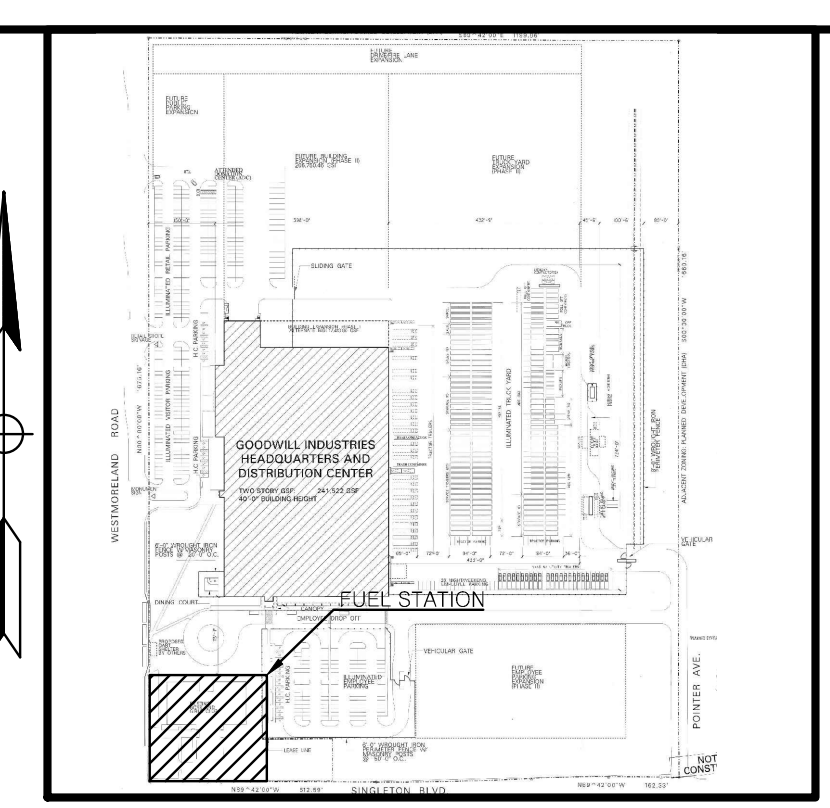


Vicinity Map  
Not to Scale



DEVELOPMENT PLAN  
Not to Scale

REMAINDER OF  
LOT 1, BLOCK FF/7135  
GOODWILL INDUSTRIES OF DALLAS HEADQUARTERS  
VOL. 2001177, PG. 36  
M.R.D.C.T.

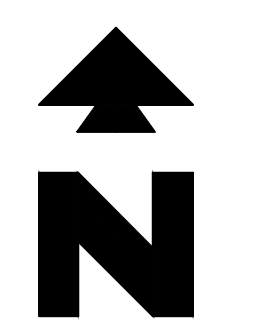
GOODWILL INDUSTRIES OF DALLAS INC.  
VOL. 98223, PG. 7086  
D.R.D.C.T.

N. WESTMORELAND ROAD  
AS SHOWN  
GOODWILL INDUSTRIES OF DALLAS  
HEADQUARTERS  
LOT 1, BLOCK FF/7135  
VOL. 2001177, PG. 36  
M.R.D.C.T.  
(100' R.O.W.)

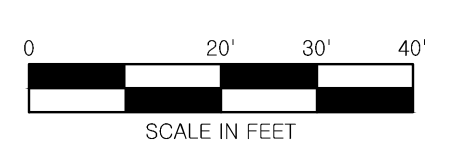
W.C. MCGOWAN SURVEY -  
ABSTRACT NUMBER 859

SINGLETON BOULEVARD  
AS SHOWN  
GOODWILL INDUSTRIES OF DALLAS  
HEADQUARTERS  
LOT 1, BLOCK FF/7135  
VOL. 2001177, PG. 36  
M.R.D.C.T.  
(VARIABLE WIDTH R.O.W.)

CITY OF DALLAS  
VOL. 423, PG. 1800  
D.R.D.C.T.



DEVELOPMENT PLAN



SITE BENCHMARK  
SITE BENCHMARK (LOCATED ON CURB MEDIAN SOUTH OF SITE)  
COORDINATE VALUES, IF SHOWN, ARE US SPT 17YCS, 83, NCZ  
ELEVATIONS, IF SHOWN, ARE NAVD 83  
BEARINGS ARE BASED ON GRID NORTH (TXCS, 83, NCZ)

LEGAL DESCRIPTION TRACT 12 OF PD 508

BEING A 46.0055 ACRE TRACT OF LAND OUT OF THE E. HORTON SURVEY, ABSTRACT NO. 604, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING PART OF DHA/7135 TRACT AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET FOR CORNER AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SINGLETON BOULEVARD AND THE EAST RIGHT-OF-WAY LINE OF WESTMORELAND AVENUE:

THENCE DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID SINGLETON BOULEVARD, NORTH ALONG SAID EAST RIGHT-OF-WAY LINE OF WESTMORELAND ROAD A DISTANCE OF 1675.16 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTH-WEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE DEPARTING SAID RIGHT-OF-WAY LINE OF WESTMORELAND ROAD SOUTH 89 DEGREES 42 MINUTES 00 SECONDS EAST A DISTANCE OF 1199.86 FEET TO A 1/2 INCH ROD SET FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT:

THENCE SOUTH A DISTANCE OF 1660.16 FEET TO 1/2 INCH ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID ROD BEING AT A POINT IN THE NORTH RIGHT-OF-WAY LINE OF SAID SINGLETON BOULEVARD:

THENCE NORTH 89 DEGREES 42 MINUTES 00 SECONDS WEST, ALONG THE SOUTH SAID RIGHT-OF-WAY LINE OF SINGLETON BOULEVARD, A DISTANCE OF 162.33 FEET TO A 1/2 INCH ROD SET; SAID ROD BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 3063.11 FEET A CENTRAL ANGLE OF 03 DEGREES 16 MINUTES 27 SECONDS, A CHORD BEARING OF SOUTH 88 DEGREES 39 MINUTES 47 SECONDS WEST, AND A CHORD DISTANCE OF 175.02 FEET:

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF SINGLETON BOULEVARD, AND ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 175.04 FEET TO A 1/2 INCH IRON ROD SET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 6126.64 FEET, A CENTRAL ANGLE OF 03 DEGREES 16 MINUTES 27 SECONDS, A CHORD BEARING OF SOUTH 88 DEGREES 39 MINUTES 47 SECONDS WEST, AND A CHORD DISTANCE OF 350.06 FEET:

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF SINGLETON BOULEVARD, AND ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 350.11 FEET TO A 1/2 INCH IRON ROD SET:

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF SINGLETON BOULEVARD NORTH 89 DEGREES 42 MINUTES 00 SECONDS WEST, A DISTANCE OF 512.59 FEET TO THE POINT OF BEGINNING CONTAINING 2,004,000 SQUARE FEET OR 46.0055 ACRES OF LAND MORE OR LESS.

**BUILDING / SITE INFORMATION**  
SITE AREA: 2,004,000.0 GSF (46.01 ACRES)

NEW BUILDING (PHASE I):	
FIRST FLOOR AREA	:217,046 GSF
SECOND FLOOR AREA	:24,476 GSF
TOTAL AREA	:241,522 GSF
ALTERNATE BID	:17,410 GSF
F.A.R. = 0.123	
NEW BUILDING (PHASE II)	:206,750 GSF
CORNER STORE BUILDING (PLUS CANOPY)	:8,950 GSF

**SITE PARKING INFORMATION**

OCCUPANCY	AREA (GFS)	RATIO (SPACES/SF)	TOTAL	SPACES REQUIRED	
				REG.	HC
WAREHOUSE	106,823	1:1000	107	-	-
OFFICE	72,841	1:333	219	-	-
LT. INDUST.	45,513	1:500	91	-	-
RETAIL	16,345	1:200	82	-	-
RETAIL (FUEL STATION)	6,400	1:200	34	32	2
TOTAL	247,922	-	533	519	13
			SPACES PROVIDED	540	509 31

**CEI Engineering Associates, Inc.**  
ENGINEERS PLANNERS SURVEYORS  
LANDSCAPE ARCHITECTS ENVIRONMENTAL SCIENTISTS

3030 LBJ Freeway, Suite 100 Dallas, TX 75234  
972-488-3737  
972-488-6732

JOB NO. 28720  
EXISTING INFORMATION ON THIS DRAWING WAS OBTAINED FROM A SURVEY PREPARED BY: JPH LAND SURVEYING, INC.  
13563 W SH 29, SUITE 4  
LIBERTY HILL, TEXAS 78642  
ROBERT A. HANSEN, R.P.L.S. #6439

REVISIONS				DRAWING REISSUE DATE	
NO.	DATE	DESCRIPTION	DRAWN	APP'D	ISSUE DATE
0	10/28/2015	DEVELOPMENT PLAN	NPD	MH	ISSUE DATE
1	12/14/2015	CITY COMMENTS	NPD	MH	ISSUE DATE

**CORNER STORE CST BRANDS, INC.**  
1 VALERO WAY SAN ANTONIO, TEXAS 78249

PRELIMINARY NOT FOR CONSTRUCTION

DEVELOPMENT PLAN  
N. WESTMORELAND RD & SINGLETON BLVD  
DALLAS TEXAS

D-1

ZONING CASE #Z156-117

F-7524