



Lyons
AMERICAN SECURITIES, INC.

NEQ HWY 287 & BROWN ST

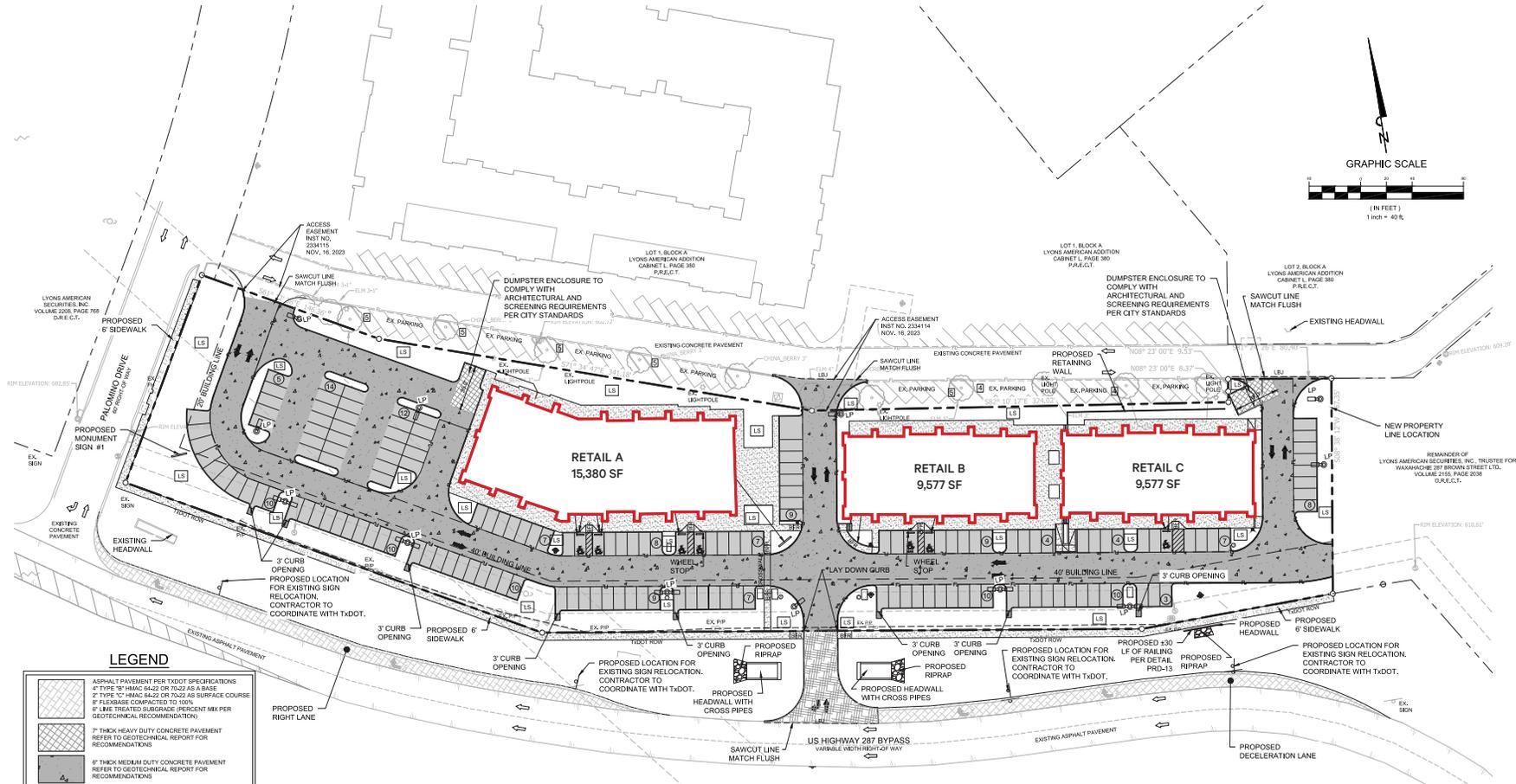
WAXAHACHIE, TX 75165

weitzman®

PROPERTY RENDERING

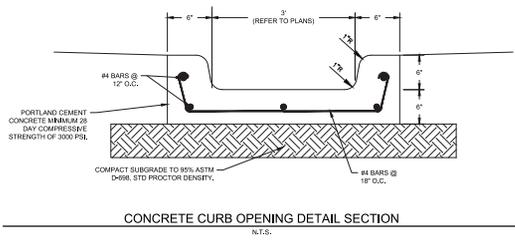


PROPOSED SITE PLAN



LEGEND

| | |
|--|---|
| | ASPHALT PAVEMENT PER TxDOT SPECIFICATIONS |
| | 4" TYPE 18" HMAAC 64-22 OR 70-22 AS A BASE |
| | 2" TYPE 10" HMAAC 64-22 OR 70-22 AS SURFACE COURSE |
| | 8" FLEXBASE COMPACTED TO 100% |
| | 8" LIME TREATED SUBGRADE (PERCENT MIX PER GEOTECHNICAL RECOMMENDATION) |
| | 7" THICK HEAVY DUTY CONCRETE PAVEMENT REFER TO GEOTECHNICAL REPORT FOR RECOMMENDATIONS |
| | 6" THICK MEDIUM DUTY CONCRETE PAVEMENT REFER TO GEOTECHNICAL REPORT FOR RECOMMENDATIONS |
| | 5" THICK LIGHT DUTY CONCRETE PAVEMENT REFER TO GEOTECHNICAL REPORT FOR RECOMMENDATIONS |
| | 4" CONCRETE SIDEWALK SEE SHEET C-7.3 CITY DETAIL P4 |
| | 8" TxDOT CONCRETE PAVEMENT PER TxDOT GENERAL DRIVEWAY REQUIREMENTS. SEE SHEET C-7.4. 8" LIME TREATED SUBGRADE (PERCENT MIX PER GEOTECHNICAL RECOMMENDATION) |
| | PROPOSED FIRE LANE |
| | ACCESSIBLE PARKING SPACE |
| | BARRIER FREE RAMP |
| | LONGITUDINAL BUTT JOINT |
| | LANDSCAPE AREA |
| | EXISTING CIRCULATION DIRECTION |
| | PROPOSED CIRCULATION DIRECTION |
| | PROPOSED PARKING COUNT |
| | EXISTING PARKING COUNT |
| | LIGHT POLE |



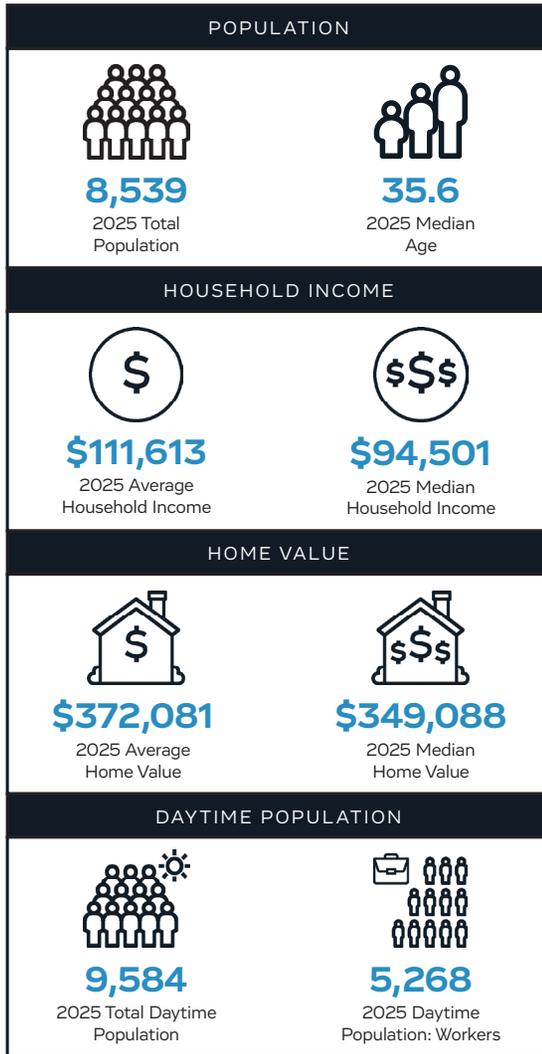
NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY.
3. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES.
4. ALL SIDEWALKS TO BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.0%.
5. INFORMATION ON THIS SHEET AND OTHER SHEETS THROUGHOUT THIS PLAN SET IS PART OF A LUMP SUM DESIGN. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DESIGN LINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.
6. CONTRACTOR SHALL REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION. INFORMATION ON THE GENERAL NOTES SHEET IS PART OF A LUMP SUM DESIGN AND IS PERTINENT TO THIS PLAN SHEET.
7. CONTRACTOR SHALL REFERENCE ALL IRRIGATION PLANS, MEP SITE PLANS, AND CME ENGINEERING UTILITY PLANS FOR INFORMATION REGARDING SLEEVES BENEATH PAVEMENT.

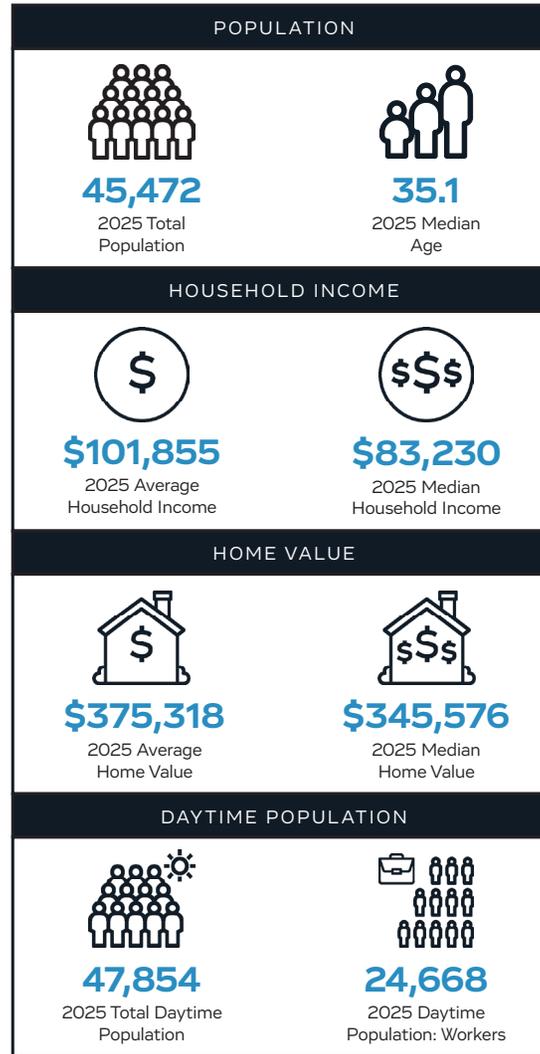
WARNING
EXISTING FREEZE, OPTIC, UTILITIES AND OVERHEAD ELECTRIC IN THIS AREA. CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS AND NOTIFY ENGINEER OF ANY CONFLICT.

DEMOGRAPHICS

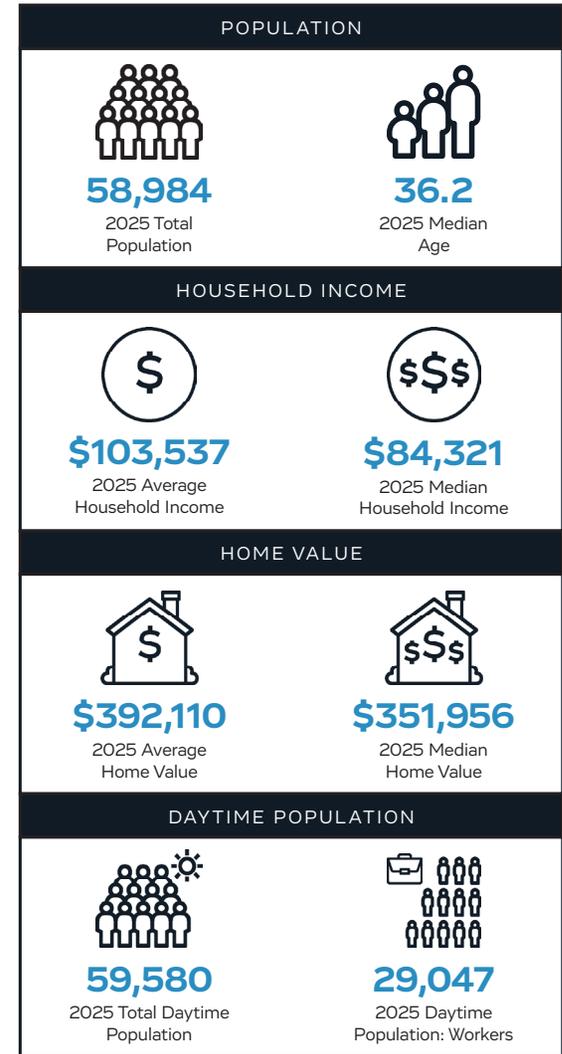
1 MILE



3 MILE



5 MILE



weitzman[®]

EXCLUSIVELY LISTED BY:

DAVID ZOLLER

EXECUTIVE VICE PRESIDENT

dzoller@weitzmangroup.com

214.720.6658

KEVIN BUTKUS

SENIOR VICE PRESIDENT

kbutkus@weitzmangroup.com

214.720.6683

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent

through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker

must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Arthur David Zoller

Sales Agent/Associate's Name

542409

License No.

dzoller@weitzmangroup.com

Email

(214) 720-6658

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Kevin Butkus

Sales Agent/Associate's Name

678298

License No.

kbutkus@weitzmangroup.com

Email

(214) 720-6683

Phone

Buyer/Tenant/Seller/Landlord Initials

Date