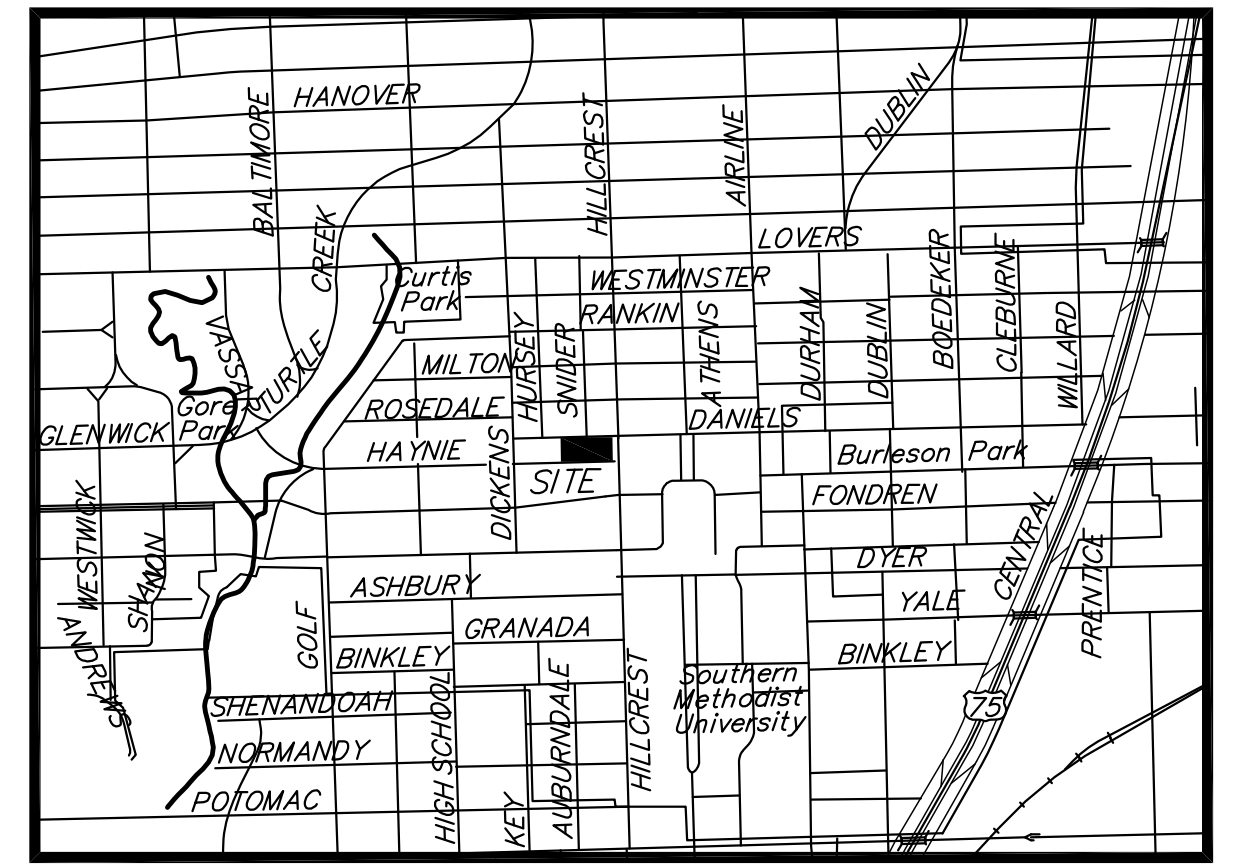


LEGEND

- PROPERTY LINE
- EASEMENT LINE
- YCHS 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
- IRF IRON ROD FOUND
- MNS MAG NAIL SET
- CMS / CMF CHISELED "X" SET / FOUND
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TX
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TX
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX

NOTES:

1. BASIS OF BEARINGS: THE NORTH LINE (S89°16'58"W) OF HAYNIE AVENUE PER CITY OF UNIVERSITY PARK GEODETIC CONTROL MONUMENT SYSTEM (MONUMENT No. 16), AS RE-ESTABLISHED BY RAYMOND L. GOODSON, JR., INC., DATED JULY 2003 AND ITS AZIMUTH MARKER.
2. ALL COORDINATES POSTED HEREON ARE GRID COORDINATES BASED ON CITY OF UNIVERSITY PARK MONUMENTS AS RE-ESTABLISHED BY RAYMOND L. GOODSON, JR., INC. (MAY, JUNE, & JULY, 2003).



VICINITY MAP

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

Whereas, SPC HILLCREST, L.P. is the sole owner of a tract of land situated in the John Scurlock Survey, Abstract No. 1351, City of University Park, Dallas County, Texas, being conveyed to SPC HILLCREST, L.P. by Special Warranty Deed (with Vendor's Lien) recorded in Instrument Number 201500282785, Official Public Records, Dallas County, Texas, being all of Lots 4, 5, 6, 7, 8, 9, 10, 11 & 12, Block 3, University Park Addition, an addition to the City of University Park, Dallas County, Texas according to the plat recorded in Volume 2, Page 6, Map Records, Dallas County, Texas, being all of a 15' alley abandonment by City Ordinance No. _____ and being more particularly described as follows:

BEGINNING at a MAG nail set for corner at the intersection of the south line of Daniel Avenue (variable width right-of-way) and the west line of Hillcrest Avenue (100' right-of-way), said nail being the northeast corner of said Lot 11;

THENCE South 00° 24' 47" East along the west line of said Hillcrest Avenue a distance of 150.00 feet to a chiseled "X" in concrete set for corner at the intersection of the west line of said Hillcrest Avenue and the north line of Haynie Avenue (50' right-of-way), said "X" being the southeast corner of said Lot 12;

THENCE South 89° 16' 53" West along the north line of said Haynie Avenue a distance of 638.60 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner, said rod being the southwest corner of said Lot 4 and the southeast corner of Lot 3, Block 3 of said University Park Addition;

THENCE North 00° 43' 07" West, departing the north line of said Haynie Avenue and along the common line between said Lot 3 and said Lot 4, a distance of 150.00 feet to a chiseled "X" in concrete set for corner on the south line of said Daniel Avenue, said "X" being the northwest corner of said Lot 4 and the northeast corner of said Lot 3, from which a chiseled "X" in concrete found bears North 78° 33' 32" East a distance of 0.38 feet;

THENCE North 89° 16' 53" East along the south line of Daniel Avenue a distance of 639.40 feet to the POINT OF BEGINNING, containing 95,850 square feet or 2.2004 acres more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

That I, Brian R. Wade, do hereby certify that I prepared this replat from an actual survey on the land and that the corner monuments shown thereon were found and / or properly placed under my personal supervision in accordance with the applicable codes and ordinances of the City of University Park.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Brian R. Wade RPLS No. 6098

STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Brian R. Wade, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2017.

Notary Public

STATE OF TEXAS §
 COUNTY OF DALLAS §

The undersigned hereby certifies that SPC HILLCREST, L.P. is the owner of the tracts of land described as Lots 7, 8, 9, 10, 11 & 12, Block 3, of University Park Addition, an Addition to the City of University Park, Texas, as recorded in Volume 2, Page 6, of the Map Records of Dallas County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, SPC HILLCREST, L.P., do hereby adopt this plat as Lots 6R & 7R, Block 3, of University Park Addition, an Addition to the City of University Park.

WITNESS MY HAND AT DALLAS, TEXAS, this the _____ day of _____ 2017.

Signature: _____
 James E. Strode, as Manager of SPC HILLCREST, L.P.

STATE OF TEXAS §
 COUNTY OF DALLAS §

This instrument was acknowledged before me on the _____ day of _____ 2017, by James E. Strode, as Manager of SPC HILLCREST, L.P.

NOTARY PUBLIC, STATE OF TEXAS

WITNESS MY HAND AT DALLAS, TEXAS, this the _____ day of _____ 2017.

Signature: _____

CERTIFICATE OF APPROVAL

I, Robert H. West, Chairman of the Planning and Zoning Commission of the City of University Park, Texas, do hereby certify this replat was duly filed for approval with the Planning and Zoning Commission of the City of University Park and the same was approved by the Planning and Zoning Commission on the _____ day of _____, 2017.

Robert H. West, Chairman, Planning and Zoning Commission

Attest:

Jessica Rees
 City Planner

Approved as to Form:

Robert L. Dillard, III
 City Attorney

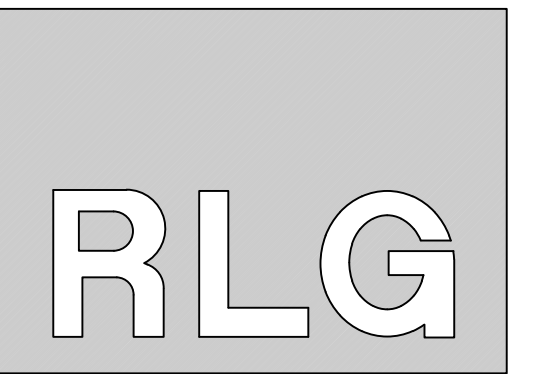
REPLAT
 of
LOTS 4, 5, 6, 7, 8, 9, 10, 11 & 12
BLOCK 3
 TO
LOT 6R & 7R, BLOCK 3
 of
UNIVERSITY PARK ADDITION
 AN ADDITION TO THE
 CITY OF UNIVERSITY PARK, TEXAS
ADDRESS: 6517 HILLCREST AVENUE

SCALE: 1" = 30' DATE: FEBRUARY 3, 2016

OWNER:
 SPC Hillcrest, L.P.
 6801 Snider Plaza, Suite 220
 Dallas, Texas 75205
 214-739-8100
 C/O Adam Richey

SURVEYOR:
 RAYMOND L. GOODSON JR., INC.
 8445 LA SIERRA, STE 300, LB 17
 DALLAS, TX 75231-4138
 214-739-8100
 rig@rlginc.com
 TX PE REC #F-493
 TBPLS REC #100341-00

RECORDED	INST#	JOB NO.	16009	E-FILE	16009pp.dwg	DWG NO.	26,376W
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Raymond L. Goodson Jr., Inc
Consulting Engineers
Civil - Survey - Structural - Forensics
Firm PE Reg: F-493
Firm TBPLS Reg: 100341-00
12001 N. Central Expressway #300
Dallas, Texas
75243
214.739.8100
214.739.6354 fax

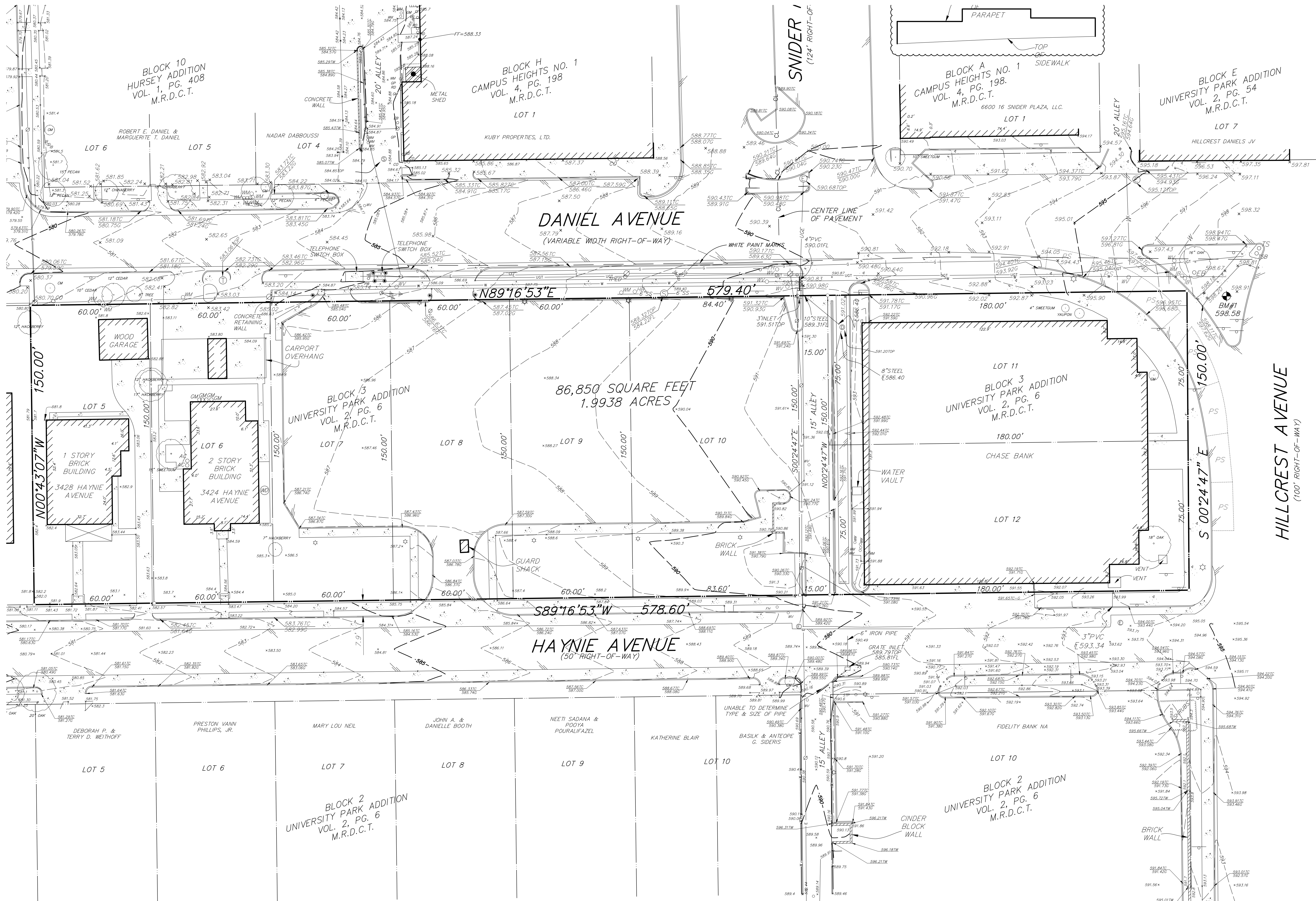
PROGRESS SET - FOR REVIEW ONLY
Issued 5/26/17

These documents are for Design Review and not intended for Construction, Bidding or Permit. Purposes. They were prepared by or under the supervision of:

Stuart Markussen, P.E. #63558
Raymond L. Goodson, Jr., Inc.

SPC HILLCREST, L.P.
6801 SNIDER PLAZA, SUITE 220
DALLAS, TX 75205
TEL: 214.361.6800

CITY OF UNIVERSITY PARK
DALLAS COUNTY, TEXAS
ABSTRACT NO. 1351
PARK PLAZA CORE AND SHELL



LEGEND

---	PROPERTY LINE	---	8" - 8" GAS	---	8" - 8" GAS MANHOLE
---	FOUNDATION	---	8" - 8" SEWER	---	8" - 8" SEWER MANHOLE
---	CONCRETE	---	8" - 8" STORM	---	8" - 8" STORM MANHOLE
---	EXISTING CONTOUR	---	8" - 8" WATER	---	8" - 8" WATER MANHOLE
---	EXISTING ELEVATION	---	8" - 8" EXISTING CONTOUR	---	8" - 8" EXISTING CONTOUR
---	EXISTING SPOT ELEVATION	---	8" - 8" EXISTING CONTOUR	---	8" - 8" EXISTING CONTOUR
---	POWER POLE	---	8" - 8" EXISTING CONTOUR	---	8" - 8" EXISTING CONTOUR
---	1/2" IRON ROD SET / FOUND	---	8" - 8" EXISTING CONTOUR	---	8" - 8" EXISTING CONTOUR
---	MAGS / MAGP	---	8" - 8" EXISTING CONTOUR	---	8" - 8" EXISTING CONTOUR
---	PK NAL SET / FOUND	---	8" - 8" EXISTING CONTOUR	---	8" - 8" EXISTING CONTOUR
---	TRK	---	8" - 8" EXISTING CONTOUR	---	8" - 8" EXISTING CONTOUR
---	OVERHEAD POWER	---	8" - 8" EXISTING CONTOUR	---	8" - 8" EXISTING CONTOUR
---	TOP OF CURB ELEVATION	---	8" - 8" EXISTING CONTOUR	---	8" - 8" EXISTING CONTOUR
---	OUTLET	---	8" - 8" EXISTING CONTOUR	---	8" - 8" EXISTING CONTOUR
---	CRK / MIRTLE	---	8" - 8" EXISTING CONTOUR	---	8" - 8" EXISTING CONTOUR
---	CHNBRRY	---	8" - 8" EXISTING CONTOUR	---	8" - 8" EXISTING CONTOUR
---	SWEETGUM	---	8" - 8" EXISTING CONTOUR	---	8" - 8" EXISTING CONTOUR
---	HOSE BR	---	8" - 8" EXISTING CONTOUR	---	8" - 8" EXISTING CONTOUR
---	BOLLARDS	---	8" - 8" EXISTING CONTOUR	---	8" - 8" EXISTING CONTOUR
---	WOODEN DOORING	---	8" - 8" EXISTING CONTOUR	---	8" - 8" EXISTING CONTOUR
---	UNDERGROUND ELECTRIC LINE	---	8" - 8" EXISTING CONTOUR	---	8" - 8" EXISTING CONTOUR
---	UNDERGROUND TELEPHONE LINE	---	8" - 8" EXISTING CONTOUR	---	8" - 8" EXISTING CONTOUR

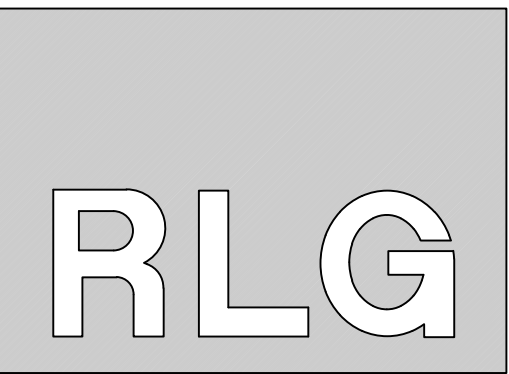
BENCHMARKS:
1) CITY OF UNIVERSITY PARK GEODETIC CONTROL MONUMENT #16, INSIDE ACCESS COVER, IN CENTER OF RIGHT-TURN LANE ISLAND, SOUTHWEST CORNER OF HILLCREST AVENUE AND DANIEL AVENUE, 12.8' NORTHWESTERLY OF ALUMINUM REFERENCE MARKER ON TOP OF EAST CURB OF SAME ISLAND. ELEVATION - 598.58'
2) SQUARE CUT ON CONCRETE, 1' WEST OF CURB, WEST SIDE OF DICKENS STREET, 38' ± SOUTH OF DANIEL STREET CENTERLINE. ELEVATION - 573.28'

TOPOGRAPHIC SURVEY

DETAIL SITE PLAN
MAY 26, 2017
C1.00

PROJECT NO: 315081.000

NO	REVISION	DATE



Raymond L. Goodson Jr., Inc.
Consulting Engineers
Civil - Survey - Structural - Forensics
Firm Reg: F-493

5445 La Sierra Dr #300
Dallas, Texas
75231-4138
214.739.8100
214.739.6354 fax

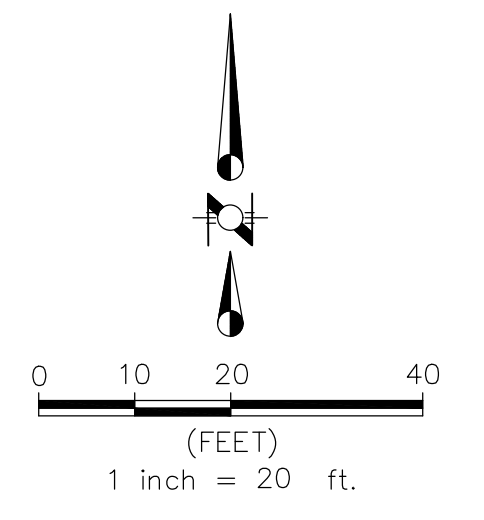
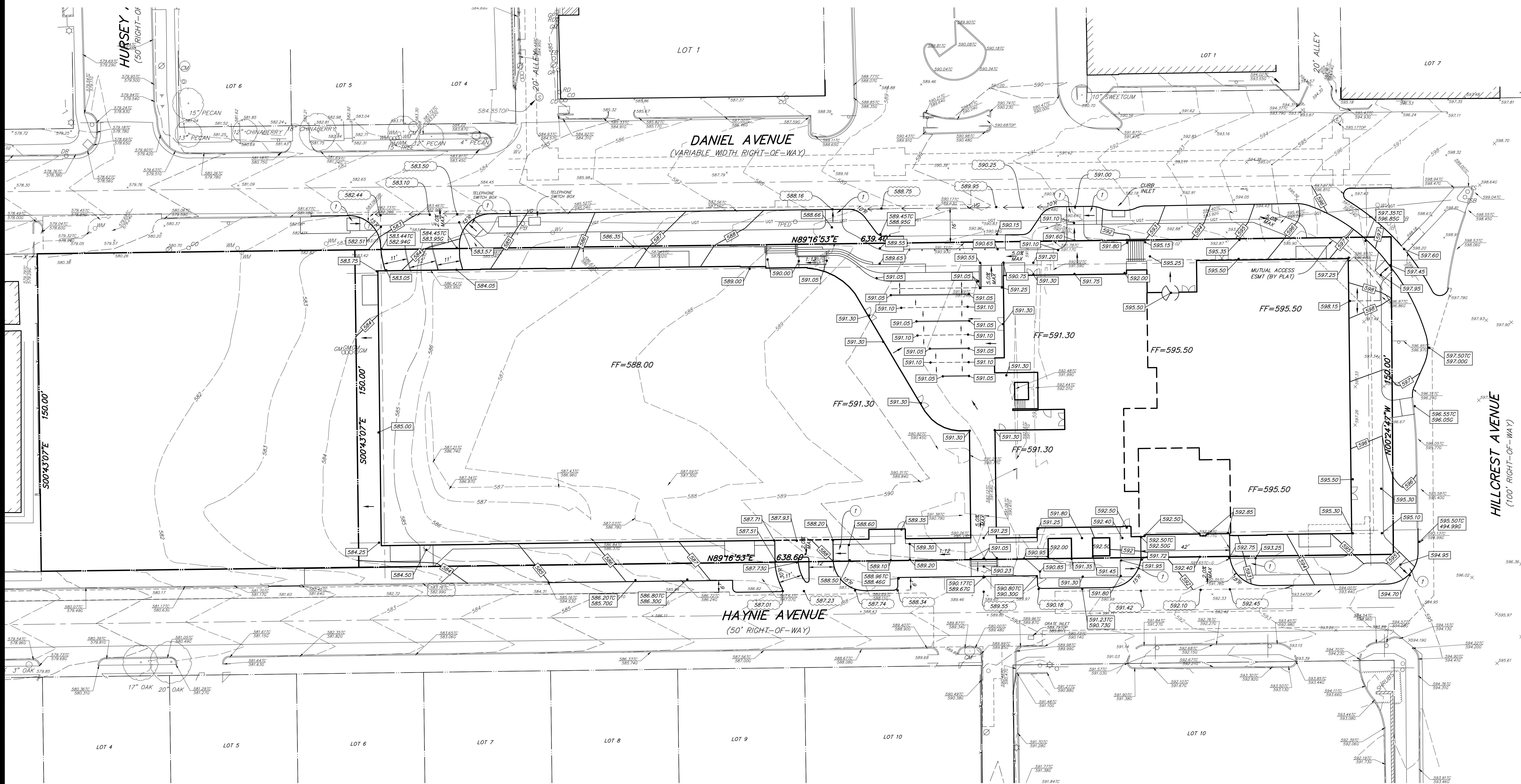
PROGRESS SET - FOR REVIEW ONLY
Issued 5/26/17

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Raymond L. Goodson, Jr., Inc.

SPC HILLCREST, L.P.
6801 SNIDER PLAZA, SUITE 220
DALLAS, TX 75205
TEL. 214.361.6800
CITY OF UNIVERSITY PARK
DALLAS COUNTY, TEXAS
ABSTRACT NO. 1351

PARK PLAZA CORE AND SHELL



LEGEND

- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING SPOT ELEVATION
- EXISTING SPOT ELEVATION
- CALCULATED SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- LIMITS OF PAVEMENT SAWCUT
- INSTALL BARRIER FREE RAMP PER CITY OF UNIVERSITY PARK DETAILS AND SPECIFICATIONS

BENCHMARKS:

1) CITY OF UNIVERSITY PARK GEODETIC CONTROL MONUMENT #16, INSIDE ACCESS COVER, IN CENTER OF RIGHT-TURN LANE ISLAND, SOUTHWEST CORNER OF HILLCREST AVENUE AND DANIEL AVENUE, 12.8' NORTHWESTERLY OF ALUMINUM REFERENCE MARKER ON TOP OF EAST CURB OF SAME ISLAND. ELEVATION - 598.58'

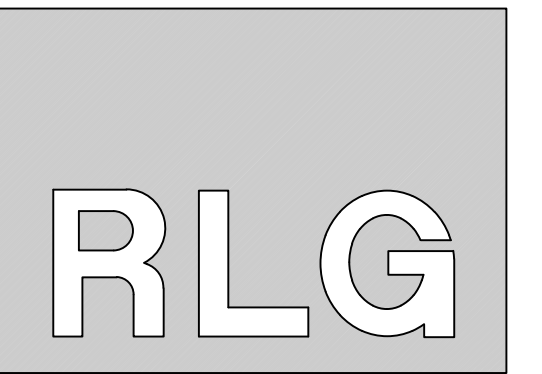
2) SQUARE CUT ON CONCRETE, 1' WEST OF CURB, WEST SIDE OF DICKENS STREET, 38' ± SOUTH OF DANIEL STREET CENTERLINE. ELEVATION - 573.28'

NO	REVISION	DATE

PROJECT NO: 315081.000

GRADING PLAN

DETAIL SITE PLAN
MAY 26, 2017
C2.00



Raymond L. Goodson Jr., Inc
Consulting Engineers
Civil - Survey - Structural - Forensics
Firm Reg: F-493

5445 La Sierra Dr #300
Dallas, Texas
75231-4138
214.739.8100
214.739.6354 fax

PROGRESS SET - FOR REVIEW ONLY
Issued 5/26/17

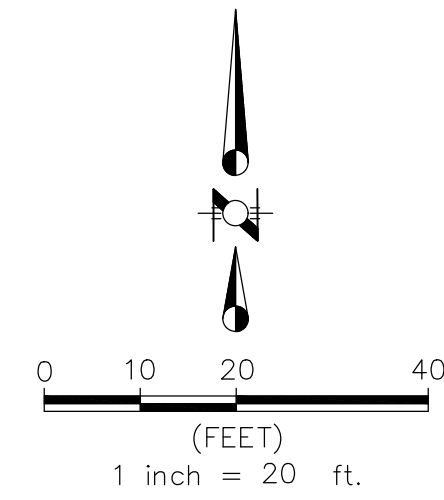
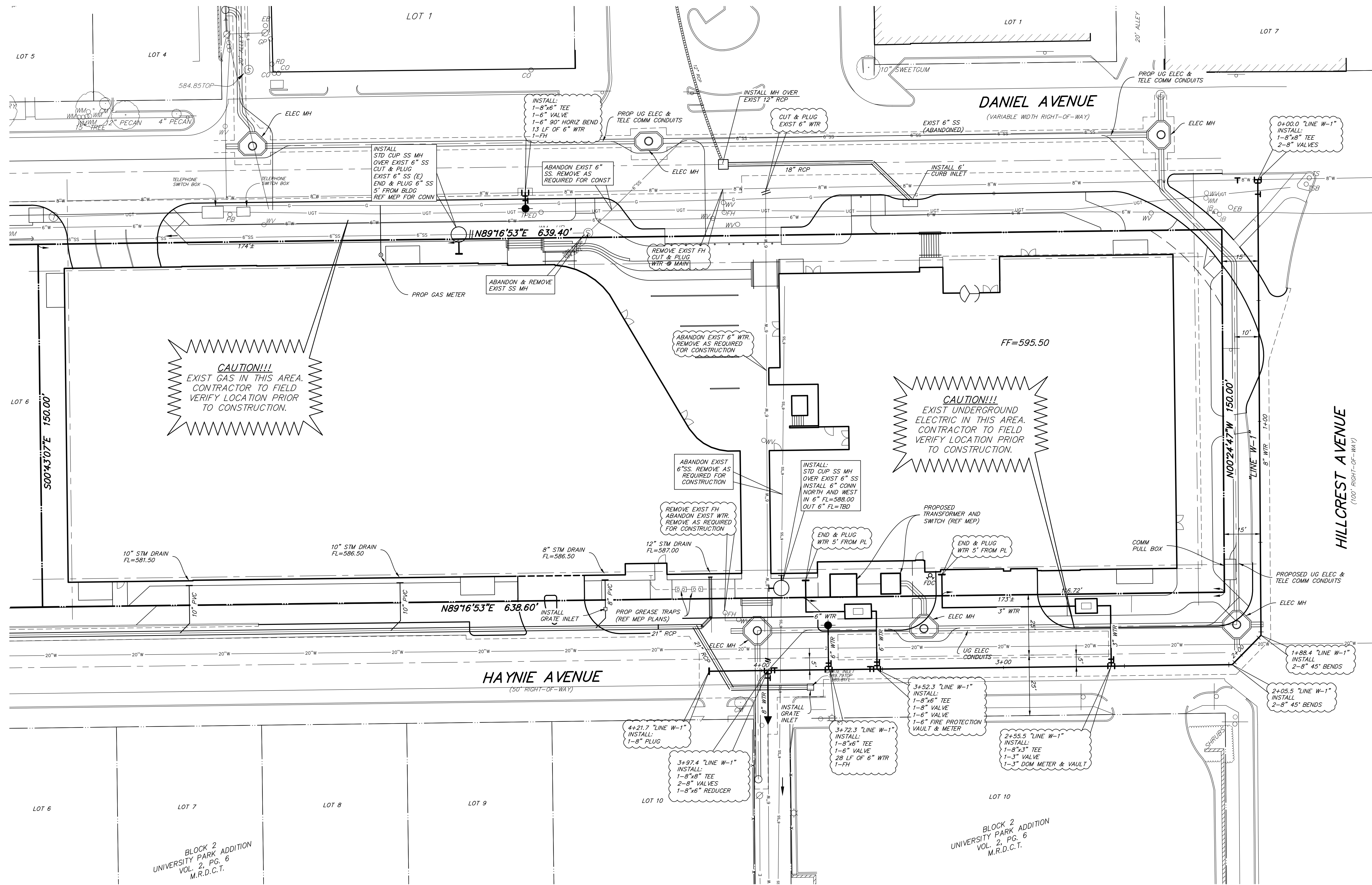
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DALLAS, TX 75205
TEL. 214.361.6800
CITY OF UNIVERSITY PARK
DALLAS COUNTY, TEXAS
ABSTRACT NO. 1351

PARK PLAZA CORE AND SHELL



LEGEND

- XXXXXXXXXXXX EXISTING STORM SEWER
- ===== PROPOSED STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- - - - - PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE

UTILITY GENERAL NOTES

1. All materials and workmanship shall conform to the City of University Park standards and specifications, and to the Standard Specifications for Public Works Construction for North Central Texas prepared by the North Texas Council of Governments, latest edition and the City of University Park addendum thereto.
2. All water mains shall be AWWA C-900 PVC water pipe class 200 or D.I. Class 52 water with polywrap.
3. All 6" through 15" wastewater mains where PVC pipe is used shall be ASTM 3034 (SDR-35), unless otherwise specified.
4. The maximum allowable trench width for all pipe through 12" diameter shall be 32".
5. All pipe backfill shall be recycled concrete mix compacted to 95 of standard proctor density in six (6) inch lifts.
6. Refer to City of University Park for manhole details. All sanitary sewer manhole rims shall be 30" Dia.

CAUTION!!!
EXIST GAS IN THIS AREA.
CONTRACTOR TO FIELD
VERIFY LOCATION PRIOR
TO CONSTRUCTION.

CAUTION!!!
EXIST UNDERGROUND
ELECTRIC IN THIS AREA.
CONTRACTOR TO FIELD
VERIFY LOCATION PRIOR
TO CONSTRUCTION.

BLOCK 2
UNIVERSITY PARK ADDITION
VOL. 2, PG. 6
M.R.D.C.T.

BLOCK 2
UNIVERSITY PARK ADDITION
VOL. 2, PG. 6
M.R.D.C.T.

NO	REVISION	DATE

PROJECT NO: 315801.000

BENCHMARKS:
1) CITY OF UNIVERSITY PARK GEODETIC CONTROL MONUMENT #16, INSIDE ACCESS COVER, IN CENTER OF RIGHT-TURN LANE ISLAND, SOUTHWEST CORNER OF HILLCREST AVENUE AND DANIEL AVENUE, 12.8' NORTHWESTERLY OF ALUMINUM REFERENCE MARKER ON TOP OF EAST CURB OF SAME ISLAND. ELEVATION - 598.58'.
2) SQUARE CUT ON CONCRETE, 1' WEST OF CURB, WEST SIDE OF DICKENS STREET, 38' ± SOUTH OF DANIEL STREET CENTERLINE. ELEVATION - 573.28'

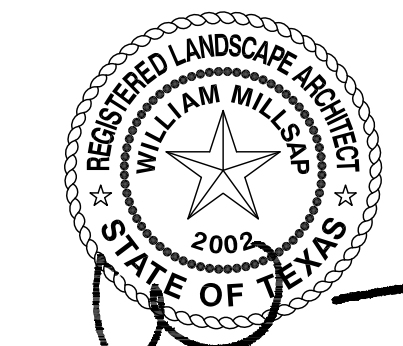
UTILITY PLAN

DETAIL SITE PLAN

MAY 26, 2017

C3.00

MATERIAL LEGEND:



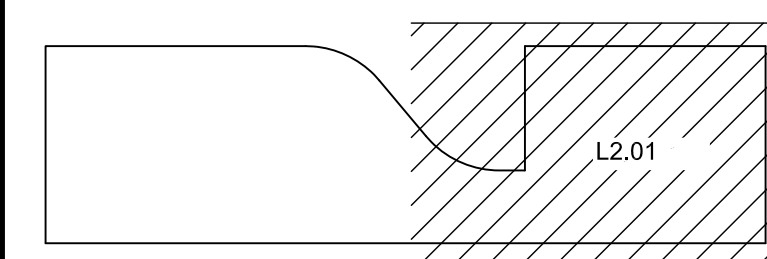
WILLIAM G. MILLSAP
LANDSCAPE ARCHITECT
TEXAS LIC. # 2002
5.26.2017

SPC HILLCREST
INVESTMENTS, L.P.
6801 SNIDER PLAZA
SUITE 220
DALLAS, TX 75205

TEL: 214.361.6900

CITY OF UNIVERSITY PARK
DALLAS COUNTY, TEXAS
ABSTRACT # 1351

PARK PLAZA CORE AND SHELL



KEYPLAN

Number	Revision	Date

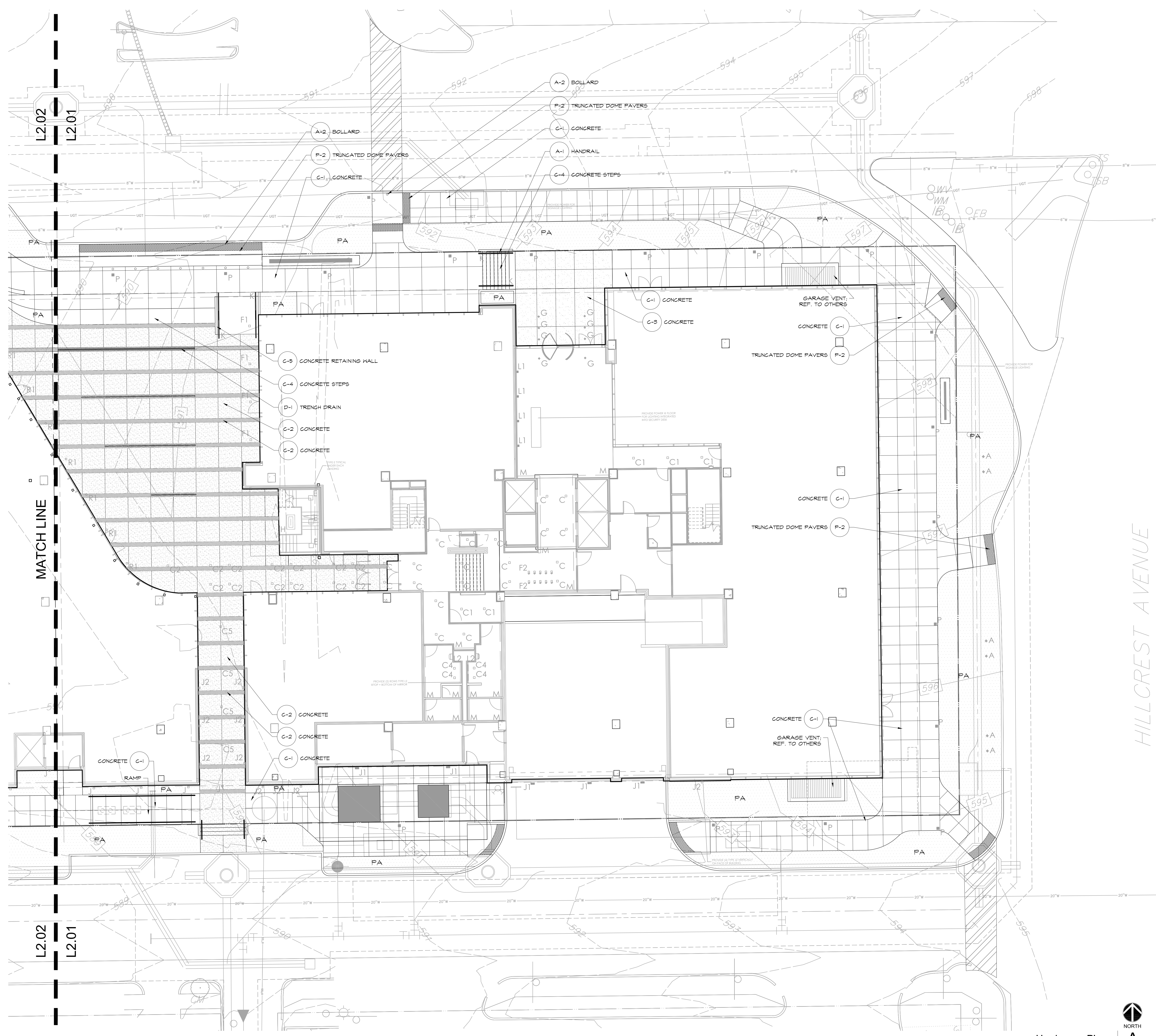
PROJECT NO: 315081.000

HARDSCAPE PLAN

DETAIL SITE PLAN

MAY 26, 2017

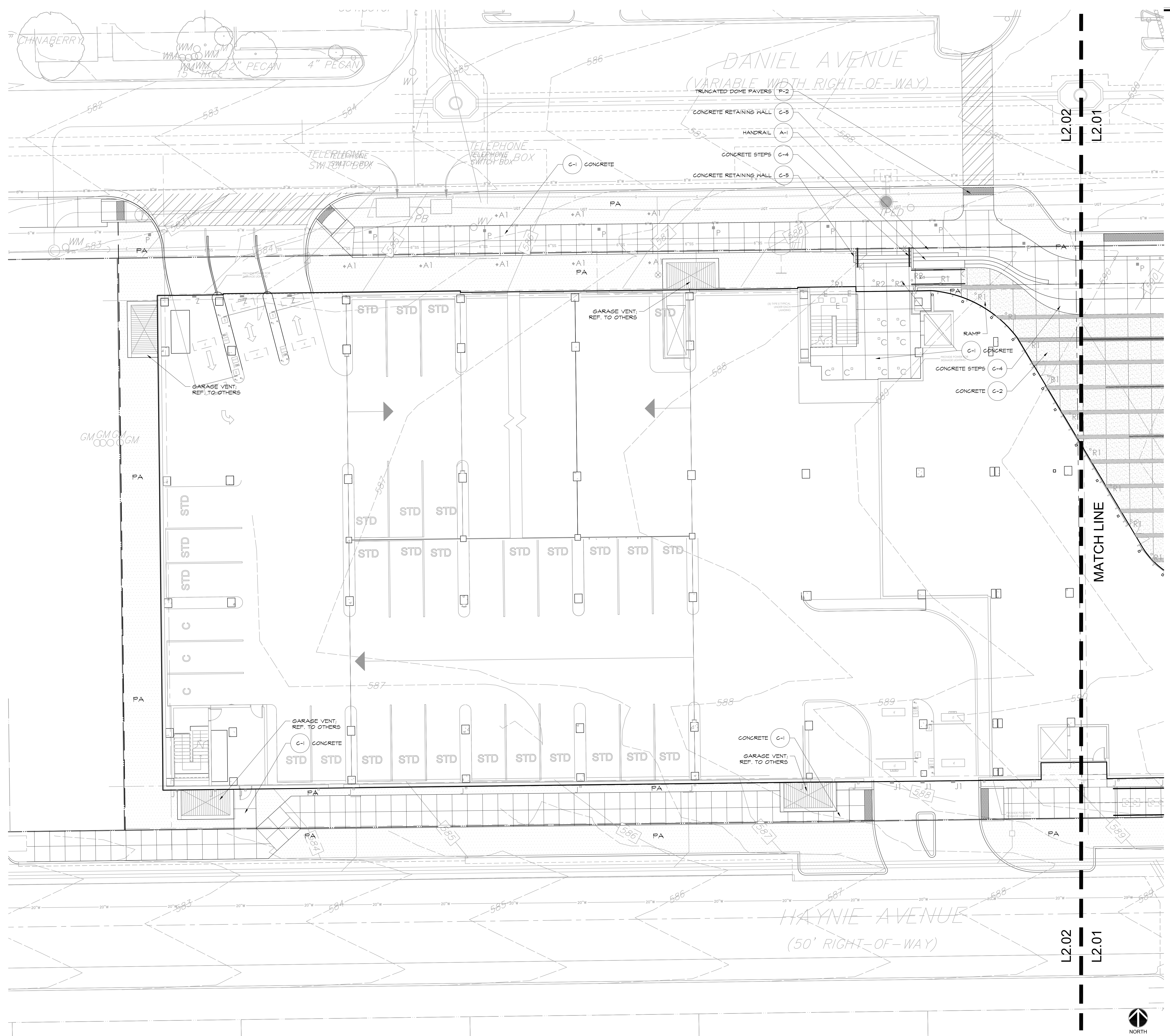
L2.01



Hardscape Plan

SCALE: 1" = 10'-0" L2.01





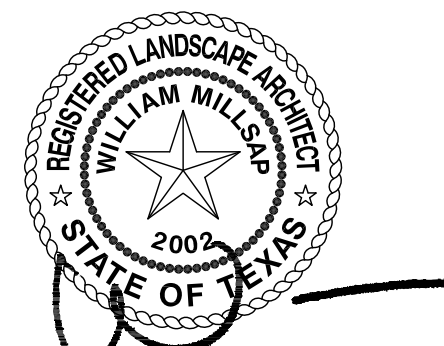
MATERIAL LEGEND:

PAVING

- C-1 CONCRETE
COLOR: STANDARD GRAY
FINISH: MEDIUM BROOM
PATTERN: SAW CUT JOINTS - REFER TO PLANS FOR LAYOUT
- C-2 CONCRETE
COLOR: COLOR 1, TBD
FINISH: LIGHT SAND BLAST
PATTERN: SAW CUT JOINTS - REFER TO PLANS FOR LAYOUT
- C-3 CONCRETE
COLOR: COLOR 2, TBD
FINISH: LIGHT SAND BLAST
PATTERN: SAW CUT JOINTS - REFER TO PLANS FOR LAYOUT
- C-4 CONCRETE STEPS - POUR IN PLACE
COLOR: STANDARD GRAY
FINISH: REFER TO SPECS
- C-5 CONCRETE RETAINING WALL - POUR IN PLACE
COLOR: STANDARD GRAY
FINISH: REFER TO SPECS
- P-1 CONCRETE PAVERS
MANUFACTURER: WAUSAU
COLOR: TBD
SIZE: 4' x 8'
PATTERN: REFER TO PLANS
- P-2 TRUNCATED DOME PAVERS
MANUFACTURER: WAUSAU
COLOR: TBD
SIZE: 12' x 12"
PATTERN: REFER TO PLANS

AMENITIES

- A-1 BOLLARD
MANUFACTURER: LANDSCAPE FORMS
MODEL: STOP BOLLARD
FINISH: TBD
SIZE: 7' x 7' x 34"
- A-2 HANDRAIL
MANUFACTURER: CONTRACTOR
MATERIAL: CAST IRON
SIZE: REFER TO DETAILS
- A-3 TRASH RECEPTACLE
MANUFACTURER: LANDSCAPE FORMS
MODEL: COLLECT LITTER
FINISH: TBD
SIZE: 16" x 24" x 38"
- A-4 BACKLESS BENCH
MANUFACTURER: LANDSCAPE FORMS
MODEL: AUSTIN BACKLESS BENCH, NO ARMS
MATERIAL: METAL
SIZE: 22" x 72" x 18"
- A-5 TABLE & CHAIRS
MANUFACTURER: LANDSCAPE FORMS
MODEL: CHIPMAN 36" DINING TABLE & CHIPMAN ARMED CHAIRS
COLOR: TBD



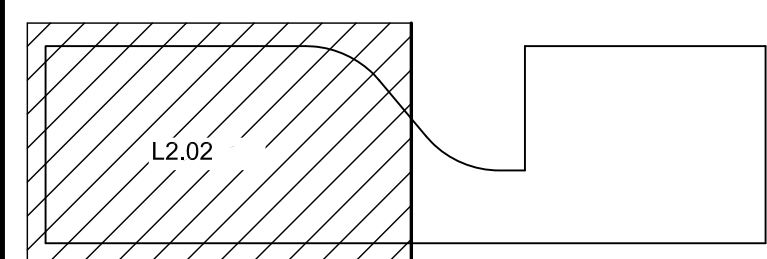
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5.26.2017

SPC HILLCREST
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6801 SNIDER PLAZA
SUITE 220
DALLAS, TX 75205

TEL: 214.361.6900

CITY OF UNIVERSITY PARK
DALLAS COUNTY, TEXAS
ABSTRACT # 1351

PARK PLAZA CORE AND SHELL



KEYPLAN

Number	Revision	Date

PROJECT NO: 315081.000

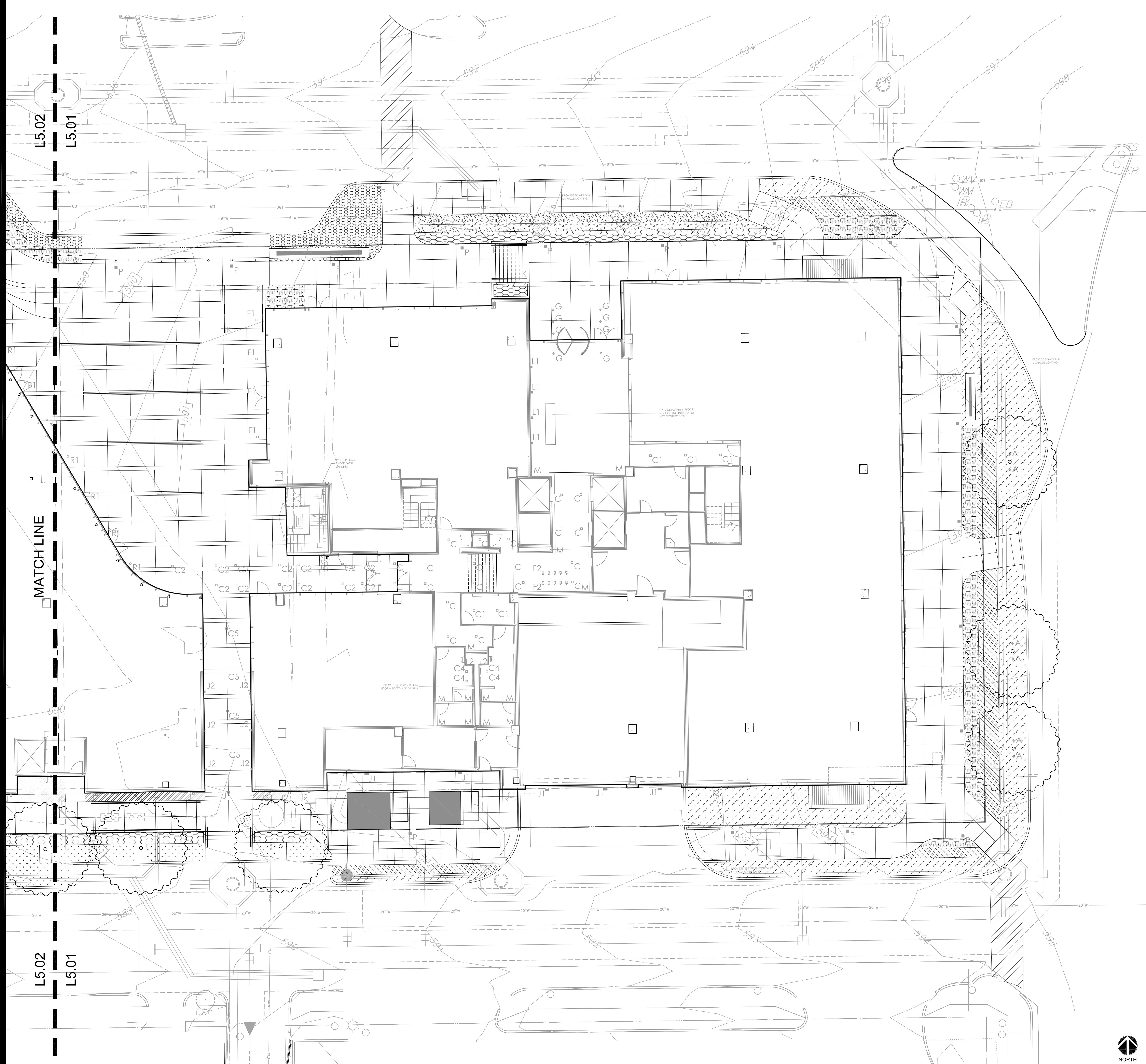
HARDSCAPE PLAN

DETAIL SITE PLAN

MAY 26, 2017

L2.02

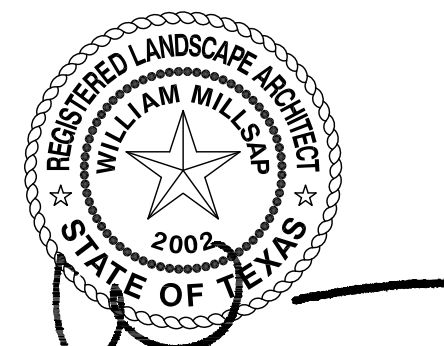




PLANTING SCHEDULE:

PLANT QUANTITY	PLANT SYMBOL	COMMON NAME BOTANICAL NAME
CANOPY TREES		
	(Symbol)	LIVE OAK <i>Quercus virginiana</i>
ORNAMENTAL TREES & VINES		
	(Symbol)	NATCHEZ GRAPE MYRTLE, STD. SINGLE TRUNK <i>Lagerstroemia indica x fauriei</i> 'Natchez'
	(Symbol)	TEXAS WISTERIA <i>Wisteria frutescens</i>
SHRUBS, GROUNDCOVERS & PERENNIALS		
	(Symbol)	DWARF BURFORD HOLLY <i>Ilex cornuta</i> 'Dwarf Burford'
	(Symbol)	DWARF YAUPON HOLLY <i>Ilex vomitoria</i> 'Nana'
	(Symbol)	INDIAN HAWTHORN <i>Rhapsaloides indica</i>
	(Symbol)	FOUNTAIN GRASS <i>Pennisetum alopecuroides</i>
	(Symbol)	ADAGIO MAIDEN GRASS <i>Miscanthus sinensis</i> 'Adagio'
	(Symbol)	BERKELEY SEDGE <i>Carex sumulicala</i>
	(Symbol)	ASIAN JASMINE <i>Trachelospermum asiaticum</i>
	(Symbol)	SEASONAL COLOR
	(Symbol)	TURF

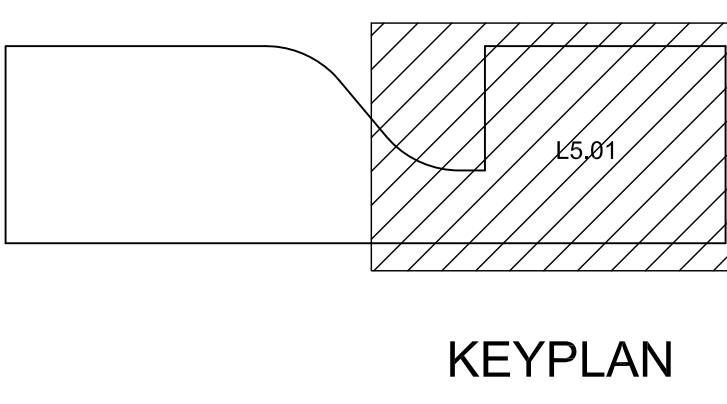
***TREE NOTES:**
ALL TREES ARE TO BE SELECTED FROM GREEN STOCK, LLC. *NO ALTERNATIVES ACCEPTED
CONTACT: SUSAN FOLKERT 214.673.6754



WILLIAM G. MILLSAP
LANDSCAPE ARCHITECT
TEXAS LIC. # 2002
5.26.2017

SPC HILLCREST
INVESTMENTS, L.P.
6801 SNIDER PLAZA
SUITE 220
DALLAS, TX 75205
TEL: 214.361.6900
CITY OF UNIVERSITY PARK
DALLAS COUNTY, TEXAS
ABSTRACT # 1351

PARK PLAZA CORE AND SHELL



Number	Revision	Date

PROJECT NO: 315081.000

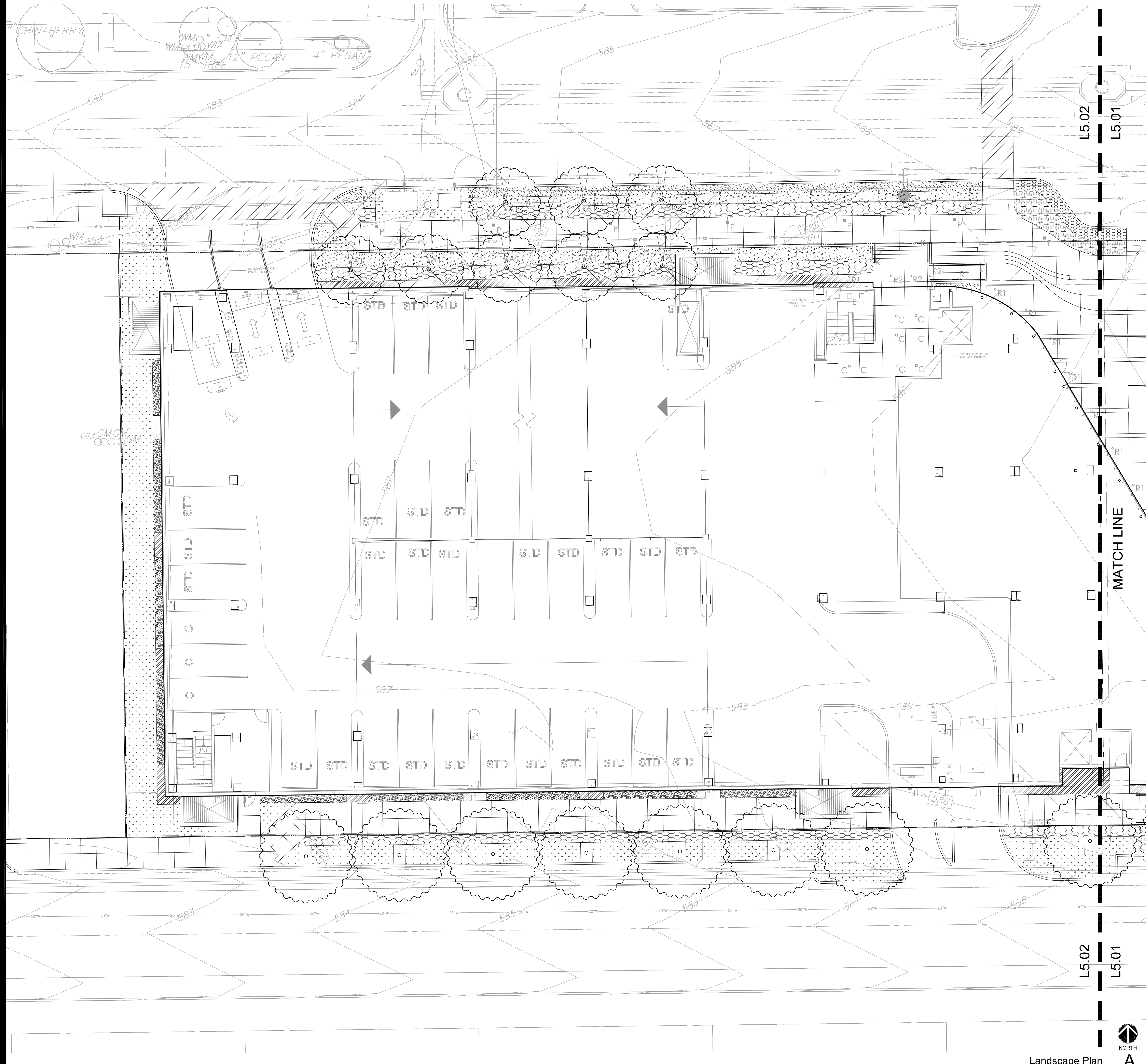
SHEET NAME HERE

LANDSCAPE PLAN

DETAIL SITE PLAN

MAY 26, 2017

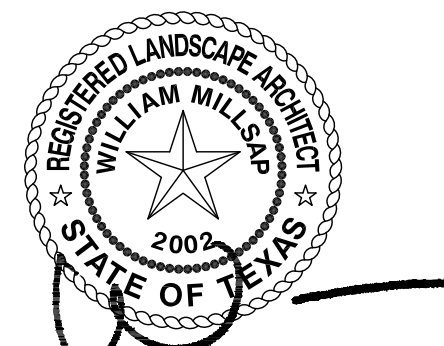
L5.01



PLANTING SCHEDULE:

PLANT QUANTITY	PLANT SYMBOL	COMMON NAME BOTANICAL NAME
CANOPY TREES		
	(Symbol)	LIVE OAK <i>Quercus virginiana</i>
ORNAMENTAL TREES & VINES		
	(Symbol)	NATCHEZ GRAPE MYRTLE, STD, SINGLE TRUNK <i>Lagerstroemia indica x fauriei 'Natchez'</i>
	(Symbol)	TEXAS WISTERIA <i>Wisteria frutescens</i>
SHRUBS, GROUNDCOVERS & PERENNIALS		
	(Symbol)	DWARF BURFORD HOLLY <i>Ilex cornuta 'Dwarf Burford'</i>
	(Symbol)	DWARF YAUPON HOLLY <i>Ilex vomitoria 'Nana'</i>
	(Symbol)	INDIAN HAWTHORN <i>Rhapsaloides indica</i>
	(Symbol)	FOUNTAIN GRASS <i>Pennisetum alopecuroides</i>
	(Symbol)	ADAGIO MAIDEN GRASS <i>Miscanthus sinensis 'Adagio'</i>
	(Symbol)	BERKELEY SEDGE <i>Carex sumulicala</i>
	(Symbol)	ASIAN JASMINE <i>Trachelospermum asiaticum</i>
	(Symbol)	SEASONAL COLOR
	(Symbol)	TURF

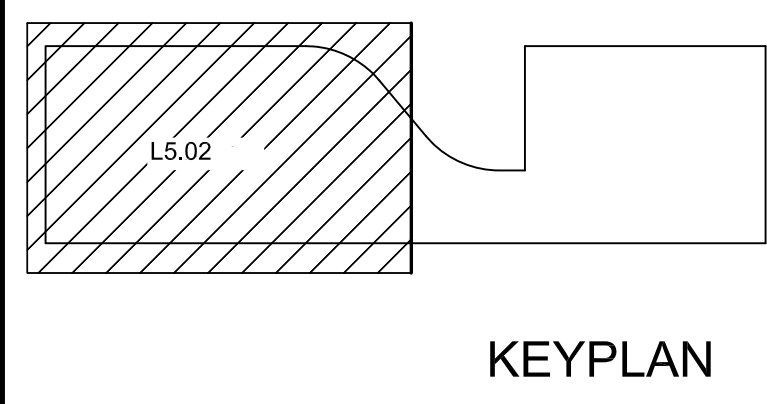
*TREE NOTES:
ALL TREES ARE TO BE SELECTED FROM GREEN STOCK, LLC. *NO ALTERNATIVES ACCEPTED
CONTACT: SUSAN FOLKERT 214.673.6754



WILLIAM G. MILLSAP
LANDSCAPE ARCHITECT
TEXAS LIC. # 2002
5.26.2017

SPC HILLCREST
INVESTMENTS, L.P.
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DALLAS COUNTY, TEXAS
ABSTRACT # 1351

PARK PLAZA CORE AND SHELL



Number	Revision	Date

PROJECT NO: 315081.000

SHEET NAME HERE

LANDSCAPE PLAN

DETAIL SITE PLAN

MAY 26, 2017

L5.02



MAY 26, 2017

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CITY OF UNIVERSITY PARK
DALLAS COUNTY, TEXAS
ABSTRACT NO. 1351

PARK PLAZA CORE AND SHELL

PD NO. 26 PERMITTED USE TABLE

USE	SF ALLOWED	SF PROVIDED
OFFICE	119,000	88,987
RETAIL	27,285	19,208
RESTAURANT	14,695	7,963
TOTAL:	119,000	116,158

PD NO. 26
REQUIRED
SETBACKS

YARD	SETBACK
FRONT-HILLCREST	20 FEET
SIDE-DANIEL	10 FEET
SIDE-HAYNIE	10 FEET
REAR	10 FEET

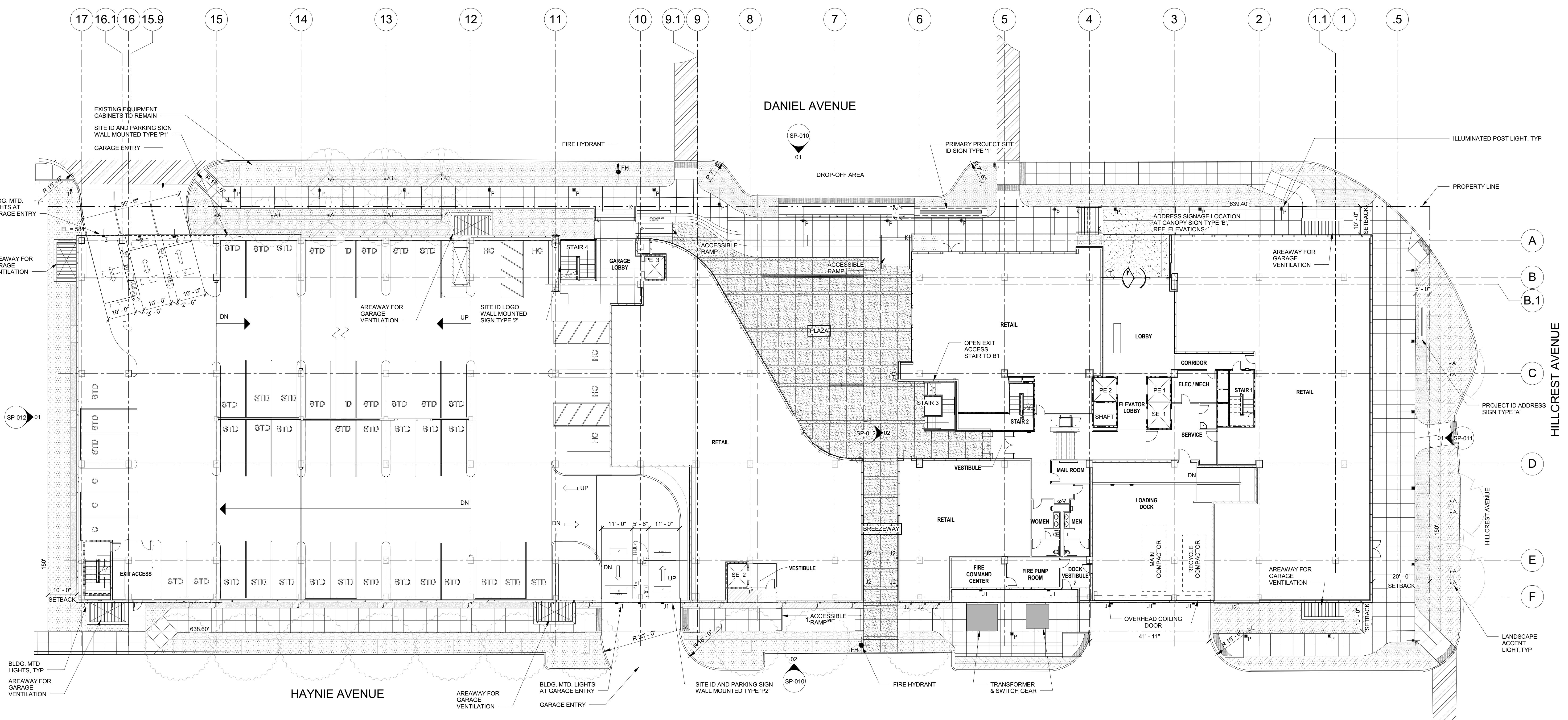
THIS BUILDING IS FULLY SPRINKLERED AND HAS VOICE COMMUNICATION THROUGHOUT

PD NO. 26 LOT SIZE

LOT SIZE	1.6839 ACRES/ 73,350 SF
LOT COVERAGE	1.5765 ACRES/ 68,673 SF
% COVERAGE:	94%

LIGHT FIXTURE LEGEND

FIXTURE TYPE	DESCRIPTION
A1	LANDSCAPE ACCENT LIGHT
J, J1, J2	WALL SCONCE
K	ILLUMINATED HANDRAIL
P	ILLUMINATED POST
Z	WALL SCONCE



NO	REVISION	DATE

PROJECT NO: 315081.000

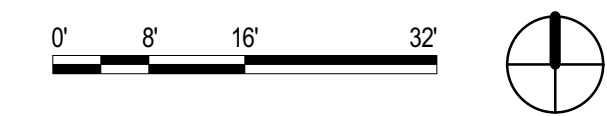
DETAIL SITE PLAN

ISSUE FOR
DETAIL SITE PLAN

MAY 26, 2017

SP-002

01 DETAILED SITE PLAN
1/16" = 1'-0"



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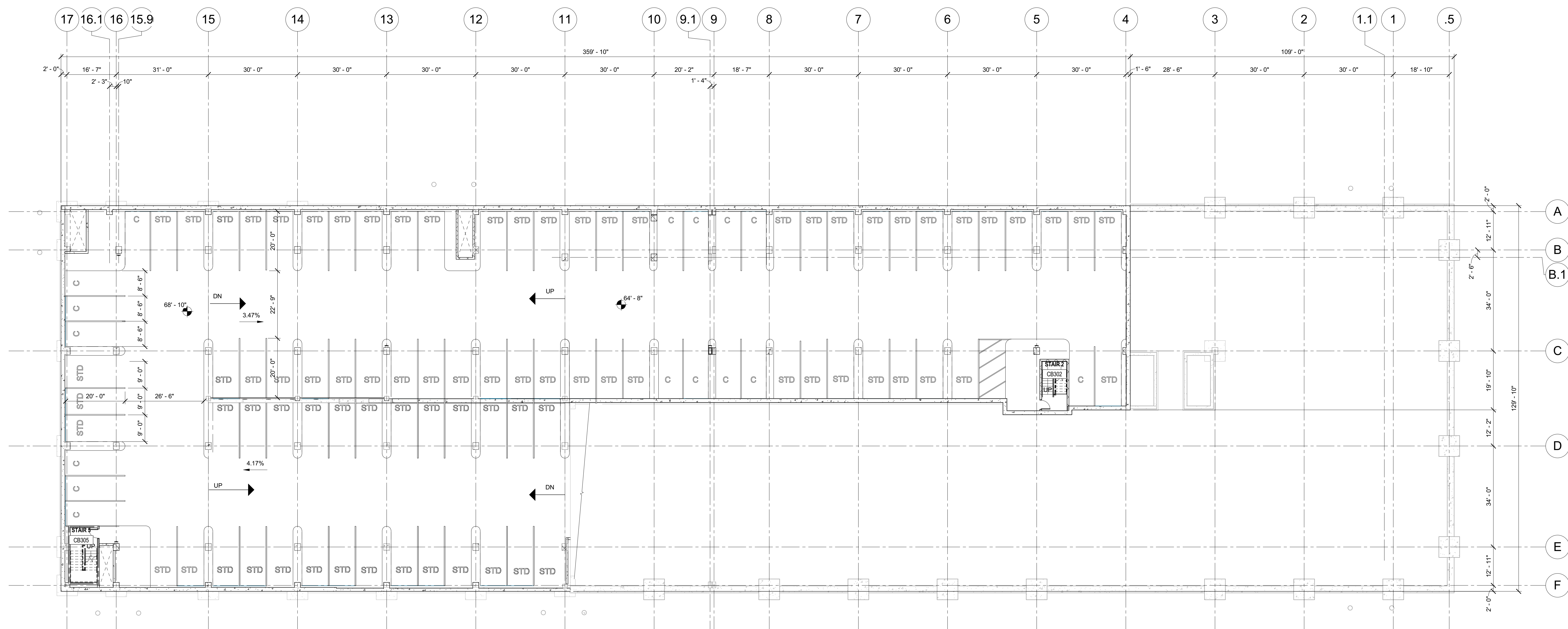
MAY 26, 2017

PARKING SUMMARY				
FLOOR	STANDARD	COMPACT	HC	SUB-TOTAL
LEVEL 3	46	8	0	54
LEVEL 2	64	7	0	71
LEVEL 1.5	55	9	0	64
LEVEL 1	48	5	5	58
LEVEL B1	108	23	4	135
LEVEL B2	130	30	4	164
LEVEL B3	80	16	0	96
TOTAL	531	98	13	642

BELOW GRADE

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DALLAS COUNTY, TEXAS
ABSTRACT NO. 1351

PARK PLAZA CORE AND SHELL



NO	REVISION	DATE

PROJECT NO: 315081.000

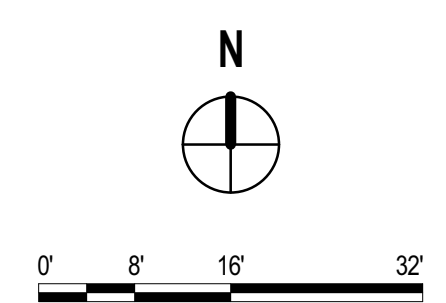
1 LEVEL B3 - OVERALL FLOOR PLAN.
1/16" = 1'-0"

LEVEL B3 - OVERALL FLOOR PLAN

ISSUE FOR CONSTRUCTION

MAY 26, 2017

SP-003





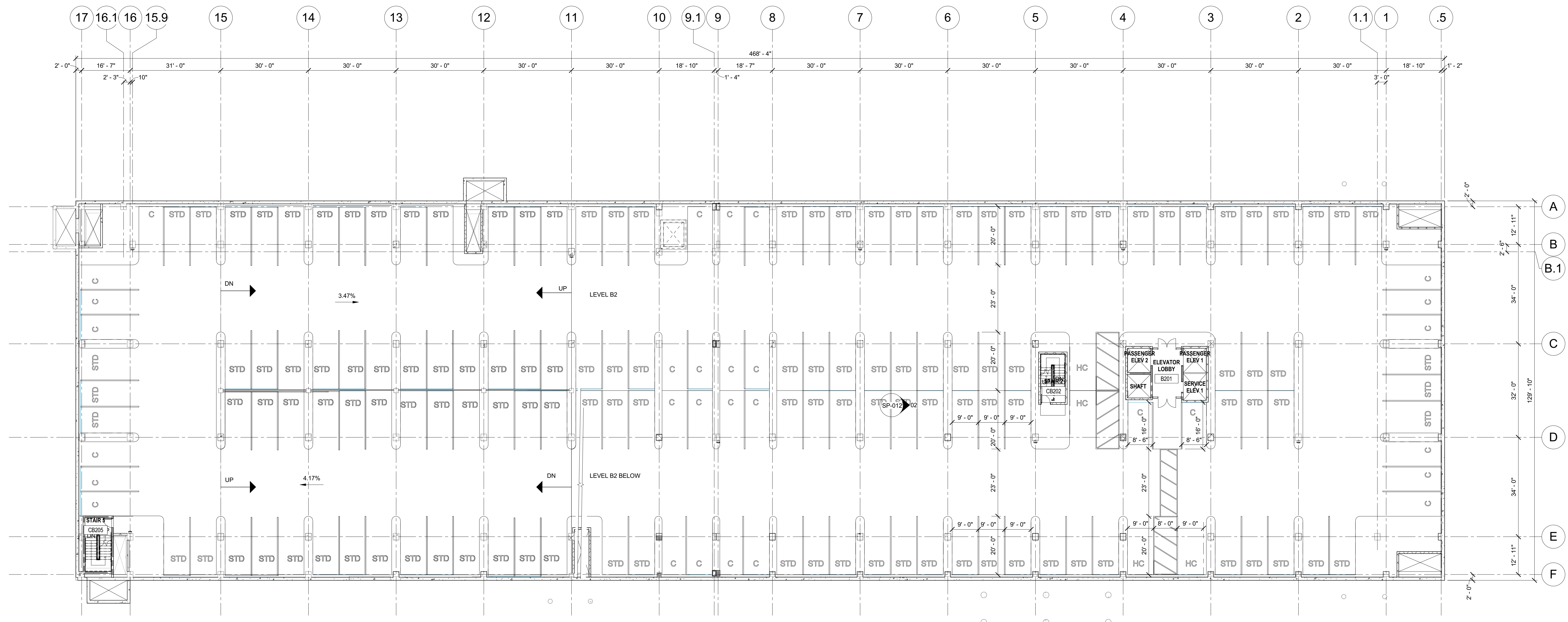
MAY 26, 2017

PARKING SUMMARY				
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LEVEL 3	46	8	0	54
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LEVEL B3	80	16	0	96
TOTAL	531	96	13	642

BELOW GRADE

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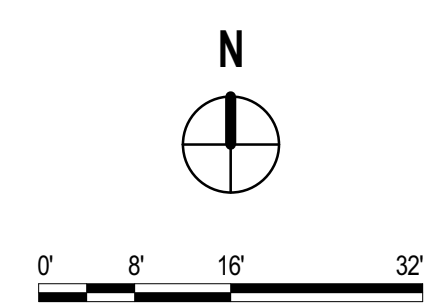
PARK PLAZA CORE AND SHELL



NO	REVISION	DATE

PROJECT NO: 315081.000

1 LEVEL B2 - OVERALL FLOOR PLAN.
1/16" = 1'-0"



LEVEL B2 - OVERALL FLOOR PLAN

ISSUE FOR CONSTRUCTION

MAY 26, 2017

SP-004



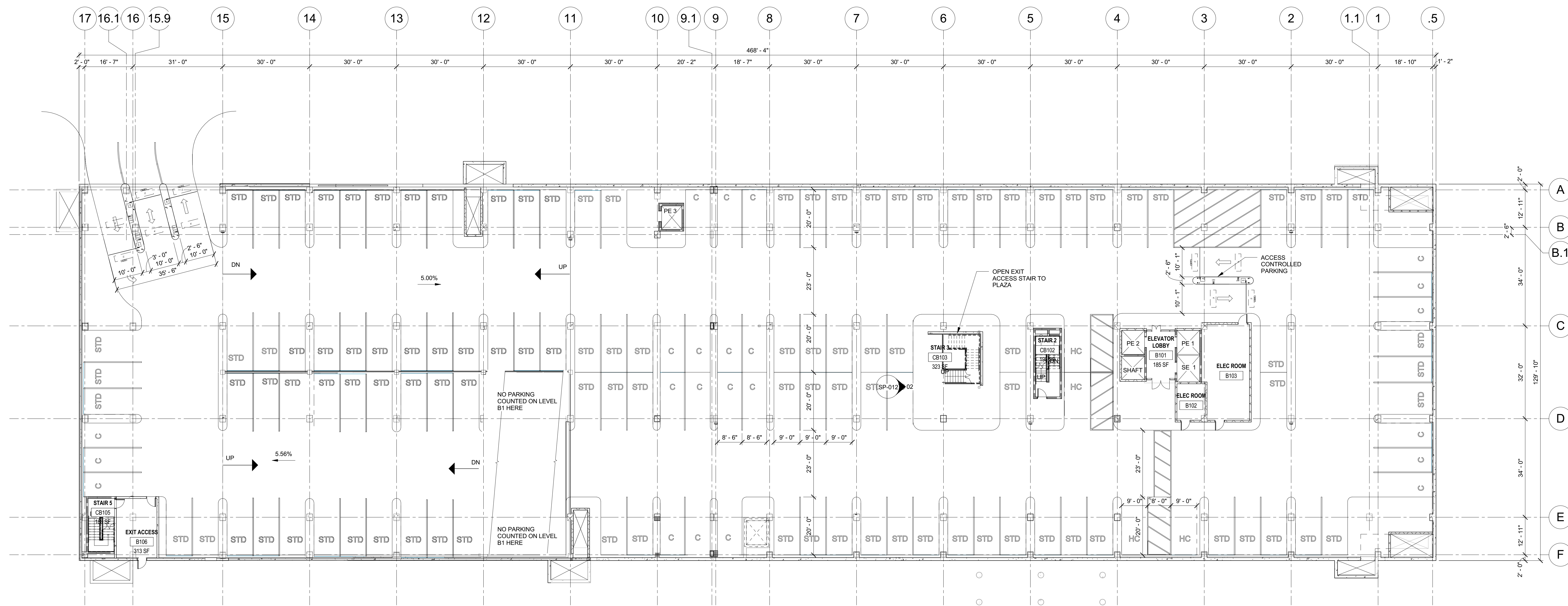
MAY 26, 2017

PARKING SUMMARY				
FLOOR	STANDARD	COMPACT	HC	SUB-TOTAL
LEVEL 3	46	8	0	54
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LEVEL 1.5	55	9	0	64
LEVEL 1	48	5	5	58
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LEVEL B2	130	30	4	164
LEVEL B3	80	16	0	96
TOTAL	531	98	13	642

99 BELOW GRADE - 36 ABOVE GRADE

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PARK PLAZA CORE AND SHELL

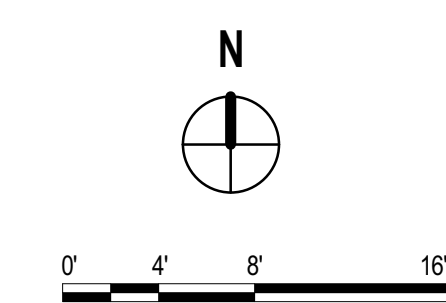


NO	REVISION	DATE

PROJECT NO: 315081.000

1 LEVEL B1 - OVERALL FLOOR PLAN-DP
1/16" = 1'-0"

LEVEL B1 - OVERALL FLOOR PLAN



ISSUE FOR CONSTRUCTION

MAY 26, 2017

SP-005



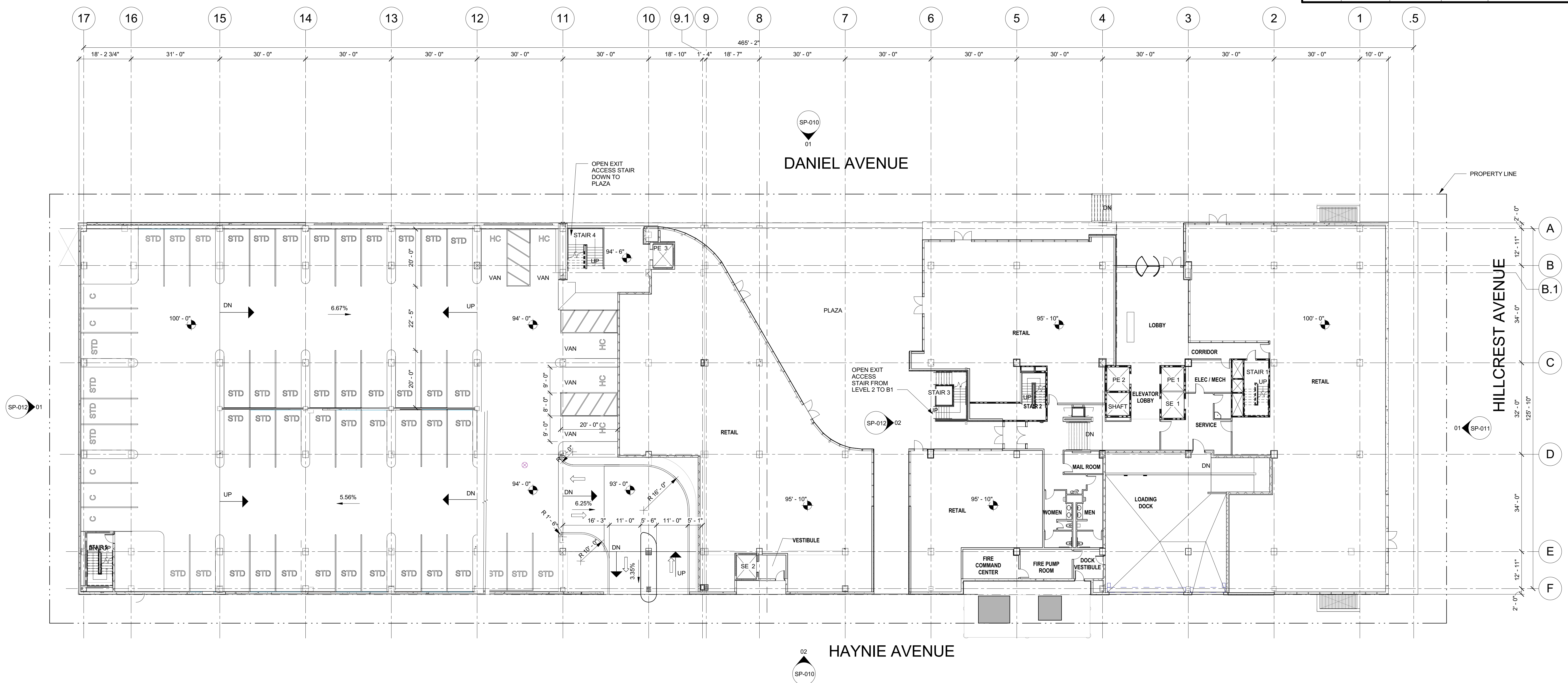
MAY 26, 2017

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FLOOR	STANDARD	COMPACT	HC	SUB-TOTAL
LEVEL 3	46	8	0	54
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LEVEL B3	80	16	0	96
TOTAL	531	98	13	642

ALL L1 ABOVE GRADE

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PARK PLAZA CORE AND SHELL

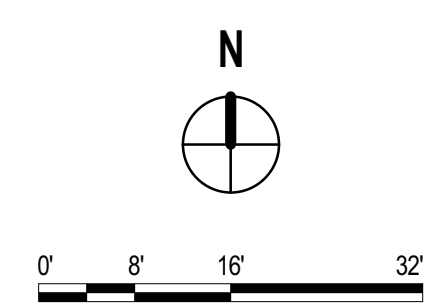


NO	REVISION	DATE

PROJECT NO: 315081.000

1 LEVEL 1 - OVERALL FLOOR PLAN.
1/16" = 1'-0"

LEVEL 1 - OVERALL FLOOR PLAN



ISSUE FOR CONSTRUCTION

MAY 26, 2017

SP-006



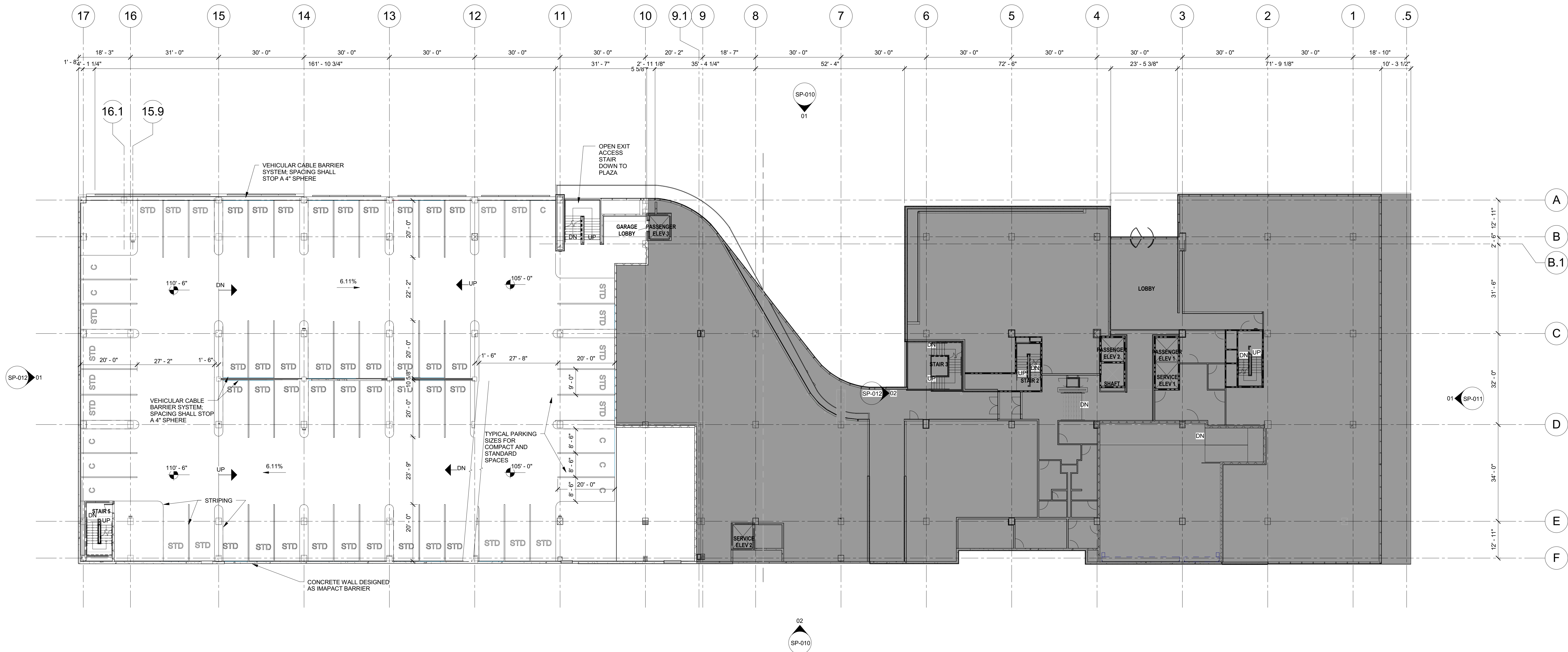
MAY 26, 2017

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PARK PLAZA CORE AND SHELL

PARKING SUMMARY				
FLOOR	STANDARD	COMPACT	HC	SUB-TOTAL
LEVEL 3	46	8	0	54
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LEVEL 1.5	55	9	0	64
LEVEL 1	48	5	5	58
LEVEL B1	108	23	4	135
LEVEL B2	130	30	4	164
LEVEL B3	80	16	0	96
TOTAL	531	98	13	642

ALL L1.5 ABOVE GRADE



1 LEVEL 1.5 OVERALL FLOOR PLAN-DP
1/16" = 1'-0"

NO	REVISION	DATE

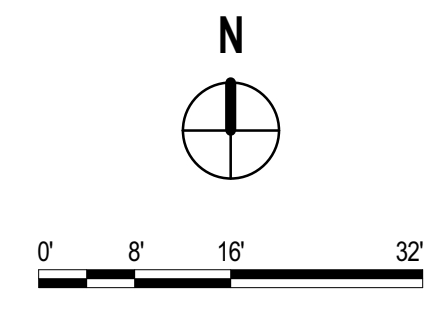
PROJECT NO: 315081.000

LEVEL 1.5 - OVERALL FLOOR PLAN

ISSUE FOR CONSTRUCTION

MAY 26, 2017

SP-007





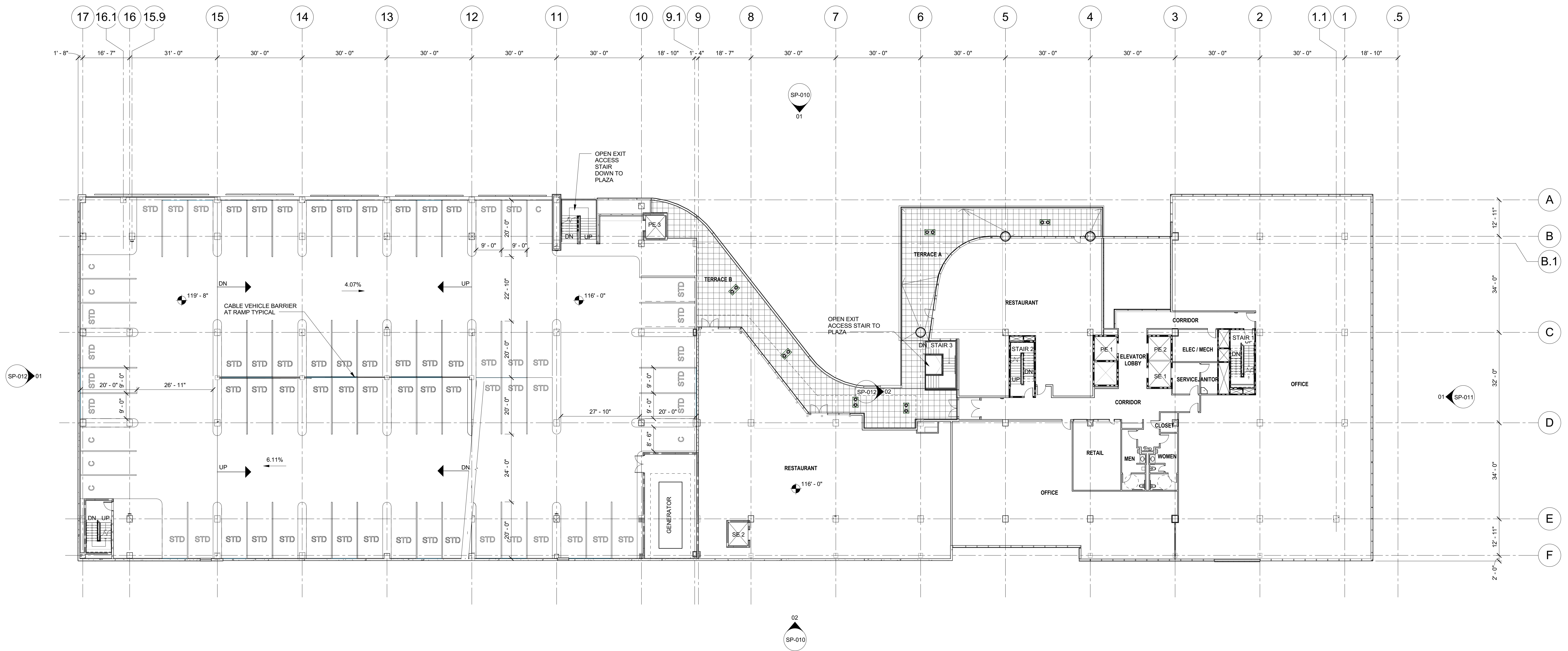
MAY 26, 2017

PARKING SUMMARY				
FLOOR	STANDARD	COMPACT	HC	SUB-TOTAL
LEVEL 3	46	8	0	54
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LEVEL 1	48	5	5	58
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LEVEL B2	130	30	4	164
LEVEL B3	80	16	0	96
TOTAL	531	98	13	642

ALL L2 ABOVE GRADE

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PARK PLAZA CORE AND SHELL

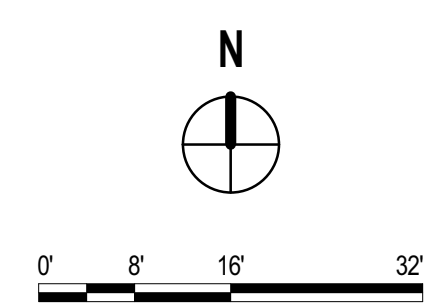


NO	REVISION	DATE

PROJECT NO: 315081.000

1 LEVEL 2 - OVERALL FLOOR PLAN-DP
1/16" = 1'-0"

LEVEL 2 - OVERALL FLOOR PLAN



ISSUE FOR CONSTRUCTION
MAY 26, 2017
SP-008



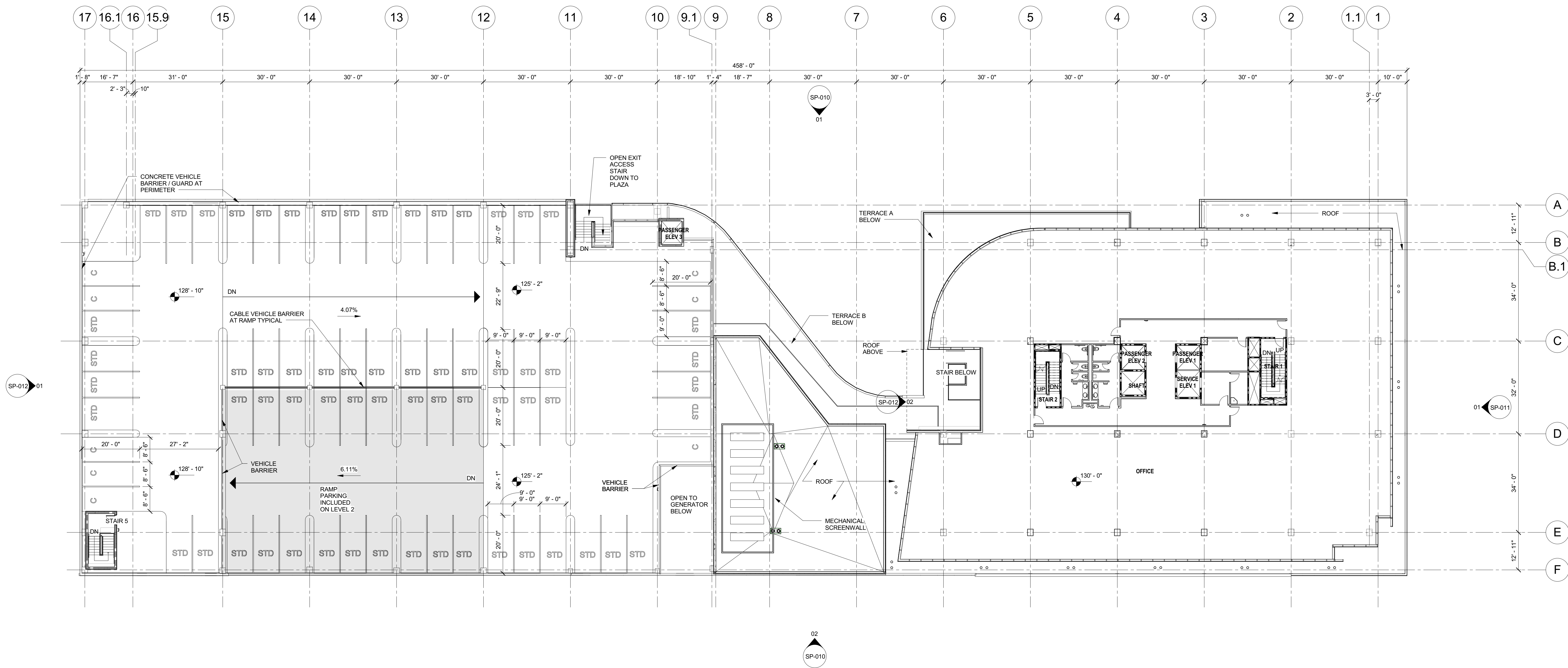
MAY 26, 2017

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LEVEL 1	48	5	5	58
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LEVEL B2	130	30	4	164
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TOTAL	531	98	13	642

ALL L3 ABOVE GRADE

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PARK PLAZA CORE AND SHELL

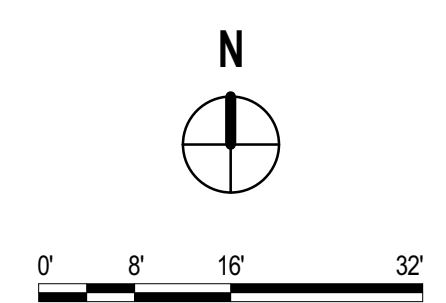


1 LEVEL 3 - OVERALL FLOOR PLAN.
1/16" = 1'-0"

NO	REVISION	DATE

PROJECT NO: 315081.000

LEVEL 3 - OVERALL FLOOR PLAN



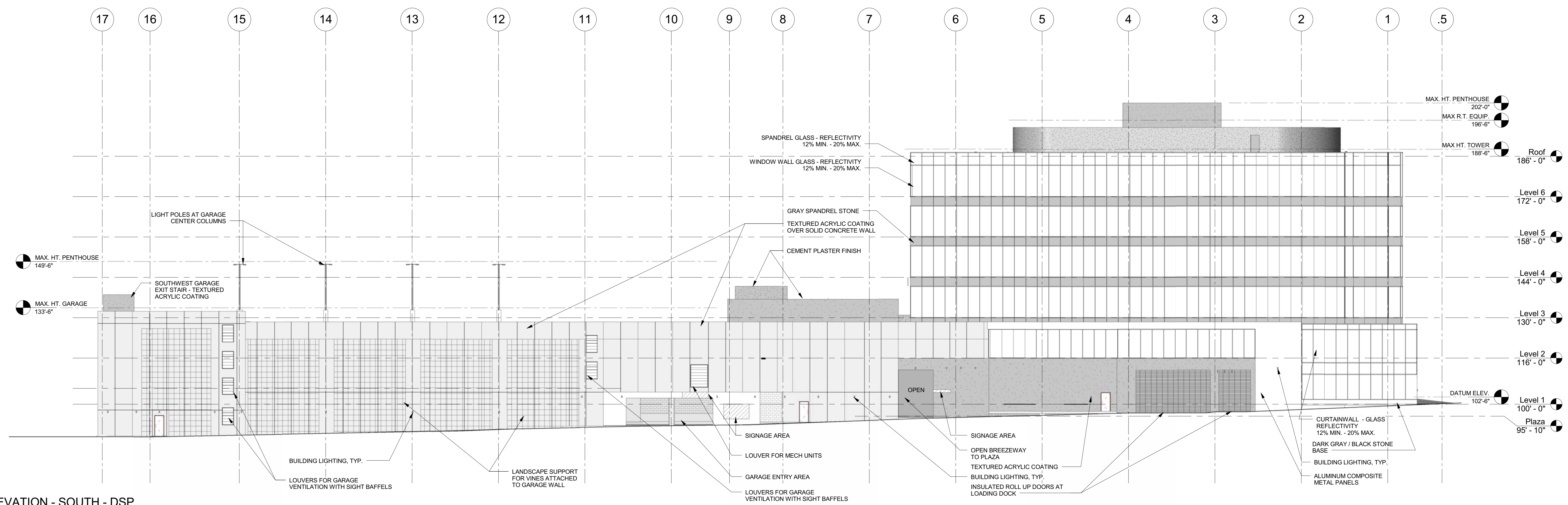
ISSUE FOR CONSTRUCTION

MAY 26, 2017

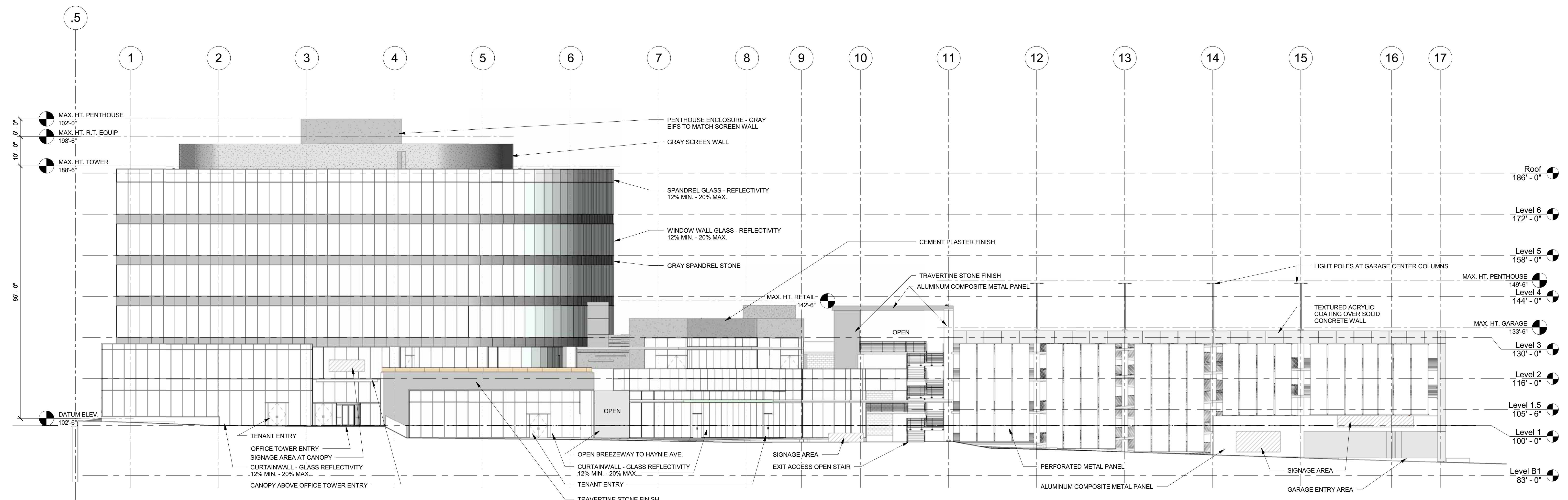
SP-009

PD NO. 26 BUILDING HEIGHT

DATUM ELEVATION = 102'-6" = 598.00 MSL	
OFFICE MAX. HEIGHT	86 FEET
CENTRAL RETAIL MAX. HEIGHT	40 FEET
GARAGE MAX. HEIGHT	31 FEET
ROOFTOP EQUIPMENT, ETC.	10 FEET ADDTL
ELEV. PENTHOUSE	16 FEET ADDTL



02 ELEVATION - SOUTH - DSP
1/16" = 1'-0"



01 ELEVATION - NORTH - DSP
1/16" = 1'-0"

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ABSTRACT NO. 1351

PARK PLAZA CORE AND SHELL

NO	REVISION	DATE

PROJECT NO: 315081.000

EXTERIOR ELEVATIONS

**ISSUE FOR
DETAIL SITE PLAN**
MAY 26, 2017

SP-010

PD NO. 26 BUILDING HEIGHT

DATUM ELEVATION = 102'-6" = 598.00 MSL	
OFFICE MAX. HEIGHT	86 FEET
CENTRAL RETAIL MAX. HEIGHT	40 FEET
GARAGE MAX. HEIGHT	31 FEET
ROOFTOP EQUIPMENT, ETC.	10 FEET ADDTL
ELEV. PENTHOUSE	16' FEET ADDTL

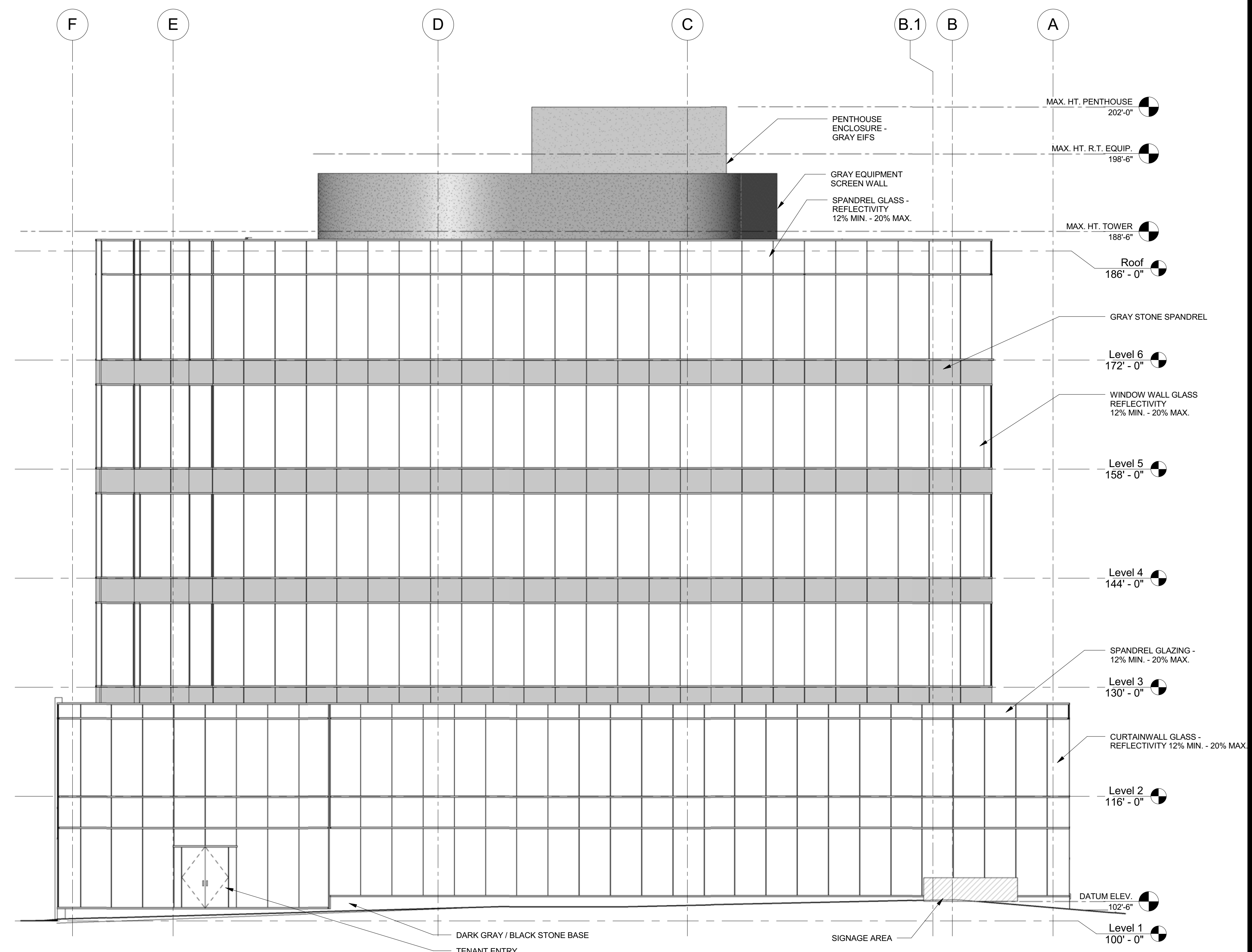


MAY 26, 2017

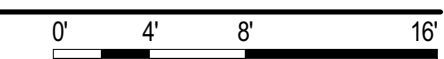
SPC HILLCREST, L.P.
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DALLAS COUNTY, TEXAS
ABSTRACT NO. 1351

PARK PLAZA CORE AND SHELL



01 ELEVATION - EAST - DSP
1/8" = 1'-0"



NO	REVISION	DATE

PROJECT NO: 315081.000

EXTERIOR ELEVATIONS

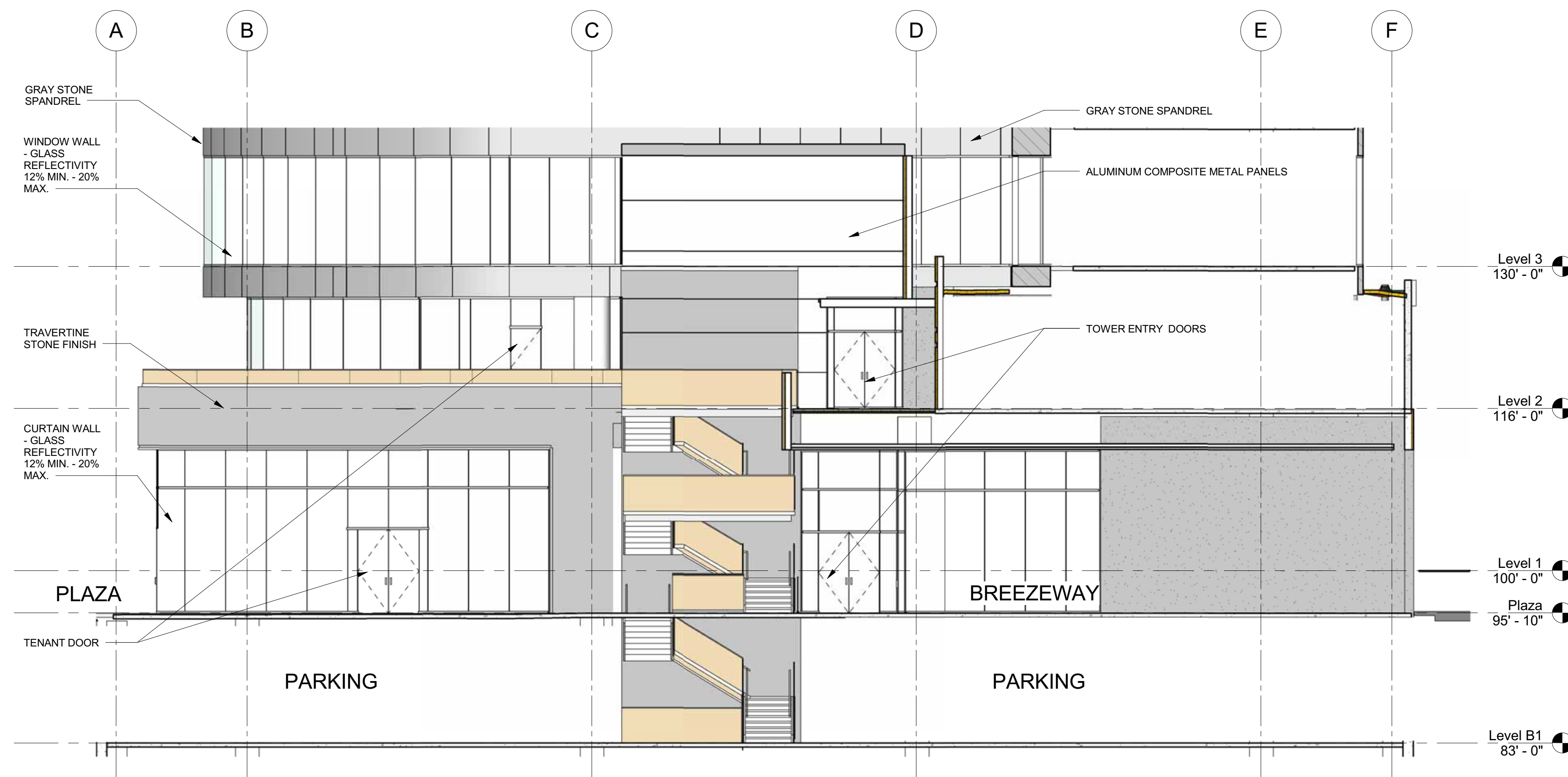
**ISSUE FOR
DETAIL SITE PLAN**

MAY 26, 2017

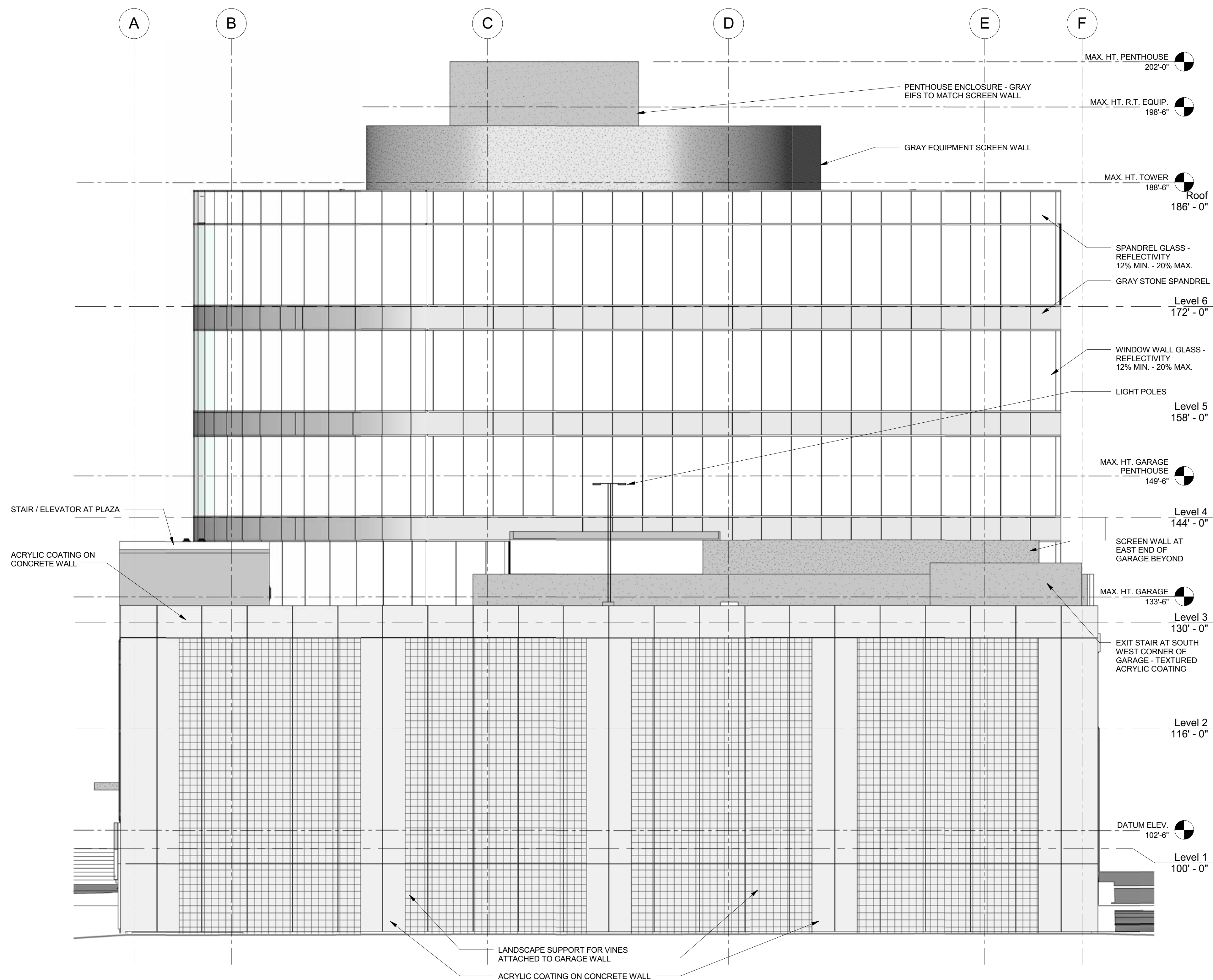
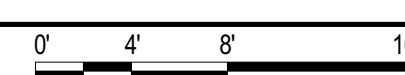
SP-011

PD NO. 26 BUILDING HEIGHT

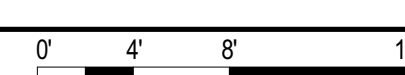
DATUM ELEVATION = 102'-6" = 598.00 MSL	
OFFICE MAX. HEIGHT	86 FEET
CENTRAL RETAIL MAX. HEIGHT	40 FEET
GARAGE MAX. HEIGHT	31 FEET
ROOFTOP EQUIPMENT, ETC.	10 FEET ADD'L
ELEV. PENTHOUSE	16 FEET ADD'L



02 SECTION / WEST ELEVATION AT BREEZEWAY - DSP
1/8" = 1'-0"



01 ELEVATION - WEST - DSP
1/8" = 1'-0"



MAY 26, 2017

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PARK PLAZA CORE AND SHELL

NO	REVISION	DATE

PROJECT NO: 315081.000

EXTERIOR ELEVATIONS

**ISSUE FOR
DETAIL SITE PLAN**

MAY 26, 2017

SP-012