



LEGAL DESCRIPTION
 TRACT 1: BEING LOT 2, IN BLOCK 1, OF THE GTE SHARED SERVICES CENTER ADDITION, AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN OF DALLAS COUNTY, TEXAS VOLUME 99088, PAGE 20, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS

OWNER AND APPLICANT
 JOURNEYMAN GROUP
 KURT GOLL
 1000 N. LAMAR BLVD., SUITE 400
 AUSTIN, TX 78703
 512-247-7000
 kgoll@journeymangroup.com
 DRAWING ISSUE 2/09/2026

SOUTH VIEW OF ENTRY



**700 CANYON DR.
 Coppell, Texas**

date:
2026 FEB 09





AERIAL VIEW



VIEW LOOKING AT CORNER OF COPPELL AND CANYON



NIGHT VIEW OF ENTRY

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Material Notes

- Materials shown on the drawings are intended for general reference and illustrative purposes only. Specific material selections and finishes are identified on the preliminary material board and may be further refined as additional project information becomes available, in coordination with City review and approval requirements.

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ELEVATIONS

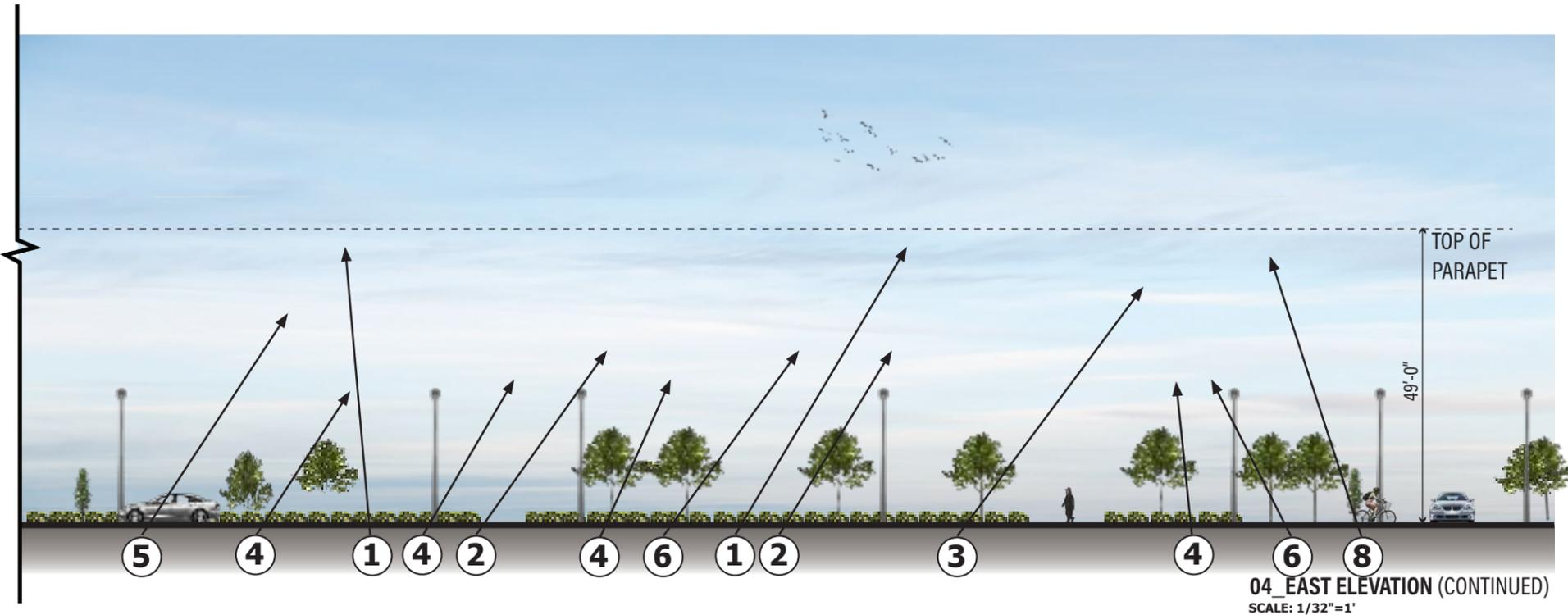


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04 EAST ELEVATION (CONTINUED)
SCALE: 1/32"=1'

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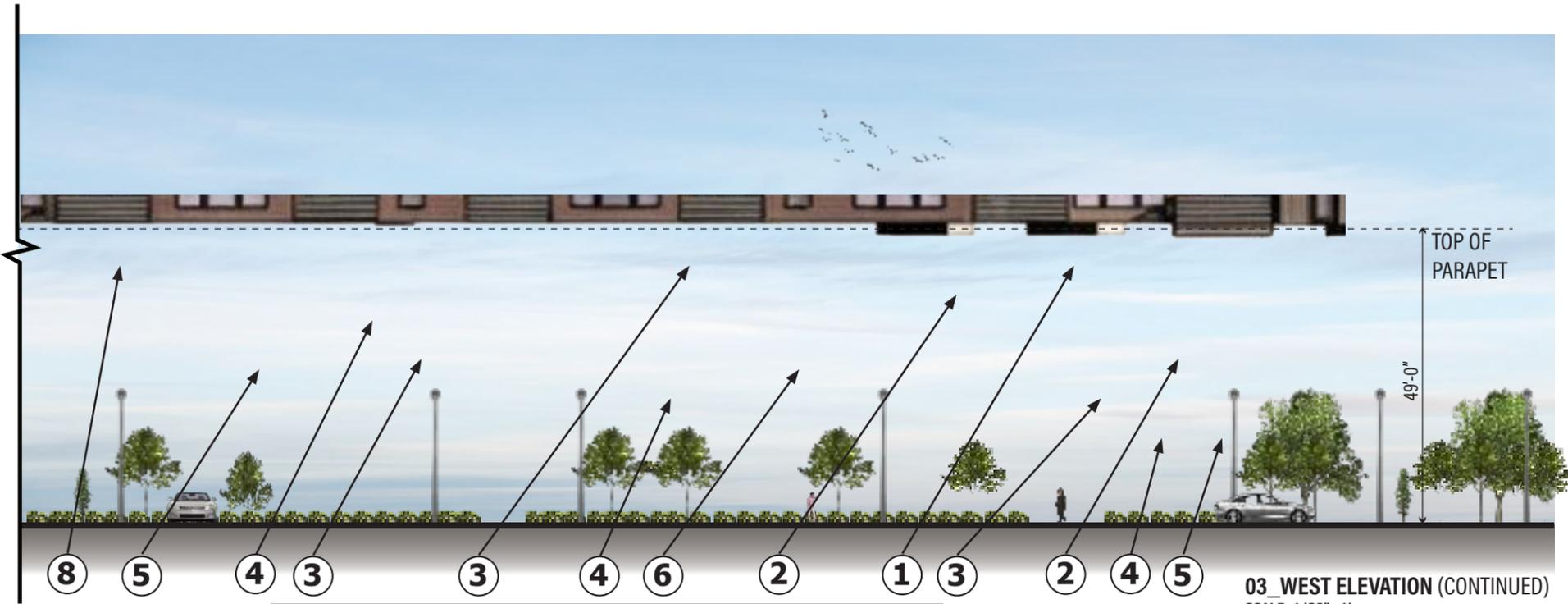


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Material Percentages:

| Description | Approx. | Area (SF) |
|--------------------------|---------|-----------|
| Gross exterior wall area | | 74,214sf |
| Window area (32%) | | 23,749sf |
| Net opaque wall area | | 50,465sf |
| Masonry Provided (80%) | | 40,372sf |

Note:
 All materials, colors, and finishes shown are representative. Images are provided for illustrative purposes and may not reflect exact products or specifications. Final materials and building details will comply with applicable codes and city standards.

PRIMARY MATERIAL BOARD



700 CANYON DR.
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ENLARGED ELEVATION

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