

Zoning Case 2023-024

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, granting Specific Use Permit No. 61 for Public Service Yard on 5.2 acres of land out of the Eli Murphy Survey, Abstract No. 597, located 325 feet north of Technology Drive and 700 feet west of Shiloh Road in the City of Plano, Collin County, Texas, presently zoned Research/Technology Center, directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date.

WHEREAS, the City Secretary of Plano, Texas, directed that notices of a hearing be issued, as required by the Zoning Ordinance of the City of Plano and laws of the State of Texas, at a meeting of the City Council, to be held on the 27th day of November, 2023, for the purpose of considering granting Specific Use Permit No. 61 for Public Service Yard on 5.2 acres of land out of the Eli Murphy Survey, Abstract No. 597, located 325 feet north of Technology Drive and 700 feet west of Shiloh Road in the City of Plano, Collin County, Texas, presently zoned Research/Technology Center; and

WHEREAS, the City Secretary of the said City accordingly caused to be issued and published the notices required by its Zoning Ordinance and laws of the State of Texas applicable thereto, the same having been published in a paper of general circulation in the City of Plano, Texas, at least fifteen (15) days prior to the time set for such hearing; and

WHEREAS, the City Council of said City, pursuant to such notice, held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance, on the 27th day of November, 2023; and

WHEREAS, the City Council is of the opinion and finds that granting Specific Use Permit No. 61 for Public Service Yard on 5.2 acres of land out of the Eli Murphy Survey, Abstract No. 597, located 325 feet north of Technology Drive and 700 feet west of Shiloh Road in the City of Plano, Collin County, Texas, presently zoned Research/Technology Center, would not be detrimental to the public health, safety, or general welfare, or otherwise offensive to the neighborhood; and

WHEREAS, the City Council is of the opinion and finds that such change will promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Plano, and as well, the owners and occupants thereof, and the City generally.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as the same has been heretofore amended, is hereby further amended so as to grant Specific Use Permit No. 61 for Public Service Yard on 5.2 acres of land out of the

Eli Murphy Survey, Abstract No. 597, located 325 feet north of Technology Drive and 700 feet west of Shiloh Road in the City of Plano, Collin County, Texas, presently zoned Research/Technology Center, said property being described in the legal description in Exhibit A attached hereto.

Section II. The change in Section I is granted subject to the following:

1. Necessary parking is provided at the time of the site plan review; and
2. A sound wall is constructed north of the public service yard facility and within the ROW; and
3. The equipment maintenance facility and wash buildings are fully enclosed.

Section III. It is directed that the official zoning map of the City of Plano (which is retained in electronic record format) be changed to reflect the zoning classification established by this Ordinance.

Section IV. All provisions of the ordinances of the City of Plano in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of Plano not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section V. The repeal of any ordinance or part of ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any ordinance at the time of passage of this Ordinance.

Section VI. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Section VII. It is the intention of the City Council that this Ordinance, and every provision hereof, shall be considered severable, and the invalidity or partial invalidity of any section, clause or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

Section VIII. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED on the 27th day of November, 2023.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

**ZONING CASE 2023-024
LEGAL DESCRIPTION**

BEING a 5.155 acre (224,557 square feet) tract of land situated in the Eli Murphy Survey, Abstract Number 597, City of Plano, Collin County, Texas, being a portion of a 100-foot wide railroad right-of-way, conveyed to Dallas Area Rapid Transit (hereinafter, referred to as DART), by deed recorded in Volume 3424, Page 126, Deed Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped 'HALFF' found (Grid Coordinates N:7056321.180 | E:2529561.939) in the South line of said DART railroad right-of-way, for the Northwest corner of Lot 7, Block 1, Plano Tech Center, an addition to the City of Plano according to the plat recorded in Document Number 2001-0165902, Plat Records, Collin County, Texas and the Northeast corner of Lot 1R, Block 21, Central Plano Industrial Park, an addition to said City of Plano according to the plat recorded in Volume 2010, Page 76, said Plat Records;

THENCE: North 80 degrees, 12 minutes, 36 seconds West, with the South line of said DART railroad right-of-way, at 695.66 feet, pass the Northeast corner of the St. Louis Southwestern Railway 30-foot railroad right-of-way, as shown on the Re-Plat of Blocks 16, 17 20 and 21 of the Central Plano Industrial Park, an addition to said City of Plano according to the plat recorded in Cabinet F, Page 145, said Deed Records, at 109.34 feet, pass the Northwest corner of said 30-foot railroad right-of-way, for the West most Northeast corner of Lot 2R, Block A, Hematronix Addition, an addition to said City of Plano according to the plat recorded in Volume 2009, Page 193, said Plat Records, at 93.83 feet, pass the Northwest corner of said Lot 2R, Block A, Hematronix Addition, for the Northeast corner of Lot 1R, Block A, of Hematronix Addition, an addition to said City of Plano according to the plat recorded in Volume 2006, Page 773, said Plat Records, at 326.39 feet, pass the Northwest corner of said Lot 1R, Block A, Hematronix Addition and the Northeast corner of Lot 1R, Block B, Jupiter North, Phase II Distribution Center, an addition to the City of Plano according to the plat recorded in Cabinet H, Page 127, said Plat Records, in all a total distance of 1649.51 feet to an angle point in the North line of said Lot 1R, Block B, Jupiter North, Phase II Distribution Center and the South line of said DART railroad right-of-way;

THENCE: North 73 degrees, 50 minutes, 23 seconds West, continuing with the Southwesterly line of said DART railroad right-of-way and the Northeasterly line of said Lot 1R, Block B, Jupiter North Phase II Distribution Center, a distance of 585.83;

THENCE: North 09 degrees, 47 minutes, 35 seconds East, departing the Northeasterly line of said Lot 1R, Block B, Jupiter North, Phase II Distribution Center, over and across said DART railroad right-of-way, a distance of 25.44 feet;

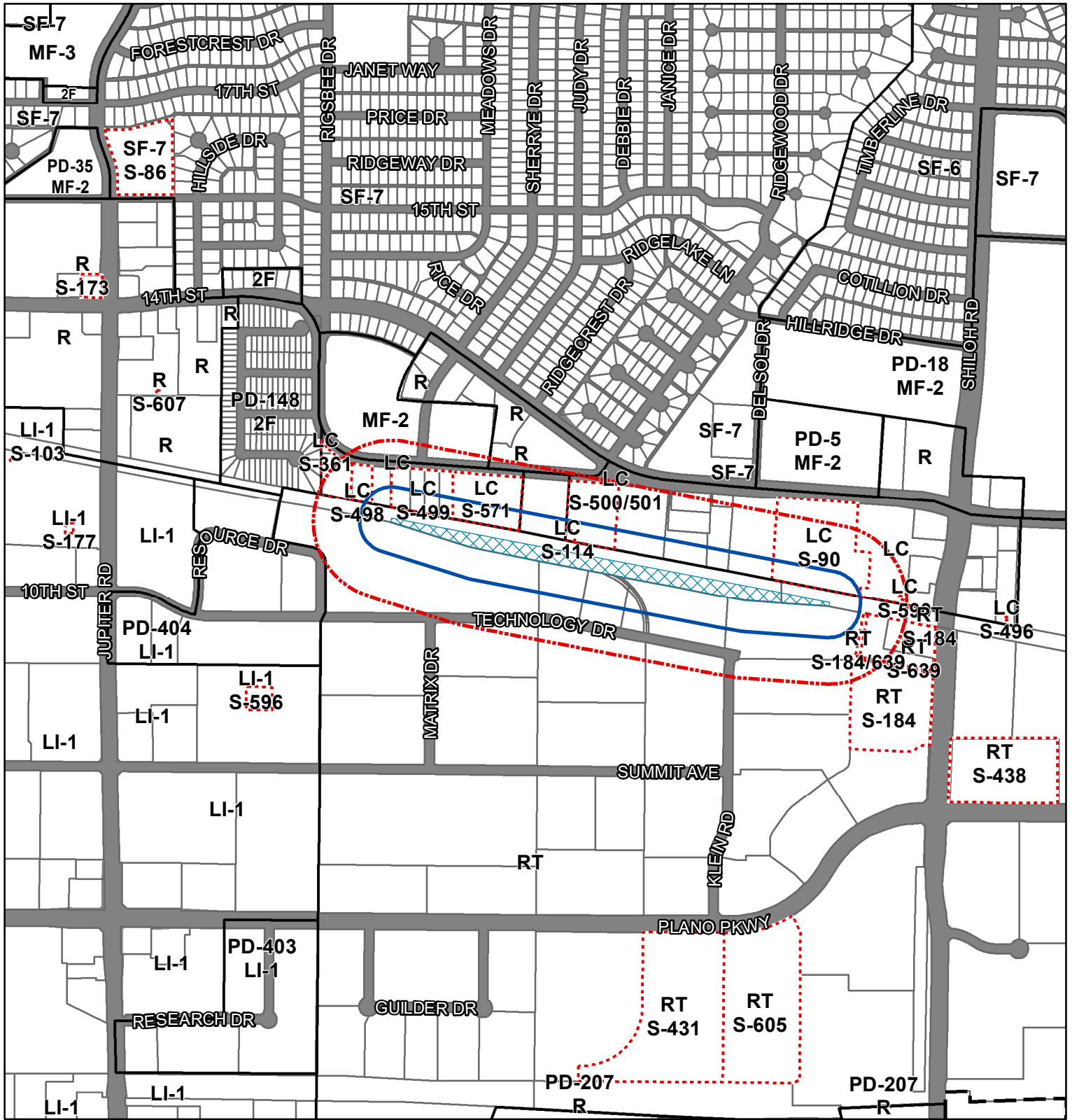
THENCE: South 80 degrees, 12 minutes, 25 seconds East, continuing over and across said DART railroad right-of-way, a distance of 2,887.40 feet;

THENCE: South 09 degrees, 47 minutes, 42 seconds West, continuing over and across said DART railroad right-of-way, a distance of 25.82 feet to a 1/2-inch iron rod with a plastic cap

stamped 'HALFFF' in the South line of said DART railroad right-of-way and the North line of said Lot 7, Block 1, Plano Tech Center;

THENCE: North 87 degrees, 00 minutes, 18 seconds West, with the South line of said DART railroad right-of-way and the North line of said Lot 7, Block 1, Plano Tech Center, a distance of 544.82 feet to a 1/2-inch iron rod with a plastic cap stamped 'HALFFF' found;

THENCE: North 80 degrees, 12 minutes, 36 seconds West, continuing with the South line of said DART railroad right-of-way and the North line of said Lot 7, Block 1, Plano Tech Center, a distance of 114.68 feet to the **POINT OF BEGINNING** and **CONTAINING** 5.155 acres (224,557 square feet) of land, more or less.

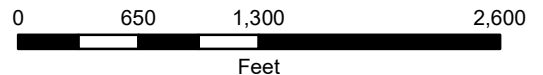
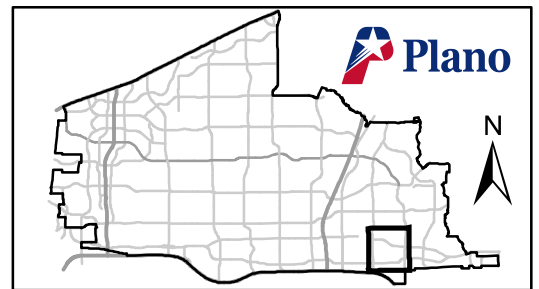


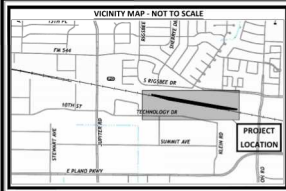
Zoning Case: 2023-024

Existing Zoning: Research/Technology Center

Proposed Zoning: Specific Use Permit for Public Service Yard

- 500' Courtesy Notification Buffer
- 200' Notification Buffer
- Subject Property
- Streets
- Municipal Boundaries
- Zoning Boundary
- Specific Use Permit
- Zoning Boundary Change/SUP





LOT 1, BLOCK A
BURNS AND PARKS
ADDITION II
CAB. F, PG. 27
P.R.C.C.T.

LOT 1, BLOCK A
RENTZEL ADDITION
CAB. F, PG. 47
P.R.C.C.T.

GULF COAST CAPITAL
GROUP, LLC
DOC. # 20100520000509370
D.R.C.C.T.

LOT 1, BLOCK A
BURNS AND PARKS
ADDITION
CAB. C, PG. 484
P.R.C.C.T.

LOT 1R, BLOCK A
ENID BRASWELL
ADDITION
VOL. 2007, PG. 482
P.R.C.C.T.

LOT 1
PLANO NURSING
HOME ADDITION
VOL. 10, PG. 9
P.R.C.C.T.

LOT 1, BLOCK A
HELLER ADDITION
CAB. G, PG. 81
P.R.C.C.T.

LOT 1, BLOCK A
AMINI ADDITION
DOC. # 2004-0158183
P.R.C.C.T.

LOT 2R, BLOCK A
PLANO MINI-
WAREHOUSE ADDITION
VOL. 2019, PG. 458
P.R.C.C.T.

LOT 4, BLOCK A
PLANO MINI-WAREHOUSE
ADDITION
CAB. F, PG. 500
P.R.C.C.T.

LOT 1, BLOCK A
PUBLIC STORAGE
ADDITION NO. 4
CAB. F, PG. 584
P.R.C.C.T.

LOT 1R, BLOCK B
JUPITER NORTH, PHASE II
DISTRIBUTION CENTER
CAB. H, PG. 127
P.R.C.C.T.

LOT 1R, BLOCK A
HEMATRONIX ADDITION
VOL. 2006, PG. 773
P.R.C.C.T.

LOT 2R, BLOCK A
HEMATRONIX ADDITION
VOL. 2009, PG. 193
P.R.C.C.T.

LOT 1R, BLOCK 21
CENTRAL PLANO
INDUSTRIAL PARK
VOL. 2010, PG. 76
P.R.C.C.T.

LOT 4R, BLOCK A
SHILOH/544 ADDITION
CAB. P, PG. 443
P.R.C.C.T.

LOT 7, BLOCK 1
PLANO TECH CENTER
DOC. # 2001-0165902
P.R.C.C.T.

LOT 1, BLOCK 1
VISUAL ENGINEERING
ADDITION
CAB. F, PG. 757
P.R.C.C.T.

ST. LOUIS
SOUTHWESTERN
RAILWAY
CAB. F, PG. 145
(D.R.C.C.T.)

DALLAS AREA RAPID TRANSIT
VOL. 3424, PG. 126
D.R.C.C.T.

SPECIFIC USE PERMIT
5.155 ACRES
224,549 SQ. FT.

LEGEND OF SYMBOLS & ABBREVIATIONS

- IR#/MONUMENT FOUND
- CONTOUR LINE
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- SIR SET IRON ROD
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- ROW RIGHT OF WAY
- CAB. CABINET
- VOL./PG. VOLUME/PAGE
- DOC. # DOCUMENT NUMBER
- D.R.C.C.T. DEED RECORDS COLLIN COUNTY TEXAS
- P.R.C.C.T. PLAT RECORDS COLLIN COUNTY TEXAS

NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983 - NAD 83 (2011), EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000136506.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THE SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY TITLE INFORMATION AND/OR ENCROACHMENTS. THERE MAY BE EASEMENTS AND/OR RESTRICTIVE COVENANTS OF RECORD AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN HEREON.
3. APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INTENTION OF THE DEVELOPMENT PROCESS. PLANNING AND ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS OR PLANS RELATING TO THE DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS CASE.
4. THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE §138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.
5. THIS PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48085C0395, WITH AN EFFECTIVE DATE OF JUNE 2, 2009, VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING.

**ZONING EXHIBIT OF
DART SHILOH LAYOVER FACILITY
SPECIFIC USE PERMIT**

CREADO
SURVEYOR
CREADO ASSOCIATES, P.C.
4000 WEST 17TH STREET, SUITE 100
DALLAS, TEXAS 75240
PHONE: 972-412-1100
WWW.CREADO.COM
1001 WEST 17TH STREET, SUITE 100
DALLAS, TEXAS 75240
PHONE: 972-412-1100
WWW.CREADO.COM

HUIT ZOLLARS
DESIGNER
HUIT ZOLLARS
1000 WEST 17TH STREET, SUITE 100
DALLAS, TEXAS 75240
PHONE: 972-412-1100
WWW.HUITZOLLARS.COM

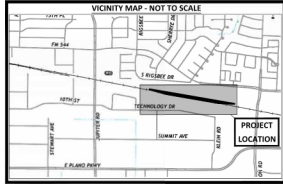
DART
CONVEYOR
DART
DALLAS AREA RAPID TRANSIT
4000 WEST 17TH STREET, SUITE 100
DALLAS, TEXAS 75240
PHONE: 972-412-1100
WWW.DART.ORG

TABLE OF REVISIONS	
DATE	SUMMARY

SHILOH LAYOVER FACILITY

ZONING EXHIBIT
ZC2023-024
SPECIFIC USE PERMIT FOR PUBLIC SERVICE YARD
5.155 ACRES
CITY OF PLANO, COLLIN COUNTY, TEXAS
EJ MURPHY SURVEY, ABSTRACT NO. 597
O. YEAMANS SURVEY, ABSTRACT NO. 1043
AS RECORDED UNDER VOLUME 3424, PAGE 126,
DEED RECORDS COLLIN COUNTY, TEXAS
OCTOBER 17, 2023

ZONING CASE NO.:	TYPE: SPECIFIC USE PERMIT
OWNER: DALLAS AREA RAPID TRANSIT	CHIRADO JOB NO.: R15304.00
DATE: OCTOBER 17, 2023	DRAWN: AA
LOCATION: CITY OF PLANO, COLLIN COUNTY, TEXAS	CHECKED: KW
SURVEY ARST: EJ MURPHY & YEAMANS	CAD FILE: R15304.00 - DART - SUP.DWG
ACQUISITION AREA: 5.155 ACRES (224,549 SQ. FT.)	SCALE: 1" = 50' SHEET: 1 OF 3



NOTES:

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3. ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF DALLAS GIS SERVICES
3. APPROVAL OF THE ZONING CASE ASSOCIATED WITH THIS EXHIBIT SHALL NOT IMPLY APPROVAL OF ANY ASSOCIATED STUDY, PLAT, OR PLAN APPROVAL OF DEVELOPMENT STANDARDS SHOWN HEREON, OR THE INTONATION OF THE DEVELOPMENT PROCESS. PLANNING AND ZONING COMMISSION AND/OR CITY COUNCIL ACTION ON STUDIES, PLATS OR PLANS RELATING TO THE DEVELOPMENT OF THIS PROPERTY SHALL BE CONSIDERED AS AN ACTION SEPARATE FROM ACTION TAKEN ON THIS CASE.
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5. THIS PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48085C0395J, WITH AN EFFECTIVE DATE OF JUNE 2, 2009, VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING.



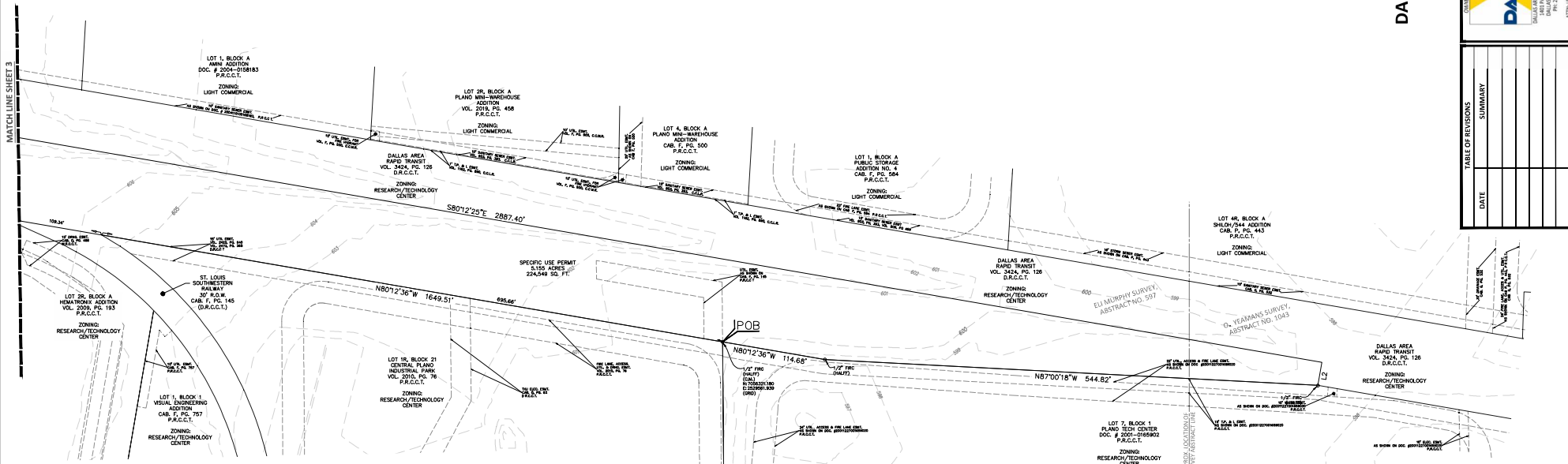
**ZONING EXHIBIT OF
DART SHILOH LAYOVER FACILITY
SPECIFIC USE PERMIT**

CREADO
SURVEYOR
CREADO ASSOCIATES, P.C.
14000 W. HIGHTWAY 75, SUITE 1000
DALLAS, TEXAS 75244
PH: 972.342.1000
WWW.CREADOASSOCIATES.COM
10/17/2023 11:51 AM
PROJECT NO. 230303.DWG

HUITZ ZOLLARS
DESIGNER
HUITZ ZOLLARS
3000 W. HIGHTWAY 75, SUITE 1000
DALLAS, TEXAS 75244
PH: 972.342.1000
WWW.HUITZ-ZOLLARS.COM
10/17/2023 11:51 AM
PROJECT NO. 230303.DWG

DART
CONTRACTOR
DALLAS AREA RAPID TRANSIT
1000 W. HIGHTWAY 75, SUITE 1000
DALLAS, TEXAS 75244
PH: 972.342.1000
WWW.DART.ORG
10/17/2023 11:51 AM
PROJECT NO. 230303.DWG

TABLE OF REVISIONS	
DATE	SUMMARY



LEGEND OF SYMBOLS & ABBREVIATIONS

- IRM/MONUMENT FOUND
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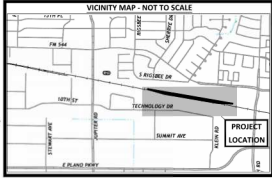
LINE TABLE

LINE #	LENGTH	DIRECTION
L2	25.82	S09°47'42"W

SHILOH LAYOVER FACILITY

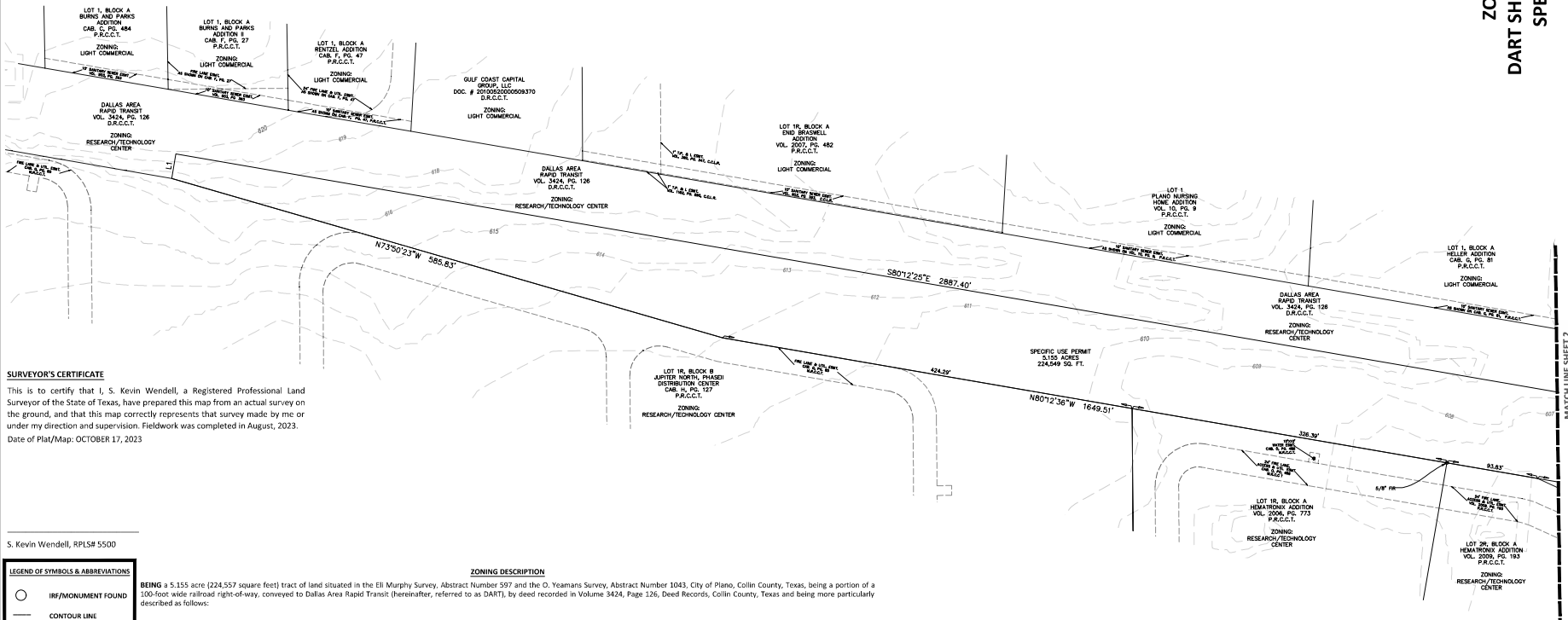
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2C2023-024
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5.155 ACRES
CITY OF PLANO, COLLIN COUNTY, TEXAS
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DATE: OCTOBER 17, 2023	DRAWN: AA
LOCATION: CITY OF PLANO, COLLIN COUNTY, TEXAS	CHECKED: KW
SURVEY ABST: EU MURPHY/O. YEAMANS	CAD FILE: R15304.00 - DART - SUP.DWG
ACQUISITION AREA : 5.155 ACRES (224,557 SQ. FT.)	SCALE: 1" = 50'
	SHEET: 2 of 3



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6. THIS PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48085C03953, WITH AN EFFECTIVE DATE OF JUNE 2, 2009, VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING.



SURVEYOR'S CERTIFICATE

This is to certify that I, S. Kevin Wendell, a Registered Professional Land Surveyor of the State of Texas, have prepared this map from an actual survey on the ground, and that this map correctly represents that survey made by me or under my direction and supervision. Fieldwork was completed in August, 2023.

Date of Plat/Map: OCTOBER 17, 2023

S. Kevin Wendell, RPLS# 5500

LEGEND OF SYMBOLS & ABBREVIATIONS

	IRI/MONUMENT FOUND
	CONTOUR LINE
	FOUND IRON ROD
	FOUND IRON PIPE
	SET IRON ROD
	POINT OF BEGINNING
	POINT OF COMMENCING
	RIGHT OF WAY
	VOLUME/PAGE
	DOCUMENT NUMBER
	DEED RECORDS COLLIN COUNTY TEXAS
	PLAT RECORDS COLLIN COUNTY TEXAS

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THENCE North 09 degrees, 47 minutes, 35 seconds East, departing the Northeasterly line of said Lot 1R, Block B, Jupiter North, Phase II Distribution Center, over and across said DART railroad right-of-way, a distance of 25.44 feet;

THENCE South 80 degrees, 12 minutes, 25 seconds East, continuing over and across said DART railroad right-of-way, a distance of 2,887.40 feet;

THENCE South 09 degrees, 47 minutes, 42 seconds West, continuing over and across said DART railroad right-of-way, a distance of 25.82 feet to a 1/2-inch iron rod with a plastic cap stamped 'HALFF' found in the South line of said DART railroad right-of-way and the North line of said Lot 7, Block 1, Plano Tech Center;

THENCE North 87 degrees, 00 minutes, 18 seconds West, with the South line of said DART railroad right-of-way and the North line of said Lot 7, Block 1, Plano Tech Center, a distance of 544.82 feet to a 1/2-inch iron rod with a plastic cap stamped 'HALFF' found;

THENCE North 80 degrees, 12 minutes, 36 seconds West, continuing with the South line of said DART railroad right-of-way and the North line of said Lot 7, Block 1, Plano Tech Center, a distance of 114.68 feet to the **POINT OF BEGINNING** and containing 5.155 acres (224,549 square feet) of land, more or less.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	25.44	N09°47'30"E

**ZONING EXHIBIT OF
DART SHILOH LAYOVER FACILITY
SPECIFIC USE PERMIT**

OWNER: CRIADO

DESIGNER: HUITZ ZOLLARS

CONSULTANT: DART

TABLE OF REVISIONS

DATE	SUMMARY

SHILOH LAYOVER FACILITY

ZONING EXHIBIT
2C2023-024
SPECIFIC USE PERMIT FOR PUBLIC SERVICE YARD
5.155 ACRES
CITY OF PLANO, COLLIN COUNTY, TEXAS
ELI MURPHY SURVEY, ABSTRACT NO. 597
O. YEAMANS SURVEY, ABSTRACT NO. 1043
AS RECORDED UNDER VOLUME 3424, PAGE 126,
DEED RECORDS COLLIN COUNTY, TEXAS
OCTOBER 17, 2023

ZONING CASE NO.:	TYPE: SPECIFIC USE PERMIT
OWNER: DALLAS AREA RAPID TRANSIT	CRIADO JOB NO.: R15304.00
DATE: OCTOBER 17, 2023	DRAWN: AA
LOCATION: CITY OF PLANO, COLLIN COUNTY, TEXAS	CHECKED: KW
SURVEY BY: ELI MURPHY/O. YEAMANS	CAD FILE: R15304.00 - DART - SUP.DWG
ACQUISITION AREA: 5.155 ACRES (224,557 SQ. FT.)	SCALE: 1" = 50'
	SHEET: 3 of 3