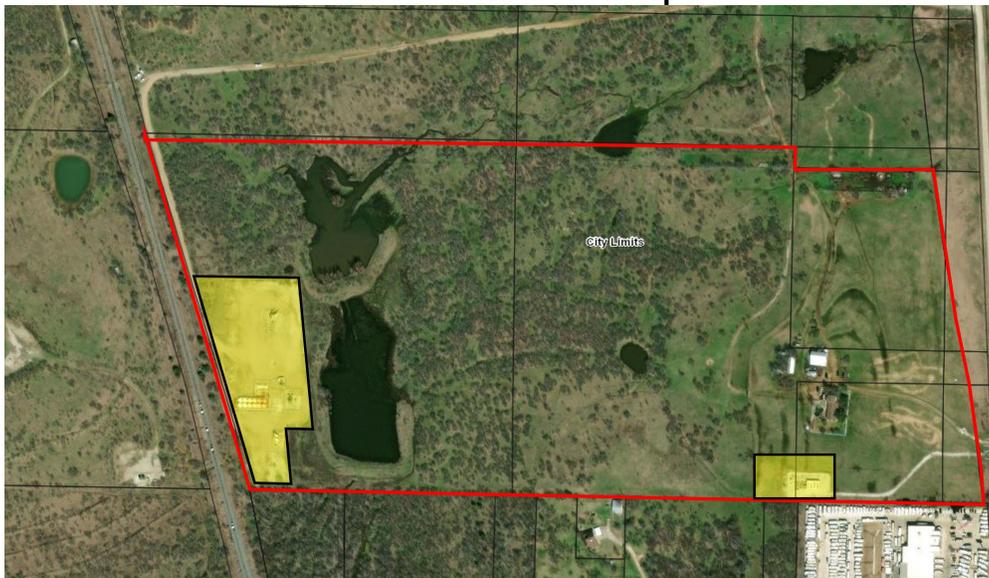


**V25-0023
HARRIS RANCH
SUBDIVISION VARIANCE PROJECT NARRATIVE**

Harris Ranch is a proposed light industrial warehouse development located on the west side of I-35 just south of the intersection of North Loop 288 and I-35. Urban Logistics Realty (ULR) is the developer for the property and is currently in contract with the current property owner, Robert Harris, to purchase approximately 85 acres to develop in two phases.

The current property owner, Mr. Harris, owns the property outlined in red below. Mr. Harris wishes to retain ownership of the gas well pad site and the communications pad site, both of which are highlighted in yellow on the map below.

Harris Ranch Location Map



The purchase and sale contract for the property excludes these two pad sites from the sale to Urban Logistics Realty.

EXPLANATION OF VARIANCE REQUESTED

Due to the current property owner's desire to retain ownership of these two pad sites, we are requesting a subdivision variance to allow these two parcels to be platted as separate lots with public access easements providing access to each lot.

