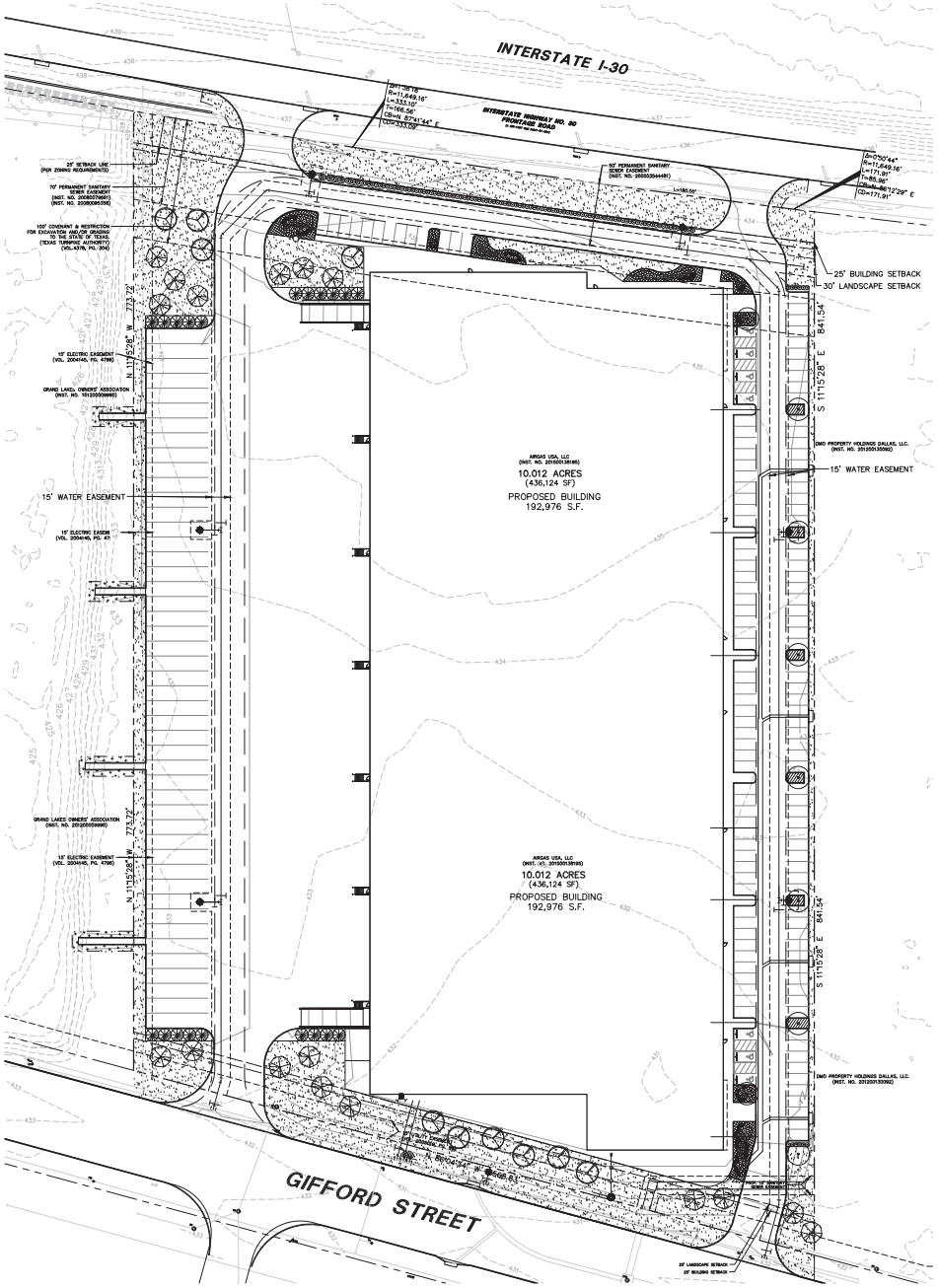
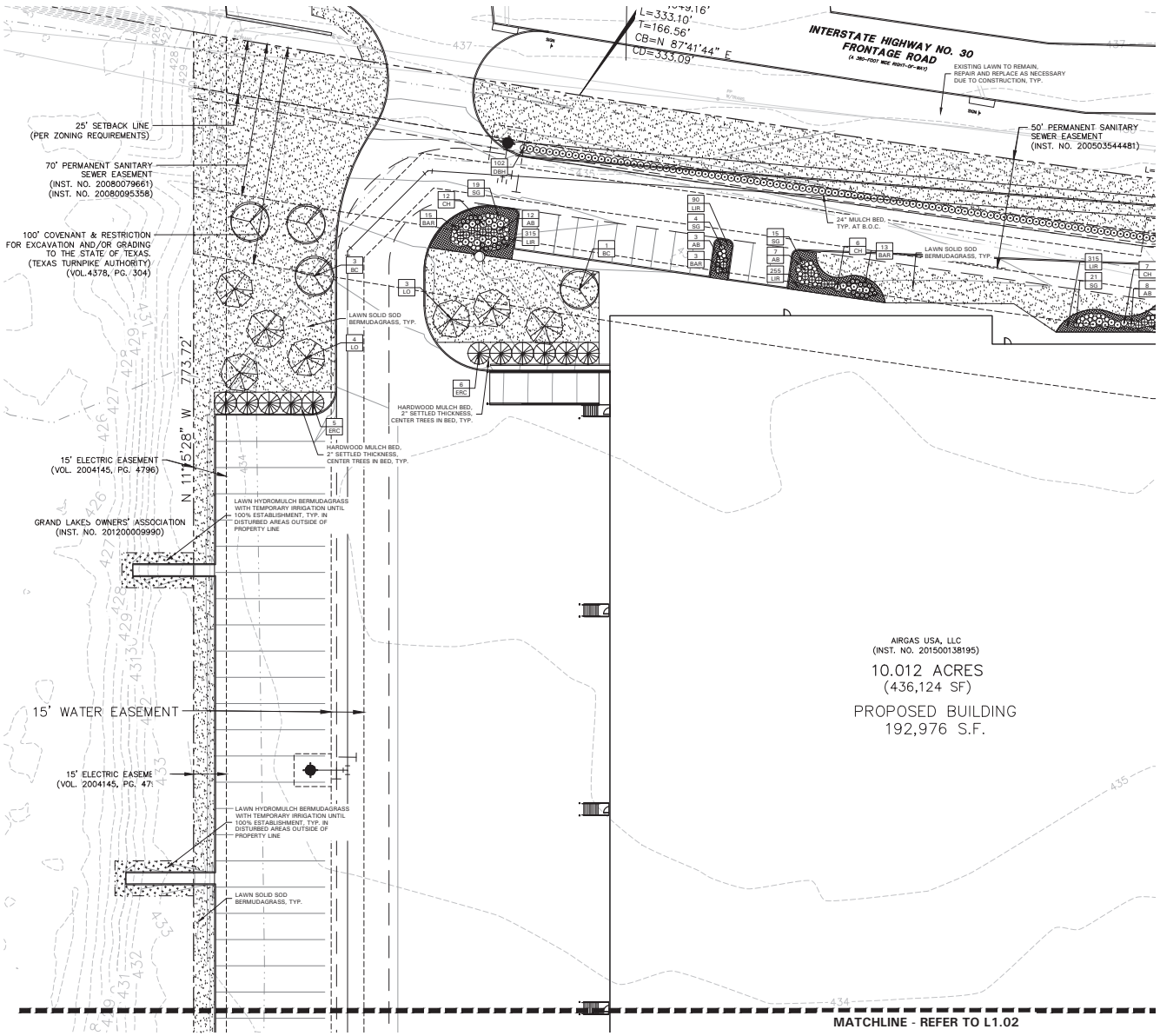
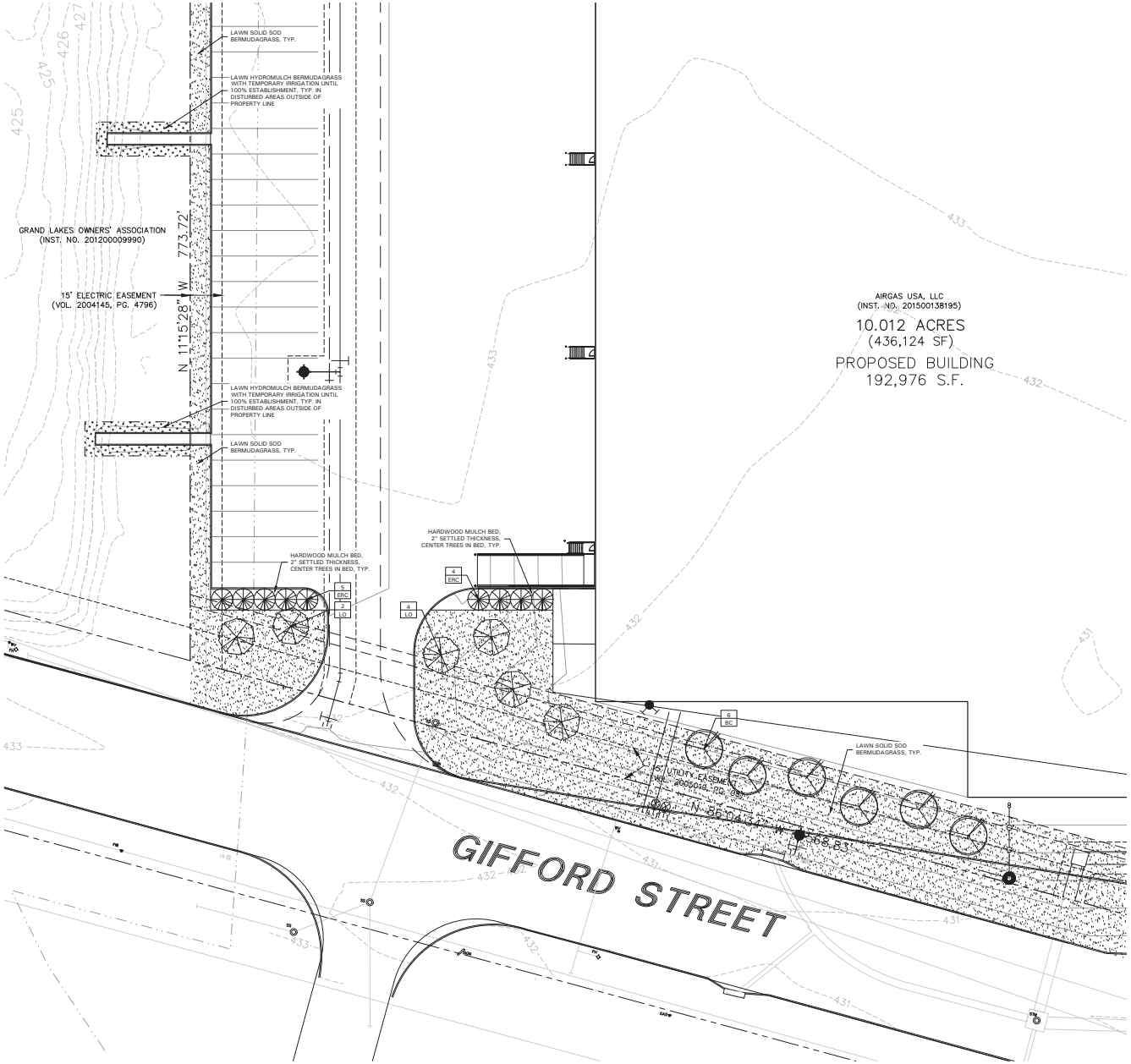

INTERSTATE I-30
INTERSTATE HIGHWAY NO. 30
FRONTAGE ROAD
25' SETBACK LINE
(PER ZONING REQUIREMENTS)
70' PERMANENT SANITARY
SEWER EASEMENT
(INST. NO. 200600776660)
(INST. NO. 202000061705)
100' COVENANT & RESTRICTION
FOR EXCAVATION AND/OR HEADING
TO THE TEXAS NATURAL GAS PIPELINE
(TEXAS TRANSPIPE AUTHORITY)
(VOL.4279, PG. 206)
50' PERMANENT SANITARY
SEWER EASEMENT
(INST. NO. 200503264481)
25' BUILDING SETBACK
30' LANDSCAPE SETBACK
N 11°15'28" W 773.72'
S 11°15'28" E 841.54'
15' ELECTRIC EASEMENT
(VOL. 2004145, PG. 4796)
GRAND LAKES OWNERS' ASSOCIATION
(INST. NO. 201200059990)
ARGAS USA, LLC
(INST. NO. 201600138195)
10.012 ACRES
(436,124 SF)
PROPOSED BUILDING
192,976 S.F.
15' WATER EASEMENT
15' ELECTRIC EASEM
(VOL. 2004145, PG. 47)
IMO PROPERTY HOLDINGS DALLAS, LLC.
(INST. NO. 201200130092)
GIFFORD STREET
25' LANDSCAPE SETBACK
25' BUILDING SETBACK


INTERSTATE HIGHWAY NO. 30
FRONTAGE ROAD
(A 380-FOOT WIDE RIGHT-OF-WAY)
L=333.10'
T=166.56'
CB=N 87°41'44" E
CD=333.09'
EXISTING LAWN TO REMAIN. REPAIR AND REPLACE AS NECESSARY DUE TO CONSTRUCTION, TYP.
25' SETBACK LINE (PER ZONING REQUIREMENTS)
70' PERMANENT SANITARY SEWER EASEMENT (INST. NO. 20080079661) (INST. NO. 20080095358)
100' COVENANT & RESTRICTION FOR EXCAVATION AND/OR GRADING TO THE STATE OF TEXAS. (TEXAS TURNPIKE AUTHORITY) (VOL.4378, PG. 304)
50' PERMANENT SANITARY SEWER EASEMENT (INST. NO. 20050354481)
24" MULCH BED, TYP. AT B.O.C.
LAWN SOLID SOD BERMUDAGRASS, TYP.
HARDWOOD MULCH BED, 2" SETTLED THICKNESS, CENTER TREES IN BED, TYP.
N 11°15'28" W 773.72'
15' ELECTRIC EASEMENT (VOL. 2004145, PG. 4796)
GRAND LAKES OWNERS' ASSOCIATION (INST. NO. 201200009990)
LAWN HYDROMULCH BERMUDAGRASS WITH TEMPORARY IRRIGATION UNTIL 100% ESTABLISHMENT, TYP. IN DISTURBED AREAS OUTSIDE OF PROPERTY LINE
15' WATER EASEMENT
15' ELECTRIC EASEME (VOL. 2004145, PG. 47
AIRGAS USA, LLC (INST. NO. 201500138195)
10.012 ACRES (436,124 SF)
PROPOSED BUILDING 192,976 S.F.
MATCHLINE - REFER TO L1.02


LAWN SOLID SOD
BERMUDAGRASS, TYP.
LAWN HYDROMULCH BERMUDAGRASS
WITH TEMPORARY IRRIGATION UNTIL
100% ESTABLISHMENT, TYP. IN
DISTURBED AREAS OUTSIDE OF
PROPERTY LINE
GRAND LAKES OWNERS' ASSOCIATION
(INST. NO. 201200009990)
N 11°15'28" W 773.72'
15' ELECTRIC EASEMENT
(VOL. 2004145, PG. 4796)
LAWN HYDROMULCH BERMUDAGRASS
WITH TEMPORARY IRRIGATION UNTIL
100% ESTABLISHMENT, TYP. IN
DISTURBED AREAS OUTSIDE OF
PROPERTY LINE
LAWN SOLID SOD
BERMUDAGRASS, TYP.
HARDWOOD MULCH BED,
2" SETTLED THICKNESS,
CENTER TREES IN BED, TYP.
HARDWOOD MULCH BED,
2" SETTLED THICKNESS,
CENTER TREES IN BED, TYP.
AIRGAS USA, LLC
(INST. NO. 201500138195)
10.012 ACRES
(436,124 SF)
PROPOSED BUILDING
192,976 S.F.
LAWN SOLID SOD
BERMUDAGRASS, TYP.
GIFFORD STREET