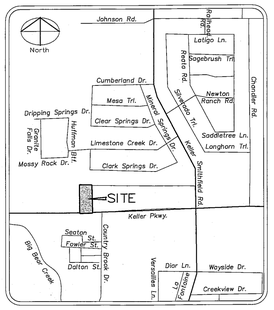
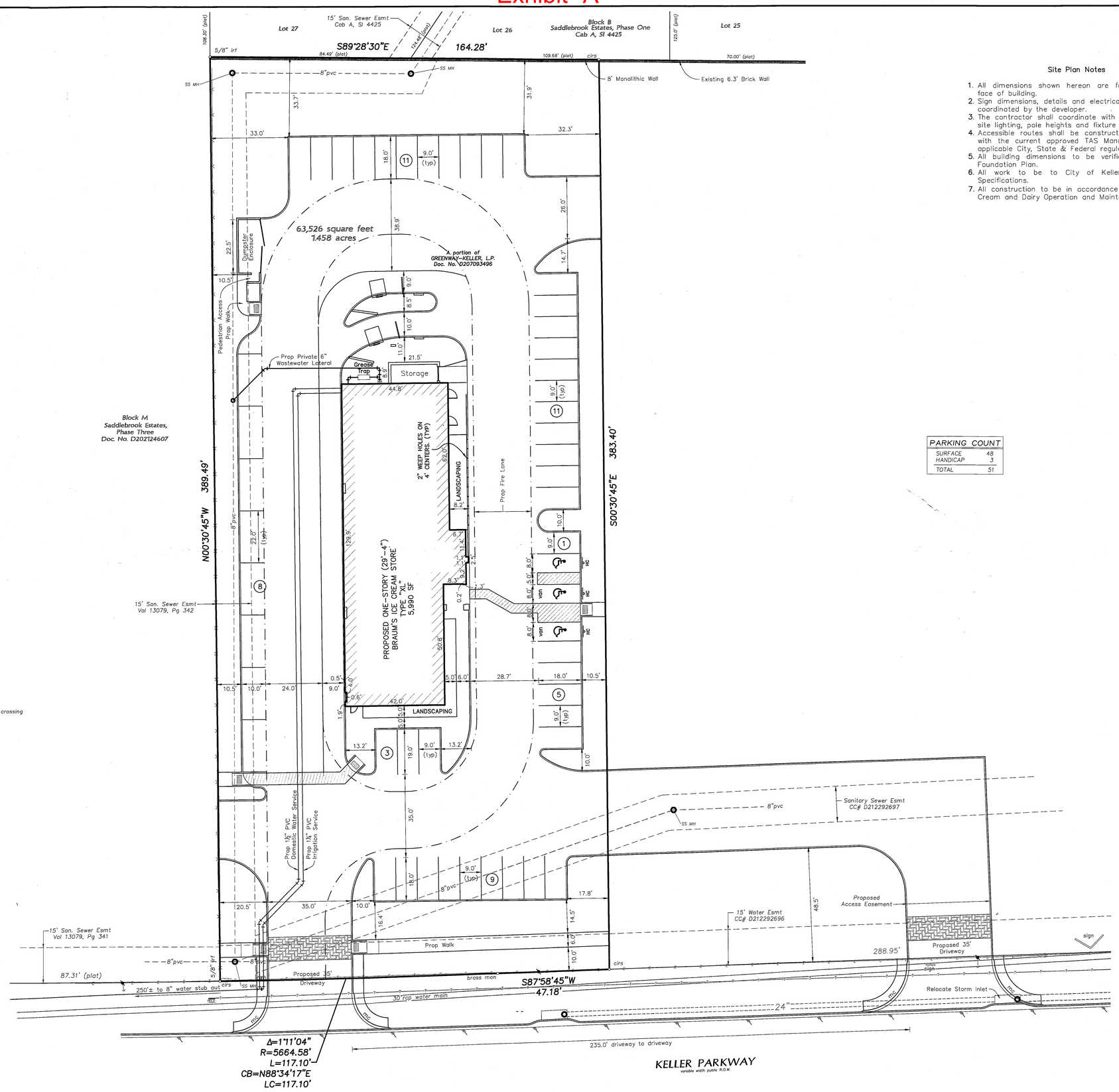
Exhibit "A"



VICINITY MAP
nts

0 20 40 feet
SCALE: 1" = 20'



Site Plan Notes

1. All dimensions shown hereon are face of curb and face of building.
2. Sign dimensions, details and electrical service shall be coordinated by the developer.
3. The contractor shall coordinate with the developer for site lighting, pole heights and fixture types.
4. Accessible routes shall be constructed in accordance with the current approved TAS Manual and all other applicable City, State & Federal regulations.
5. All building dimensions to be verified with approved Foundation Plan.
6. All work to be to City of Keller Standards and Specifications.
7. All construction to be in accordance with Braum's Ice Cream and Dairy Operation and Maintenance Manual.

PARKING COUNT	
SURFACE	48
HANDICAP	3
TOTAL	51

—LEGEND—

- cleanout
- edge of asphalt
- guy wire
- handicap parking
- manhole
- power pole
- property corner
- sign
- telephone box
- aerial power line
- buried telephone line
- proposed fire lane
- sanitary sewer line
- storm sewer line
- wall
- wire fence
- 10' wide stamped concrete sidewalk crossing

NOTES:

brass mon = 3" TxDOT brass monument found for corner

cirs = 1/2" iron rod with orange plastic cap stamped "P&C 100871" set for corner

irf = iron rod found for corner

mc = mountable curb

BASIS OF BEARINGS:

Basis of Bearings is a north line (South 87°58'45" West) of Keller Parkway (east portion of subject tract), as described in deed to Greenway-Keller, L.P. as recorded in Document Number D207093496 County Clerk Records of Tarrant County, Texas

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Surveying Firm #100871-00 Engineering Firm #F-12324
PIBURN & CARSON

Site Plan

Proposed Braum's Ice Cream Store Type "XL"
A portion of Greenway-Keller, L.P. Tract
City of Keller, Tarrant County, Texas

Scale:	1" = 20'
Date:	January 20, 2017
Field Tech:	C.S.
Office Tech:	M.P.
Project Manager:	Hersey
PN:	16062

SHEET 1 OF 1

SUP-17-0001
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