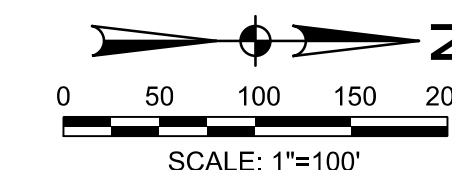




LOCATION MAP

N.T.S.



SITE DATA TABLE				
EXISTING ZONING	PLANNED DEVELOPMENT DISTRICT 1578 LIGHT MANUFACTURING			
PROPOSED USE	OFFICE / WAREHOUSE			
LOT	ACREAGE			
1	13.9137			
2	12.2992			
3	12.4251			
BUILDING NAME	AREA	HEIGHT		
A	76,433 SF	37'-0"		
B	95,687 SF	37'-0"		
C	95,179 SF	37'-0"		
D	116,513 SF	37'-0"		
LOT COVERAGE	34%			
FLOOR AREA RATIO	0.34 FAR			
IMERVIOUS AREA	873,440 S.F.			
PARKING REQUIRED	OFFICE: 1 space per 400 S.F.			
	WAREHOUSE: 1 space per 4000 S.F.			
LOT (BUILDING)	OFFICE USE	WAREHOUSE SPACE	PARKING REQUIRED	PARKING PROVIDED
LOT 1 (B)	19,137 SF	76,550 SF		
LOT 1 (D)	23,303 SF	93,210 SF	149	278
LOT 2 (A)	15,287 SF	61,146 SF	121	220
LOT 2 (C)	19,036 SF	76,143 SF		

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- o BAY DOOR
- ▨ FIRE LANE, ACCESS AND UTILITY EASEMENT
- ▨ FUTURE ROAD CONSTRUCTION BY CITY

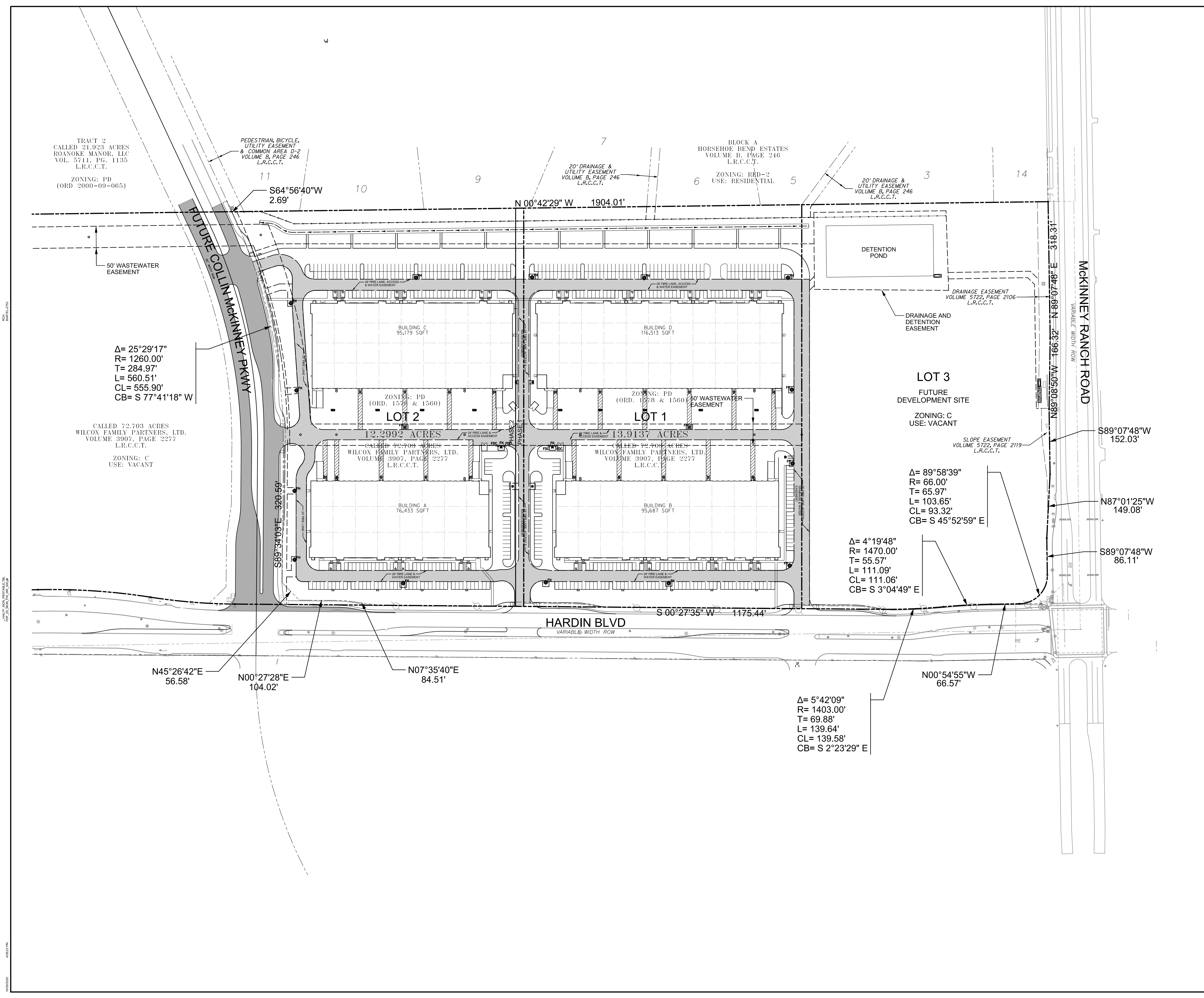
NOTES:

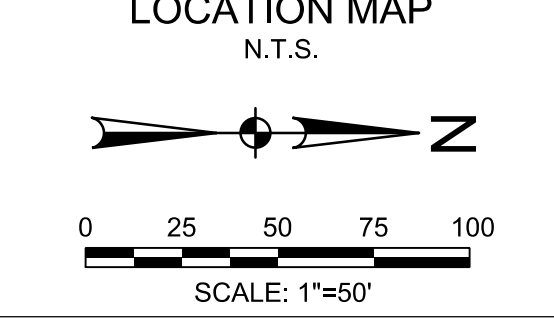
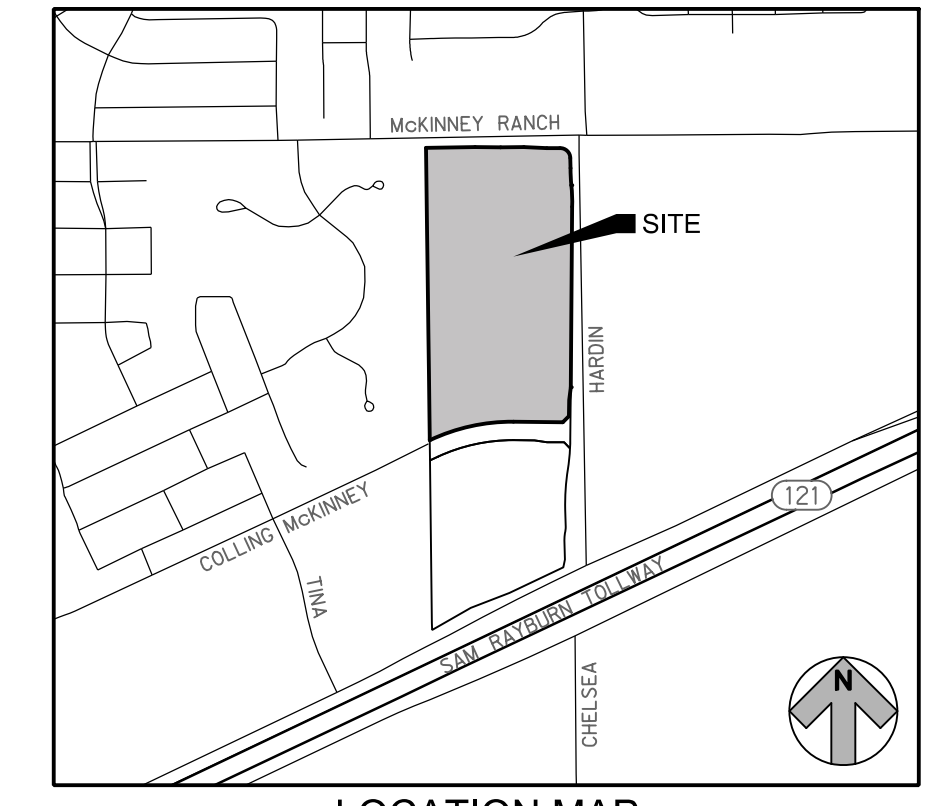
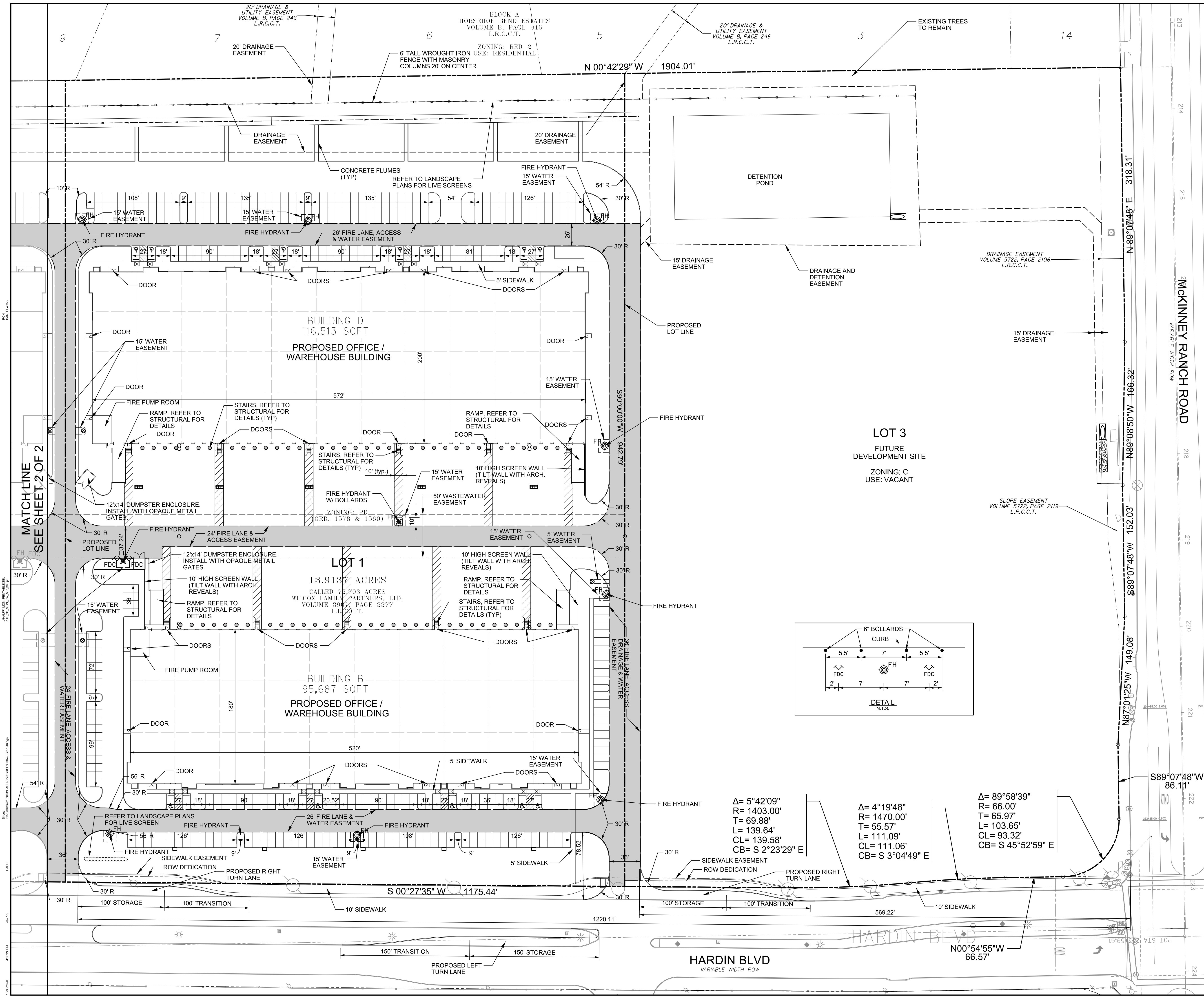
1. SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE, MASONRY OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
2. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
3. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
4. HVAC SYSTEM SHALL BE ROOF MOUNTED (SCREENING DEVICES MUST BE 1' TALLER THAN THE HEIGHT OF THE EQUIPMENT).

<u>OWNER</u>	<u>ENGINEER</u>
EASTGROUP PROPERTIES 7301 N. STATE HIGHWAY 161 IRVING, TX. 75039 CONTACT: REID DUNBAR EMAIL: reid.dunbar@eastgroup.net TEL:	HALFF ASSOCIATES, INC. 1201 NORTH BOWSER ROAD RICHARDSON, TX. 75081 CONTACT: ROBERT E. GOSSETT EMAIL: rgossett@halff.com TEL: (214) 346-6200 TBPE FIRM# F-312

SITE PLAN (OVERALL)

OF A
40.707 ACRE TRACT
 SITUATED IN THE
 ISOM HARRIS SURVEY, ABSTRACT NO. 400
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 FOR
EASTGROUP PROPERTIES
 BY





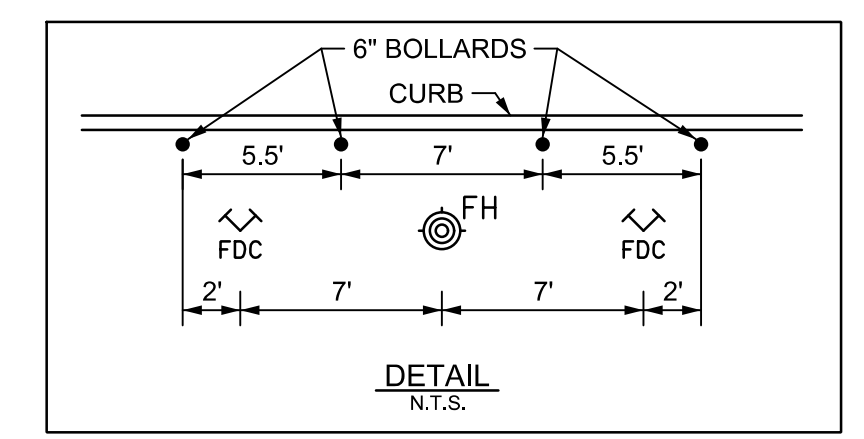
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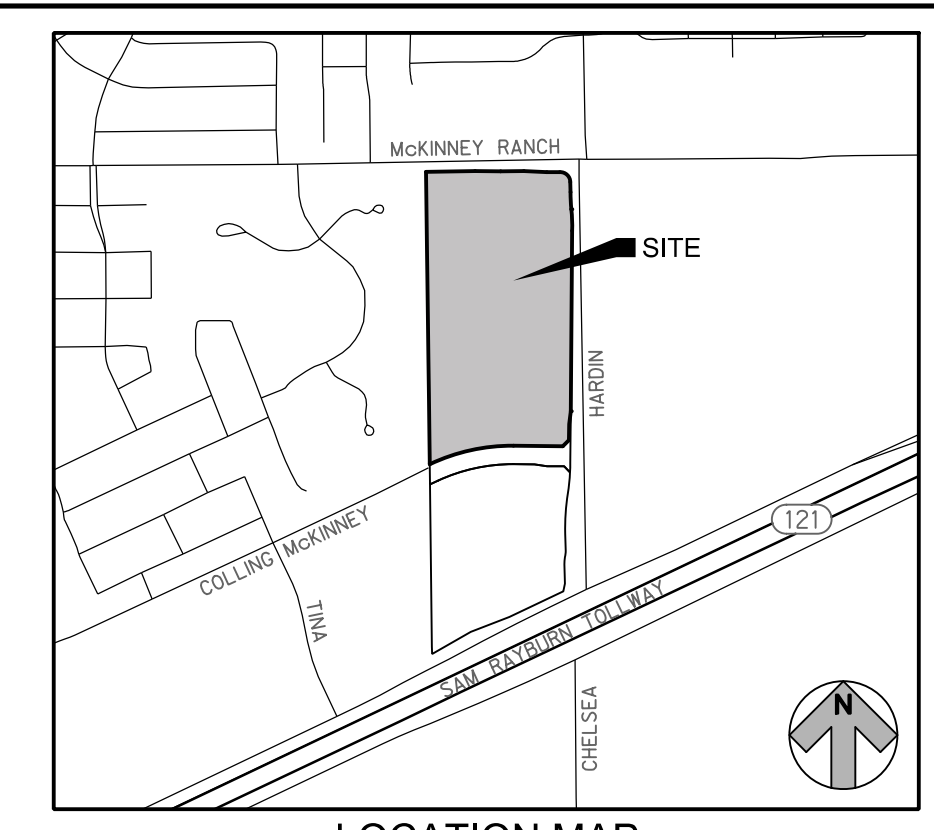
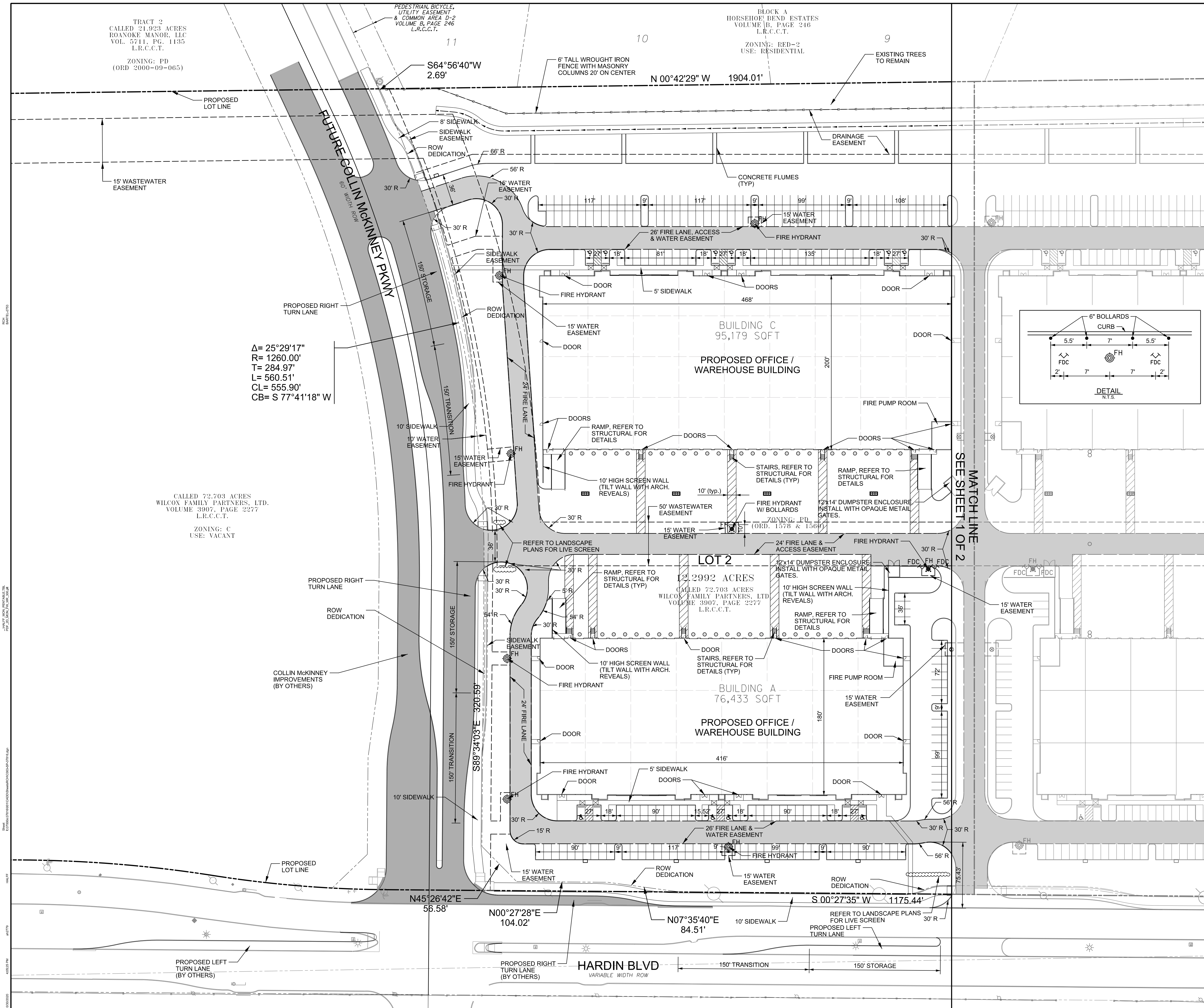
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 SITUATED IN THE
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 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 FOR
EASTGROUP PROPERTIES
 BY
HALFF
 1201 NORTH BOWSER ROAD RICHARDSON, TX 75081 (214) 346-6200
 TBPLS FIRM NO. 10029600



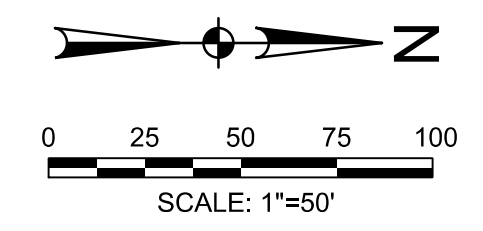
$\Delta = 5^{\circ}42'09''$
 $R = 1403.00'$
 $T = 69.88'$
 $L = 139.64'$
 $CL = 139.58'$
 $CB = S 2^{\circ}23'29'' E$

$\Delta = 4^{\circ}19'48''$
 $R = 1470.00'$
 $T = 55.57'$
 $L = 111.09'$
 $CL = 111.06'$
 $CB = S 3^{\circ}04'49'' E$

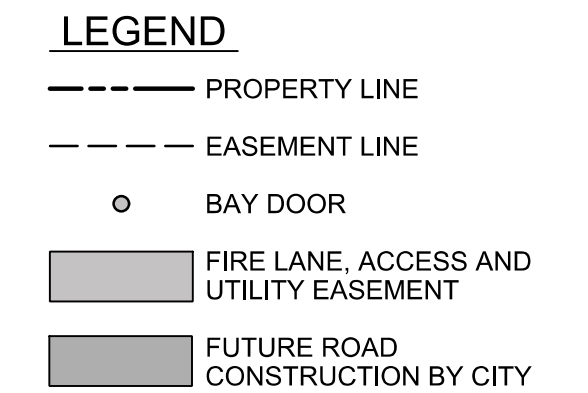
$\Delta = 89^{\circ}58'39''$
 $R = 66.00'$
 $T = 65.97'$
 $L = 103.65'$
 $CL = 93.32'$
 $CB = S 45^{\circ}52'59'' E$



LOCATION MAP
N.T.S.



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SITE PLAN (PHASE 2)
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FOR
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BY
HALFF
1201 NORTH BOWSER ROAD RICHARDSON, TX 75081 (214) 346-6200
TBPLS FIRM NO. 10029600

TRACT 2
CALLED 21.923 ACRES
ROANOKE MANOR, LLC
VOL. 5711, PG. 1135
L.R.C.C.T.
ZONING: PD
(ORD 2000-09-065)

PEDESTRIAN, BICYCLE,
UTILITY EASEMENT
& COMMON AREA D-2
VOLUME B, PAGE 246
L.R.C.C.T.

BLOCK A
HORSEHOE BEND ESTATES
VOLUME B, PAGE 246
L.R.C.C.T.
ZONING: RED-2
USE: RESIDENTIAL

$\Delta = 25^\circ 29' 17''$
 $R = 1260.00'$
 $T = 284.97'$
 $L = 560.51'$
 $CL = 555.90'$
 $CB = S 77^\circ 41' 18'' W$

CALLED 72.703 ACRES
WILCOX FAMILY PARTNERS, LTD.
VOLUME 3907, PAGE 2277
L.R.C.C.T.
ZONING: C
USE: VACANT

LOT 2
2,292 ACRES
CALLED 72.703 ACRES
WILCOX FAMILY PARTNERS, LTD.
VOLUME 3907, PAGE 2277
L.R.C.C.T.

MATCH LINE
SEE SHEET 1 OF 2

DATE: 08/14/2013
DRAWN: JACOB HALL
CHECKED: JACOB HALL
SCALE: AS SHOWN
PROJECT: 40.707 ACRE TRACT
SHEET: 3 OF 3