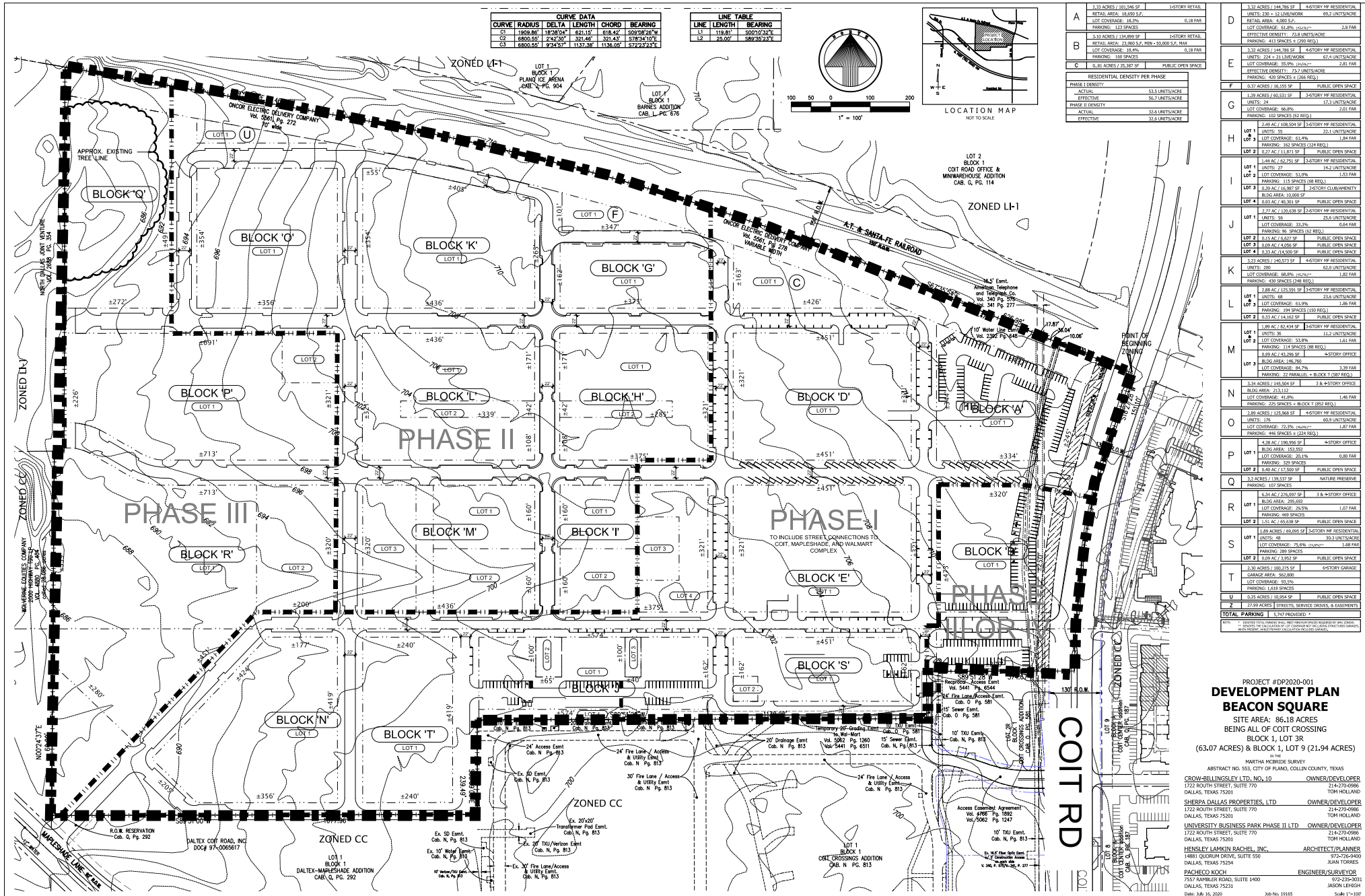
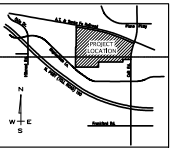
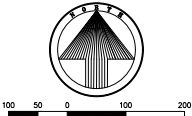




CURVE DATA				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	1900.86'	183°34'	621.12'	818.42' S09°08'26" W
C2	6800.55'	7°42'30"	331.44'	331.43' S78°51'02" E
C3	6800.55'	7°42'30"	331.44'	331.43' S78°51'02" E

LINE TABLE		
LINE	LENGTH	BEARING
L1	119.81'	S00°10'34" E
L2	24.00'	S89°26'23" E



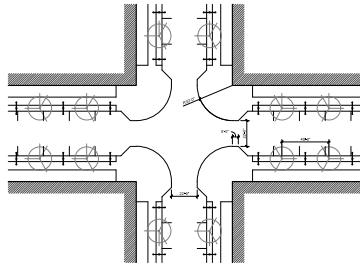
PHASE I DENSITY PER PHASE	
ACTUAL	63.5 UNITS/ACRE
EFFECTIVE	66.7 UNITS/ACRE
PHASE I DENSITY	63.5 UNITS/ACRE
ACTUAL	63.5 UNITS/ACRE
EFFECTIVE	66.7 UNITS/ACRE

PHASE II DENSITY PER PHASE	
ACTUAL	63.5 UNITS/ACRE
EFFECTIVE	66.7 UNITS/ACRE
PHASE II DENSITY	63.5 UNITS/ACRE
ACTUAL	63.5 UNITS/ACRE
EFFECTIVE	66.7 UNITS/ACRE

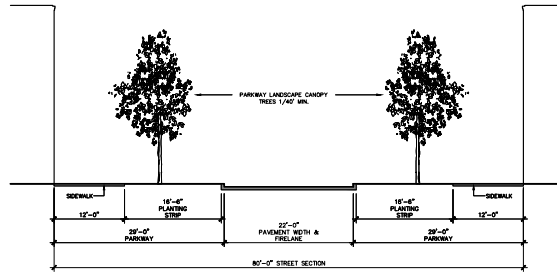
PHASE III DENSITY PER PHASE	
ACTUAL	63.5 UNITS/ACRE
EFFECTIVE	66.7 UNITS/ACRE
PHASE III DENSITY	63.5 UNITS/ACRE
ACTUAL	63.5 UNITS/ACRE
EFFECTIVE	66.7 UNITS/ACRE

TOTAL PARKING	
ACTUAL	1,747 SPACES
EFFECTIVE	1,747 SPACES

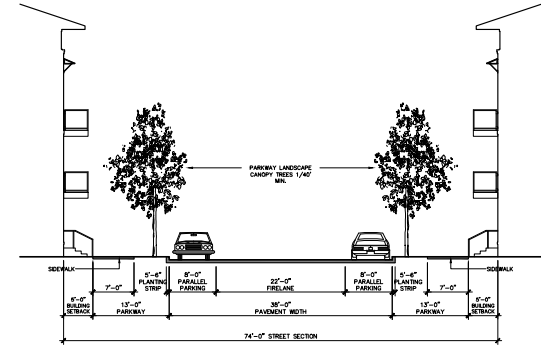
PROJECT #DP2020-001
**DEVELOPMENT PLAN
BEACON SQUARE**
SITE AREA: 86.18 ACRES
BEING ALL OF COIT CROSSING
BLOCK 1, LOT 3
(63.07 ACRES) & BLOCK 1, LOT 9 (21.94 ACRES)
IN THE
ABSTRACT NO. 553, CITY OF PLANO, COLLIN COUNTY, TEXAS
CROW-BILLINGSLEY LTD. NO. 10 OWNER/DEVELOPER
1722 SOUTH STREET, SUITE 770 214-270-0986
DALLAS, TEXAS 75201 TOM HOLLAND
SHERPA DALLAS PROPERTIES, LTD. OWNER/DEVELOPER
1722 SOUTH STREET, SUITE 770 214-270-0986
DALLAS, TEXAS 75201 TOM HOLLAND
UNIVERSITY BUSINESS PARK PHASE II LTD. OWNER/DEVELOPER
1722 SOUTH STREET, SUITE 770 214-270-0986
DALLAS, TEXAS 75201 TOM HOLLAND
HENSLEY LAMON RACHEL, INC. ARCHITECT/PLANNER
14881 QUORUM DRIVE, SUITE 550 972-736-9000
DALLAS, TEXAS 75244 JUAN TORRES
PACHECO KOCH ENGINEER/SURVEYOR
7550 RAINBOW ROAD, SUITE 1400 972-339-0033
DALLAS, TEXAS 75231 JASON LEHIGH
Date: July 16, 2020 Job No. 19195 Scale: 1"=100'
Page 2 of 3



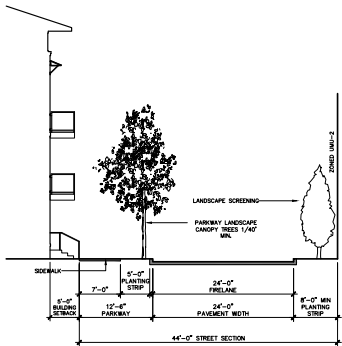
05 TYPICAL STREET INTERSECTION
SCALE: 1"=50'



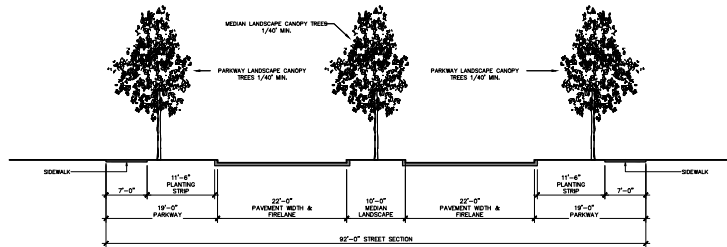
04 ENTRY DRIVE - 80' STREET SECTION
SCALE: 1"=10'



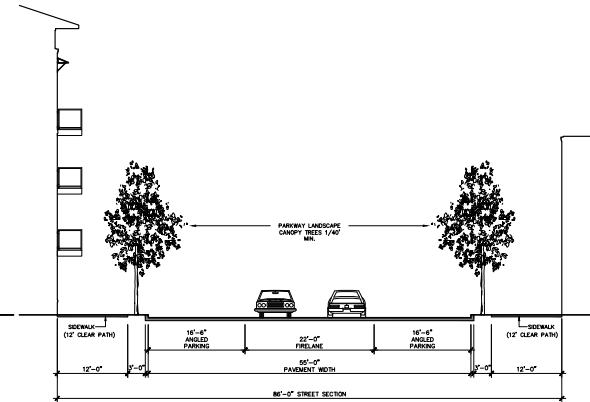
02 MINOR STREET - 74 FT. STREET SECTION
SCALE: 1"=10'



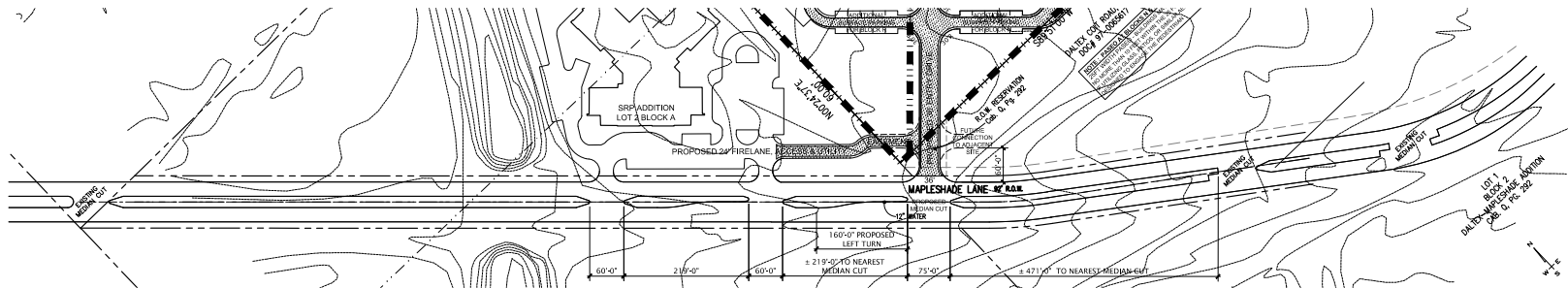
06 MINOR STREET - 44FT MIN STREET SECTION - 24FT FIRELANE
SCALE: 1"=10'
THIS STREET SECTION WILL ONLY OCCUR SOUTH OF BLOCK 8



03 MEDIAN DIVISION @ ENTRY DRIVE
SCALE: 1"=10'



01 MAJOR STREET - 86 FT. STREET SECTION
SCALE: 1"=10'



PROJECT #DP2020-001
**DEVELOPMENT PLAN
BEACON SQUARE**
SITE AREA: 86.18 ACRES
BEING ALL OF COIT CROSSING
BLOCK 1, LOT 3R
(63.07 ACRES) & BLOCK 1, LOT 9 (21.94 ACRES)
in the
MARTHA MORRIS SURVEY
ABSTRACT NO. 553, CITY OF PLANO, COLLIN COUNTY, TEXAS
CROW-BILLINGSLEY LTD. NO. 10
1722 SOUTH STREET, SUITE 770
DALLAS, TEXAS 75201
OWNER/DEVELOPER
SHERPA DALLAS PROPERTIES, LTD.
1722 SOUTH STREET, SUITE 770
DALLAS, TEXAS 75201
OWNER/DEVELOPER
UNIVERSITY BUSINESS PARK PHASE II LTD.
1722 SOUTH STREET, SUITE 770
DALLAS, TEXAS 75201
OWNER/DEVELOPER
HENSLEY LAMON RACHEL, INC.
14881 QUORUM DRIVE, SUITE 550
DALLAS, TEXAS 75254
ARCHITECT/PLANNER
PACHECO KOCH
7555 RANGLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
ENGINEER/SURVEYOR
JASON LEHIGH
875-555-0031
JASON LEHIGH
Date: July 16, 2020
Job No. 19195
Scale: 1"=100'