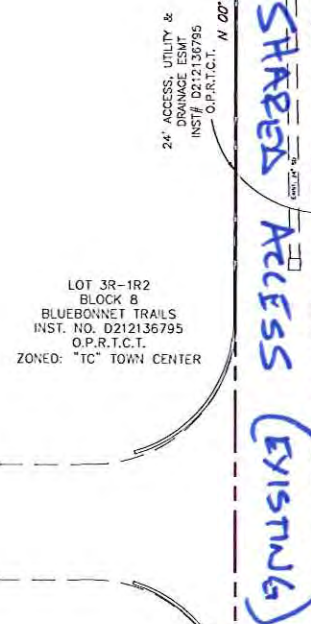


Exhibit "A"

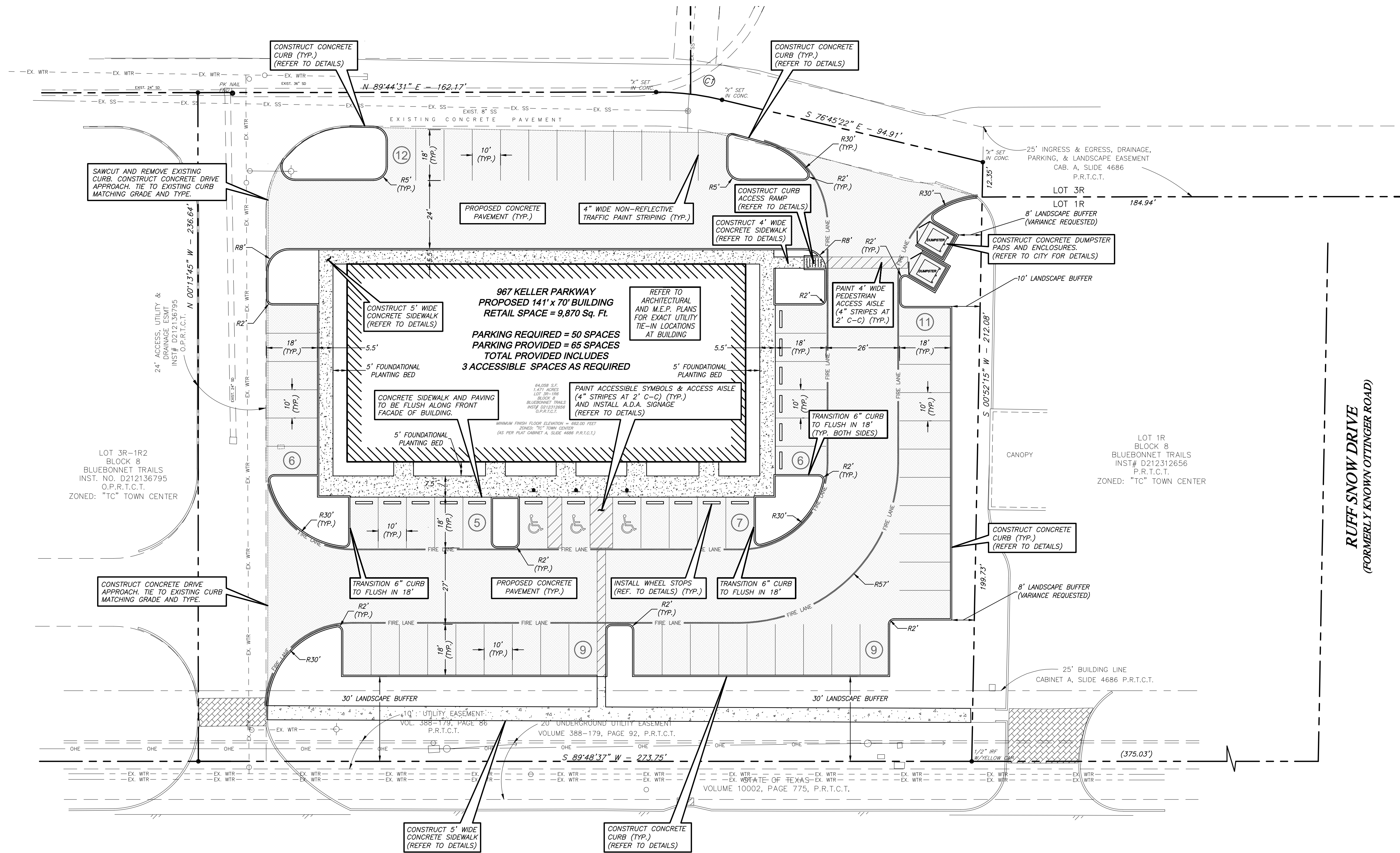


SHARED ACCESS



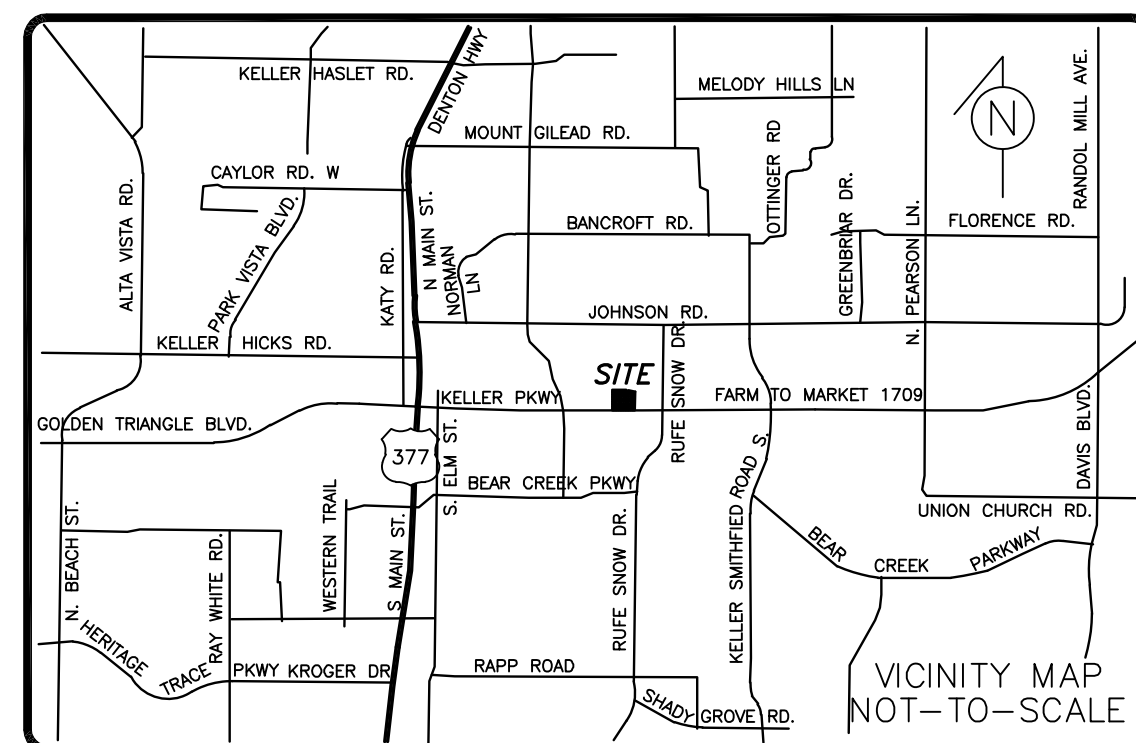
KELLER PARKWAY - FM 1709
(FORMERLY KNOWN AS PRICE STREET)
(VARIABLE WIDTH R.O.W.)

EXISTING ASPHALT PAVEMENT



KELLER PARKWAY - FM 1709
(FORMERLY KNOWN AS PRICE STREET)
(VARIABLE WIDTH R.O.W.)

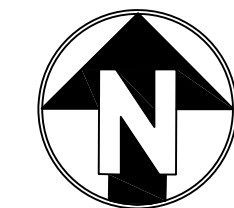
EXISTING ASPHALT PAVEMENT



PLANS SUBJECT TO REVIEW AND
APPROVAL BY JURISDICTIONAL ENTITIES

***** STOP! CALL BEFORE YOU DIG! *****
As required by "The Texas Underground Facility Damage Prevention and Safety Act" Texas One Call System must be contacted (800-245-4545) at least 48 hours prior to any excavation operations being performed. It is the Contractor's responsibility to contact Texas One Call System.

**** NOTICE TO CONTRACTORS ****
Topographic information provided by BLUE SKY SURVEYING & MAPPING CORPORATION, Registered Professional Land Surveyors, Dallas, Texas. The contractor shall notify the engineer and owner immediately, in writing, of any discrepancies or omissions to the topographic information. The contractor(s) shall be responsible for confirming the location (horizontal/vertical) of any buried cables, conduits, pipes, and structures (storm sewer, sanitary sewer, water, gas, television, telephone, etc.) which impact the construction site. The contractor(s) shall notify the owner and engineer if any discrepancies are found between the actual conditions versus the data contained in the construction plans. Any costs incurred as the result of not confirming the actual location (horizontal/vertical) of said cables, conduits, pipes, and structures shall be borne by the contractor. Additionally, the contractor(s) shall notify the owner and engineer if any errors or discrepancies are found on the construction documents (psds), which negatively impact the project. Engineer and owner shall be indemnified of problems and/or cost which may result from contractor's failure to notify engineer and owner.



GRAPHIC SCALE



SITE NOTES:

- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF SLOPED PAVING, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATIONS, SIZES AND OUTFALLS OF ROOF DOWNSPOUTS.
- ALL SIGNS PLACED IN AREAS ACCESSIBLE BY VEHICLE TRAFFIC SHALL BE PLACED IN GUARD POST.
- ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- ALL CURB RADII SHOWN ARE TO FACE OF CURB.
- ALL CURB RADII ARE 2.0' UNLESS OTHERWISE SHOWN.
- ALL PAVING DIMENSIONS ARE TO FACE OF CURB, WHERE APPLICABLE OR TO THE EDGE OF PAVEMENT WHEN NO CURB IS PROPOSED, UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION & REPLACEMENT OF ALL PROPERTY CORNERS.
- CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
- CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS.
- THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS, SPECIFICATIONS AND GEOTECHNICAL REPORT.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- ALL A.D.A. ACCESSIBLE ROUTES SHALL BE A.D.A. COMPLIANT (MAXIMUM 2% CROSS SLOPE, 5% LONGITUDINAL SLOPE).
- ALL PAVEMENT MARKING PAINT SHALL BE COLOR WHITE. PAINT SHALL BE APPLIED IN TWO COATS TO A CLEAN, DRY SURFACE USING TEMPLATE OR STRIPING MACHINE. STRIPES SHALL BE 4" WIDE UNLESS OTHERWISE INDICATED.
- CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
- FOR SITE UTILITIES, SEE UTILITY PLAN.
- ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF KELLER REQUIREMENTS AND SPECIFICATIONS.

LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT

PARKING

PROPOSED 9,870 S.F. RETAIL BUILDING

PARKING:

RETAIL: 1/200

PARKING REQUIRED:.....50 SPACES

PARKING PROVIDED:.....65 SPACES

TOTAL INCLUDES 3 ACCESSIBLE PARKING SPACES AS REQUIRED.

SITE PLAN INFORMATION

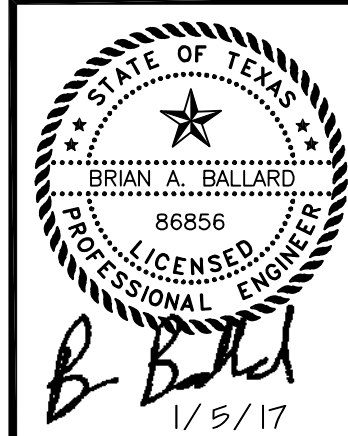
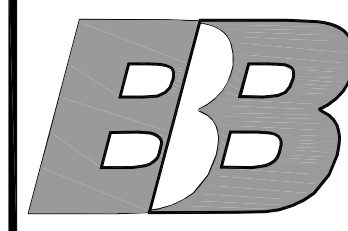
LOT AREA: 64,058 S.F. / 1.471 ACRES
BUILDING AREA: 9,870 S.F. / 0.23 ACRES
LOT 3R-1R6 - ZONED "TC" TOWN CENTER

**SITE PLAN OF A
PROPOSED RETAIL DEVELOPMENT**
PART OF LOT 3 - BLOCK 8
BLUEBONNET TRAILS ADDITION
IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS
1.471 ACRES
CURRENT ZONING: "TC" - TOWN CENTER

APPLICANT/OWNER: KWLee PROPERTIES, LP.
ADDRESS: 3000 ALTAMESA BLVD., SUITE 300
FORTH WORTH, TX. 76133
PHONE: 817.921.9200
FAX: 817.921.1771
CONTACT: MIKE MELLINGER

PLAN PREPARER: BALLARD & BRAUGHTON ENGINEERING
ADDRESS: 3815 OLD BULLARD RD. - TYLER, TX. 75701
PHONE: 903.531.9800 FAX: 903.531.9839
CONTACT: KEVIN BRAUGHTON or LUCAS WOOD

DATE OF PREPARATION: DECEMBER 9, 2016
DATE OF REVISIONS: JANUARY 5, 2017



REVISIONS	DESCRIPTION
DATE	ADDRESS CITY COMMENTS FROM FIRST SITE PLAN SUBMITTAL REVIEW
01/05/17	



KWLee PROPERTIES, LP.
KELLER, TEXAS

SITE PLAN

DRAWN BY: LAW	CHECKED BY: KSB
ISSUE DATE: JANUARY 2017	BSE JOB NO: 16-022
DRAWING NUMBER: SP-1	



CURRENCE & GRAY
ARCHITECTS, PLLC

4500 Burrow Drive
North Little Rock, AR 72116
Phone: 501-758-7443
Fax: 501-753-7309
www.taggarch.com

SCHEMATIC DESIGN

RETAIL CENTER

KELLER, TEXAS

KWLee PROPERTIES

PROJECT NAME _____

NOT FOR CONSTRUCTION

SEAL _____

REVISIONS _____

NO.	DESCRIPTION	DATE

PROPOSED ELEVATIONS

SHEET NAME _____

DATE _____ 01.05.2017

PROJECT NUMBER _____ Project Number

A201

SHEET NUMBER _____

Exhibit "A"



NE PERSPECTIVE



NW PERSPECTIVE



SE PERSPECTIVE



SW PERSPECTIVE

PROPOSED RETAIL CENTER
KELLER, TX

01.05.2017