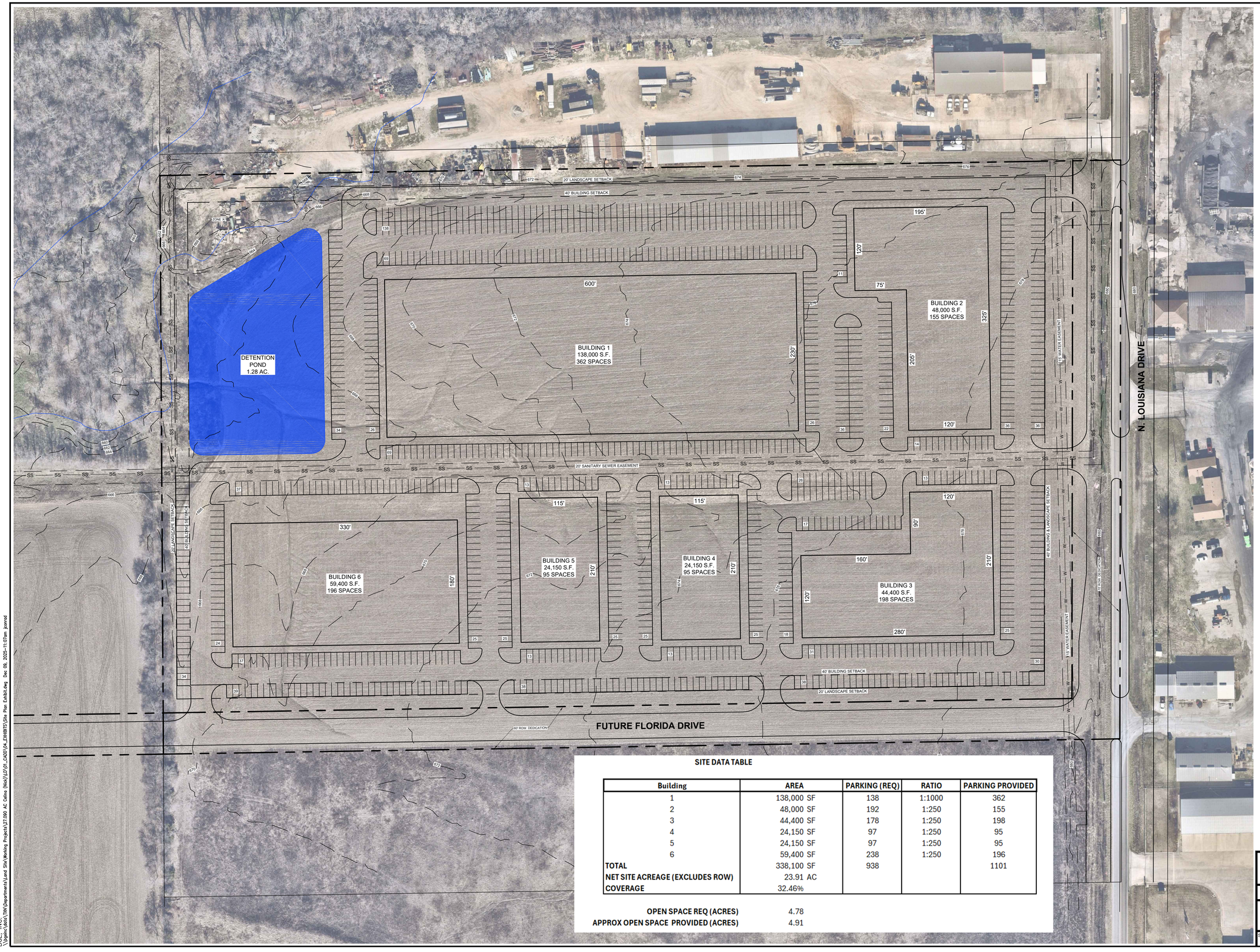

SITE DATA TABLE

Building	AREA	PARKING (REQ)	RATIO	PARKING PROVIDED
1	138,000 SF	138	1:1000	362
2	48,000 SF	192	1:250	155
3	44,400 SF	178	1:250	198
4	24,150 SF	97	1:250	95
5	24,150 SF	97	1:250	95
6	59,400 SF	238	1:250	196
TOTAL	338,100 SF	938		1101
NET SITE ACREAGE (EXCLUDES ROW)	23.91 AC			
COVERAGE	32.46%			

OPEN SPACE REQ (ACRES)	4.78
APPROX OPEN SPACE PROVIDED (ACRES)	4.91

BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046

27.090 ACRES - CELINA ETJ, TEXAS

SITE PLAN EXHIBIT 1

SCALE:	JOB #:	DATE:	SHEET:
1" = 60'		December 9, 2025	

BGE, INC.
L:\Sydney\Mello\TXN\Departments\Land Site\Working Projects\27.090 AC Celina (Nela)\LD\01_CAD\04_EXHIBITS\Site Plan Exhibit.dwg Dec 09, 2025-11:07am jbonnet