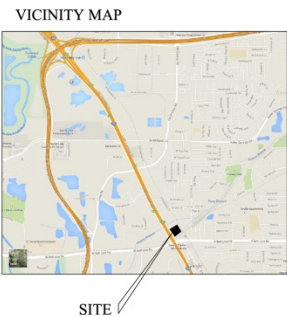


ORIGINAL Conceptual Site Plan



CONCEPT PLAN

Scale: 1"=40'-0"



CALCULATIONS	
SITE AREA:	± 3.9 ACRES
TOTAL UNITS:	± 172 UNITS
NET DENSITY:	± 44 U/AC
AVERAGE UNIT SIZE:	± 900 S.F.
SURFACE PARKING:	± 266 SP.
PRIVATE GARAGE:	± 44 SP.
TOTAL PARKING:	± 310 SP. (1.8 sp/unit)

DEVELOPER:
REALTY CAPITAL MANAGEMENT, LLC
909 LAKE CAROLYN PARKWAY
SUITE 150
IRVING, TX 75039
469-533-4107

ORIGINAL Conceptual Elevation
Broadway Street (east)



PROPOSED BROADWAY STREET ELEVATION



ORIGINAL Conceptual Elevation
College Avenue (south)



PROPOSED COLLEGE AVE ELEVATION



ORIGINAL Conceptual Elevation
IH-35E (west)



PROPOSED SERVICE ROAD ELEVATION

ORIGINAL Conceptual Elevation
Abutting old “NTB” site Street (north)

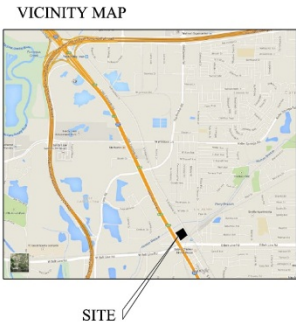


PROPOSED NORTHWEST ELEVATION



NEW Conceptual Site Plan

DEVELOPER:
REALTY CAPITAL MANAGEMENT, LLC
909 LAKE CAROLYN PARKWAY
SUITE 150
IRVING, TX 75039
469-533-4107



CONCEPT PLAN

Scale: 1"=40'-0"



CALCULATIONS

SITE AREA:	± 3.9 ACRES
TOTAL UNITS:	± 208 UNITS
NET DENSITY:	± 53 U/AC.
AVERAGE UNIT SIZE:	± 800 S.F.
ON-SITE SURFACE PARKING:	± 156 SP.
PRIVATE GARAGE:	± 44 SP.
TOTAL ON-SITE PARKING:	± 200 SP. (.96 sp/unit)

NEW Conceptual Elevation
Broadway Street (east)



NEW Conceptual Elevation
College Avenue (south)



NEW Conceptual Elevation
IH-35E (west)



PROPOSED SERVICE ROAD ELEVATION



NEW Conceptual Elevation
Abutting old “NTB” site Street (north)



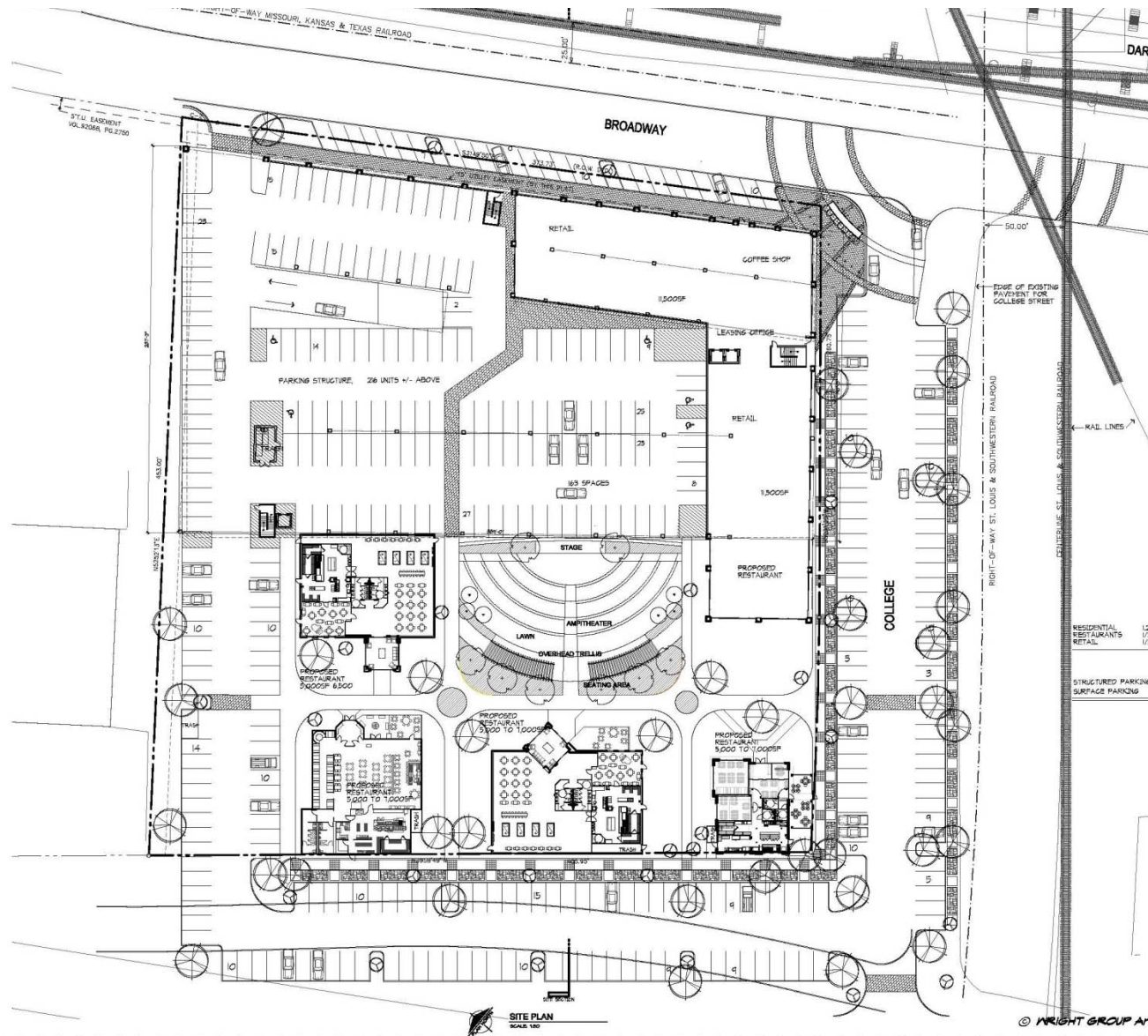
PROPOSED NORTHWEST ELEVATION



NEW Artists Concept
Seen from southeast corner (College at Broadway)



Supplementary Information
From Case No. 09-13MD1
Approved Conceptual Site Plan

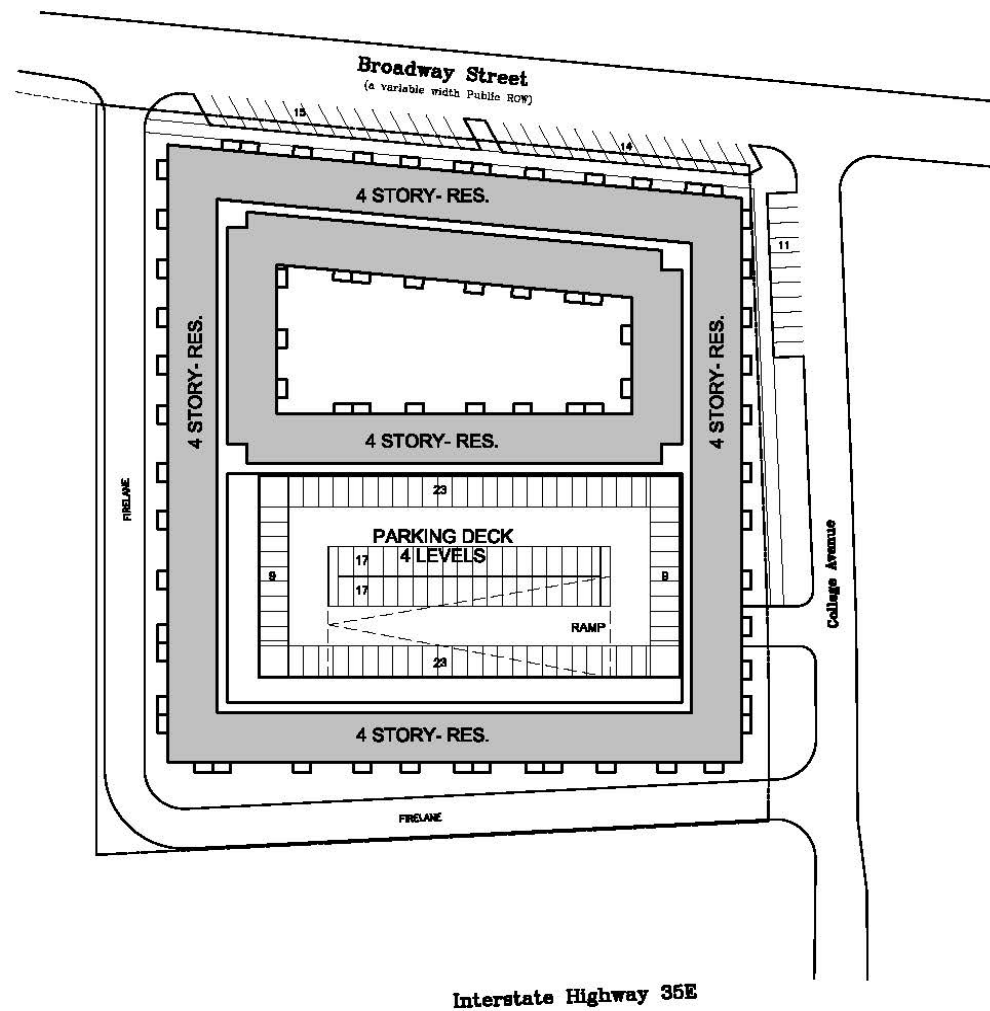


Supplementary Information
From Case No. 09-13MD1
Approved Conceptual Elevations (Along Broadway St.)



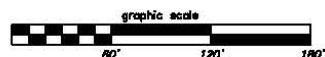
New Information
Alternative Plan with Parking Garage

**Alternate Site Plan
(With Parking Deck)**



CONCEPT PLAN

Scale: 1"=40'-0"



CALCULATIONS

SITE AREA:	± 3.9 ACRES
TOTAL UNITS:	± 234 UNITS
NET DENSITY:	± 60 U/AC.
AVERAGE UNIT SIZE:	± 800 S.F.
ON-SITE PARKING (garage):	± 312 SP.
TOTAL PARKING :	± 352 SP. (1.5 sp/unit)