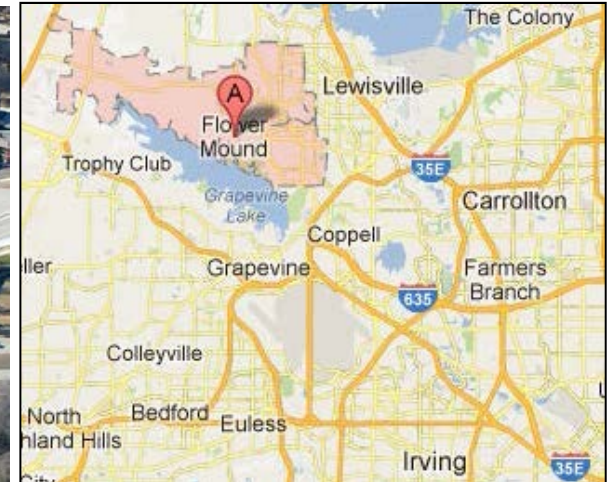


FLOWER MOUND MARKET RETAIL DEVELOPMENT CORNER

SEC FM 3040 & Gerault Rd (Morris), Flower Mound, TX



Two Tracts:

Pad Site

1.424 Acres (Lot 2)

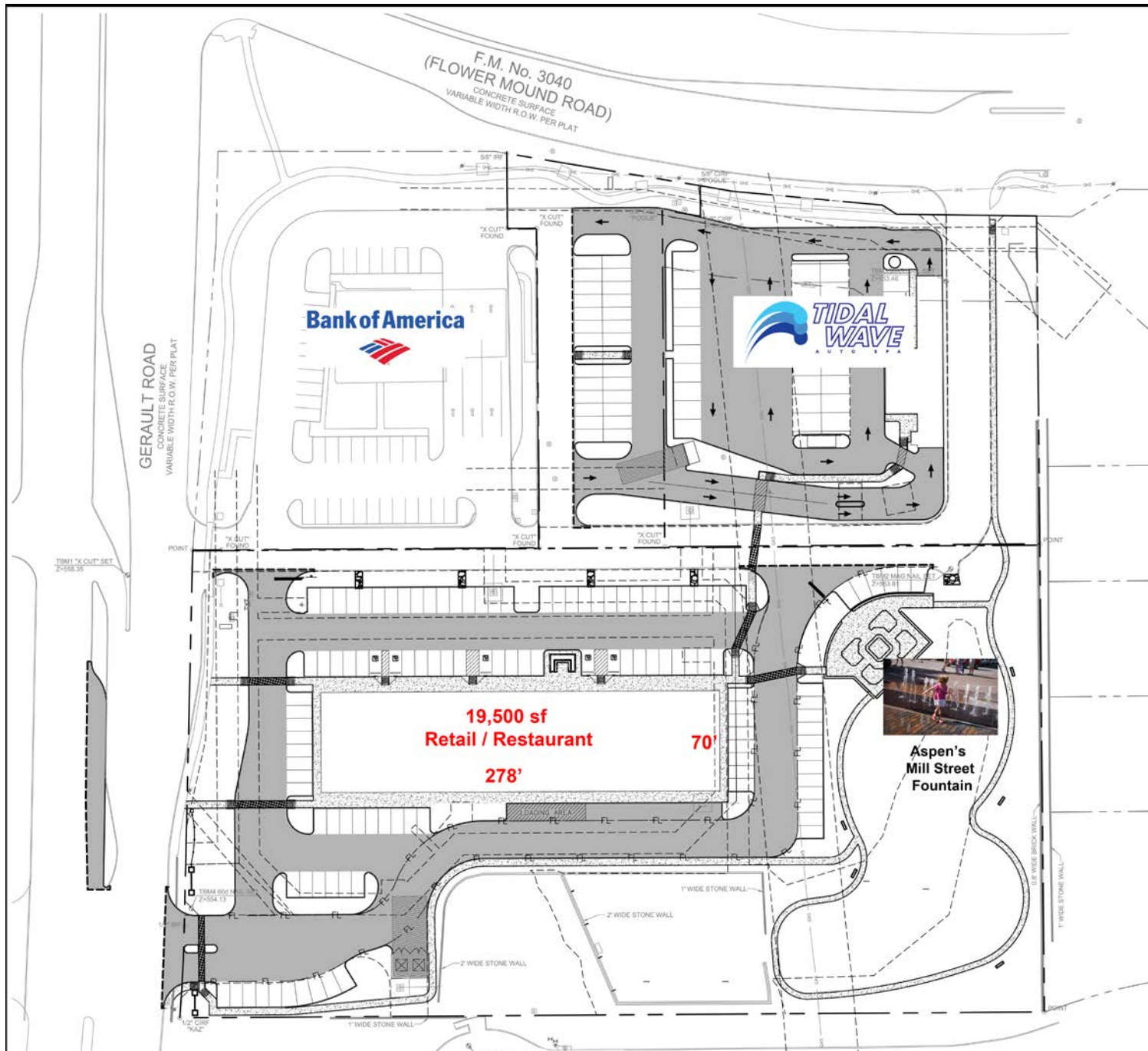
Retail Center Tract

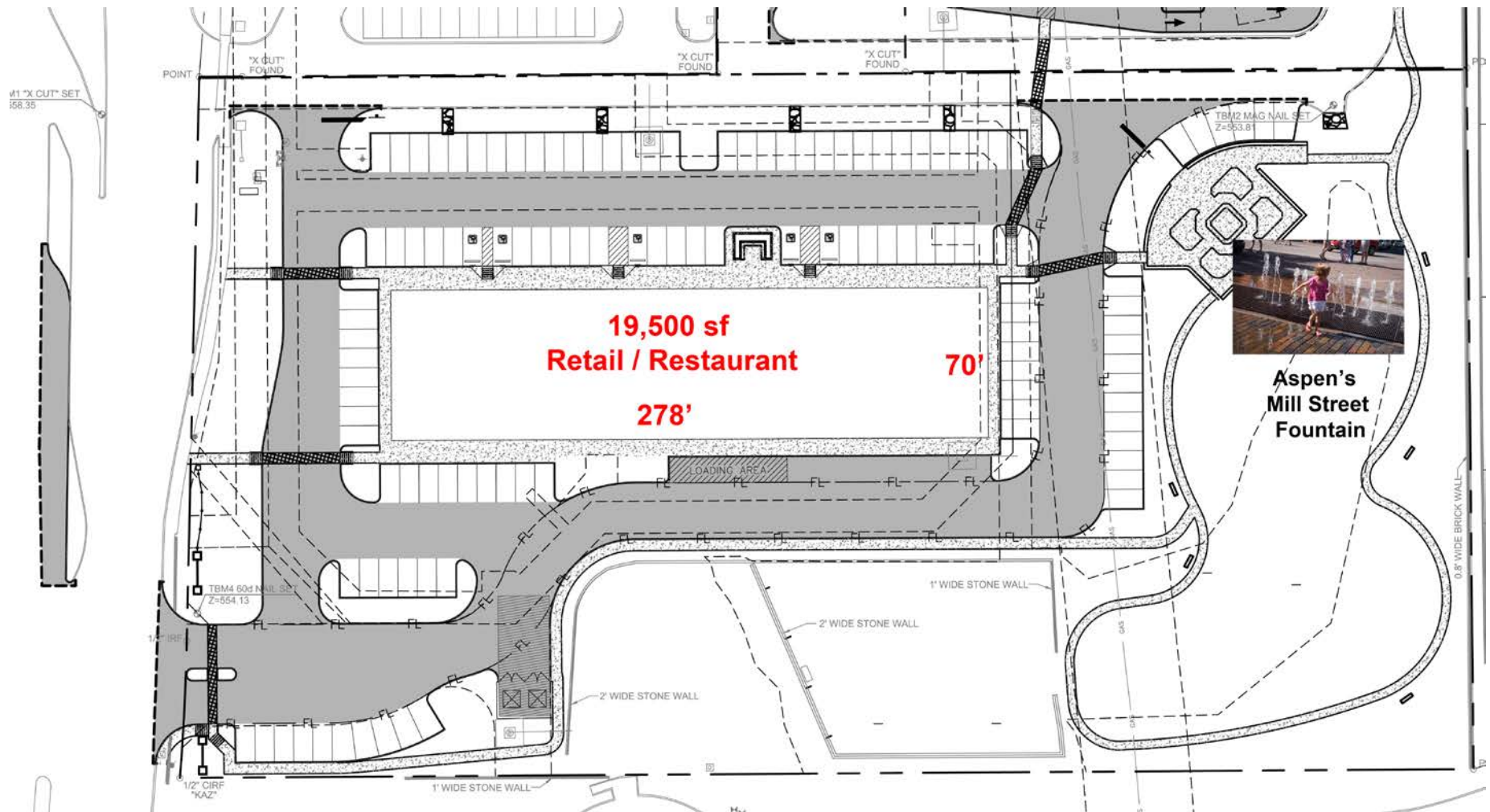
5.043 Acres (Lot 3):
19,500 sf of Retail / Restaurant Space

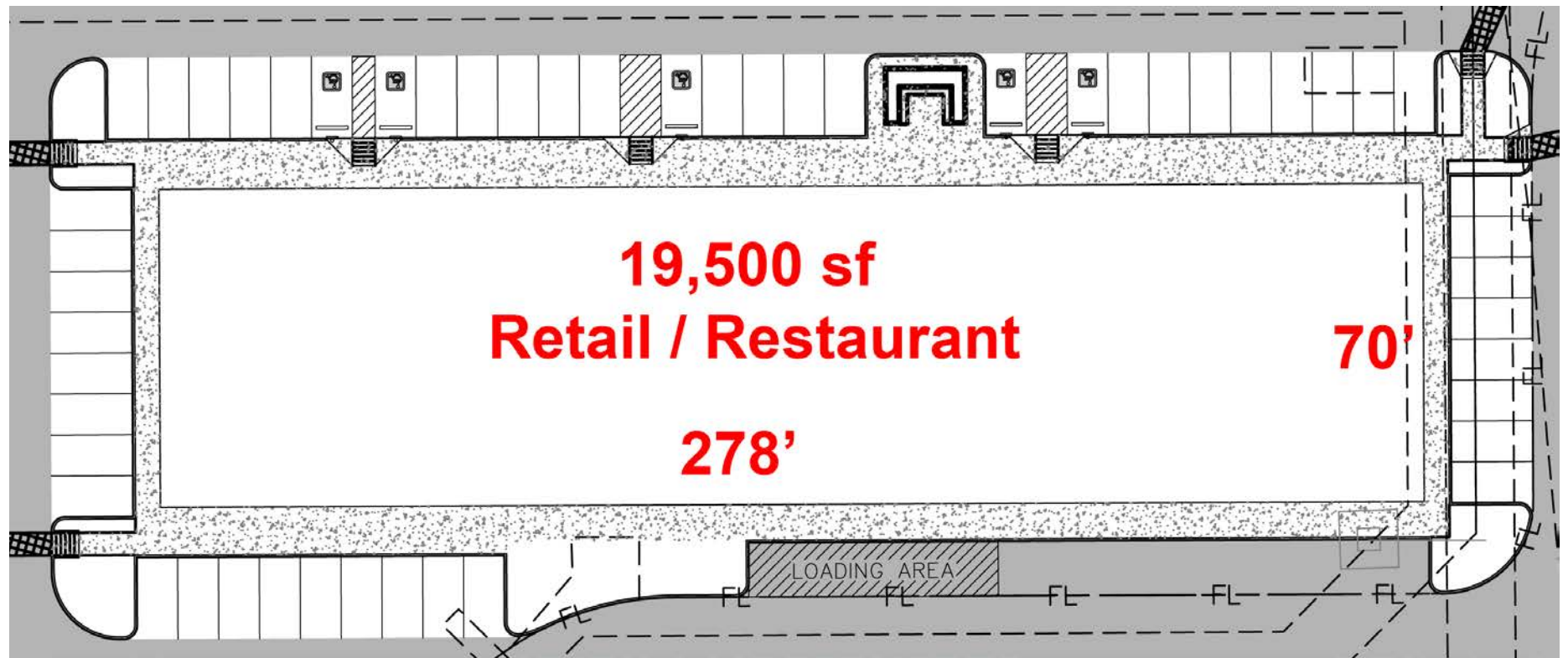
Avg HH Income: \$92,000
Population: 82,000
3 Mile Radius



25 Highland Park Village, Suite 100, Dallas, TX 75205 214-390-3444 vaughn@vcmdevelopment.com

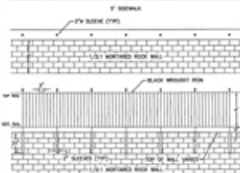








WICINITY MAP
N.T.S.

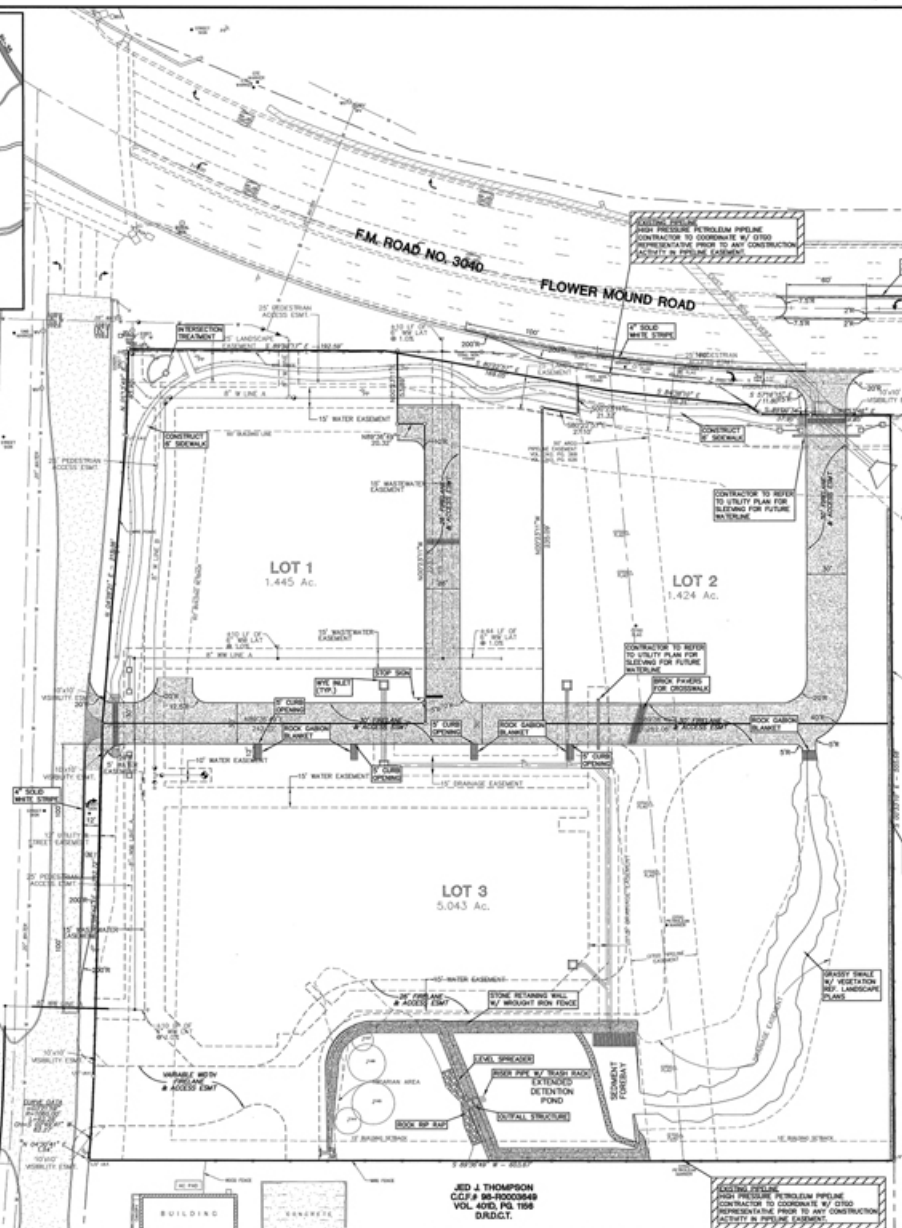


WROUGHT IRON FENCE DETAIL

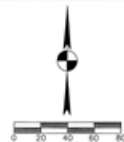
GERAULT ROAD

AVENUE

LOT 1 - BLOCK 1
THE WOODLANDS OF
SHADOW RIDGE



7. M. 3040 IS CURRENTLY UNDER CONSTRUCTION. THE SITE PLAN INDICATES A MEDIAN OPENING WITH TURN LANE AND DRIVE APPROACH. CONTRACTOR TO COORDINATE THE WORK WITH TxDOT.



LEO

EXISTING	PROPOSED	
		PROPERTY (BUILDING) LINE LIGHT FIXTURE
		POWER POLE
		TRANSFORMER
		WATER VALVE
		ELECTRIC CONTROL BOX
		TRANSFORMER CONTROL BOX
		RELAIED ELECTRIC CONTROL BOX
		WATER VALVE
		OVERHEAD ELECTRIC
		ELECTRIC MANSION
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		ELECTRIC MANSION
		PROPERTY (BUILDING)

[PROJECT NOTES]

2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINE, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATION WAS PROVIDED BY:
- DAVID PETER, REGISTERED PROFESSIONAL LAND SURVEYOR NO.8890
DALLAS, TEXAS 75219
PHONE: (214) 386-4000
FAX: (214) 386-4001
3. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS, SIGNALS & RAMPING BETWEEN CURB & BUILDING.
4. ALL RAIN ARE "I" UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL PROVIDE HANDCAP SIGNS AT ALL SPACES NOTED.
6. A SIGN POST IS REQUIRED FOR ALL SIGNS PROPOSED ON THIS SITE.
7. CONTRACTOR IS TO REMOVE ALL EXISTING ABOVE GROUND IMPROVEMENTS NOTED OR NOTED INVOLVED WITH THIS PROJECT.
8. IN THE EVENT OF ANY CONFLICTS WITHIN THE CONSTRUCTION NOTES AN DETAILS CONTAINED HEREIN, THE MORE STRINGENT OF THE NOTES SHALL BE THE GOVERNING CRITERIA.
9. A SIGN BOX IS REQUIRED FOR EACH BUILDING.

DETENTION FACILITY MAINTENANCE PLAN

- DETENTION FACILITIES MUST BE PROPERLY MAINTAINED IF THEY ARE TO FUNCTION AS INTENDED OVER A LONG PERIOD OF TIME. THE FOLLOWING MEASURES ARE REQUIRED TO ENSURE THE FACILITY FUNCTIONS PROPERLY:
1. **MAINTENANCE:** FACILITIES SHOULD BE MAINTAINED AT LEAST TWICE A YEAR TO CONTROL WEEDS AND DISCOURAGE WOODY GROWTH.
 2. **DEBRIS CONTROL:** DEBRIS, LITTER AND ACCUMULATED SEDIMENT SHOULD BE REMOVED FROM DETENTION FACILITIES AT LEAST TWICE A YEAR. PARTICULAR ATTENTION SHOULD BE GIVEN TO REMOVAL OF DEBRIS LITTER AND SEDIMENT AROUND OUTLET STRUCTURES.
 3. **CONFORMANCE:** CONFORMANCE WITH THE MAINTENANCE PLAN APPROVED BY THE TOWN ENGINEER IS THE RESPONSIBILITY OF THE OWNER OF THE DETENTION FACILITIES.

PRIOR TO THE PLACEMENT OF ANY SITE CONCRETE, INCLUDING PARKING LOT, FIRE LANE, AND SITE SIDEWALKS NOT LOCATED IN THE RIGHT-OF-WAY, A BUILDING PERMIT WHICH INCLUDES SITE PLUMBING, SITE ELECTRICAL, LIGHT POLE BASE DETAILS, LIGHT STANDARD HEIGHTS, PHOTOMETRY DRAWING MUST BE ISSUED BY THE TOWN OF FLOWER WOUND BUILDING INSPECTION DIVISION.

DONALD L. CARTER
C.C.F.# 93-R002756
SBBCT

CONSTRUCT 485 LF
x 6" MASONRY SCREED
WALL. BRICK TO MAT
ACNE BLIND #120.

DEVELOPER
HENRY S. MILLER CO.
1100 PROVIDENCE TOWER
5001 SPRING VALLEY
DALLAS, TEXAS
PHONE (972) 419-
FAX (972) 419-
ENGINEER
LAWRENCE A. CATES & ASSOCIATES
4201 SEE CHES RD.,
AUSTIN, TEXAS
(512) 327-8
FAX (512) 327-

SURVEYOR
DAVID PETERSON
REGISTERED PROFESSIONAL
LAND SURVEYOR
DALLAS, TEXAS
(214) 358-4100
FAX (214) 358-

REVIEWED
TOWN OF FLOWER MOUNTAIN
Released for Constructive
DATE:

Types of Power Mount
Engineering Services

RESPONSIBILITY FOR THE
PLANS WITH THE ENGINEER
PROVIDING THESE PLANS, THE
LAW UPON THE ADEQUACY OF
THESE PLANS.

ING UTILITIES SHOWN HERE
Y CHANGES. THESE UTILI
NOMATE LOCATIONS BASE
FROM THE TOWN OF FLOW

HOW SHOULD THIS REPRESENTATION

LOCATION OF EXISTING UNDER
SEWAGE, THE CONTRACTOR
DURING THE LOCATION OF UNDER
CONSTRUCTION, THE CONTRACTOR
COORDINATING THE LOCATION
AND ONLY APPROVED BY THE

Henry S. Miller Commercial
1150 PROVIDENCE TOWERS WEST PHONE (972) 418-4500

FLOWER MOUND MARKET



George A. Cates & Associates, LLP
Engineering Dallas • Austin
4201 Bee Caves Road, Suite C210
Austin, Texas 78746
Phone: 512-327-8800 Fax: 512-327-8806

CA

I			
COOK			

13, 2004
WALSH, D.
PH.D.

Drawn by J. T. J.

SHEET
6

OF 37



Gerault Rd.



Future
22,000 sf
Strip
Center

1.4 acre
Pad Site

FM 3040



FM 3040

1.4 acre
pad site

Future
Strip
Center

Bank of America

Gerault Rd.

CVS







Lakeside Business District - Future Hotel

Future Strip Center
1.4 acre
pad site



Gerault Rd.



FM 3040







01 North Elevation (front)
SCALE 1" = 10'



02 South Elevation (rear)
SCALE 1" = 10'



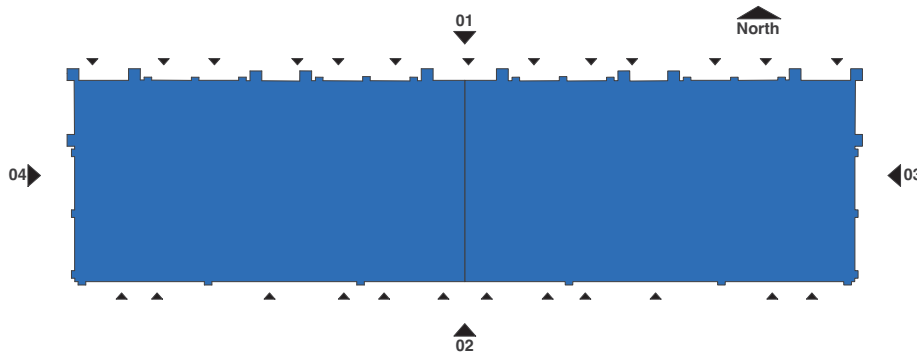
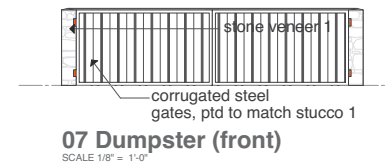
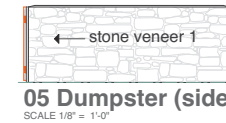
03 East Elevation (left)
SCALE 1" = 10'



04 West Elevation (right)
SCALE 1" = 10'

Flower Mound Market Material Calculations		North (Front Elevation)		South (Rear Elevation)		East (Left Elevation)		West (Right Elevation)	
1	Total Facade Area SF	7,197		6,381		1,813		1,813	
2	Facade Area Exclusive of Doors & Windows Area SF	5,679		6,093		1,543		1,543	
3	Doors & Windows Area SF	1,518		288		270		270	
4	Primary Masonry Totals (min 80%)	4,909	86%	5,756	94%	1,337	87%	1,337	87%
	Face Brick 1 SF	2,520	44%	4,563	75%	632	41%	632	41%
	Stone Veneer 1 SF	2,072	36%	876	14%	641	42%	641	42%
	Cast Stone SF	317	6%	317	5%	64	4%	64	4%
5	Secondary Masonry Totals (max 20%)	795	14%	337	6%	206	13%	206	13%
	EIFS Coping SF	795	14%	337	6%	206	13%	206	13%

General Notes:
1. This Facade Plan is for conceptual purposes only. All building plans require review and approval by Development Services.
2. All mechanical units shall be screened from public view.
3. When permitted, exposed utility boxes and conduits shall be painted to match building.
4. All signage areas and locations are subject to approval by Development Services.
5. Roof access shall be provided internally, unless otherwise permitted by Building Official.





Metal Coping PacClad Sandstone

EIFS Coping Dryvit 456 Oyster Shell

Stucco Dryvit 110 Van Dyke

Brick Acme Texas (to match Bank of America)

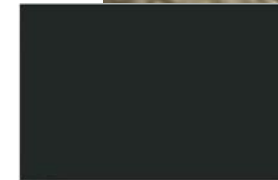


Storefront Clear w/ Clear Glazing

Cast Stone Better Cast Stone Sand



Stone Custom Stone Granbury Natural Chopped (to match Bank of America)



Awning Berridge Charcoal (to match Bank of America)

Duane Meyers
560 PR 2422
Uncertain, TX 75661
903.484.4040
www.duanemeyers.com



22 Mar 2018

Flower Mound Market
Flower Mound Rd @ Gerault (SE Corner)



PROPOSED INTERSECTION TREATMENT - ELEVATION
FLOWER MOUND MARKET
 GERAULT ROAD @ F.M. ROAD NO. 3040
 FLOWER MOUND, TEXAS

ROBERT HOLTON, AIA #14938
 972-490-7292
 08.03.04

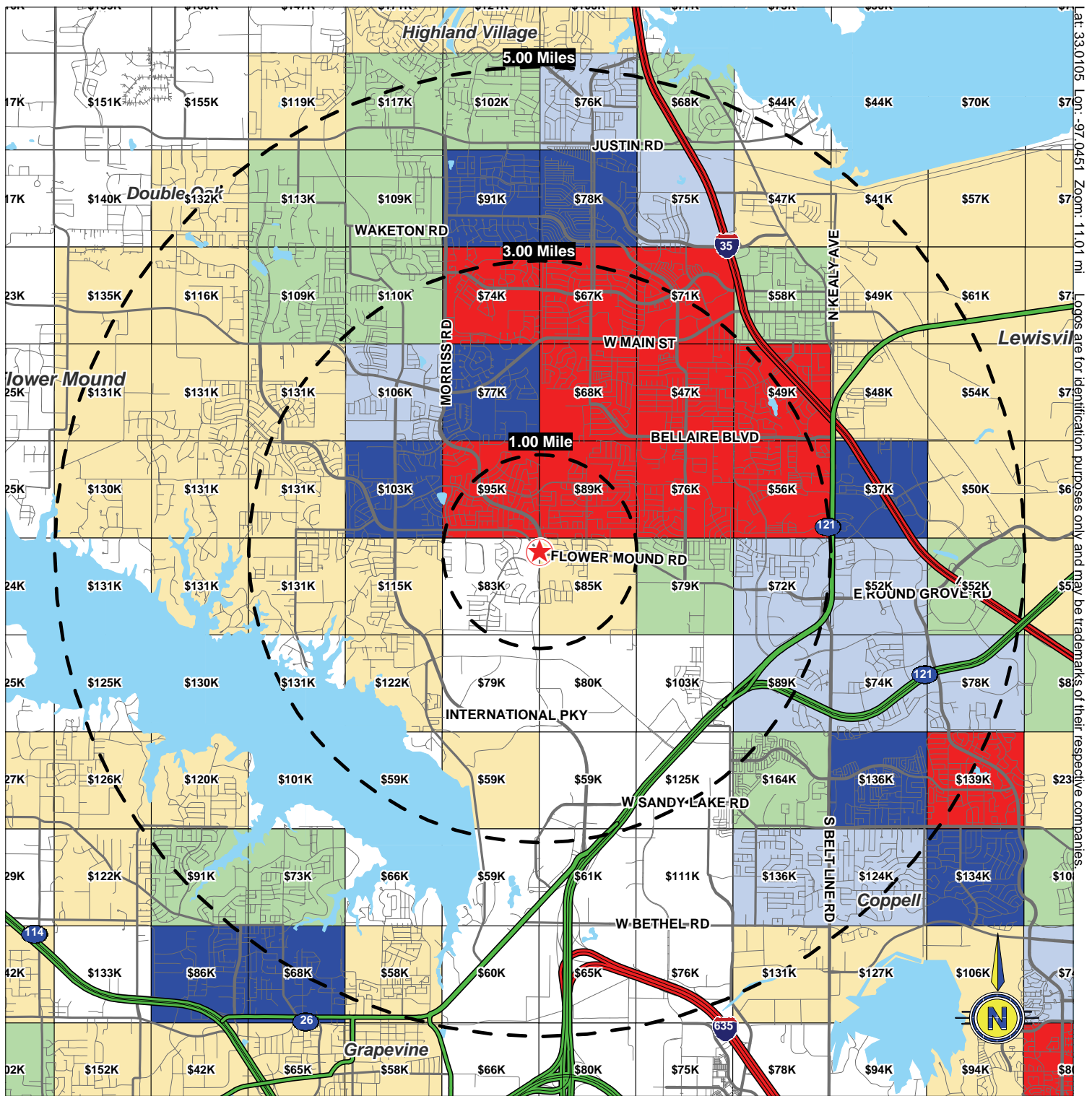
NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION
 NOT TO SCALE



HENRY S. MILLER COMMERCIAL

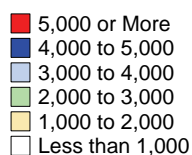
1100 Providence Towers West, 5001 Spring Valley Road, Dallas, TX 75244
 Telephone 972-419-4000 Facsimile 972-419-4099
www.henrysmiller.com





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2007 Estimated Pop Density By 1.0 Mile Grid



Fm 3040 & Morriss Rd **Flower Mound, Texas**

2007 Estimated Population Density By 1.0 Mile Grid
With 2007 Estimated Average Household Income Inset

September 2008

Prepared By

HENRY S. MILLER COMMERCIAL

1100 Providence Towers West, 5001 Spring Valley Road, Dallas, TX 75244

Telephone 972-419-4000 Facsimile 972-419-4099

www.henrysmiller.com

FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared By

Henry S. Miller Commercial

Lat/Lon: 33.010513/-97.04506

September 2008



RF1

Fm 3040 & Morriss Rd Flower Mound, Texas		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2007 Estimated Population	9,509	88,212	197,906
	2012 Projected Population	10,172	99,656	226,141
	2000 Census Population	8,309	70,071	154,971
	1990 Census Population	1,659	34,158	78,070
	Historical Annual Growth 1990 to 2007	27.8%	9.3%	9.0%
	Projected Annual Growth 2007 to 2012	1.4%	2.6%	2.9%
HOUSEHOLDS	2007 Est. Households	2,843	28,242	65,581
	2012 Proj. Households	2,932	30,959	72,784
	2000 Census Households	2,723	24,285	55,177
	1990 Census Households	570	12,032	28,509
	Historical Annual Growth 1990 to 2007	23.4%	7.9%	7.6%
	Projected Annual Growth 2007 to 2012	0.6%	1.9%	2.2%
AGE	2007 Est. Population 0 to 9 Years	20.8%	18.0%	17.3%
	2007 Est. Population 10 to 19 Years	13.8%	14.1%	14.0%
	2007 Est. Population 20 to 29 Years	8.9%	12.8%	13.9%
	2007 Est. Population 30 to 44 Years	33.8%	29.4%	28.5%
	2007 Est. Population 45 to 59 Years	17.4%	18.4%	18.8%
	2007 Est. Population 60 to 74 Years	4.5%	5.8%	5.8%
	2007 Est. Population 75 Years Plus	0.8%	1.4%	1.6%
	2007 Est. Median Age	31.9	31.8	32.1
MARITAL STATUS & SEX	2007 Est. Male Population	49.7%	49.7%	50.0%
	2007 Est. Female Population	50.3%	50.3%	50.0%
	2007 Est. Never Married	14.5%	20.3%	22.2%
	2007 Est. Now Married	76.4%	65.5%	63.3%
	2007 Est. Separated or Divorced	7.2%	11.6%	12.0%
	2007 Est. Widowed	1.9%	2.6%	2.5%
INCOME	2007 Est. HH Income \$200,000 or More	8.1%	7.0%	8.7%
	2007 Est. HH Income \$150,000 to 199,999	15.3%	10.1%	10.0%
	2007 Est. HH Income \$100,000 to 149,999	36.3%	25.1%	22.8%
	2007 Est. HH Income \$75,000 to 99,999	15.8%	17.0%	16.4%
	2007 Est. HH Income \$50,000 to 74,999	13.7%	18.8%	18.2%
	2007 Est. HH Income \$35,000 to 49,999	5.3%	9.8%	10.9%
	2007 Est. HH Income \$25,000 to 34,999	2.4%	5.3%	5.4%
	2007 Est. HH Income \$15,000 to 24,999	1.4%	3.5%	4.0%
	2007 Est. HH Income \$0 to 14,999	1.6%	3.5%	3.5%
	2007 Est. Average Household Income	\$ 89,358	\$ 77,374	\$ 82,336
	2007 Est. Median HH Income	\$ 110,549	\$ 90,874	\$ 91,323
	2007 Est. Per Capita Income	\$ 26,718	\$ 24,906	\$ 27,493
	2007 Est. Number of Businesses	137	2,024	5,919
	2007 Est. Total Number of Employees	1,421	20,169	72,303

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner, but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the

transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party, and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

This is not a contract.

The real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Real Estate Broker Company	Date
<u>Vaughn Miller</u>	<u>Jan 2017</u>
Real Estate Licensee	Date

Buyer, Seller, Tenant or Landlord	Date
_____	_____
Buyer, Seller, Tenant or Landlord	Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12188, Austin, Texas 78711-2188 or call 512 465 3960.