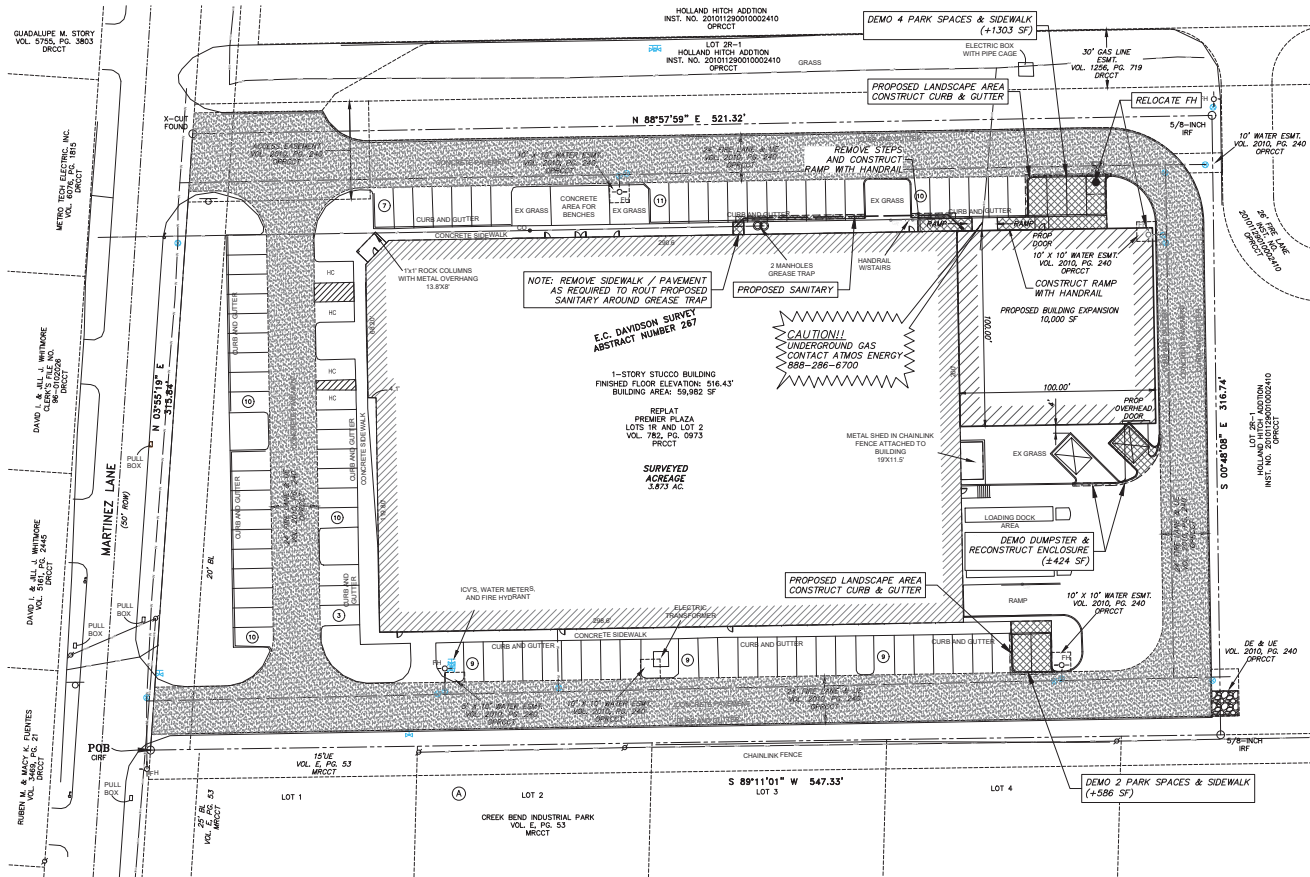


LOT 1R, BLOCK A - PREMIER PLAZA	
1. ZONING: LI, LIGHT INDUSTRIAL	
2. PROPOSED USE: LIGHT MANUFACTURING	
3. PROPERTY AREA: 165,577 SF - 3.87 ACRES	
4. BUILDING AREA: 69,982 SF	
5. BUILDING HEIGHT: 1 - STORY - 25' MAX	
6. LOT COVERAGE: 41.58%	
7. PARKING REQUIRED: MANUFACTURING / WAREHOUSE (69,762/1000) = 70 SPACES	
TOTAL = 70 SPACES	
HANDICAP REQUIRED: 1 ACCESSIBLE/85 SPACES	
8. PARKING PROVIDED: 77 SPACES + 4 ACCESSIBLE = 81 SPACES	
9. LANDSCAPE REQUIRED: (10K GROSS AREA): 16,858 SF	
LANDSCAPE PROVIDED: 17,091 SF	

NOTES:

- Address listed for subject property is: 1415 Martinez Lane, Wylie, Texas 75098. According to the Collin County Appraisal District Website. Accessed February 2026.
- According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map of the Collin County, Texas and Incorporated Areas 48085C0535J, dated June 2, 2009, this property lies within Flood Zone X (Area of Minimal Flood Hazard). This Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the surveyor. The flood zone lines shown hereon are graphically plotted and should be considered approximate.
- The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - Texas North Central Zone No. 4202 - NAD83. All distances are surface distances with a surface to grid scale factor of 0.999847313.

LEGEND	
GRS	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "PETITT-ECO 6134"
CIRF	1/2" IRON ROD FOUND WITH CAP STAMPED "TPLS 4701"
F.L.	PRELIMINE
M.A.	MUTUAL ACCESS
W.E.	WATER EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
VOL./PG.	VOLUME/PAGE
DOC. NO.	DOCUMENT NUMBER
OPR/CCT	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
MRCCT	MAP RECORDS OF COLLIN COUNTY, TEXAS
DR/CCT	DEED RECORDS OF COLLIN COUNTY, TEXAS
---	BARBED WIRE FENCE
---+---	IRON PIPE FENCE
---o---	WROUGHT IRON FENCE
---o---	POWER POLE
---+---	GLY WIRE
---	LIGHT POLE
[E]	ELECTRIC BOX
[E]	ELECTRIC MANHOLE
---o---	OVERHEAD POWER LINE
[E]	TRAFFIC SIGNAL/CONTROL BOX
[E]	TELEPHONE PEDESTAL
[E]	COMMUNICATIONS MANHOLE
[E]	FIBER OPTIC MARKER
[E]	BURIED CABLE MARKER
[E]	GAS METER
[E]	GAS VALVE
[E]	BURIED GAS PIPELINE MARKER
[E]	STORM SEWER MANHOLE
[E]	SANITARY SEWER MANHOLE
[E]	CLEAN OUT
[E]	IRRIGATION CONTROL VALVE
[E]	WATER METER
[E]	WATER VALVE
[E]	FIRE HYDRANT
[E]	AIR RELEASE VALVE
[E]	SIGN
[E]	BOLLARD
[E]	MAILBOX
(10)	PARKING COUNT
---	EXIST. SANITARY SEWER
---	EXIST. WATER
---	EXIST. ELECTRIC
---	EXIST. GAS
---	PROP. SANITARY SEWER
---	PROP. CLEANOUT
---	PROP. VALVE
---	PROP. FIRE HYDRANT

SITE PLAN SAVAGE PRECISION EXPANSION 1415 MARTINEZ LANE 3.873 ACRES SITUATED IN THE E.C. DAVIDSON SURVEY, ABSTRACT NO. 267 WYLIE, COLLIN COUNTY, TEXAS



OWNER
GARDNER REGENCY, L.L.C.
200 N. BALLARD AVE.
WYLIE, TEXAS 75098
(972) 429-0993

ENGINEER
PETITT-ECO
TODD D. WHITERS, P.E.
201 WINDO CIRCLE, SUITE 200
WYLIE, TEXAS 75098
972-941-8400 FAX 972-941-8401

DATE: 08-10-2026

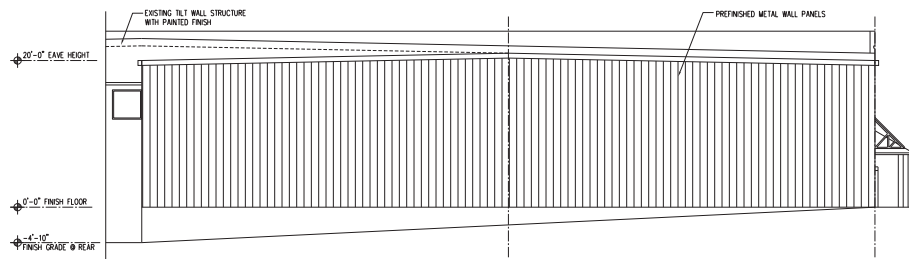
QTY CASE NO. 00-00000
PERMIT NO. X-X

SHEET 1 OF 1

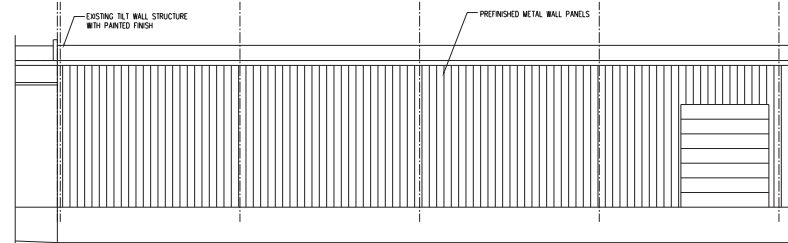


CAUTION!
THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

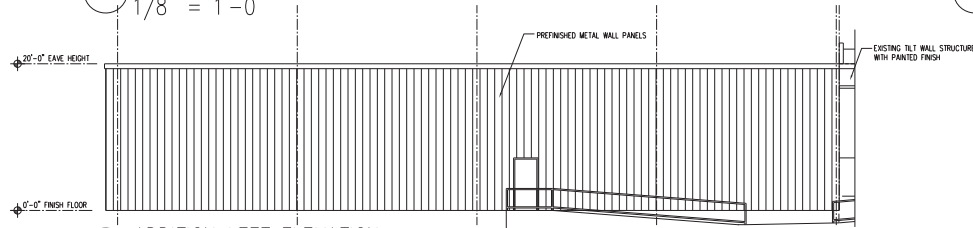




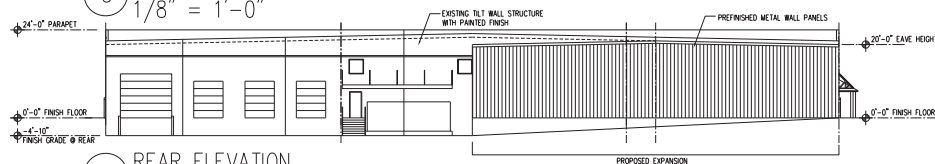
6 ADDITION REAR ELEVATION
1/8" = 1'-0"



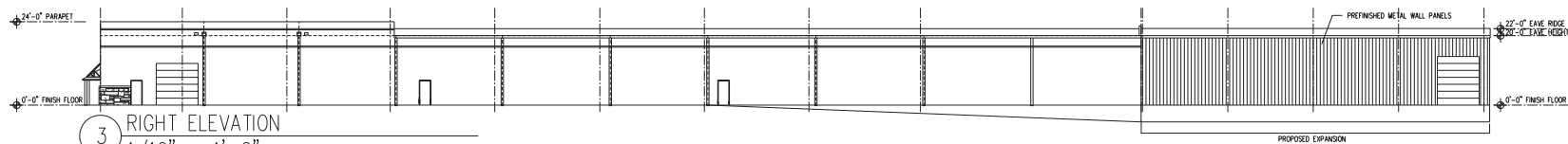
7 ADDITION RIGHT ELEVATION
1/8" = 1'-0"



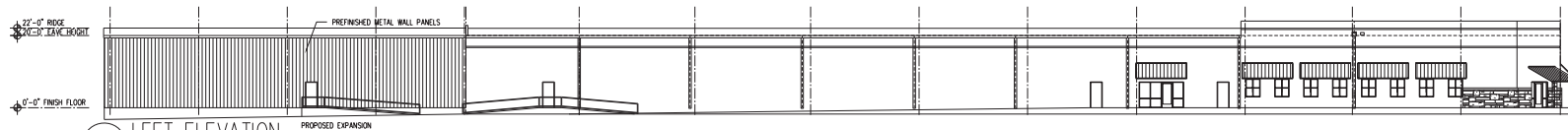
5 ADDITION LEFT ELEVATION
1/8" = 1'-0"



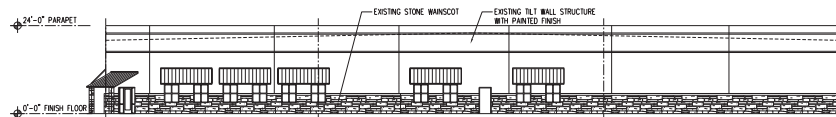
4 REAR ELEVATION
1/16" = 1'-0"



3 RIGHT ELEVATION
1/16" = 1'-0"



2 LEFT ELEVATION
1/16" = 1'-0"



1 FRONT ELEVATION (MARTINEZ LANE)
1/16" = 1'-0"



McClure Partners

SAVAGE PRECISION

1415 MARTINEZ LANE
WYLE, TX 75098

ARCHITECT OF RECORD:



GENESIS DESIGN GROUP, INC.
9500 Ray White Road, Suite 200
Fort Worth, Texas 76244
TEL (817) 285-7444

SEAL:

REVISIONS:

DRAWING BY:

DATE: 07/30/2026

JOB NUMBER:

TITLE:

SHEET NUMBER:

COMMENTS:



McClure Partners

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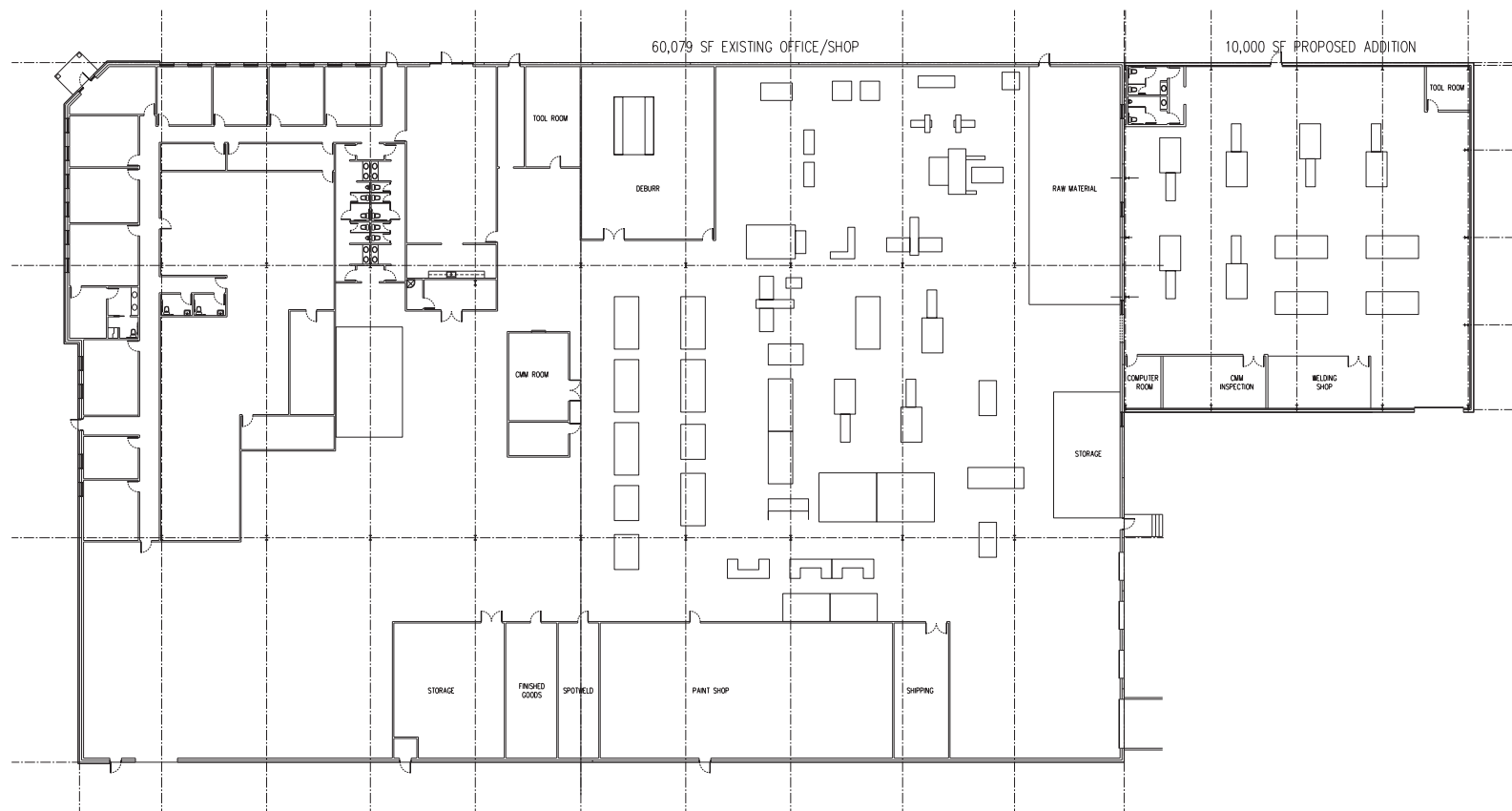
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JOB NUMBER: -----

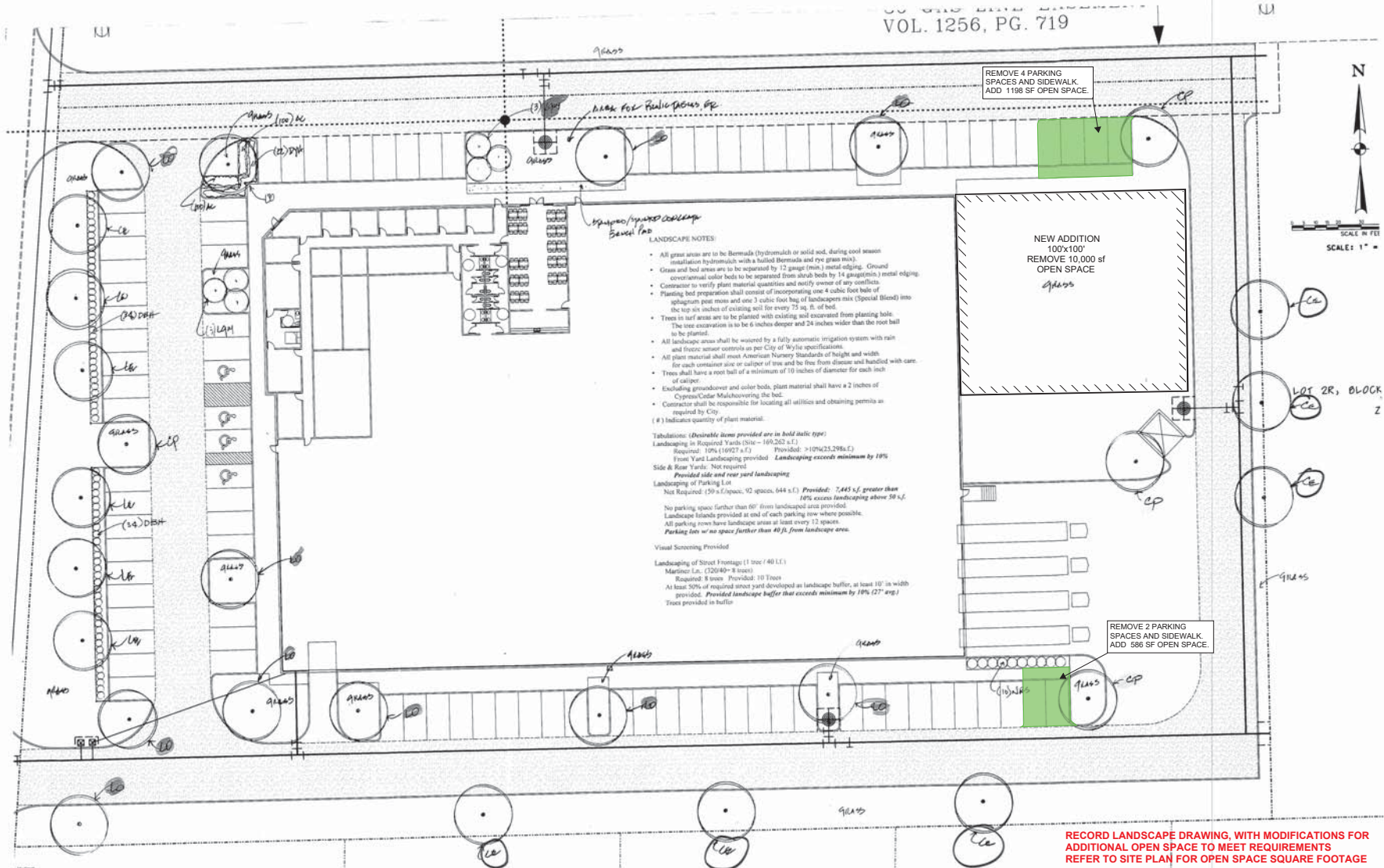
TITLE:

SHEET NUMBER:

COMMENTS:



FLOOR PLAN
1/16" = 1'-0"



101:
 VERTY LINE
 IMAGE FLOW
 MOSED WATER LINE
 CENTER LINE
 MOSED STORM SEWER
 MOSED STREET
 MOSED CONTOUR LINE
 IMAGE EASEMENT
 IMAGE SETBACK LINE
 IMAGE DIVIDE LINE
 LOT LINE

PLANT #	PLANT NAME	SIZE	SPACING	HEIGHT	WIDTH	QUANTITY
01.01	Coastal Burford Holly (Tree) (Glossy) (By/Star) (Natal)	5.00	30'	30'	12'	88
01.02	Coastal Burford Holly (Tree) (Glossy) (By/Star) (Natal)	5.00	24'	12'	12'	88
N.A.S.	Natalis N. Spiders Holly (Tree) (Glossy) (By/Star) (Natal)	5.00	54'	54'	18'	12
		30.00	54'	54'	18'	8
A.C.	Arctostaphylos	4.00	8.00	18.00	18.00	200
		3.00	40'	12.00	8'	11
		3.00	40'	12.00	8'	12
C.P.	Cypress Palmetto (Shrub) (Shrub)	3.00	40'	12.00	8'	8

OWNER: GARDNER REGENCY, L.L.C. 200 N. BALLARD AVE. WYLLIE, TEXAS 75098 WALTER T. GARDNER 1972: 429-0993	LANDSCAPE PL				
	LOT 1R, BLOCK A - PREMISE				
ARCHITECTS: PATRICK AHEARNE ARCHITECTS 814 WIND ELM DRIVE ALLEN, TEXAS 75002 PATRICK AHEARNE 1972: 359-0053	SAVAGE PRECISION FABRICA				
	1415 MARTINEZ LANE, WY				
ENGINEERS: HELMERGER ASSOCIATES, INC. 1525 BOZMAN ROAD WYLLIE, TEXAS 75098 RANDALL T. HELMERGER, PE	SHARP LANDSCAPES				
	1120 HUNTINGTON DRIVE, RICHARDSON, TX 75080 - 972-973-6172				
DESIGN	DRAWN	DATE	SCALE	NOTES	
HELM	DUOD	FEBRUARY			

RECORD LANDSCAPE DRAWING, WITH MODIFICATIONS FOR
 ADDITIONAL OPEN SPACE TO MEET REQUIREMENTS
 REFER TO SITE PLAN FOR OPEN SPACE SQUARE FOOTAGE