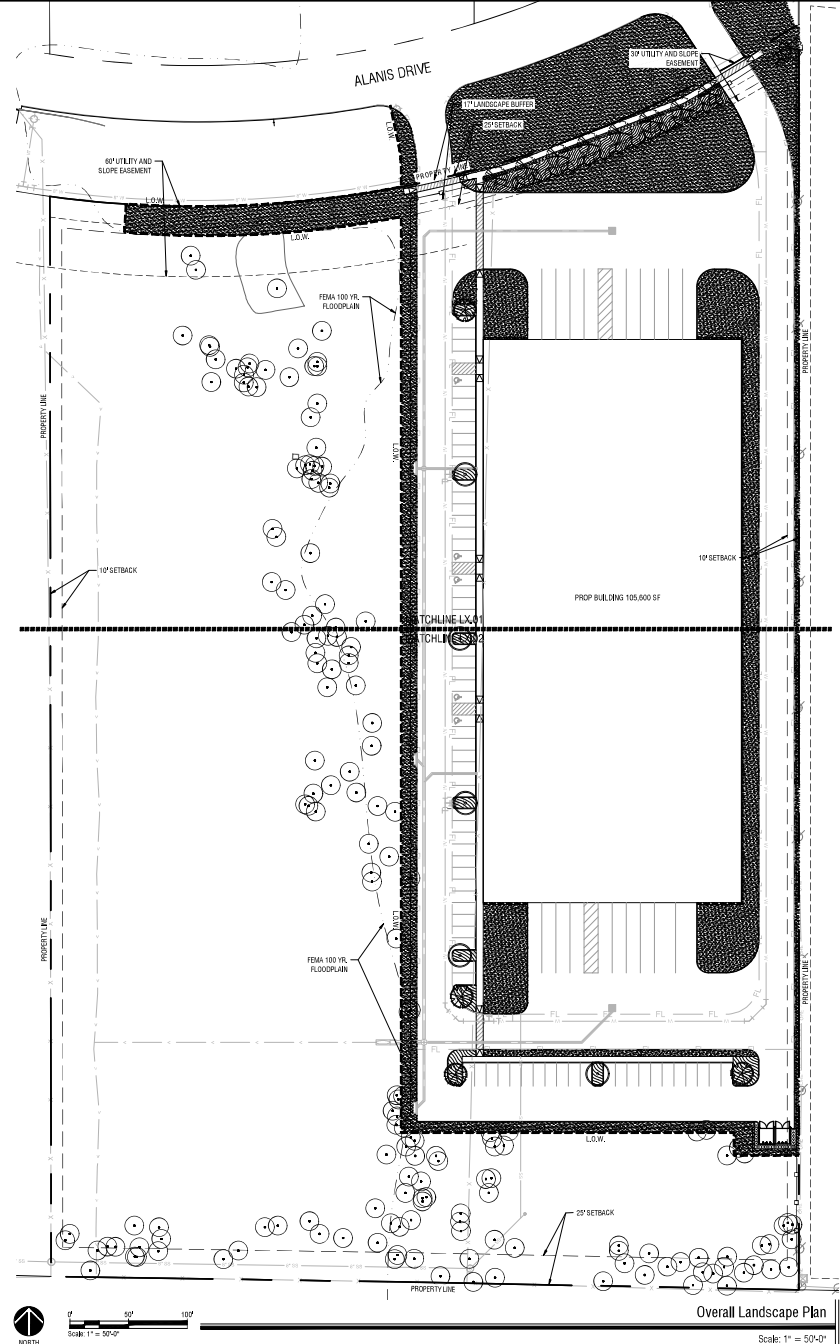


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Wylie Industrial - Wylie			
Code Calculators Chart			
Site Data		AC	SF
Trn: Site Area		14.03	611.152
Screen Parking Spaces			72
Landscaping Required in Yard	Required (SF)	Provided (SF)	
20% of area to be landscaped	170.250	267.375	
Landscaping in front yard	Yes	Yes	
Landscaping required in side and rear yards adjacent to residential	No	No	
Landscaping of Parking Lots	Required	Provided	
1 Tree / 12 Parking Spaces	0	0	
50 SF Landscaping / Parking Space	3,500	3,920	
No parking space larger than 650' Non-landscaped area on site	Yes	Yes	
Landscaped areas every 12 acres	Yes	Yes	
Street Frontage Landscaping	Required	Provided	
At least 50% of required front yard developed as 120' landscaped buffer	Yes	Yes	
1 Tree (2' cal) 30-40 LF	9	9	
4 Monitoring concrete walkway or perimeter when adjacent to through-lanes	Yes	Yes	
Visual Screening	Required	Provided	
Trn: Yard Landscaping (and Service Areas)			

1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT AT 972-265-2000 PRIOR TO REMOVAL OR PRUNING OF ANY TREE.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (1) FULL BRIGHTLY COLORED PLASTIC FENCE OR GRILL PLACED ALONG THE OUTER LINE OF THE TREES.
3. ALL TREES TO BE REMOVED SHALL BE IDENTIFIED BY A LICENSED ARBORIST. ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE INSPECTED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
4. ALL BRANCHES OR LIMBS OF HARMFUL LIMBS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. ALL BRANCHES, LIMBS OR LIMBS OF TREES SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE OUTSIDE THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES CUT OR FILL SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS APPROVED TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. ANY TREES WHICH ARE TO BE REMOVED SHALL BE REMOVED WITHIN THE SPECIFIED TIME FRAME.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITES OR OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS AND CANADIAN STANDARDS FOR TREE MAINTENANCE AND THE FOLLOWING STANDARDS, IN ADDITION TO THE PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

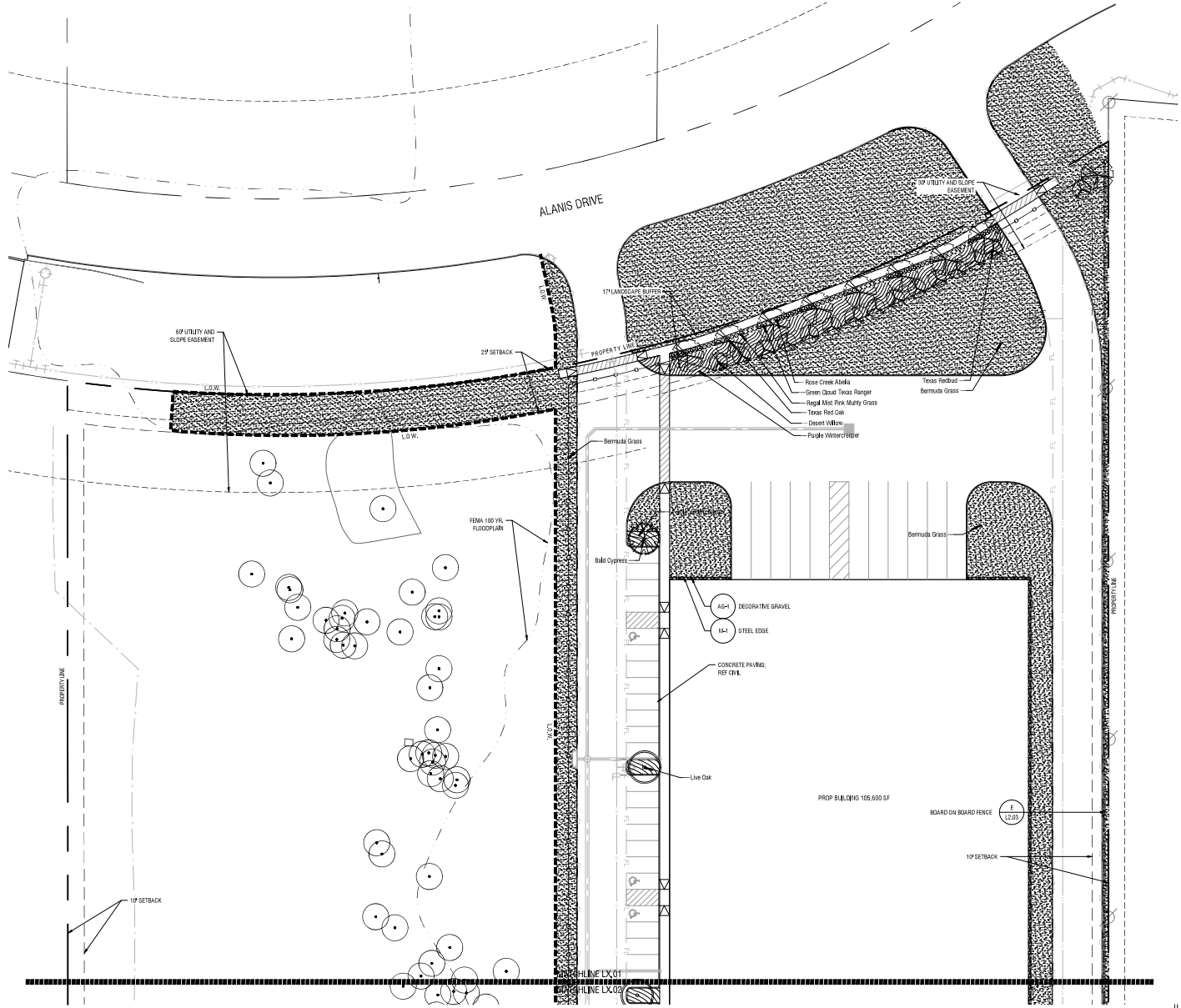
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PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RING IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IF IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITIONS FOUND ON THE SITE WHEN PROMPTLY INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE UNDAUNTED BY A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL HIGH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CORRECTIONS, TYPICAL REQUIRED TO CREATE A SMOOTH CONTOUR PRIOR TO PLANTING.
6. ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
7. LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS PAGE) BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
10. ALL NEW PLANTING AREAS TO BE AMENDED PER SPECIFICATIONS.
11. ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
12. PLANT MATERIAL SHALL BE PLANTED AS NECESSARY TO CONTROL EROSION BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VEHICULAR AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS GROUND COVER IF REQUIRED.
13. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
14. ALL LIVE STABILIZED SOILS AND ORGANIC SELECT FILL FOR BACKFILL SHOULD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 24" & REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL.
15. TREES OVERHANGING PEDESTRIAN WALKWAYS AND PARKING SHALL HAVE A 7' MINIMUM CLEAR TRUNK HEIGHT TO MEET ACCESSIBILITY STANDARDS. TREES OVERHANGING PUBLIC STREETS, DRIVE WAYS, AND FIRE LANES SHALL HAVE A 14' MINIMUM CLEAR TRUNK HEIGHT.
16. CONTRACTOR TO PROVIDE 14 MONTH WARRANTY AFTER ALL CONSTRUCTION IS COMPLETE.

MATERIALS LEGEND:

- AD-1 DECORATIVE GRAVEL (BUILDING)**
- TYPE: TEAS BLACK
SIZE: 1" - 2" x 1/4" MAX DEPTH (REF. DETAILS)
INSTALL: REF. DETAILS AND SPECIFICATIONS
SUPPLIER: JENSEN
CONTACT: 1.284.575.1554
APPROVAL: SAMPLE, MOCKUP
- M-1 STEEL EDGE (AT GRAVEL)**
- MATERIAL: 3/16" x 4" STEEL PLATE
COLOR: POWDERCOATED (COLOR BLACK)
SIZE: LENGTHS PER PLAN
INSTALL: REF. DETAILS. ALL JOINTS TO BE FLUSH AND LEVEL.
APPROVAL: CUT SHEET, SAMPLE
- M-2 STEEL EDGE (AT PLANTING)**
- MATERIAL: 1/8" x 4" STEEL PLATE
COLOR: POWDERCOATED (COLOR BLACK)
SIZE: LENGTHS PER PLAN
INSTALL: REF. DETAILS. ALL JOINTS TO BE FLUSH AND LEVEL.
APPROVAL: CUT SHEET, SAMPLE



Kimley»Horn

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PH: 972.462.1000 FAX: 972.462.1001
WWW.KIMLEY-HORN.COM TX 042000

PRELIMINARY

Kimley»Horn

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
STEALTH BTS	FEBRUARY 2023	AS SHOWN	NAP	NAP	CLE

STEALTH BTS
WYLE, TEXAS

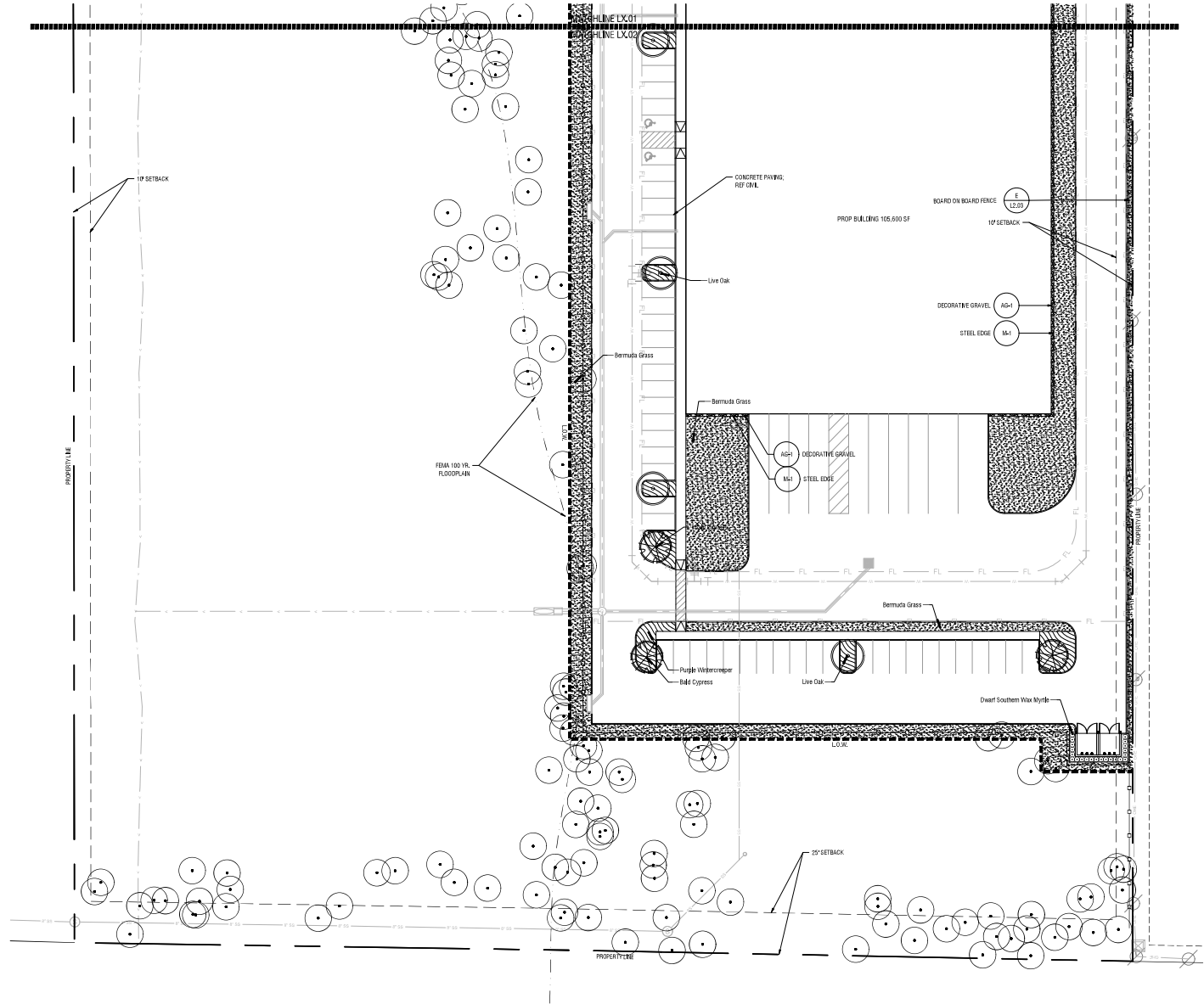
PREPARED FOR
ARCO BUSINESS SERVICES

PLANTING PLAN

SHEET NUMBER
L2.01

NO.	REVISIONS	DATE	BY

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Planting Plan

Scale: 1" = 30'-0"

A

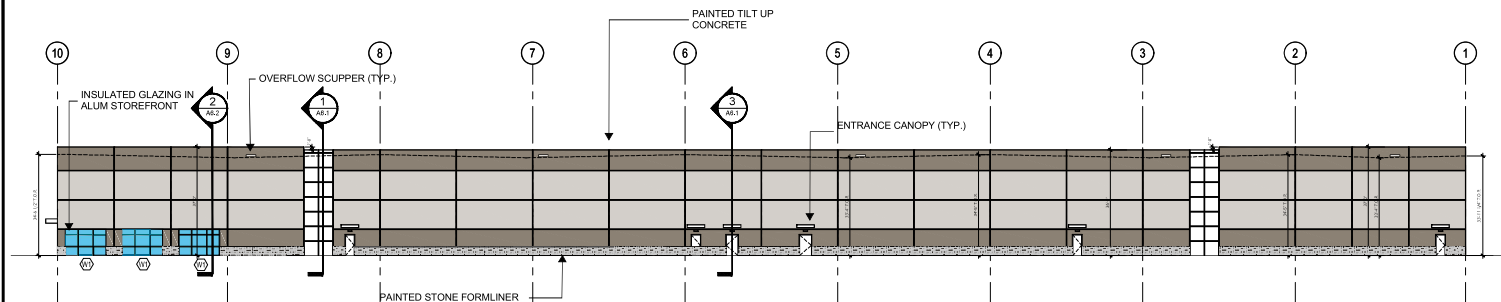
PLANTING PLAN

STEALTH BTS
WYLIE, TEXAS
PREPARED FOR
ARCO BUSINESS SERVICES

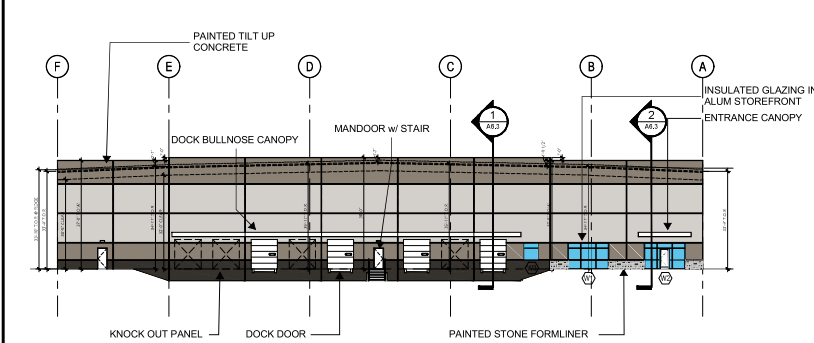
068222110	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
	FEBRUARY 2023	AS SHOWN	N/A	N/A	CLS

Kimley»Horn
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260 EAST DAVIS STREET, SUITE 100, MC KINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-438-0820
WWW.KIMLEY-HORN.COM TX F-428

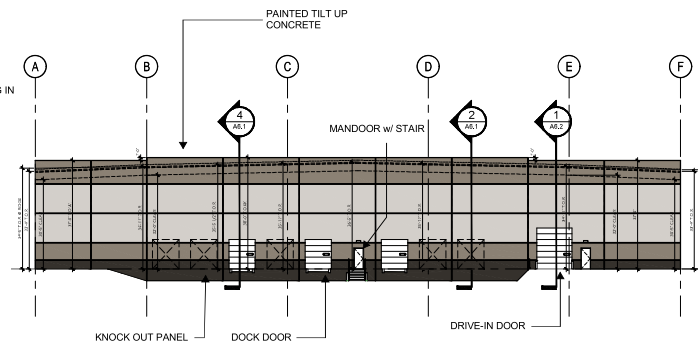
No.	REVISIONS	DATE	BY



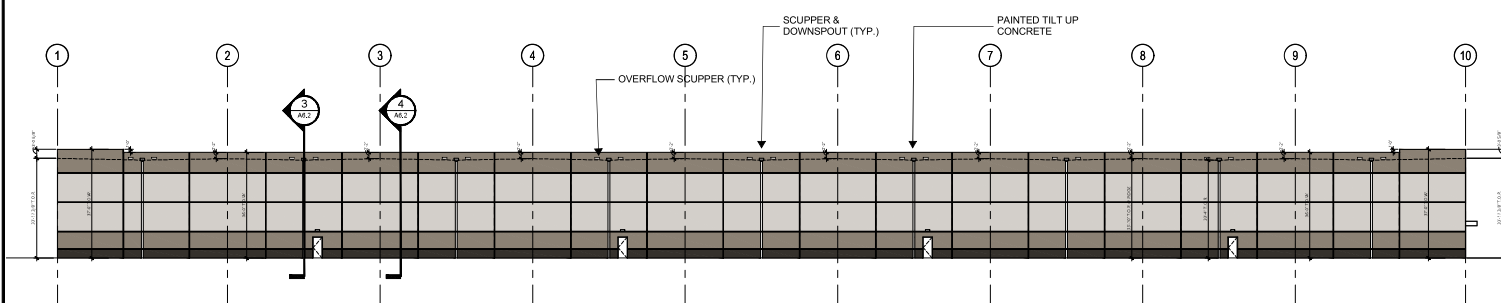
1 WEST ELEVATION
A5.1 SCALE: 1"=20'-0"



2 NORTH ELEVATION
A5.1 SCALE: 1"=20'-0"



3 SOUTH ELEVATION
A5.1 SCALE: 1"=20'-0"



4 EAST ELEVATION
A5.1 SCALE: 1"=20'-0"

ELEVATION KEY NOTES

- 1 TILT-UP CONCRETE PANELS W/ REVEALS (PAINTED). REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.
- 2 TILT-UP CONCRETE FLAT PANELS W/ REVEALS (PAINTED) AND FORM LINE. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.
- 3 SCHEDULED OVERHEAD DOOR. SEE FLOOR PLANS AND DOOR SCHEDULE FOR ADDITIONAL INFO.
- 4 SCHEDULED DOOR AND FRAME. SEE FLOOR PLANS AND DOOR SCHEDULE FOR ADDITIONAL INFO.
- 5 DOCK STAIR W/ HANDRAILS AND GUARDRAILS (ALL EXPOSED STEEL TO BE GALVANIZED).
- 6 PRE-FINISHED, GALVANIZED METAL GUTTER AND DOWNSPOUTS. SEE ROOF PLAN FOR ADDITIONAL INFO.
- 7 3/4" DEEP HORIZONTAL REVEAL (PAINTED). SEE DETAIL 2A7.J.
- 8 SIGNAGE - COORDINATE WITH ELECTRICAL DRAWINGS AND OWNER. CENTER ON TILT PANEL.
- 9 INSULATED GLAZING IN ALUMINUM WINDOW SYSTEM.
- 10 DO NOT LOCATE REVEALS IN STRUCTURAL WYTHE BAND AROUND OPENINGS IN INSULATED TILT DOCK POSITIONS ONLY. SEE DOOR DETAILS FOR FURTHER INFO.
- 11 KNOCKOUT PANEL FOR 8'-0" X 10'-0" OVERHEAD DOOR AND HYDRAULIC LEVELER. SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.
- 12 8'-0" X 10'-0" KNOCKOUT PANEL. SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.
- 13 MECHANICAL LOUVER/PENETRATION. SEE MECHANICAL DRAWINGS FOR LOCATIONS AND SIZES.
- 14 PRE-FINISHED SCUPPER, COLLECTION HEAD AND DOWNSPOUTS TO MATCH COPING CAP. SEE ROOF PLAN FOR ADDITIONAL INFO.
- 15 OVERFLOW SCUPPER. SEE ROOF PLAN FOR ADDITIONAL INFO.
- 16 "V-GROOVE" REVEAL. OFFSET CENTER OF REVEAL 30" FROM TOP AND BOTTOM AND 36" FROM EACH SIDE. SEE DETAIL XXXXXXX.
- 17 NOTE: (C) INDICATES WINDOW TYPE. REFER TO SHEET A4XXXXX FOR ADDITIONAL INFORMATION.

CONSULTING ENGINEERS
ARCHITECT
DESIGN BUILDER
PROJECT

ARCHITECT
GMA
STEALTH
SHING
WILEY, TX

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STEALTH
SHING
WILEY, TX

JOB NO.: GA1851/6208
PA: DAB
DATE: 02.27.2023

REVISIONS

NO.	DESCRIPTION

SHEET NUMBER
A5.1
EXTERIOR ELEVATIONS

Being a tract of land, situated in the R. D. Newman Survey, Abstract No. 660, in the City of Wylie, Collin County, Texas, and being a part of that called 10.85 acre tract of land, described in deed to The Easterling Family Limited Partnership, as recorded in Volume 5644, Page 5761, of the Deed Records, Collin County, Texas (D.R.C.C.T.), and being all of that called 6.52 acre tract, described in deed to Wylie Economic Development Corporation, as recorded under Document No. 20141216001362890, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described, as follows:

THENCE South 02°27'28" West, along the common line between said 6.52 acre tract and **GLEN KNOLL MOBILE HOME PARK**, a distance of 1078.65' to a point for corner, being the southeasterly corner of said 6.52 acre tract same being the southeasterly corner of said **GLEN KNOLL MOBILE HOME PARK**, said corner also being in the Volume I Plat of Lot 1, Sub B, **WOODBRIDGE GOLF CLUB**, as shown on said map or plan, as recorded in Volume I, Page 246, M.R.C.C.I., from which a 3/8" iron rod found bears, North 02°22'28" East, a distance of 196'.

THENCE North 88°29'28" West, along the common line between said 6.52 acre tract and said Lot 1, a distance of 284.12' to a point for corner, being the southeasterly corner of said 6.52 acre tract, same being the southeasterly corner of said 10.85 acre tract, from which a 1/2" iron rod found bears, South 50°22'35" East, a distance of 1.11', and from also which a 5/8" iron rod found bears, North 00°25'28" East, a distance of 2.10';

THENCE along the common line between said 10.85 acre tract and said Lot 1, the following (2) two courses and distances:

1. North 88°29'28" West, a distance of 54.77' to a 1/2" iron rod found for an angle point;
2. North 88°44'43" West, a distance of 298.51' to a 1" iron pipe found for the southwesterly corner of said

THENCE North 007°43' East, along the common line between said 10.85 acre (Easterling tract) and said 10.85 acre (Nelson tract), a distance of 920.51' to a point for corner in the southerly monumented line of Aianis Drive, same being in a curve to the left, having a radius of 920.00', a central angle of 39°58'49", and a chord which

Thence along said curve to the left, in a northeasterly direction, passing a 5/8" iron rod found along said arc at a distance of 357.91", and continuing in all, a total arc length of 641.97' to a point for corner, being at the beginning of a curve to the right, having a radius of 800.00', a central angle of 01°57'37", and a chord which bears, North 59°35'52" East, a chord distance of 27.37";

Thence along said curve to the right, in a northeasterly direction, an arc length of 27.37' to the **POINT OF BEGINNING** and containing 611,158 square feet or 14.030 acres of land, more or less.

	Wire Fence		Water Valve
	Wood Fence		Water Meter
	Chain Link Fence		Fire Hydrant
	Concrete		Irrigation Control Valve
	Asphalt		Sanitary Sewer Cleanout
	Light Standard		Sanitary Sewer Manhole
	Guy Wire/Anchor		Storm Drain Manhole
	Utility Pole		Gas Meter
	Overhead Wires		Gas Valve

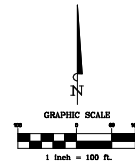
According to the Flood Insurance Rate Map of the City of Wilke, Collier County, Texas, Map No. 48085053534, Map Revised June 02, 2009, and the Letter of Map Revision 06-06-2363F, effective November 25, 2009, the herein described property is located in Zone X¹ (shaded), described by said map as, "Areas determined to be subject to flooding by the 1% annual chance flood, but not subject to flooding by the Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood, base flood elevations determined" and in "Shaded Zone X", described by said map as, "Areas of 0.2% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood, areas of 1% annual chance flood, and areas protected by levees from 1% annual chance flood". This flood statement does not imply that the property and/or the structure therein will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood depths may be greater than those shown on the map or natural causes. This flood statement shall not constitute an offer of insurance or any other financial product, nor shall it constitute an offer of insurance or any other financial product.

2. The surveyor has relied on the herein described subject deeds with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.

3. Bearings, elevations and coordinates (surface) are based on the City of Wylie GPS Monument No(s). 4 and 5. Surface to Grid conversion factor is 0.999853021, at base point 0,0.

I, Michael B. Arthur, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plat hereon represents an actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge. There were no visible conflicts found during the time of this survey, except as shown.

U.R.F. = Iron Rod Found
(R.M.) = Reference Monument
C.I.R.F. = Capped Iron Rod Found
C.I.R.S. = 1/2" Iron rod with yellow plastic cap
stamped "RPLS 5686" set
M.R.C.C.T. = Map Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
O.P.R.C.C.T. = Official Public Records, Collin County, Texas



BOUNDARY EXHIBIT
R. D. NEWMAN SURVEY
ABSTRACT NO. 660
CITY OF WYLIE,
COLLIN COUNTY, TEXAS



**North Texas
Surveying, L.L.C.**

Registered Professional Land Surveyors

1010 West University
McKinney, Tx. 75069
Ph. (469) 424-2074 Fax: (469) 424-1997
www.northtexasurveying.com
Firm Registration No. 10074200

DATE: 03/08/2022	SCALE: 1" = 100'	DRAWN BY: C.S.H.	CHK'D. BY: M.B.A.	JOB NO.: 2022-0024
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