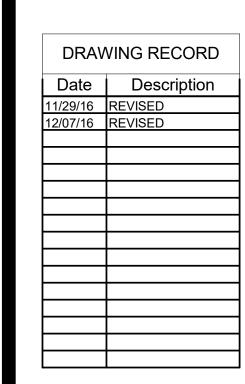
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EXTEX LAPORTE LP. (VOL. 2002082, PG. 3283) — Δ = 14°24'27" R = 1150'-0" L = 289.18' T = 145.35' CB = S 07° 10' 35" W CD = 288.41' 10'-0" SIDE YARD SETBACK UTILITY EASEMENT (VOL. 2003122, PG. 17868) FIRE LANE & ONCOR ELECTRIC DELIVERY COMPANY **EASEMENT** (VOL. 2003204, PG. 152) ✓ NEW RAMP - NEW STAIRS EXPANSION 79,000 SQ. FT. 6 FOOT TALL MASONRY SCREEN WALL OR WOOD FENCE FLOODWAY EASEMENT (VOL. 2003204, PG. 152) 10'-0" SIDE YARD SETBACK TRACT VI MOUNTAIN CREEK BUSINESS PARK ASSOCIATION INC. (VOL. 2003009, PG. 7341) FLOOD PLAIN LIMITS DEVELOPMENT PLAN PLAN NORTH

Pd# 521 SITE AREA =7.28 ACRES (317,116.8 S.F.) IMPERVIOUS AREA = 251,526 SQ. FT. FAR = 25% (MAX. = .5538 FOR INDUSTRIAL INSIDE FOR LIGHT MANF.)

LOT COVERAGE: AMERICAN LEATHER EXPANSION = 79,000 SQ. FT.

COVERAGE = 25%

5IP-521.109 (A)(4)(B) MAX. PERMITED = 3,099,564 SF FOR RETAIL 5IP-521.109 (A)(4)(E)(I) MAX PERMITED = 12,088,299 SF FOR WAREHOUSE

BUILT TO DATE:
Jack In the Box
Strategic Partners
American Leather 210,000 265,400 225,000 441,000 1,000,000 1,000,000 670,000 192,980 230,644 SQ. FT. Niagara Waters Costco Prologis Building 1 Prologis Building 2 Courtland Farms, LLC Paul's Corp.

Total 4,235,024 SQ. FT.

REMAINING ALLOWABLE WAREHOUSE PER PD = 7,853,275 SQ. FT. - AMERICAN LEATHER EXPANSION, B-1 (21,000 SQ. FT.) - AMERICAN LEATHER EXPANSION, B-1 (79,000 SQ. FT.) - COURTLAND FARMS, B-1 (319,900 SQ. FT.) TOTAL REMAINING ALLOWED = 7,433,375 SQ. FT.

TABULATIONS: AMERICAN LEATHER EXPANSION EXPANSION = 79,000 SQ. FT. THE SQUARE FOOTAGES LISTED IN SECTION 2 - (m)(3),(4) & (5) HAVE NOT BEEN EXCEEDED

CONSTRUCTION TYPE = II-N BUILDING HEIGHT= 40'-10"

PARKING ANALYSIS

USE	SF	RATIO	REQD.	PROVIDED
INDUSTRIAL INSIDE FOR LIGHT MANUFACTURING	269,018	1 PER 600	449	330
(REFERENCE M167-002 FOR ADDITIONAL PARKING	21,000)	1 PER 600	35	380
REQUIRED BICYCLE PA	ARKING	REQ. PARK/2	5 23	24

(SHOWN ON M167-002) TOTAL REQUIRED FOR M167-002 & D167-002 = 581

TOTAL PROVIDED FOR M167-002 & D167-002 = 710

