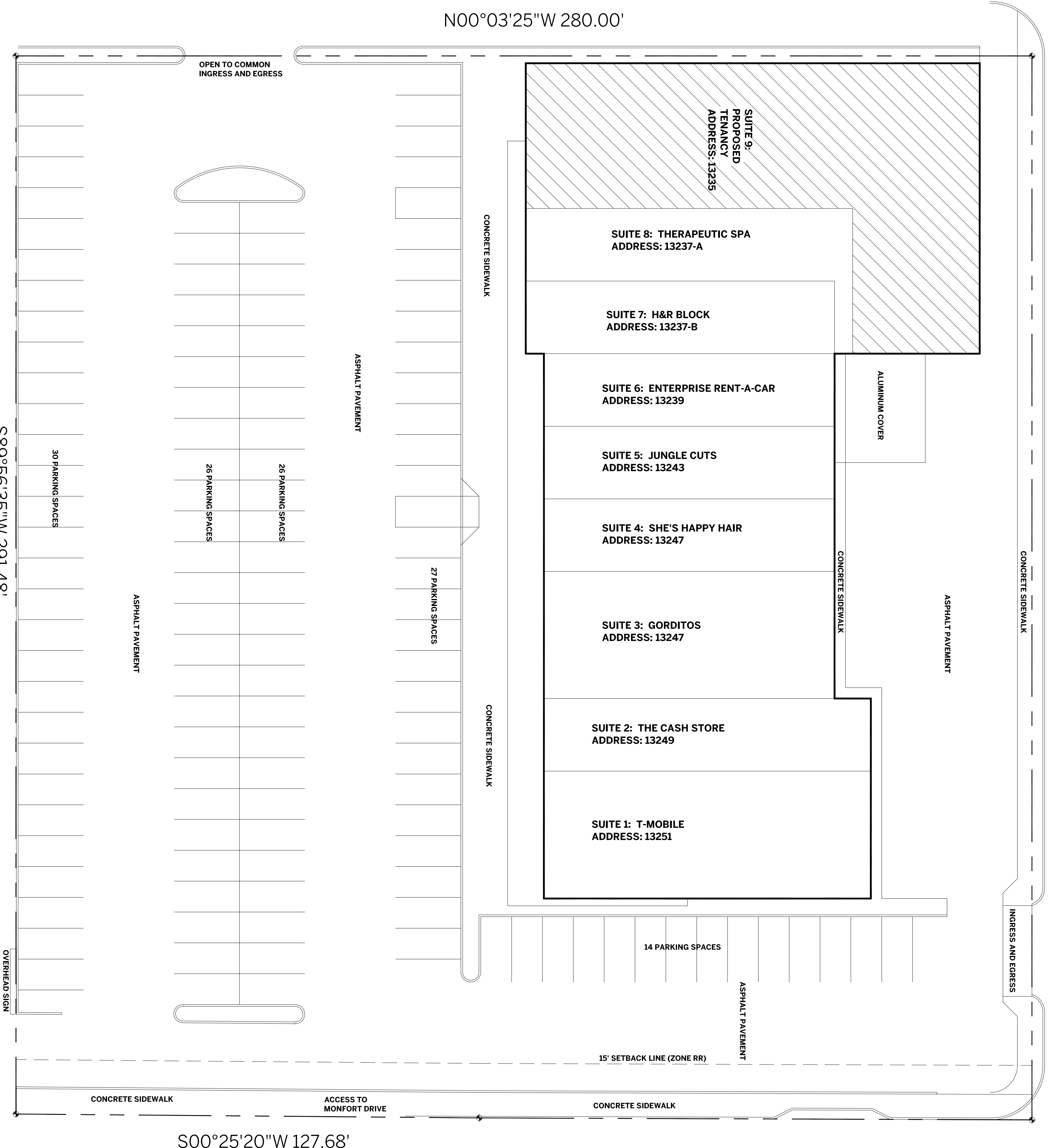


JAMES TEMPLE DRIVE

(VARIABLE WIDTH PRIVATE STREET)

N89°56'35"E 293.09'

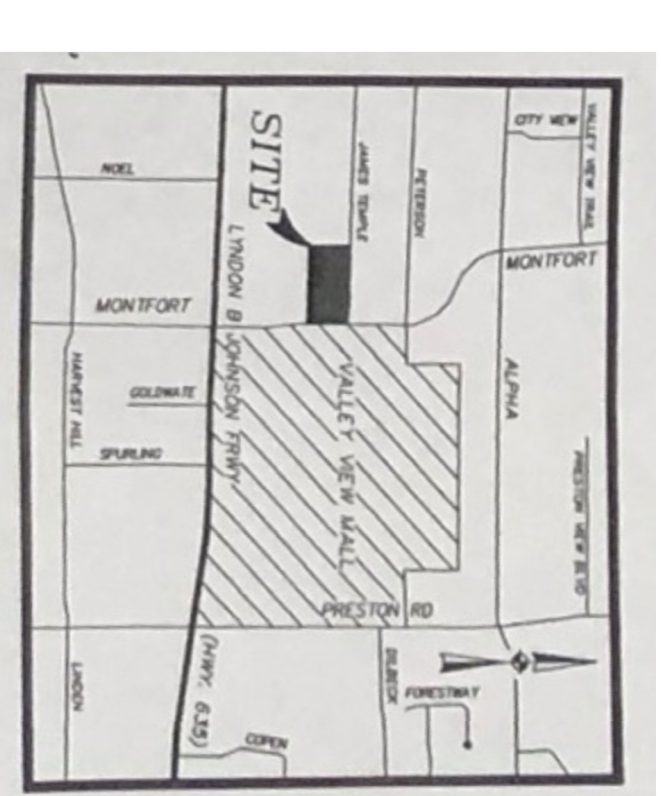


N00°03'25"W 280.00'

S89°56'35"W 291.48'

S00°25'20"W 127.68'

MONFORT DRIVE



Vicinity Map (N.T.S)

LEGAL DESCRIPTION:
 LOT 4, BLOCK A/7020 OF THE TARGET NORTH ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 71015, PAGE 92, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS

PARKING:

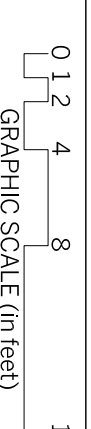
SUITE	ADDRESS	USE AS DETERMINED BY S.A.S. 13.036	SUITE #	PERMITTED BY S.A.S. 13.036	REQUIRED PARKING
1	13251 Monfort Drive	Retail	1,150	50	13.6
2	13249 Monfort Drive	Office, Financial Services	1,400	222	72.0
3	13247 Monfort Drive	Restaurant Without Drive-Thru	2,795	100	28.0
4	13247 Monfort Drive	Restaurant	1,200	250	72.0
5	13247 Monfort Drive	Office, Professional Services	1,500	200	54.5
6	13239 Monfort Drive	Office, Professional Services	1,500	153	54.4
7	13237-B Monfort Drive	Office, Professional Services	1,500	153	54.4
8	13237-A Monfort Drive	Office, Professional Services	1,500	250	72.0
9	13235 Monfort Drive	Commercial/Professional/Institutional	2,577	509	143.0
			TOTAL	1,846	134
			REQUIREMENTS	1,846	134

MONFORT PLAZA SHOPPING CENTER



TEXAS CARD HOUSE
 13235-13251 MONFORT DRIVE
 DALLAS, TEXAS 75240

1 Site Plan
 Scale 1/32" = 1'-0" @ 11x17
 Scale 1/16" = 1'-0" @ 24x36



DISCLAIMERS:
 ALTHOUGH EVERY EFFORT HAS BEEN TAKEN TO PREPARE THESE DRAWINGS TO COMPLY WITH LOCAL BUILDING CODES, CONTINUOUS CODE CHANGES MAY REQUIRE ADDITIONAL DRAWINGS, ENGINEER SERVICES, AND PERMITS TO BE OBTAINED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL ADDITIONAL REQUIREMENTS OF LOCAL BUILDING OFFICIALS TO MEET COMPLIANCE.

ISSUE DATE: 05 DEC 2018
 SHEET TYPE: Site Plan
A0000