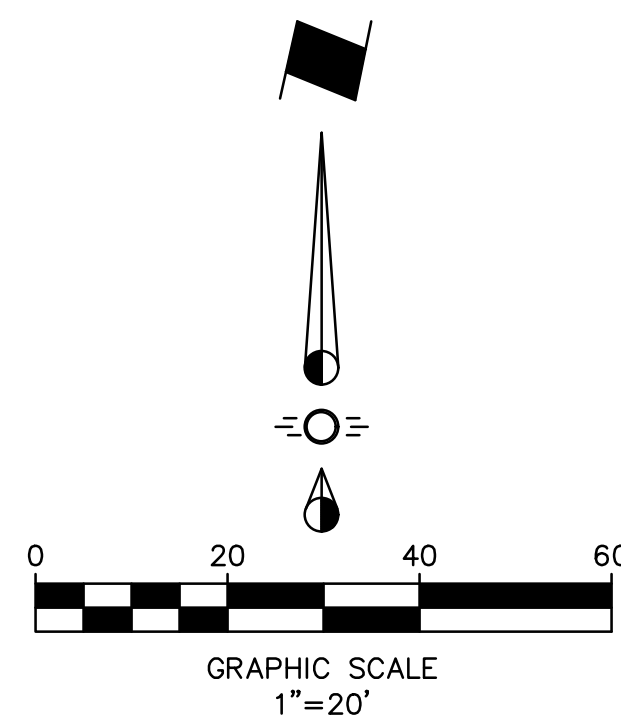
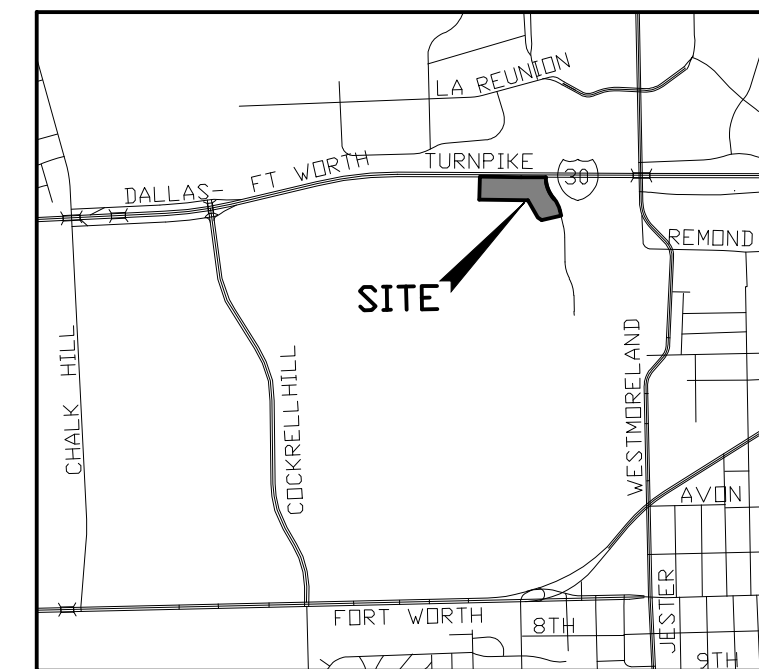


DALLAS-FORT WORTH TURNPIKE/
INTERSTATE HIGHWAY NO. 30
(VARIABLE WIDTH R.O.W.)
FRONTAGE ROAD



VICINITY MAP

SITE DATA TABLE	
EXISTING ZONING:	PD-811, SUBDISTRICT "B"
LAND USE:	RESTAURANT
LOT AREA	81,155.46 SF, 1.863 ACRES
BUILDING AREA	9234 SF
F.A.R.	0.11:1
BUILDING HEIGHT	28'-10" (1 STORY)
LOT COVERAGE	11.4% (Max. 60%)
PARKING REQUIRED (1/100 S.F.)	92 SPACES
PARKING PROVIDED	162 SPACES (6 HC)
BICYCLE PARKING REQUIRED *	4
LOADING SPACE	1 (M)

* LOCATION OF BICYCLE PARKING TO BE DETERMINED AT PERMITTING.

NOTE:

1. NO EXISTING TREES LOCATED ON THE PROPERTY.
2. DUMPSTERS TO BE SCREENED WITH A 8' MASONRY SCREEN.
3. PARKING REQUIREMENTS PER CITY OF DALLAS DEVELOPMENT CODE SECTIONS 51-4.209 AND 51-4.211.

PD 811: SUBAREA B TOTALS	
LOT ACREAGE	
S112-061C, PHASE 3, LOT 1, 311T-8774 (HOTEL)	2.89 ACRES
S112-061D, PHASE 4, LOT 3, 311T-9283 (RESTAURANT)	1.11 ACRES
S112-061E, PHASE 5, LOT 5, 311T-9334 (RESTAURANT)	1.33 ACRES
S112-061E, PHASE 5, LOT 4, 311T-9334 (RESTAURANT)	1.92 ACRES
LOT 1 NORTH, BLOCK 7216 (FUTURE RESTAURANT)	0.81 ACRES
S234-017, PHASE 9, LOT 3A, DP24-097 (RESTAURANT)	1.86 ACRES
S234-017, PHASE 9, LOT 3B, DP24-098 (RESTAURANT)	1.20 ACRES
S234-017, PHASE 9, LOT 3C, DP24-149 (RESTAURANT)	1.84 ACRES
S234-017, PHASE 9, LOT 3D (FUTURE)	1.63 ACRES
S234-017, PHASE 9, LOT 3F (FUTURE)	2.53 ACRES
D212-017 MULTIFAMILY, PHASE I	18.19 ACRES
TOTAL AREA (SUBAREA B)	34.91 ACRES

PARKING	
S112-061C, PHASE 3, LOT 1, 311T-8774 (HOTEL)	106 SPACES
S112-061D, PHASE 4, LOT 3, 311T-9283 (RESTAURANT)	39 SPACES
S112-061E, PHASE 5, LOT 5, 311T-9334 (RESTAURANT)	71 SPACES
S112-061E, PHASE 5, LOT 4, 311T-9334 (RESTAURANT)	109 SPACES
LOT 1 NORTH, BLOCK 7216 (FUTURE RESTAURANT)	(BY OTHERS)
S234-017, PHASE 9, LOT 3A, DP24-097 (RESTAURANT)	162 SPACES
S234-017, PHASE 9, LOT 3B, DP24-098 (RESTAURANT)	65 SPACES
S234-017, PHASE 9, LOT 3C, DP24-149 (RESTAURANT)	134 SPACES
S234-017, PHASE 9, LOT 3D (FUTURE)	0 SPACES
S234-017, PHASE 9, LOT 3F (FUTURE)	0 SPACES
D212-017 MULTIFAMILY, PHASE I	552 SPACES
TOTAL PARKING PROVIDED (SUBAREA B)	1,238 SPACES

BUILDING FLOOR AREA	
S112-061C, PHASE 3, LOT 1, 311T-8774 (HOTEL)	21,419 SF
S112-061D, PHASE 4, LOT 3, 311T-9283 (RESTAURANT)	2,176 SF
S112-061E, PHASE 5, LOT 5, 311T-9334 (RESTAURANT)	5,100 SF
S112-061E, PHASE 5, LOT 4, 311T-9334 (RESTAURANT)	7,700 SF
LOT 1 NORTH, BLOCK 7216 (FUTURE RESTAURANT)	(BY OTHERS)
S234-017, PHASE 9, LOT 3A, DP24-097 (RESTAURANT)	9,234 SF
S234-017, PHASE 9, LOT 3B, DP24-098 (RESTAURANT)	4,490 SF
S234-017, PHASE 9, LOT 3C, DP24-149 (RESTAURANT)	6,705 SF
S234-017, PHASE 9, LOT 3D (FUTURE)	0 SF
S234-017, PHASE 9, LOT 3F (FUTURE)	0 SF
D212-017 MULTIFAMILY, PHASE I	185,646 SF
TOTAL FLOOR AREA (SUBAREA B)	242,470 SF

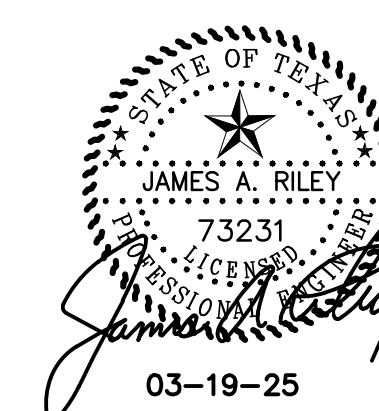
OPEN SPACE AREA	
S112-061C, PHASE 3, LOT 1, 311T-8774 (HOTEL)	0 ACRES
S112-061D, PHASE 4, LOT 3, 311T-9283 (RESTAURANT)	0 ACRES
S112-061E, PHASE 5, LOT 5, 311T-9334 (RESTAURANT)	0 ACRES
S112-061E, PHASE 5, LOT 4, 311T-9334 (RESTAURANT)	0 ACRES
LOT 1 NORTH, BLOCK 7216 (FUTURE RESTAURANT)	0 ACRES
S234-017, PHASE 9, LOT 3A, DP24-097 (RESTAURANT)	0 ACRES
S234-017, PHASE 9, LOT 3B, DP24-098 (RESTAURANT)	0 ACRES
S234-017, PHASE 9, LOT 3C, DP24-149 (RESTAURANT)	0 ACRES
S234-017, PHASE 9, LOT 3D (FUTURE)	0 ACRES
S234-017, PHASE 9, LOT 3F (FUTURE)	0 ACRES
D212-017 MULTIFAMILY, PHASE I	3.69 ACRES
COMMON SHARED SPACE	2 ACRES
TOTAL OPEN SPACE AREA (SUBAREA B) (2 ACRES REQ. FOR SUBAREA B)	5.69 ACRES

DWELLING UNITS	
S112-061C, PHASE 3, LOT 1, 311T-8774 (HOTEL)	0 UNITS
S112-061D, PHASE 4, LOT 3, 311T-9283 (RESTAURANT)	0 UNITS
S112-061E, PHASE 5, LOT 5, 311T-9334 (RESTAURANT)	0 UNITS
S112-061E, PHASE 5, LOT 4, 311T-9334 (RESTAURANT)	0 UNITS
LOT 1 NORTH, BLOCK 7216 (FUTURE RESTAURANT)	0 UNITS
S234-017, PHASE 9, LOT 3A, DP24-097 (RESTAURANT)	0 UNITS
S234-017, PHASE 9, LOT 3B, DP24-098 (RESTAURANT)	0 UNITS
S234-017, PHASE 9, LOT 3C, DP24-149 (RESTAURANT)	0 UNITS
S234-017, PHASE 9, LOT 3D (FUTURE)	0 UNITS
S234-017, PHASE 9, LOT 3F (FUTURE)	0 UNITS
D212-017 MULTIFAMILY, PHASE I	264 UNITS
TOTAL NUMBER OF DWELLING UNITS (SUBAREA B)	264 UNITS

LODGING GUEST ROOMS	
S112-061C, PHASE 3, LOT 1, 311T-8774 (HOTEL)	103 UNITS
S112-061D, PHASE 4, LOT 3, 311T-9283 (RESTAURANT)	0 UNITS
S112-061E, PHASE 5, LOT 5, 311T-9334 (RESTAURANT)	0 UNITS
S112-061E, PHASE 5, LOT 4, 311T-9334 (RESTAURANT)	0 UNITS
LOT 1 NORTH, BLOCK 7216 (FUTURE RESTAURANT)	0 UNITS
S234-017, PHASE 9, LOT 3A, DP24-097 (RESTAURANT)	0 UNITS
S234-017, PHASE 9, LOT 3B, DP24-098 (RESTAURANT)	0 UNITS
S234-017, PHASE 9, LOT 3C, DP24-149 (RESTAURANT)	0 UNITS
S234-017, PHASE 9, LOT 3D (FUTURE)	0 UNITS
S234-017, PHASE 9, LOT 3F (FUTURE)	0 UNITS
D212-017 MULTIFAMILY, PHASE I	0 UNITS
TOTAL NUMBER OF DWELLING UNITS (SUBAREA B)	103 UNITS

DEVELOPMENT PLAN
PROPOSED LOT 3A, BLOCK M/7212
PD 811, SUBAREA B
S234-017
CASE No. D245-002(SAS)

DEVELOPER	ENGINEER
CORINTH PROPERTIES 4645 N. CENTRAL EXPRESSWAY 300 KNOX PLACE DALLAS, TEXAS 75205 (214) 828-7162 CONTACT: JOHN DICKEY EMAIL: jdickey@corinthproperties.com	BROCKETTE DAVIS DRAKE, INC. 12377 MERIT DRIVE SUITE 1100 DALLAS, TEXAS 75251 (214) 824-3647 CONTACT: JAMES A. RILEY, P.E. EMAIL: jriley@biddeng.com



Benchmarks:

1" cut set on the back of curb on the west side of West Colorado Boulevard near the southeast corner of surveyed property.

N: 6,965,262.37; E: 2,467,524.26
Elevation=523.43

"X" set on s.w.c of curb inlet ±19' south of centerline of East Bound Service Road of I.H. 30 - ±470' west of centerline of West Colorado Boulevard.
N: 6,965,361.26; E: 2,466,878.73
Elevation=500.07

REMAINDER TRACT 1
LMC CANYON HOLDINGS, LLC
INST. NO. 20200140046
O.P.R.D.C.T.