

**ZONING DESCRIPTION**

BEING A 23.947 ACRE TRACT OF LAND SITUATED IN THE MEP&P RR CO. SURVEY, ABSTRACT NO. 919, CITY OF FRISCO, DENTON COUNTY, TEXAS, AND BEING ALL OF LOT 6, BLOCK A OF NWC FM 423 & STONEBROOK, BLOCK A, LOTS 2 & 6, AN ADDITION TO THE CITY OF FRISCO, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2015-76 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS (O.R.D.C.T.) AND BEING A PART OF THE PUBLIC RIGHT OF WAY OF WITT ROAD AND FM 423, SAID 23.947 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6, BLOCK A SAME BEING THE NORTHWEST CORNER OF SAID LOT 2, BLOCK A, AND BEING IN THE EAST LINE OF BLOCK B OF STONEWATER CROSSING PHASE ONE, AN ADDITION TO THE CITY OF FRISCO, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET Y, PAGE 718 O.R.D.C.T.;

THENCE NORTH 00°17'58" WEST FEET ALONG THE COMMON LINE SAID OF LOT 6, BLOCK A AND SAID BLOCK B OF STONEWATER CROSSING PHASE ONE AND BLOCK B OF STONEWATER CROSSING PHASE TWO, AN ADDITION TO THE CITY OF FRISCO, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2012-69 O.R.D.C.T., A DISTANCE OF 1591.75 TO THE CENTERLINE OF WITT ROAD (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE NORTH 89°49'31" EAST, ALONG THE CENTERLINE OF SAID WITT ROAD A DISTANCE OF 667.50 FEET TO A POINT IN THE CENTERLINE OF SAID FM 423;

THENCE SOUTH 00°17'58" EAST ALONG THE CENTERLINE OF SAID FM 423 A DISTANCE OF 1521.56 FEET;

THENCE SOUTH 89°42'02" WEST PASSING AT 67.50 FEET THE SOUTHEAST CORNER OF SAID LOT 6, BLOCK A, CONTINUING ALONG THE COMMON LINE OF SAID LOT 6 AND LOT 2, BLOCK A TOTAL DISTANCE OF 235.39 FEET;

THENCE ALONG THE COMMON LINE OF SAID LOT 6 AND LOT 2, BLOCK A THE FOLLOWING:

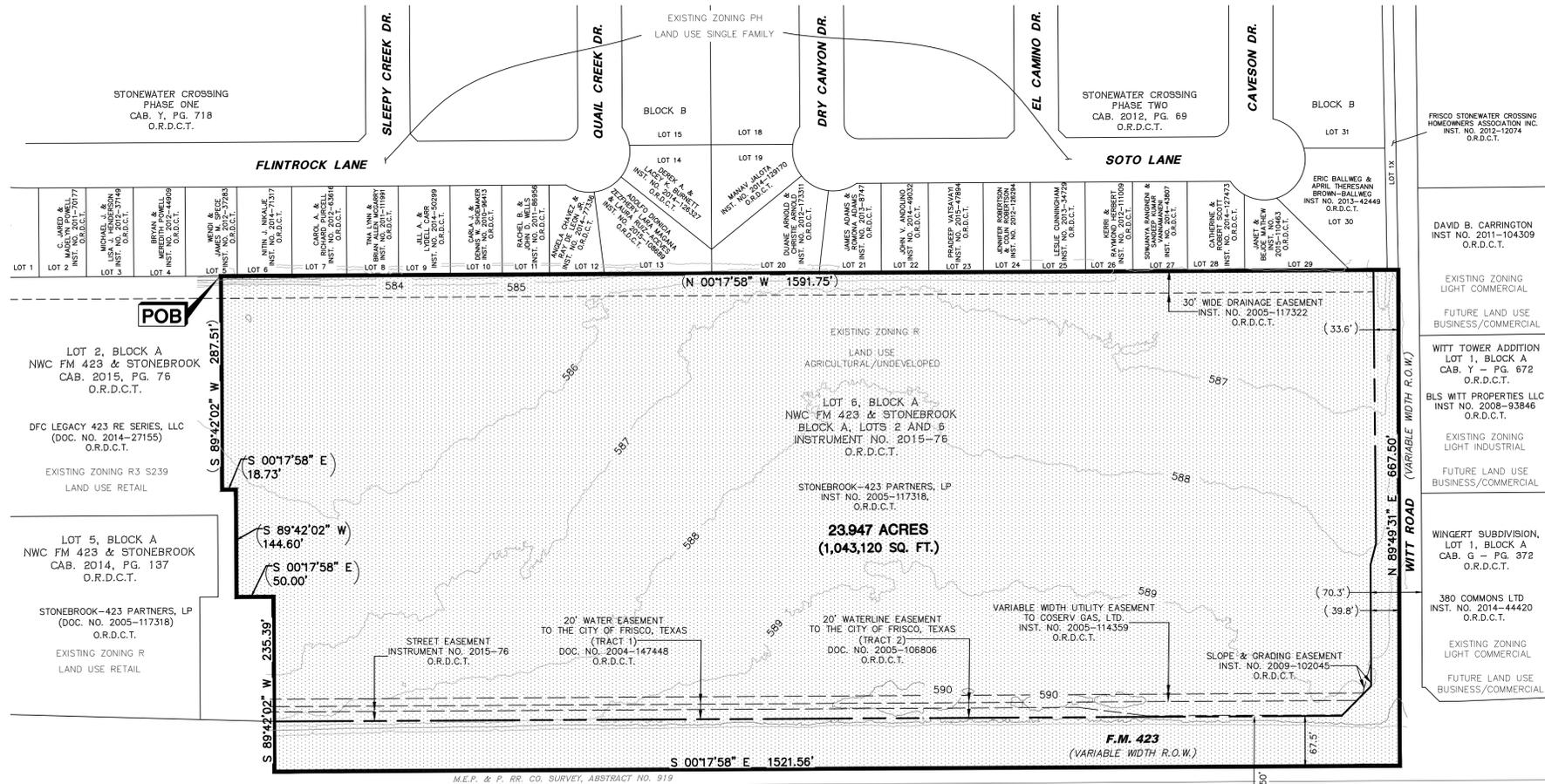
SOUTH 00°17'58" EAST, A DISTANCE OF 50.00 FEET;

SOUTH 89°42'02" WEST, A DISTANCE OF 144.60 FEET;

SOUTH 00°17'58" EAST, A DISTANCE OF 18.73 FEET;

SOUTH 89°42'02" WEST 287.51 FEET TO THE POINT OF BEGINNING.

CONTAINING A COMPUTED AREA OF 1,043,120 SQUARE FEET OR 23.947 ACRES OF LAND, MORE OR LESS.



<p>LOT 8, BLOCK A SEC F.M. 423 &amp; OLD NEWMAN CAB. 2011, PG. 12 O.R.D.C.T.</p> <p>TRUMB LLC INST. NO. 2013-100 O.R.D.C.T.</p> <p>EXISTING ZONING C1 LAND USE RETAIL</p>	<p>LOT 7, BLOCK A SEC F.M. 423 &amp; OLD NEWMAN CAB. 2011, PG. 11 O.R.D.C.T.</p> <p>FRANKLIN R HSE &amp; TROY TUTE INST. NO. 2010-19556 O.R.D.C.T.</p> <p>EXISTING ZONING C1 LAND USE RETAIL</p>	<p>LOT 6, BLOCK A SEC F.M. 423 &amp; OLD NEWMAN CAB. 2013, PG. 11 O.R.D.C.T.</p> <p>227HT INVESTMENTS LTD (NO DEED OF RECORD FOUND)</p> <p>EXISTING ZONING C1 LAND USE RETAIL</p>	<p>LOT 1, BLOCK A SEC F.M. 423 &amp; OLD NEWMAN INSTRUMENT NO. 2010-203 O.R.D.C.T.</p> <p>COLE CL FRISCO TX LLC INST. NO. 2014-97547 O.R.D.C.T.</p> <p>EXISTING ZONING C1 LAND USE RETAIL</p>	<p>LOT 5 LAKE CROSSING ADDITION CABINET V, PAGE 437 O.R.D.C.T.</p> <p>MSP FRISCO LLC INST. NO. 2013-133751 O.R.D.C.T.</p> <p>EXISTING ZONING R LAND USE RETAIL</p>
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**\* LEGEND \***

- P.O.B. POINT OF BEGINNING
- O.R.D.C.T. OFFICIAL RECORDS DENTON COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- INST. NO. INSTRUMENT NUMBER
- CAB./PG. CABINET/PAGE
- AREA OF ZONING REQUEST
- ( ) RECORD DIMENSIONS
- SQ. FT. SQUARE FEET

**NOTES:**

1. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT IS PREPARED.
2. BEARINGS AND DISTANCES CITED HEREIN ARE BASED ON THE PLAT OF NWC FM 423 & STONEBROOK, BLOCK A, LOTS 2 & 6 AS RECORDED IN DOCUMENT NO. 2015-76 AND THE PLAT OF NWC FM 423 & STONEBROOK BLOCK A, LOTS 1 THRU 6 AS RECORDED IN DOCUMENT NO. 2014-77, O.R.D.C.T.
3. BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE "X" UNSHADED, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NO. 48121C0420G, EFFECTIVE DATE OF APRIL 18, 2011, FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
4. CONTOURS SHOWN HEREON ARE THE RESULT OF A LIDAR GENERATED POINT CLOUD OF THE DALLAS TEXAS AREA ACQUIRED IN THE SPRING OF 2009 BY THE SANBORN MAP COMPANY FOR THE TEXAS WATER DEVELOPMENT BOARD AND ARE NOT THE RESULT OF AN ON THE GROUND SURVEY.

**Preliminary**  
This document shall not be recorded for any purpose.  
**For Review Purposes Only**  
James M. Whitkanack, R.P.L.S.  
Registration No. 6134  
February 1, 2016

**EXHIBIT A: FOR Z15-0036  
NWC FM 423 & STONEBROOK ADDITION  
BLOCK A, LOT 6  
MEP&P RR CO. SURVEY, ABSTRACT NO. 919  
FEBRUARY 1, 2016**

**OWNER:**  
STONEBROOK-423 PARTNERS, LP  
3628 BEVERLY DRIVE  
DALLAS, TEXAS 75205  
PH: (214)765-0540  
EMAIL: KBURDEN@ALTRADEVCO.COM  
CONTACT: KERRY BURDEN

**CIVIL ENGINEER/PREPARER:**  
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5310 HARVEST HILL ROAD,  
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CONTACT: GRAYSON K. HUGHES, P.E.  
TBPE# F-1048

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CONTACT: JAMES M. WHITKANACK, R.P.L.S.  
TBPLS REGISTRATION NO. 10107502

**BURY**  
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TBPE # F-1048 TBPLS # F-10107502  
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## **Exhibit “B” Development Standards**

The Property shall be developed under the regulations of the Retail (R) Zoning District as outlined in Frisco’s Zoning Ordinance No. 11-04-09, as it exists or may be amended, subject to the following modifications and additional conditions.

### **General Standards**

For the property located in the area designated on **Exhibit C-1**, development shall take place in accordance with the Retail (R) Zoning District of the Zoning Ordinance, as it exists or may be amended, except as indicated below.

### **Permitted Uses**

In addition to the uses allowed in the Retail (R) Zoning District, Mini Warehouse/Self-Storage is an allowed use by right.

Access to the gated portion of the Mini Warehouse/Self-Storage Facility shall be restricted to the hours of 6:00 AM to 10:00 PM to restrict users from operating the roll up doors abutting the residential property to the west.

### **Usable Open Space Requirements**

1. Open space tract, as identified on **Exhibit C-1** and **Exhibit C-2**, shall be developed at the time of the Self-Storage Facility and will be privately owned and maintained passive open space, incorporating a minimum of five of the following improvements:
  - a. Pedestrian trail (minimum six feet in width) on each side of the open space tract shall be required as shown on **Exhibit C-1** and **Exhibit C-2**.
  - b. Lighting including, but not limited to, pedestrian lighting.
  - c. Benches and other seating areas.
  - d. Landscaping and hardscaping, including shade trees.
  - e. Durable shade structure such as a pavilion or gazebo.
  - f. Any other similar improvements approved by the Director of Development Services.
2. The open space tract shall consist of no less than .45 acres. Individual lots within the development must still meet the minimum 7% open space requirement for nonresidential development.
3. A minimum of two pedestrian connections to the open space shall be provided through the surrounding retail/restaurant/office lots.
4. Pedestrian Trail
  - a. Connectivity between retail establishments shall be maintained. **Exhibit C-1** provides proposed sidewalk connections that shall be constructed to ensure the open space is accessible from within the development.
  - b. Reference **Exhibit C-1** for approximate location of the proposed pedestrian trail through the site.
  - c. The trail must be a minimum of six feet in width and provide shade trees 30 feet on center adjacent to the sidewalk.
  - d. Final location to be determined upon submittal of the preliminary site plan/site plan. Any modifications to **Exhibit C-1** must retain the pedestrian connections to the open space as shown on **Exhibit C-2**.

### **Screening**

Screening between the Mini Warehouse/Self-Storage Facility and the adjacent residential property shall consist of an 8-foot masonry screening wall, as shown on Exhibit D. Trees will be provided as specified in the Zoning Ordinance.

Security fencing along the northern and southern property boundary of the Mini Warehouse/Self-Storage use shall consist of a six foot decorative metal fence with brick columns and evergreen trees, as shown on **Exhibit D**.

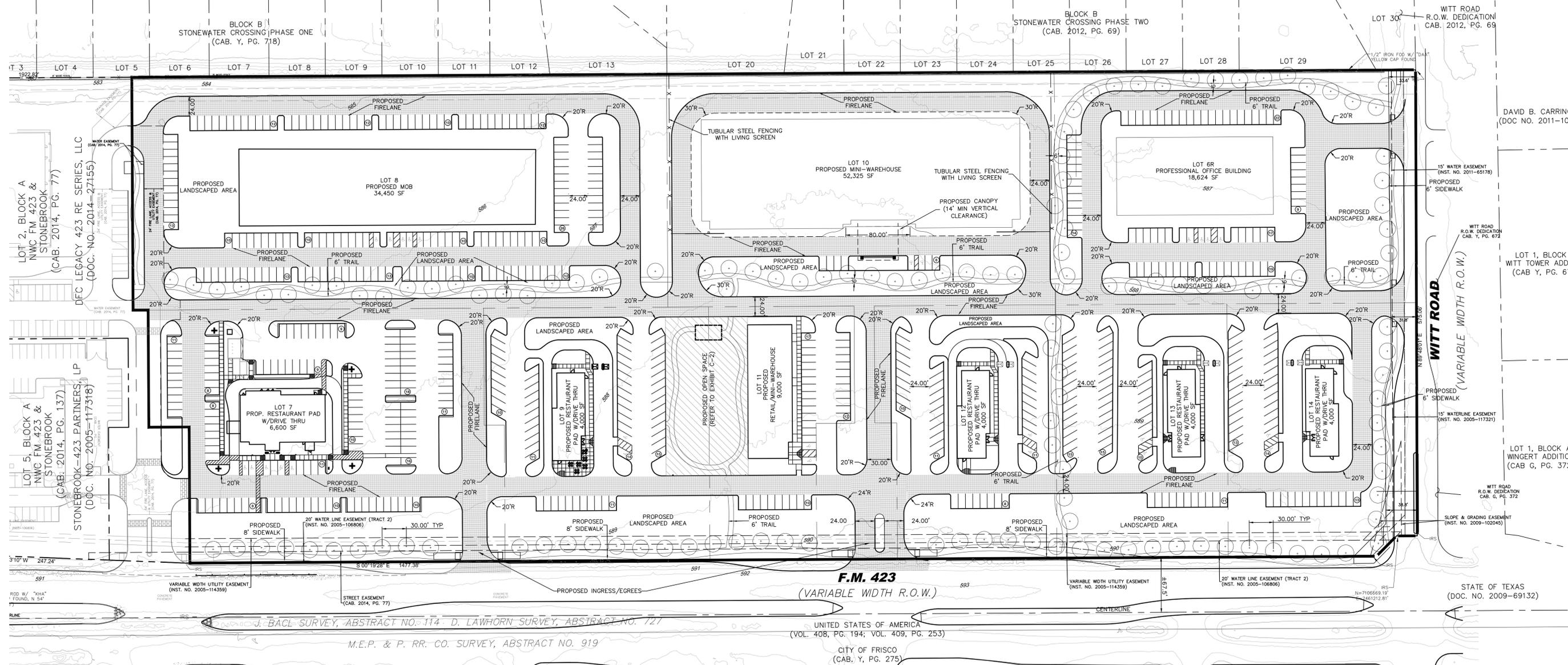
### **Architectural Standards**

1. The height of the proposed Mini Warehouse/Self-Storage and all other uses on the property shall comply with the regulations of the Retail (R) Zoning District.
2. The Mini Warehouse/Self-Storage facility shall be constructed in conformance with design and materials, as shown on **Exhibit D**. Clay-fired brick and natural stone veneer, which are compatible with the adjacent retail to the south, shall be used as the primary building materials.

### **Infrastructure Veneers**

Natural stone or brick veneer is required on headwalls, bridges, walls, culverts, retaining walls and like structures. The material palette shall be similar and complimentary to materials used throughout the development, and are subject to approval by the Director of Development Services.

STONEBROOK-423 PARTNERS, LP  
(DOC. NO. 2005-117318)

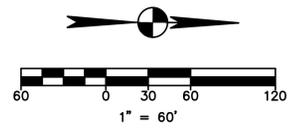


**EXHIBIT C-1: FOR Z15-0036**  
**NWC FM 423 & STONEBROOK ADDITION**  
**BLOCK A, LOT 6**  
**MEP&P RR CO. SURVEY, ABSTRACT NO. 919**

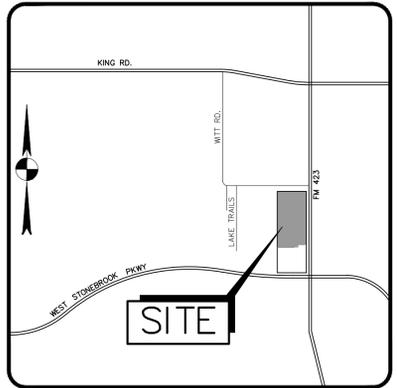
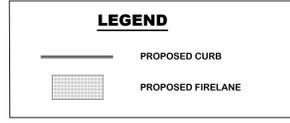
**SITE DATA SUMMARY**

	Lot 6R	Lot 7	Lot 8	Lot 9	Lot 10	Lot 11	Lot 12	Lot 13	Lot 14
Zoning	R	R	R	R	R	R	R	R	R
Proposed Zoning	PD	PD	PD	PD	PD	PD	PD	PD	PD
Proposed Use	Professional Office	Restaurant with Drive Thru	Medical Office Building	Restaurant with Drive Thru	Mini-Warehouse/ Self Storage	Retail/ Mini-Warehouse/Self-Storage	Restaurant with Drive Thru	Restaurant with Drive Thru	Restaurant with Drive Thru
Projected Area	2.96 Acres (128,721.37 SF)	2.89 Acres (125,748.46 SF)	4.38 Acres (190,634.36 SF)	1.90 Acres (82,962.33 SF)	3.64 Acres (158,583.15 SF)	1.11 Acres (48,341.92 SF)	1.51 Acres (65,670.15 SF)	1.52 Acres (66,421.89 SF)	1.66 Acres (72,384.71 SF)
Building Area	18,624 SF	6,600 SF	34,450 SF	4,000 SF	52,325 SF	Retail - 4,500 SF Mini-Warehouse - 4,500 SF	4,000 SF	4,000 SF	4,000 SF
Building Height	40' Max	40' Max	40' Max	40' Max	40' Max				
Number of Stories	1	1	1	1	2	1	1	1	1
Total Coverage	14.5%	5.2%	18.1%	4.8%	33%	18.6%	6.1%	6.0%	5.5%
F A R	1:0.145	1:0.052	1:0.181	1:0.048	1:0.66	1:0.186	1:0.061	1:0.060	1:0.055
Total Parking	1 per 350 SF	1 per 100 SF	1 per 200 SF	1 per 100 SF	6 spaces per complex	1 per 200 SF	1 per 100 SF	1 per 100 SF	1 per 100 SF
Total Provided Parking	81	138	173	61	8	39	40	51	40
Total Handicap Required	4	5	5	3	1	2	2	3	2
Total Handicap Provided	4	5	5	3	1	2	2	3	2
Open Space Required	9,010 SF	8,802 SF	13,344 SF	5,807 SF	11,101 SF	3,384 SF	4,597 SF	4,650 SF	5,067 SF
Open Space Provided*	9,010 SF	8,802 SF	13,344 SF	5,807 SF	11,101 SF	3,384 SF	4,597 SF	4,650 SF	5,067 SF

\*Each lot to will determine size and location of open space at time of preliminary site planning.



STATEMENT:  
 PLAN SHALL BE COMPLIANT WITH THE CITY OF FRISCO  
 COMPREHENSIVE PLAN, FUTURE LAND USE PLAN,  
 THOROUGHFARE PLAN, HIKE AND BIKE MASTER PLAN.



**LOCATION MAP**  
N.T.S.

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 Dallas, Texas 75230  
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**PRELIMINARY**  
**FOR REVIEW ONLY**  
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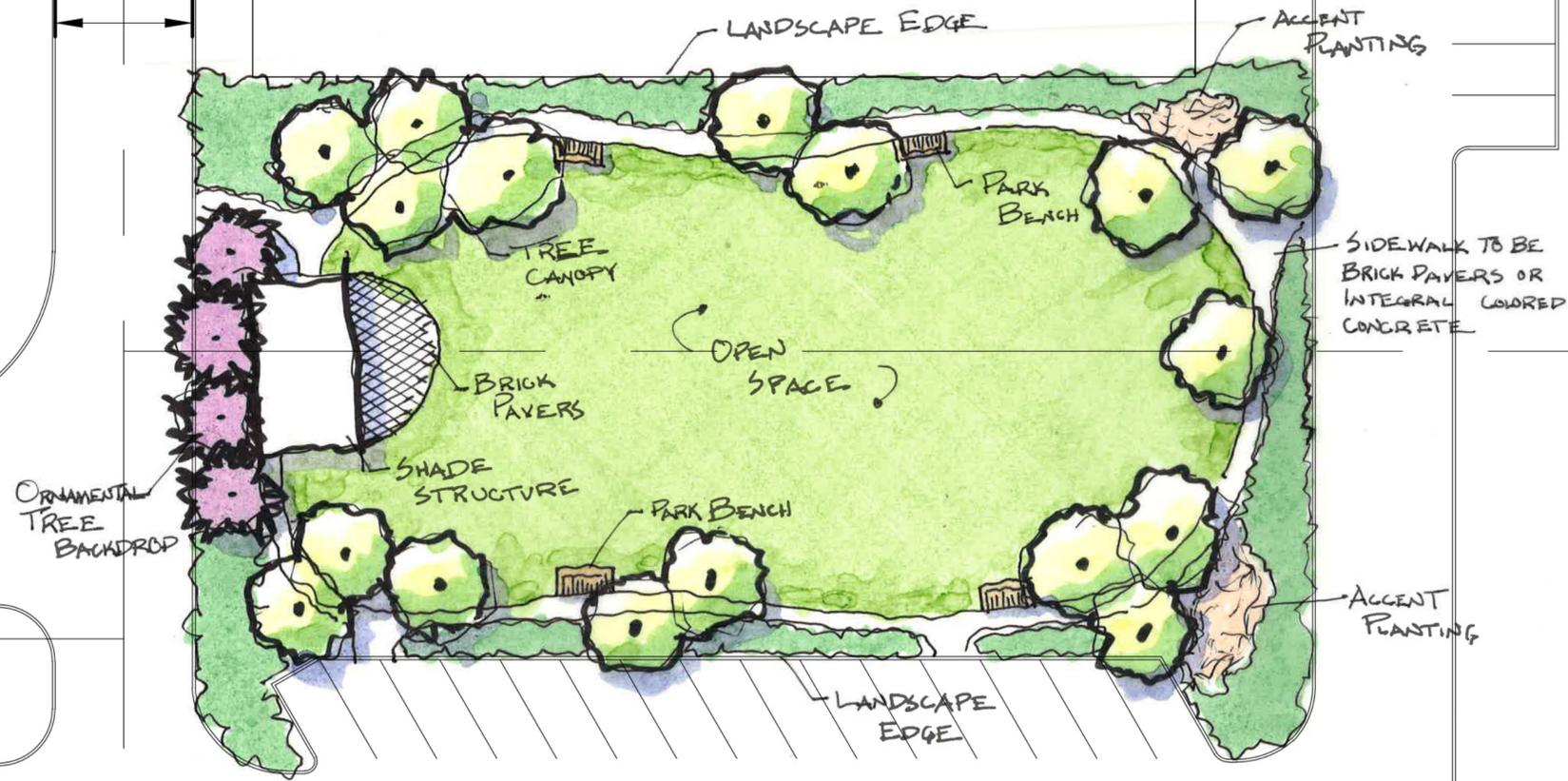
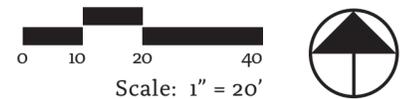


EXHIBIT C-2: FOR Z15-0036  
 FRISCO LAKES - PD OPEN SPACE  
 OPEN SPACE - .45 ACRES



**BURY**

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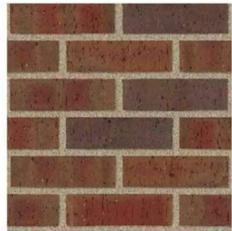
February 15, 2016  
**PRELIMINARY**  
 FOR REVIEW ONLY  
 Not for Construction  
**BURY**  
 GRAYSON K. HUGHES  
 P.E. No. 114327 Date 02/15/2016



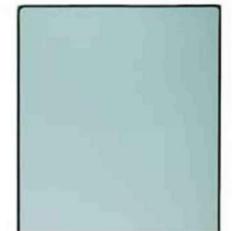
NATURAL STONE VENEER: LEUDER'S LIMESTONE 50% BUFF 50% CARAMEL



BRICK VENEER: ACME "PARK AVENUE"



BRICK VENEER CLOUD CERAMICS "CHEROKEE BLEND"



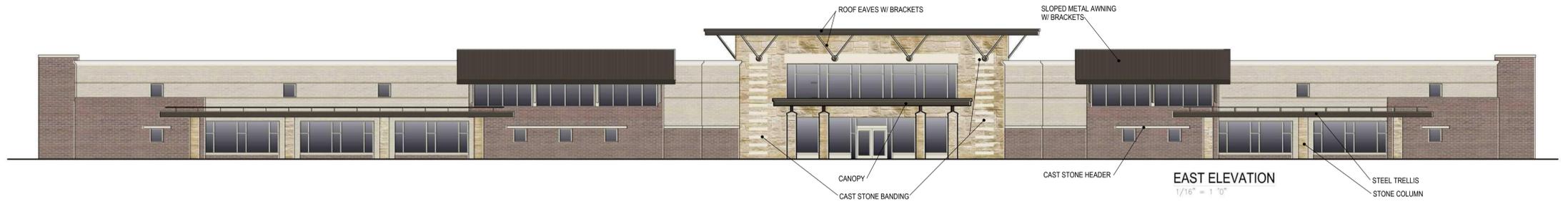
GLAZING: PPG SOLARBAN 70 XL (2) STARPHIRE CLEAR



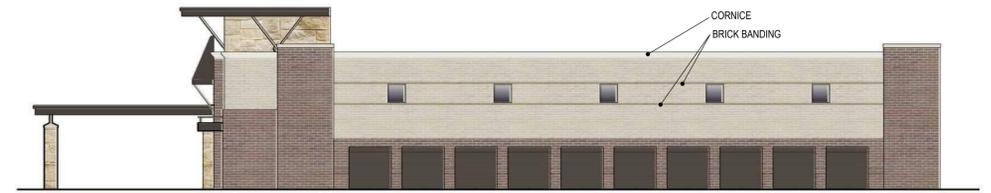
STANDING SEAM METAL AWNING: BERRIDGE PREWEATHERED GALVALUME



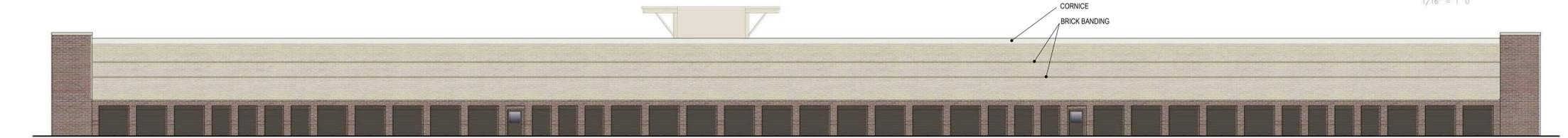
TAMKO HERITAGE LAMINATED ASPHALT SHINGLES WEATHERED WOOD



SOUTH ELEVATION  
1/16" = 1' 0"



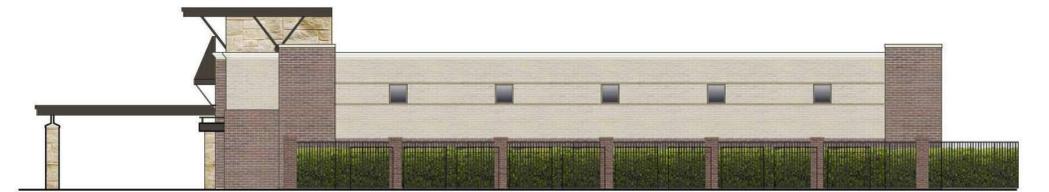
NORTH ELEVATION  
1/16" = 1' 0"



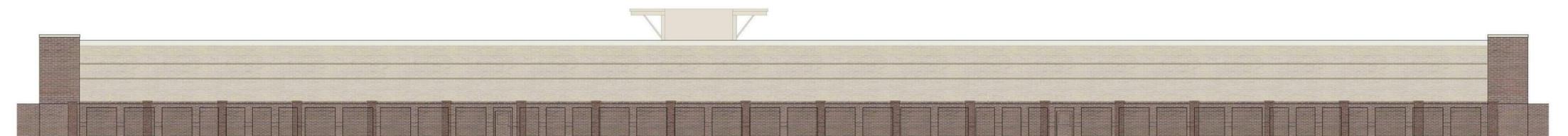
WEST ELEVATION  
1/16" = 1' 0"



SOUTH ELEVATION WITH WROUGHT IRON FENCING & LIVING SCREEN (8')  
1/16" = 1' 0"  
\*\*LIVING SCREEN TO BE EVERGREEN SHRUBS, PLANTED AT 6'-0" O.C., THAT ATTAIN A MINIMUM HEIGHT OF 8' AT MATURITY



NORTH ELEVATION WITH WROUGHT IRON FENCING & LIVING SCREEN (8')  
1/16" = 1' 0"  
\*\*LIVING SCREEN TO BE EVERGREEN SHRUBS, PLANTED AT 6'-0" O.C., THAT ATTAIN A MINIMUM HEIGHT OF 8' AT MATURITY



WEST ELEVATION WITH MASONRY SCREEN (8')  
1/16" = 1' 0"



EAST ELEVATION - OFFICE & PREMIUM STORAGE  
1/16" = 1' 0"



NORTH ELEVATION - OFFICE & PREMIUM STORAGE  
1/16" = 1' 0"



WEST ELEVATION - OFFICE & PREMIUM STORAGE  
1/16" = 1' 0"



SOUTH ELEVATION - OFFICE & PREMIUM STORAGE  
1/16" = 1' 0"



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75090

SHERMAN, TEXAS

100 NORTH TRAVIS STREET, NO. 500A,

FM 423 AND STONEBROOK ADDITION FRISCO TEXAS

PROJECT NUMBER  
1534  
DATE  
02.11.16  
SHEET NUMBER

A3.0

conceptual rear elevations