



**SITE DATA:**

AREA	83.29 AC
TOTAL OPEN SPACE	6.35 AC
TOTAL OPEN SPACE PERCENTAGE	7.62 %
INTERIOR OPEN SPACE	4.27 AC
INTERIOR OPEN SPACE PERCENTAGE	5.13%
62' x 115' LOTS	163
50' x 110' LOTS	191
TOTAL SINGLE FAMILY LOTS	354
GROSS DENSITY	4.25 DU/AC

**EXISTING ZONING:**

PD OFFICE (04-001-002)	16.64 AC
PD SF RS-45 (08-07-071)	66.65 AC

**CASE 10-118Z**  
**GENERAL DEVELOPMENT PLAN**  
**SILVERADO ESTATES**  
 83.29 ACRES  
 IN THE GEORGE HERNDON SURVEY,  
 ABSTRACT 390  
 CITY OF MCKINNEY, TEXAS  
 SUBMITTED: OCTOBER 25, 2010  
 REVISED: FEBRUARY 25, 2011

LOT 1, 1.00 ACRES  
C.B.L. P.C. 82  
ZONED: AG  
USE: SINGLE FAMILY

JO ANN BELL REAL ESTATE, LTD  
BELL ADDITION  
C.B.L. P.C. 47  
ZONED: AG  
USE: AGRICULTURAL

HARVEST BEND ADDITIONAL PHASE 2B  
C.C. FILE 07-11501004060  
ZONED: PD-SF (02-06-078)  
USE: SINGLE FAMILY

HARVEST BEND ADDITIONAL PHASE 2B  
C.C. FILE 07-11501004060  
ZONED: PD-SF (02-06-078)  
USE: SINGLE FAMILY

STATE OF TEXAS  
VOL. 13, PG. 13  
COLLIN COUNTY  
CIVIL COURT MINUTES

APPLICANT: STANDARD PACIFIC OF TEXAS, INC.  
909 LAKE CAROLYN PARKWAY, SUITE 940  
IRVING, TEXAS 75039  
972-590-2430

OWNER: GAMMON PARTNERS I, LTD.  
5220 SPRING VALLEY ROAD, SUITE 404  
DALLAS, TEXAS 75252  
214-368-5900

OWNER: COIT/PLANO PARKWAY, J.V.  
1113 SHADY OAKS CIRCLE  
MCKINNEY, TEXAS 75070  
972-964-0000

SCALE 1" = 100'

**J. VOLK CONSULTING, INC.**  
P.O. BOX 942028  
PLANO, TEXAS 75074  
972-429-4093  
TX REGISTRATION No. F-11962