

ILLUSTRATIVE PLAN

141 acres, northeast corner of IH35 and FM 407

Regional Retail Destination

Large Retailers

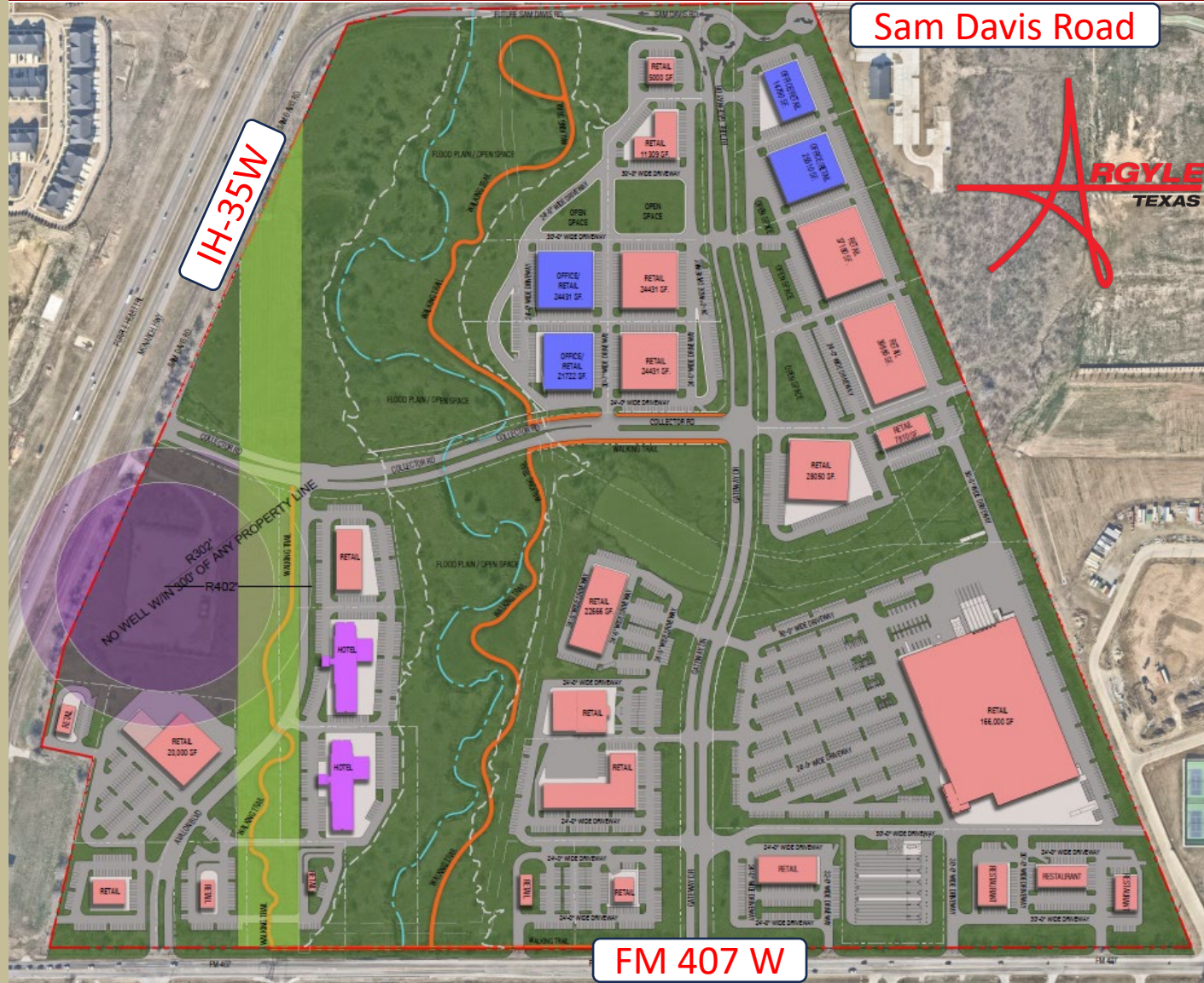
Hotel Uses

Direct access to the IH-35W frontage roads

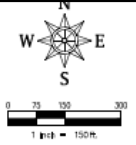
36 acres of open space with hike and bike trails

Access for AISD property to the east

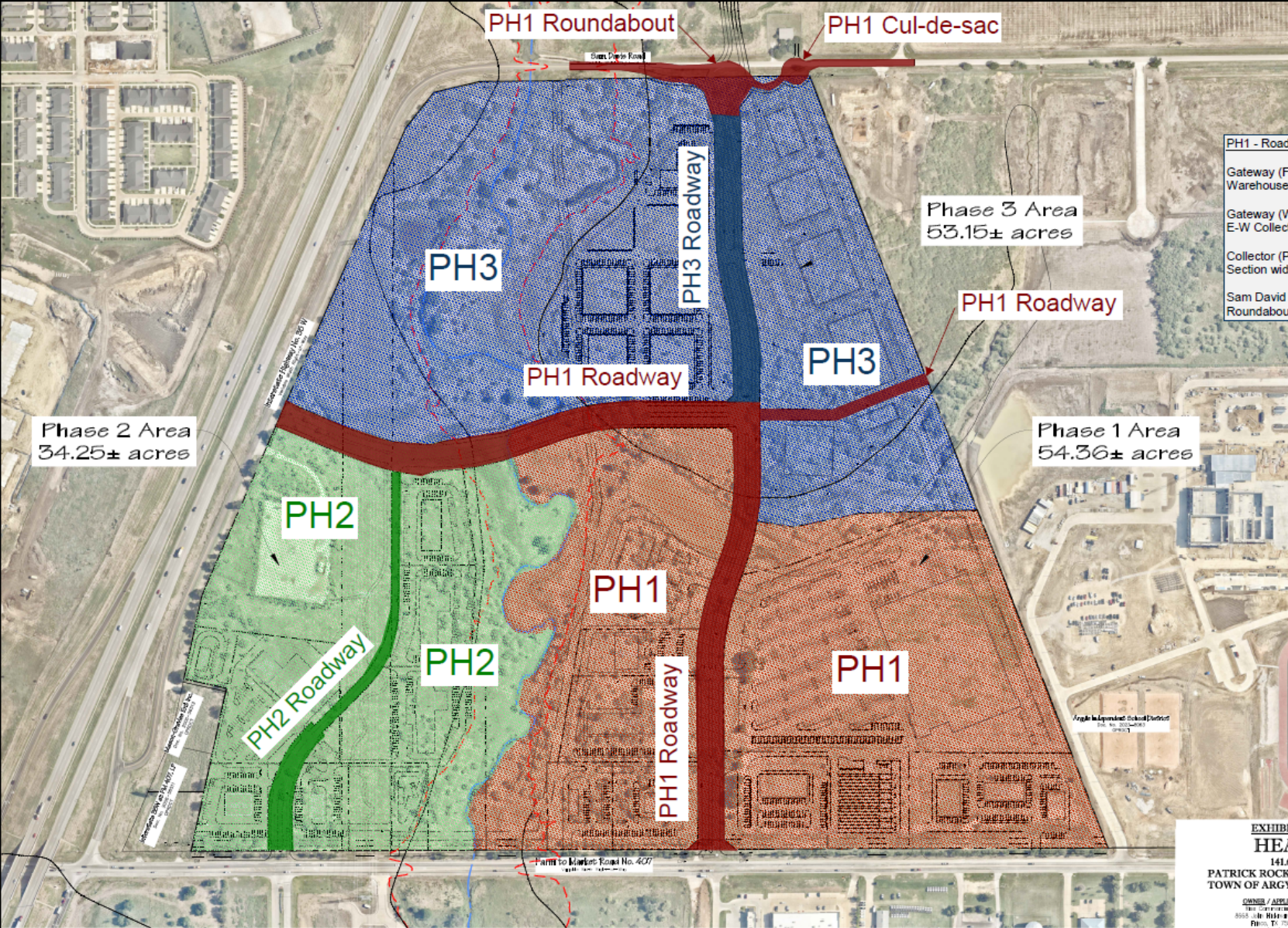
Access to Sam Davis Road limited to west bound traffic



PHASING PLAN



- PH1 - Roadway Improvements**
- Gateway (FM407 to Wholesale Warehouse Entry): 4 lane divided roadway
 - Gateway (Wholesale Warehouse Entry to E-W Collector): 2-lane roadway
 - Collector (Property Line to Property Line): Section width to be determined by TIA
 - Sam David Road: Cul-de-sac and Roundabout (RAB)



Phase 2 Area
34.25± acres

Phase 3 Area
53.15± acres

Phase 1 Area
54.36± acres

EXHIBIT E: Phasing Plan Exhibit
HEATH TRACT
 141.672 AC / 6,171,248 SF
 PATRICK ROCK SURVEY ~ ABSTRACT NO. 1063
 TOWN OF ARGYLE, DENTON COUNTY, TEXAS

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Scale: 1" = 100' File No. 2025 Sheet No. 25-008

HEATH TRACT - Zoning Change Summary

Current -

- Under State Law, development may proceed piecemeal by right
- No requirement to build roadways concurrent with development
- All uses capped at 40,000 sq ft without an SUP
- Wide range of uses allowed
- Full access to Sam Davis by right
- No secondary access/egress for AISD
- No intersection at Avalon

Proposed -

- Utilize PD process to limit uses and provide a unified approach
- Membership Based Warehouse Retail, single use allowed
- All other uses above 40,000 sq ft continue to require an SUP
- Improve quality standards
- Preserve additional open space
- Required secondary access/egress for AISD
- Require roadway construction with building construction
- Limited access to Sam Davis
- Full intersection at Avalon