



**NORTHLAKE PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
OCTOBER 15, 2024, AT 5:30 PM
TOWN HALL - COUNCIL CHAMBER ROOM
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226**

1. CALL TO ORDER

- A. Roll Call

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

- A. Briefing - Approved Plats Report

3. PUBLIC INPUT

This item is available for citizens to address the Planning & Zoning Commission on any issues that are not the subject of a public hearing. The presiding officer may ask the citizen to hold his or her comment on an agenda item until that agenda item is reached. By law, no deliberation or action may be taken on the topic if the topic is not posted on the agenda. The presiding officer reserves the right to impose a time limit on this portion of the agenda.

4. ACTION ITEMS

- A. Consider approval of meeting minutes for September 17, 2024
- B. Consider a recommendation to establish zoning of I – PD Industrial Planned Development on approximately 57.325 acres of land to be annexed on the southeast corner of Harmonson Road and McPherson Drive in the Town’s exclusive extraterritorial jurisdiction (ETJ) - Case # 24-PDA00003
 - i. Public Hearing
 - ii. Consider Recommendation
- C. Consider a recommendation of a zoning change from AG - Agricultural District to RE-PD- Rural Estate Planned Development for approximately 34.084 acres of land located on the east side of Faught Road approximately 1,500 feet north of Carpenter Road - Case # 24-PDA00002
 - i. Public Hearing
 - ii. Consider Recommendation
- D. Consider approval of a Site Plan of Raceway and Thrown Rod Lane Restaurant and Retail, a proposed 8,223 square-foot building on Lot 1-AR1, Block 3, Texas Speedway Centre, and generally located on the northwest corner of Thrown Rod Lane and Raceway Drive at 13670 Raceway Drive - Case # 24-SP00004

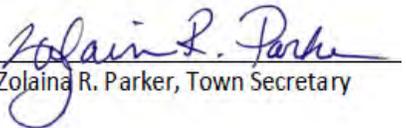
5. **ADJOURN**

NOTE: The Planning & Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by Texas Government Code Section 551.071(Consultation with Attorney); Section 551.072 (Deliberations about Real Property);551.073 (Deliberations about Gifts and Donations); 551.074 (Personnel Matters); 551.076 (Deliberations about Security Devices); 551.087(Economic Development Negotiations).

CERTIFICATION

I, Zolaina R. Parker, Town Secretary, for the Town of Northlake, Texas, hereby certify that the above agenda was posted on the official bulletin board located at Town Hall, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, on October 11, 2024, by 5:30 p.m., in accordance with Chapter 551 of the Texas Government Code.




Zolaina R. Parker, Town Secretary

NOTICE: THE TOWN OF NORTHLAKE'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT(ADA). THE TOWN WILL PROVIDE ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED IF REQUESTED AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE TOWN SECRETARY'S OFFICE AT 940-242-5702 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD), BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATIONS CAN BE ARRANGED.



DATE: October 15, 2024
REF. DOC.: Unified Development Code (UDC); Engineering Design Manual (EDM)
SUBJECT: Briefing - Approved Plats Report
GOALS/ OBJECTIVES: Plan Intentionally and Responsibly; 3.3 - Review and revise town plans as needed

BACKGROUND INFORMATION:

- Following plats approved in September 2024

Alliance Northport West - Preliminary Plat

Site:

- 862.188 acres east of FM 156 and north of Dale Earnhardt Way/Victory Circle.

Zoning:

- I-PD - Industrial Planned Development

Summary:

- Proposed industrial development
- Approximately 10M square feet of warehouse space to be developed in phases

Ironhead Development - Preliminary Plat

Site:

- 57.325 acres east of Harmonson Road and south of McPherson Drive

Zoning:

- Currently extra-territorial jurisdiction (ETJ)
- Development agreement approved for annexation
- Zoning to Industrial Planned Development (I-PD) on this agenda

Summary:

- Proposed industrial development
- 906,000 square feet of warehouse space planned in 4 buildings

Pecan Square Phase 5A - Preliminary Plat

Site:

- 50.488 acres north of Mulkey Lane and west of

Cleveland Gibbs Road

Zoning:

- M-PD - Mixed Use Planned Development

Summary:

- 218 residential lots
 - 22' Mixed Use Attached (townhomes)
 - 40' Lifestyle (single-family lots with rear entry garages off alley)

Texas Speedway Center (Lot 1-AR1, block 3) - Replat

Site:

- 1.459 acres north of Thrown Rod Lane and east of IH 35W Fontage Road at 13670 Raceway Drive

Zoning:

- M-PD - Mixed Use Planned Development

Summary:

- Retail and restaurant building proposed on lot
- Site plan for this development on same agenda
- Purpose of replat is to add easements to platted lot

Venegas Addition - Final Plat

Site:

- .996 acres at 12069 Joyce Lane

Zoning:

- No zoning - Extra-Territorial Jurisdiction (ETJ)

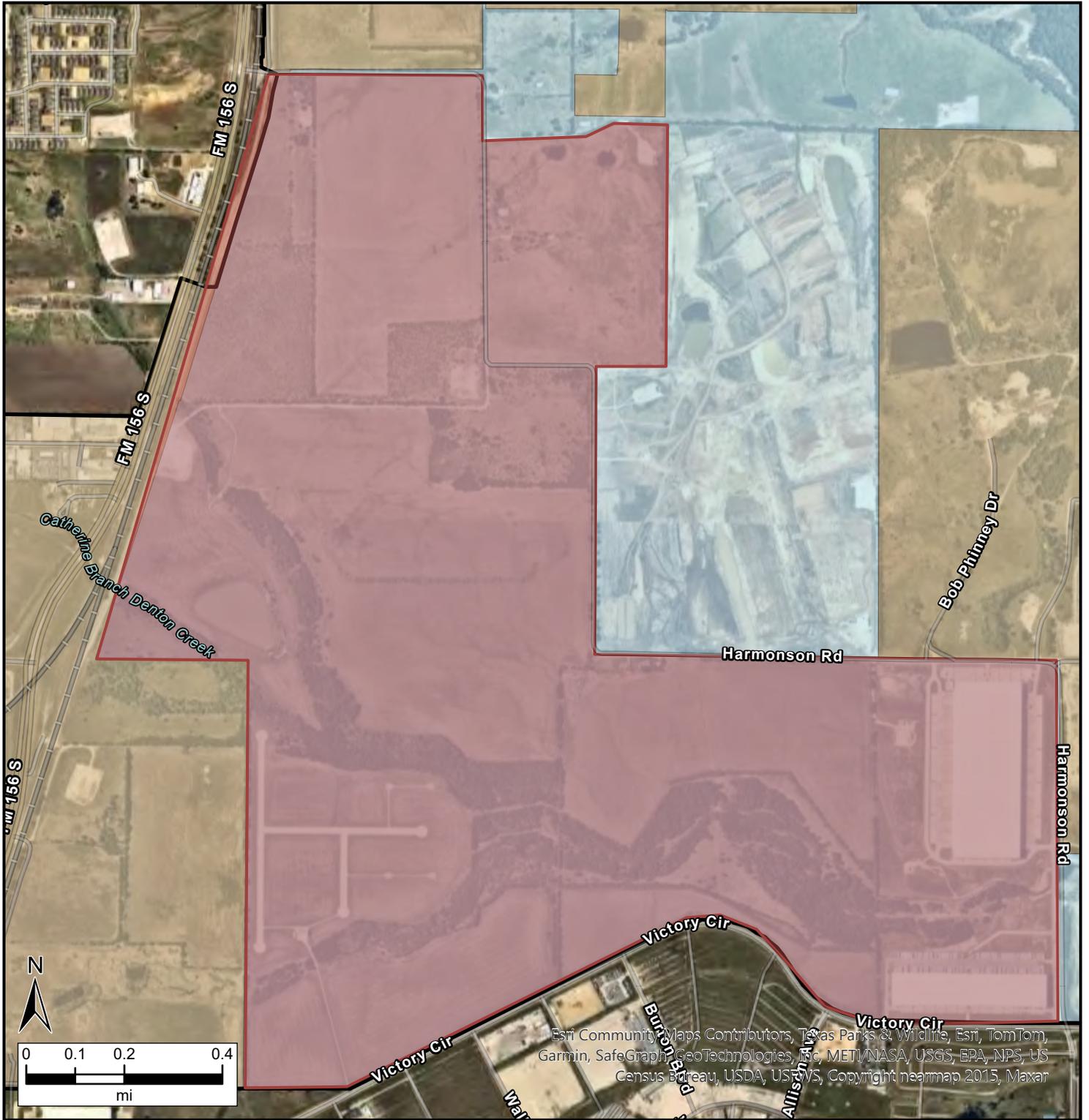
Summary:

- Plat of single tract into one lot for purpose of obtaining permits through County
- Water service to be provided by Southwest Water Company
- Sanitary sewer service to be provided by on-site sewage facility (OSSF) to be approved by County

P&Z ACTION:

Provide feedback as P&Z deems necessary

Northlake



Legend

 Northlake Boundary

Town of Northlake Incorporated Area and ETJ

 Incorporated Area

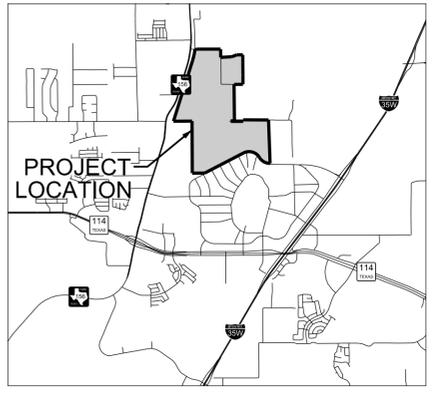
 Extraterritorial Jurisdiction

 Limited Purposes Annexation



Date: 9/20/2024

LEGEND	
---	EXISTING MAJOR CONTOURS
---	EXISTING MINOR CONTOURS
---	FULLY DEVELOPED FLOODPLAIN
---	FLOODPLAIN EASEMENT
---	CITY LIMIT LINE
---	SURVEY ABSTRACT LINE
---	EXISTING UTILITY EASEMENT
---	EXISTING BUILDING SETBACK
---	EXISTING PROPERTY LINE
---	PROPERTY LOT LINES
---	PROPERTY BOUNDARY
---	RIGHT OF WAY
---	WSEL CROSS SECTION
---	WATER LINE
---	SEWER LINE



VICINITY MAP
SCALE: N.T.S.

- NOTES:
1. THE FLOODPLAIN LINE SHOWN WAS DIGITIZED FROM FLOOD INSURANCE RATE MAP, NUMBER 48121C0495G, REVISED APRIL 18, 2011.
 2. BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD83.
 3. THE PROPERTY IS CURRENTLY ZONED "PD-I" INDUSTRIAL ACCORDING TO THE TOWN OF NORTH LAKE ZONING MAP.

APPROVED BY THE TOWN OF NORTH LAKE ON:

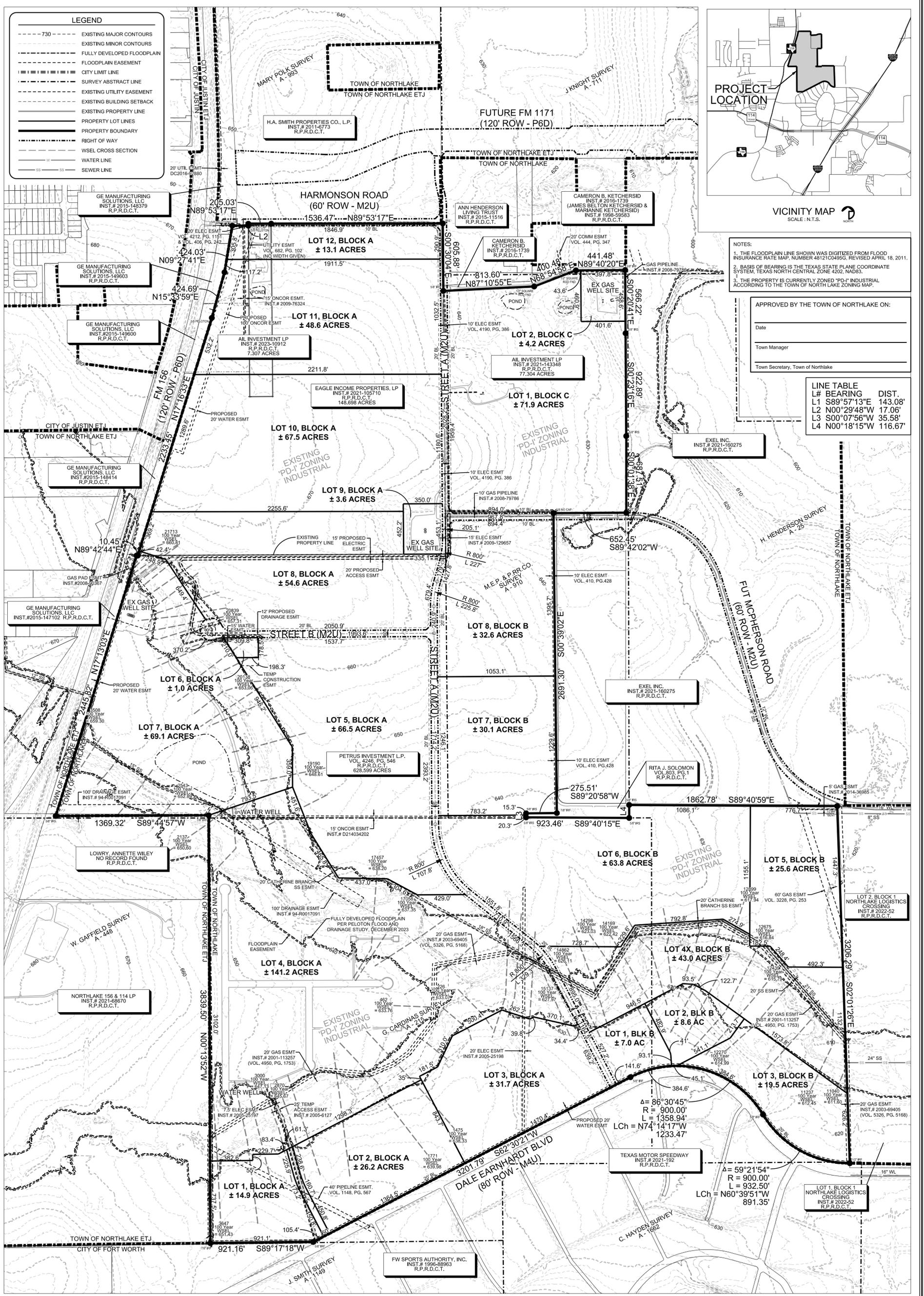
Date _____

Town Manager _____

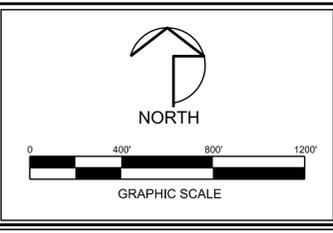
Town Secretary, Town of Northlake _____

LINE TABLE

L#	BEARING	DIST.
L1	S89°57'13"E	143.08'
L2	N00°29'48"W	17.06'
L3	S00°07'56"W	35.58'
L4	N00°18'15"W	116.67'



PROJECT NO. HWA23012	
FILE PATH G:\JOB\HWA23012\ENT\PLPLAT	
DRAWN BY TCL	
REVIEWED BY JWR, JAK	
DATE JUNE 2024	
DATE	REVISIONS
JUNE 2024	CITY COMMENTS
AUG 2024	CITY COMMENTS
SEPT 2024	REVISED WE WIDTH



OWNER
PETRUS INV,
EAGLE INCOME, AIL INV LP
9800 HILLWOOD PKWY.
SUITE 300
FORT WORTH, TX 76177
PH: (817) 224-6000
FAX: (817) 224-6060

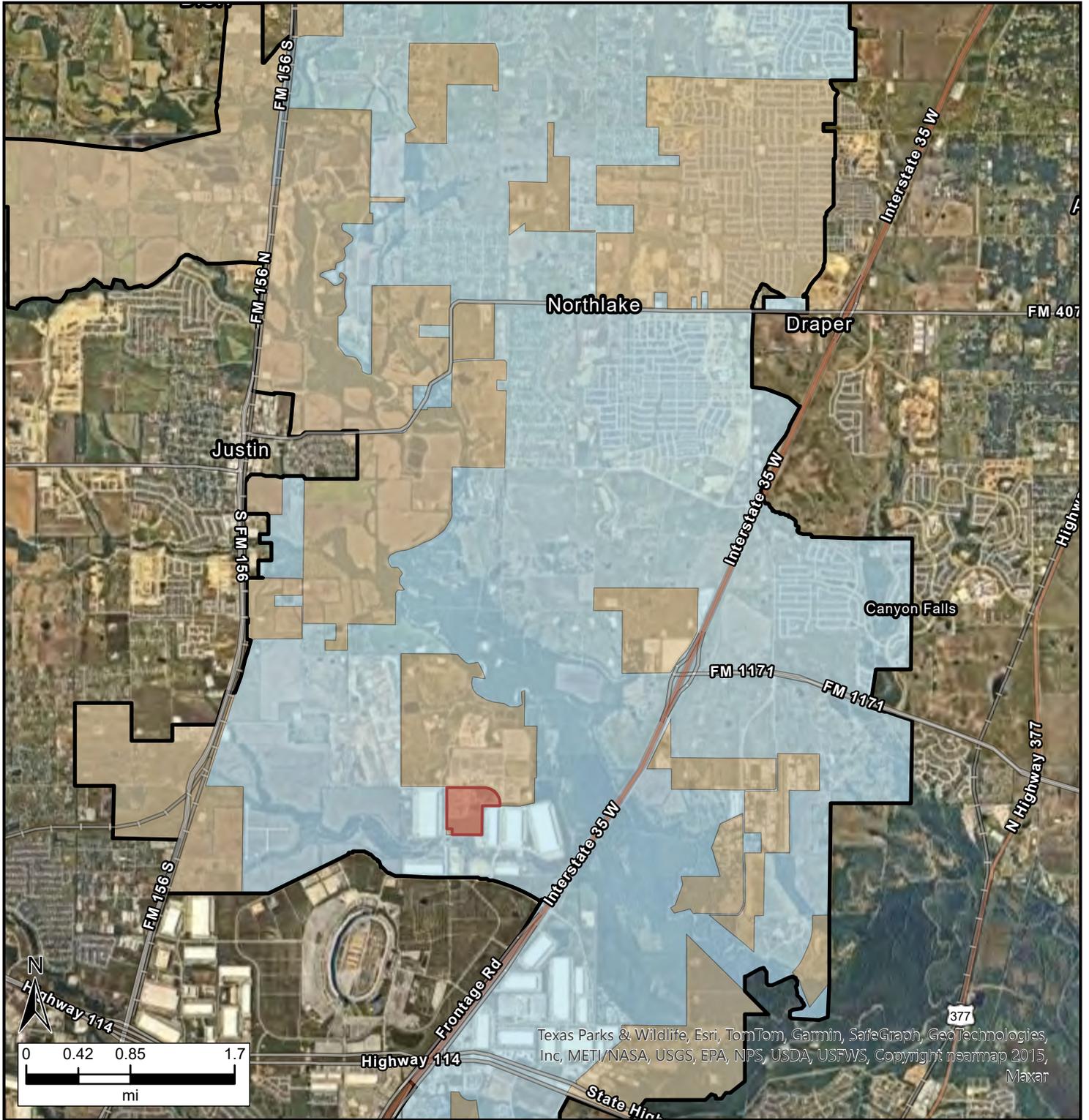
DEVELOPER
AIL INVESTMENT, LP.
9800 HILLWOOD PKWY.
SUITE 300
FORT WORTH, TX 76177
PH: (817) 224-6000
FAX: (817) 224-6060

PLANNER / ENGINEER
WESTWOOD
PROFESSIONAL SERVICES
9800 HILLWOOD PKWY.
SUITE 250
FORT WORTH, TX 76177
PH: (817) 562-3265

A PRELIMINARY PLAT FOR
ALLIANCE NORTHPORT WEST ADDITION
CONTAINING LOTS 1-12, BLOCK A; LOTS 1-3, 4X, & 5-8, BLOCK B;
LOTS 1-2, BLOCK C
EXISTING "PD-I" ZONING
TOTAL 862.188 ± GROSS ACRES
SITUATED IN THE H. ANDERSON SURVEY, A-25, THE G. CARDINAS SURVEY, A-215, THE M.E.P. & P.R.R. CO. SURVEY, A-910, AND THE M. POLK SURVEY, A-993, TOWN OF NORTH LAKE, DENTON COUNTY, TEXAS
LOTS 1-12, BLK A; LOTS 1-3, & 5-8, BLK B;
LOTS 1-2, BLK C INDUSTRIAL, LOT 4X PRIVATE OPEN SPACE.

G:\JOB\HWA23012_Northlake_Spwy_N_Ent\Design\322_Preliminary\Part\HWA23012_PLPLAT.dwg

Northlake



Legend

 Northlake Boundary

Town of Northlake Incorporated Area and ETJ

 Incorporated Area

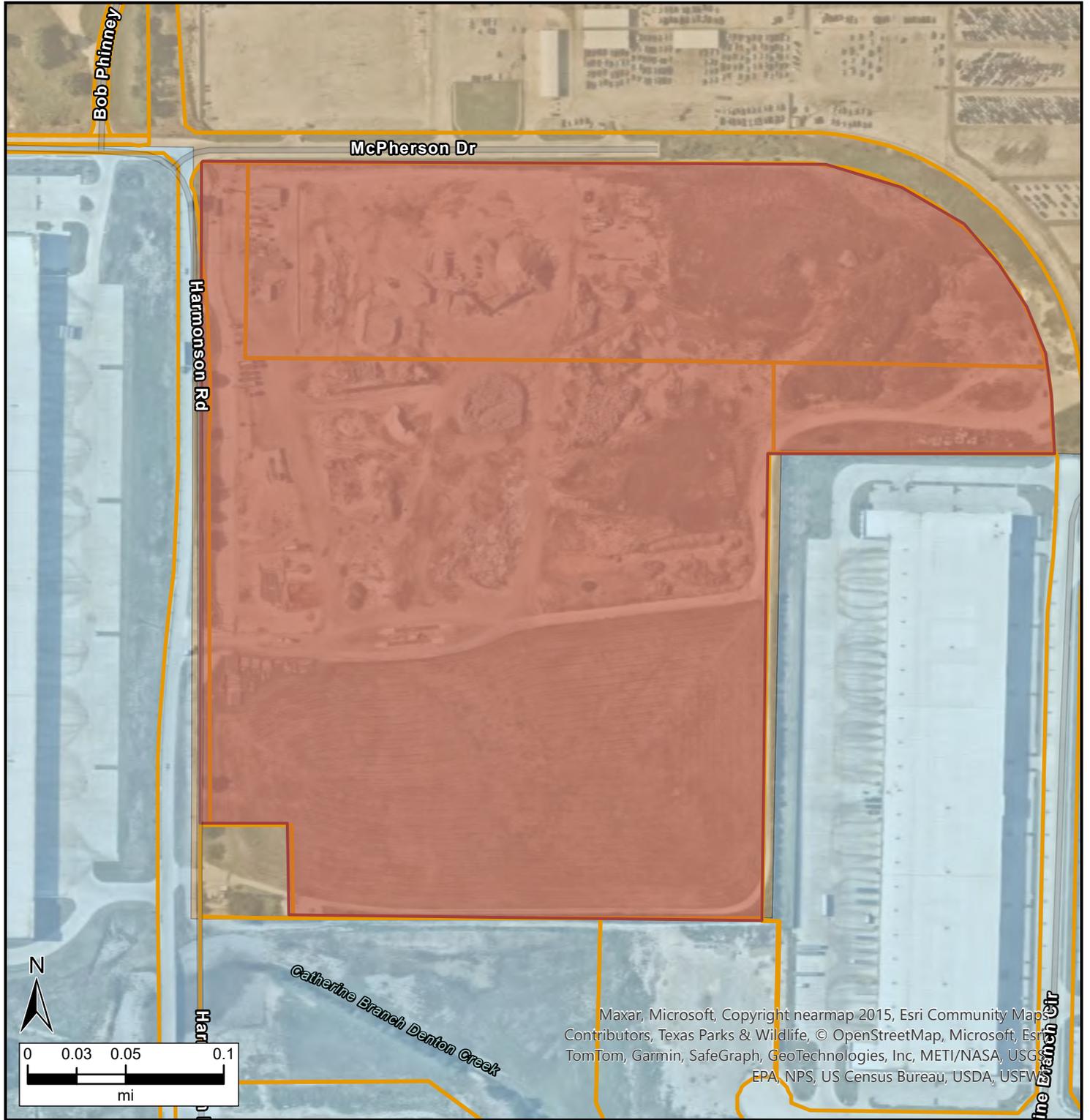
 Extraterritorial Jurisdiction

 Limited Purposes Annexation



Date: 9/20/2024

Northlake



Legend

-  Parcels
-  Northlake Boundary
-  Incorporated Area
-  Extraterritorial Jurisdiction
-  Limited Purposes Annexation

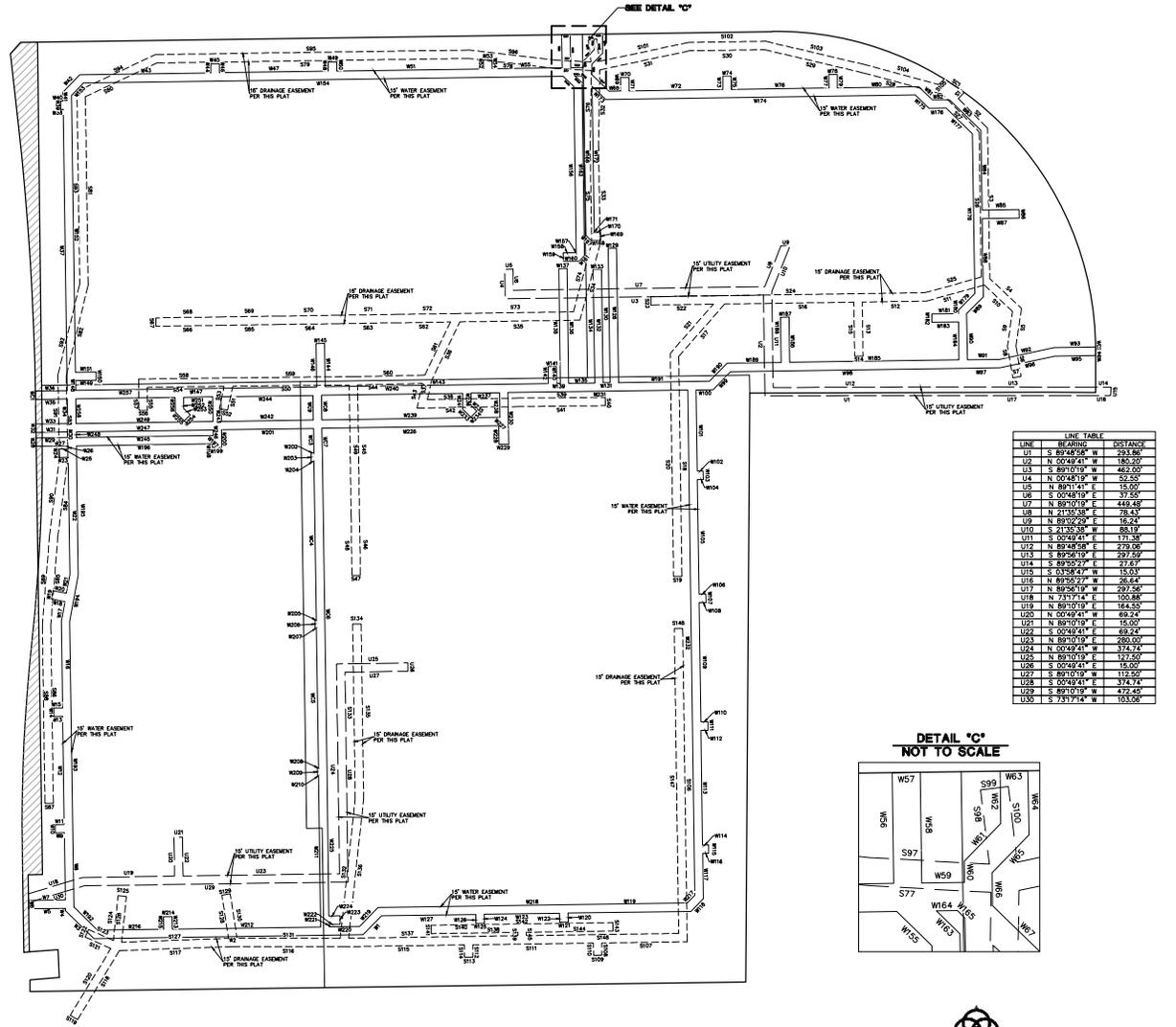
Town of Northlake Incorporated Area and ETJ





100 0 200 300 Feet

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
W1	S 44°10'19" W	4.71	W30	S 00°49'12" E	240.00
W2	S 89°10'19" W	481.03	W31	S 89°10'19" W	12.69
W3	N 45°10'19" W	71.01	W32	S 00°49'12" E	292.50
W4	N 00°49'12" E	3.86	W33	S 89°10'19" W	15.00
W5	S 89°10'19" W	483.51	W34	S 89°10'19" W	202.50
W6	N 00°49'12" E	15.00	W35	S 89°10'19" W	46.50
W7	S 89°10'19" W	63.36	W36	N 00°49'12" E	205.00
W8	N 00°49'12" E	118.80	W37	S 89°10'19" W	15.00
W9	S 89°10'19" W	16.00	W38	S 00°49'12" E	205.00
W10	N 00°49'12" E	15.00	W39	S 89°10'19" W	6.50
W11	S 89°10'19" W	16.00	W40	N 00°49'12" E	30.50
W12	N 00°49'12" E	183.00	W41	S 89°10'19" W	15.00
W13	S 89°10'19" W	16.00	W42	S 00°49'12" E	30.50
W14	N 00°49'12" E	15.00	W43	S 89°10'19" W	39.50
W15	S 89°10'19" W	16.00	W44	N 00°49'12" E	77.50
W16	N 00°49'12" E	105.44	W45	S 89°10'19" W	15.00
W17	N 00°49'12" E	35.00	W46	S 00°49'12" E	77.50
W18	S 89°10'19" W	24.63	W47	S 89°10'19" W	431.20
W19	N 00°49'12" E	15.00	W48	N 00°49'12" E	11.50
W20	S 89°10'19" W	24.63	W49	S 89°10'19" W	37.00
W21	N 00°49'12" E	34.37	W50	N 00°49'12" E	44.50
W22	N 00°49'12" E	208.01	W51	S 89°10'19" W	37.00
W23	S 89°10'19" W	17.49	W52	N 00°49'12" E	44.50
W24	N 00°49'12" E	15.00	W53	N 44°10'19" E	307.76
W25	S 89°10'19" W	17.49	W54	S 89°10'19" W	638.14
W26	N 00°49'12" E	54.75	W55	S 45°49'43" E	294.18
W27	S 89°10'19" W	15.00	W56	S 44°10'19" E	6.86
W28	S 89°10'19" W	56.39	W57	S 89°10'19" W	22.39
W29	N 00°49'12" E	8.83	W58	S 00°49'12" E	15.00
W30	S 89°10'19" W	56.39	W59	S 89°10'19" W	28.41
W31	N 00°49'12" E	15.00	W60	N 00°49'12" E	13.98
W32	S 89°10'19" W	57.00	W61	N 00°49'12" E	308.61
W33	N 00°49'12" E	57.00	W62	N 45°49'43" E	17.53
W34	S 89°10'19" W	57.00	W63	S 89°10'19" W	11.29
W35	N 00°49'12" E	57.00	W64	S 45°49'43" E	5.57
W36	S 89°10'19" W	57.00	W65	S 45°49'43" E	281.26
W37	N 00°49'12" E	4.00	W66	S 00°49'12" E	17.49
W38	S 89°10'19" W	4.00	W67	S 45°49'43" E	13.28
W39	N 00°49'12" E	15.00	W68	S 00°49'12" E	17.49
W40	S 89°10'19" W	4.00	W69	N 00°49'12" E	15.00
W41	N 00°49'12" E	10.00	W70	S 00°49'12" E	31.08
W42	S 89°10'19" W	4.00	W71	S 45°49'43" E	0.34
W43	N 00°49'12" E	4.00	W72	S 00°49'12" E	258.85
W44	S 89°10'19" W	234.49	W73	N 00°49'12" E	258.85
W45	N 00°49'12" E	15.00	W74	S 45°49'43" E	15.00
W46	S 89°10'19" W	15.00	W75	N 89°59'22" E	353.75
W47	N 00°49'12" E	15.00	W76	S 45°49'43" E	34.14
W48	S 89°10'19" W	185.01	W77	S 89°10'19" W	30.52
W49	N 00°49'12" E	16.00	W78	S 00°49'12" E	284.72
W50	S 89°10'19" W	15.00	W79	S 00°49'12" E	42.43
W51	N 00°49'12" E	16.00	W80	S 00°49'12" E	5.81
W52	S 89°10'19" W	16.23	W81	S 00°49'12" E	2.81
W53	N 00°49'12" E	15.00	W82	S 00°49'12" E	15.00
W54	S 89°10'19" W	16.00	W83	S 89°10'19" W	47.50
W55	N 00°49'12" E	15.00	W84	S 89°10'19" W	61.89
W56	S 89°10'19" W	56.39	W85	S 89°10'19" W	303.00
W57	N 00°49'12" E	56.39	W86	S 89°10'19" W	15.00
W58	S 89°10'19" W	56.39	W87	S 89°10'19" W	15.00
W59	N 00°49'12" E	22.83	W88	S 00°49'12" E	80.89
W60	S 89°10'19" W	11.91	W89	S 00°49'12" E	36.09
W61	N 00°49'12" E	28.28	W90	S 44°10'19" E	44.71
W62	S 89°10'19" W	15.00	W91	S 45°49'43" E	59.48
W63	N 00°49'12" E	15.00	W92	N 45°49'43" E	166.79
W64	S 89°10'19" W	15.00	W93	S 45°49'43" E	84.42
W65	N 00°49'12" E	15.00	W94	S 00°49'12" E	15.00
W66	S 89°10'19" W	15.00	W95	S 89°10'19" W	242.30
W67	N 00°49'12" E	4.21	W96	S 89°10'19" W	0.86
W68	S 89°10'19" W	20.00	W97	S 45°49'43" E	0.86
W69	N 00°49'12" E	23.89	W98	S 89°10'19" W	6.04
W70	S 89°10'19" W	23.89	W99	S 89°10'19" W	15.00
W71	N 00°49'12" E	14.00	W100	S 00°49'12" E	31.26
W72	S 89°10'19" W	167.39	W101	S 89°10'19" W	164.38
W73	N 00°49'12" E	15.00	W102	S 00°49'12" E	15.00
W74	S 89°10'19" W	15.00	W103	S 00°49'12" E	15.00
W75	N 00°49'12" E	15.00	W104	S 89°10'19" W	15.00
W76	S 89°10'19" W	174.44	W105	S 89°10'19" W	15.00
W77	N 00°49'12" E	23.89	W106	S 00°49'12" E	2.09
W78	S 89°10'19" W	15.00	W107	S 89°10'19" W	2.09
W79	N 00°49'12" E	23.89	W108	S 89°10'19" W	15.00
W80	S 89°10'19" W	148.87	W109	S 00°49'12" E	15.00
W81	N 00°49'12" E	34.14	W110	S 89°10'19" W	2.09
W82	S 89°10'19" W	15.00	W111	S 00°49'12" E	265.30
W83	N 00°49'12" E	78.40	W112	S 89°10'19" W	265.30
W84	S 89°10'19" W	15.00	W113	S 00°49'12" E	22.50
W85	N 00°49'12" E	68.00	W114	S 00°49'12" E	15.00
W86	S 89°10'19" W	15.00	W115	S 00°49'12" E	22.50
W87	N 00°49'12" E	68.00	W116	S 89°10'19" W	15.00
W88	S 89°10'19" W	15.00	W117	S 44°10'19" E	18.66
W89	N 00°49'12" E	49.43	W118	S 89°10'19" W	53.39
W90	S 89°10'19" W	8.28	W119	S 44°10'19" E	47.17
W91	N 00°49'12" E	27.69	W120	S 89°10'19" W	54.59
W92	S 89°10'19" W	100.18	W121	N 00°49'12" E	4.54
W93	N 00°49'12" E	74.31	W122	S 89°10'19" W	20.00
W94	S 89°10'19" W	82.59	W123	S 00°49'12" E	15.00
W95	S 89°10'19" W	72.61	W124	S 89°10'19" W	19.99
W96	N 00°49'12" E	100.18	W125	N 00°49'12" E	221.31
W97	S 89°10'19" W	66.14	W126	S 89°10'19" W	315.37
W98	N 00°49'12" E	416.07	W127	S 45°49'43" E	0.86
W99	S 89°10'19" W	44.21	W128	S 00°49'12" E	32.89
W100	N 00°49'12" E	35.00	W129	S 00°49'12" E	13.98
W101	S 00°49'12" E	145.09	W130	N 00°49'12" E	82.50
W102	N 89°10'19" W	10.41	W131	S 89°10'19" W	301.65
W103	N 00°49'12" E	12.69	W132	S 00°49'12" E	806.14
W104	S 89°10'19" W	18.41	W133	S 45°49'43" E	20.24
W105	N 00°49'12" E	206.00	W134	S 44°10'19" E	15.00
W106	S 89°10'19" W	12.44	W135	S 45°49'43" E	15.00
W107	N 00°49'12" E	15.00	W136	S 00°49'12" E	22.50
W108	S 89°10'19" W	12.44	W137	S 89°10'19" W	50.98
W109	N 00°49'12" E	15.00	W138	S 89°10'19" W	15.00
W110	S 89°10'19" W	12.48	W139	S 89°10'19" W	318.48
W111	N 00°49'12" E	15.00	W140	S 89°10'19" W	252.50
W112	S 89°10'19" W	12.48	W141	S 00°49'12" E	28.64
W113	N 00°49'12" E	206.00	W142	S 89°10'19" W	164.38
W114	S 89°10'19" W	15.00	W143	N 00°49'12" E	44.00
W115	N 00°49'12" E	15.00	W144	S 89°10'19" W	164.60
W116	S 89°10'19" W	15.00	W145	S 89°10'19" W	244.80
W117	N 00°49'12" E	80.39	W146	N 00°49'12" E	8.83
W118	S 89°10'19" W	32.89	W147	S 89°10'19" W	8.83
W119	N 00°49'12" E	219.86	W148	S 00°49'12" E	8.83
W120	S 89°10'19" W	16.00	W149	N 89°10'19" W	244.80
W121	N 00°49'12" E	15.00	W150	N 00°49'12" E	15.00
W122	N 00°49'12" E	16.00	W151	S 89°10'19" W	51.89
W123	S 89°10'19" W	15.00	W152	S 89°10'19" W	21.39
W124	N 00°49'12" E	16.00	W153	S 45°49'43" E	16.04
W125	S 89°10'19" W	16.00	W154	S 45°49'43" E	15.00
W126	N 00°49'12" E	16.00	W155	N 45°49'43" E	22.25
W127	S 89°10'19" W	16.00	W156	S 45°49'43" E	36.61
W128	N 00°49'12" E	16.00	W157	S 89°10'19" W	174.00
W129	S 89°10'19" W	15.00	W158	S 00°49'12" E	44.00



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
S1	S 43°52'39" E	15.20	S77	N 86°30'01" W	66.48
S2	S 44°30'39" E	74.36	S78	N 83°20'58" W	153.49
S3	S 00°49'12" E	258.37	S79	S 89°10'19" W	257.59
S4	S 45°44'45" E	15.00	S80	S 64°30'05" E	141.87
S5	S 00°20'44" W	67.82	S81	S 00°49'12" E	335.98
S6	S 00°28'18" E	5.86	S82	S 13°30'09" W	182.42
S7	S 89°21'42" W	15.00	S83	S 01°10'42" E	145.34
S8	N 00°28'18" E	93.11	S84	S 07°18'01" W	148.80
S9	N 00°20'44" E	62.33	S85	S 04°31'41" W	165.17
S10	N 00°49'12" E	15.00	S86	S 00°49'12" E	15.00
S11	S 74°34'22" W	107.83	S87	S 89°10'19" W	15.00
S12	S 89°10'19" W	174.46	S88	N 00°49'12" E	317.55
S13	S 00°49'12" E	56.39	S89	S 04°31'41" W	161.23
S14	S 89°10'19" W	15.00	S90	N 07°18'01" E	141.00
S15	N 00°49'12" E	15.00	S91	N 01°10'42" E	148.19
S16	S 89°10'19" W	231.17	S92	N 13°30'09" E	167.47
S17	S 01°10'42" E	244.33	S93	N 00°49'12" E	243.77
S18	S 00°49'12" E	359.23	S94	N 44°30'09" E	154.78
S19	S 89°10'19" W	15.00	S95	S 89°10'19" W	50.98
S20	N 00°49'12" E	338.20	S96	S 83°20'58" E	153.92
S21	S 89°10'19" W	111.69	S97	S 86°30'01" W	40.29
S22	S 89°10'19" W	111.69	S98	N 00°49'12" E	40.29
S23	N 00°49'12" E	45.00	S99	N 83°13'05" E	15.00
S24	N 89°10'19" W	620.64	S100	N 28°43'53" E	40.29
S25	N 74°34'22" E	104.33	S101	N 78°17'58" E	163.41
S26	N 00°49'12" E	258.60	S102	S 89°10'19" W	133.20
S27	N 44°30'09" E	63.92	S103	S 78°17'58" E	182.58
S28	N 13°30'09" E	15.00	S104	S 89°10'19" W	15.00
S29	N 78°17'58" E	180.47	S105	N 45°49'43" E	14.09
S30	S 89°10'19" W	154.26	S106	S 00°49'12" E	15.00
S31	S 89°10'19" W	44.19	S107	S 89°10'19" W	150.23
S32	S 00°20'44" W	144.17	S108	S 00°49'12" E	22.00
S33	S 00°49'12" E	174.44	S109	S 89°10'19" W	15.00
S34	S 14°31'00" W	139.25	S110	N 00°49'12" E	22.00
S35	S 89°10'19" W	15.00			

STATE OF TEXAS §
COUNTY OF DENTON §

IRONHEAD FAST TRACT DEVELOPMENT, LLC IS THE OWNER OF A 57.326 ACRE TRACT OF LAND SITUATED IN THE SIMON E. PARK SURVEY, ABSTRACT NUMBER (NO.) 1005 AND IN THE HOLLAND ANDERSON SURVEY, ABSTRACT NO. 25, IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS, BEING A PORTION OF THAT SAME TRACT OF LAND DESCRIBED TO EAST TRACT DEVELOPMENT, LLC IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2017-11634, OF THE DEED RECORDS OF DENTON COUNTY, TEXAS (D.A.D.C.T.), BEING A PORTION OF THAT SAME TRACT OF LAND DESCRIBED TO FMI, L.P. FAMILY PARTNERS, LLC IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2022-23283 (D.A.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4302) NORTH AMERICAN DATUM 83 (NAD83) WITH A COMBINED SCALE FACTOR OF 1.00015063).

BEGINNING AT A FENCE CORNER POST FOUND FOR THE NORTHWEST CORNER OF LOT 3, BLOCK 1, NORTHLAKE 35 LOGISTICS PARK, AN ADDITION TO THE CITY OF JUSTIN ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2022-122 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS (D.A.D.C.T.) AND AN INTERIOR, ELL CORNER OF SAID EAST TRACT DEVELOPMENT TRACT

THENCE, SOUTH 00 DEGREES 23 MINUTES 37 SECONDS WEST, WITH AN EAST LINE OF SAID EAST TRACT DEVELOPMENT TRACT AND A WEST LINE OF SAID LOT 3, A DISTANCE OF 1,061.95 FEET TO A FENCE CORNER POST FOUND FOR THE SOUTHERMOST SOUTHEAST CORNER OF SAID EAST TRACT DEVELOPMENT TRACT AND A SOUTHWEST CORNER OF SAID LOT 3, SAID POINT LYING ON THE NORTH LINE OF THAT SAME TRACT OF LAND DESCRIBED TO NORTHLAKE 35 LOGISTICS PARK, LLC IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021-15488 (D.A.D.C.T.);

THENCE, SOUTH 89 DEGREES 14 MINUTES 32 SECONDS WEST, WITH A SOUTH LINE OF SAID EAST TRACT DEVELOPMENT TRACT AND THE SOUTH LINE OF SAID FMI, L.P. FAMILY PARTNERS TRACT, AND THE NORTH LINE OF SAID NORTHLAKE 35 LOGISTICS PARK TRACT AND THE NORTH LINE OF LOT 8X, BLOCK 1, NORTHLAKE 35 LOGISTICS PARK, AN ADDITION TO THE CITY OF JUSTIN ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2022-56 (P.R.D.C.T.), PASSING AT A DISTANCE OF 1,279.89 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF SAID EAST TRACT DEVELOPMENT TRACT AND THE SOUTHWEST CORNER OF SAID FMI, L.P. FAMILY PARTNERS TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 1,279.89 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF SAID HARMONSON ROAD (VARIABLE WIDTH RIGHT-OF-WAYS).

THENCE, NORTH 00 DEGREES 50 MINUTES 06 SECONDS WEST, WITH THE EAST RIGHT-OF-WAY LINE OF SAID HARMONSON ROAD, A DISTANCE OF 21.08 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED AS "LEASED PREMISES" IN SAID GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2020-23283 (D.A.D.C.T.);

THENCE, NORTH 05 DEGREES 20 MINUTES 42 SECONDS EAST, WITH THE SOUTH LINE OF SAID "LEASED PREMISES" TRACT, A DISTANCE OF 52.53 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR THE SOUTHEAST CORNER THEREOF;

THENCE, NORTH 02 DEGREES 02 MINUTES 28 SECONDS WEST, WITH THE EAST LINE OF SAID "LEASED PREMISES" TRACT, A DISTANCE OF 49.76 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR THE NORTHEAST CORNER THEREOF;

THENCE, SOUTH 85 DEGREES 20 MINUTES 42 SECONDS WEST, WITH THE NORTH LINE OF SAID "LEASED PREMISES" TRACT, A DISTANCE OF 54 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR THE NORTHWEST CORNER THEREOF, SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF SAID HARMONSON ROAD;

THENCE, NORTH 00 DEGREES 50 MINUTES 06 SECONDS WEST, WITH THE EAST RIGHT-OF-WAY LINE OF SAID HARMONSON ROAD, A DISTANCE OF 137.78 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "RPLS" FOUND FOR THE NORTHWEST CORNER OF SAID FMI, L.P. FAMILY PARTNERS TRACT, SAID POINT BEING THE SOUTHWEST CORNER OF A RIGHT-OF-WAY DEDICATION AS SPECIFIED ON H&U NORTHLAKE ADDITION, ADDITION TO THE TOWN OF NORTHLAKE, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2022-186, PLAT RECORDS, DENTON COUNTY, TEXAS (P.R.D.C.T.), SAID POINT LYING AT AN ANGLE POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID HARMONSON ROAD;

THENCE, NORTH 89 DEGREES 08 MINUTES 32 SECONDS EAST, WITH THE SOUTH LINE OF SAID RIGHT-OF-WAY DEDICATION, A DISTANCE OF 23.08 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "RPLS" FOUND FOR THE SOUTHWEST CORNER OF SAID RIGHT-OF-WAY DEDICATION, AND BEING A SOUTHWEST CORNER OF SAID EAST TRACT DEVELOPMENT TRACT SAID POINT LYING AT AN ANGLE POINT IN THE EAST RIGHT-OF-WAY LINE OF SAID HARMONSON ROAD;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF SAID HARMONSON ROAD, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 49 MINUTES 41 SECONDS WEST, A DISTANCE OF 851.20 FEET TO A 1/2-INCH REBAR CAPPED "RPLS" FOUND FOR CORNER AND BEING THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3,050.00 FEET, A CENTRAL ANGLE OF 05 DEGREES 31 MINUTES 42 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 03 DEGREES 35 MINUTES 13 SECONDS WEST, - 487.08 FEET;

IN A NORTHERLY DIRECTION, ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 487.27 FEET, TO A 1/2-INCH REBAR CAPPED "RPLS" FOUND FOR CORNER;
NORTH 06 DEGREES 21 MINUTES 12 SECONDS WEST, A DISTANCE OF 127.19 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR CORNER;

NORTH 41 DEGREES 24 MINUTES 33 SECONDS EAST, A DISTANCE OF 26.89 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR CORNER, SAID POINT LYING AT THE INTERSECTION OF THE OUT-BACK OF SAID HARMONSON ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF HARMONSON DRIVE (70' RIGHT-OF-WAY);

THENCE, WITH THE SOUTH AND WEST RIGHT-OF-WAY LINES OF SAID HARMONSON DRIVE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 10 MINUTES 18 SECONDS EAST, A DISTANCE OF 1,244.39 FEET TO A 1/2-INCH REBAR CAPPED "RPLS" 4561 FOUND FOR CORNER AND BEING THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 52 MINUTES 37 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 45 DEGREES 25 MINUTES 35 SECONDS EAST, - 812.25 FEET;

IN A SOUTHERLY DIRECTION, ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 904.08 FEET, TO A 1/2-INCH REBAR CAPPED "RPLS" 4561 FOUND FOR CORNER;

SOUTH 00 DEGREES 00 MINUTES 46 SECONDS WEST, A DISTANCE OF 74.66 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR THE NORTHEAST CORNER OF SAID LOT 3;

THENCE WITH THE NORTH LINE OF SAID LOT 3, THE FOLLOWING TWO BEARINGS AND DISTANCES:

NORTH 89 DEGREES 24 MINUTES 24 SECONDS WEST, A DISTANCE OF 88.44 FEET TO A FENCE CORNER POST FOUND FOR CORNER;

SOUTH 80 DEGREES 49 MINUTES 29 SECONDS WEST, A DISTANCE OF 530.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 57.326 ACRES OR 2,497,074 SQUARE FEET OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT EAST TRACT DEVELOPMENT, LLC DOES HEREBY ADOPT THIS PLAT OF LOTS 1-4, IRONHEAD DEVELOPMENT, AN ADDITION TO THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE _____ DAY OF _____ 20____.

BY: IRONHEAD OWNER, LP

AUTHORIZED SIGNATORY

PRINTED NAME/TITLE

DATE

FIRST UNITED BANK AND TRUST COMPANY, AN OKLAHOMA BANKING CORPORATION

BY:

NAME: BRENDON BREWER
TITLE: SENIOR VICE PRESIDENT

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

STATE OF TEXAS §

COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS:

THIS IS TO CERTIFY THAT I, ROBERT KNESS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

ROBERT KNESS, R.P.L.S.
NO. 6486

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ROBERT KNESS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED BY THE TOWN COUNCIL ON:

DATE

MAYOR, TOWN OF NORTHLAKE

TOWN SECRETARY, TOWN OF NORTHLAKE

**PRELIMINARY PLAT
IRONHEAD DEVELOPMENT
LOTS 1-4, BLOCK A**
BEING 57.326 ACRES OF LAND WITH PARTS
SITUATED IN THE SIMON E. PARK SURVEY, ABSTRACT NO. 1005
AND THE HOLLAND ANDERSON SURVEY, ABSTRACT NO. 25
ADDITION TO THE EXTRA-TERRITORIAL JURISDICTION OF
THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
DATE PREPARED - 06/18/2024



WINDROSE
LAND SURVEYING & PLATTING

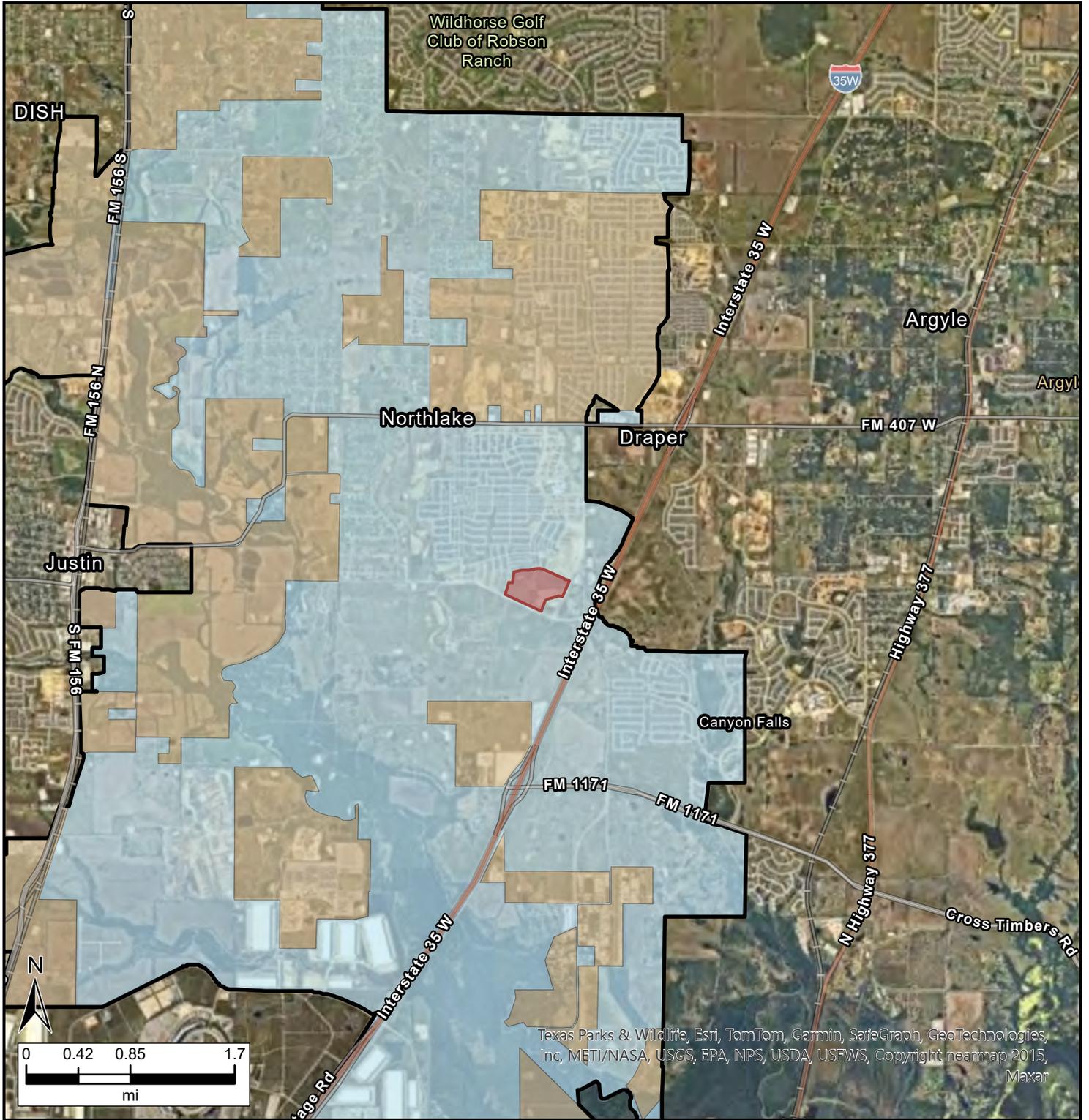
1956 LAKEWAY DRIVE, SUITE 200 | IRVINGVILLE, TX 76051 | 817.217.2544
FIRM REGISTRATION NO. 10174331 | WINDROSESERVICES.COM

DRAWN BY: CS DATE: 02/07/2024 CHECKED BY: M.N.P. JOB NO.: 039366
P.O.C. STEPHEN CALCEDO PHD@WINDROSE.COM EMAIL: rkn@windrose.com

OWNER/DEVELOPER
FAST TRACT DEVELOPMENT, LLC
807 NORTH FRONTAGE
VALLEY VIEW, TX 76272

ENGINEER
LANGAN ENGINEERING AND
ENVIRONMENTAL SERVICES, INC.
2989 CALYPSUS BOULEVARD
DALLAS, TX 75019

Northlake



Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS, Copyright nearmap 2015, Maxar

Legend

 Northlake Boundary

Town of Northlake Incorporated Area and ETJ

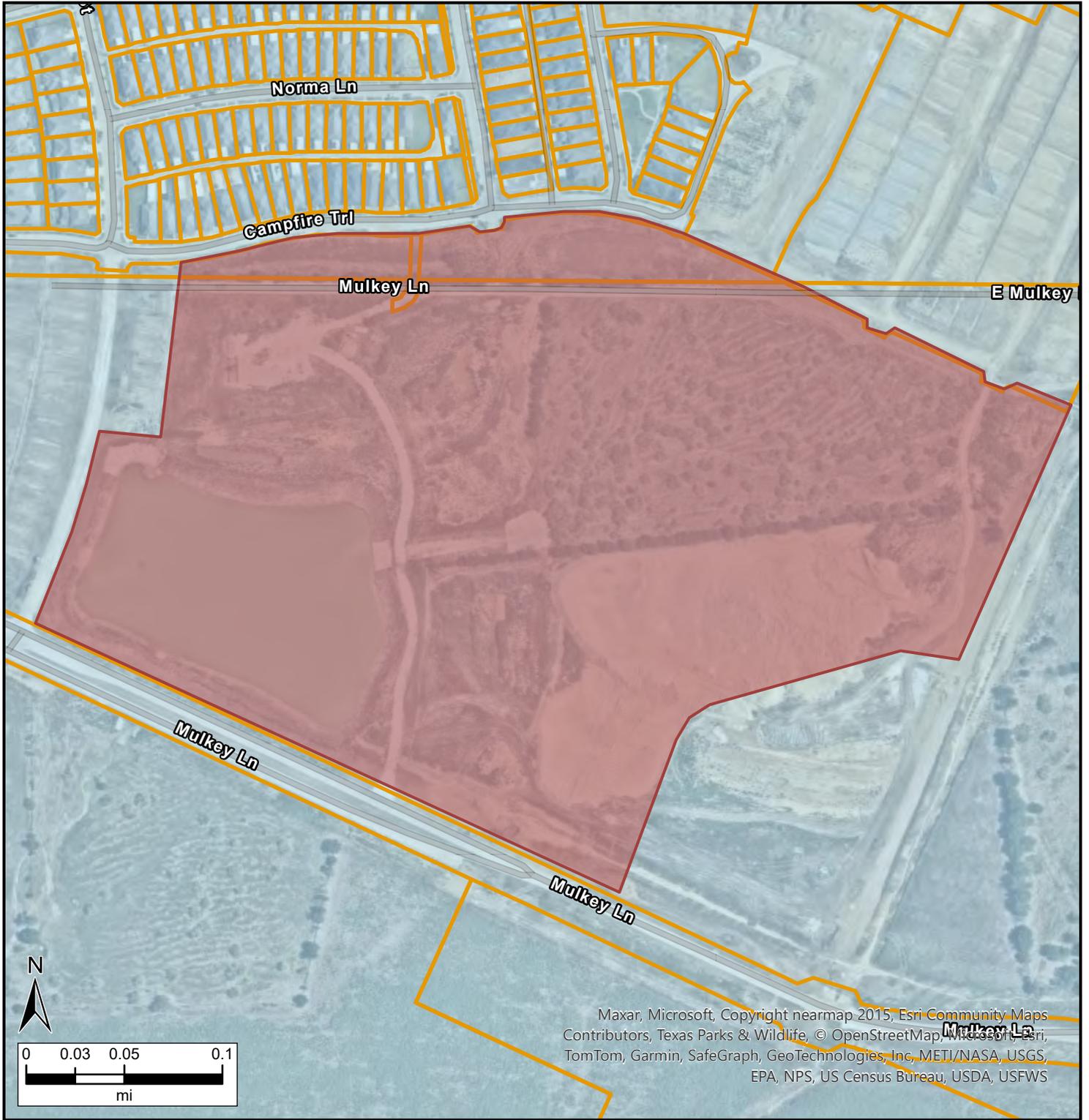
 Incorporated Area

 Extraterritorial Jurisdiction

 Limited Purposes Annexation



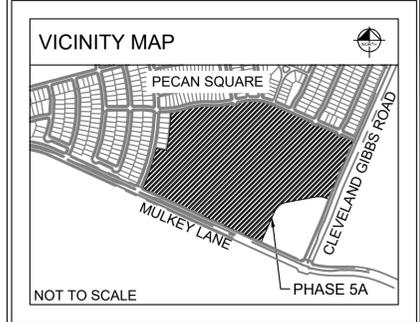
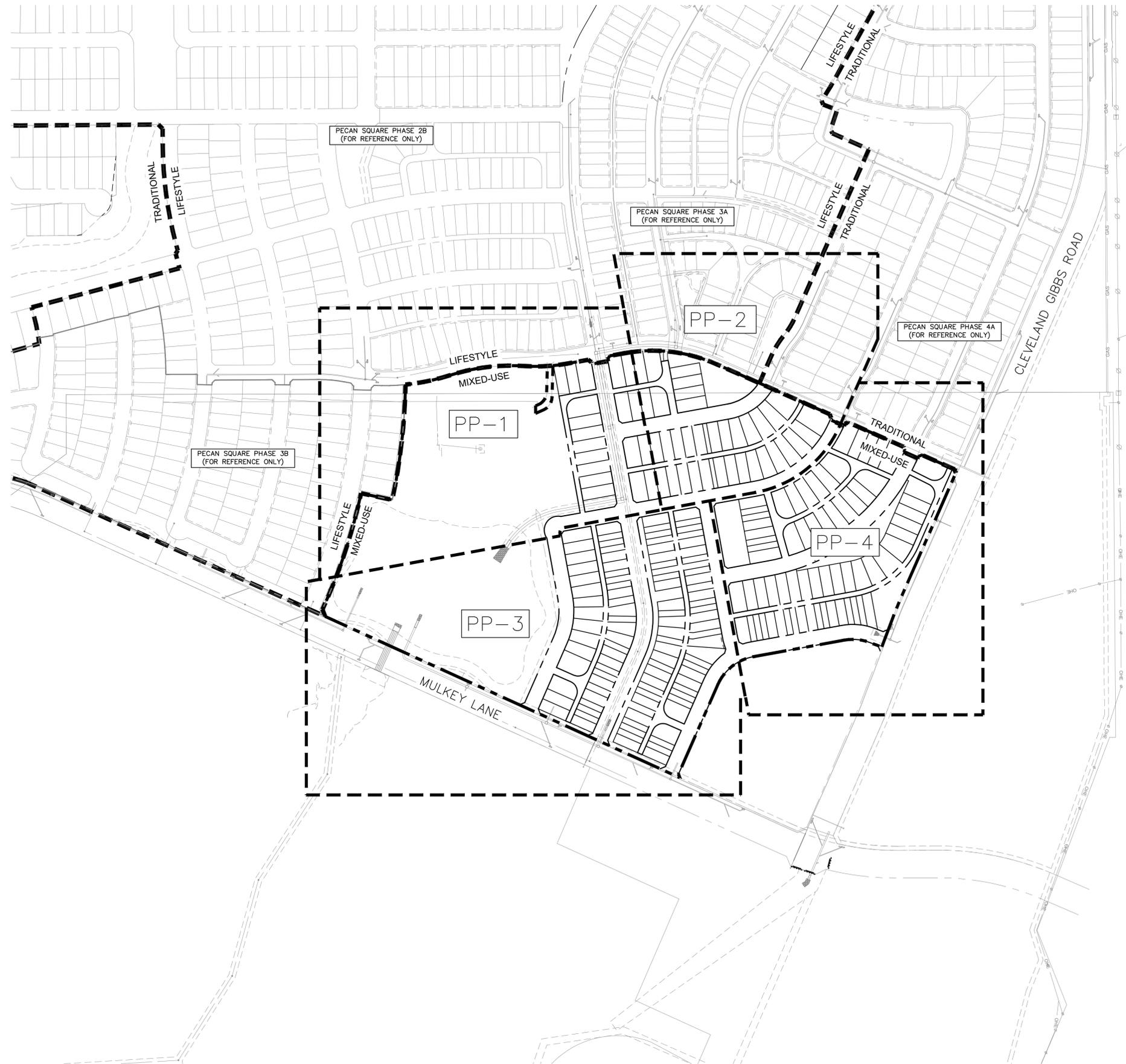
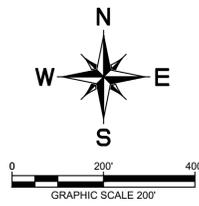
Northlake



Legend

-  Parcels
-  Northlake Boundary
- Town of Northlake Incorporated Area and ETJ**
-  Incorporated Area
-  Extraterritorial Jurisdiction
-  Limited Purposes Annexation





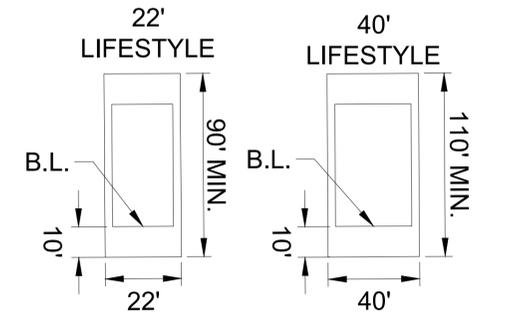
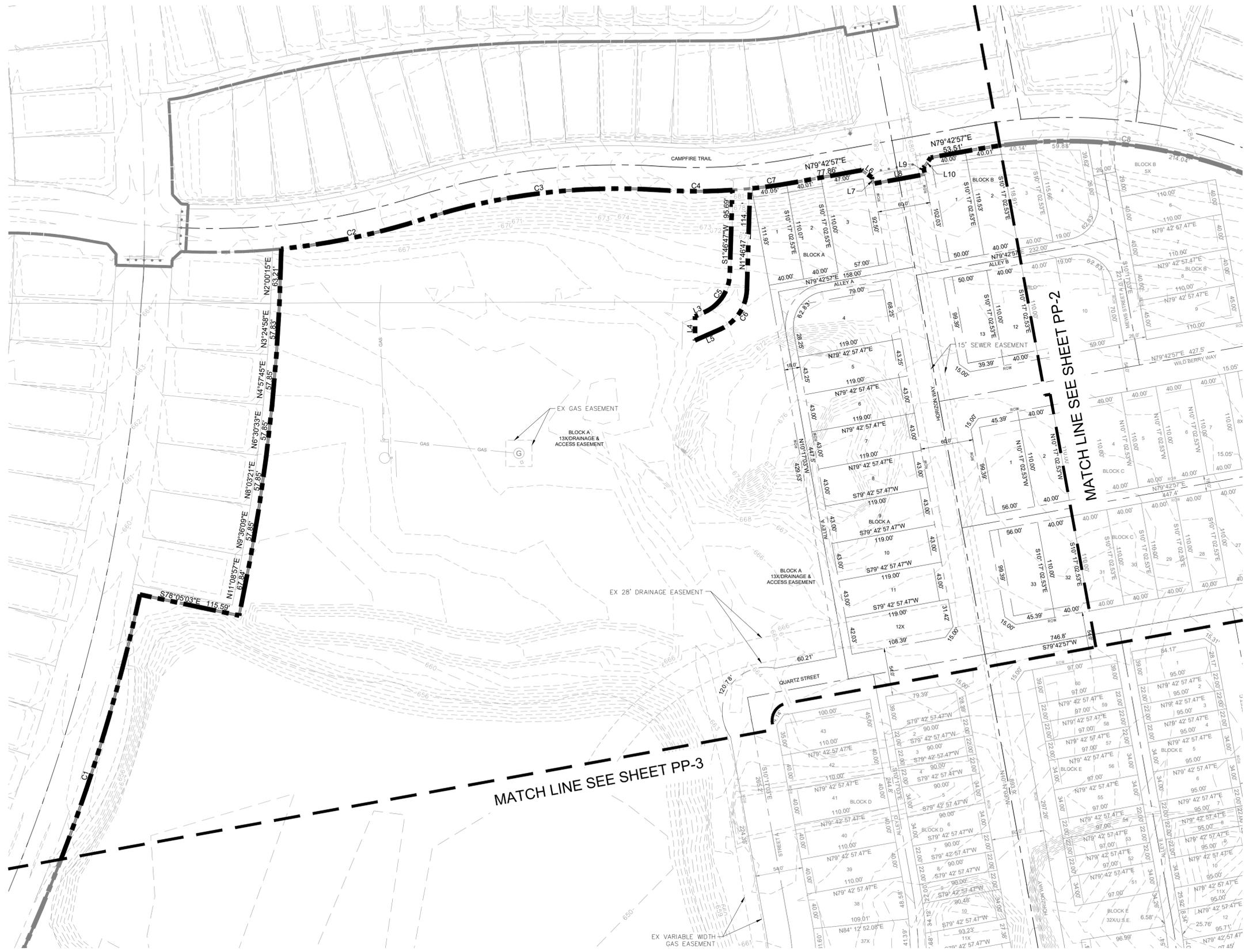
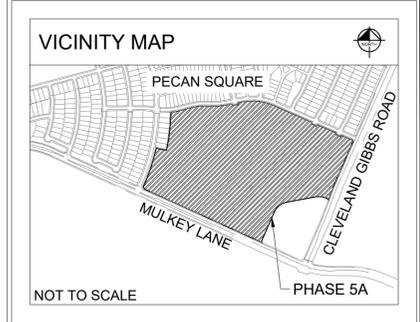
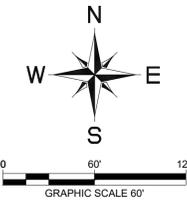
PLATTED BY: FOSTER, SCOTT, AND ASSOCIATES, L.P.
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC.
 LAST SAVID: 9/20/24 1:48 AM
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PRELIMINARY PLAT KEY MAP
 FOR
PECAN SQUARE PHASE 5A
 218 RESIDENTIAL LOTS
 BEING 50.488 ACRES
 OUT OF THE
 F.W. THORNTON SURVEY, ABSTRACT NO. 1244
 AND THE
 A. McDONALD SURVEY, ABSTRACT NO. 785
 IN THE
NORTHLAKE, DENTON COUNTY, TEXAS

<p>OWNER/DEVELOPER: HP GIBBS, LP/Pecan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (214) 303-5535 Contact: Angie Mastrocota</p>	<p>ENGINEER/SURVEYOR: 13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 335-3580 Contact: ANDREA SAAVEDRA, P.E.</p>
---	--

DESIGNED SPF	DRAWN JC	CHECKED AS	SCALE AS SHOWN	DATE SEPT 2024	KH PROJECT NO. 063230954	C-02
-----------------	-------------	---------------	-------------------	-------------------	-----------------------------	-------------

PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 8/20/2024
 DRAWN BY: JAMES J. CROOK DATE: 8/20/2024
 CHECKED BY: JAMES J. CROOK DATE: 8/20/2024
 LAST SAVID: 8/20/2024 2:01 PM
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



MINIMUM STANDARD LOT DETAILS
N.T.S.

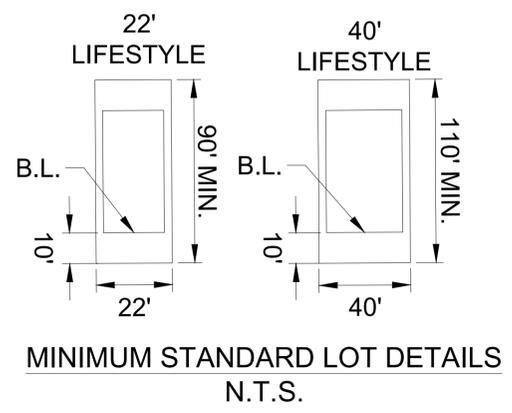
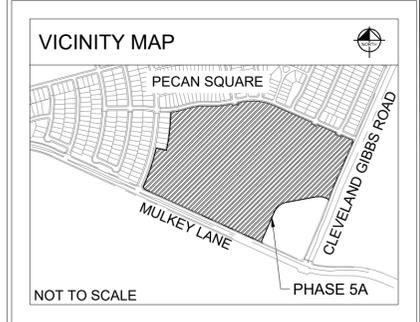
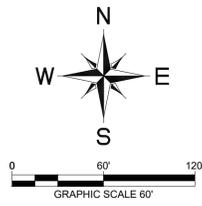
LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	EXISTING OVERHEAD ELECTRIC
	EXISTING MANHOLE
	SIDEWALK EASEMENT
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	HOMEOWNERS ASSOCIATION
	BUILDING LINE
	WATER EASEMENT

PRELIMINARY PLAT
 FOR
PECAN SQUARE PHASE 5A
 218 RESIDENTIAL LOTS
 BEING 50.488 ACRES
 OUT OF THE
 F.W. THORNTON SURVEY, ABSTRACT NO. 1244
 AND THE
 A. McDONALD SURVEY, ABSTRACT NO. 785
 IN THE
NORTHLAKE, DENTON COUNTY, TEXAS

OWNER/DEVELOPER: HP GIBBS, LP/Pecan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (214) 303-5535 Contact: Angie Mastrocota	ENGINEER/SURVEYOR: 13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 335-3580 Contact: ANDREA SAAVEDRA, P.E.
--	---

DESIGNED SPF	DRAWN JC	CHECKED AS	SCALE AS SHOWN	DATE SEPT 2024	KH PROJECT NO. 063230954	PP-1
-----------------	-------------	---------------	-------------------	-------------------	-----------------------------	-------------



MINIMUM STANDARD LOT DETAILS
N.T.S.

LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	EXISTING OVERHEAD ELECTRIC
	EXISTING MANHOLE
	SIDEWALK EASEMENT
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	HOMEOWNERS ASSOCIATION
	BUILDING LINE
	WATER EASEMENT

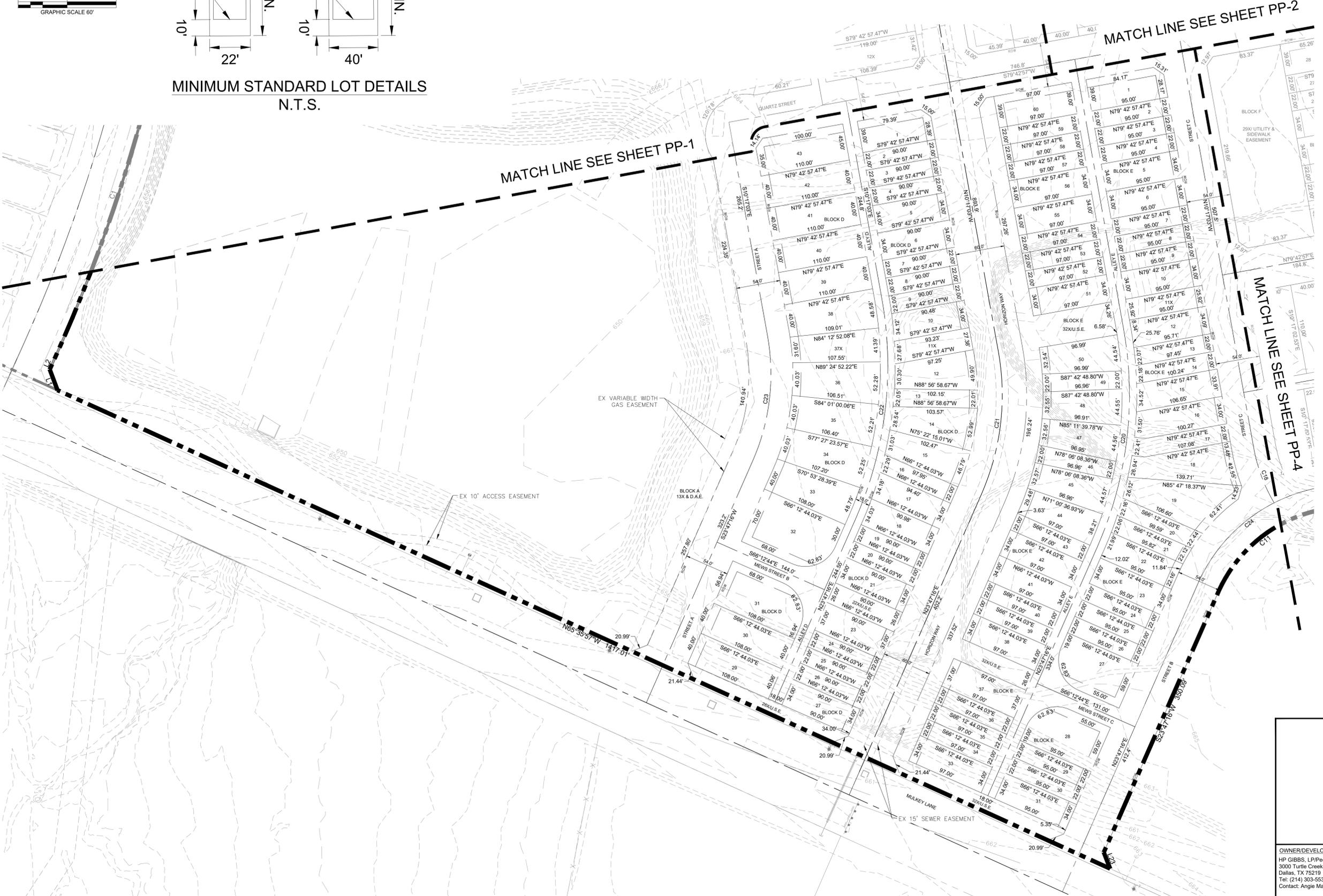
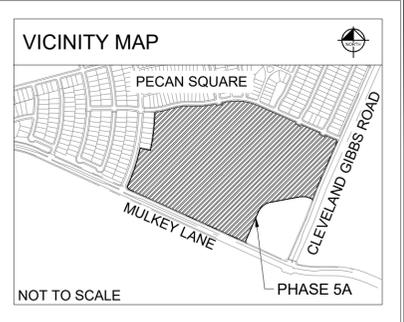
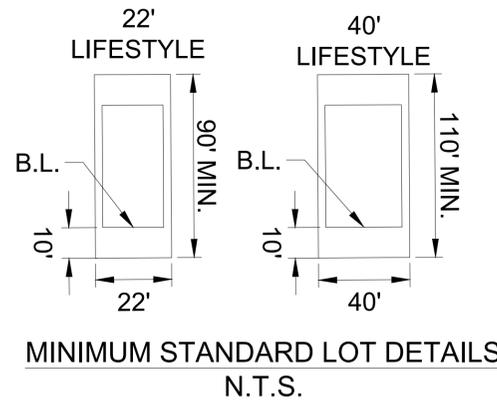
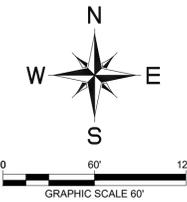
PRELIMINARY PLAT
FOR
PECAN SQUARE PHASE 5A
218 RESIDENTIAL LOTS
BEING 50.488 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
A. McDONALD SURVEY, ABSTRACT NO. 785
IN THE
NORTHLAKE, DENTON COUNTY, TEXAS

OWNER/DEVELOPER: HP GIBBS, LP/Pecan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (214) 303-5535 Contact: Angie Mastrocota	ENGINEER/SURVEYOR: 13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 335-3580 Contact: ANDREA SAAVEDRA, P.E.
--	---

DESIGNED SPF	DRAWN JC	CHECKED AS	SCALE AS SHOWN	DATE SEPT 2024	KH PROJECT NO. 063230954	PP-2
-----------------	-------------	---------------	-------------------	-------------------	-----------------------------	------

PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) FOR HP GIBBS, LP/Pecan Square 1, LLC
 DATE: 08/20/2024
 DRAWN BY: JAMES J. CROOK, P.E.
 CHECKED BY: ANDREA SAAVEDRA, P.E.
 THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 8/20/2024
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 8/20/2024
 CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 8/20/2024
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	EXISTING OVERHEAD ELECTRIC
	EXISTING MANHOLE
	SIDEWALK EASEMENT
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	HOMEOWNERS ASSOCIATION
	BUILDING LINE
	WATER EASEMENT

PRELIMINARY PLAT
 FOR
PECAN SQUARE PHASE 5A
 218 RESIDENTIAL LOTS
 BEING 50.488 ACRES
 OUT OF THE
 F.W. THORNTON SURVEY, ABSTRACT NO. 1244
 AND THE
 A. McDONALD SURVEY, ABSTRACT NO. 785
 IN THE
NORTHLAKE, DENTON COUNTY, TEXAS

OWNER/DEVELOPER: HP GIBBS, LP/Pecan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (214) 303-5535 Contact: Angie Mastrocota	ENGINEER/SURVEYOR: 13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 335-3580 Contact: ANDREA SAAVEDRA, P.E.
--	---

DESIGNED SPF	DRAWN JC	CHECKED AS	SCALE AS SHOWN	DATE SEPT 2024	KH PROJECT NO. 063230954	PP-3
-----------------	-------------	---------------	-------------------	-------------------	-----------------------------	------

FILED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 8/20/2024 2:29 PM
 PROJECT: PRELIMINARY PLAT FOR PHASE 5A, PECAN SQUARE
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 8/20/2024 2:29 PM
 CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 8/20/2024 2:29 PM
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

FILED NOTE DESCRIPTION

50.488-ACRES

BEING a tract of land situated in the F. W. Thornton Survey, Abstract No. 1244, Town of Northlake, Denton County, Texas and being a portion of a called 114.000-acre tract of land described as Tract 2B-4 conveyed to Pecan Square Phase 2B, LLC., according to the document filed of record in Document No. 2020-118324 Official Public Records, Denton County, Texas (O.P.R.D.C.T.), and being a portion of the remainder of a called 460.677-acre tract of land described as Tract 1, conveyed to HP Gibbs, LP., according to the document filed of record in Instrument No. 2017-134732 Official Records, Denton County, Texas (O.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with set with cap stamped "KHA" in the north line of Mulkey Lane Phase 1, an addition to the Town of Northlake, according to the plat filed of record in Instrument No. 2023-285 O.R.D.C.T., from which a 5/8-inch iron rod found with cap stamped "KHA" bears South 65°35'57" East, a distance of 431.64 feet;

THENCE North 65°35'57" West, with said north line, a distance of 1411.01 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

THENCE over and across said 114.000-acre tract the following bearings and distances:

North 20°35'57" West, a distance of 27.07 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 24°24'03" East, a distance of 11.38 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner at the beginning of a curve to the left having a radius of 2027.00 feet, a central angle of 12°12'08", and a chord bearing and distance of North 18°17'58" East, 430.88 feet;

With said curve, an arc distance of 431.69 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 78°05'03" East, a distance of 115.59 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 11°08'57" East, a distance of 67.84 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 09°36'09" East, a distance of 57.85 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 08°03'21" East, a distance of 57.85 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 06°30'33" East, a distance of 57.85 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 04°57'45" East, a distance of 57.85 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 03°24'58" East, a distance of 57.83 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 02°00'15" East, passing the north line of said 114.000-acre tract, same being common with the south line of said 460.677-acre tract at a distance of 29.74 feet and continuing for a total distance of 63.21 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner in the south line of Campfire Trail and Pecan Square 3A, an addition to the Town of Northlake, according to the Plat filed of record in Instrument No. 2023-33 O.R.D.C.T., at the beginning of a curve to the left having a radius of 777.00 feet, a central angle of 12°08'19", and a chord bearing and distance of North 78°12'05" East, 164.31 feet;

THENCE with said south line the following bearings and distance:

With said curve, an arc distance of 164.62 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner at the beginning of a curve to the right having a radius of 723.00 feet, a central angle of 21°42'03", and a chord bearing and distance of North 82°58'57" East, 272.20 feet;

With said curve, an arc distance of 273.84 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner at the beginning of a curve to the left having a radius of 627.00 feet, a central angle of 07°36'19", and a chord bearing and distance of South 89°58'11" East, 83.17 feet;

With said curve, an arc distance of 83.23 feet to a 5/8-inch iron rod found with cap stamped "KHA" for the northwest corner of Block 3J, Lot 1X of Pecan Square 3A;

THENCE with the boundary of said Block 3J, Lot 1X the following bearings and distances:

South 01°46'47" West, a distance of 95.69 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner at the beginning of a curve to the right having a radius of 49.00 feet, a central angle of 64°25'12", and a chord bearing and distance of South 33°59'23" West, 52.24 feet;

With said curve, an arc distance of 55.09 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 66°11'59" West, a distance of 11.39 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 00°00'00" East, a distance of 27.32 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 66°11'59" East, a distance of 31.36 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner at the beginning of a curve to the left having a radius of 51.00 feet, a central angle of 64°25'12", and a chord bearing and distance of North 33°59'23" East, 54.37 feet;

With said curve, an arc distance of 57.34 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 01°46'47" East, a distance of 114.84 feet to a 5/8-inch iron rod found with cap stamped "KHA" for the northeast corner of said Block 3J, Lot 1X, in the south line of said Campfire Trail at the beginning of a curve to the left having a radius of 627.00 feet, a central angle of 04°40'20", and a chord bearing and distance of North 82°03'07" East, 51.12 feet;

THENCE with the south line of said Campfire Trail the following bearings and distances:

With said curve, an arc distance of 51.13 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 79°42'57" East, a distance of 77.86 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 55°17'03" East, a distance of 14.14 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 10°17'03" East, a distance of 7.50 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 79°42'57" East, a distance of 60.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 10°17'03" West, a distance of 7.50 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 34°42'57" East, a distance of 14.14 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 79°42'57" East, a distance of 53.51 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner at the beginning of a curve to the right having a radius of 573.00 feet, a central

angle of 34°03'11", and a chord bearing and distance of South 83°15'27" East, 335.56 feet;

With said curve, an arc distance of 340.56 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

THENCE South 66°13'52" East, with the south lines of said Pecan Square 3A, and a called 4.0018-acre tract of land described as Tract 4, conveyed to MHI Partnership LTD, according to the document filed of record in Instrument No. 2021-160253, O.R.D.C.T., and a called 12.8051 acre tract of land described as Tract 3 of land conveyed to CND-Pecan Square II, LLC., according to the document filed of record in Instrument No. 2021-160252 O.R.D.C.T., a distance of 448.81 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

THENCE with the southwesterly line of said CND-Pecan Square II, LLC tract the following bearings and distances:

South 21°13'52" East, a distance of 14.14 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 23°46'08" West, a distance of 7.50 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 66°13'52" East, a distance of 54.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 23°46'08" East, a distance of 7.50 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 68°46'08" East, a distance of 14.14 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 66°13'52" East, a distance of 218.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 21°13'52" East, a distance of 14.14 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 23°46'08" West, a distance of 7.50 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 66°13'52" East, a distance of 54.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 23°46'08" East, a distance of 7.50 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 68°46'08" East, a distance of 14.14 feet to a 5/8-inch iron rod found with cap stamped "KHA" for the south corner of said 12.8051-acre tract;

South 66°13'52" East, a distance of 138.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

THENCE over and across said 114.000-acre tract the following bearings and distances:

South 23°46'08" West, a distance of 516.27 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner at the beginning of a curve to the left having a radius of 1000.00 feet, a central angle of 03°00'34", and a chord bearing and distance of South 22°15'51" West, 52.52 feet;

With said curve, an arc distance of 52.52 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 20°45'34" West, a distance of 135.53 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 24°14'26" West, a distance of 14.14 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 69°14'26" West, a distance of 36.63 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner at the beginning of a curve to the left having a radius of 173.00 feet, a central angle of 31°02'37", and a chord bearing and distance of North 84°45'44" West, 92.59 feet;

With said curve, an arc distance of 93.73 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 79°42'57" West, a distance of 333.65 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner at the beginning of a curve to the left having a radius of 175.10 feet, a central angle of 55°33'05", and a chord bearing and distance of South 52°22'19" West, 163.19 feet;

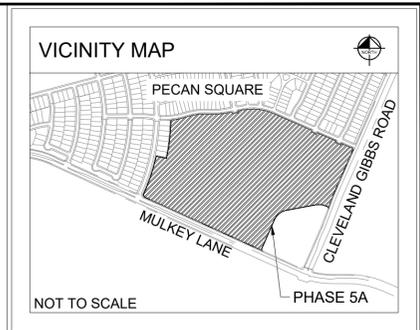
With said curve, an arc distance of 169.76 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 23°47'16" West, a distance of 355.93 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 20°54'21" East, a distance of 13.02 feet to the **POINT OF BEGINNING** containing 2,199,271 square feet or 50.488 acres of land.

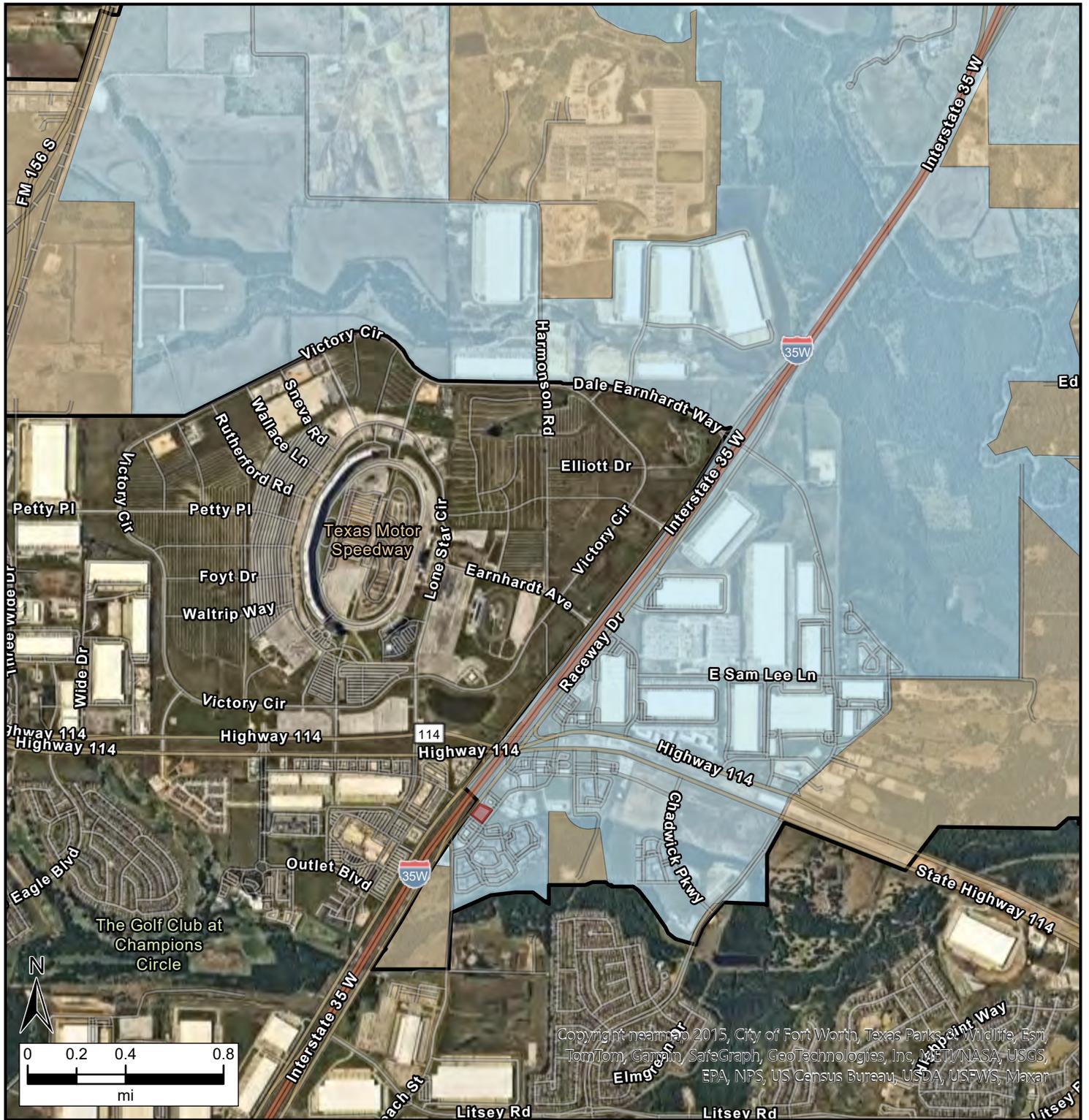
CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	2027.00'	431.69'	N18°17'58"E	430.88'	12°12'08"	216.67'
C2	777.00'	164.62'	N78°12'05"E	164.31'	12°08'19"	82.62'
C3	723.00'	273.84'	N82°58'57"E	272.20'	21°42'03"	138.58'
C4	627.00'	83.23'	S89°58'11"E	83.17'	7°36'19"	41.67'
C5	49.00'	55.09'	S33°59'23"W	52.24'	64°25'12"	30.87'
C6	51.00'	57.34'	N33°59'23"E	54.37'	64°25'12"	32.13'
C7	627.00'	51.13'	N82°03'07"E	51.12'	4°40'20"	25.58'
C8	573.00'	340.56'	S83°15'27"E	335.56'	34°03'11"	175.47'
C9	1000.00'	52.52'	S22°15'51"W	52.52'	3°00'34"	26.27'
C10	173.00'	93.73'	N84°45'44"W	92.59'	31°02'37"	48.05'
C11	175.10'	169.76'	S52°22'19"W	163.19'	55°33'05"	92.22'
C12	200.00'	195.29'	N51°44'33"E	187.63'	55°56'49"	106.22'
C13	300.00'	292.94'	N51°44'33"E	281.44'	55°56'49"	159.33'
C14	400.00'	390.58'	N51°44'33"E	375.25'	55°56'49"	212.45'
C15	546.00'	384.68'	N53°55'46"E	376.77'	40°22'01"	200.71'
C16	692.00'	675.71'	N51°44'33"E	649.18'	55°56'49"	367.53'
C17	300.00'	292.94'	N51°44'33"E	281.44'	55°56'49"	159.33'
C18	202.00'	71.51'	S20°25'33"E	71.14'	20°17'01"	36.13'
C19	200.00'	108.36'	N84°45'44"W	107.04'	31°02'37"	55.55'
C20	458.00'	272.36'	N6°45'07"E	268.36'	34°04'19"	140.34'
C21	300.00'	178.40'	N6°45'07"E	175.78'	34°04'19"	91.92'
C22	465.00'	276.52'	N6°45'07"E	272.46'	34°04'19"	142.48'
C23	264.00'	156.99'	N6°45'07"E	154.69'	34°04'19"	80.89'
C24	202.00'	197.18'	S51°45'07"W	189.44'	55°55'41"	107.24'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N20°35'57"W	27.07'
L2	N24°24'03"E	11.38'
L3	S66°11'59"W	11.39'
L4	S00°00'00"E	27.32'
L5	N66°11'59"E	31.36'
L6	S55°17'03"E	14.14'
L7	S10°17'03"E	7.50'
L8	N79°42'57"E	60.00'
L9	N10°17'03"W	7.50'
L10	N34°42'57"E	14.14'
L11	S21°13'52"E	14.14'
L12	S23°46'08"W	7.50'
L13	S66°13'52"E	54.00'
L14	N23°46'08"E	7.50'
L15	N68°46'08"E	14.14'
L16	S21°13'52"E	14.14'
L17	S23°46'08"W	7.50'
L18	S66°13'52"E	54.00'
L19	N23°46'08"E	7.50'
L20	N68°46'08"E	14.14'
L21	N24°14'26"W	21.21'
L22	N69°14'26"W	31.63'
L23	S21°12'44"E	21.44'



<p>PRELIMINARY PLAT FOR PECAN SQUARE PHASE 5A 218 RESIDENTIAL LOTS BEING 50.488 ACRES OUT OF THE F.W. THORNTON SURVEY, ABSTRACT NO. 1244 AND THE A. McDONALD SURVEY, ABSTRACT NO. 785 IN THE NORTHLAKE, DENTON COUNTY, TEXAS</p>						
<p>OWNER/DEVELOPER: HP GIBBS, LP/Pecan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (214) 303-5535 Contact: Angie Mastrocotta</p>	<p>ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 335-3580 Contact: ANDREA SAAVEDRA, P.E.</p>					
DESIGNED SPF	DRAWN JC	CHECKED AS	SCALE AS SHOWN	DATE SEPT 2024	KH PROJECT NO. 063230954	PP-5

Northlake



Copyright nearmap 2015, City of Fort Worth, Texas Parks and Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar

Legend

 Northlake Boundary

Town of Northlake Incorporated Area and ETJ

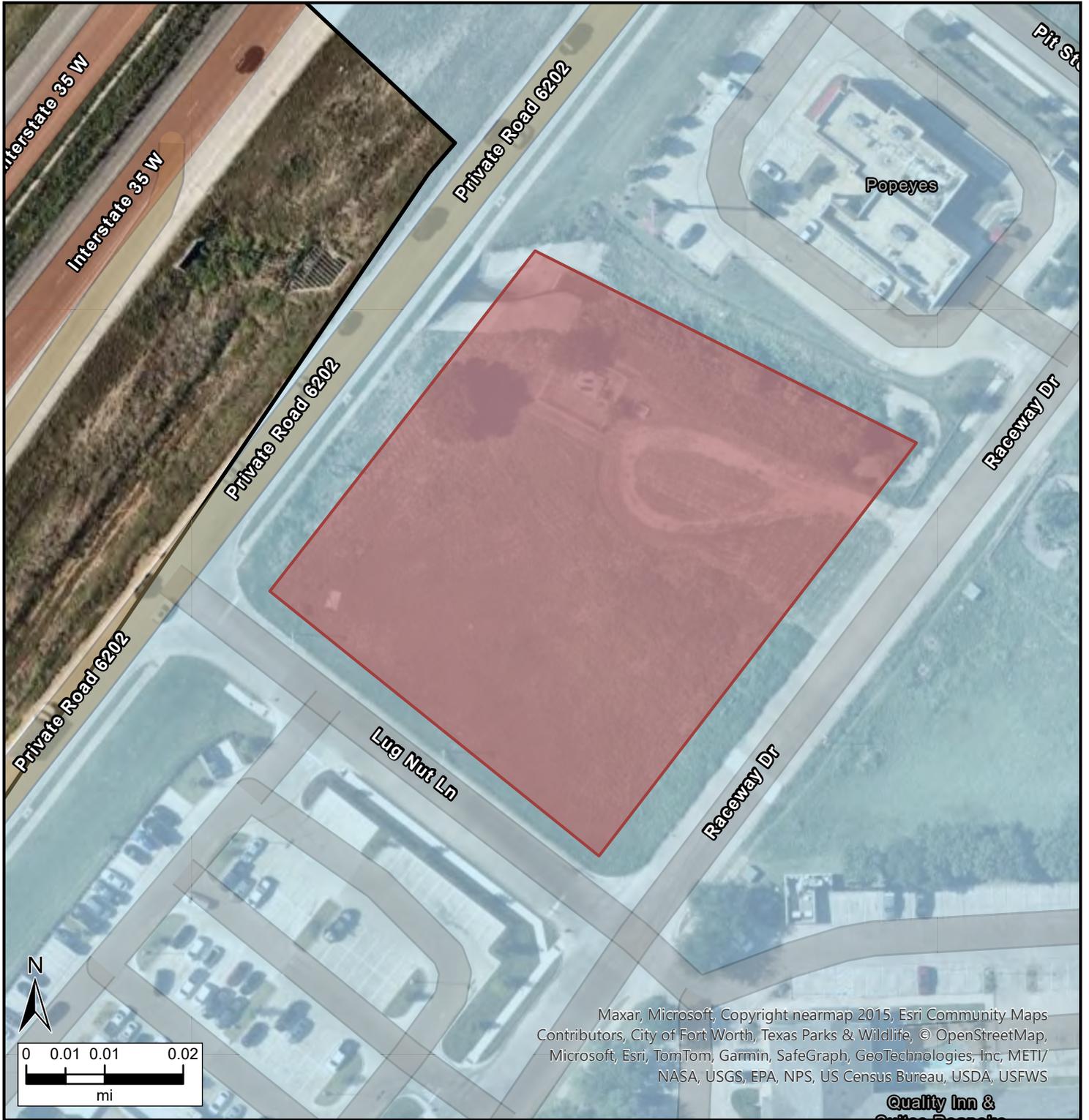
 Incorporated Area

 Extraterritorial Jurisdiction

 Limited Purposes Annexation



Northlake



Legend

 Northlake Boundary

Town of Northlake Incorporated Area and ETJ

 Incorporated Area

 Extraterritorial Jurisdiction

 Limited Purposes Annexation

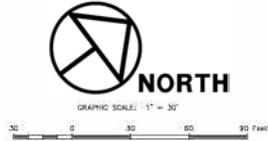




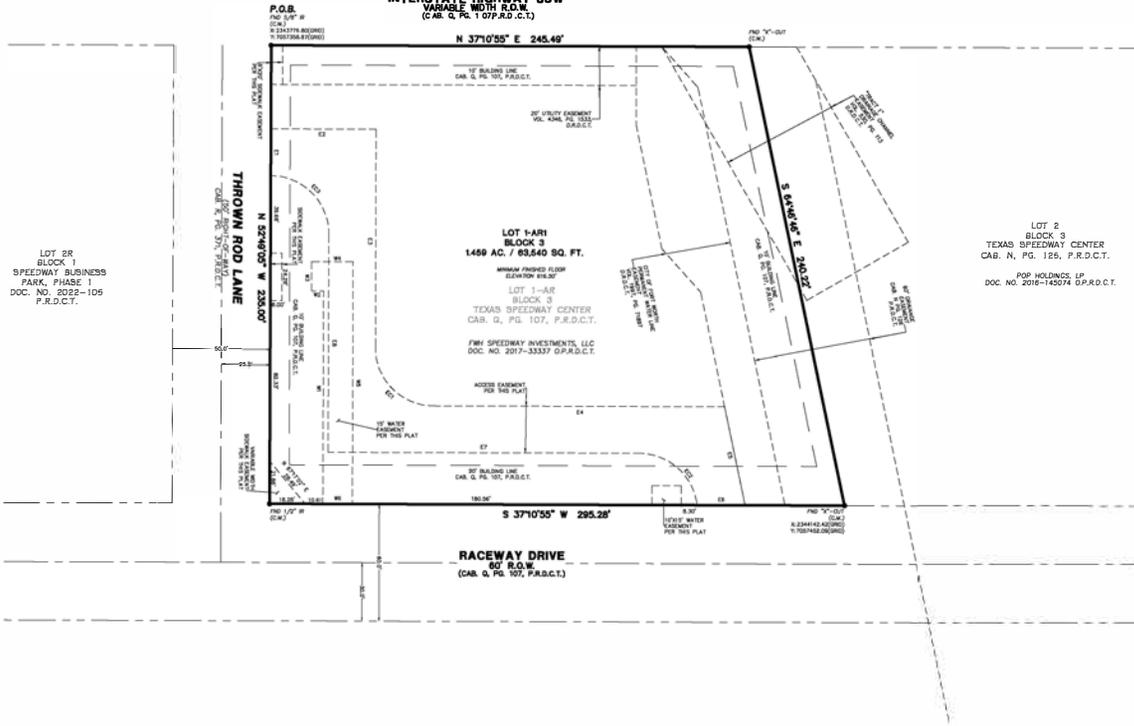
ACCESS EASEMENT			
LINE	BEARING	DISTANCE	
12	N 52°49'00" W	24.00'	
13	N 37°10'55" E	54.00'	
14	S 24°48'00" E	111.56'	
15	N 37°10'55" E	149.47'	
16	S 24°48'00" E	111.56'	
17	N 37°10'55" E	24.53'	
18	S 24°48'00" E	111.56'	
19	N 52°49'00" W	111.56'	

ACCESS EASEMENT			
SOURCE	RADIUS	DELTA	CHORD
EC1	30.00'	90.0000°	47.12'
EC2	30.00'	90.0000°	47.12'
EC3	30.00'	90.0000°	47.12'

WATER EASEMENT			
LINE	BEARING	DISTANCE	
W1	N 52°49'00" W	109.18'	
W2	S 37°10'55" E	6.14'	
W3	N 52°49'00" W	15.00'	
W4	N 37°10'55" E	21.14'	
W5	S 52°49'00" E	124.18'	
W6	S 37°10'55" W	15.00'	



**INTERSTATE HIGHWAY 35W
VARIABLE WIDTH R.O.W.**



STATE OF TEXAS §
 COUNTY OF DENTON §

WHEREAS FIM SPEEDWAY INVESTMENTS, LLC IS THE OWNER OF A 1.459 ACRE TRACT OF LAND SITUATED IN THE G.W. SHAMBLIN SURVEY, ABSTRACT NUMBER (NO. 1191) IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS, BEING ALL OF LOT 1-A1, BLOCK 3, TEXAS SPEEDWAY CENTER, AN ADDITION TO THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET Q, PAGE 107 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS (P.R.D.C.T.); AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED TO FIM SPEEDWAY INVESTMENTS, LLC IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2017-33377, OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS (P.R.D.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, (4202) NORTH AMERICAN DATUM 83 (NAD83) (NAD83/03) FOOT) WITH A COMBINED SCALE FACTOR OF 1,00015063:

BEGINNING AT A FOUND 3/8-INCH IRON FOR THE WEST CORNER OF SAID LOT 1-A1-AR, SAID POINT LYING AT THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35W (VARIABLE WIDTH RIGHT-OF-WAY) AND THE NORTHEAST RIGHT-OF-WAY LINE OF THROW ROD LANE (20' RIGHT-OF-WAY);

THENCE NORTH 37 DEGREES 10 MINUTES 55 SECONDS EAST, WITH THE NORTHEAST LINE OF SAID LOT 1-A1-AR AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35W, A DISTANCE OF 245.48 FEET TO A FOUND 3/8-INCH IRON FOR THE NORTH CORNER OF SAID LOT 1-A1-AR AND THE WEST CORNER OF LOT 2, BLOCK 3, SPEEDWAY CENTER, AN ADDITION TO THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET N A.P. 126 (P.R. D.C.T.);

THENCE SOUTH 37 DEGREES 10 MINUTES 48 SECONDS EAST, DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35W WITH THE NORTHEAST LINE OF SAID LOT 1-A1-AR AND THE SOUTHWEST LINE OF SAID LOT 2.A, A DISTANCE OF 242.2 FEET TO A FOUND 3/8 INCH IRON FOR THE EAST CORNER OF SAID LOT 1-A1-AR AND THE SOUTH CORNER OF SAID LOT 2.A, SAID POINT LYING ON THE NORTHEAST RIGHT-OF-WAY LINE OF RACEWAY DRIVE (6' RIGHT-OF-WAY);

THENCE SOUTH 37 DEGREES 10 MINUTES 55 SECONDS WEST, WITH THE SOUTHWEST LINE OF SAID LOT 1-A1-AR AND THE NORTHEAST RIGHT-OF-WAY LINE OF SAID RACEWAY DRIVE, A DISTANCE OF 295.38 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE SOUTH CORNER OF SAID LOT 1-A1-AR, SAID POINT LYING AT THE INTERSECTION OF THE NORTHEAST RIGHT-OF-WAY LINE OF SAID RACEWAY DRIVE AND THE NORTHEAST RIGHT-OF-WAY LINE OF SAID THROW ROD LANE;

THENCE NORTH 53 DEGREES 48 MINUTES 05 SECONDS WEST, WITH THE SOUTHWEST LINE OF SAID LOT 1-A1-AR AND THE NORTHEAST RIGHT-OF-WAY LINE OF SAID THROW ROD LANE, A DISTANCE OF 235.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.459 ACRES OR 63,540 SQUARE FEET OF LAND.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT FIM SPEEDWAY INVESTMENTS, LLC DOES HEREBY ADOPT THIS PLAT OF LOTS 1-A1-AR, TEXAS SPEEDWAY CENTER AN ADDITION TO THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS _____ DAY OF _____, 20____.

BY: FIM SPEEDWAY INVESTMENTS, LLC _____

AUTHORIZED SIGNATORY _____

PRINTED NAME/TITLE _____

DATE _____

STATE OF _____ §
 COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF _____ ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

STATE OF TEXAS §
 COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS: THIS IS TO CERTIFY THAT I, ROBERT KNESS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATED THE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

ROBERT KNESS, R.P.L.S.
 NO. 6486

STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ROBERT KNESS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

- SUBDIVISION NOTES:**
- BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983 (NAD 83) (U.S. FOOT) WITH A COMBINED SCALE FACTOR OF 1,00015063.
 - SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 481204966, COMMUNITY-PLANE NO. EFFECT DATE: APRIL 18, 2011. PART OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" UNSHADED, ON SAID MAP. THE LOCATION OF THE SAID FLOOD ZONE IS BASED ON SAID MAP, IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND.
 - NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
 - THE PURPOSE OF THIS REPLAT IS TO ADD EASEMENTS.
 - A "PRELIMINARY DRAINAGE STUDY" MEETING REQUIREMENTS OF THE ENGINEERING DESIGN MANUAL SHALL BE SUBMITTED TO THE TOWN MANAGER OR HIS/HER DESIGNEE, CONCURRENT WITH THE SUBMITTAL OF ANY PRELIMINARY PLAT TO THE TOWN. THIS INFORMATION SHOULD INCLUDE, BUT NOT BE LIMITED TO, THE QUANTITY OF WATER, ALL PORTS OF DISCHARGE, AND THE VELOCITY AT EACH POINT OF DISCHARGE.
 - ON-SITE STORM DRAIN IS PRIVATELY MAINTAINED.

- LEGEND OF ABBREVIATIONS**
- G.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
 - ROW. RIGHT OF WAY
 - IR. IRON ROD
 - C.W. CONTROLLING MONUMENT
 - F.M. FOUND

CERTIFICATE OF APPROVAL

APPROVAL BY THE TOWN OF NORTHLAKE _____

DATE _____

TOWN MANAGER, TOWN OF NORTHLAKE _____

TOWN SECRETARY, TOWN OF NORTHLAKE _____

REPLAT
TEXAS SPEEDWAY CENTER
 LOT 1-A1, BLOCK 3
 BEING 1.459 ACRES
 SITUATED IN THE G.W. SHAMBLIN SURVEY, ABSTRACT NO. 1191
 ADDITION TO THE
 THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

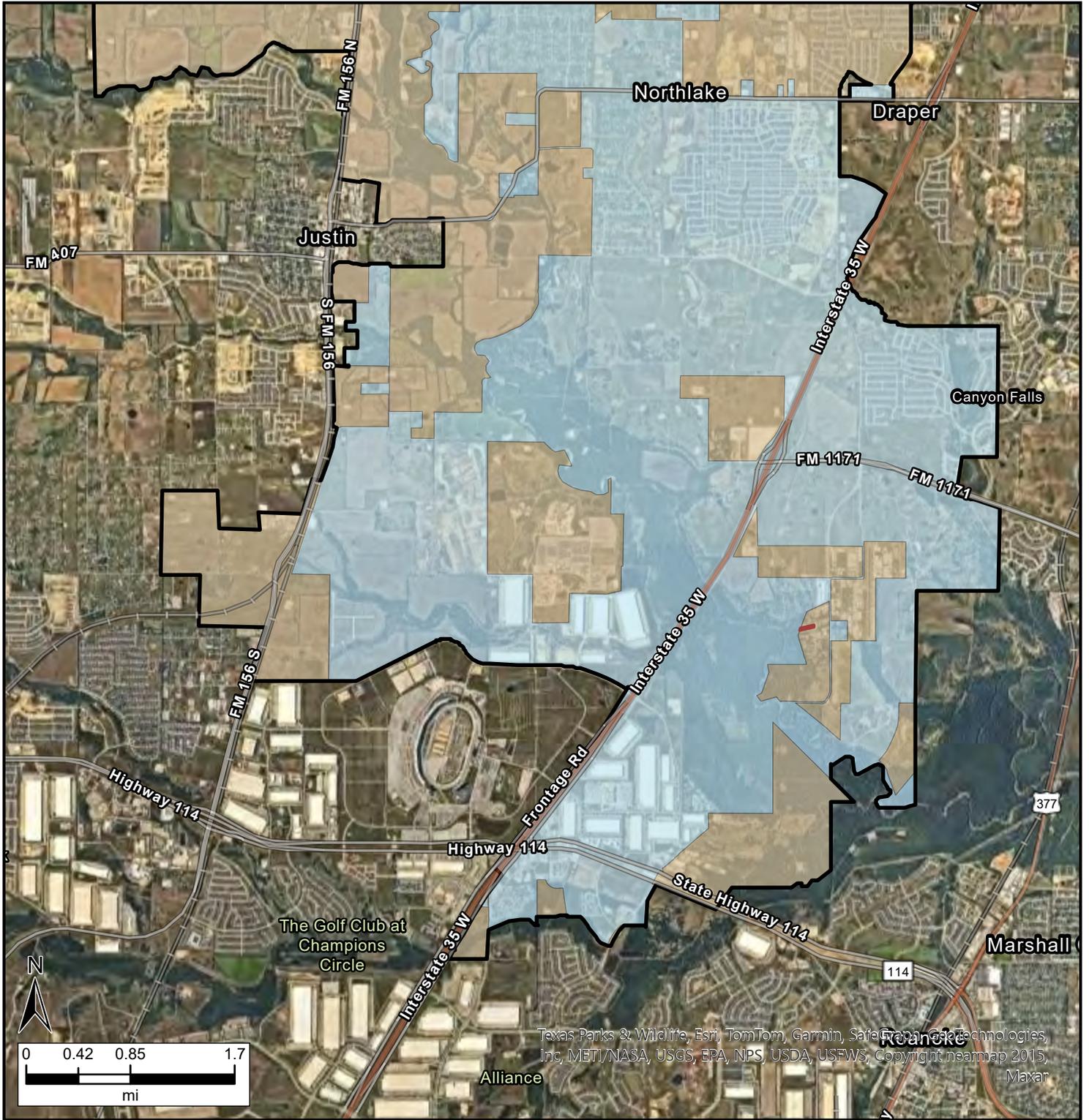


1555 LAKEMAY DRIVE SUITE 201 | FURNACE, TX 75844
 FIM REGISTRATION NO. 10143311 | WINDROSE@WINDROSESV.COM
 DRAWN BY: LS | DATE: 09/01/2024 | CHECKED BY: BK | JOB NO.: 059147
 POC: STEPHEN SALCEDO | PHONE: 972-370-9071 | EMAIL: stephen.salcedo@windrosecsv.com

OWNER/DEVELOPER: INVESTMENTS, LLC
 5851 WOODLAND DRIVE DALLAS, TX 75225

ENGINEER: TARRANT ENGINEERING LLC
 1792 W. McDERMOTT DRIVE ALLEN, TX 75013

Northlake



Texas Parks & Wildlife, Esri, TomTom, Garmin, SafePoint, Google Technologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS, Copyright nearmap 2015, Maxar

Legend

 Northlake Boundary

Town of Northlake Incorporated Area and ETJ

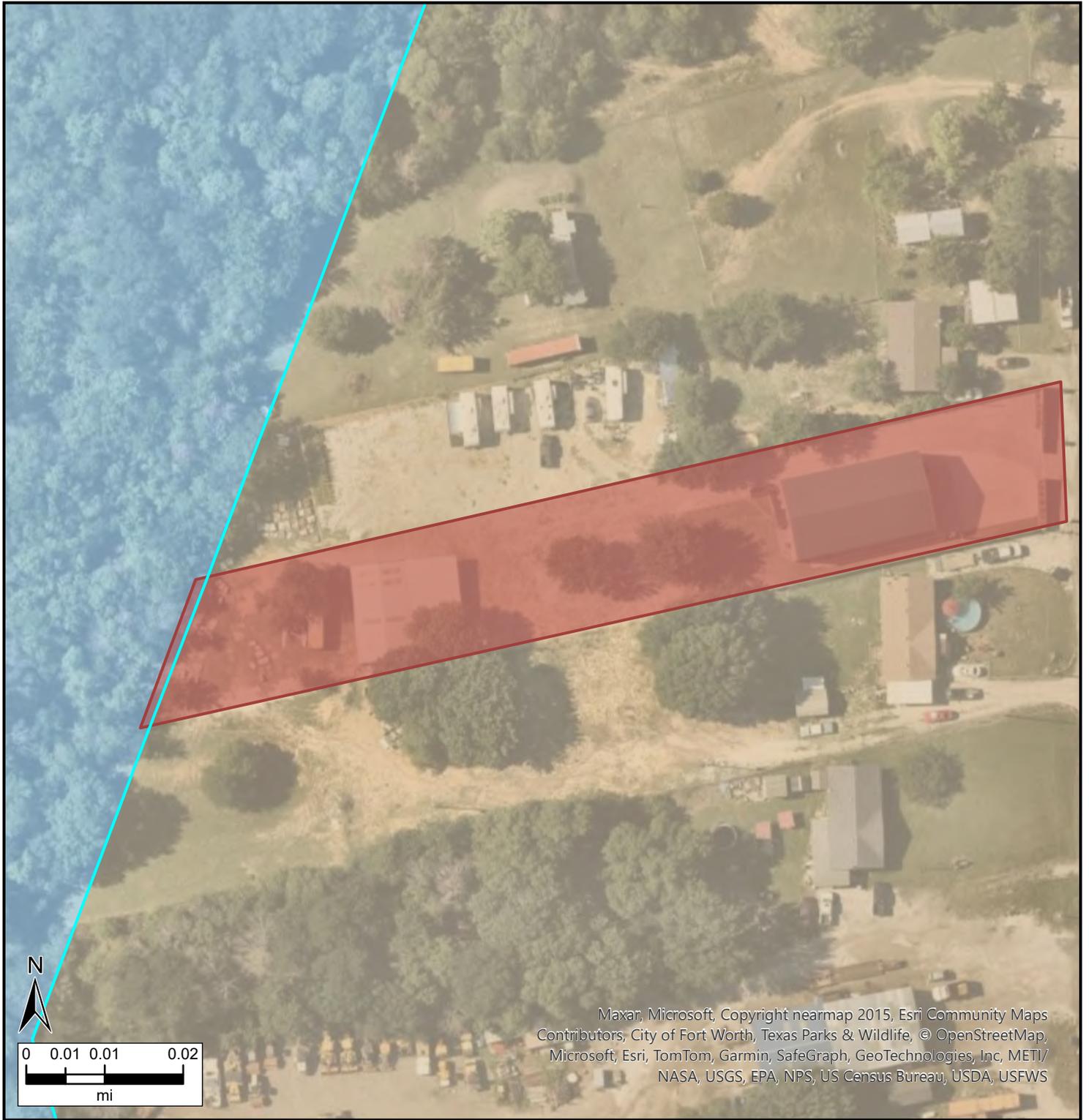
 Incorporated Area

 Extraterritorial Jurisdiction

 Limited Purposes Annexation



Northlake



Maxar, Microsoft, Copyright nearmap 2015, Esri Community Maps Contributors, City of Fort Worth, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Legend

 Northlake Boundary

Town of Northlake Incorporated Area and ETJ

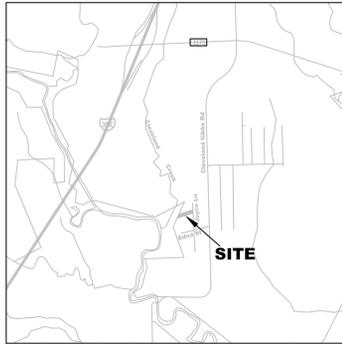
 Incorporated Area

 Extraterritorial Jurisdiction

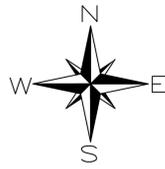
 Limited Purposes Annexation



Date: 10/7/2024



VICINITY MAP
NOT TO SCALE



TEXAS STATE PLANE COORDINATES
NORTH CENTRAL ZONE NAD 83

(A) N 7,066,525.0
E 2,354,519.7
ELEV. - 583.6

(B) N 7,066,613.2
E 2,354,550.8
ELEV. - 584.9

COORDINATES FOR MAPPING PURPOSES

LEGEND	
D.R.D.C.T.	- DEED RECORDS DENTON COUNTY TEXAS
R.P.R.D.C.T.	- REAL PROPERTY RECORDS DENTON COUNTY TEXAS
P.R.D.C.T.	- PLAT RECORDS DENTON COUNTY TEXAS
O.P.R.D.C.T.	- OFFICIAL PUBLIC RECORDS DENTON COUNTY TEXAS
C.C. DOCH	- COUNTY CLERK DOCUMENT NUMBER
CM	- CONTROL MONUMENT
TX DOT	- TEXAS DEPARTMENT OF TRANSPORTATION

GENERAL NOTES:

1. THE PURPOSE OF THIS MINOR PLAT IS TO PLAT 0.996 ACRES INTO 1 LOT.
2. 1/2 INCH IRON RODS SET AT LOT CORNERS WITH YELLOW PLASTIC CAP STAMPED WITH METROPLEX 10023300.
3. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOODPLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48121C0515 G, DATED APRIL 18, 2011. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.
4. BEARINGS ARE BASED ON GPS OBSERVATIONS USING TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 NORTH CENTRAL TEXAS ZONE.
5. THE SUBJECT TRACT IS LOCATED WITHIN THE TOWN OF NORTHLAKE'S EXTRATERRITORIAL JURISDICTION.
6. WATER SERVICE TO BE PROVIDED BY SOUTHWEST WATER COMPANY.
7. SANITARY SEWER SERVICE TO BE ON-SITE SEWAGE FACILITIES TO BE APPROVED BY THE DENTON COUNTY HEALTH DEPARTMENT.
8. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY NOT SHOWN HEREON.

STATE OF TEXAS XX
COUNTY OF DENTON XX

WHEREAS I, ANDRES VENEGAS, AM THE OWNER OF A 0.996 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE A. GAWLTNEY SURVEY, ABSTRACT NUMBER 501, TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS, BEING ALL OF A CALLED 0.99 ACRE TRACT DESCRIBED IN A DEED TO ANDRES VENEGAS, RECORDED UNDER COUNTY CLERK DOCUMENT NUMBER 2011-67711, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON PIN AT THE SOUTHWEST CORNER OF SAID 0.99 ACRE TRACT, BEING THE NORTHWEST CORNER OF A CALLED 1.40 ACRE TRACT DESCRIBED IN A DEED TO ANDRES VENEGAS RECORDED UNDER COUNTY CLERK DOCUMENT NUMBER 2017-115207, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 19 DEGREES 23 MINUTES 37 SECONDS EAST, WITH THE WEST LINE OF SAID 0.99 ACRE TRACT, A DISTANCE OF 93.49 FEET TO A FOUND 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF SAID 0.99 ACRE TRACT, BEING THE SOUTHWEST CORNER OF A CALLED 0.822 ACRE TRACT DESCRIBED IN A DEED TO ANDRES VENEGAS RECORDED UNDER COUNTY CLERK DOCUMENT NUMBER 2016-112635, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 76 DEGREES 55 MINUTES 34 SECONDS EAST, WITH THE NORTH LINE OF SAID 0.99 ACRE TRACT AND THE SOUTH LINE OF SAID 0.822 ACRE TRACT, A DISTANCE OF 535.51 FEET, TO A SET PK NAIL, IN JOYCE LANE, AT THE NORTHEAST CORNER OF SAID 0.99 ACRE TRACT BEING THE SOUTHEAST CORNER OF SAID 0.822 ACRE TRACT;

THENCE SOUTH 01 DEGREES 57 MINUTES 30 SECONDS EAST, WITH THE EAST LINE OF SAID 0.99 ACRE TRACT, IN JOYCE LANE, A DISTANCE OF 79.59 FEET, TO A SET PK NAIL, IN JOYCE LANE, AT THE SOUTHEAST CORNER OF SAID 0.99 ACRE TRACT BEING THE NORTHEAST CORNER OF SAID 1.40 ACRE TRACT;

THENCE SOUTH 76 DEGREES 50 MINUTES 53 SECONDS WEST, WITH THE SOUTH LINE OF SAID 0.99 ACRE TRACT AND THE NORTH LINE OF SAID 1.40 ACRE TRACT, A DISTANCE OF 570.36 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 0.996 ACRES OF LAND.

NOW THEREFORE KNOW THESE MEN BY THESE PRESENTS:

THAT I, ANDRES VENEGAS, DO HEREBY ADOPT THIS MINOR PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK A, VENEGAS ADDITION, AN ADDITION TO THE TOWN OF NORTHLAKE, COUNTY OF DENTON, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

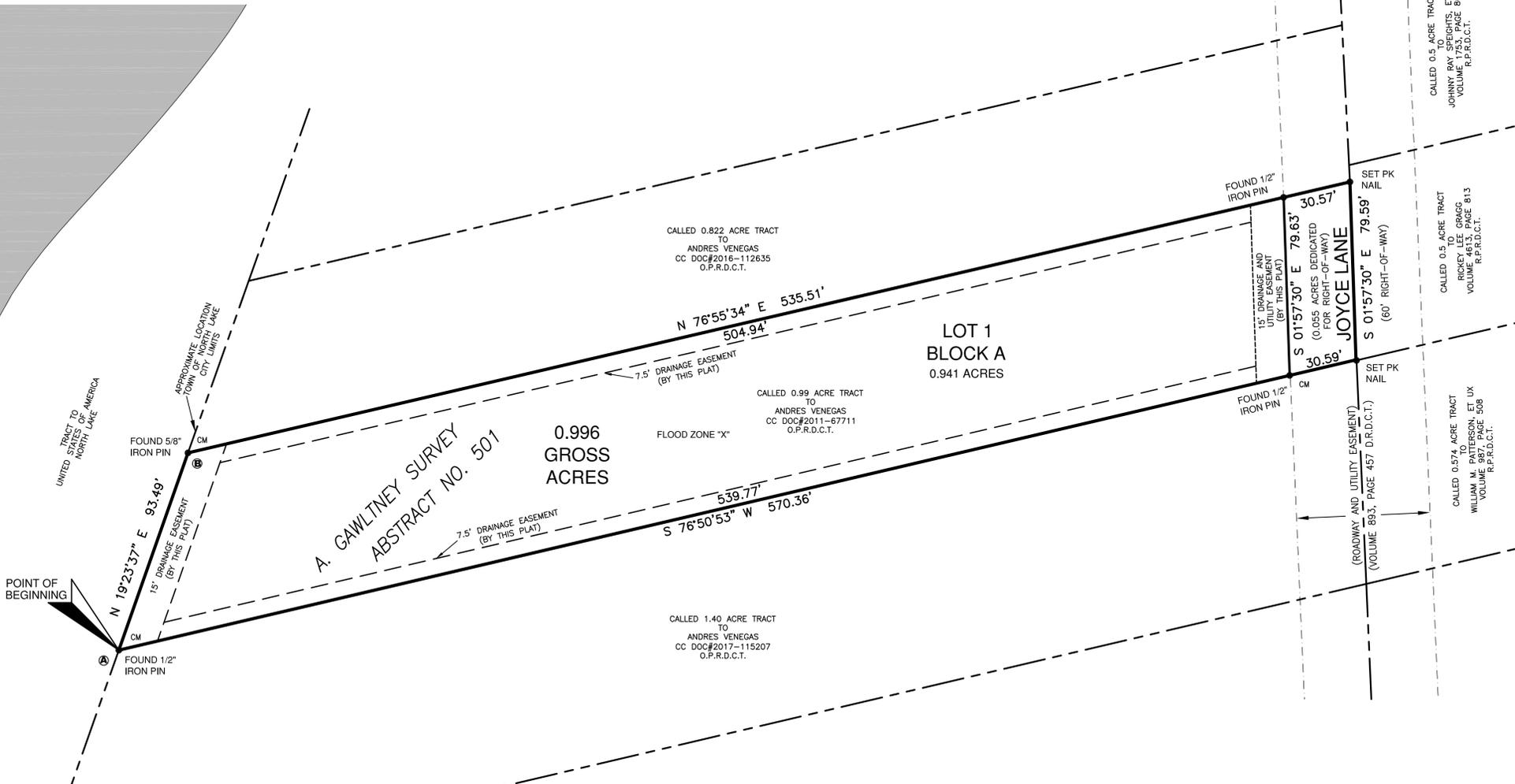
ANDRES VENEGAS _____ DATE _____

STATE OF TEXAS XX
COUNTY OF DENTON XX

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED, ANDRES VENEGAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY STATED THEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY _____, 2024.

NOTARY PUBLIC, STATE OF TEXAS



APPROXIMATE LOCATION OF FLOOD ZONE "AE" FIRM 48121C0515G DATED APRIL 18, 2011

FLOOD ZONE "AE"

SURVEYORS CERTIFICATE

I, BRAD G. SHELTON, CERTIFY THAT A SURVEY WAS MADE ON THE GROUND UNDER MY PERSONAL SUPERVISION OF THE PROPERTY DESCRIBED HEREON AND THAT THE IRON RODS WERE PLACED IN ACCORDANCE WITH THE SUBDIVISION RULES AND REGULATIONS OF THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS. PRELIMINARY FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
BRAD G. SHELTON R.P.L.S. NO. 5452

CERTIFICATE OF APPROVAL
APPROVED THIS ____ DAY OF _____, A.D. 2024, BY THE TOWN OF NORTHLAKE, TEXAS.

TOWN MANAGER, TOWN OF NORTHLAKE, TEXAS

ATTEST THIS ____ DAY OF _____, A.D. 2024.

TOWN SECRETARY
TOWN OF NORTHLAKE, TEXAS

MINOR PLAT
OF
LOT 1, BLOCK A
VENEGAS ADDITION
BEING 0.996 ACRES
IN THE A. GAWLTNEY SURVEY,
ABSTRACT NUMBER 501
TOWN OF NORTHLAKE
EXTRATERRITORIAL JURISDICTION,
DENTON COUNTY, TEXAS

FIRM NO. 10023300

CALL AT LEAST 48 HOURS BEFORE DIGGING
(800) 545-6005 OR 811 Know what's below. Call before you dig.
A FEDERAL LAW NOW IN EFFECT ALSO STATES THAT ANY PERSON WHO ENGAGES IN EXCAVATION ACTIVITIES WITHOUT FIRST USING AN AVAILABLE ONE-CALL NOTIFICATION SYSTEM TO DETERMINE LOCATIONS OF UNDERGROUND FACILITIES; OR WITHOUT HEEDING LOCATION INFORMATION OR MARKINGS AND SUBSEQUENTLY DAMAGES A PIPELINE FACILITY SHALL BE SUBJECT TO A FINE, IMPRISONMENT, OR BOTH. THE LAW ALSO STATES THAT OSHA MAY BE NOTIFIED OF ANY ACCIDENT CAUSED BY AN EXCAVATOR.



DATE	REVISIONS
09/10/24	ADDRESSED CITY COMMENTS

DWN.	BGS	SCALE	1"=30'
BY:	DMS	DATE	08/08/24

Metroplex
Surveying, Inc.
940-387-0506 223 W. HICKORY, DENTON, TEXAS 76201 info@metroplexsurveying.com

OWNER:
ANDRES VENEGAS
177 LAKEVIEW DR.
ROANOKO TX 76262

SURVEYOR:
BRAD G. SHELTON
223 W. HICKORY ST.
DENTON, TX. 76201
PH:(940)387-0506

SHEET	1
OF	1
JOB No.	38361

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION



DATE: October 15, 2024
REF. DOC.: Town of Northlake HomeRule Charter
SUBJECT: Consider approval of meeting minutes for September 17, 2024
**GOALS/
OBJECTIVES:** Invest in Infrastructure; 4.5 - Leverage technology and equipment to deliver services

BACKGROUND INFORMATION:

- Approval of Meeting Minutes:
 - September 17, 2024

P&Z ACTION:

Approve Minutes Draft as presented



**NORTHLAKE PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
TOWN HALL – COUNCIL CHAMBER
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226
SEPTEMBER 17, 2024**

After determining that a quorum was present, the Planning and Zoning Commission convened in a Regular Meeting on September 17, 2024, at 5:30 p.m., in the Town Hall - Council Chambers, 1500 Commons Circle, Suite 300, Northlake, Texas, where the following was discussed and/or considered:

1. CALL TO ORDER

Chairperson Pezzuto called the meeting to order at 5:30 p.m., roll call was noted as follows:

Joshua Pezzuto	Jana Hall
Chris Amarante	Danny Simpson
Linda King	Saketh Parsa
Robert Keeker	

Staff Present:

Drew Corn, Town Manager	Nathan Reddin, Development Services Director
Zolaina Parker, Town Secretary	Lora Hutchings, Planning & Permitting Coordinator

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

A. Briefing - Approved Plats Report

The item was presented by Nathan Reddin, Development Service Director, and commentary followed.

There was no consensus as the item was for information purposes only.

3. PUBLIC INPUT

None

4. ACTION ITEMS

**A. Consider approval of meeting minutes for August 20, 2024
APPROVED**

The item was presented, and commentary followed.

Commissioner Amarante moved to approve the item as presented. Motion seconded by Commissioner Keeker. Motion passed.

AYES (7): Pezzuto, King, Amarante, Simpson, Parsa, Keeker
NAYS (0): None

- B. Consider approval of a Site Plan of Northwest Middle School No.8, a proposed 228,513 square-foot school building and related facilities on a 148.45-acre tract of land in the F. Thornton Survey, Abstract No. 1244, and the J. Cleveland Survey, Abstract No. 1461, to be platted as Lot 1, Block A, NISD Middle School No. 8, and generally located on the south side of Mulkey Lane at Pecan Parkway - Case # 24-SP00002

APPROVED

The item was presented, and discussion followed.

Commissioner Hall moved to approve the item as presented. Motion seconded by Commissioner Keeker. Motion passed.

AYES (7): Pezzuto, King, Amarante, Simpson, Parsa, Keeker
NAYS (0): None

- C. Consider a recommendation on proposed amendment to the Pecan Square Mixed-Use Planned Development (MPD) Ordinance No. 17-0413E, as amended, and applicable to approximately 11.54 acres of land generally located south of FM 407 and west of the intersection with Faught Road - Case # 24-PDA00001

- i. Public Hearing
- ii. Consider Recommendation

APPROVED RECOMMENDATION

The item was presented and discussion followed.

Chairperson Pezzuto recessed the meeting and opened the Public Hearing at 5:51 p.m., and with no speakers coming forward the Public Hearing was closed, and the meeting reconvened at 5:51 p.m.

Commissioner Keeker moved to approve the item as presented. Motion seconded by Chairperson Pezzuto. Motion passed.

AYES (7): Pezzuto, King, Amarante, Simpson, Parsa, Keeker
NAYS (0): None

5. EXECUTIVE SESSION

Section 551.071 - Consultation with Attorney

- A. Consider a recommendation on proposed amendment to the Pecan square mixed-use planned development (MPD) Ordinance No. 17-0413E, as amended, and applicable to approximately 11.54 acres of land generally located south of FM 407 and west of the intersection with Faight Road - Case # 24-PDA00001

The Planning and Zoning Commission did not convene in Executive Session.

6. ADJOURN

With no further business, Chairperson Pezzuto adjourned the meeting at 5:55 p.m.

Joshua Pezzuto, Chairperson

Attest:

Zolaina R. Parker, Town Secretary

MINUTES APPROVED ON: _____

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION



DATE: October 15, 2024

REF. DOC.: Unified Development Code (UDC); The Pathway to 2040 Northlake Comprehensive Plan Update; Development Agreement (DA) with Alliance Industrial Partners, LLC

SUBJECT: Consider a recommendation to establish zoning of I – PD Industrial Planned Development on approximately 57.325 acres of land to be annexed on the southeast corner of Harmonson Road and McPherson Drive in the Town’s exclusive extraterritorial jurisdiction (ETJ) - Case # 24-PDA00003

- i. Public Hearing
- ii. Consider Recommendation

GOALS/ OBJECTIVES: Plan Intentionally and Responsibly; 3.1 - Identify and plan for changes in codes and zoning that enhance desired development

BACKGROUND INFORMATION:

Site:

- Approximately 57.325 acres
- Located on the southeast corner of Harmonson Road and McPherson Drive

Owner:

- Alliance Industrial Partners, LLC

Current Zoning:

- No zoning - Extraterritorial Jurisdiction (ETJ)
- Scheduled to be annexed on November 14, 2024

Proposed Zoning:

- Industrial Planned Development (I-PD)

Future Land Use:

- Industrial Innovation place type
 - Supports industrial uses that sustain community's tax base.
 - May include corporate headquarters and clean industrial uses, such as:
 - Research and development
 - Data centers
 - Showrooms
 - Shipment and warehousing
 - Heavy industrial uses should be limited

Summary:

- Purpose of rezoning is to establish zoning following annexation as outlined in Development Agreement (DA)
 - DA approved on April 11, 2024 which provided for:
 - Annexation of property which will be considered by Town Council on November 14, 2024
 - Development of property to I-Industrial zoning standards except

that minimum landscape buffer along Harmonson Road shall be 20 feet instead of 30 feet

- Proposed planned development (PD) zoning is based on I-Industrial zoning district with only one modification:
 - Minimum landscape buffer along Harmonson Road shall be 20 feet instead of 30 feet
- Previously approved site plan to serve as exhibit of PD

Staff Analysis:

- Request conforms with the future land use designation of the Northlake Comprehensive Plan
- Request conforms with entitlements granted through DA
- Proposed zoning is acceptable for consideration

Public hearing:

- Public hearing is required prior to acting on zoning change request
- Notice of public hearing provided per UDC
- As of October 11th no written comments have been received

Next Steps:

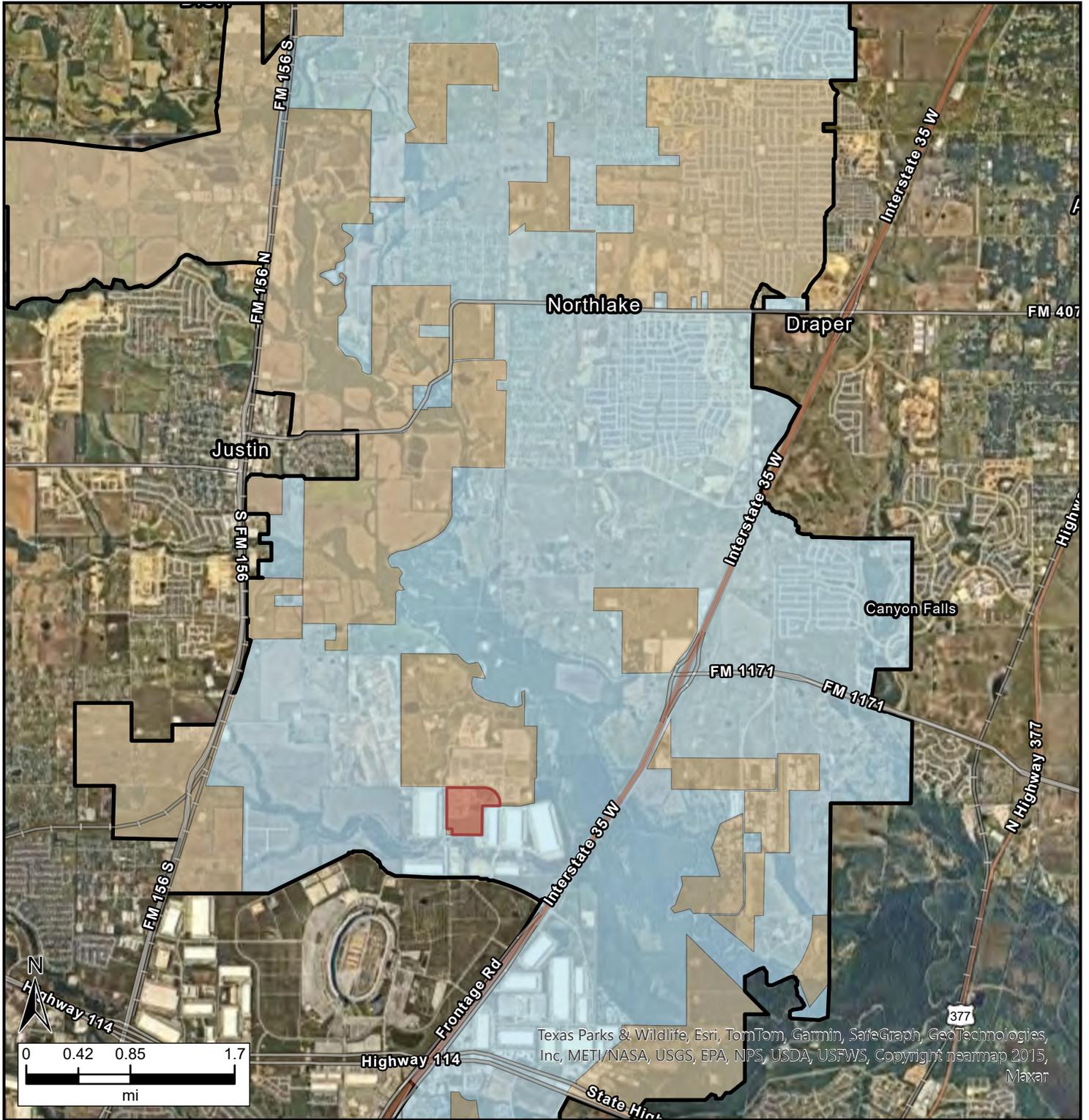
November 14th Town Council Meeting

- Following annexation approval at same meeting
 - Hold public hearing
 - Consider approval of zoning

P&Z ACTION:

- Hold public hearing
- Recommend approval or disapproval of proposed zoning

Northlake



Legend

 Northlake Boundary

Town of Northlake Incorporated Area and ETJ

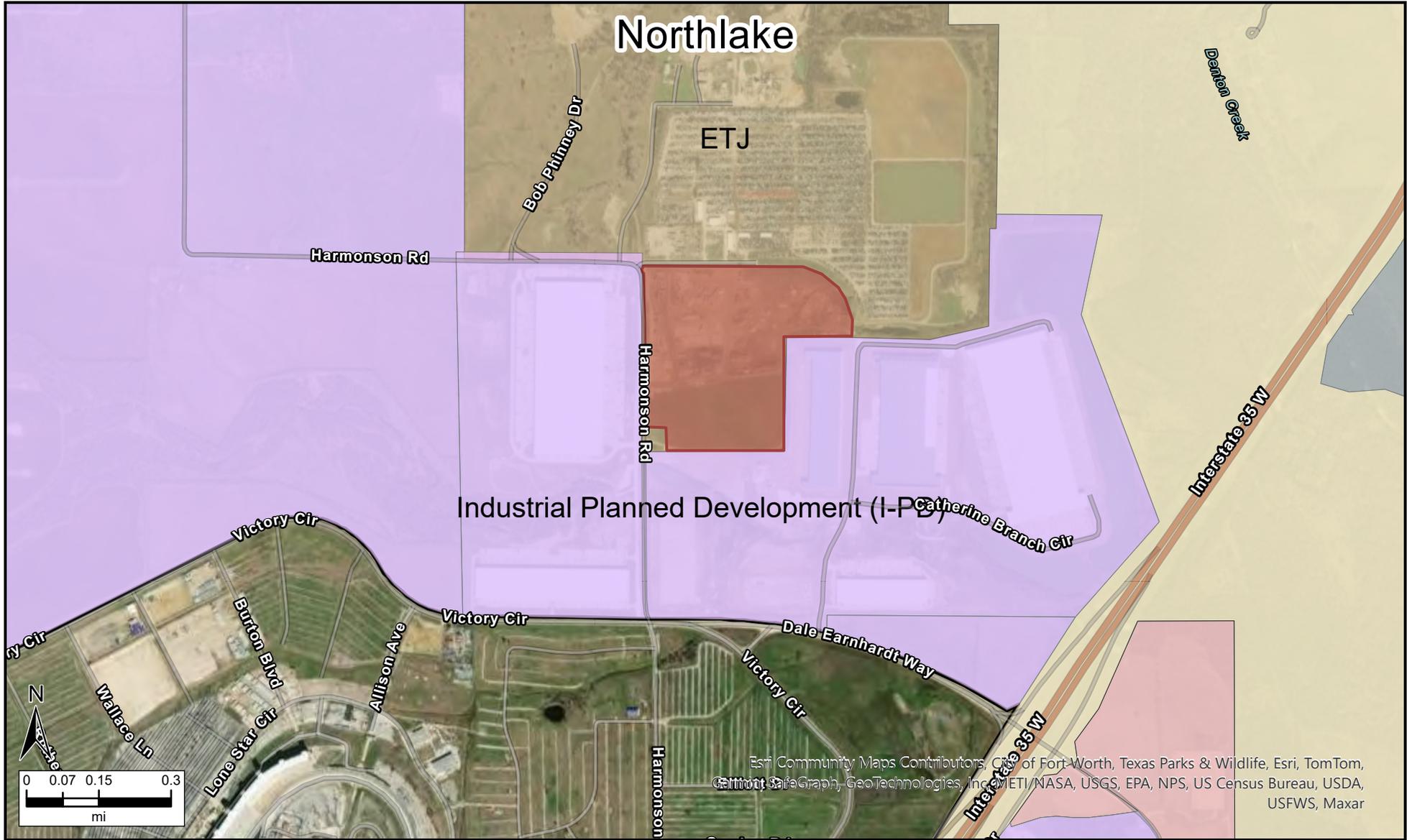
 Incorporated Area

 Extraterritorial Jurisdiction

 Limited Purposes Annexation



Northlake



Esri Community Maps Contributors, City of Fort Worth, Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar

- Legend**
- Town of Northlake Zoning**
- Commercial
 - Commercial/Planned Development
 - Neighborhood Commercial
 - Industrial
 - Industrial/Planned Development
 - Mixed-Use/Planned Development
 - HUD Code Manufactured Housing
 - Rural Residential min 5 ac
 - Rural Residential/Planned Development
 - Rural Estate min 1 ac
 - Rural Estate/Planned Development min 1 ac
 - Agricultural
 - Northlake Boundary
- Town of Northlake Incorporated Area and ETJ**
- Incorporated Area
 - Extraterritorial Jurisdiction
 - Limited Purposes Annexation



Date: 10/4/2024

NORTHLAKE EXTRATERRITORIAL JURISDICTION (ETJ)

NORTHLAKE EXTRATERRITORIAL JURISDICTION (ETJ)

HARMONSON ROAD

MCPHERSON DRIVE

PROPOSED MCPHERSON DRIVE EXTENSION (RURAL ROAD TYPE C2U-R)

R.O.W. DESIGNATION FOR 100' TOTAL WIDTH (BY PLAT) PROPERTY LINE, TYP. 20' FRONT YARD SETBACK

30' LANDSCAPE BUFFER

PROPOSED LOT LINE, TYP.

ZONED: I (INDUSTRIAL)

PROPERTY LINE, TYP. R.O.W. ABANDONMENT FOR 100' TOTAL WIDTH (BY PLAT) 20' FRONT YARD SETBACK AND LANDSCAPE BUFFER

ZONED: I (INDUSTRIAL)

ZONED: I (INDUSTRIAL)

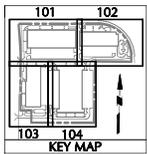
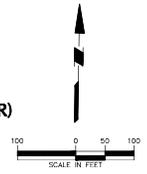
ZONED: I (INDUSTRIAL)

PROPOSED REAR LOAD WAREHOUSE BUILDING 1
256,425± SQ. FT.
199 CAR STALLS
58 TRUCK STALLS
PROPOSED ZONE: I (INDUSTRIAL)

PROPOSED REAR LOAD WAREHOUSE BUILDING 2
156,517± SQ. FT.
157 CAR STALLS
41 TRUCK STALLS
PROPOSED ZONE: I (INDUSTRIAL)

PROPOSED REAR LOAD WAREHOUSE BUILDING 3
172,704± SQ. FT.
224 CAR STALLS
PROPOSED ZONE: I (INDUSTRIAL)

PROPOSED CROSS DOCK WAREHOUSE BUILDING 4
320,625± SQ. FT.
206 CAR STALLS
98 TRUCK STALLS
PROPOSED ZONE: I (INDUSTRIAL)



TEMPORARY BENCHMARK #1 ELEVATION = 603.68'
BEING A "X"-OUT SET IN CONCRETE CURB, ON THE WEST RIGHT-OF-WAY LINE OF HARMONSON ROAD, NEAR THE SOUTHWEST CORNER OF THE SUBJECT TRACT, APPROXIMATELY 86 FEET NORTH FROM THE CENTER OF AN EXISTING STORM SEWER MANHOLE COVER LOCATED ON THE WEST RIGHT-OF-WAY OF HARMONSON ROAD AND APPROXIMATELY 2 FEET EAST FROM AN EXISTING FIRE HYDRANT.

TEMPORARY BENCHMARK #2 ELEVATION = 594.74'
BEING A "X"-OUT SET IN CONCRETE HEADWALL, ON THE NORTH RIGHT-OF-WAY LINE OF MCPHERSON DRIVE, APPROXIMATELY 398 FEET EAST FROM THE CENTER OF AN EXISTING SANITARY SEWER MANHOLE COVER LOCATED AT THE INTERSECTION OF MCPHERSON DRIVE AND HARMONSON ROAD AND APPROXIMATELY 1044 FEET NORTHEAST FROM AN EXISTING FIRE HYDRANT LOCATED AT THE INTERSECTION OF MCPHERSON DRIVE AND HARMONSON ROAD.

OVERALL SITE DATA TABLE	
PROPOSED ZONE	I (INDUSTRIAL)
PROPOSED USE	WAREHOUSE
TOTAL SITE ACREAGE	96.84 AC
TOTAL IMPERVIOUS AREA	2,026,120 SQ. FT. (46.51 AC)
TOTAL BUILDING AREA	906,271 SQ. FT.
BUILDING HEIGHT	REFER TO INDIVIDUAL BUILDING LABELS
REQUIRED OFFICE PARKING (15,480 SQ. FT.)	50,873 SQ. FT. (11 SPACES/2500 SQ. FT.) = 363 SPACES
REQUIRED WH PARKING (140,920 SQ. FT.)	817,852 SQ. FT. (13 SPACES/6,000 SQ. FT.) = 164 SPACES
TOTAL HANDICAP PARKING	29 SPACES
TOTAL CAR PARKING	793 SPACES (507 SPACES REQUIRED)
TOTAL TRAILER PARKING	205 SPACES

Date	Description	No.
07/26/2024	REVISIONS PER CITY COMMENTS	2
06/14/2024	REVISIONS PER CITY COMMENTS	1

Signature: **SONY DAVID**
PROFESSIONAL LICENSE No. 1424.56

LANGAN
Langan Engineering and Environmental Services, LLC
2988 Olympus Blvd, Suite 165
Dallas, TX 75219
T: 817.328.3200
TXPE Firm REG.#4-3769

Project: **IRONHEAD WAREHOUSE DEVELOPMENT**
TOWN OF NORTHLAKE
DENTON COUNTY TEXAS

Drawing Title: **OVERALL SITE PLAN**

Project No. **530073601**
Date: **07/26/2024**
Drawn By: **SB**
Checked By: **SD**
Drawing No. **CS100**

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION



DATE: October 15, 2024

REF. DOC.: Unified Development Code (UDC); The Pathway to 2040 Northlake Comprehensive Plan Update; Sandstrom Development Tx, LTD Development Agreement

SUBJECT: Consider a recommendation of a zoning change from AG - Agricultural District to RE-PD-Rural Estate Planned Development for approximately 34.084 acres of land located on the east side of Faught Road approximately 1,500 feet north of Carpenter Road - Case # 24-PDA00002

- i. Public Hearing
- ii. Consider Recommendation

GOALS/ OBJECTIVES: Plan Intentionally and Responsibly; 3.1 - Identify and plan for changes in codes and zoning that enhance desired development

BACKGROUND INFORMATION:

- Site:
- Approximately 34.084 acres o
 - Located on the east side of Faught Road approximately 1,500 feet north of Carpenter Road
- Owner/Applicant:
- Hawthorne Land and Cattle Ltd.
- Current Zoning:
- Agricultural District (AG) - serves as temporary holding zone for newly annexed property
- Proposed Zoning:
- Rural Estate Planned Development (RE-PD)
- Future Land Use:
- Rural Estate (RE)
 - Place type provides for low-density residential and limited agricultural land uses including:
 - ranchettes
 - large-lot single family subdivisions
 - conservation subdivisions.
- Summary:
- Purpose of rezoning is to establish zoning following annexation as outlined in Development Agreement (DA)
 - DA approved on January 15, 2021 which provided for:
 - Annexation of property which was completed on September 12, 2024
 - Development of property to RE zoning standards except for gross minimum lot size of 0.90 acre instead of 1 acre
 - Proposed planned development (PD) zoning is based on RE zoning district with only one modification:

- Minimum lot size of 0.90 acre
- Approved final plat with 26 residential lots shall serve as concept plan
-
-
- The PD also includes a concept plan for development of the site into 26 lots. This request conforms with the future land use designation of the Northlake Comprehensive Plan. The zoning change application is acceptable for consideration.

Staff Analysis:

- Request conforms with the future land use designation of the Northlake Comprehensive Plan
- Request conforms with entitlements granted through DA
- Zoning change application is acceptable for consideration

Public Hearing:

- Public hearing is required prior to acting on zoning change request
- Notice of public hearing provided per UDC
- As of October 11th no written comments have been received

Next Steps:

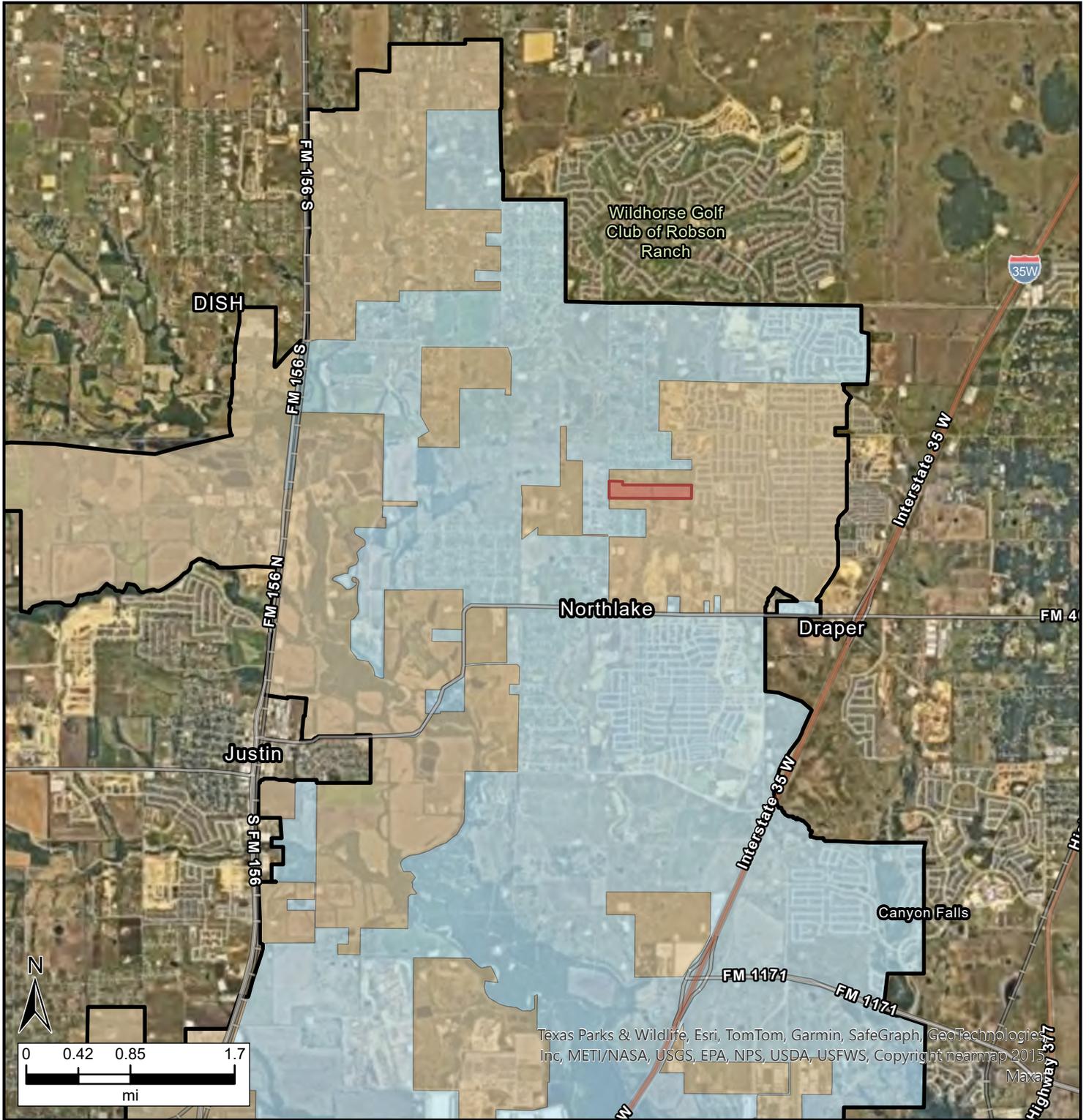
November 14th Town Council Meeting

- Hold public hearing
- Consider approval of zoning change request

P&Z ACTION:

- Hold public hearing
- Recommend approval, approval with conditions, or disapproval of zoning change request

Northlake



Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS, Copyright nearmap 2015, Maxar

Legend

 Northlake Boundary

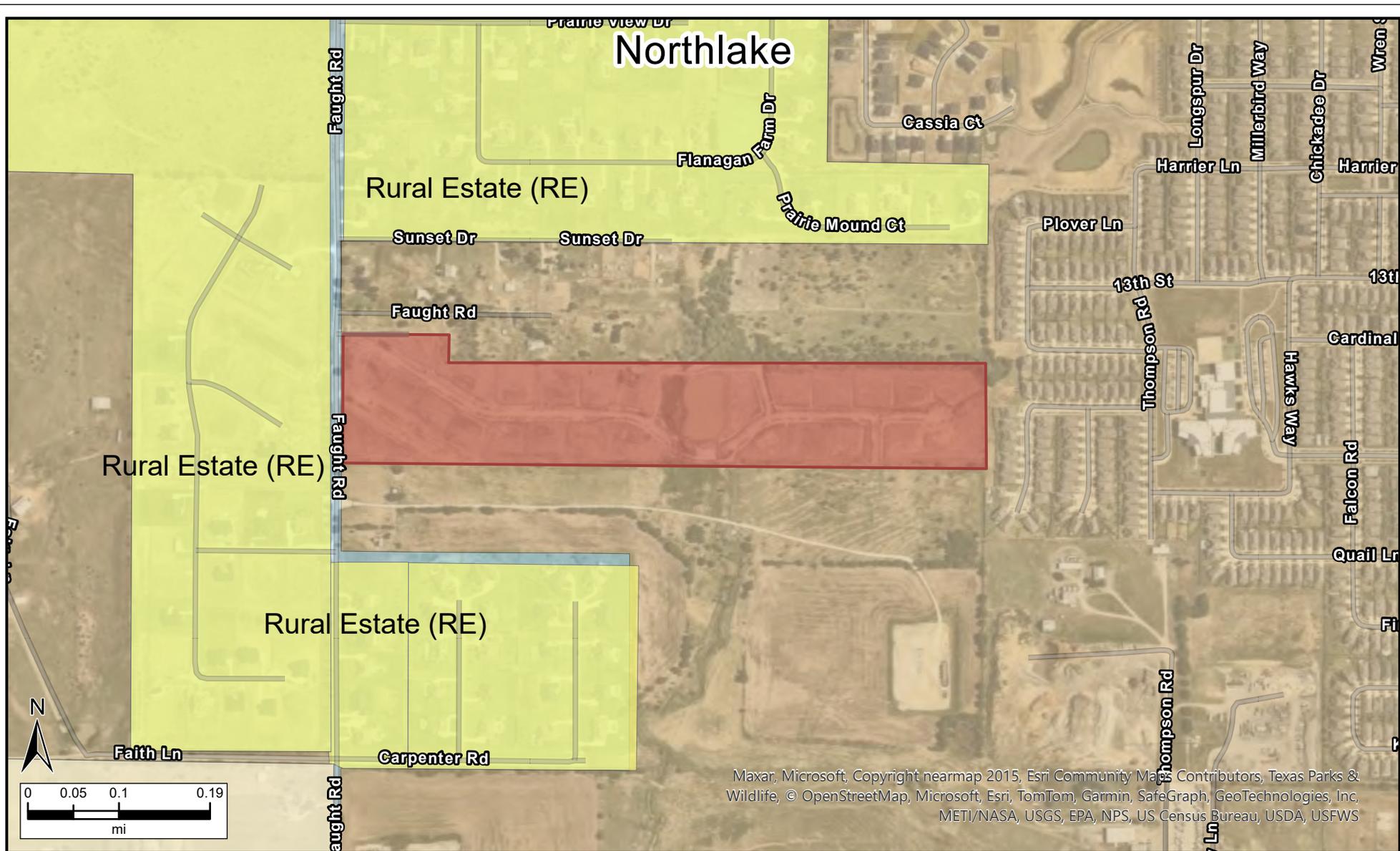
Town of Northlake Incorporated Area and ETJ

 Incorporated Area

 Extraterritorial Jurisdiction

 Limited Purposes Annexation





Maxar, Microsoft, Copyright nearmap 2015, Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Legend

Town of Northlake Zoning

- Commercial
- Commercial\Planned Development
- Neighborhood Commercial
- Industrial
- Industrial\Planned Development
- Mixed-Use\Planned Development
- HUD Code Manufactured Housing

- Rural Residential min 5 ac
- Rural Residential\Planned Development
- Rural Estate min 1 ac
- Rural Estate\Planned Development min 1 ac
- Agricultural

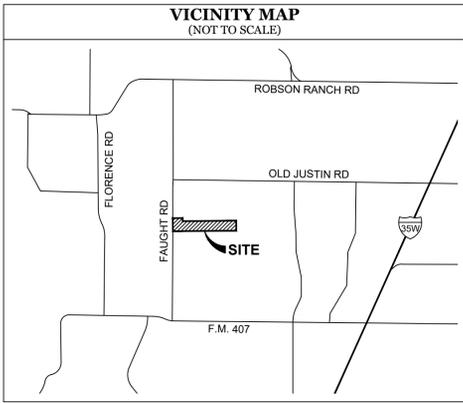
Limited Purposes Annexation

Town of Northlake Incorporated Area and ETJ

- Incorporated Area
- Extraterritorial Jurisdiction



Date: 10/4/2024



- ### GENERAL NOTES
- The purpose of this plat is to create 27 lots of record and to dedicate easements and rights-of-way from an existing tract of land.
 - This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 as shown on Map Number 48121C0485G.
 - The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
 - Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - Lots will be served by Onsite Sanitary Sewer Facilities.
 - Five foot (5') drainage and utility easement on each side of all side lot lines.
 - The hatched area designated as "Atmos Energy Gas Easement" is a deed restricted area. No structures are to be built within the designated easement area including fences, pools, storage sheds, garages, barns, etc. Landscaping may not substantially impair or impede access to Atmos Energy's facilities. Bushes and shrubs having a mature or controlled height of 48 inches or less are permitted within the easement or right-of-way, but may not be placed or planted within 10 feet of Atmos Energy's facilities. Decorative or ornamental trees having a mature or controlled height of 96 inches or less are permitted within the easement or right-of-way, but may not be placed or planted within 15 feet of Atmos Energy's facilities. Any excavation performed by a third party within 36 inches horizontally of Atmos Energy's facilities must be performed using hand tools. Atmos Energy shall not be responsible for the condition of or damage to any landscaping within its easements or rights-of-way as a result of operation, maintenance or construction of Atmos Energy facilities.
 - Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988, (Geoid 12A).
 - The owner shall indemnify, defend, and hold harmless the Town of Northlake, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorney's fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the "Detention Facility", including any non-performance of the foregoing, in form and substance as required by the "Uniform Development Code."

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, HAWTHORNE LAND AND CATTLE, LTD., is the owner of a 34.08 acre tract of land situated in the PATRICK ROCK SURVEY, ABSTRACT NO. 1063, in Denton County, Texas, being all of a called 34.032 acre tract conveyed to Hawthorne Land and Cattle, Ltd., by General Warranty Deed of record in Document Number 2021-46890 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a PK nail found within Faught Road, being the most Westerly Southwest corner of a called 15.067 acres conveyed to George Hopkins by deed of record in Volume 494, Page 472 of the Deed Records of Denton County, Texas, also being the Northwest corner of said 34.032 acres and hereof;

THENCE, N89°36'41"E, departing Faught Road, along the North line of said 34.032 acres and the common South line of said 15.067 acres, a distance of 469.57 feet to a 1/2-inch iron rod found at an interior el corner of said 15.067 acres, being the Northeast corner of said 34.032 acres and hereof;

THENCE, S00°23'54"E, along a West line of said 15.067 acres and the common East line of said 2.764 acres, a distance of 144.95 feet to a 1/2-inch iron rod found at the most Southerly Southwest corner of said 15.067 acres, for interior el corner hereof;

THENCE, N89°28'35"E, along the South line of said 15.067 acres and the common North line of said 34.032 acres, a distance of 2532.61 feet to a 1/2-inch iron rod with cap stamped "MIZELL 6165" found in the West line of Lot 2X, Block AM of Harvest Meadows Phase 5, a subdivision of record in Document Number 2020-364 of the Plat Records of Denton County, Texas, being the Southeast corner of said 15.067 acres, also being the Northeast corner of said 34.032 acres and hereof;

THENCE, S00°06'40"E, along the West lines of said Lot 2X, Block AM of Harvest Meadows Phase 5 and Lot 1X, Block AM of Harvest Meadows Phase 4, a subdivision of record in Document Number 2019-11 of said Plat Records, being the common East line of said 34.032 acres, distance of 476.65 feet to a 1/2-inch iron rod with cap stamped "MIZELL 6165" found at the Northeast corner of a called 66.616 acres conveyed to Virgil Jackson Brown, Trustee by deed of record in Document Number 2020-75725 of said Official Records, being the Southeast corner of said 34.032 acres and hereof;

THENCE, S89°39'35"W, along the North line of said 66.616 acres and the common South line of said 34.032 acres, passing at a distance of 2980.69 feet a 1/2-inch iron rod found, and continuing along said course a total distance of 3000.72 feet to a PK nail found within Faught Road, being the Northwest corner of said 66.616 acres, also being the Southwest corner of said 34.032 acres and hereof;

THENCE, N00°18'40"W, along Faught Road and the West lines of said 34.032 acres, a distance of 613.10 feet to the **POINT OF BEGINNING**, containing an area of 34.08 Acres, or (1,484,607 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, HAWTHORNE LAND AND CATTLE, LTD., does hereby adopt this Final Plat, designating herein described property as HAWTHORNE ESTATES, an Addition to the Town of Northlake, Denton County, Texas and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

OWNER: HAWTHORNE LAND AND CATTLE, LTD.

BY: SCOTT SCHAMBACHER Date

STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared SCOTT SCHAMBACHER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE, this _____ day of _____, 2023.

Notary Public, _____ County, Texas

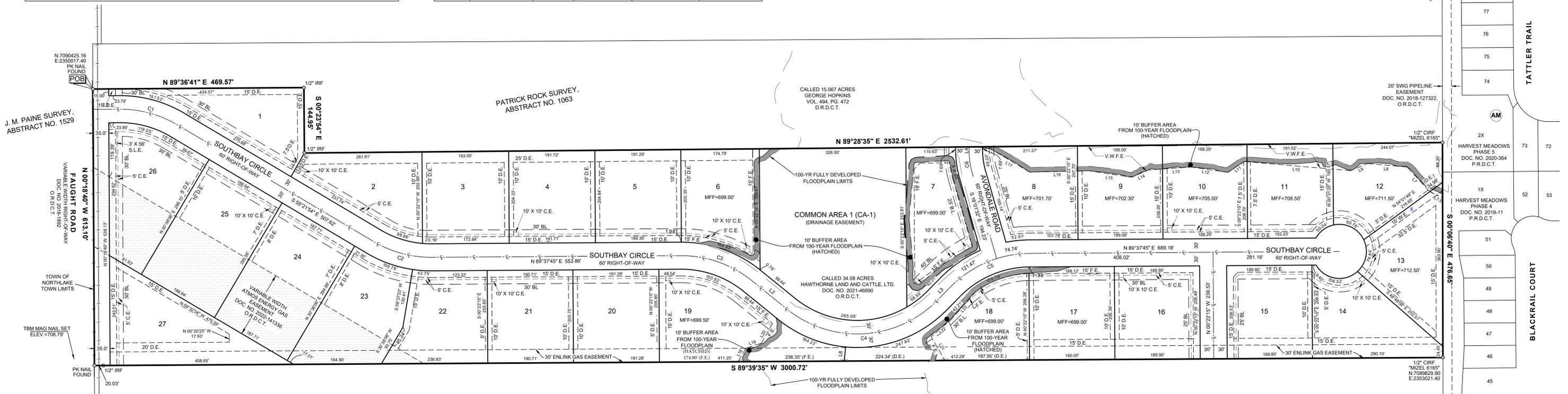
My commission expires on _____

LEGEND

V.W.	Variable Width	VOL.	Volume	B.L.	Building Line
1	Lot Number	PG.	Page	D.E.	Drainage Easement
CIRF	Capped Iron Rod Found	DOC. NO.	Document Number	D.U.E.	Drainage & Utility Easement
IRF	Iron Rod Found	D.R.D.C.T.	Deed Records Denton County, Texas	U.E.	Utility Easement
POB	Point of Beginning	O.R.D.C.T.	Official Records Denton County, Texas	C.E.	Coserv Easement
ROW	Right of Way	P.R.D.C.T.	Plat Records Denton County, Texas	F.E.	Floodplain Easement
		W.E.	Water Line Easement	—	Survey Abstract Line

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	135.29'	250.00'	31°00'21"	S 74°52'05" E	133.64'
C2	135.29'	250.00'	31°00'21"	S 74°52'05" E	133.64'
C3	171.50'	250.00'	39°18'14"	S 70°43'08" E	168.15'
C4	367.71'	250.00'	84°16'23"	N 86°47'47" E	335.45'
C5	196.22'	250.00'	44°58'10"	N 67°08'40" E	191.22'
C6	54.11'	200.00'	15°30'08"	S 08°16'28" E	53.95'



LOT #	GROSS AREA (ACRES)	NET AREA (ACRES)	SQ. FT.	ACRES	SQ. FT.
LOT 1	0.90	0.54	39378	0.54	23380
LOT 2	0.90	0.56	39325	0.56	24284
LOT 3	0.90	0.63	39379	0.63	27518
LOT 4	0.90	0.63	39221	0.63	27352
LOT 5	0.90	0.63	39231	0.63	27421
LOT 6	0.91	0.63	39453	0.63	27516
LOT 7	0.92	0.54	40026	0.54	23463
LOT 8	0.91	0.53	39516	0.53	22955
LOT 9	0.90	0.51	39303	0.51	22107
LOT 10	0.90	0.53	39231	0.53	23091
LOT 11	0.90	0.54	39242	0.54	23397
LOT 12	0.90	0.50	39327	0.50	21938
LOT 13	0.90	0.55	39209	0.55	24088
LOT 14	0.90	0.53	39254	0.53	23225
LOT 15	0.90	0.52	39208	0.52	22599
LOT 16	0.90	0.52	39204	0.52	22566
LOT 17	0.90	0.55	39205	0.55	24028
LOT 18	1.02	0.54	44243	0.54	23535
LOT 19	1.24	0.65	54061	0.65	28318
LOT 20	0.90	0.63	39367	0.63	27466
LOT 21	0.90	0.61	39230	0.61	26530
LOT 22	0.90	0.59	39370	0.59	25868
LOT 23	1.03	0.50	44776	0.50	21874
LOT 24	1.27	0.50	55426	0.50	21781
LOT 25	1.28	0.52	55859	0.52	22710
LOT 26	1.10	0.50	48120	0.50	21584
LOT 27	1.14	0.51	49754	0.51	22335
LOT CA-1	2.64	2.64	115103	2.64	115103

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°37'45" E	60.36'
L2	S 51°04'01" E	99.44'
L3	N 44°39'35" E	42.21'
L4	S 00°31'25" E	7.69'
L5	N 29°36'40" E	60.39'
L6	S 05°19'47" W	31.52'
L7	N 42°45'47" W	74.26'
L8	N 84°49'36" W	88.55'
L9	S 67°15'48" W	41.15'
L10	N 65°08'57" W	236.71'
L11	S 57°12'47" W	43.95'
L12	N 81°55'48" W	82.40'
L13	S 86°07'22" W	95.51'
L14	S 66°36'48" W	40.60'
L15	N 81°24'38" W	95.16'
L16	S 88°47'56" W	133.18'
L17	N 59°11'27" W	104.34'
L18	N 29°44'02" E	34.67'
L19	N 72°25'21" E	36.31'
L20	N 29°44'02" E	50.22'
L21	N 30°28'32" W	61.14'
L22	N 49°42'44" E	57.95'
L23	N 41°24'23" E	82.55'
L7.5	N 59°11'27" W	31.25'

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the Town of Northlake, Denton County, Texas.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document
Matthew Raabe, R.P.L.S. # 6402 _____ Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED by the Northlake Planning & Zoning Commission on this _____ day of _____, 2023.

Chair, Planning & Zoning Commission
Town of Northlake, Texas

ATTEST:

Town Secretary
Town of Northlake, Texas

FINAL PLAT HAWTHORNE ESTATES

LOTS 1-27 & CA-1

BEING 34.08 ACRES OF LAND SITUATED IN THE PATRICK ROCK SURVEY, ABSTRACT NO. 1063, AN ADDITION TO THE TOWN OF NORTHLAKE ET J, DENTON COUNTY, TEXAS

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
TX Civil, Inc.
Contact: William Edwards
6060 N. Central Expwy, Suite: 500
Dallas, TX 75206
(214) 226-4877

OWNERS
Hawthorne Land and Cattle, Ltd.
Contact: Scott Schambacher
5857 Park Vista Cir, Suite: B
Keller, TX 76244

EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

Project: 2103.052-04
Date: 06/12/2023
Drafter: BE

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION



DATE: October 15, 2024
REF. DOC.: Unified Development Code (UDC) ; Engineering Design Manual (EDM); Texas Speedway Centre Mixed-Use Planned Development (MPD)
SUBJECT: Consider approval of a Site Plan of Raceway and Thrown Rod Lane Restaurant and Retail, a proposed 8,223 square-foot building on Lot 1-AR1, Block 3, Texas Speedway Centre, and generally located on the northwest corner of Thrown Rod Lane and Raceway Drive at 13670 Raceway Drive - Case # 24-SP00004
GOALS/ OBJECTIVES: Protect the Public; 1.4 - Ensure safe community standards and processes

BACKGROUND INFORMATION:

Owner: N&H DA LLC
Applicant/Engineer: Triangle Engineering LLC

Zoning: Mixed-Use Planned Development (MPD)

Site:

- 1.459 acres platted as Lot 1-AR1, Block 3, Texas Speedway Centre
- Located on the northwest corner of Thrown Rod Lane and Raceway Drive at 13670 Raceway Drive

Summary:

- Site Plan includes:
 - One 8,223 square-foot building for restaurant and retail use
 - 83 parking spaces (allows for full building to be used as restaurant/s)

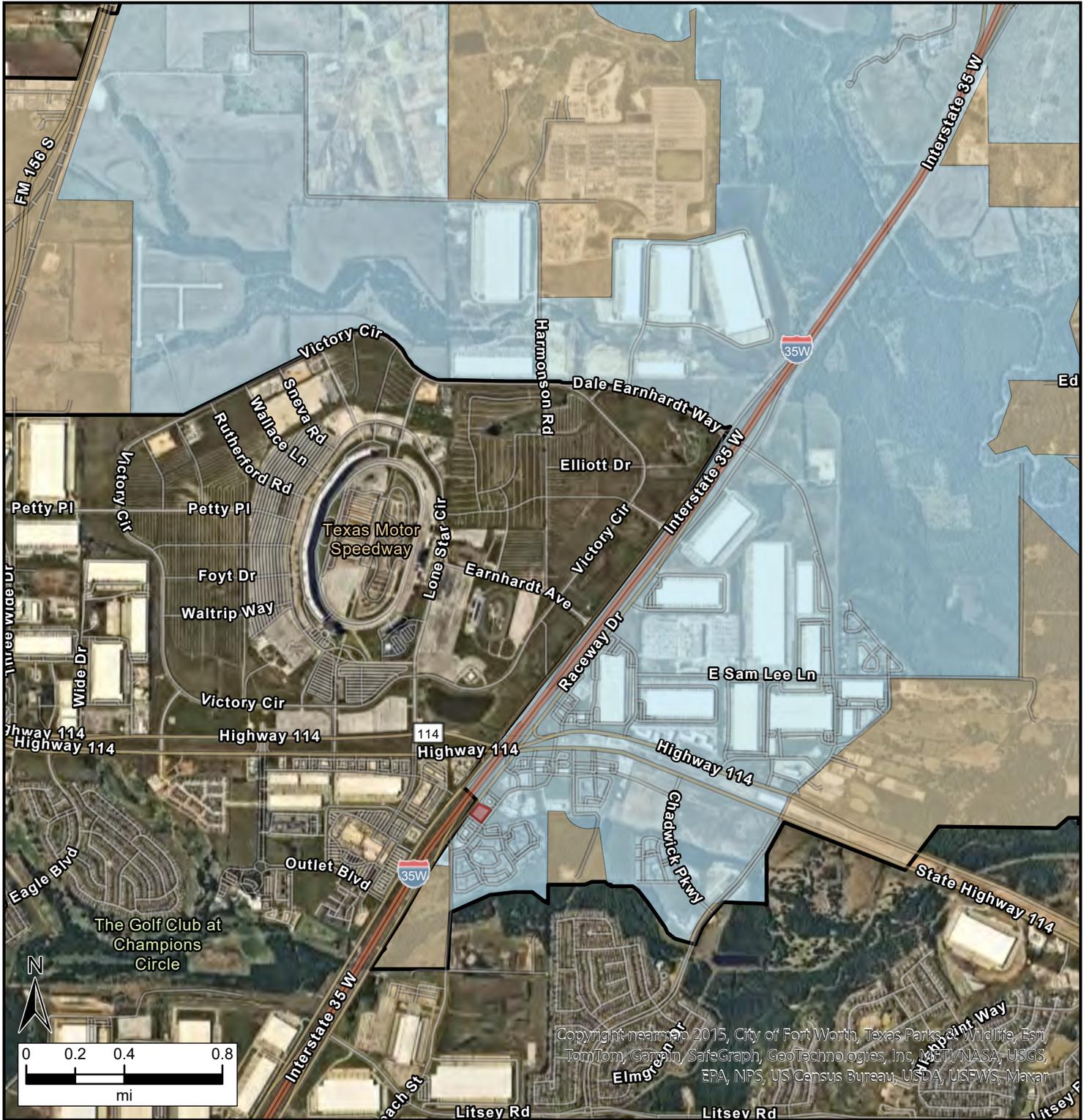
Staff Analysis:

- Applicant submitted site plan application in accordance with UDC requirements
- Site Plan package includes the following:
 - Site Plan
 - Landscape Plan
 - Building Elevations
- All elements of the Site Plan package meet or exceed development standards outlined in MPD and UDC

P&Z ACTION:

Consider approval of Site Plan as submitted

Northlake



Copyright 2015, City of Fort Worth, Texas Parks and Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar

Legend

 Northlake Boundary

Town of Northlake Incorporated Area and ETJ

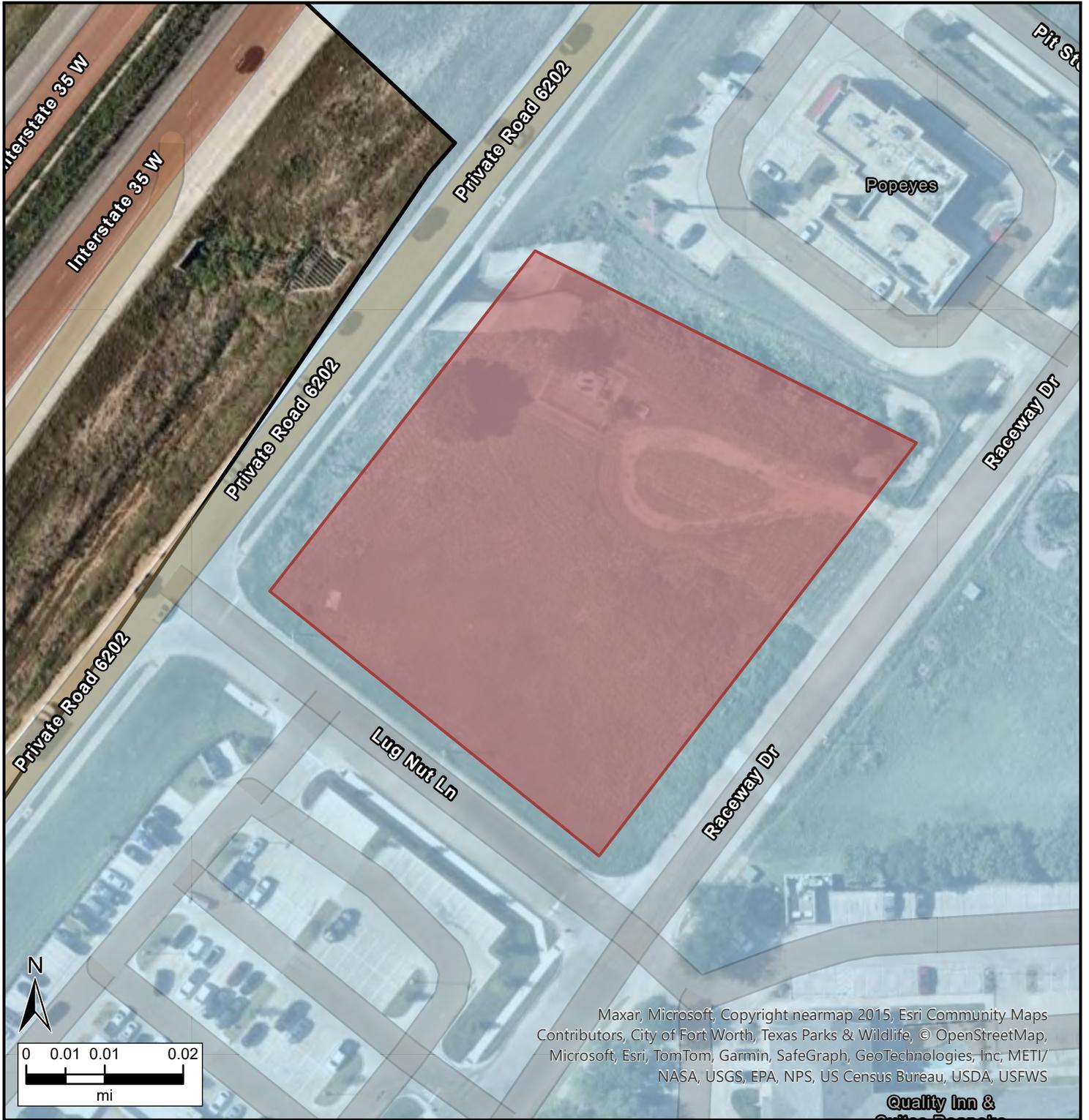
 Incorporated Area

 Extraterritorial Jurisdiction

 Limited Purposes Annexation



Northlake



Legend

 Northlake Boundary

Town of Northlake Incorporated Area and ETJ

 Incorporated Area

 Extraterritorial Jurisdiction

 Limited Purposes Annexation



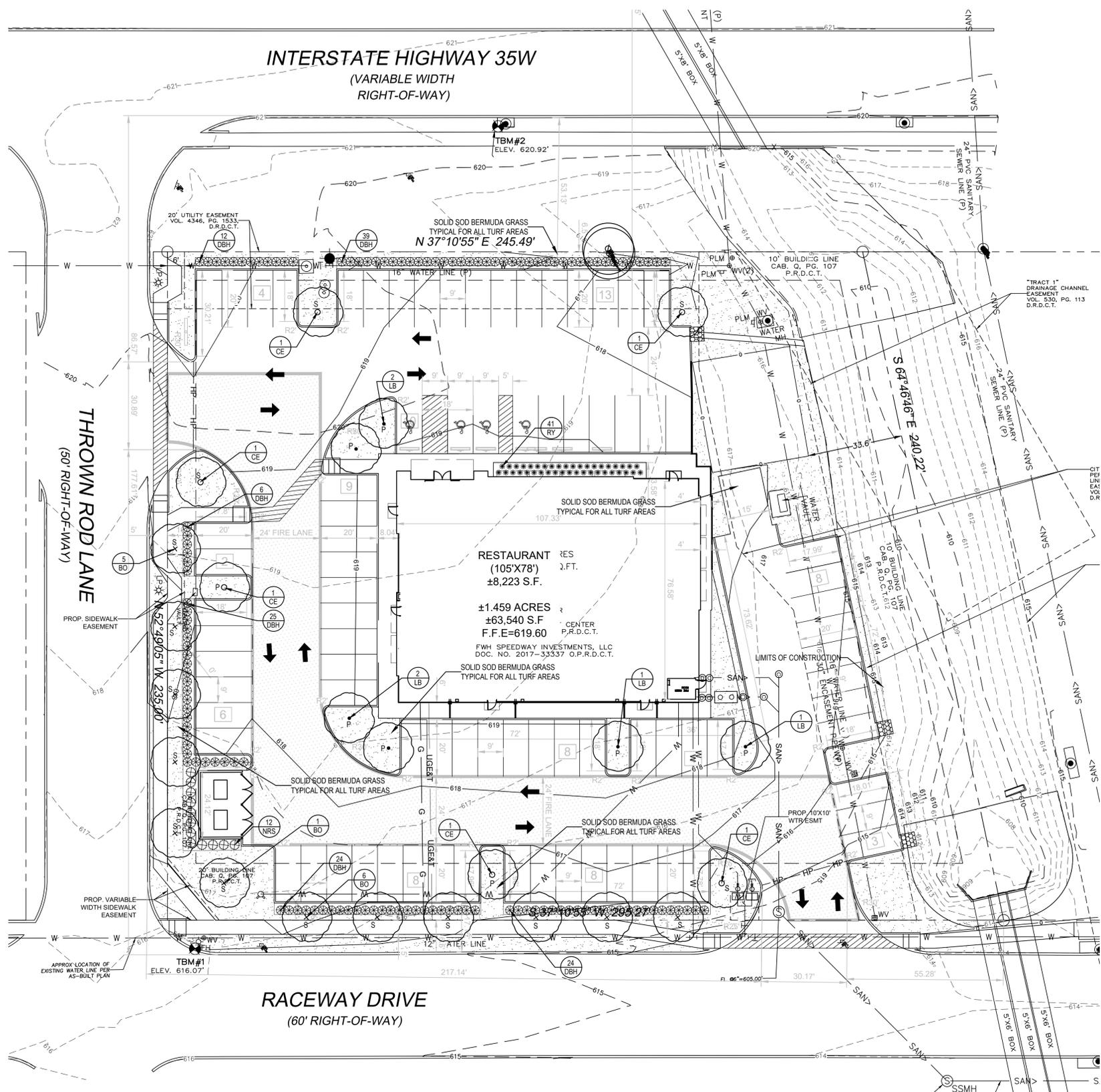


LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOWGREENSPOT.COM



07.24.2024

RESTAURANT & RETAIL
RACEWAY DRIVE & THROWN ROD LANE
TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS 76262
LOT 1-AR, BLOCK 3 TEXAS SPEEDWAY CENTER
1.459 ACRES



01 LANDSCAPE PLAN
SCALE 1"=20'-0"

PLANT LEGEND

- Existing Tree to Remain
- Bur Oak - 2.5" Caliper
- Cedar Elm - 2.5" Caliper
- Lacebark Elm - 2.5" Caliper
- Dwarf Burford Holly - 10 gallon
- Nellie R. Stevens Holly - 10 gallon
- Red Yucca - 5 gallon

PLANT CLASSIFICATIONS

- P - Parking Lot Trees
- S - Street Trees

LANDSCAPE TABULATIONS

STREET TREES:
Requirements: A minimum one (1) shade tree (2.5 inch cal.) per fifty (50) linear feet of street frontage.

IH-35 - 246 I.F.	Required 5 shade trees (2.5 inch cal.)	Provided 5 shade trees (2.5 inch cal.) (Planted elsewhere on site)
Thorn Rod Lane - 235 I.F.	Required 5 shade trees (2.5 inch cal.)	Provided 5 shade trees (2.5 inch cal.)
Raceway Drive - 295 I.F.	Required 6 shade trees (2.5 inch cal.)	Provided 6 shade trees (2.5 inch cal.)

PARKING LOT LANDSCAPE:
Requirements: A minimum one (1) shade tree (2.5 inch cal.) per 10 parking spaces. A minimum eight percent (8%) of the parking lot area to be landscape area. 90 s.f. of landscape required per 12 parking spots.

83 Total Parking Spaces 35,191 s.f. Total Parking Area	Required 8 shade trees (2.5 inch cal.) 2,815 s.f. (8%) Landscape Area	Provided 8 shade trees (2.5 inch cal.) 6,578 (19%) Landscape Area
---	---	---

FOUNDATION PLANTINGS:
Requirements: A minimum fifty percent (50%) of the high-visibility building exterior to receive a minimum five (5) foot wide planting bed.

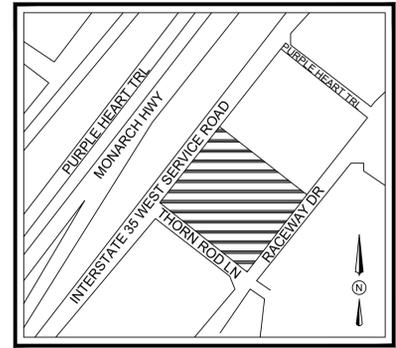
Front Building Facade - 107.33 I.F.	Required Planting Bed - 53.67 I.F.	Provided Planting Bed - 54.00 I.F.
-------------------------------------	---------------------------------------	---------------------------------------

PLANT MATERIAL SCHEDULE

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
BO	12	Bur Oak	<i>Quercus macrocarpa</i>	2.5" cal.	Container, 12" ht. 5' spread, 5' clear straight trunk
CE	6	Cedar Elm	<i>Ulmus crassifolia</i>	2.5" cal.	Container, 12" ht. 5' spread, 5' clear straight trunk
LB	6	Lacebark Elm	<i>Ulmus parvifolia</i>	2.5" cal.	Container, 12" ht. 5' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DBH	130	Dwarf Burford Holly	<i>Ilex cornuta</i>	10 gal.	container, 36" ht., 24" spread
NRS	12	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	10 gal.	container, 36" ht., 24" spread
RY	41	Red Yucca	<i>Hesperaloe parviflora</i>	5 gal.	container, 24" ht., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	<i>Cynodon dactylon '419'</i>		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	1.459 ACRES (63,540 S.F.)
ZONING:	MU-PD
PROPOSED USE:	RETAIL & RESTAURANT
BUILDING AREA:	8,223 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	30'-0"
BUILDING COVERAGE:	12.9%
FLOOR AREA RATIO:	0.12
IMPERVIOUS AREA:	43,980 S.F. (69.21%)
PERVIOUS/LANDSCAPE AREA:	19,560 S.F. (30.78%)
REGULAR PARKING REQUIRED:	83 SPACES
REGULAR PARKING PROVIDED:	79 SPACES
HANDICAP PARKING REQUIRED:	4 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	4 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	83 SPACES



VICINITY MAP
N.T.S.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

ISSUE:
FOR APPROVAL: 04.23.2024
CITY COMMENTS: 07.24.2024

DATE:
07.24.2024

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.2

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 McDERMOTT DR. ALLEN, TX. 75013 KARTAVYA PATEL 214-609-9271	SURVEYOR WINDROSE LAND SURVEYING 1955 LAKEWAY DRIVE, SUITE 220 LEWISVILLE, TX 75057 STEPHEN SALCIDO 972-370-5871



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



07.24.2024

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS
Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK
Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) - plant material.
- B. American Joint Committee on Horticultural Nomenclature. 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards.
- D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- C. Product Data: Submit complete product data and specifications on all other specified materials.
- D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

- A. General Contractor to complete the following punch list. Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
 - The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
 - Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material

- Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
- Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
- Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
- Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
- Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
 - Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
 - Frable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nulgrass shall be rejected.
 - Physical properties as follows:
 - Clay - between 7-27 percent
 - Silt - between 15-25 percent
 - Sand - less than 52 percent
 - Organic matter shall be 3%-10% of total dry weight.
 - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertilaid, Sustana, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches above ball.
 - Nomenclature conforms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

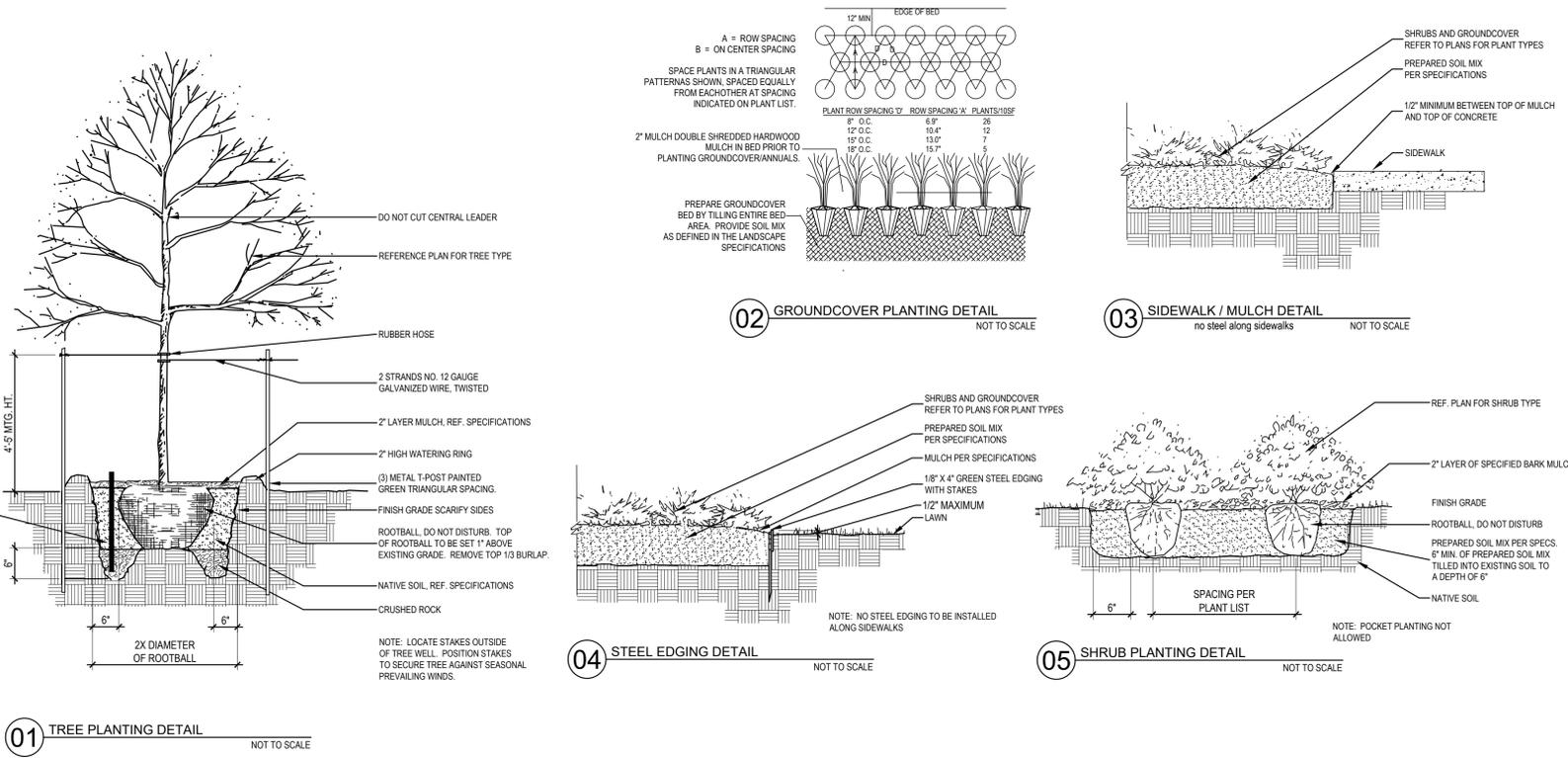
- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
 - Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustana or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 - All planting areas shall receive a two (2") inch layer of specified mulch.
 - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil where they are evidently gapped open, then watered thoroughly.
- C. Grass Areas:
 - Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gapped open, then watered thoroughly.
 - Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.



RESTAURANT & RETAIL
RACEWAY DRIVE & THROWN ROD LANE
TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS 76262
LOT 1-AR, BLOCK 3 TEXAS SPEEDWAY CENTER
1.459 ACRES

ISSUE:
FOR APPROVAL: 04.23.2024
CITY COMMENTS: 07.24.2024

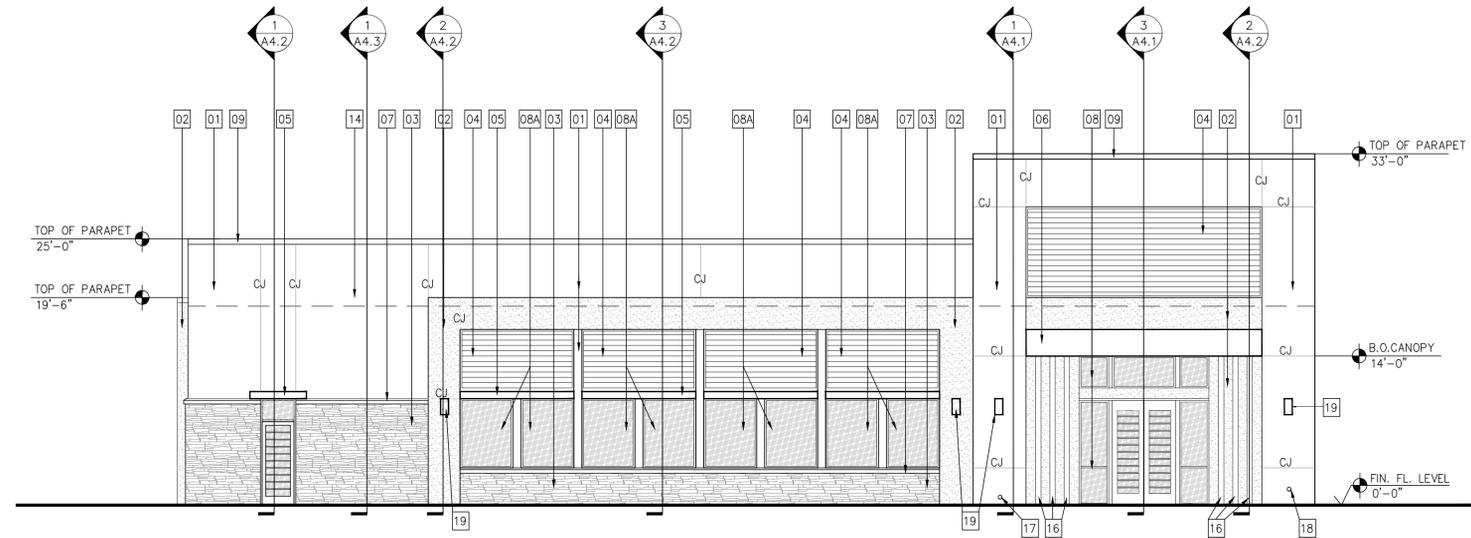
DATE:
07.24.2024

SHEET NAME:
LANDSCAPE SPECIFICATIONS

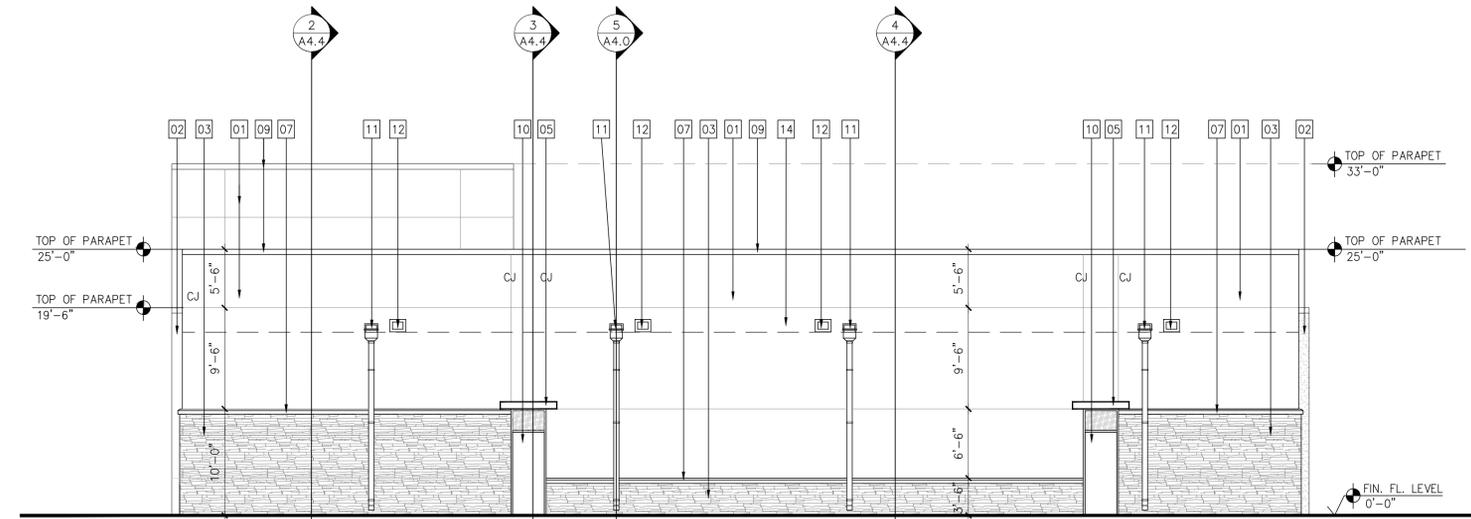
SHEET NUMBER:

L.3

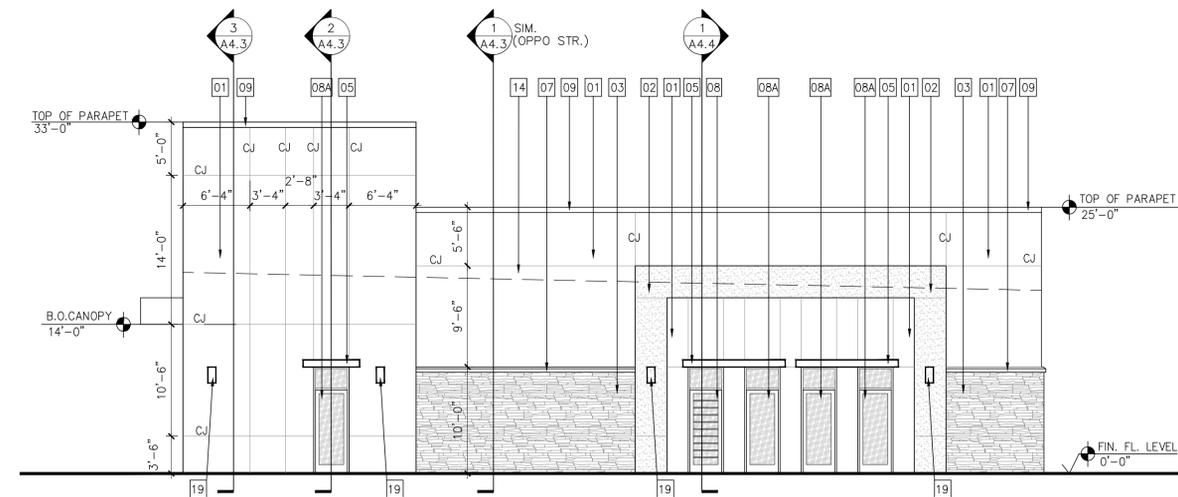
END OF SECTION



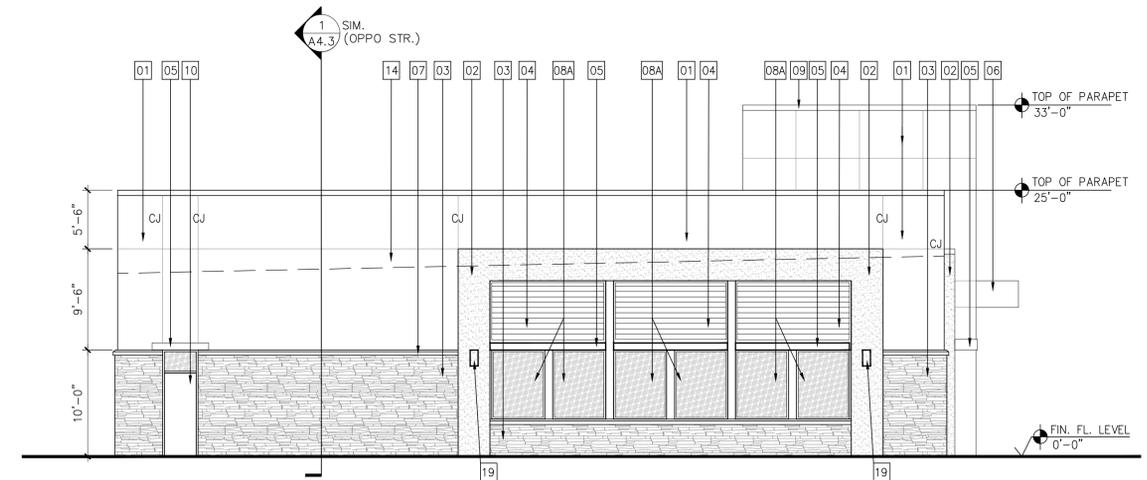
1 NORTH ELEVATION
 A3.0 SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION
 A3.0 SCALE: 1/8"=1'-0"



3 WEST ELEVATION
 A3.0 SCALE: 1/8"=1'-0"



4 EAST ELEVATION
 A3.0 SCALE: 1/8"=1'-0"

MATERIAL GRAPHIC LEGEND	
[Pattern]	02
[Pattern]	03
[Pattern]	04
[Pattern]	SCHEDULED GLASS

ELEVATION MATERIAL KEY	
01	3 STEP STUCCO COLOR: SHERWIN WILLIAMS SW-7013 IVORY LACE (CONFIRMATION AFTER MOCK UP IS DONE)
02	3 STEP STUCCO COLOR: SHERWIN WILLIAMS SW-6257 GIBRALTAR (CONFIRMATION AFTER MOCK UP IS DONE)
03	MANUFACTURED STONE MANUFACTURER: EL DARADO STONE COMPANY PRODUCT: EUROPEAN LEDGE COLOR: ZINC GROUT: TBD AFTER MOCK UP AT SITE
04	FIBER CEMENT WALL & SOFFIT PANELS BY NICHHA PRODUCT: NICHHA VINTAGEWOOD (INSTALLED HORIZONTALLY) COLOR: REDWOOD
05	CANTILEVER PRE-FAB ALUMINUM AWNING COLOR: BERRIDGE MEDIUM BRONZE
06	CANTILEVER OVERHANG CANOPY ABOVE ENTRANCE 3 STEP STUCCO COLOR: SHERWIN WILLIAMS SW-6257 GIBRALTAR (CONFIRMATION AFTER MOCK UP IS DONE)
07	CAST STONE SILL MANUFACTURER: CSI- CARROLLTON CAST STONE COLOR: SILVER
08	ANODIZED ALUMINUM STOREFRONT SYSTEM BY KAWNEER MODEL TRI-FAB-451 WITH 1" INSULATED CLEAR GLASS U- VALUE (0.29) S.H.G.C (0.25) COLOR: KAWNEER #29 BLACK REFER TO A9.0 FOR STOREFRONT ELEVATIONS (SUBMIT SHOP DRAWINGS BEFORE FABRICATION)
08A	ANODIZED ALUMINUM WINDOW SYSTEM BY KAWNEER MODEL TRI-FAB-451 WITH 1" INSULATED CLEAR GLASS U- VALUE (0.29) S.H.G.C (0.25) COLOR: KAWNEER #29 BLACK REFER TO A9.0 FOR STOREFRONT ELEVATIONS (SUBMIT SHOP DRAWINGS BEFORE FABRICATION)
09	PRE-FINISHED METAL COPING COLOR: MBCI, SIGNATURE 200, CHARCOAL GREY
10	INSULATED HOLLOW METAL DOOR FINISH: EXTERIOR PAINT COLOR: SHERWIN WILLIAMS, SW-6257 GIBRALTAR
11	6" SQ. PRE-FINISHED DOWNSPOUT (TYPICAL) MANF: SENOX CORPORATION COLOR: TUXEDO GRAY
12	12"x8" PRE FINISHED OVERFLOW ROOF SCUPPER (TYPICAL) MANF: SENOX CORPORATION COLOR: TUXEDO GRAY
13	EXTERIOR WALL PACK ABOVE REAR DOORS (TYPICAL) REFER ELECTRICAL DRAWINGS
14	ROOF LINE BEYOND (SHOWN DASHED)
15	FUTURE ROOF TOP UNIT LOCATIONS BEYOND (SHOWN DASHED)
16	DECORATIVE 6" DIA. PAINTED STEEL COLUMNS COLOR: SHERWIN WILLIAMS SW-6139 MOSSY GOLD
17	INTERIOR ROOF DRAIN NOZZLE 9" ABV. SIDEWALK
18	INTERIOR ROOF OVERFLOW DRAIN NOZZLE 1'-6" ABV. SIDEWALK
19	DECORATIVE WALL SCENCE- REFER ELECTRICAL DRAWINGS

- NOTES:
- INSTALL BUILDING SHEATHING PER STRUCTURAL DRAWINGS.
 - USE TYVEK COMMERCIAL WRAP FOR WEATHER BARRIER OR EQUAL.
 - USE DOW 1" THK THERMAX EXTERIOR SHEATHING INSULATION WITH R VALUE OF 6.5/1"
 - USE COMPATIBLE PAPER BACKED METAL LATH OVER THERMAX INSULATION BOARD.
 - PROVIDE VITRO ARCHITECTURAL GLASS SOLARBAN 70XL CLEAR WITH U-VALUE OF 0.28 AND SHGC RATING OF 0.25 OR EQUAL. SUBMIT COLOR SAMPLES FOR SELECTION.
 - INSTALLATION OF EVERY BUILDING MATERIAL SHALL BE PER IT'S MANUFACTURER'S LATEST SPECIFICATIONS AND INSTALLATION GUIDELINES.

- CITY OF NORTHLAKE STANDARD NOTES
- ALL SIGNAGE (SHOWN AS DASHED BOX ON FRONT AND SIDE ELEVATIONS) IS SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL
 - MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH ZONING ORDINANCE.
 - UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR.

RESTAURANT SHELL BUILDING
 RACEWAY DR. & THROWN ROD LN.
 CITY OF NORTHLAKE, DENTON COUNTY, TEXAS 76262



rashmi C Inc.
 ARCHITECTURE, PLANNING, INTERIORS
 4117 OLD PLEASANT RIDGE RD. ARLINGTON, TEXAS-76016
 PH. NO. (817) 891-7918 EMAIL: rashmi@rashmic.com

