

Property Summary

Arterial Rights of Way (ROW)	9.3	3.9%
WWTP / Detention	8.1	3.4%
NTMWD Easement	4.9	2.0%
Open Space & Detention	32.6	13.6%
Net Residential Area	189.8	79.2%
Total	239.7	

Open Space Summary

Open Space	32.6
Area (Net ROW, NTMWD Esmt & WWTP)	217.5
Total Percentage of Open Space	15.0%

Phase 1 Lot Type Summary

40' x 120'	118	50.2%
50' x 120'	117	49.8%
Total	235	

Phase 2 Lot Type Summary

40' x 120'	108	73.5%
50' x 120'	39	26.5%
Total	147	

Phase 3 Lot Type Summary

40' x 120'	172	84.3%
50' x 120'	32	15.7%
Total	204	

Phase 4 Lot Type Summary

40' x 120'	159	61.4%
50' x 120'	100	38.6%
Total	259	

Phase 5 Lot Type Summary

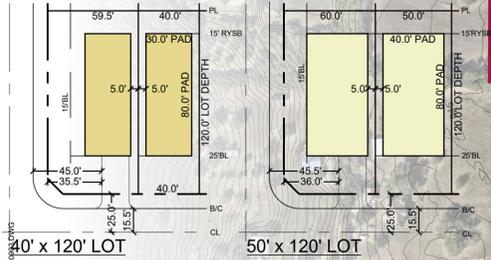
40' x 120'	105	61.8%
50' x 120'	65	38.2%
Total	170	

Overall Lot Type Summary

40' x 120'	662	65.2%
50' x 120'	353	34.8%
Total	1,015	

Density Summary

Gross	4.2
Net of ROW & Buffers	4.6



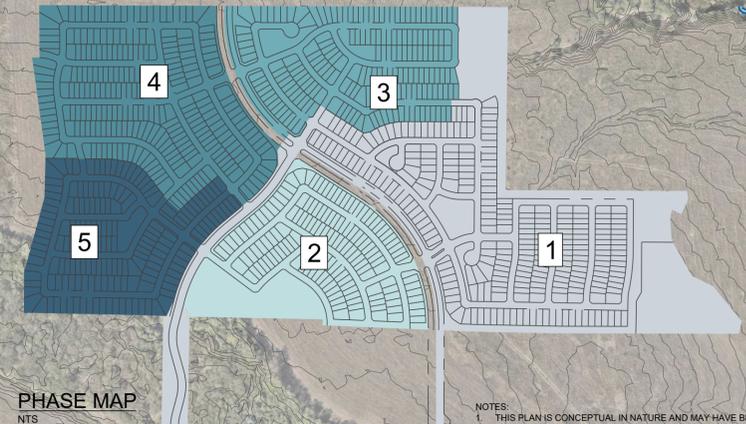
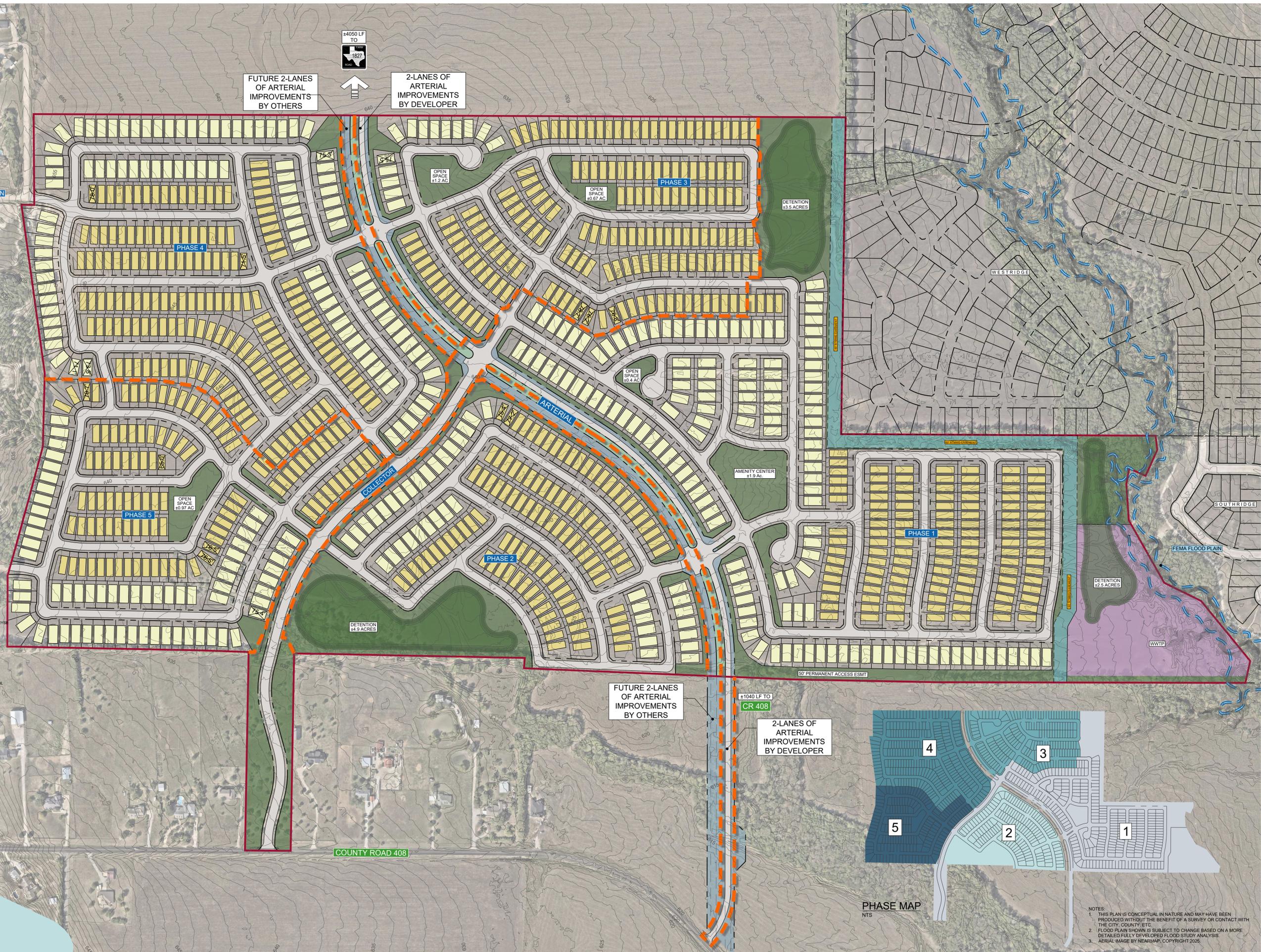
CONCEPT PLAN
Bainbridge
 COLLIN COUNTY, TEXAS

GREEN BRICK
 PARTNERS

Kimley»Horn

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 State of Texas Registration No. F-928

September 2025



NOTES:
 1. THIS PLAN IS CONCEPTUAL IN NATURE AND MAY HAVE BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
 2. FLOOD PLAIN SHOWN IS SUBJECT TO CHANGE BASED ON A MORE DETAILED FULLY DEVELOPED FLOOD STUDY ANALYSIS.
 3. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2025.