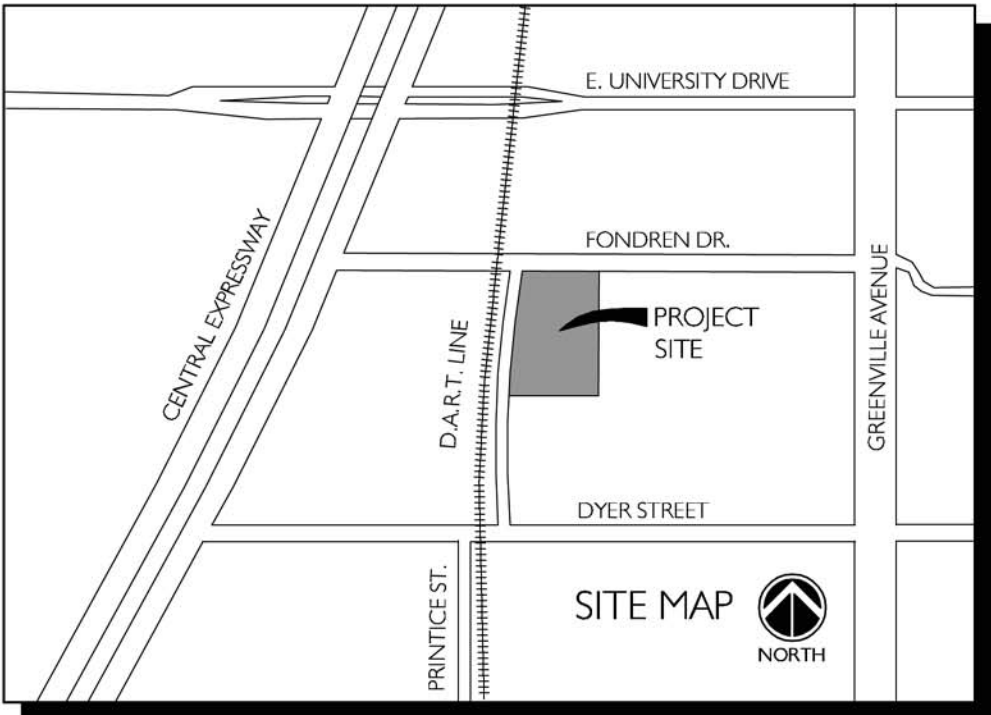


GENERAL SITE DATA:	
ZONING	CURRENT: COMMERCIAL PROPOSED: PD XX SPECIAL SIGN DISTRICT
LAND USE	OFFICE SHOWROOM HOME PRODUCTS
LOT AREA	79,843 SF (1.833 AC)
BUILDING(S) FOOTPRINT	43,575 SF
TOTAL BUILDING AREA	43,575 SF
BUILDING HEIGHT (# STORIES)	22'
BUILDING HEIGHT (TALLEST ELEMENT)	98'-6" (SIGN)
LOT COVERAGE	55.00%
FLOOR AREA RATIO	0.55: 1
PARKING:	
PROVIDED PARKING	82
ACCESSIBLE PARKING REQUIRED	4
ACCESSIBLE PARKING PROVIDED	4
LANDSCAPE AREA (INCLUDING TURF):	
LANDSCAPE REQUIRED BY PDXX	0 SF
TOTAL LANDSCAPE AREA:	177 SF (0.2%)
PERMEABLE AREA (NOT INCLUDING LANDSCAPE OR TURF AREAS):	0
PERMEABLE PAVEMENT	0
OTHER PERMEABLE AREA	0
TOTAL PERMEABLE AREA:	0
IMPERVIOUS AREA:	
BUILDING FOOTPRINT(S)	43,575 SF
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK	36,091 SF
TOTAL IMPERVIOUS AREA:	79,666 SF (99.8%)
SUM OF TOTAL LANDSCAPE AREA+TOTAL PERMEABLE AREA+TOTAL IMPERVIOUS AREA:	79,843 SF



## EXHIBIT "B"

CITY OF UNIVERSITY PARK, TEXAS APPROVAL

CURRENT OWNER: JARRELL CREDIT EXEMPT TRUST 15301 DALLAS PARKWAY, SUITE 960 ADDISON, TEXAS 75001 MR. RICHARD J. SOWAN, TRUSTEE 214.738.9265 RSOWAN@BKMSH.com		PREPARED BY: <b>KBA</b> 13601 PRESTON ROAD, SUITE 107W ARCHITECTURE DALLAS, TEXAS 75240 PREPARED BY: BOB KILDUFF TEL: 214.634.9330 EMAIL: BKILDUFF@KBADESIGN.NET	
SITE PLAN CITY OF UNIVERSITY PARK, TEXAS PROJ#:XXXX JARRELL ADDITION (PLAT PENDING) JARRELL CREDIT EQUIVALENT TRUST INST. NO.: 20070046314 O.P.R.D.C.T.			
PROJ. # 1609	SCALE: 1" = 20'-0"	SHEET #: 110	DATE: 04.07.2017

01 MASTER SITE PLAN  
SCALE: 1" = 20'-0"



KBA design, LLC

13601 Preston Road  
Suite 107 West  
Dallas, Texas 75240  
Tel. 214.634.9330

Robert J. Kilduff, NCARB

Registration Number 7156

Expires: 4.30.2018

JARRELL  
HOME  
CENTER



2651 FONDREN DRIVE  
DALLAS, TEXAS 75206

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DALLAS, TEXAS  
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WAY WITHOUT THE EXPRESS WRITTEN  
CONSENT OF THE ARCHITECT.

DATE ITEM

PROJECT NO: 16.11.00

MASTER SITE PLAN  
04.07.2017

110

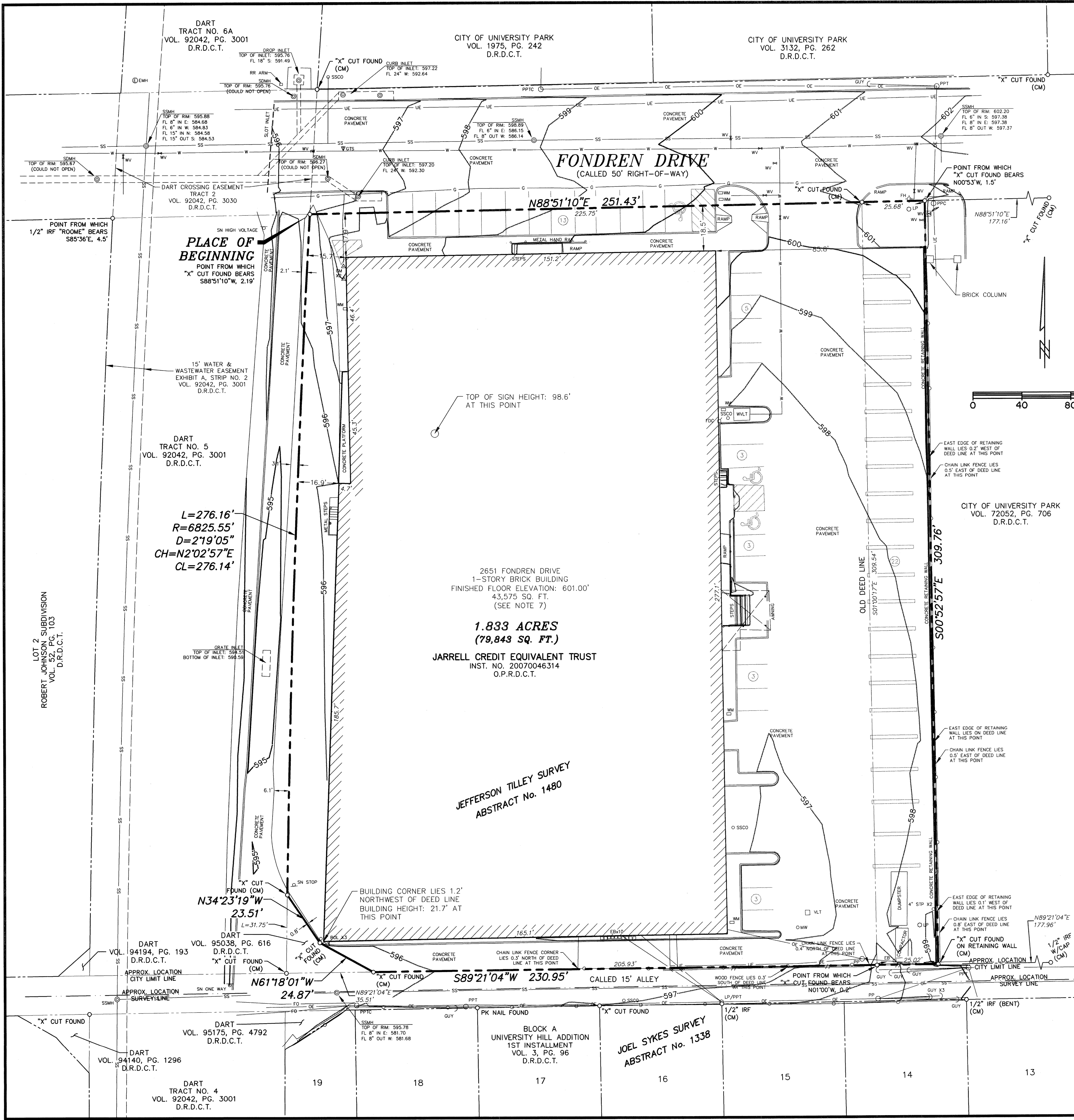


**VICINITY MAP**  
NOT TO SCALE

DATE: 4/5/2017  
W.A. No. 17021

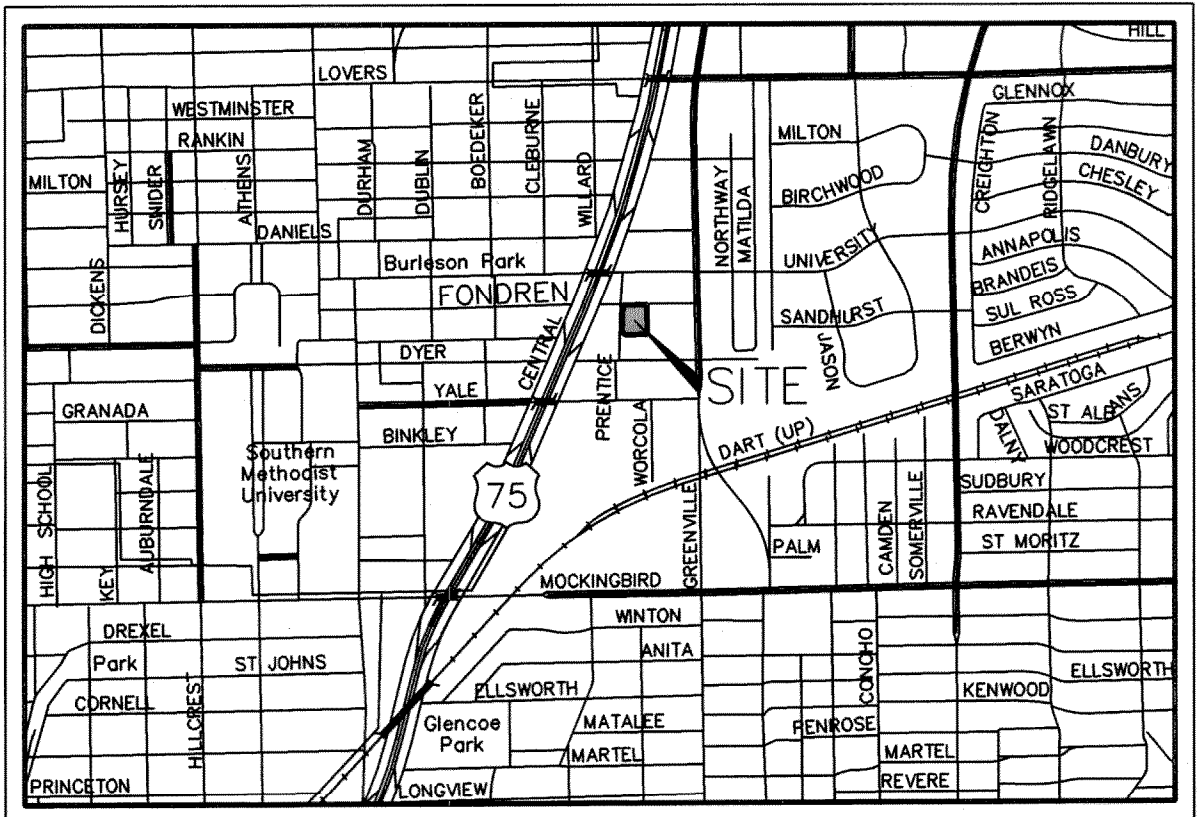


LOT 2  
ROBERT JOHNSON SUBDIVISION  
VOL. 92, PG. 103  
D.R.D.C.T.



\*LEGEND\*

BOL	BOLLARD
CM	CONTROLLING MONUMENT
EB	ELECTRIC BOX
EMH	ELECTRIC MANHOLE
FB	FIRE HYDRANT
GH	GAS METER
GTS	GAS TEST STATION
GUY	GUY WIRE
IRF	IRON ROD FOUND
LP	LIGHT POLE
LP	MONITORING WELL
PP	POWER POLE
PP	POWER POLE W/CONDUIT
PP	POWER POLE W/JOINT POLE
PP	POWER POLE W/TRANSFORMER
PP	POWER POLE W/TRANSFORMER
PP	CONCRETE STORM DRAIN PIPE
PP	RAILROAD CROSSING ARM
PP	STORM DRAIN MANHOLE
PP	SIGN
PP	UNDERGROUND FIBER OPTIC MARKER
PP	SANITARY SEWER MANHOLE
PP	SANITARY SEWER CLEANOUT
PP	MISCELLANEOUS VAULT
PP	WATER METER
PP	WATER VAULT
PP	WATER VAULT
PP	OVERHEAD ELECTRIC LINE
PP	UNDERGROUND ELECTRIC LINE
PP	WATER LINE
PP	SANITARY SEWER LINE
PP	FIBER OPTIC LINE
PP	UNDERGROUND GAS



VICINITY MAP  
NOT TO SCALE

\*FIELD NOTES\*

BEING A TRACT OF LAND LOCATED IN THE JEFFERSON TILLEY SURVEY, ABSTRACT No. 1480, DALLAS COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO JARRELL CREDIT EQUIVALENT TRUST RECORDED IN INSTRUMENT No. 20070046314, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF FONDREN DRIVE (A CALLED 50 FOOT RIGHT-OF-WAY), FROM WHICH AN "X" CUT FOUND BEARS S 88°51'10" W, 2.19 FEET, SAID POINT BEING THE NORTHWEST CORNER OF SAID JARRELL TRACT AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS TRACT No. 5 IN A DEED TO DALLAS AREA RAPID TRANSIT (DART), RECORDED IN VOLUME 92042, PAGE 3001, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.);

THENCE N 88°51'10" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID FONDREN DRIVE AND THE NORTH LINE OF SAID JARRELL TRACT, AT A DISTANCE OF 225.75 FEET PASSING AN "X" CUT FOUND, AND CONTINUING IN ALL A TOTAL DISTANCE OF 251.43 FEET TO A POINT, BEING THE NORTHEAST CORNER OF SAID JARRELL TRACT, FROM WHICH AN "X" CUT FOUND BEARS N 00°53' W, 1.5 FEET, ALSO FROM WHICH ANOTHER "X" CUT FOUND BEARS N 88°51'10" E, 177.16 FEET, SAID SECOND "X" CUT BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF UNIVERSITY PARK RECORDED IN VOLUME 72052, PAGE 706, D.R.D.C.T.;

THENCE S 00°52'57" E, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID FONDREN DRIVE AND ALONG THE EAST LINE OF SAID JARRELL TRACT, 309.76 FEET TO AN "X" CUT FOUND ON A CONCRETE RETAINING WALL IN THE NORTH RIGHT-OF-WAY LINE OF A CALLED 15 FOOT ALLEY, SAID "X" CUT BEING THE SOUTHEAST CORNER OF SAID JARRELL TRACT;

THENCE S 89°21'04" W, ALONG THE NORTH LINE OF SAID ALLEY AND THE SOUTH LINE OF SAID JARRELL TRACT, AT A DISTANCE OF 25.02 FEET PASSING A POINT, FROM WHICH AN "X" CUT FOUND BEARS N 01°00' W, 0.2 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 230.95 FEET TO AN "X" CUT FOUND, BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO DART RECORDED IN VOLUME 95038, PAGE 616, D.R.D.C.T.;

THENCE ALONG THE EAST LINE OF SAID DART TRACT RECORDED IN VOLUME 95038, PAGE 616, D.R.D.C.T. AS FOLLOWS;

(1) N 61°18'01" W, A DISTANCE OF 24.87 FEET TO AN "X" CUT FOUND;

(2) N 34°23'19" W, A DISTANCE OF 23.51 FEET TO AN "X" CUT FOUND, BEING THE NORTH CORNER OF SAID DART TRACT RECORDED IN VOLUME 95038, PAGE 616 AND IN THE EAST LINE OF SAID DART TRACT No. 5, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE NORTHERLY, AN ARC LENGTH OF 276.16 FEET ALONG THE WEST LINE OF SAID JARRELL TRACT, THE EAST RIGHT-OF-WAY LINE OF SAID DART TRACT No. 5, AND SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 6625.55 FEET, A DELTA ANGLE OF 02°19'57" AND A CHORD BEARING OF N 02°02'57" E, 276.14 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.833 ACRES (79,843 SQUARE FEET) OF LAND, MORE OR LESS.

\*NOTES\*

1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 4813C0335K, MAP REVISED JULY 7TH, 2017, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X", DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS BEING "AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN".
2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
3. THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION MARKED BY UTILITY LOCATORS, VISIBLE IMPROVEMENTS AND/OR EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED OR DESIGNATED THE UNDERGROUND UTILITIES.
4. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE CITY OF UNIVERSITY PARK CONTROL MONUMENTS 13 AND 17.
5. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COPY OF COMMITMENT FOR TITLE INSURANCE.
6. THE SUBJECT TRACT CONTAINS 52 STRIPED PARKING SPACES, OF WHICH 3 ARE DESIGNATED AS HANDICAPPED ACCESSIBLE.
7. THE SQUARE FOOTAGE OF THE BUILDING IS BASED ON THE EXTERIOR DIMENSIONS AS MEASURED AT GROUND LEVEL.

\*SURVEYOR'S STATEMENT\*

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LAWS REGULATING SURVEYING IN THE STATE OF TEXAS, AND WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 7(b), 7(c), 8, 9, 11, 13 AND 14 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETE ON FEBRUARY 24TH, 2017.

DATE OF PLAT OR MAP: 3/8/17

AARON L. STRINGFELLOW, R.P.L.S.  
STATE OF TEXAS No. 6373  
E-MAIL: Aaron.L.Stringfellow@WierAssociates.com



ALTA/NSPS  
LAND TITLE SURVEY

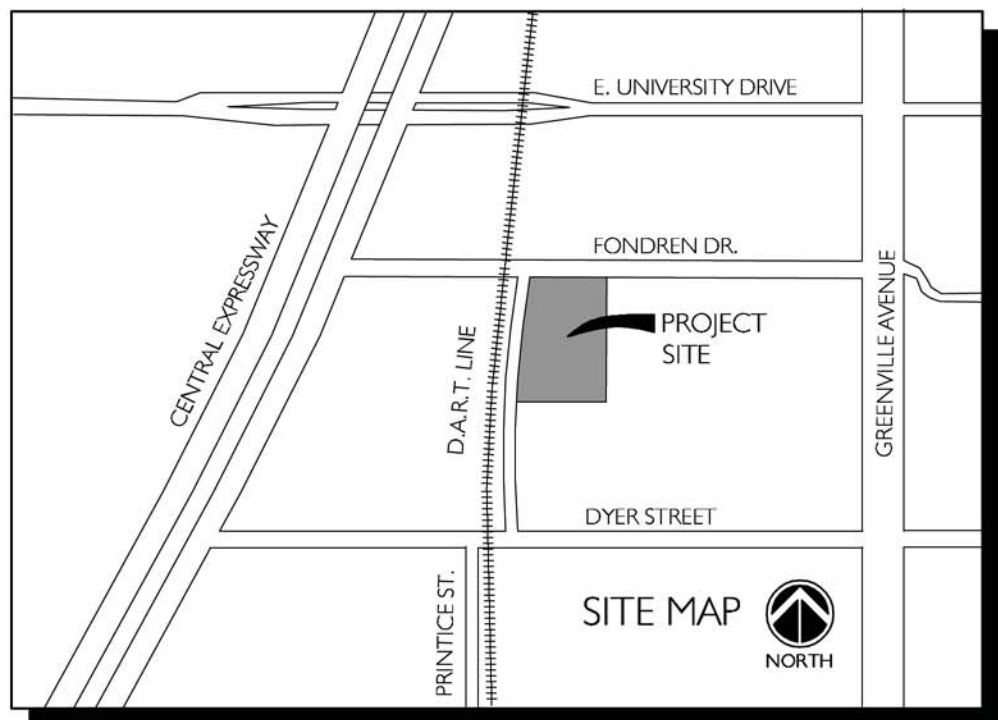
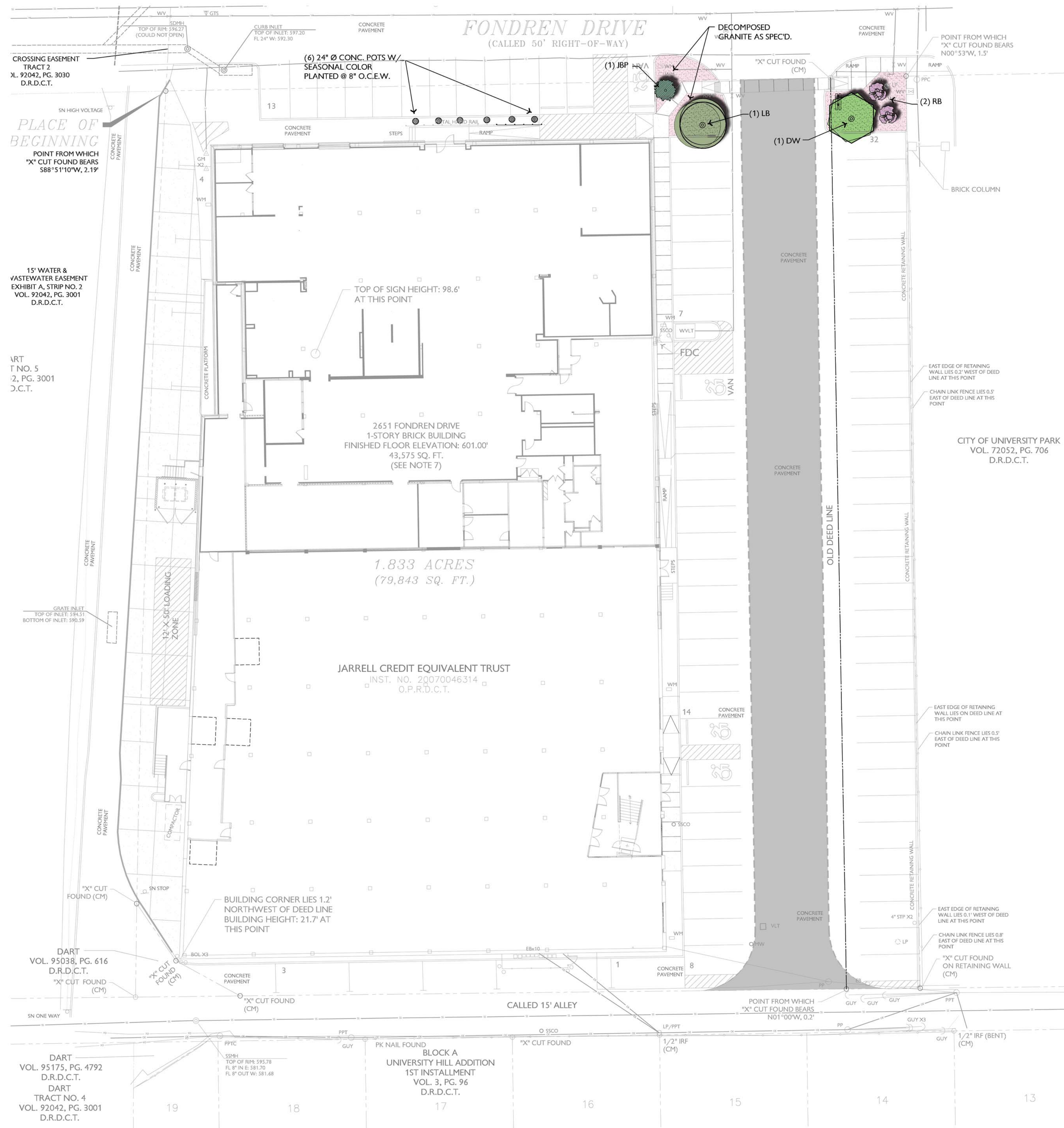
PREPARED BY:  
**WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76010 METRO (817) 467-7700  
www.wierassociates.com  
Texas Firm Registration No. F-2776  
Texas Board of Professional Land Surveying Registration No. 10033900

REVISIONS	DATE	BY

ALTA/NSPS SURVEY  
1.833 ACRE TRACT  
LOCATED IN THE JEFFERSON TILLEY SURVEY, ABSTRACT No. 1480  
CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS

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WIER & ASSOCIATES, INC.  
LAST SHEET EDIT  
DATE 3/8/2017  
WA# 17021  
SHEET NO.  
1 OF 1





## EXHIBIT "B"

CITY OF UNIVERSITY PARK, TEXAS APPROVAL

**CURRENT OWNER:**  
JARRELL CREDIT EXEMPT TRUST  
15301 DALLAS PARKWAY, SUITE 960  
ADDISON, TEXAS 75001  
MR. RICHARD J. SOWAN, TRUSTEE  
214.738.9265  
RSOWAN@BKMSH.com

PREPARED BY:

**KBA**  
ARCHITECTURE

13601 PRESTON ROAD, SUITE 107W  
DALLAS, TEXAS 75240

PREPARED BY: BOB KILDUFF  
TEL: 214.634.9330  
EMAIL: BKILDUFF@KBADESIGN.NET

## SITE PLAN

CITY OF UNIVERSITY PARK, TEXAS PROJ#:XXXX

JARRELL ADDITION (PLAT PENDING)

JARREL CREDIT EQUIVALENT TRUST

INST. NO.: 20070046314  
OBJECT

PROJ. # 1609

SCALE: 1" = 20'-0"

SHEET #: 110

DATE: 04.07.2017

# 01 PLANTING PLAN

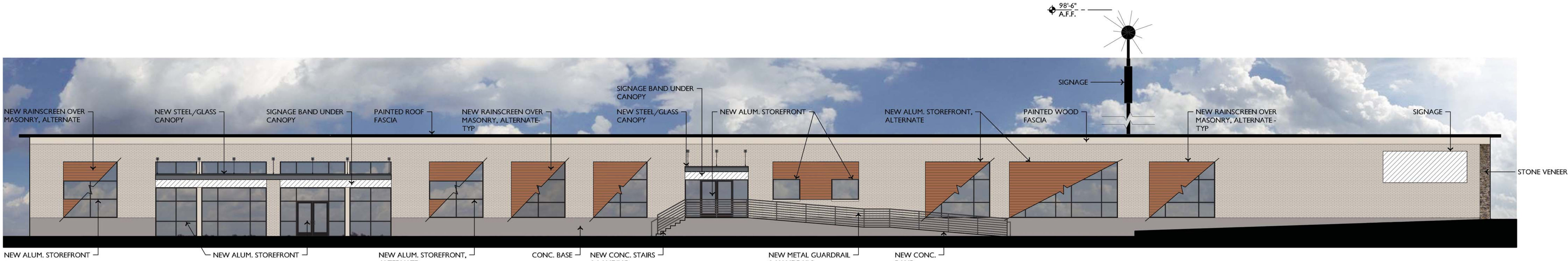
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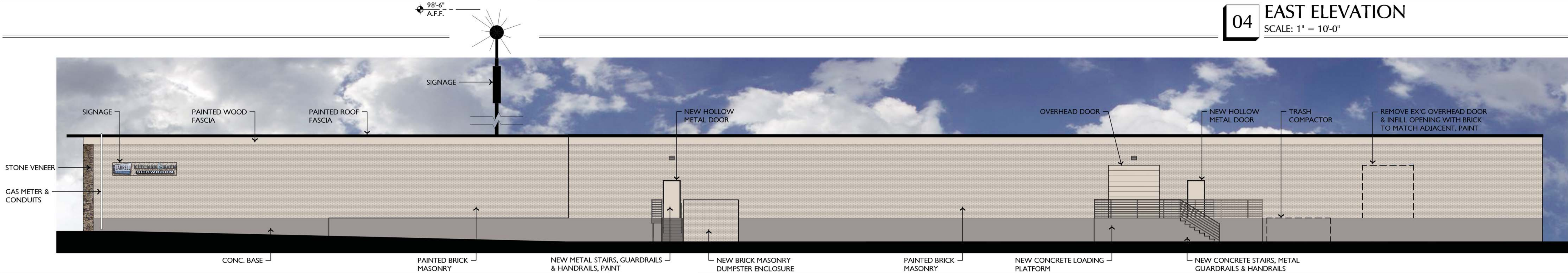


SCALE:





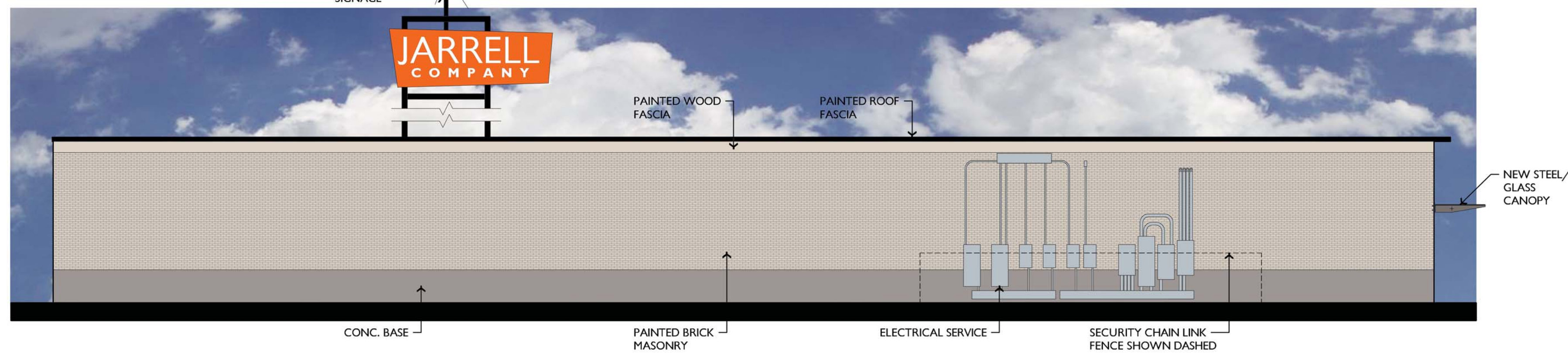
04 EAST ELEVATION  
SCALE: 1" = 10'-0"



03 WEST ELEVATION  
SCALE: 1" = 10'-0"



02 NORTH ELEVATION  
SCALE: 1" = 10'-0"



01 SOUTH ELEVATION  
SCALE: 1" = 10'-0"

PROJECT MATERIALS

BRICK VENEER  
STONE VENEER  
STUCCO  
SUSTAINABLE RAINSCREEN  
ALUMINUM FRAMES

AREA OF OPENINGS WITH GLASS INFILL

EAST ELEVATION: 5,267 SQ FT WITH 1,095 SQ FT (21%) STOREFRONT  
WEST ELEVATION: 5,550 SQ FT WITH 0 SQ FT (0%) STOREFRONT  
NORTH ELEVATION: 2,580 SQ FT WITH 326 SQ FT (13%) STOREFRONT  
SOUTH ELEVATION: 3,271 SQ FT WITH 0 SQ FT (0%) STOREFRONT

EXHIBIT "B"

CITY OF UNIVERSITY PARK, TEXAS APPROVAL



<u>CURRENT OWNER:</u> JARRELL CREDIT EXEMPT TRUST 15301 DALLAS PARKWAY, SUITE 960 ADDISON, TEXAS 75001 MR. RICHARD J. SOWAN, TRUSTEE 214.738.9265 RSOWAN@BK1*SH.com		<u>PREPARED BY:</u> <div><div>KBA</div>ARCHITECTURE</div> 13601 PRESTON ROAD, SUITE 107W DALLAS, TEXAS 75240  PREPARED BY: BOB KILDUFF TEL: 214.634.9330 EMAIL: BKILDUFF@KBADesign.NET	
SITE PLAN CITY OF UNIVERSITY PARK, TEXAS PROJ# :XXXX			
JARRELL ADDITION (PLAT PENDING)  JARREL CREDIT EQUIVALENT TRUST INST. NO.: 20070046314 O.P.R.D.C.T.			
PROJ. # 1609	SCALE: 1" = 20'-0"	SHEET # : 110	DATE: 04.07.2017



KBAdesign, LLC

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Tel. 214.634.9330

Robert J. Kilduff, NCARB

Registration Number 7156

Expires: 4.30.2018

JARRELL  
HOME  
CENTER



2651 FONDREN DRIVE  
DALLAS, TEXAS 75206

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CONSENT OF THE ARCHITECT.

DATE ITEM

PROJECT NO: 16.11.00

EXTERIOR  
ELEVATIONS

300