



VICINITY MAP



PARKING TABULATION

PARKING REQUIRED:		
1 BEDROOM UNITS	180 (80%) X 1.25 SP/UNIT	225
2+ BEDROOM UNITS	120 (40%) X 2.00 SP/UNIT	240
TOTAL PARKING		465
COVERED PARKING REQUIRED:		
GARAGES	30% OF RECD PARKING	137
CARPORITS	20% OF RECD PARKING	93
DESIGNATED GUEST PARKING REQUIRED:		
GUEST	10% OF RECD PARKING	46
PARKING PROVIDED:		
OPEN SPACES		180
GARAGE		140
TANDEM		140
CARPORIT		46
GUEST		46
TOTAL PARKING		552
PARKING TO UNIT RATIO	1.86 SPACES/UNIT	
CLUBHOUSE PARKING		15
GRAND TOTAL PARKING PROVIDED		573

SITE DATA

TOTAL SITE AREA: 21.1939 ACRES
 NO FLOOD PLAIN
 NO WETLANDS
 CURRENT ZONING: A-1 AGRICULTURE
 PLANNED DEVELOPMENT: FUTURE COMMERCIAL

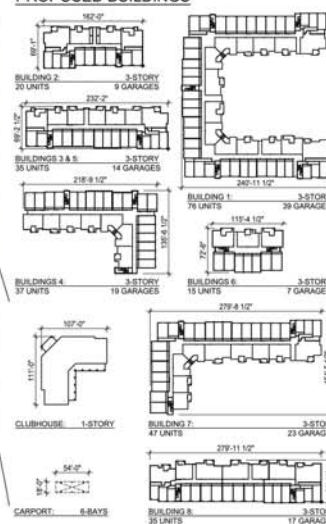
SITE AMENITIES

AMENITIES SHALL COMPLY WITH UDC APPENDIX W, SECTION 3.3.1.
 TIER 1: HIGH EFFICIENCY WINDOWS
 TIER 2: QUALIFIED RECYCLING PROGRAM AVAILABLE TO EVERY RESIDENT
 TIER 3: WALKING/JOGGING TRAIL, LED/LOW VOLTAGE LIGHTING, BICYCLE PARKING, OUTDOOR RECREATION SPACES
 CLUBHOUSE AMENITIES SHALL INCLUDE A FULLY EQUIPPED FITNESS CENTER, A SPIN/STATION CENTER, AND COMMUNITY GATHERING SPACES.
 UNIT AMENITIES SHALL INCLUDE GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, AND A PRIVATE BALCONY/PATIO.

SITE NOTES

- PROPOSED SITE PAVING MATERIAL IS REINFORCED CONCRETE.
- PROPOSED EXTERIOR MASONRY CONTENT IS 100% PER UDC APPENDIX W, SECTION 3.1.1. A MINIMUM OF 60% SHALL BE STUCCO WITH THE REMAINDER BEING SIMULATED STONE AND BRICK. INTERIOR OF PATIOS/BALCONIES SHALL BE FIBER CEMENT BOARDING.
- BUILDING EXTERIORS SHALL BE DESIGNED IN COMPLIANCE WITH UDC APPENDIX W, SECTION 3.3.1. A MINIMUM OF 15% OF THE TOTAL SITE AREA SHALL BE LANDSCAPING IN COMPLIANCE WITH UDC APPENDIX W, SECTION 3.3.1.0.
- 15% OF 10.50 ACRES = 1.58 ACRES (89.26 SF) RECD LANDSCAPING
- 1 TREE RECD PER 500 SF OF RECD LANDSCAPE AREA = 139 TREES
- STREET TREES PROVIDED AT 30' MAX. SPACING
- PARKING LOT TREES PROVIDED AT 1 TREE PER 20 SPACES
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM PANEL 48113C0404K, DATED 7/7/2014.
- PHASE 2 COMMERCIAL WILL NOT HAVE THE SAME OWNERSHIP OR MANAGEMENT TEAM.

PROPOSED BUILDINGS



BUILDING SETBACK NOTES

- 45 FT. SIDE AND REAR SETBACKS INCREASE BY 1 FT. FOR EVERY FT. OF BLDG. HT. GREATER THAN 35 FT.
- 3 FT. ACCESSORY BLDG. SETBACK IS SUBJECT TO A MAX. BLDG. HT. OF 10 FT. ACCESSORY BLDGS. GREATER THAN 10 FT. ARE SUBJECT TO THE STANDARD SETBACKS.

LEGAL DESCRIPTION

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE FREDERICK DOHME SURVEY, ABSTRACT NO. 385 CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN CALLED 199.023 ACRE TRACT OF LAND CONVEYED TO WILLIAM E. CAMPBELL, JR. BY THE LIMITED PARTNERSHIP OF TOMMY JOE WINN, ET AL. BY INSTRUMENT RECORDED IN VOLUME 84653, PAGE 304 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THE SOUTHWEST CORNER OF SAID FREDERICK DOHME SURVEY AND THE COMMON SOUTHEAST CORNER OF THE C. D. BALL SURVEY, ABSTRACT NO. 1699, AND ALSO BEING IN THE NORTH LINE OF THE W. H. BEEMAN SURVEY, ABSTRACT NO. 126.

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID CAMPBELL-BELT LINE 199.023 ACRE TRACT, SAME BEING AN INTERIOR CORNER OF THAT CERTAIN CALLED 133.861 ACRE TRACT OF LAND CONVEYED TO TOMMY JOE WINN, ET AL. BY INSTRUMENT RECORDED IN VOLUME 84653, PAGE 304 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THE SOUTHWEST CORNER OF SAID FREDERICK DOHME SURVEY AND THE COMMON SOUTHEAST CORNER OF THE C. D. BALL SURVEY, ABSTRACT NO. 1699, AND ALSO BEING IN THE NORTH LINE OF THE W. H. BEEMAN SURVEY, ABSTRACT NO. 126.

THENCE NORTH 00° 51' 34" EAST AND DEPARTING SAID BEEMAN SURVEY AND FOLLOWING ALONG THE WEST LINE OF SAID CAMPBELL-BELT LINE 199.023 ACRE TRACT, AND THE CALLED WEST LINE OF SAID FREDERICK DOHME SURVEY COMMON TO THE CALLED EAST LINE OF THE C. D. BALL SURVEY AND COMMON TO THE EAST LINE OF SAID TOMMY JOE WINN 133.861 ACRE TRACT FOR A DISTANCE OF 962.38 FEET TO A 5/8" IRON ROD SET IN THE SOUTH RIGHT OF WAY LINE OF CROSSLAND BOULEVARD (VARIABLE WIDTH RIGHT OF WAY) AS RECORDED UNDER COUNTY CLERKS FILE NO. 20100109472 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, SAID POINT IN CROSSLAND BOULEVARD ALSO BEING IN A CURVE TO THE LEFT HAVING A RADIUS OF 1100.00 FEET WITH A CENTRAL ANGLE OF 94° 52' 20" AND A CHORD BEARING SOUTH 89° 30' 06" WEST AT A DISTANCE OF 93.51 FEET.

THENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT AND FOLLOWING THE SOUTH LINE OF SAID CROSSLAND BOULEVARD FOR AN ARC DISTANCE OF 83.54 FEET TO A 5/8" IRON ROD SET FOR CORNER.

THENCE NORTH 86° 03' 44" EAST AND CONTINUING ALONG THE SOUTH LINE OF SAID CROSSLAND BOULEVARD FOR A DISTANCE OF 562.48 FEET TO A 5/8" IRON ROD SET FOR CORNER.

THENCE SOUTH 84° 15' 09" EAST AND CONTINUING ALONG THE SOUTH LINE OF SAID CROSSLAND BOULEVARD FOR A DISTANCE OF 127.48 FEET TO A 5/8" IRON ROD SET FOR CORNER.

THENCE NORTH 86° 03' 44" EAST FOR A DISTANCE OF 23.42 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1078.29 FEET WITH A CENTRAL ANGLE OF 90° 02' 17" AND A CHORD BEARING NORTH 86° 52' 52" EAST AT A DISTANCE OF 15.77 FEET.

NORTHWESTERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC LENGTH OF 15.77 FEET TO A POINT FOR CORNER.

THENCE NORTH 86° 03' 44" EAST FOR A DISTANCE OF 69.48 FEET TO A POINT FOR CORNER IN A CORNER CLIP FOR SAID SOUTH LINE OF CROSSLAND BOULEVARD AND THE CORNER OF STATE HWY. NO. 161 (VARIABLE WIDTH RIGHT OF WAY) AS RECORDED IN DEED TO STATE OF TEXAS UNDER VOLUME 2003038 AT PAGE 1737 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

THENCE SOUTH 46° 56' 18" EAST ALONG SAID CORNER CLIP FOR A DISTANCE OF 77.34 FEET TO A POINT FOR CORNER ON THE WEST RIGHT-OF-WAY LINE OF SAID STATE HWY. NO. 161.

THENCE SOUTH 01° 56' 58" EAST AND FOLLOWING ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 829.76 FEET TO A 5/8" IRON ROD SET FOR THE NORTHEAST CORNER OF A 0.230 ACRE PARCEL OF LAND CONVEYED TO TEXAS MIDSTREAM GAS SERVICES BY DEED RECORDED UNDER COUNTY CLERKS FILE NO. 20080198110 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.

THENCE NORTH 86° 44' 33" WEST AND DEPARTING THE WEST LINE OF SAID STATE HWY. NO. 161 AND FOLLOWING ALONG THE NORTH LINE OF SAID TEXAS MIDSTREAM GAS SERVICES PARCEL FOR A DISTANCE OF 100.16 FEET TO A 5/8" IRON ROD SET FOR THE NORTHEAST CORNER OF SAME.

THENCE SOUTH 01° 56' 58" EAST AND FOLLOWING ALONG THE WEST LINE OF SAID TEXAS MIDSTREAM GAS SERVICES 0.230 ACRE PARCEL, FOR A DISTANCE OF 100.33 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF SAME, SAID POINT BEING IN THE SOUTH LINE OF THE AFORESAID CAMPBELL-BELT LINE 199.023 ACRE TRACT AND COMMON TO THE NORTH LINE OF THE AFORESAID TOMMY JOE WINN 133.861 ACRE TRACT, SAME BEING IN THE CALLED SOUTH LINE OF THE SAID FREDERICK DOHME SURVEY AND COMMON TO THE CALLED NORTH LINE OF AFORESAID W. H. BEEMAN SURVEY.

THENCE NORTH 86° 44' 33" WEST AND FOLLOWING ALONG THE COMMON LINE OF SAID CAMPBELL-BELT LINE 199.023 ACRE TRACT AND THE NORTH LINE OF THE AFORESAID TOMMY JOE WINN 133.861 ACRE TRACT FOR A DISTANCE OF 879.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.1939 ACRES OF LAND.

DEVELOPER

SWBC REAL ESTATE, LLC
 5940 SHERRY LANE, STE. 750
 DALLAS, TX 75226
 CONTACT: SPENCER BYNGTON
 TEL: 214.967.6317
 EMAIL: sbyngton@swbc.com

OWNER

CAMPBELL-BELT LINE, LP
 5940 BERSKHOE LANE, STE. 400
 DALLAS, TX 75226
 CONTACT: RICK O'BRIEN
 TEL: 214.769.5796
 EMAIL: robrien@campbellbelt.com



SWBC AT GRAND PRAIRIE
 FORUM DRIVE & STATE HWY. 161
 GRAND PRAIRIE, TEXAS
 21.1939 ACRES

21.1939 ACRES		
WILLIAM E. CAMPBELL, JR. BELT LINE LIMITED PARTNERSHIP, FREDERICK DOHME SURVEY, ABSTRACT 385, GRAND PRAIRIE, DALLAS COUNTY, TX		
CROSS PROJECT NO.	DATE	CASE NUMBER
SCHEMATIC	09/14/2018	Z18071CP180701

Exhibit C - Concept Plan