



Vicinity Map
NTS

JONRO INVESTMENTS, LLC
"TRACT ONE"
DOC. NO. 2023-26427
O.P.R.G.C.T.

RAHUL GABA ET UX,
THERESA GABA
DOC. NO. 2022-35789
O.P.R.G.C.T.

JANOW PROPERTIES, LLC
DOC. NO. 2023-18134
O.P.R.G.C.T.

DEANIS L. ABERCROMBIE
AND SALLY L. ABERCROMBIE
DOC. NO. 2021-6876
O.P.R.G.C.T.

GRAHAM R. GUTHRIE
VOLUME 2815, PAGE 26
O.P.R.G.C.T.

FARM TO MARKET
HIGHWAY NO. 121
(VARIABLE WIDTH PUBLIC
RIGHT-OF-WAY)

STATE OF TEXAS
VOL. 5864, PG. 610
D.R.G.C.T.

STATE OF TEXAS
VOL. 5892, PG. 570
D.R.G.C.T.

REMAINDER OF
SLANKARD FAMILY
PARTNERSHIP
VOL. 4588, PG. 485
D.R.G.C.T.

SITE DATA

Description: 13703 F.M. 121
9.822 Acres, T.E.&L. Survey, A-1224, and Samuel Pruitt Survey, A-956

Proposed Use: Office/Warehouse Park

Lot Area: 9.822 Acres

Building Areas:
Building A - 15,000 sf
Building B - 24,750 sf
Building C - 24,750 sf
Building D - 24,750 sf
Building E - 29,250 sf
Total Building 118,500 sf

Parking Provided Total: 236 Parking Spaces
7 Accessible Spaces Required
7 Accessible Spaces Provided

Notes:

- This Site Plan is to be used for Planning purposes only and is not a construction document.
- Site Plan is provided to show general location of improvements. Reference the Paving, Grading, Storm Sewer and Utility Plans for detailed information on site construction items.

OWNER:

Van Alstyne Business Center, LLC
6812 Adobe Circle
The Colony, Texas 75056
Phone (469) 231-7350
Contact: James Bullington

SURVEYOR:

Traverse Land Surveying LLC
14200 Midway Road, Ste. 130
Dallas, Texas 75224
Phone (469) 784-9321
Contact: Cole Carpenter

VAN ALSTYNE BUSINESS CENTER
13703 F.M. 121

City of Van Alstyne ETJ - Grayson County, Texas

SITE PLAN

No.	Date	Revision

Scale: 1" = 40'
File Name: Site Plan
Date: 4/11/2025
Project No.: 24009

JP Engineering
700 S Central Expressway, Suite 400 Allen, Texas 75013 972-467-7505
Texas P.E. Firm Number 14021