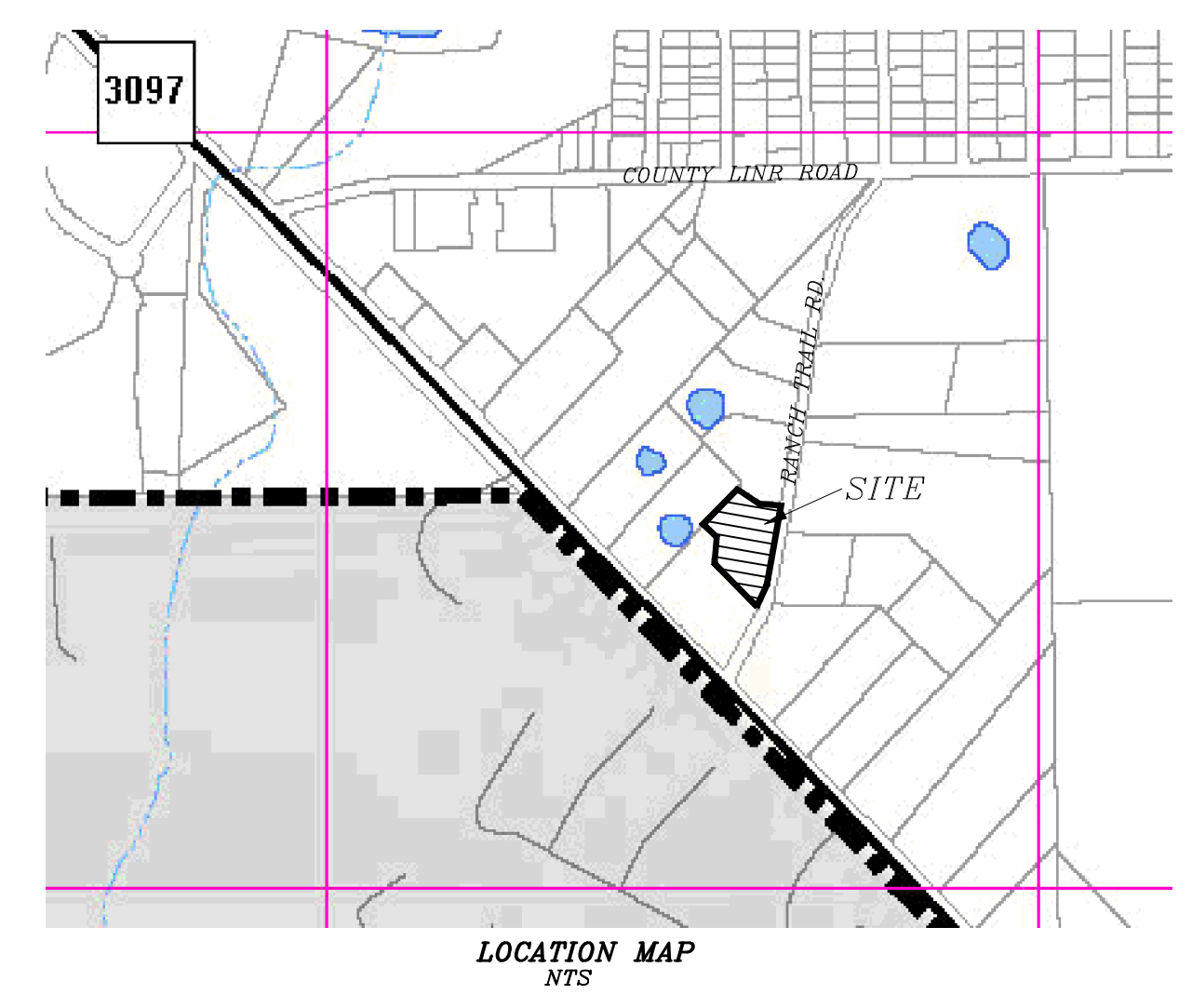


KUMAR ATUL
2.27 AC.
RAINBO ACRES
CAB. A. SL. 20
P.R.R.C.T.

TEXAS RANCH TRAILS, LLC
PART OF LOT 6, BLK A
1.32 AC.
VOL. 2016, PG. 0000017304

RIDGE POINTE HORIZON, LP
0.798 AC.
PART OF LOT 6, BLK A
MAVERICK RANCH
VOL. 2014, PG. 0000014590

PATRIOT PAWS SERVICE DOGS
3.468 AC.
LOT 1, BLOCK A
PATRIOT DOGS ADDITION
VOL. 2014, PG. 0000006979



LOCATION MAP
NTS

DUMPSTER WITH
SCREENING FENCE

SITE DATA SUMMARY	
ZONING	C (COMMERCIAL)
PROPOSED USE	BUSINESS OFFICES
LOT AREA	1.550 ACRES
BUILDING SQUARE FOOTAGE	16,890 SQ. FT.
BUILDING FOOTPRINT	16,890 SQ. FT.
BUILDING HEIGHT	28 FT.
LOT COVERAGE	25.02%
PARKING REQUIRED	1 SPACE/300 S.F. = 57 SPACES
HANDICAP PARKING REQ'D	2 SPACE
PARKING PROVIDED	57 SPACES
HANDICAP PARKING PROVIDED	2 SPACE
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (10,124 SQ.FT.)
INTERIOR LANDSCAPING PROVIDED	31,900 SQ. FT.
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	35,602 SQ. FT.

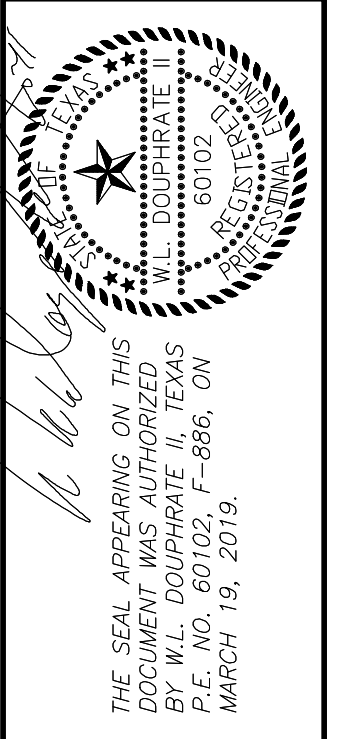
- SITE NOTES:
1. PARKING SPACES ARE 9'X20'
 2. ALL GROUND MOUNTED HVAC UNITS TO BE SCREENED WITH LANDSCAPING
 3. EXTERIOR LIGHTING TO BE WALL PACKS SEE BUILDING ELEVATIONS

TAX ROLL DESCRIPTION:
ABSTRACT 0080 - WILLIAM M. FORD SURVEY
TRACT 81844, ACRES 1.550

1.550 AC.
67,502 SQ. FT.

OWNER
ROBERT & PAMELA HAWLEY
1716 BISON MEADOW LANE
HEATH, TEXAS 75032
XXXXXXXXXX

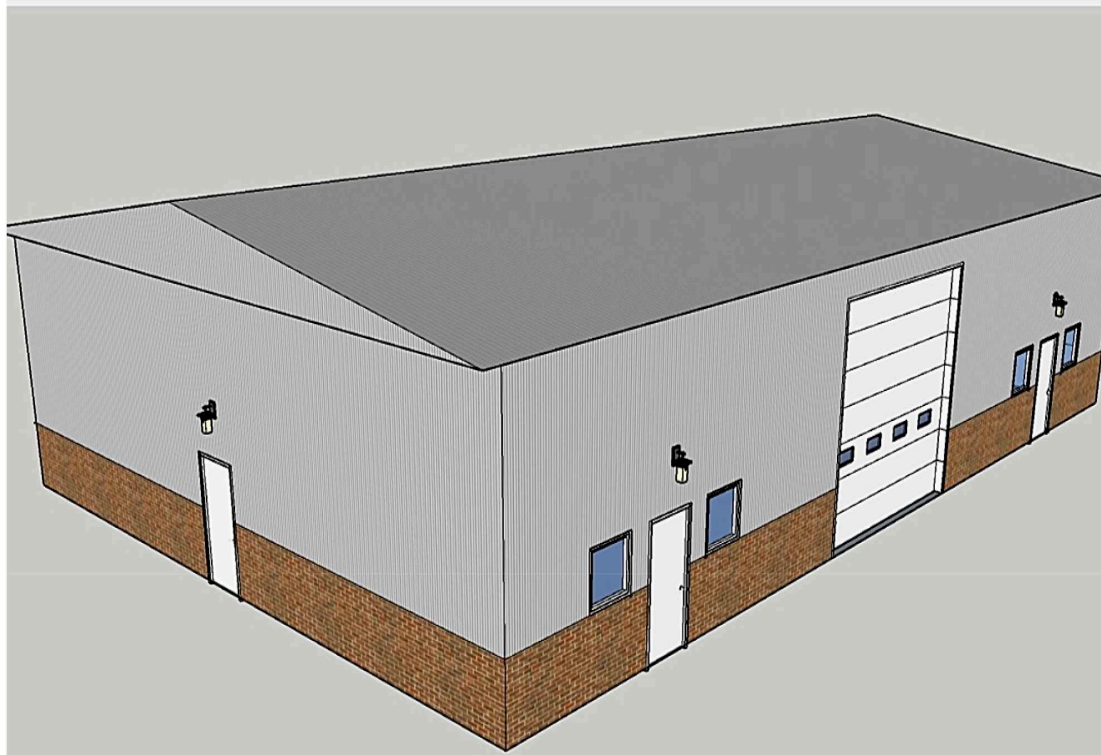
SURVEYOR
FINCHER LAND SURVEYING, PLLC
3213 INTERSTATE HIGHWAY 30, #107
MEAGUIE, TEXAS 75150
(903)-944-6397
Tecas Firm No. 10194258



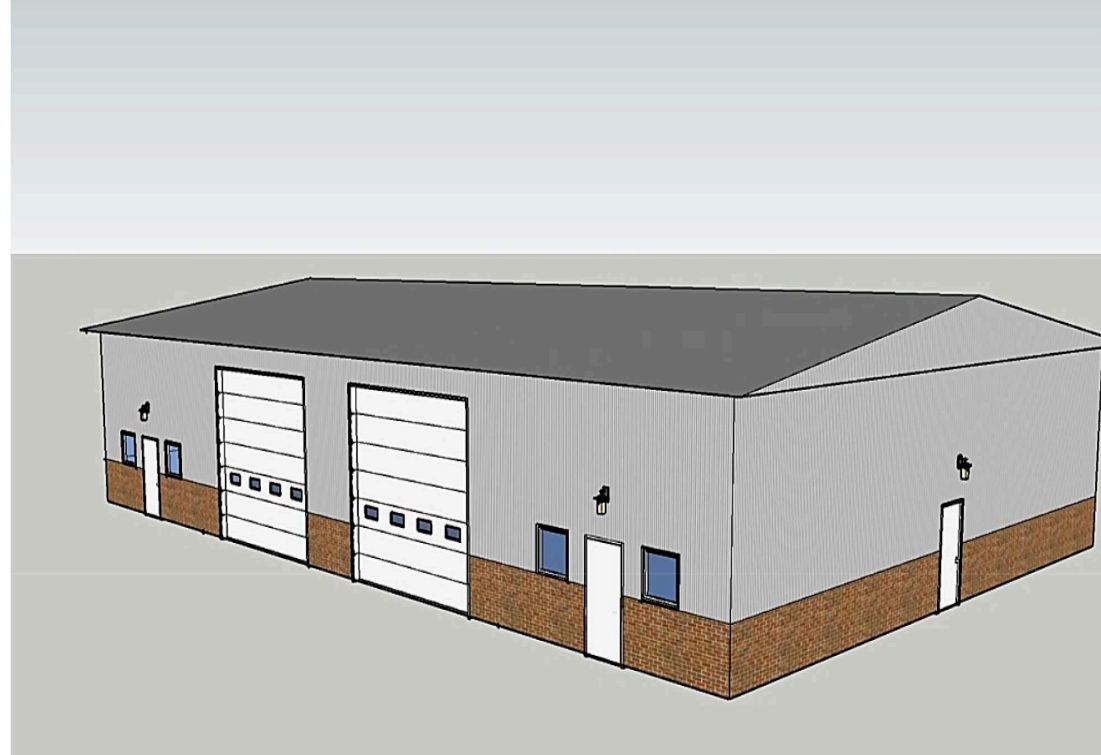
DOUPHRA TE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN
LOT 5, BLOCK A
MAVERICK RANCH ADDITION
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

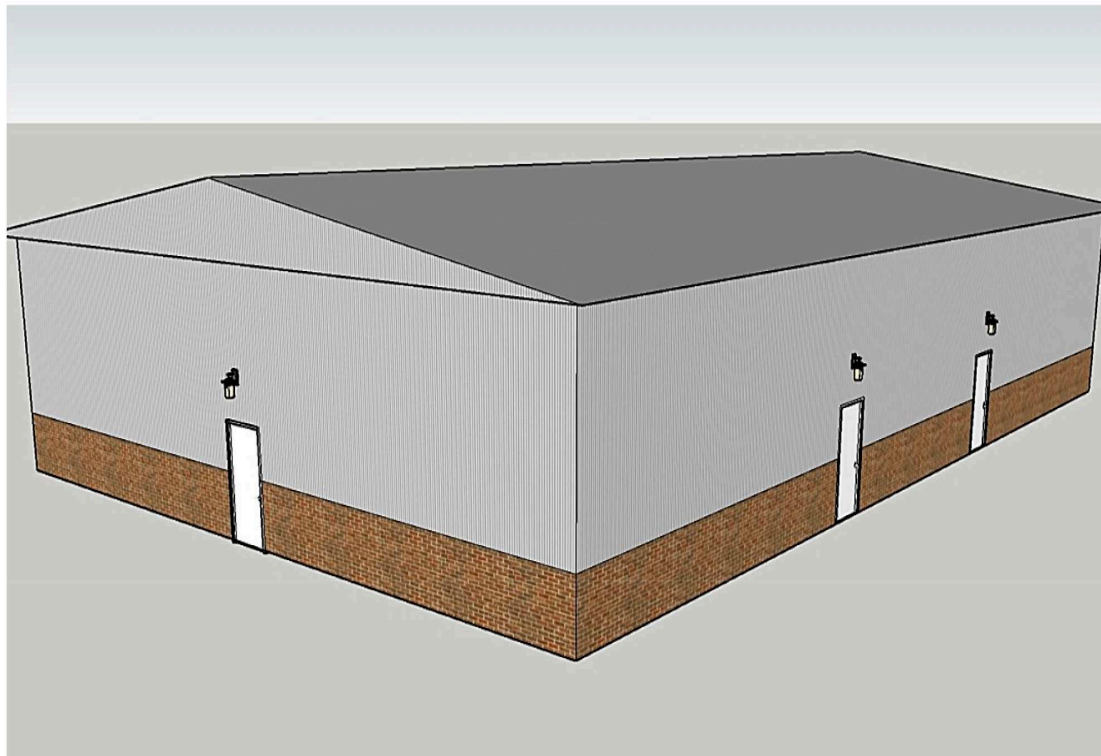
REVISION	WLD.
CHECKED	
DRAWN	GCW.
SCALE	1" = 20'H 1/4" = 4'V
DATE	MAR 28, 2019
PROJECT	14026
	10



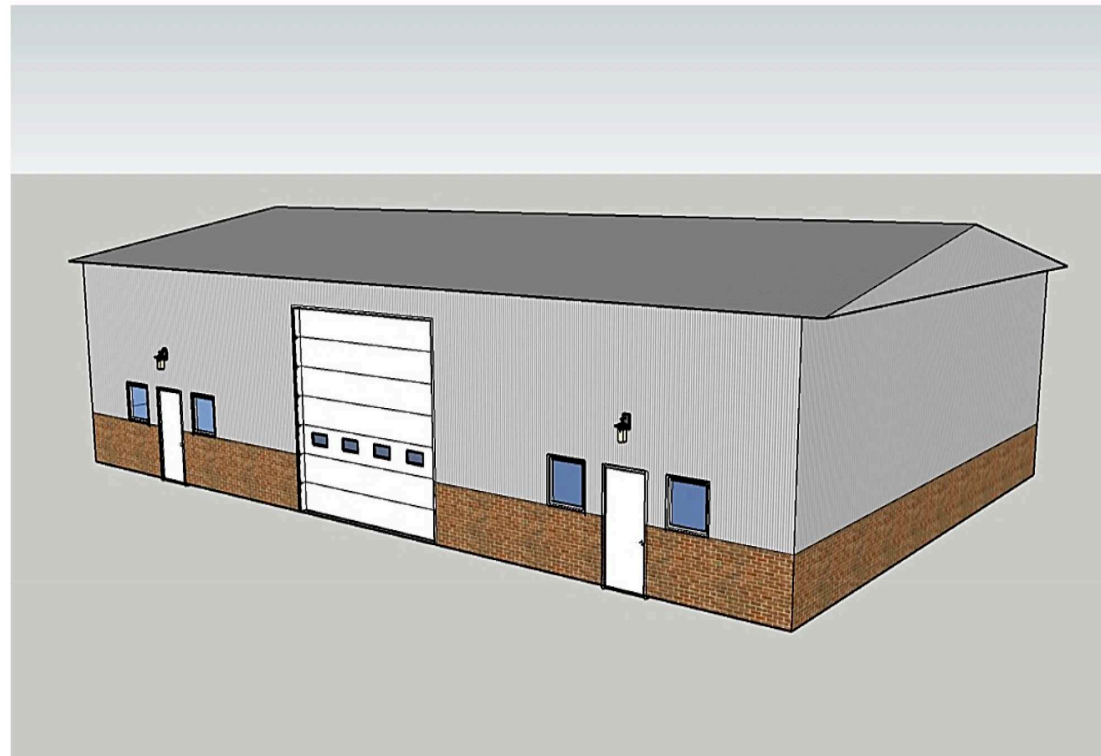
216 RANCH TRAIL
FRONT - LEFT ELEVATION



196 RANCH TRAIL
FRONT - RIGHT ELEVATION

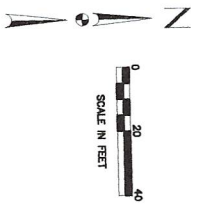


196 RANCH TRAIL
RIGHT-REAR ELEVATION



216 RANCH TRAIL
FRONT - RIGHT ELEVATION



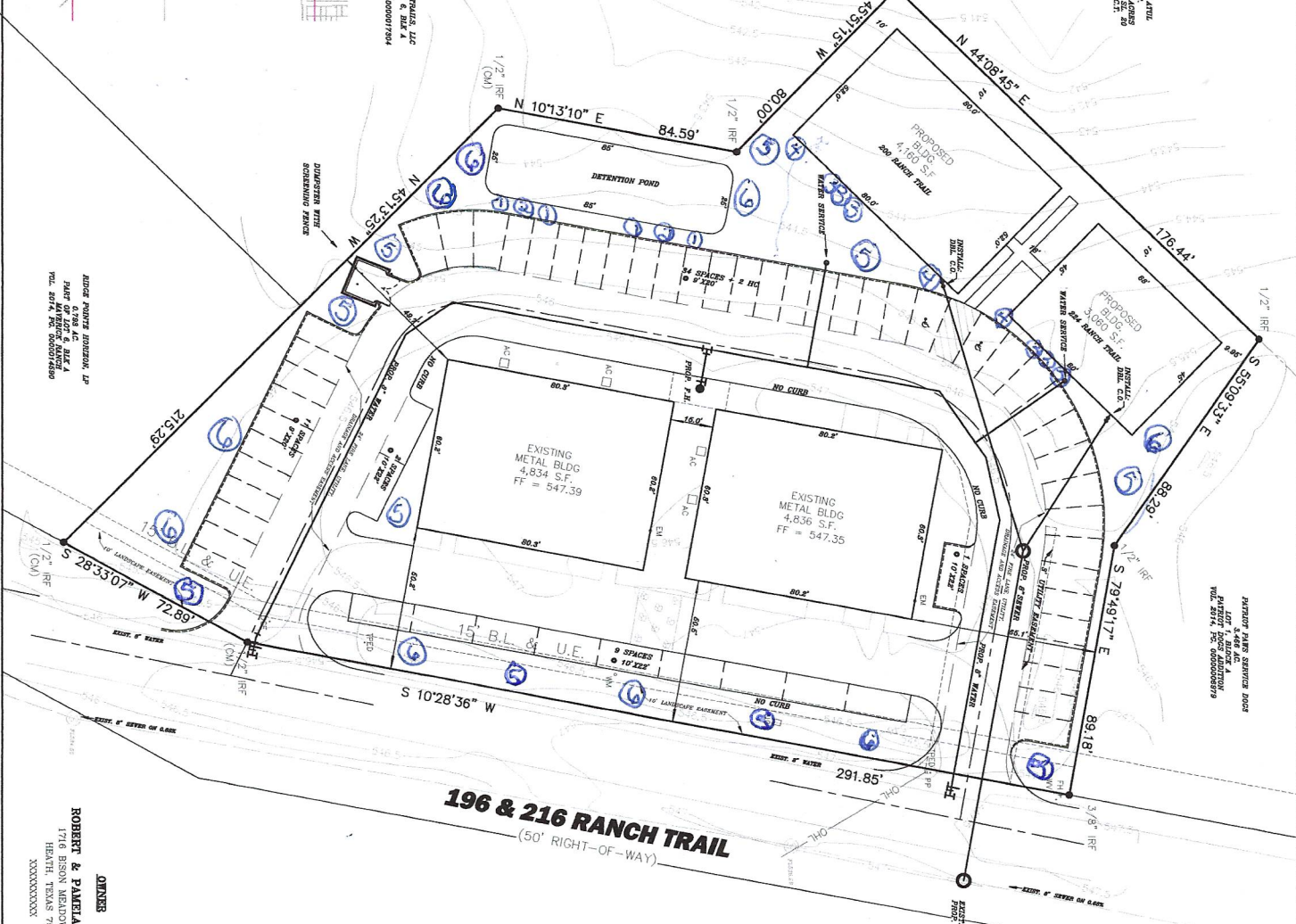


TEXAS RANCH TRAILS, LLC
 PART OF LOT 5, BLOCK A
 TOL 2014, PC 0000017504

FIELD AC
 1.27 AC
 54,900 SQ. FT.
 0.10 AC
 4,300 SQ. FT.
 0.08 AC
 34,800 SQ. FT.

DOUPHRAE & ASSOCIATES, LP
 PLANTING & SITE A
 15000 W. HANCOCK BLVD.
 FORT WORTH, TX 76134
 TOL 2014, PC 0000008990

INTERIOR LAND SERVICES, INC.
 1000 W. HANCOCK BLVD.
 FORT WORTH, TX 76134
 TOL 2014, PC 0000008979



196 & 216 RANCH TRAIL (50' RIGHT-OF-WAY)

OWNER
ROBERT & PAMELA HAWLEY
 1716 BESON HEATHCOTE LANE
 HEATHCOTE, TEXAS 79062
 XXXXXXXXX

SURVEYOR
INTERIOR LAND SURVEYING, PLLC
 3213 INTERSTATE HIGHWAY 30, #107
 FORT WORTH, TEXAS 76107
 (817) 933-6448-6997
 Texas Firm No. 10194259

SITE DATA SUMMARY

ZONING: C (COMMERCIAL)

PROPOSED USE: BUSINESS OFFICES

LOT AREA: 1,550 SQUARE FEET

BUILDING FOOTPRINT: 16,880 SQ. FT.

BUILDING HEIGHT: 28 FT.

LOT COVERAGE: 23.85%

PARKING REQUIRED: 57 SPACES

HANDICAP PARKING PROVIDED: 7 SPACES

INTERIOR LANDSCAPING PROVIDED: 10,124 SQ. FT.

INTERIOR LANDSCAPING PROVIDED: 35,902 SQ. FT.

OF IMPERVIOUS SURFACE: 35,902 SQ. FT.

SITE NOTES:

1. PARKING SPACES ARE 6'X20'

2. PARKING AND WANTED HVAC UNITS TO BE SCREENED WITH LANDSCAPING

3. SEE BUILDING ELEVATIONS FOR BUILDING ELEVATIONS

4. SEE BUILDING ELEVATIONS FOR BUILDING ELEVATIONS

TAX ROLL DESCRIPTION:
 TRACT 51449, CRENS 1580

1,550 AC.
 67,502 SQ. FT.

1 Texas Sage 3g.
 2 Spirea Bridelworth 3g
 3 Waxleaf Ligustrum 2-3g
 4 Texas Sage Despreux 3-7g
 5 Shantung Maple 3-4" Caliper
 6 Oak (live) 3-4" Caliper

Note: All Grounded A/C units will be screened with shrubs on all sides



Catalog Number
Notes
Type

Contractor Select™
LIL LED
Wall Mount Lighting

The Lithonia Lighting® LIL wall pack is just 5 inch x 5 inch in size and delivers 800 lumens using only 8 watts. It is the ideal, compact "over-the-door" lighting solution for commercial and residential applications.

FEATURES:

- Replaces up to 100W incandescent lamps, saves 90% energy
- Elegant and compact LED solution, Photocell and battery pack options available
- Back box accessory available for conduit wiring

