



## ZONING REQUIREMENTS

LOT AREA	91,061.61 SQ. FT., 2.090 AC.
BUILDING SQUARE FOOTAGE	38,811.20 SQ. FT.
ZONING EXISTING USE	(PD-22) PLANNED DEVELOPMENT NO. 22
BUILDING HEIGHT / 2 STORY	39.4 FEET
LOT COVERAGE	43%
PARKING	
REGULAR	51
HANDICAP	3
<u>TOTAL</u>	<u>54</u>

(1) MINIMUM FRONT YARD	50 FEET (MAJOR STREET, I.e. HUTTON DR.) OR 2 X TOTAL HEIGHT OF BLDG. (MINOR STREET, I.e. DIPLOMAT DR.)
(2) MINIMUM SIDE YARD	NONE
(3) MINIMUM REAR YARD	NONE
(4) MAXIMUM LOT COVERAGE	50%

**PARKING IN RELATION TO PERSONNEL:**  
 1 SPACE FOR EACH 1 1/2 PRODUCTION OR WAREHOUSE EMPLOYEE  
 1 SPACE FOR EACH MANAGERIAL PERSONNEL  
 1 VISITOR SPACE FOR EACH 10 MANAGERIAL PERSONNEL

**PARKING IN RELATION TO BUILDING AREA (TOTAL FLOOR AREA):**  
 1. SPACE FOR EACH 1,000 SQUARE FEET OF GROSS FLOOR AREA USED FOR WAREHOUSING  
 AND DISTRIBUTION  
 2. SPACE FOR EACH 500 SQUARE FEET OF GROSS FLOOR AREA USED FOR PRODUCTION OR  
 MANUFACTURING  
 3. SPACE FOR EACH 300 SQUARE FEET OF GROSS FLOOR AREA USED FOR OFFICE

(Note: the requirement under the Declaration of Covenants, Conditions and Restrictions  
 for the property is 1 space for every 230 square feet of gross floor area)

## EXCEPTIONS TO THE TITLE COMMITMENT

Exception No.	RECORDING INFORMATION	DESCRIPTION OF EASEMENT	Applies to Subject Tract	Shown Graphically on Attached Survey Plat
AO 12. (a)	VOL. 2000222, PG. 1794	10' UNDERGROUND UTILITY ESMT.	YES	YES
AO 12. (b)	VOL. 2000222, PG. 1794	5' UNDERGROUND POWER ESMT.	YES	YES
AO 12. (c)	VOL. 2000222, PG. 1794	10' UTILITY ESMT.	YES	YES
AO 12. (d)	VOL. 2000222, PG. 1794	7.5' x 9' WATER VAULT ESMT.	YES	YES
AO 12. (a)	VOL. 2000222, PG. 1794	24' FIRELANE ESMT.	YES	YES
AP 13.	VOL. 82198, PG. 3609	39' FRONT SETBACK	YES	YES
AR 14.	VOL. 81206, PG. 34	10' SANITARY SEWER EASEMENT	YES	YES
AY 15.	VOL. 82198, PG. 3609	39' FRONT SETBACK	YES	YES
AY 15.	VOL. 82198, PG. 3609	10' SIDE SETBACK	YES	YES

### LEGEND

- POWER POLE  
 ○ 1/2" IRON ROD FOUND  
 ⊗ 5/8" IRON ROD SET  
 ▲ UNDERGROUND ELECTRIC  
 ☒ COVERED PORCH, DECK OR CARPORT

## GENERAL NOTES

1) BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

2) THE SUBJECT TRACT IS LOCATED COMPLETELY IN ZONE "AE" AS DEFINED BY FLOOD INSURANCE RATE MAP NO. 48113C01010, DATED AUGUST 23, 2001, WHICH SHOWS THE TRACT OF THE SUBJECT PARCEL IN MANAGEMENT AREA, "ZONE AE" IS DEFINED ON THE MAP AS AN AREA OF 100 YEAR FLOOD, 100 YEAR FLOOD, SAID AREA IS FURTHER DEFINED AS HAVING FLOOD DEPTHS FROM 1' TO 3 FEET IN AREAS OF 100 YEAR FLOOD, 100 YEAR FLOOD, ELEVATION DETERMINED AS 430' BY S&M MAP.

3) MAJOR STREET (HUTTON DRIVE) - STRUCTURES SHALL BE SETBACK A MINIMUM OF 50 FEET FROM THE STREET RIGHT-OF-WAY LINE. (PER ORDINANCE NO. 1162)

4) SECONDARY STREET (DIPLOMAT DRIVE) - STRUCTURES SHALL BE SETBACK A MINIMUM OF TWICE THE BUILDING HEIGHT FROM THE STREET RIGHT-OF-WAY LINE. (PER ORDINANCE NO. 1162)

5) THE MINIMUM BUILDING SETBACK AROUND DIPLOMAT DRIVE IS EQUAL TO TWO (2) TIMES THE HEIGHT OF THE BUILDING. THERE ARE NO MINIMUM SETBACKS REQUIRED FOR THE BUILDING SETBACKS AS SHOWN IN SAID ZONING ORDINANCE NO. 1162, THERE WILL BE A MINIMUM OF 20' FROM THE FRONT OF THE LOT TO THE BUILDING SETBACK.

### PROPERTY DESCRIPTION

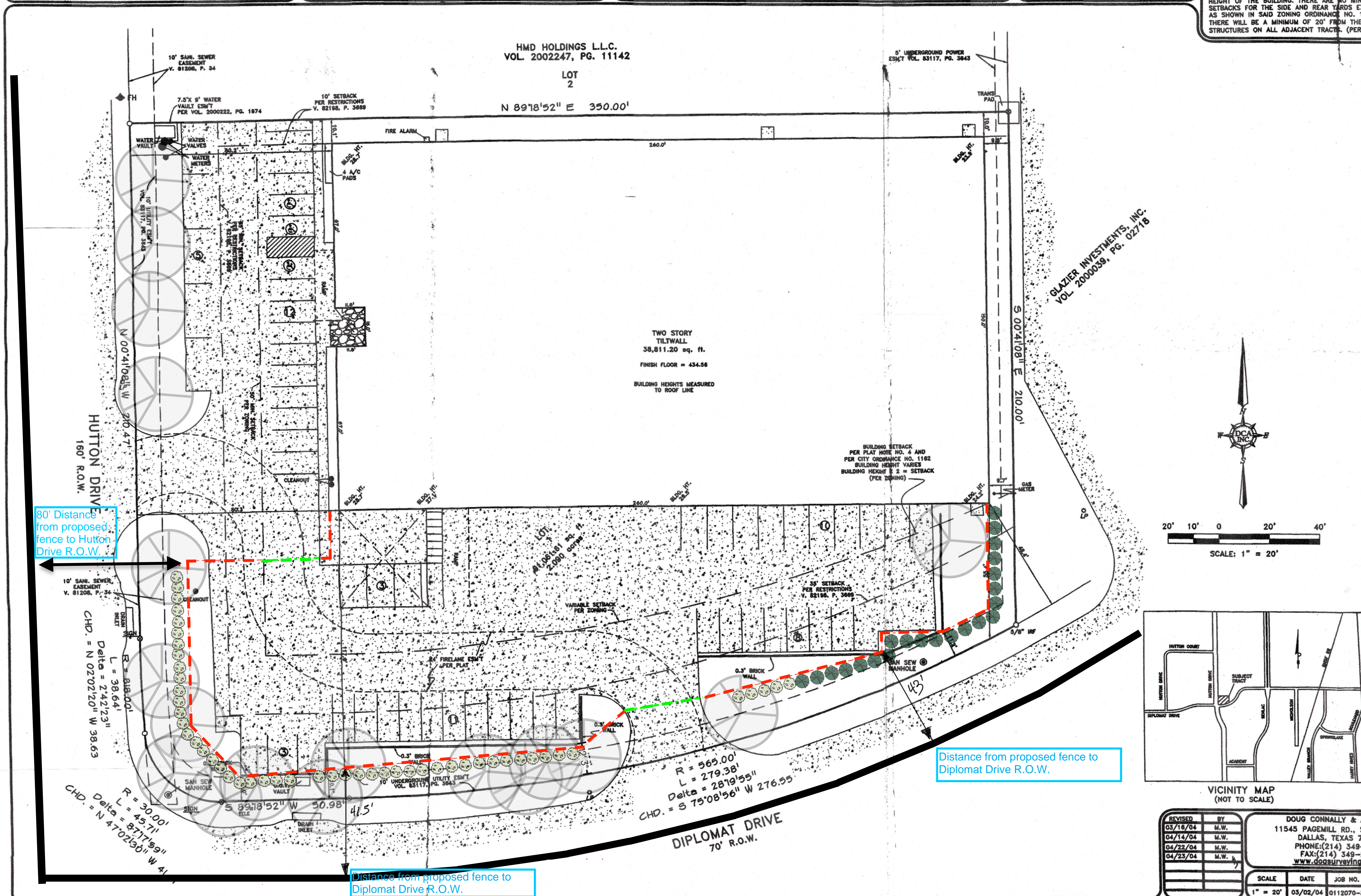
Lot 1, Block A of Signature Stone Addition, an Addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 2000222, Page 1794, Map Records, Dallas County, Texas, and being the same tract of land conveyed to CSB Service Corporation by deed recorded in Volume 2004021, Page 2277, Deed Records, Dallas County, Texas.

### FENCE / GATE INFORMATION

Proposed fence height = 8 feet

Proposed gate length and height = 30 feet long x 8 feet high

Total fence length = 471 feet



### SURVEYOR'S CERTIFICATE

The undersigned, being a registered land surveyor of the State of Texas certifies to: (i) Legacy Banks or CSB Service Corporation, (ii) Americo Hutton Partners, LP, a Texas limited partnership, and (iii) Chicago Title Insurance Company as follows:

1. This survey is made in accordance with the "Minimum Standard Detail Requirements for Aerial/ACSM Land Title Surveys, jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1989, and meets the requirements of an Urban Survey, as defined in the current county regulations jointly adopted by the Dallas and ACSM. This includes items 1,2,3,4,6,7(a),7b(1),8,9,10,11a and 11 of Table A therof.
2. The survey was made on the ground 03/01/04 and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements on the subject property and all other matters situated on the subject property
3. Except as shown on the survey, there are no visible easements or rights of way.
4. Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
5. The location of each subdivision, easement, servitude, and other matters affecting the subject property are listed in the title insurance commitment dated April 15, 2004, issued by Chicago Title Insurance Company with respect to the subject property has been reviewed on the survey, together with the title commitment, and, to the extent such matters can be located, The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accordance with minimum setback provisions and restrictions of record referenced in such title commitment.
6. That the subject property has a higher value than a duly dedicated and completed public street.
7. Except as shown on the survey, the subject property does not serve any adjoining property for drainages, utilities, or ingress or egress.
8. The record description of the subject property forms a mathematically closed figure.
9. Said described property is located within an area having a Zone Designation AE (a 100 year flood hazard zone) by the Secretary of Housing and Urban Development, as shown on the Insurance Rate Map No. 48113C00170J, with a date of identification of August 3, 2003, for Community No. 480174, in Dallas County, State of Texas which is the current Flood Insurance Rate Map for the community in which the

The parties listed above are entitled to rely on the survey.

Bryan Connally  
Bryan Connally

Date: March 3rd, 2004

RPLS NO. 5513

## ALTA/ACSM LAND SURVEY

WILLIAM H. PULLIAM SURVEY, ABSTRACT NO. 1171




FARMERS BRANCH, DALLAS COUNTY

13710 HUTTON DRIVE

NEW 4/26/64

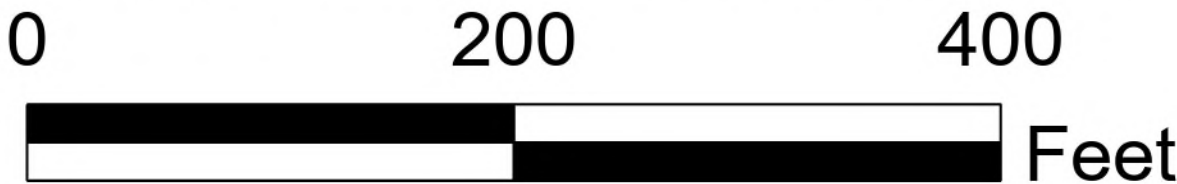




-  Subject Property
-  Tax Parcels
-  City Limit

# **25-SP-07 Aerial Map**

## **13710 Hutton Drive**







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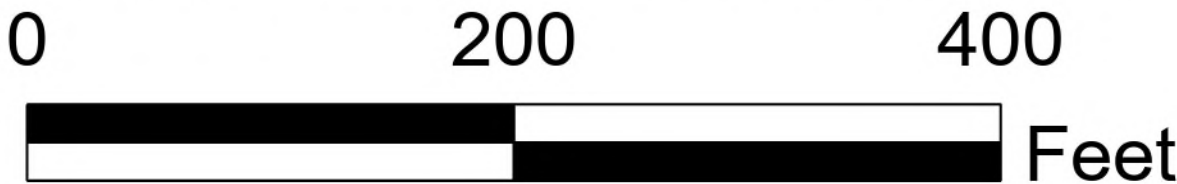






-  Subject Property
-  Zoning
-  Tax Parcels
-  City Limit

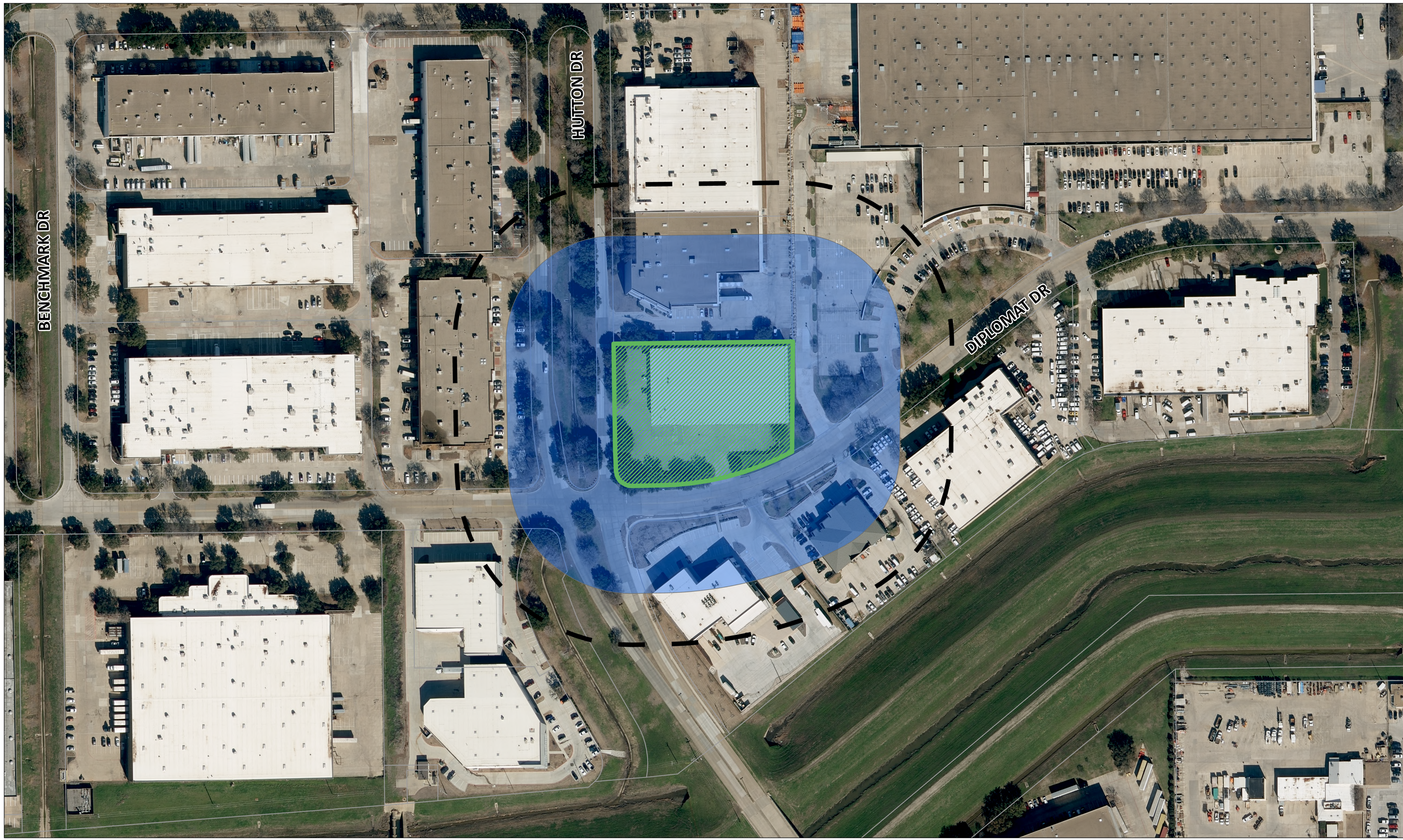
**25-SP-07 Location Map**  
**13710 Hutton Drive**








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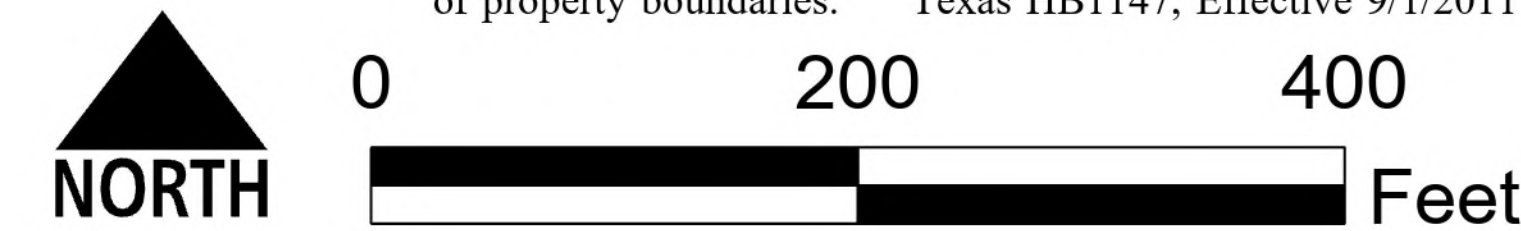




-  300-Foot Courtesy Notice
-  200-Foot Protest Area
-  Subject Property
-  Tax Parcels
-  City Limit

# 25-SP-07 Notification Map

## 13710 Hutton Drive



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**Summary of Mailed Notices  
Property Owner List  
25-SP-07  
13710 Hutton Drive**

<b>Map</b>	<b>First Name</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>	<b>Written Response</b>
1.	WDT VENTURES LLC	2020 DIPLOMAT DR STE 100	DALLAS	TX	75234	None
2.	GMJJ PROPERTIES LLC	2030 DIPLOMAT DR	DALLAS	TX	75234	None
3.	FANFLIGHT CORPORATION INC	1940 DIPLOMAT DR	FARMERS BRANCH	TX	75234	None
4.	PACK PROPERTIES LTD PARTNERSHIP C/O SAM PACK	1635 S INTERSTATE 35E	CARROLLTON	TX	75006	None
5.	BRE JUPITER TX 1B OWNER LLC C/O LINK LOGISTICS	PO BOX 2980	CHICAGO	IL	60690	None
6.	HMD HOLDINGS LLC C/O BOB WALLNER	13795 HUTTON DR	FARMERS BRANCH	TX	75234	None
7.	VALWOOD IMPROVEMENT AUTHORITY	1430 VALWOOD PKWY STE 160	CARROLLTON	TX	75006	None
8.	MODA LANI LAND LP	13800 HUTTON DR	DALLAS	TX	75234	None
9.	13710 HUTTON LLC	2020 DIPLOMAT DR STE 100	FARMERS BRANCH	TX	75234	None
10.	GLAZER INVESTMENTS INC	14911 QUORUM DR STE 400	DALLAS	TX	75254	None
11.	VALWOOD 12 EMS LLC ATTN: REUBEN BERMAN	11911 SAN VICENTE BLVD STE 265	LOS ANGELES	CA	90049	None
12.	CARROLLTON-FARMERS BRANCH ISD	1445 N. PERRY ROAD	CARROLLTON	TX	75006	None
13.	DALLAS ISD	9400 N. CENTRAL EXPRESSWAY	DALLAS	TX	75231	None