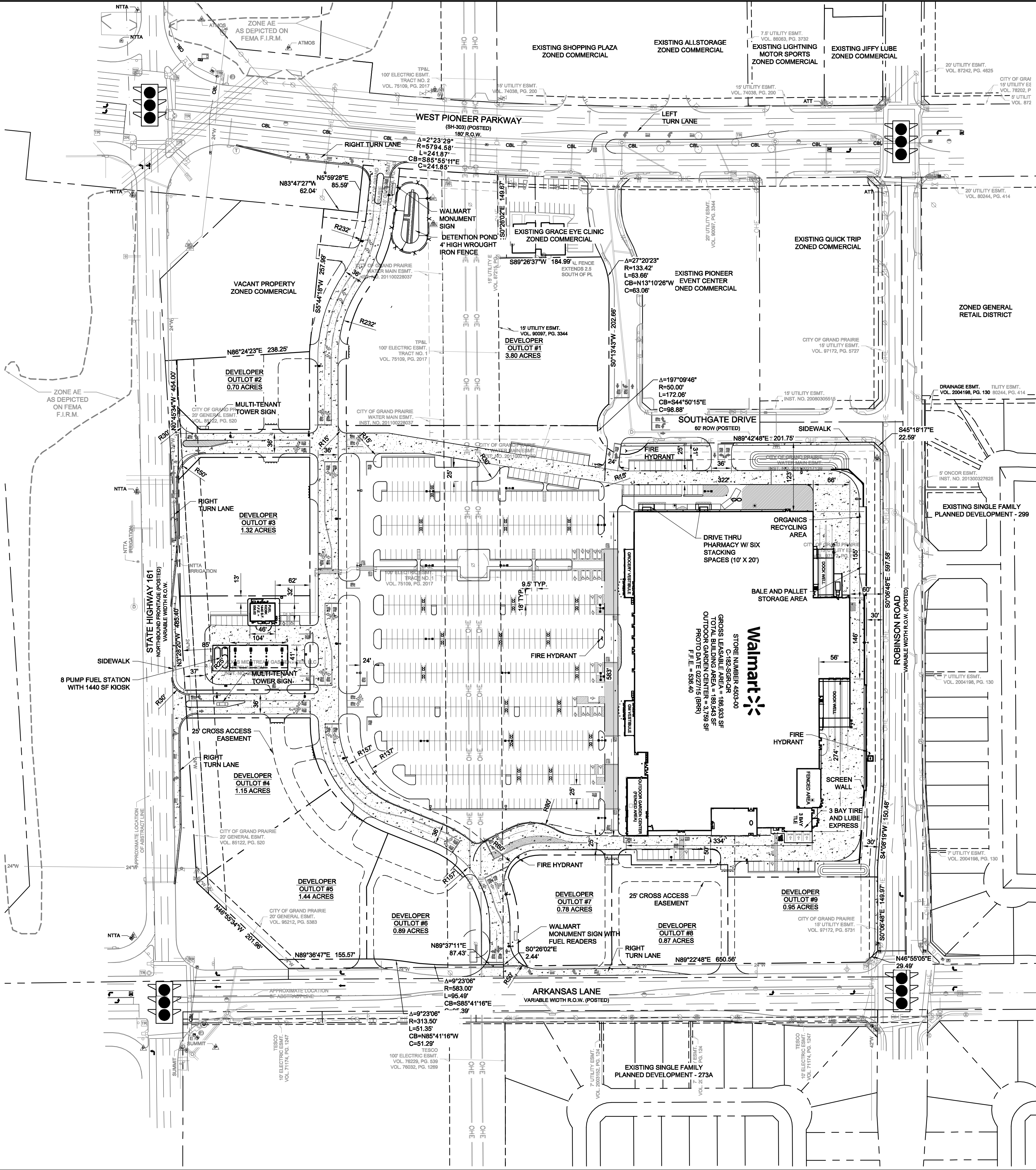


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GENERAL INFORMATION:

OWNERS/DEVELOPERS:
CENTEX INVESTMENTS, INC.
5410 BOCA RATON DRIVE
DALLAS, TX 75229

303 GRAND PRAIRIE LTD.
7001 PRESTON ROAD, SUITE 410
DALLAS, TX 75205

SITE ACREAGE: 32.39 ACRES (±1,410,908 SF)

BUILDING SQUARE FOOTAGE: 189,543 SF WALMART SUPERCENTER
1440 SF FUEL STATION KIOSK

IMPERVIOUS COVER: 730,276 SF

FLOODPLAINS AND FLOODWAY AREAS: THERE ARE NO IDENTIFIED FLOODPLAINS OR FLOODWAY AREAS WITHIN THE PROJECT AREA.

SITE ADDRESS: 1000 ARKANSAS, GRAND PRAIRIE, TX

PARCEL IDENTIFICATION #S:
65071376510020000 28171600010060000
28171600010100000 28171600010050000
28171600010090000 28171600010040000
28171600010080000
28171600010070000
65071376510010000

CURRENT ZONING: PD PLANNED DEVELOPMENT

EXISTING LAND USE: VACANT LAND

BENCHMARK DESCRIPTIONS: 5/8" IRSC "KHA"

PERENNIAL AND INTERMITTENT STREAMS: THERE ARE NO IDENTIFIED PERENNIAL OR INTERMITTENT STREAMS LOCATED WITHIN THE PROJECT AREA.

TYPICAL PARKING SPACE DIMENSIONS: 9.5' x 18'

PROPOSED SITE ANALYSIS

WALMART	189,543 S.F.
PARKING (ASSOCIATE AND CUSTOMER)	731 SPACES
ACCESSIBLE	28 SPACES
TOTAL PARKING	759 SPACES
RATIO *	4,001,000 S.F.
CART CORRALS *	18 CORRALS / 36 SPACES

* PARKING RATIO DOES NOT INCLUDE CART CORRAL SPACES OR FUEL STATION SPACES.

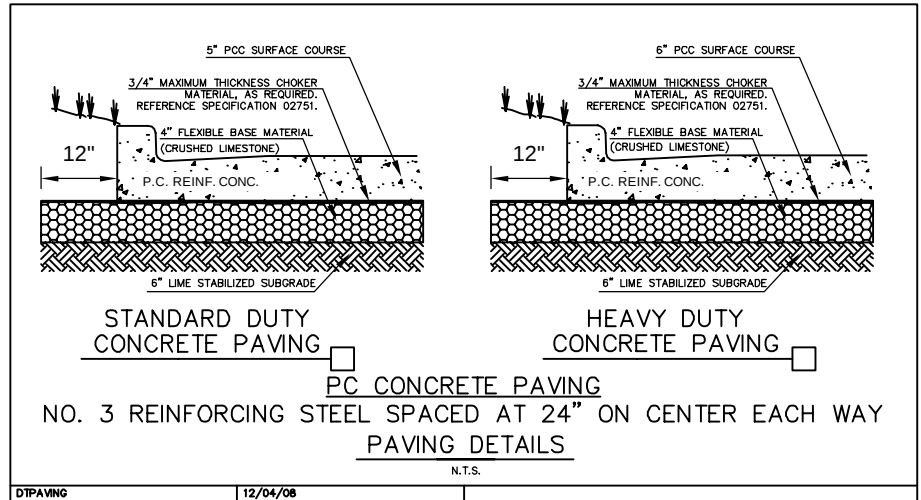
SITE DATA TABLE

STANDARD	REQUIRED	PROVIDED	MEETS
MIN. FRONT YARD*	25 FT.	52 FT.	YES
MIN. REAR YARD*	25 FT.	60 FT.	YES
MIN. SIDE YARDS*	25 FT.	123 FT./32 FT.	YES
MIN. F.A.R./MAX AREA	0.51	0.211	YES
MIN. LOT WIDTH	50 FT.	770 FT.	YES
MIN. LOT DEPTH	100 FT.	1257 FT.	YES
MAX. HEIGHT	35 FT.	35 FT.	YES**
MIN. LOT AREA	5000 S.F.	892,544 S.F.	YES
PARKING SPACES	690 S.F.	759	YES
ACCESSIBLE PARKING	N/A	28	YES

NOTE:
1. SITE DATA TABLE INCLUDES THE FUEL LOT AND WALMART LOT COMBINED.
2. SITE DATA TABLE HAS BEEN FILLED OUT WITH THE REQUIRED AND PROVIDED DATA ASSOCIATED WITH THE WALMART LOT AND ASSOCIATED FUEL LOT ONLY. DEVELOPER OUTLOTS #1-8 WILL NEED TO PROVIDE ASSOCIATED DATA AT TIME OF SITE PLAN SUBMISSION.
*3. DUE TO STREET FRONTAGE ON ALL FOUR SIDES OF THIS DEVELOPMENT, THIS PROPERTY IS REQUIRED TO MEET A 20' SETBACK ON ALL FRONTS.
*4. A 30' BUILDING HEIGHT WAS APPROVED AS PART OF REZONING Z160201

ACREAGE SUMMARY

WALMART	±19.80 AC.
FUEL LOT	±0.89 AC.
OUTLOT #1	±3.80 AC.
OUTLOT #2	±0.70 AC.
OUTLOT #3	±1.32 AC.
OUTLOT #4	±1.15 AC.
OUTLOT #5	±1.44 AC.
OUTLOT #6	±0.89 AC.
OUTLOT #7	±0.78 AC.
OUTLOT #8	±0.87 AC.
OUTLOT #9	±0.95 AC.
TOTAL	±32.39 AC.

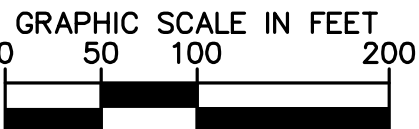
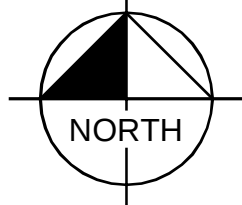


OWNER

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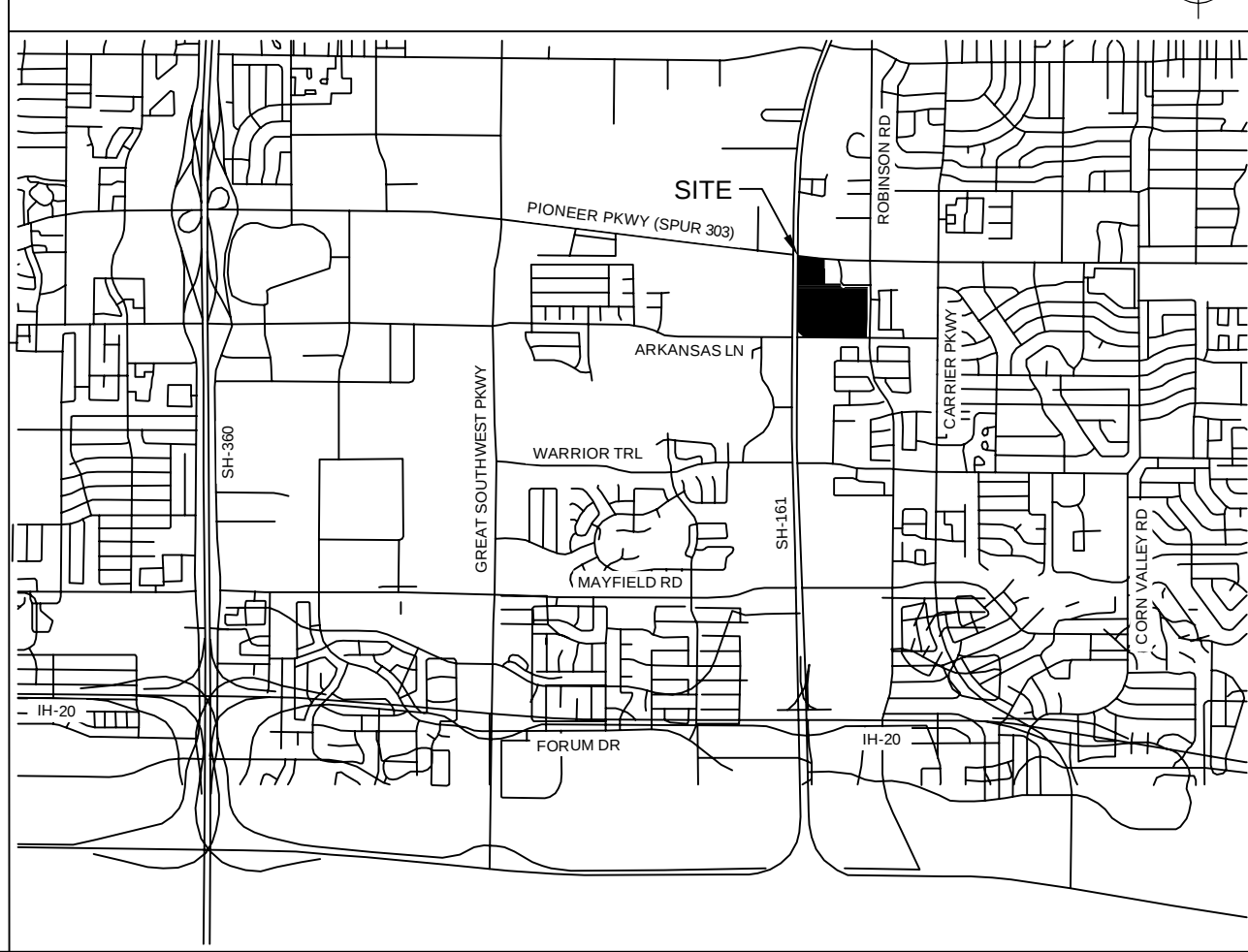
NOTES

1. DEVELOPER OUTLOTS 1-9 ARE INTENDED FOR FUTURE COMMERCIAL DEVELOPMENT AND SHALL BE SUBJECT TO ADDITIONAL SITE PLAN AND OTHER APPLICABLE REVIEWS AND APPROVALS.

LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	TYPE "A" INTEGRAL CONCRETE CURB AND GUTTER
---	CART CORRAL
---	OVERHEAD UTILITY LINE
---	HEAVY DUTY CONCRETE PAVING
---	STANDARD DUTY CONCRETE PAVING
---	UNDERGROUND COMMUNICATIONS LINE

VICINITY MAP (NOT TO SCALE)



BUSH & PIONEER CENTRE
SITE PLAN

HIGHWAY 161 & PIONEER PKWY
GRAND PRAIRIE, TX 75052

DATE
5/1/2015
PROJECT NO.
063362495
SHEET NUMBER