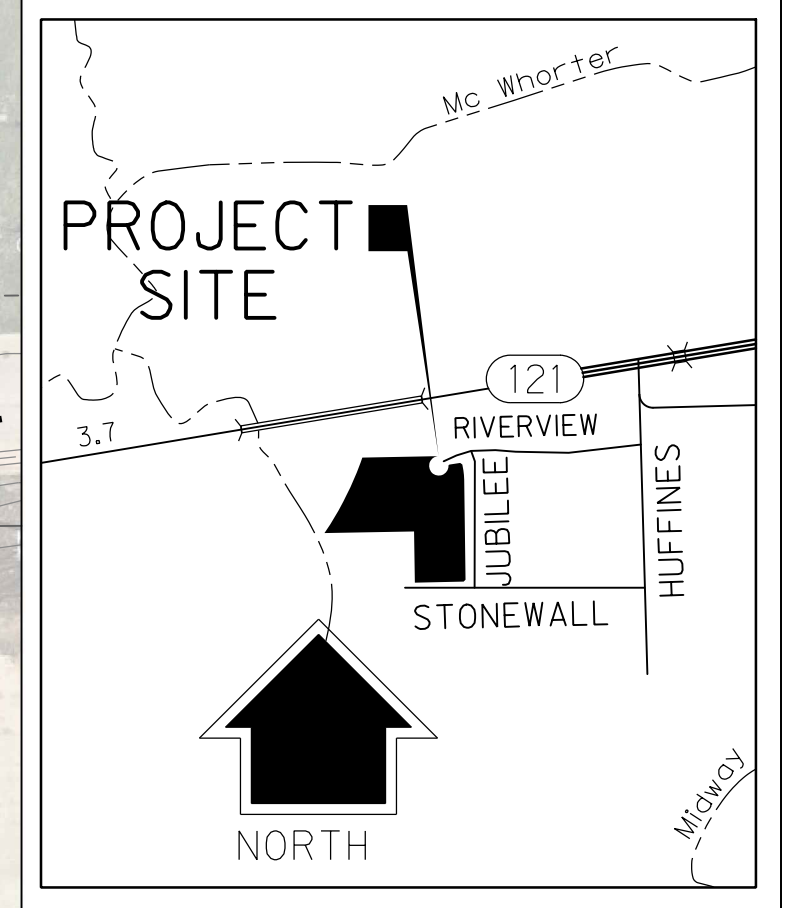


VARIANCE

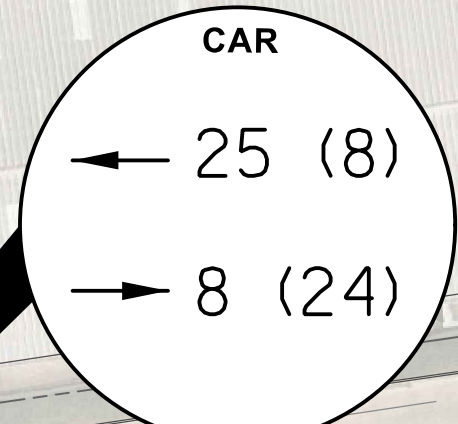
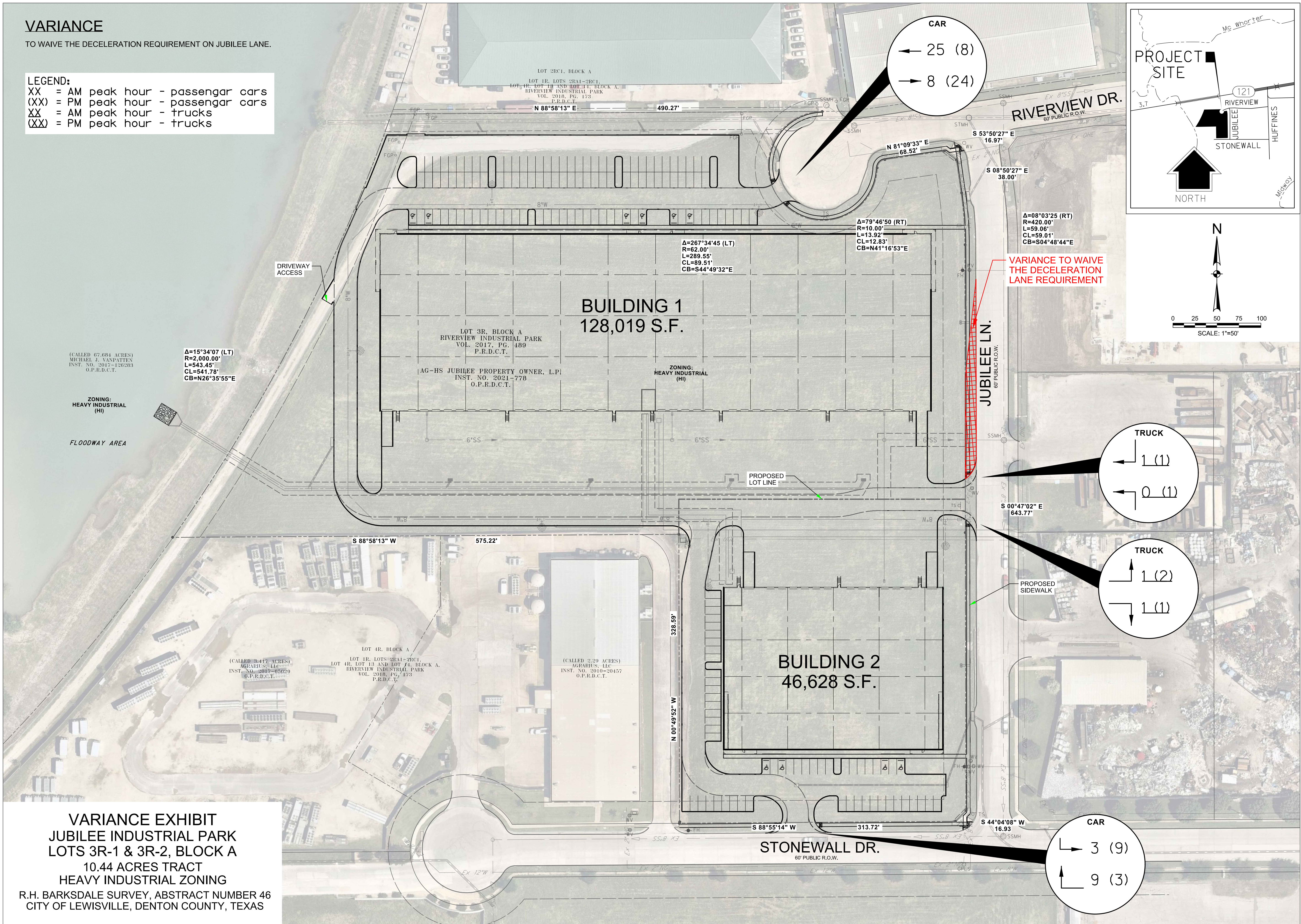
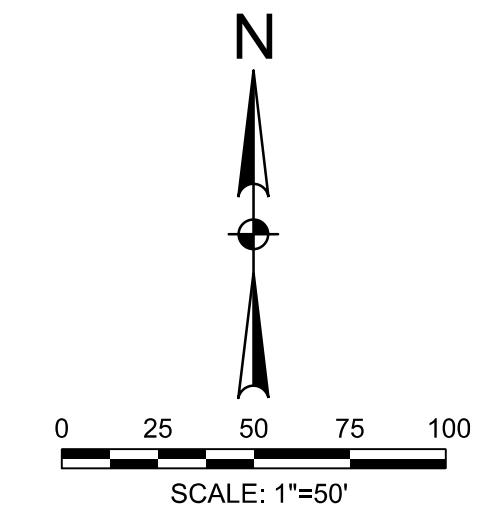
TO WAIVE THE DECELERATION REQUIREMENT ON JUBILEE LANE.

LEGEND:

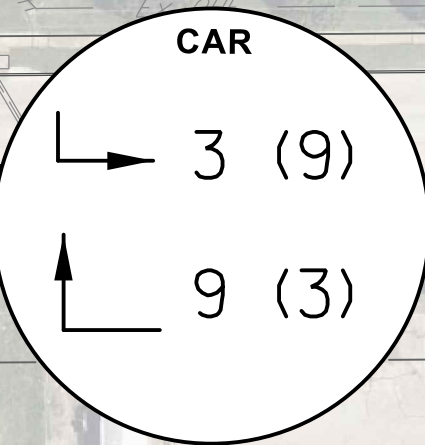
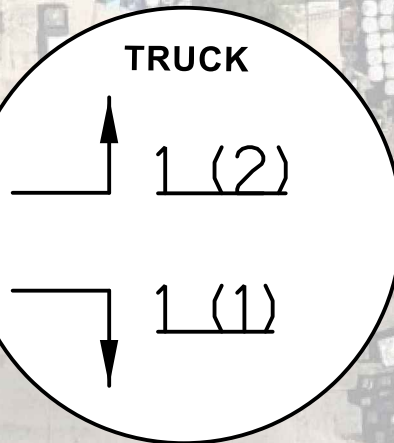
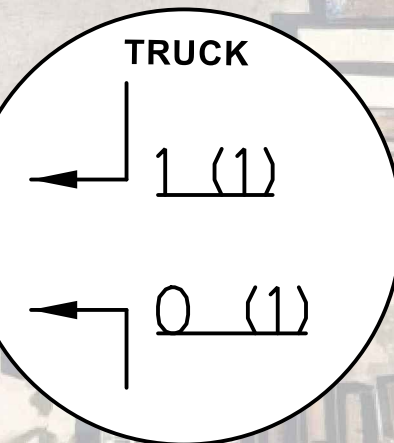
- XX = AM peak hour - passenger cars
- (XX) = PM peak hour - passenger cars
- XX = AM peak hour - trucks
- (XX) = PM peak hour - trucks



ENGINEERING SITE PLAN FOR
HIGH STREET REALTY
INDUSTRIAL DEVELOPMENT
LOT 3R BLOCK A
10.437 ACRES
ZONED HI
LEWISVILLE, TEXAS



VARIANCE TO WAIVE THE DECELERATION LANE REQUIREMENT



(CALLED 67.684 ACRES)
MICHAEL J. VANPATTEN
INST. NO. 2017-126283
O.P.R.D.C.T.
ZONING:
HEAVY INDUSTRIAL (HI)
FLOODWAY AREA

$\Delta=15^{\circ}34'07"$ (LT)
 $R=2,000.00'$
 $L=543.45'$
 $CL=541.78'$
 $CB=N26^{\circ}35'55"E$

BUILDING 1
128,019 S.F.

LOT 3R, BLOCK A
RIVERVIEW INDUSTRIAL PARK
VOL. 2017, PG. 489
P.R.D.C.T.
AG-HS JUBILEE PROPERTY OWNER, L.P.
INST. NO. 2021-778
O.P.R.D.C.T.
ZONING:
HEAVY INDUSTRIAL (HI)

BUILDING 2
46,628 S.F.

LOT 4R, BLOCK A
(CALLED 3.417 ACRES)
AGRIARIS, LLC
INST. NO. 2017-65029
O.P.R.D.C.T.

(CALLED 2.29 ACRES)
AGRIARIS, LLC
INST. NO. 2016-20457
O.P.R.D.C.T.

VARIANCE EXHIBIT
JUBILEE INDUSTRIAL PARK
LOTS 3R-1 & 3R-2, BLOCK A
10.44 ACRES TRACT
HEAVY INDUSTRIAL ZONING
R.H. BARKSDALE SURVEY, ABSTRACT NUMBER 46
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

| Revision No. | Date | Description |
|--------------|------|-------------|
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PRELIMINARY
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THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
ROMAN C. PLUGG III 133273
NAME P.E. NO.
DATE XX-XX-XXXX
TBPE FIRM # F-312

| | |
|--------------|------------|
| Project No.: | 42314 |
| Issued: | JULY, 2021 |
| Drawn By: | CAD |
| Checked By: | RCP |
| Scale: | AS SHOWN |

Sheet Title
VARIANCE EXHIBIT
EXH
Sheet Number