



**DEVELOPMENT TEAM**

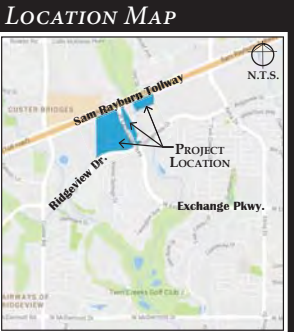
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Gateway to Twin Creeks, LLC  
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Allen, TX 75013  
(972) 390-1190  
Contact: Charles Nies, Danny Haisler

Owner Representative/ Land Planner:  
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5381 Moss Glen Dr.  
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(972) 885-7537  
Contact: James Knapp

Engineer / Surveyor:  
Spiars Engineering  
765 Custer Road, Suite 100  
Plano, TX 75075  
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Contact: Kevin Wier, PE

Landscape Architect:  
Norris Design  
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Dallas, TX 75202  
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Contact: Rick Leisner, AICP, ASLA

Marketing & Sales:  
David Hicks Company  
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**ABSTRACT**

55.957 acre tract, 8.926 acre tract, 9.994 acre tract situated in the S. Jackson Survey, Abstract No. 489, City of Allen, Collin County, Texas

**DATE:**


Date Issued: September 06, 2019

Revisions:


Revisions
November 15, 2019
December 11, 2019

**PROJECT**

**GATEWAY ALLEN AT TWIN CREEKS**  
PARKS & OPEN SPACE PLAN  
PD ( )









**KLS**  
KNAPP LAND SOLUTIONS



**SPIARS**  
ENGINEERING

Scale 1"=120'  
0' 120' 240'

This drawing is a pictorial representation for presentation purposes only and is subject to change without notice. Additionally, no warranty is made to the accuracy, completeness, or of the information contained herein.

LEGEND & GENERAL NOTES:	
SYMBOL	DESCRIPTION / NOTE
	<b>Central Square</b> (Tract 4). Programmed open space central to the Property that promotes gathering of individuals who live, work, or who have come to play/visit the Gateway Allen at Twin Creeks development. A restaurant, coffee shop, or other use that activates the space may be incorporated, and not count against the open space requirement defined herein. Approx. 1.2 acres total.
	<b>Gateway Forest</b> . Preserved open space providing an 8-foot wide trail connecting the Central Square (Tract 4) with the City Forest Greenbelt (Out Tract) described below. Approx. 6.6 acres total.
	<b>City Forest Greenbelt</b> (Out Tract). Previously dedicated open space to the City of Allen. Preserved open space completed with 12' hike and bike trail system as a part of the "Six Cities Trail Plan" and "Collin County Regional Trails Master Plan." Development along the perimeter of the City Forest Greenbelt shall address the forest with great visibility and access. Approx. 19.5 acres total.
	<b>General Open Space</b> . Open space predominantly used for passive recreational use. Approx. 3.4 acres total.
	<b>Landscape Buffer</b> . Landscaped perimeter edges of varying widths as identified herein. A minimum 15' of a landscape buffer shall be unencumbered. Approx. 2.8 acres total for those areas containing a 10' hike and bike trail.
	<b>Character Area Parks</b> . May be a Plaza, Paseos, and/or Special Use Park of not less than one half (1/2) acre in cumulative total space per Character Area. (Not location specific within the Character Area.) Approx. 2.0 acre total.
Notes:	<ul style="list-style-type: none"><li>A minimum of 16.0 acres of open space shall be provided through a combination of any of the types defined above, except for the Gateway Forest 2 previously dedicated. The approximate acreages shown may change during detailed design, but the total open space dedication shall not be less than 16.0 acres.</li></ul>