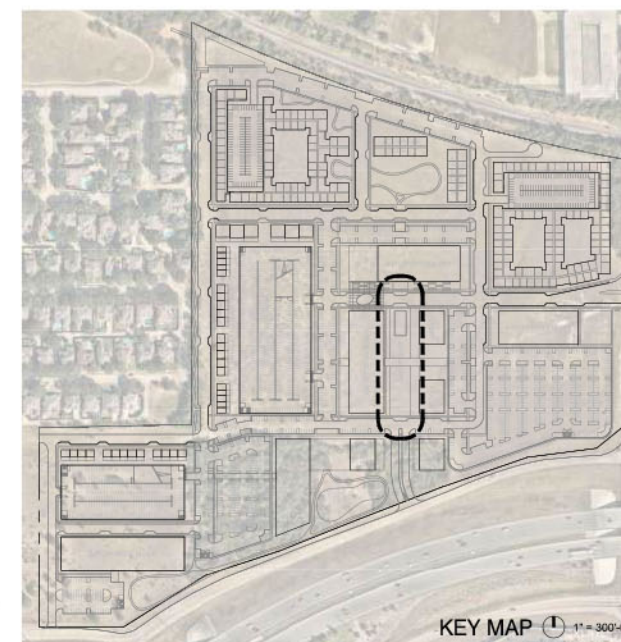


2 CHARACTER IMAGERY



1 CAMPUS QUAD ENLARGEMENT

1" = 40'-0"



KEY MAP 1" = 300'-0"

IBP 190

CARROLLTON, TX

STUDIOTla Job Number  
2023-007

Client



BDDC, INC.  
1722 ROUTH  
SUITE #770  
DALLAS, TX 75201

Consultant

Revisions

#	Revision Name	Date
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

Seal

Key map

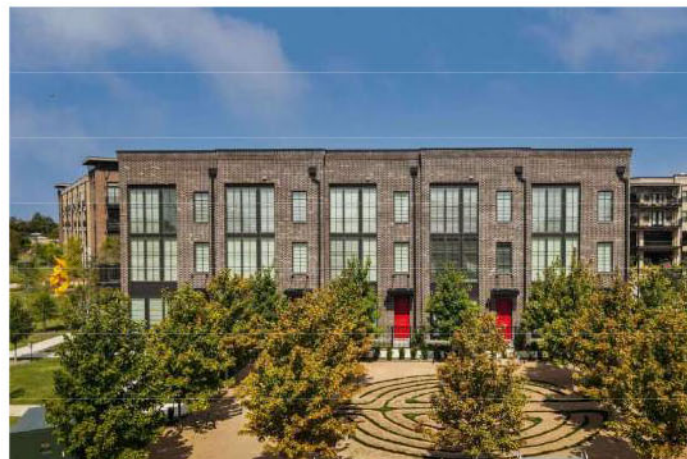
Scale North

Phase  
PLANNING AND ZONING  
Date  
01.23.2024  
Drawing Name

POCKET PARK

Sheet Number  
NOT FOR CONSTRUCTION

LP.011



5 CHARACTER IMAGERY



2 CHARACTER IMAGERY



4 CHARACTER IMAGERY

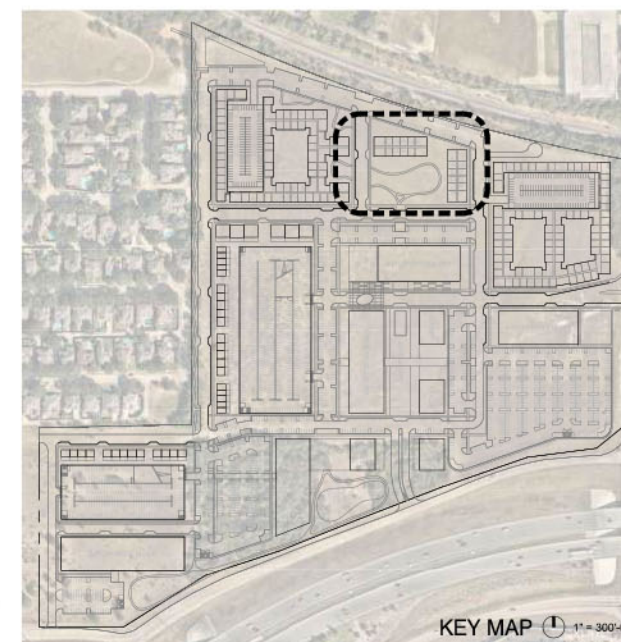


3 CHARACTER IMAGERY



1 POCKET PARK ENLARGEMENT

1" = 30'-0"



(PLZ 2023-116)

EXHIBIT I

DECEMBER 2023

# IBP-190 ARCHITECTURE EXHIBIT

Perkins&Will



**BILLINGSLEY**  
COMPANY



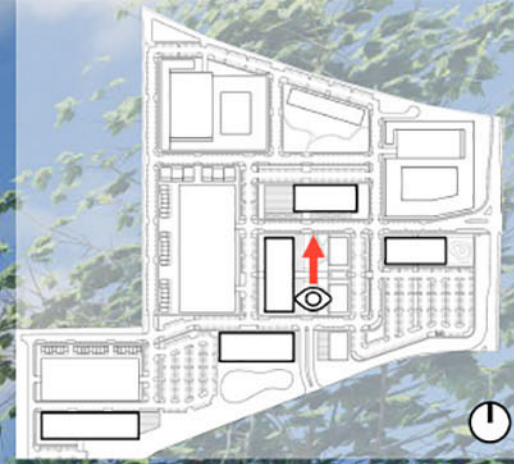
**BUILDING 1**  
PERSPECTIVE  
STUDY 2







BUILDING 1  
PERSPECTIVE  
QUAD VIEW STUDY 2



























BLDG 4

BLDG 6



BLDG 7

BLDG 8

BLDG 9

BLDG 10

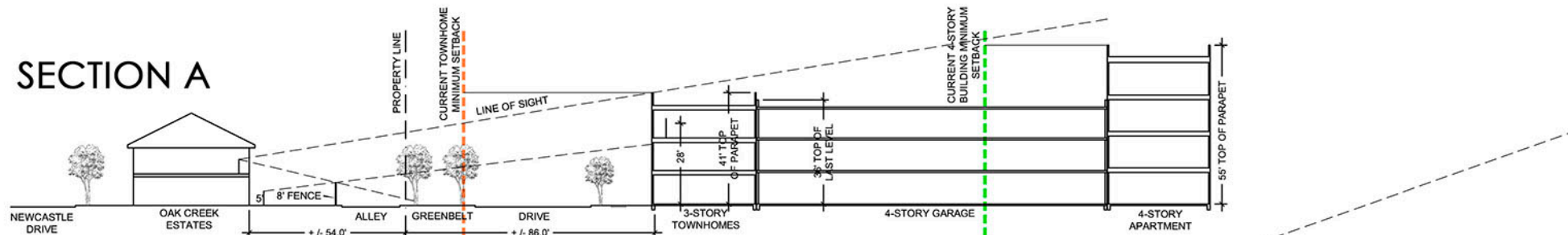


BLDG 11

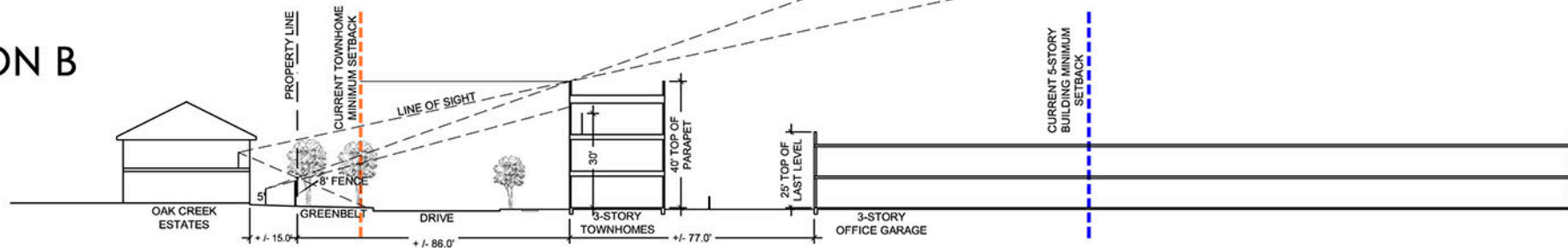
BLDG 12

BLDG 13

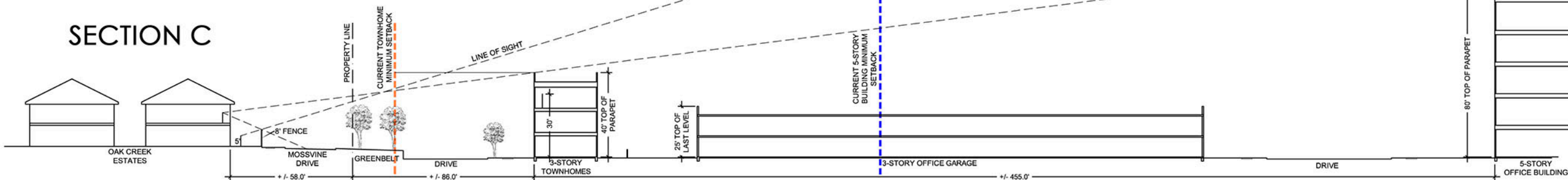
### SECTION A



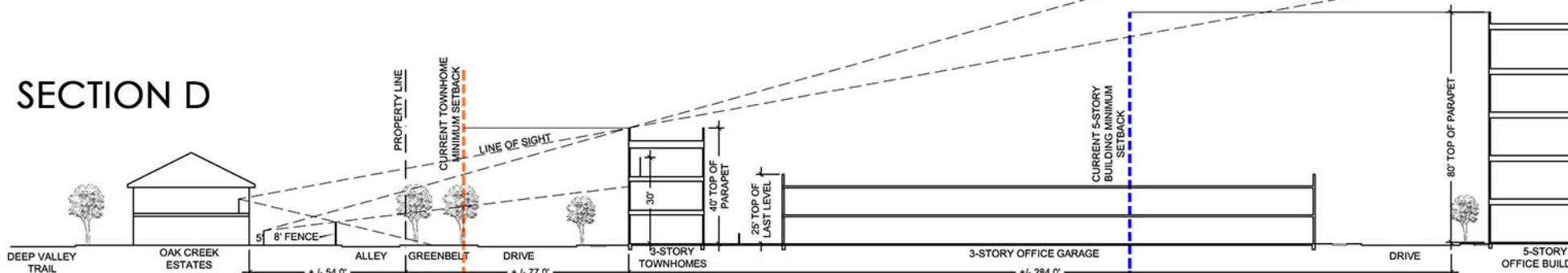
### SECTION B



### SECTION C



### SECTION D





VIEW A



VIEW B

**NOTES:**  
 PHOTOS ARE TAKEN FROM A HEIGHT OF 27' 10".  
 (HEIGHT OF A 6' TALL PERSON STANDING ON THE THIRD FLOOR OF A TOWNHOME.)

FOCAL LENGTH OF THE CAMERA IS 50 MM.  
 (EQUIVALENT TO THE HUMAN EYE.)





VIEW C



VIEW D



**NOTES:**  
 PHOTOS ARE TAKEN FROM A HEIGHT OF 27' 10".  
 (HEIGHT OF A 6' TALL PERSON STANDING ON THE THIRD FLOOR OF A TOWNHOME.)

FOCAL LENGTH OF THE CAMERA IS 50 MM.  
 (EQUIVALENT TO THE HUMAN EYE.)

OCT 13, 2023 BGY002