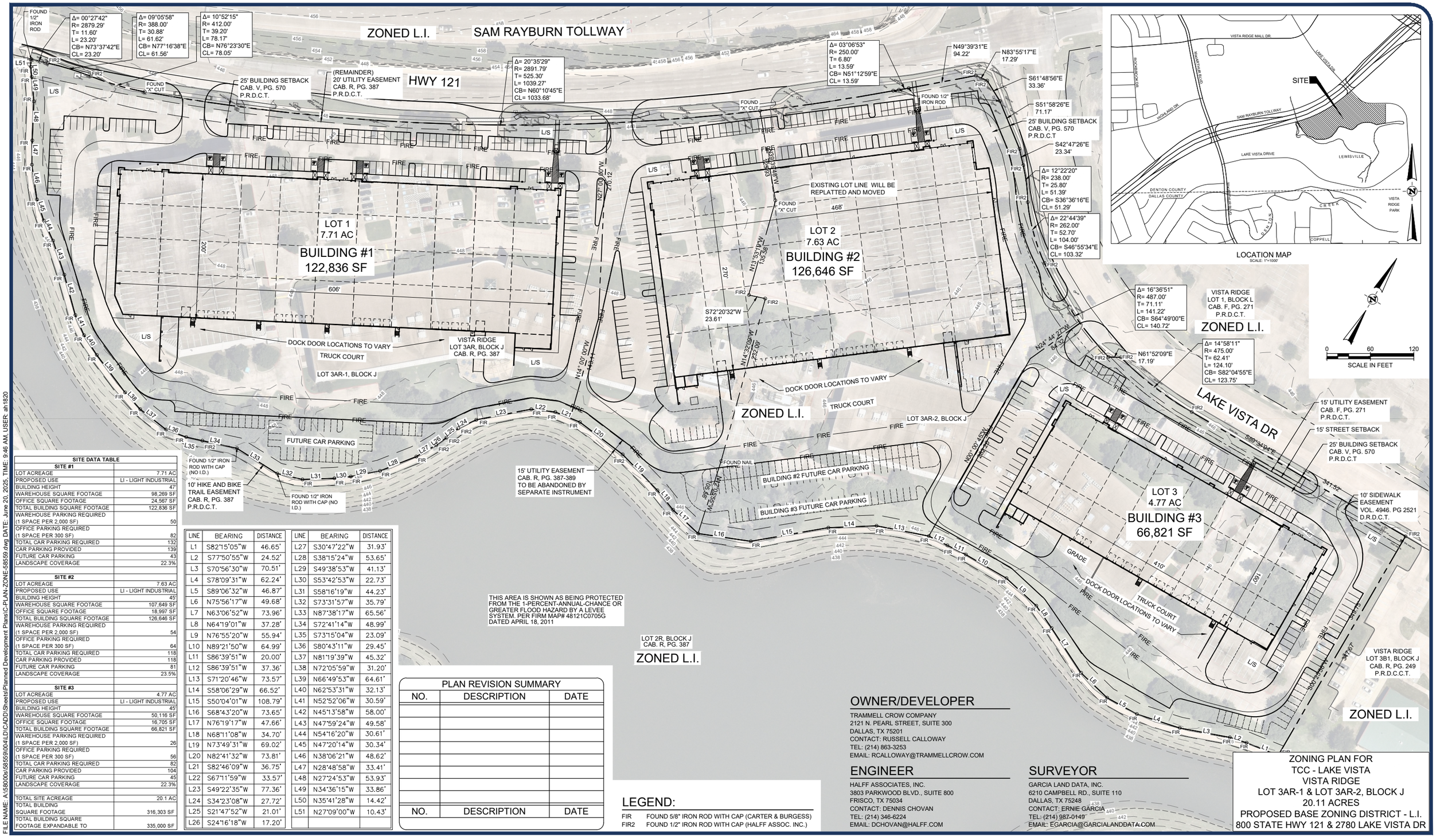


SITE DATA TABLE	
SITE #1	
LOT ACREAGE	7.71 AC
PROPOSED USE	LI - LIGHT INDUSTRIAL
BUILDING HEIGHT	47'
WAREHOUSE SQUARE FOOTAGE	98,269 SF
OFFICE SQUARE FOOTAGE	24,567 SF
TOTAL BUILDING SQUARE FOOTAGE	122,836 SF
WAREHOUSE PARKING REQUIRED (1 SPACE PER 2,000 SF)	50
OFFICE PARKING REQUIRED (1 SPACE PER 300 SF)	82
TOTAL CAR PARKING REQUIRED	132
CAR PARKING PROVIDED	139
FUTURE CAR PARKING	43
LANDSCAPE COVERAGE	22.3%
SITE #2	
LOT ACREAGE	7.63 AC
PROPOSED USE	LI - LIGHT INDUSTRIAL
BUILDING HEIGHT	45'
WAREHOUSE SQUARE FOOTAGE	107,649 SF
OFFICE SQUARE FOOTAGE	18,997 SF
TOTAL BUILDING SQUARE FOOTAGE	126,646 SF
WAREHOUSE PARKING REQUIRED (1 SPACE PER 2,000 SF)	54
OFFICE PARKING REQUIRED (1 SPACE PER 300 SF)	64
TOTAL CAR PARKING REQUIRED	118
CAR PARKING PROVIDED	118
FUTURE CAR PARKING	81
LANDSCAPE COVERAGE	23.5%
SITE #3	
LOT ACREAGE	4.77 AC
PROPOSED USE	LI - LIGHT INDUSTRIAL
BUILDING HEIGHT	45'
WAREHOUSE SQUARE FOOTAGE	50,116 SF
OFFICE SQUARE FOOTAGE	16,705 SF
TOTAL BUILDING SQUARE FOOTAGE	66,821 SF
WAREHOUSE PARKING REQUIRED (1 SPACE PER 2,000 SF)	26
OFFICE PARKING REQUIRED (1 SPACE PER 300 SF)	56
TOTAL CAR PARKING REQUIRED	82
CAR PARKING PROVIDED	104
FUTURE CAR PARKING	45
LANDSCAPE COVERAGE	22.3%
TOTAL SITE ACREAGE	20.1 AC
TOTAL BUILDING SQUARE FOOTAGE	316,303 SF
TOTAL BUILDING SQUARE FOOTAGE EXPANDABLE TO	335,000 SF

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S82°15'05"W	46.65'	L27	S30°47'22"W	31.93'
L2	S77°50'55"W	24.52'	L28	S38°15'24"W	53.65'
L3	S70°56'30"W	70.51'	L29	S49°38'53"W	41.13'
L4	S78°09'31"W	62.24'	L30	S53°42'53"W	22.73'
L5	S89°06'32"W	46.87'	L31	S58°16'19"W	44.23'
L6	N75°56'17"W	49.68'	L32	S73°31'57"W	35.79'
L7	N63°06'52"W	73.96'	L33	N87°38'17"W	65.56'
L8	N64°19'01"W	37.28'	L34	S72°41'14"W	48.99'
L9	N76°55'20"W	55.94'	L35	S73°15'04"W	23.09'
L10	N89°21'50"W	64.99'	L36	S80°43'11"W	29.45'
L11	S86°39'51"W	20.00'	L37	N81°19'39"W	45.32'
L12	S86°39'51"W	37.36'	L38	N72°05'59"W	31.20'
L13	S71°20'46"W	73.57'	L39	N66°49'53"W	64.61'
L14	S58°06'29"W	66.52'	L40	N62°53'31"W	32.13'
L15	S50°04'01"W	108.79'	L41	N52°52'06"W	30.59'
L16	S68°43'20"W	73.65'	L42	N45°13'58"W	58.00'
L17	N76°19'17"W	47.66'	L43	N47°59'24"W	49.58'
L18	N68°11'08"W	34.70'	L44	N54°16'20"W	30.61'
L19	N73°49'31"W	69.02'	L45	N47°20'14"W	30.34'
L20	N82°41'32"W	73.81'	L46	N38°06'21"W	48.62'
L21	S82°46'09"W	36.75'	L47	N28°48'58"W	33.41'
L22	S67°11'59"W	33.57'	L48	N27°24'53"W	53.93'
L23	S49°22'35"W	77.36'	L49	N34°36'15"W	33.86'
L24	S34°23'08"W	27.72'	L50	N35°41'28"W	14.42'
L25	S21°47'52"W	21.01'	L51	N27°09'00"W	10.43'
L26	S24°16'18"W	17.20'			

PLAN REVISION SUMMARY		
NO.	DESCRIPTION	DATE
NO.	DESCRIPTION	DATE

LEGEND:

FIR FOUND 5/8" IRON ROD WITH CAP (CARTER & BURGESS)
FIR2 FOUND 1/2" IRON ROD WITH CAP (HALFF ASSOC. INC.)

OWNER/DEVELOPER

TRAMMELL CROW COMPANY
2121 N. PEARL STREET, SUITE 300
DALLAS, TX 75201
CONTACT: RUSSELL CALLOWAY
TEL: (214) 863-3253
EMAIL: RCALLOWAY@TRAMMELLCROW.COM

ENGINEER

HALFF ASSOCIATES, INC.
3803 PARKWOOD BLVD., SUITE 800
FRISCO, TX 75034
CONTACT: DENNIS CHOVAN
TEL: (214) 346-6224
EMAIL: DCHOVAN@HALFF.COM

SURVEYOR

GARCIA LAND DATA, INC.
6210 CAMPBELL RD., SUITE 110
DALLAS, TX 75248
CONTACT: ERNIE GARCIA
TEL: (214) 987-0149
EMAIL: EGARCIA@GARCIALANDDATA.COM

ZONING PLAN FOR
TCC - LAKE VISTA
VISTA RIDGE
LOT 3AR-1 & LOT 3AR-2, BLOCK J
20.11 ACRES
PROPOSED BASE ZONING DISTRICT - L.I.
800 STATE HWY 121 & 2780 LAKE VISTA DR

FILE NAME: A:\56000s\58559\004\LD\CADD\Sheets\Planned Development Plans\C-PLAN-ZONE-58559.dwg DATE: June 20, 2025, TIME: 9:46 AM, USER: ah1820

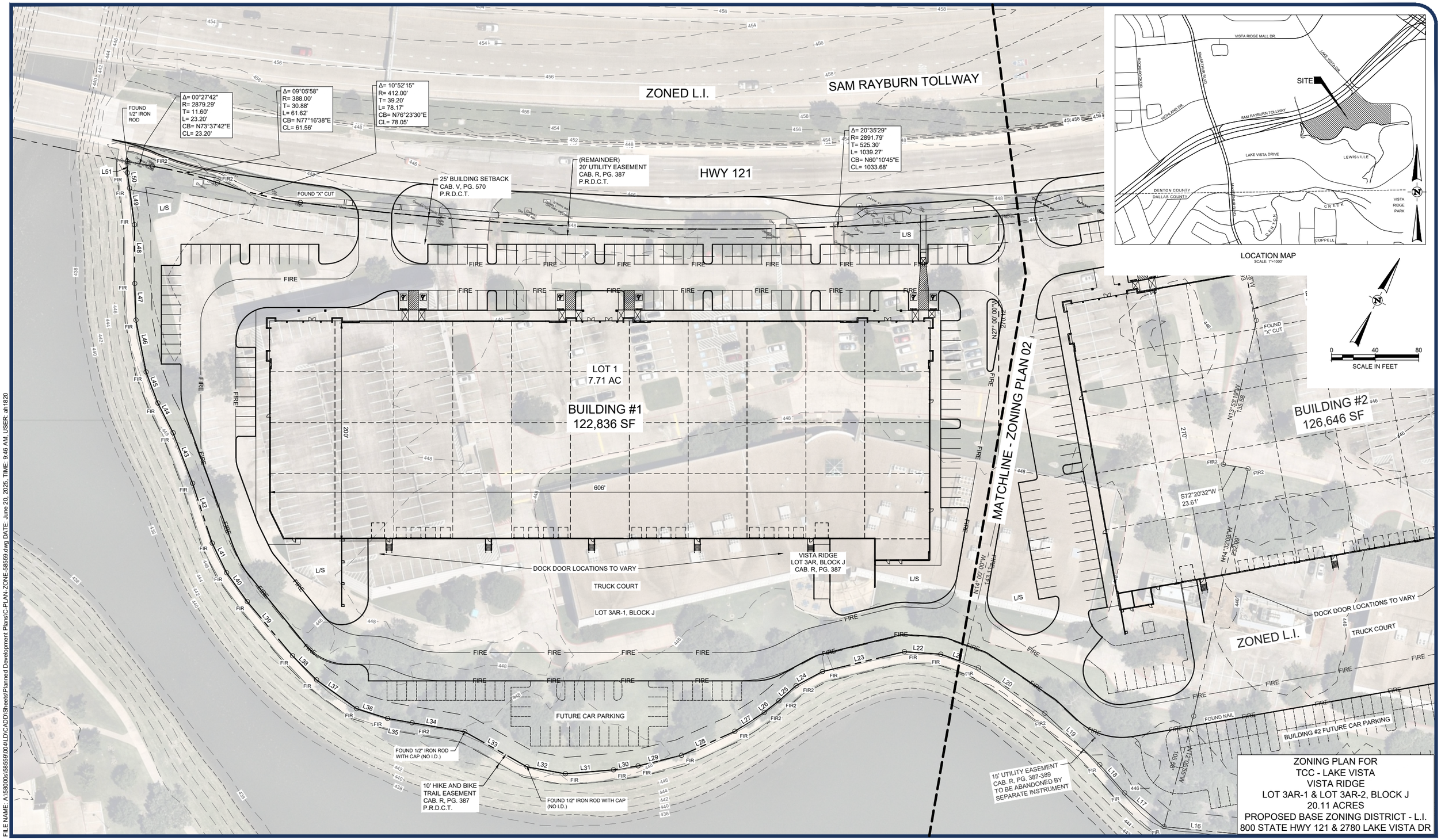
OVERALL ZONING PLAN

MAY 2025

0 30 60 120
SCALE IN FEET

halff
3803 PARKWOOD BLVD.
SUITE 800
FRISCO, TX 75034
TEL. (214) 618-4570

THE DRAWINGS AND INFORMATION CONTAINED HEREIN ARE FOR GENERAL PRESENTATION PURPOSES ONLY AND ARE NOT INTENDED NOR SHALL THEY BE USED FOR DESIGN OR CONSTRUCTION PLANS. HALFF RESERVES THE RIGHT TO MODIFY OR CHANGE ALL DRAWINGS AND INFORMATION AT ANY TIME WITHOUT NOTICE.



ZONING PLAN FOR
TCC - LAKE VISTA
VISTA RIDGE
LOT 3AR-1 & LOT 3AR-2, BLOCK J
20.11 ACRES
PROPOSED BASE ZONING DISTRICT - L.I.
800 STATE HWY 121 & 2780 LAKE VISTA DR

FILE NAME: A:\58000s\58559\004\LD\CADD\Sheets\Planned Development Plans\C-PLAN-ZONE-58559.dwg DATE: June 20, 2025, TIME: 9:46 AM, USER: ah1820

ZONING PLAN 01

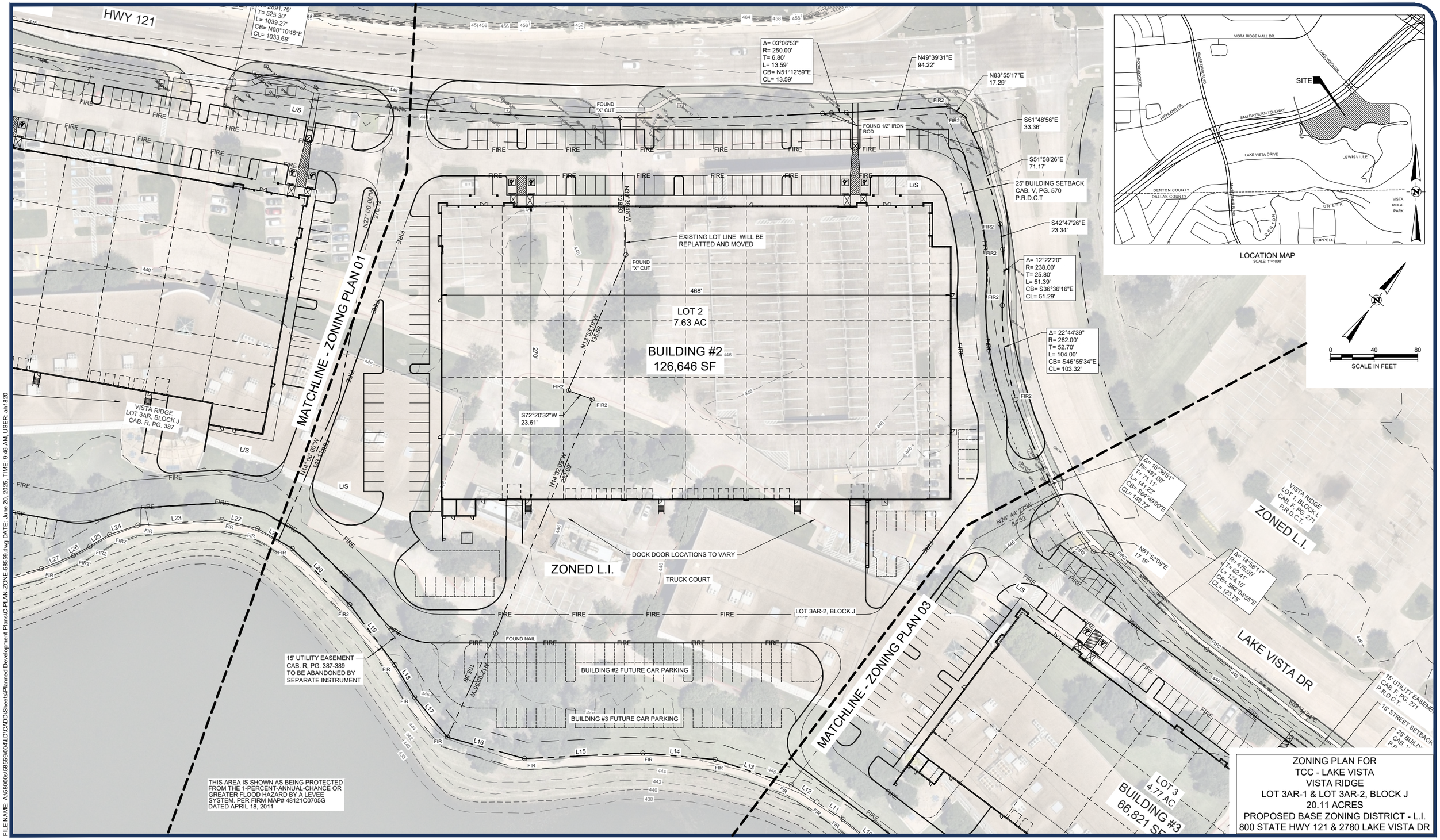
MAY
2025

0 20 40 80
SCALE IN FEET

halff

3803 PARKWOOD BLVD.
SUITE 800
FRISCO, TX 75034
TEL. (214) 618-4570

THE DRAWINGS AND INFORMATION CONTAINED HEREIN ARE FOR GENERAL PRESENTATION PURPOSES ONLY AND ARE NOT INTENDED NOR SHALL THEY BE USED FOR DESIGN OR CONSTRUCTION PLANS. HALFF RESERVES THE RIGHT TO MODIFY OR CHANGE ALL DRAWINGS AND INFORMATION AT ANY TIME WITHOUT NOTICE.



ZONING PLAN FOR
TCC - LAKE VISTA
VISTA RIDGE
LOT 3AR-1 & LOT 3AR-2, BLOCK J
20.11 ACRES
PROPOSED BASE ZONING DISTRICT - L.I.
800 STATE HWY 121 & 2780 LAKE VISTA DR

FILE NAME: A:\58000s\58559\004\ILD\CADD\Sheets\Planned Development Plans\C-PLAN-ZONE-58559.dwg DATE: June 20, 2025, TIME: 9:46 AM, USER: ah1820

ZONING PLAN 02

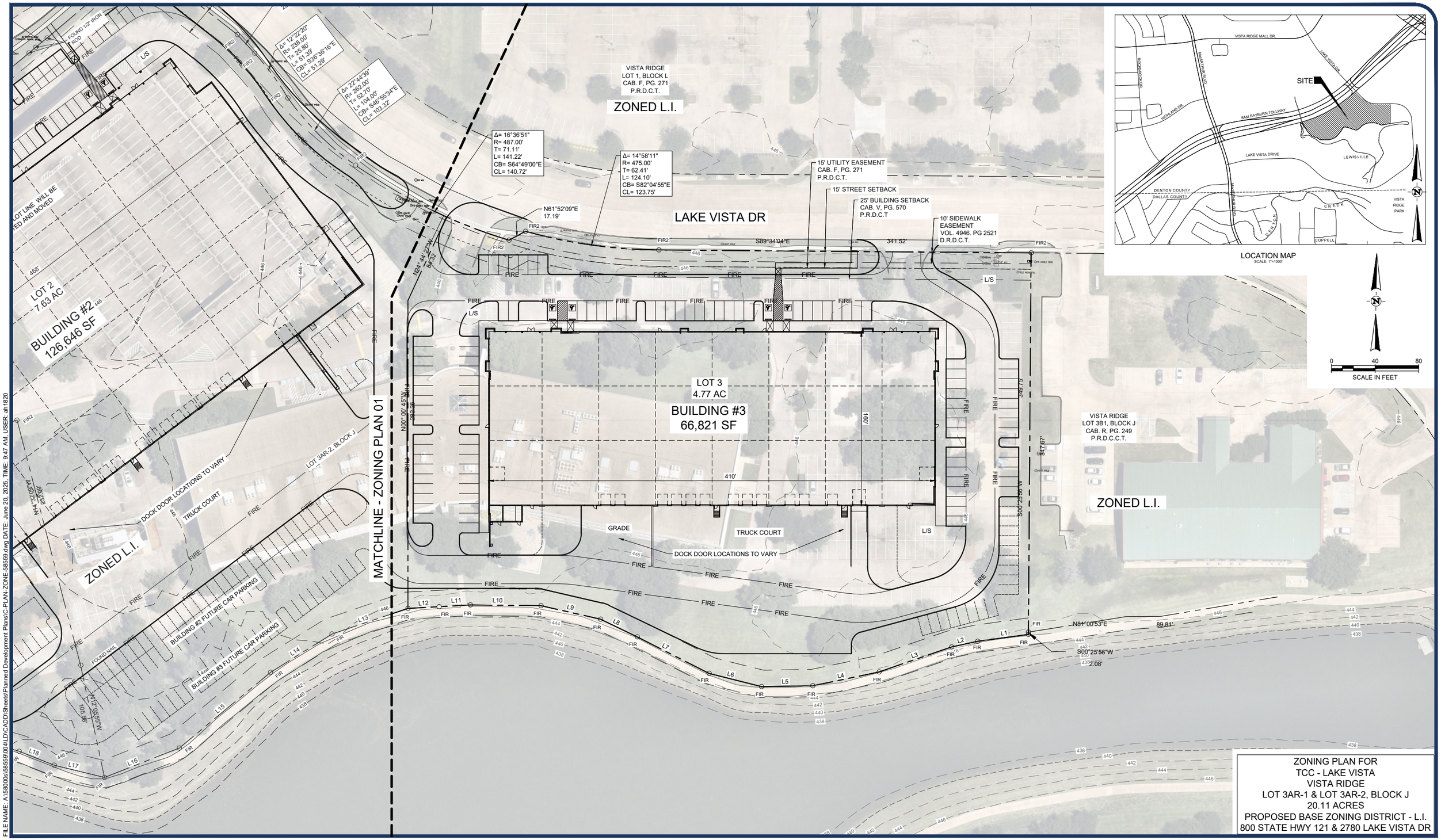
MAY
2025

0 20 40 80
SCALE IN FEET

halff

3803 PARKWOOD BLVD.
SUITE 800
FRISCO, TX 75034
TEL. (214) 618-4570

THE DRAWINGS AND INFORMATION CONTAINED HEREIN ARE FOR GENERAL PRESENTATION PURPOSES ONLY AND ARE NOT INTENDED NOR SHALL THEY BE USED FOR DESIGN OR CONSTRUCTION PLANS. HALFF RESERVES THE RIGHT TO MODIFY OR CHANGE ALL DRAWINGS AND INFORMATION AT ANY TIME WITHOUT NOTICE.



FILE NAME: A:\58000s\58559\004\LD\CADD\Sheets\Planned Development Plans\C-PLAN-ZONE-58559.dwg DATE: June 20, 2025, TIME: 9:47 AM, USER: ah1820

ZONING PLAN FOR
TCC - LAKE VISTA
VISTA RIDGE
LOT 3AR-1 & LOT 3AR-2, BLOCK J
20.11 ACRES
PROPOSED BASE ZONING DISTRICT - L.I.
800 STATE HWY 121 & 2780 LAKE VISTA DR

ZONING PLAN 03

MAY
2025

SCALE IN FEET
0 20 40 80

halff

3803 PARKWOOD BLVD.
SUITE 800
FRISCO, TX 75034
TEL. (214) 618-4570

THE DRAWINGS AND INFORMATION CONTAINED HEREIN ARE FOR GENERAL PRESENTATION PURPOSES ONLY AND ARE NOT INTENDED NOR SHALL THEY BE USED FOR DESIGN OR CONSTRUCTION PLANS. HALFF RESERVES THE RIGHT TO MODIFY OR CHANGE ALL DRAWINGS AND INFORMATION AT ANY TIME WITHOUT NOTICE.