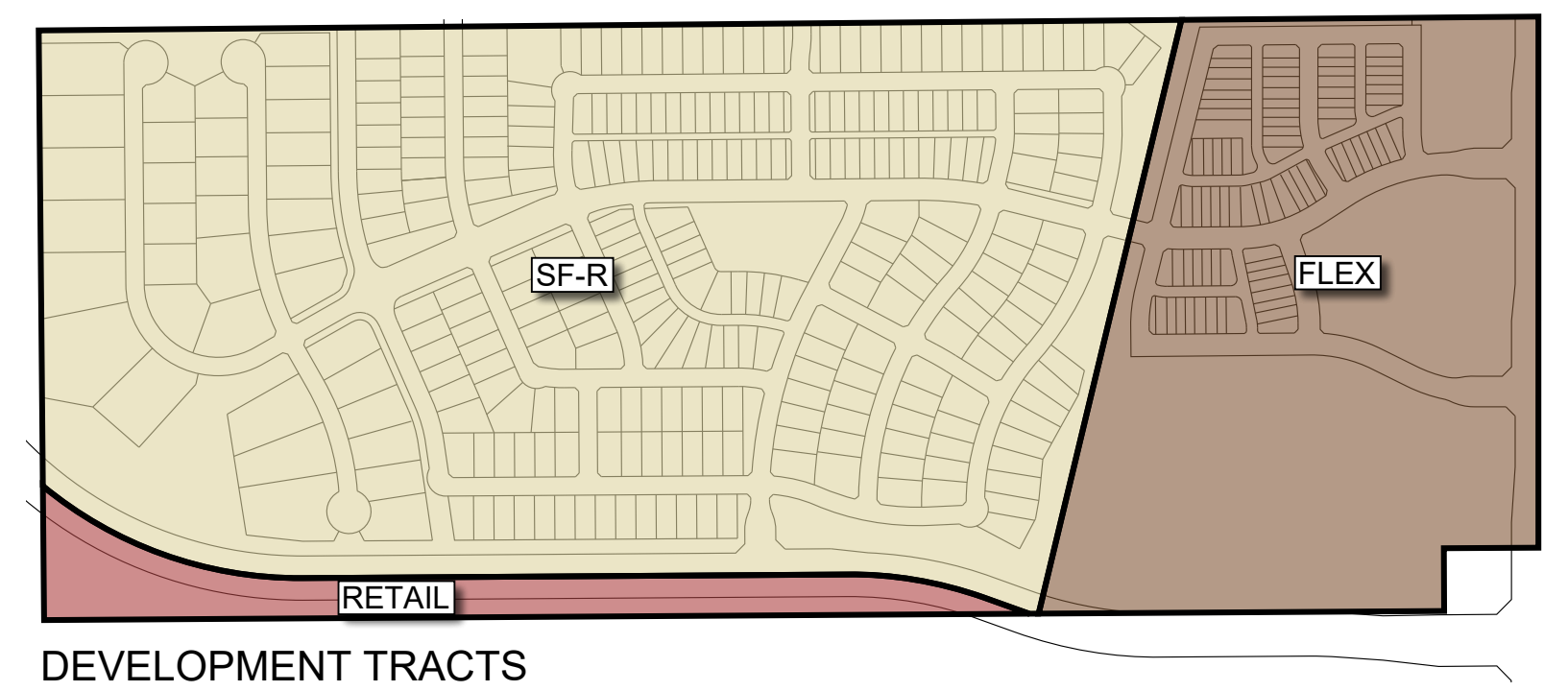
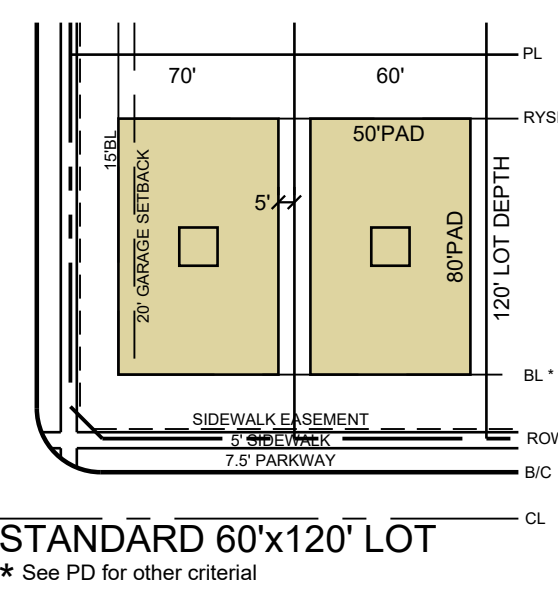
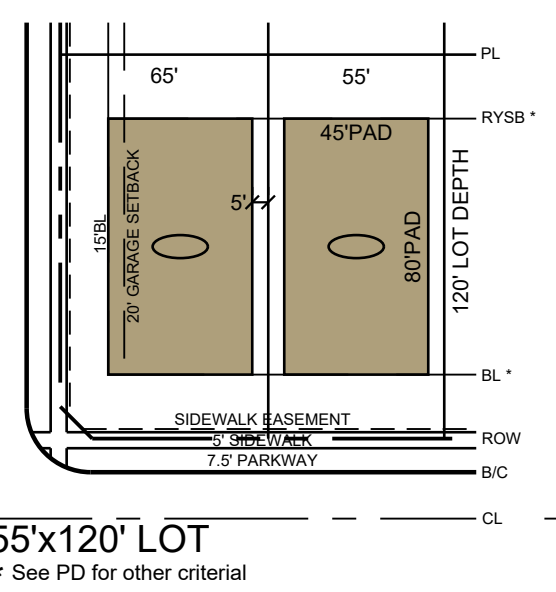
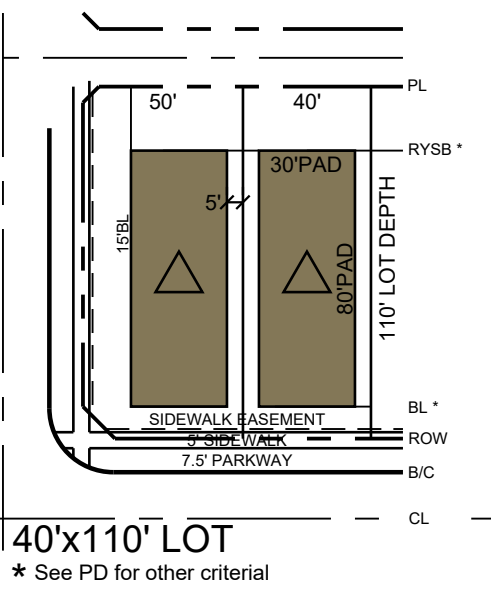
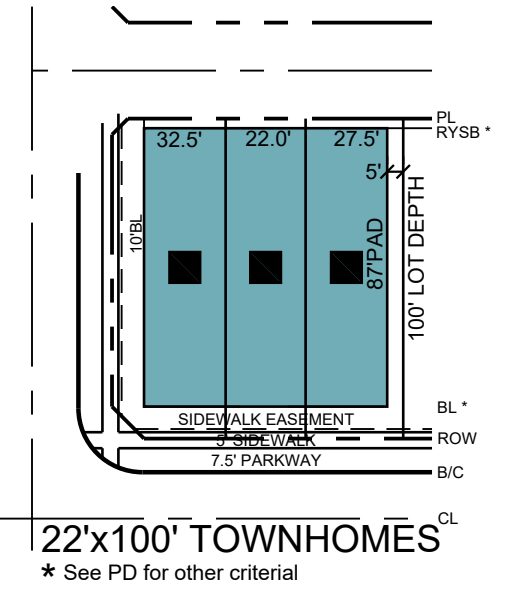
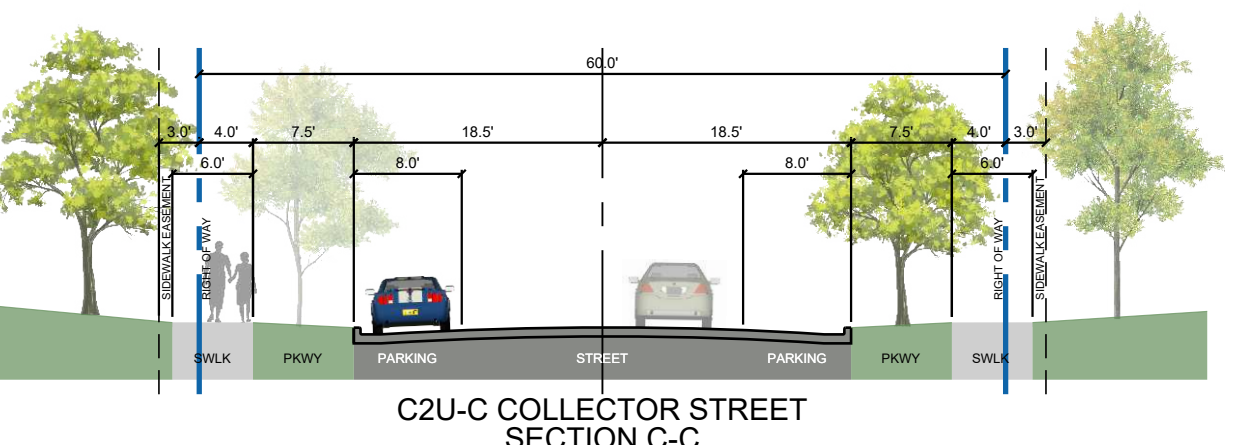
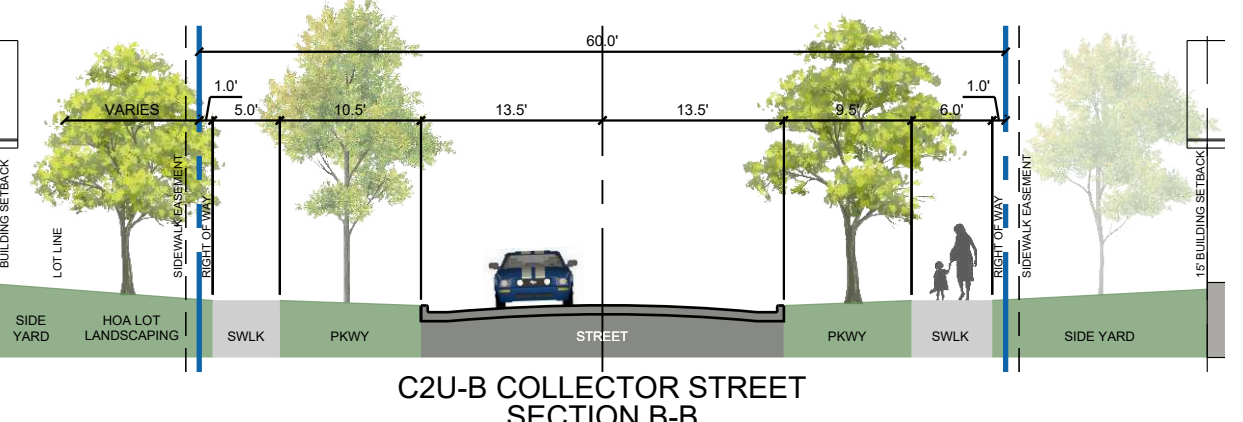
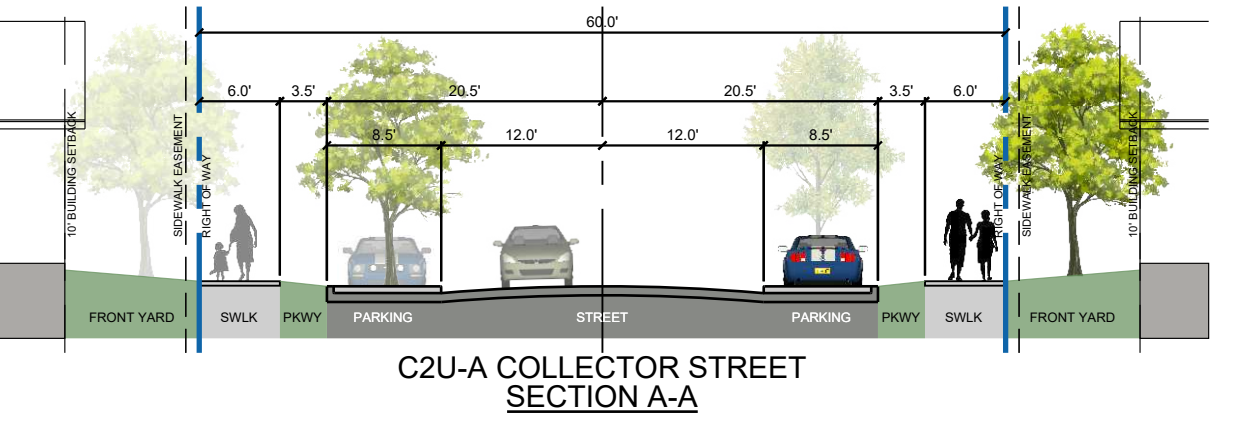
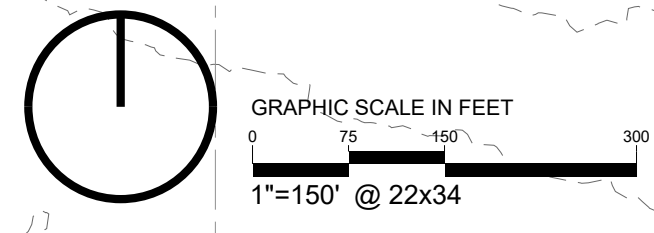
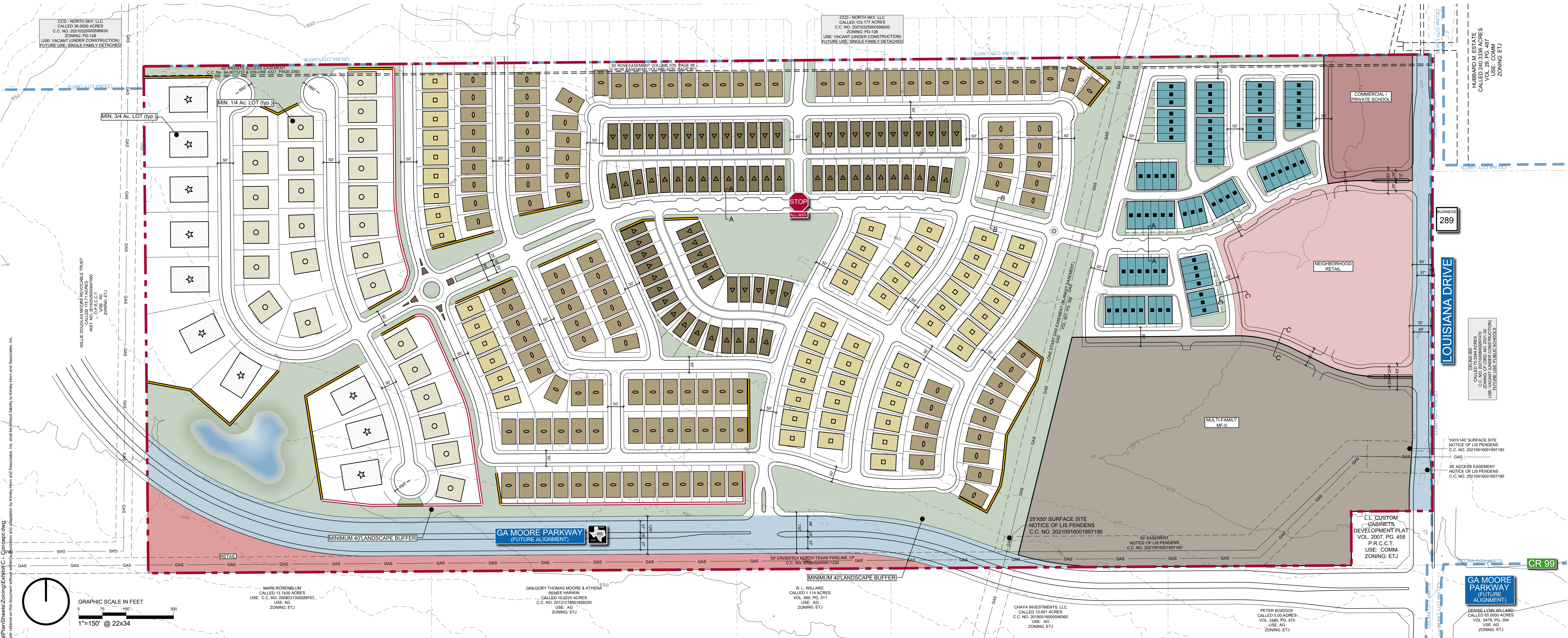


Plotted By: Russell, Allen Date: October 28, 2022 10:06:50am File Path: \\FR\_Civil\062429700 - North Sky Celina\GIS\Drawings\PlanSheets\Zoning\Exhibit C - Concept.dwg  
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**Property Summary**

Perimeter Rights of Way (ROW)	9.7	6.5%
Commercial / School	2.6	1.7%
Neighborhood Retail	7.0	4.7%
Retail	3.9	2.6%
Multi-Family MF-0	17.6	11.8%
Single Family Open Space & Detention	17.2	11.6%
Single Family Residential Area	90.7	61.0%
<b>Total</b>	<b>148.7</b>	

**Single Family Open Space Summary**

Open Space & Detention	17.2
Area	107.9
Total Percentage of Open Space	16.0%

22' Townhomes	75	20.3%
40' Lots	76	20.5%
55' Lots	127	34.3%
60' Lots	56	15.1%
Minimum 1/4 Acre Lots	26	7.0%
Minimum 3/4 Acre Lots	10	2.7%
<b>Total Single Family Lots</b>	<b>370</b>	

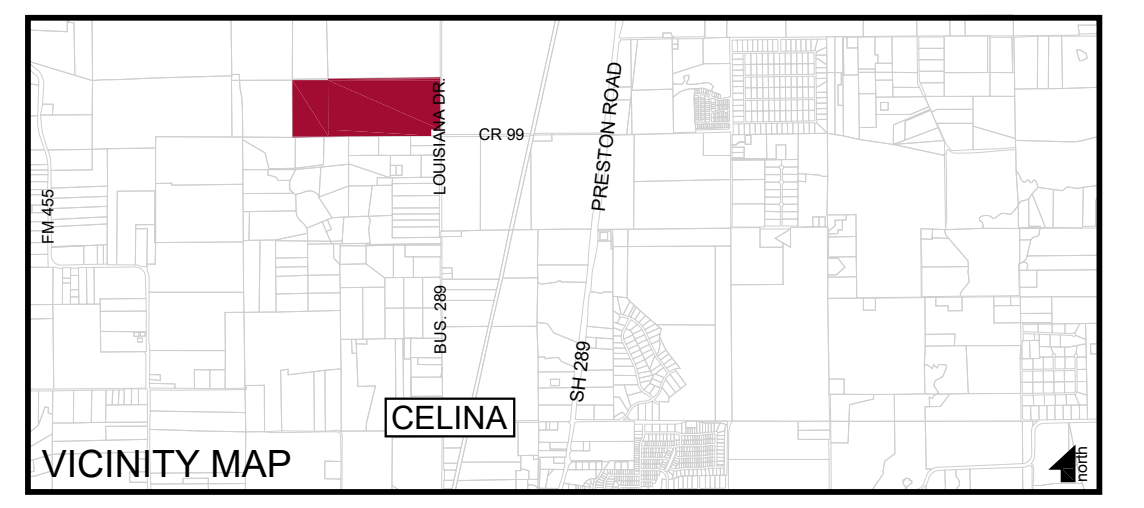
**Multi-Family MF-0**

Units	180	32.7%
<b>Total Residential Units</b>	<b>550</b>	

Gross Residential Areas	3.7
	4.4



- Note**
- Location of lot types, size and configuration of lots is subject to change at the time of platting, subject to the Development Standards in the Development Agreement.
  - The thoroughfare alignments shown on this exhibit are for illustration purposes and do not set the alignment, which will be determined at the time of final plat. The acreages of thoroughfares noted herein is preliminary and subject to change.
  - All information related to the amenity center and open space on this exhibit is illustrative only. See "Exhibit E - Trails and Open Space Exhibit" for information related to open space.
  - This property is affected by FEMA Flood Plain Zone X per FEMA Panel 48085C0110J. Effective 6/2/2009



**EXHIBIT "C" - CONCEPT PLAN**  
**North Sky**  
**ARIANA**  
 A 148.656 ACRE TRACT IN THE GERMAN EMIGRATION CO. SURVEY, ABSTRACT #357 & THE M.E.P. & P.R.Y. SURVEY ABSTRACT #654 IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS

**OWNER / APPLICANT:**  
 Ariana LLC  
 Contact: Assad Tajzov  
 2686 N. Louisiana Drive  
 Celina, TX 75009  
 P 214-402-0963

**ENGINEER / SURVEYOR:**  
 Kimley-Horn and Associates  
 State of Texas Registration No. F-928  
 6160 Warren Parkway  
 Suite 200  
 Frisco, TX 75034  
 P 972-335-3580  
 Contact: Frank Abbott, PE

October 2022

**Kimley-Horn**