



PARKING SUMMARY:

LOT	USE	RATE	REQD	PROVD
1	20,000' OFFICE	180/3000'	68	100
2	80,000' WAREHOUSE	180/3000'	28	
3	180,000' OFFICE	180/3000'	51	82
4	85,000' WAREHOUSE	180/3000'	29	
5	180,000' OFFICE	180/3000'	51	82
6	85,000' WAREHOUSE	180/3000'	29	
7	20,000' OFFICE	180/3000'	68	100
8	80,000' WAREHOUSE	180/3000'	28	
9	PARK/OPEN SPACE	NONE REQD		

DATA SUMMARY:

LOT	AREA (AC)	F.A.R.	USE
1	8.70	0.26	INDUSTRIAL/WAREHOUSE
2	8.81	0.26	INDUSTRIAL/WAREHOUSE
3	10.01	0.23	INDUSTRIAL/WAREHOUSE
4	12.39	0.19	INDUSTRIAL/WAREHOUSE
5	19.74	0.19	NATURAL GAS WELL
6	21.25	N/A	PUBLIC PARK/OPEN SPACE

NOTES:

- MINIMUM INSIDE FIRE LANE RADII SHALL BE 25'.
- A SLOPE ESENT WILL BE REQUIRED ADJACENT TO HERITAGE PARKWAY, TO ACCOMMODATE GRADING FOR THE MAINTENANCE OF THE ROADWAY. SPECIFIC WILL BE DETERMINED DURING THE DESIGN OF HERITAGE PARKWAY.

SCHEDULE and PHASING:

LOT 1 IS EXPECTED TO BE DEVELOPED FIRST IN TWO PHASES, STARTING IN THE FALL OF 2008. THE USER FOR LOT 2 MAY ALSO DEVELOP LOT 3 IN TWO SEPARATE PHASES, POSSIBLY BEGINNING IN 2013.

LOTS 1 AND 4 WILL DEVELOP AS MARKET CONDITIONS ALLOW.

DEVELOPER:
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201 Heritage Parkway
Mansfield, TX 76063
(817) 455-1100 (Fax)
Contact: Pat Johnson, C.E.O.

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DETAILED SITE PLAN
for
HERITAGE INDUSTRIAL PARK
AT THE RESERVE
Being
83.527 ACRES OUT OF THE
MILTON GREG SURVEY, ABST. NO. 555
and the
SAMUEL MITCHELL SURVEY, ABST. NO. 1024
CITY OF MANSFIELD,
TARRANT COUNTY, TEXAS
JUNE 5, 2006
DS#09-001

CURVE TABLE

STATION	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	42°28'36"	420.00'	201.13'	N63°35'55"W	304.08'
C2	111°16'28"	650.00'	123.97'	N63°35'55"W	123.77'

LINE TABLE

STATION	DISTANCE	BEARING
L1	60.00'	N103°31'15"W
L2	73.55'	N07°46'25"W
L3	474.44'	N103°31'15"W
L4	6.40'	S09°26'23"W
L5	5.18'	N28°26'16"E
L6	532.73'	N63°35'55"W

