



**NORTHLAKE PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
NOVEMBER 19, 2024, AT 5:30 PM
TOWN HALL - COUNCIL CHAMBER ROOM
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226**

1. CALL TO ORDER

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

- A. Briefing - Approved Plats Report
- B. Briefing - Town Council actions on Planning & Zoning Commission items

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 on a Site Plan of StarCenter Multisport Northlake, an approximately 204,000 square-foot indoor sports facility to be situated on 17.385 acres in the Lewis Medlin Survey, Abstract No. 830, generally located south of SH 114 and west of Chadwick Parkway - Case # 24-SP00005
- C. 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
- D. 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

- E. 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

- F. Consider a recommendation of a zoning change from AG - Agricultural District to C-PD- Commercial Planned Development for approximately 11.44 acres of land located north of SH 114 and east of Dale Earnhardt Way - Case # 24-PDA00004
 - i. Public Hearing
 - ii. Consider Recommendation

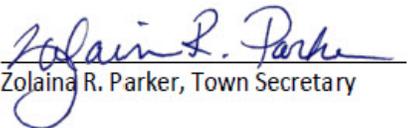
5. **ADJOURN**

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 November 15, 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: November 19, 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 and October 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)

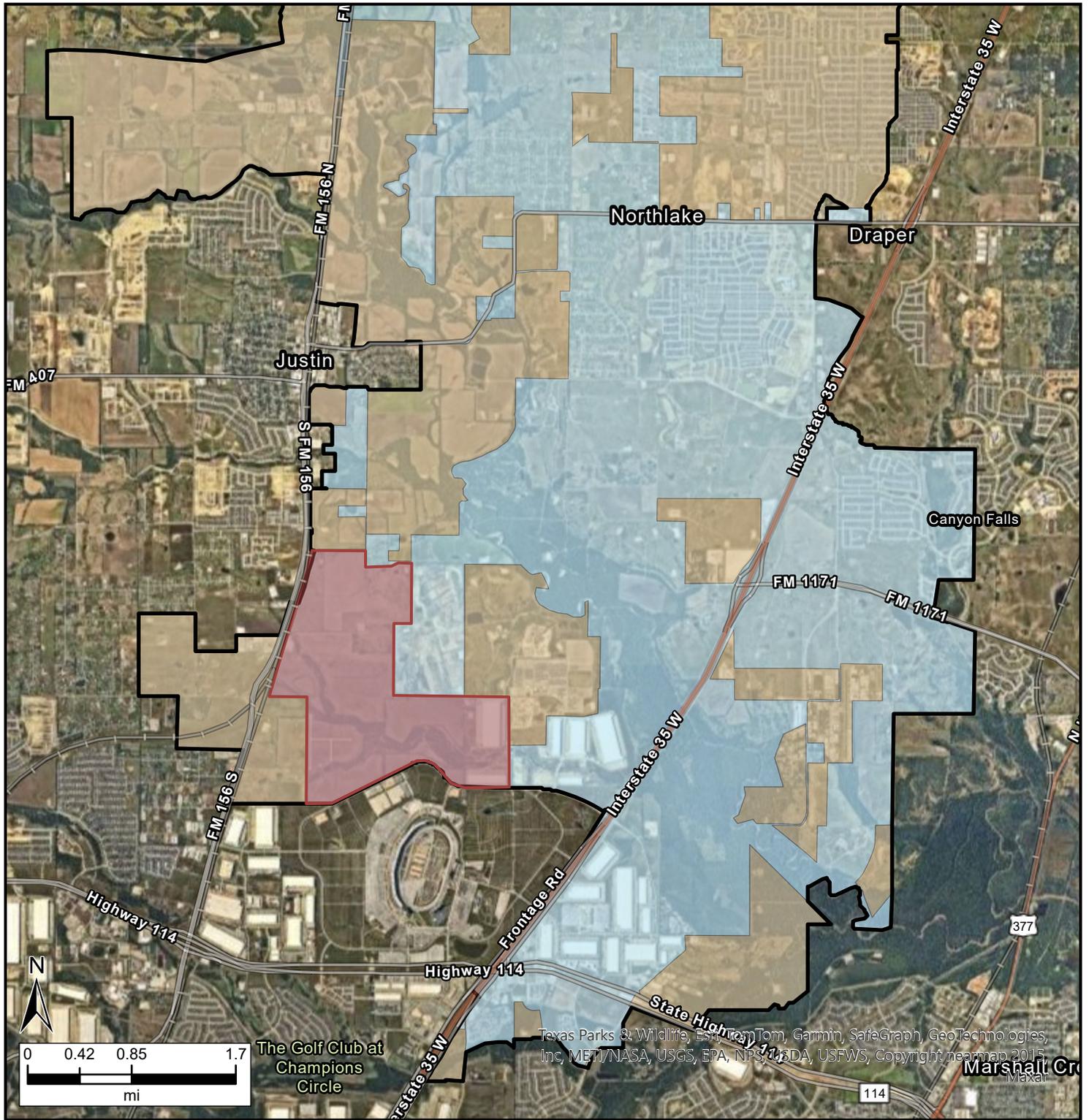
Summary:

- 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

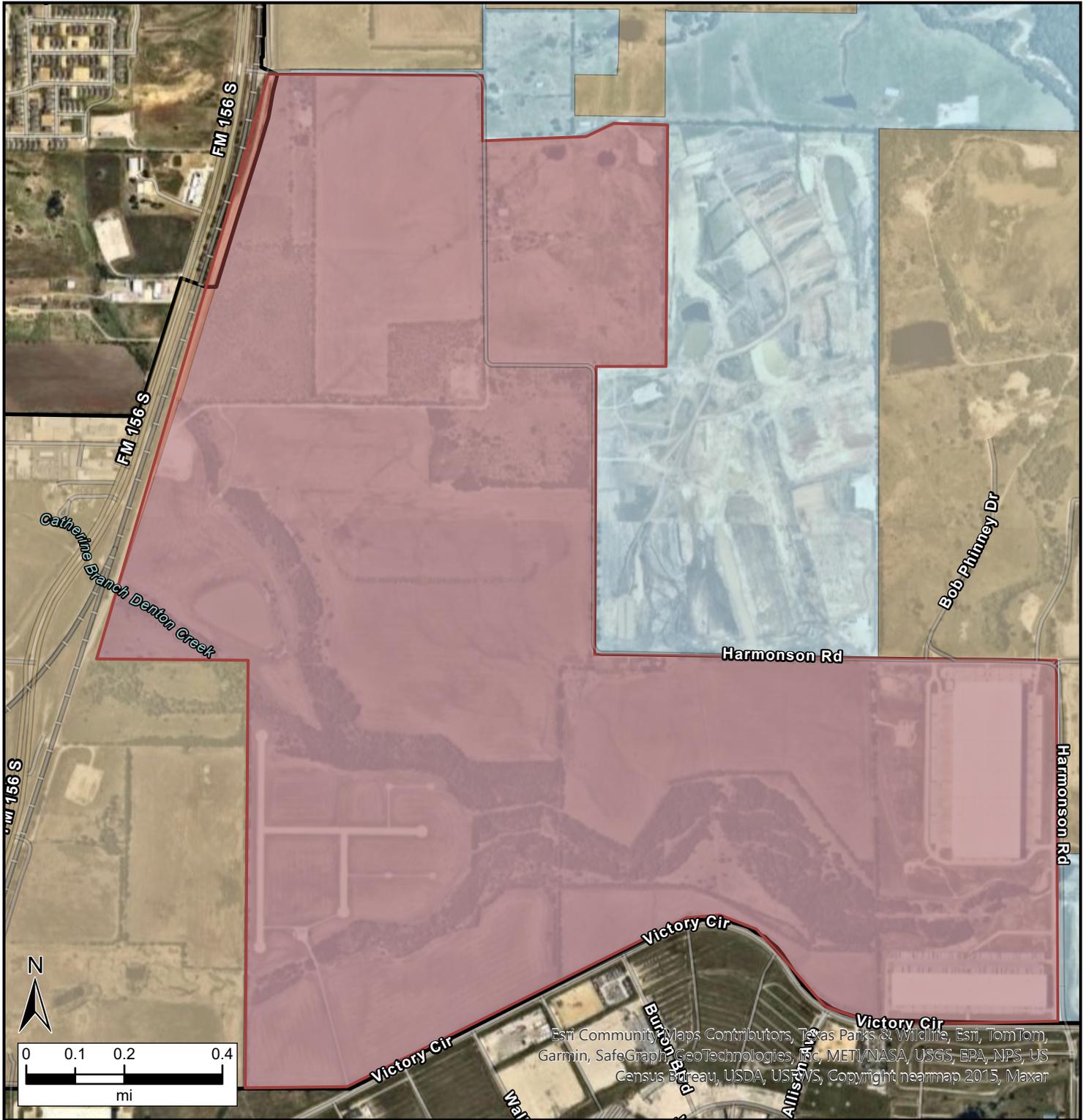
 Incorporated Area

 Extraterritorial Jurisdiction

 Limited Purposes Annexation



Northlake



Legend

 Northlake Boundary

Town of Northlake Incorporated Area and ETJ

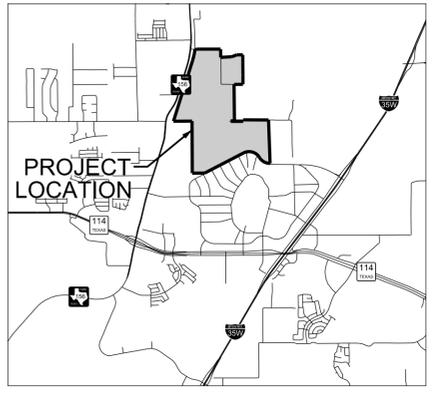
 Incorporated Area

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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 NORTHLAKE ON:

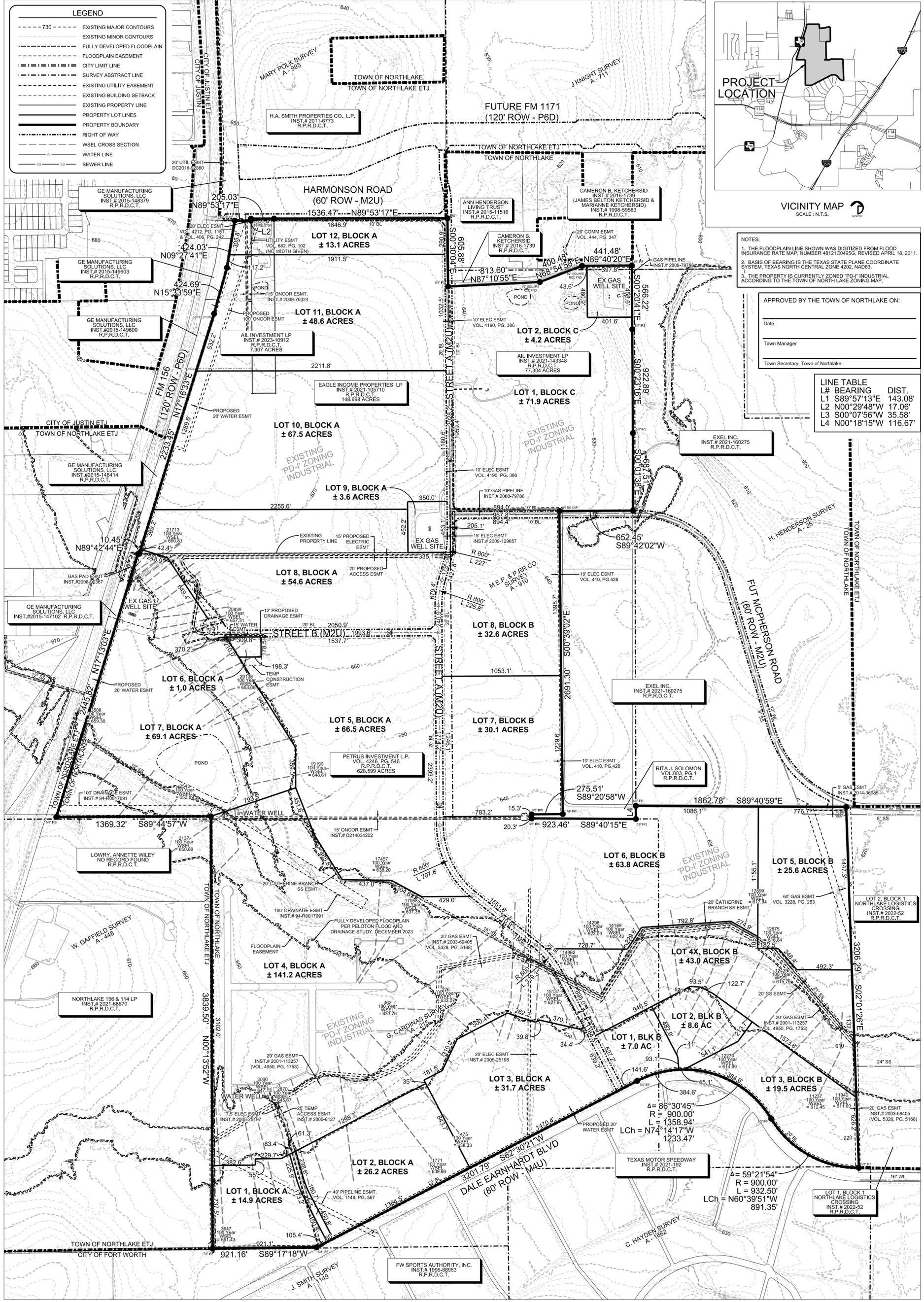
Date _____

Town Manager _____

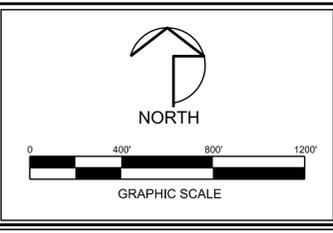
Town Secretary, Town of Northlake _____

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



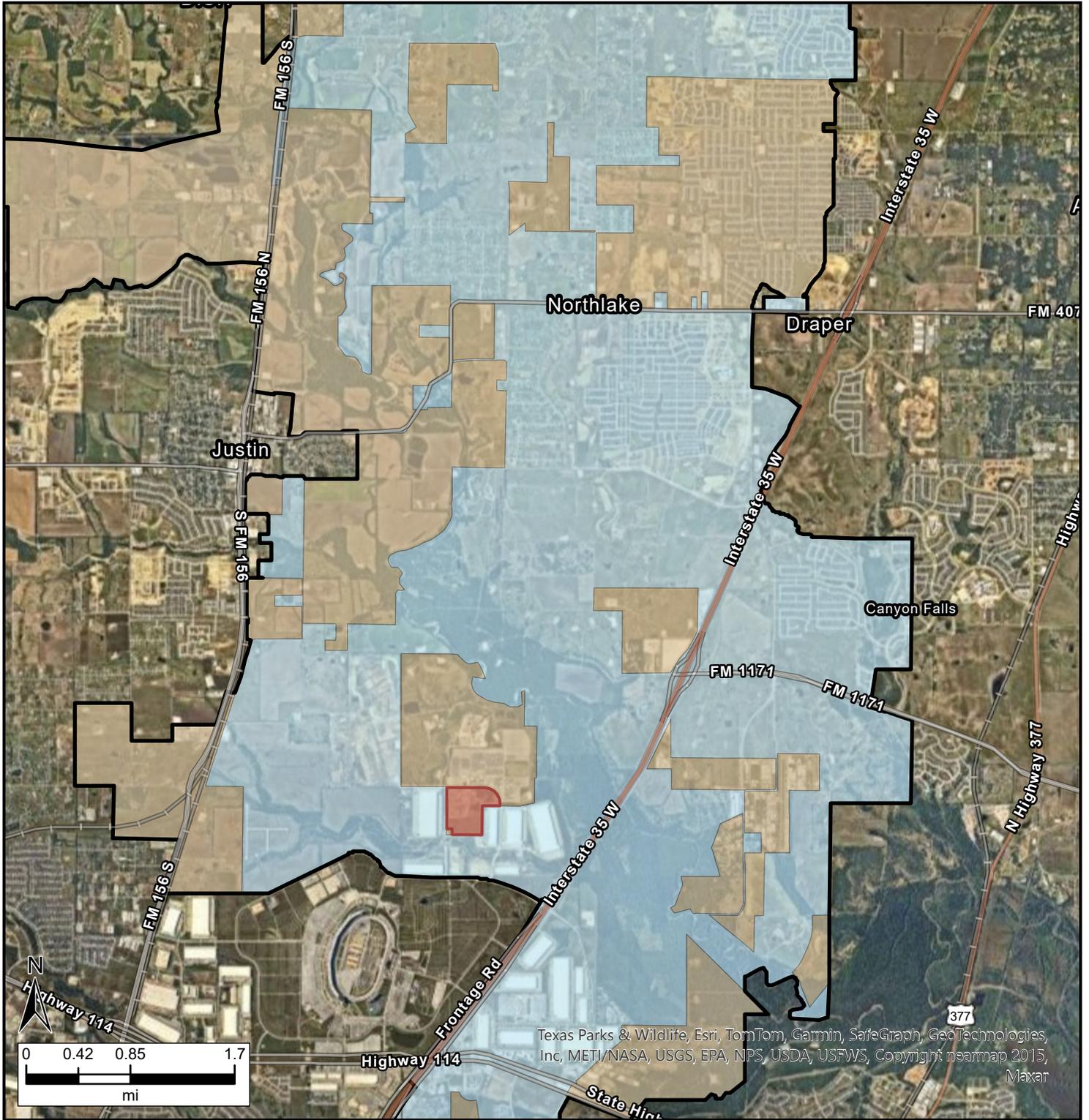
OWNER
PETRUS INV,
EAGLE INCOME, AIL INV LP
9800 HILLWOOD PKWY.
SUITE 300
FORT WORTH, TX 76177
PH: (817) 224-6000
FAX: (817) 224-6060

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 NORTHLAKE, 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.

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

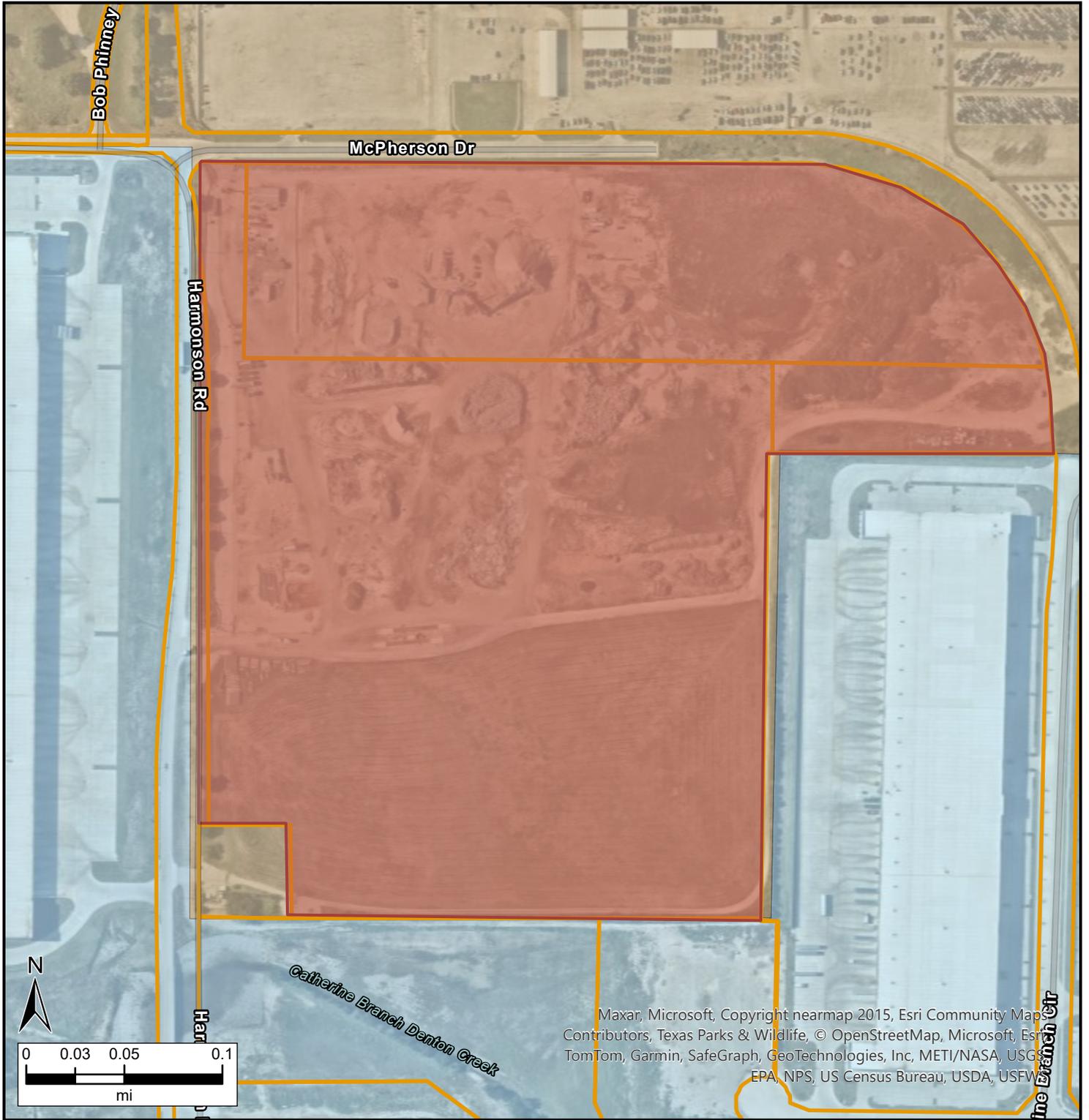
Incorporated Area

Extraterritorial Jurisdiction

Limited Purposes Annexation



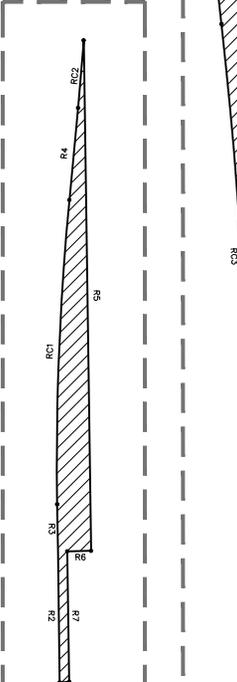
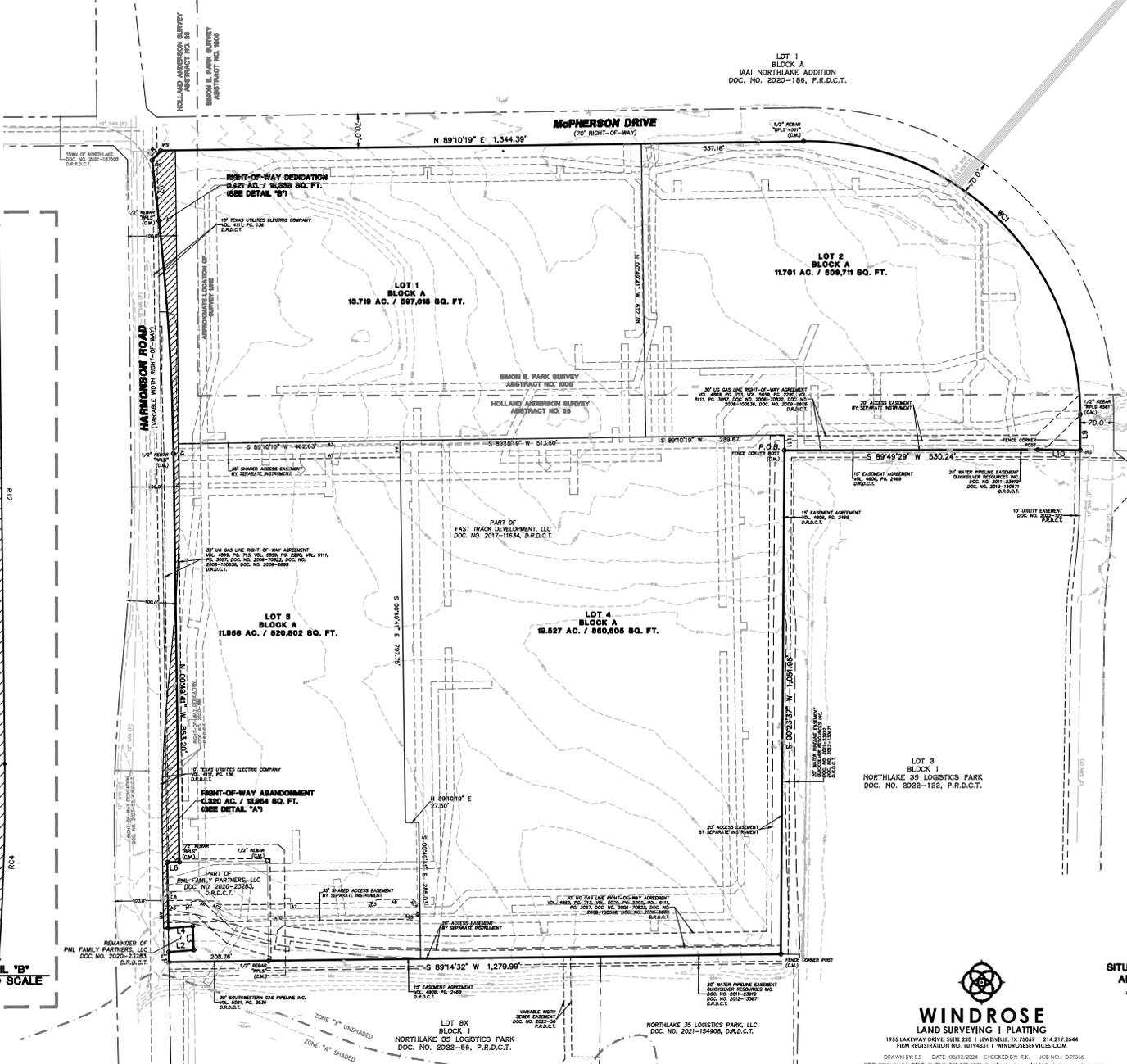
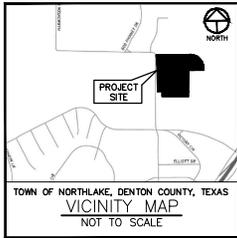
Northlake



Legend

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





- SURVEYOR'S NOTES:**
- BEARINGS AND DISTANCES ARE BASED ON TEXAS 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. 48120495G, COMMUNITY-PANEL NO. EFFECTIVE DATE: APRIL 16, 2011. PART OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" UNSHADED, ON SAID MAP. THE LOCATION OF THE SAID FLOODZONES 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 WITHDRAWING OF UTILITIES AND BUILDING CERTIFICATES.
 - THE PURPOSE OF THIS PLAT IS TO CREATE FOUR LOTS FROM A UNPLATTED TRACT OF LAND.
 - A PRELIMINARY DRAINAGE STUDY MEETING THE 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 POINTS OF DISCHARGE, AND THE VELOCITY AT EACH POINT OF DISCHARGE.
 - ON-SITE STORM DRAIN IS PRIVATELY MAINTAINED.

- LEGEND OF ABBREVIATIONS**
- D.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
 - R.O.W. RIGHT OF WAY
 - RES. 1/2" INCH CARRIED BEHAR STAMPED "WINDROSE" SET
 - C.M. CONTROLLING MONUMENT

LINE TABLE

LINE	BEARING	LENGTH	DISTANCE
L1	N 0050'06" W	21.08'	
L2	N 0050'06" W	43.16'	
L3	N 0052'28" W	49.79'	
L4	S 89'20'42" W	51.96'	
L5	N 0052'06" W	137.19'	
L6	N 89'20'33" E	262.89'	
L7	N 0051'12" W	127.19'	
L8	N 41'24'33" E	262.89'	
L9	S 0052'06" W	142.84'	
L10	N 89'24'24" W	88.44'	
L11	S 0059'41" E	31.99'	

RIGHT-OF-WAY LINE TABLE

LINE	BEARING	LENGTH	DISTANCE
R1	S 89'20'42" W	107.02'	
R2	N 0052'06" W	138.20'	
R3	N 0052'06" W	498.77'	
R4	N 0052'06" W	97.79'	
R5	S 0049'41" E	539.34'	
R6	S 89'20'33" E	262.89'	
R7	S 0052'06" W	137.78'	
R8	N 0049'41" W	312.88'	
R9	N 0051'12" W	127.19'	
R10	N 41'24'33" E	262.89'	
R11	N 89'20'33" E	30.73'	
R12	S 0059'41" E	684.99'	

RIGHT-OF-WAY CURVE CHART

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
RC1	2,950.00'	6.9447	321.19'	N 0917'24" E	321.63'
RC2	3,050.00'	1,4915	71,420'	N 0444'38" E	71,440'
RC3	3,050.00'	6.1977	49,790'	N 0332'14" W	49,799'
RC4	3,050.00'	5.2844	252.50'	S 0142'14" W	252.14'

CURVE CHART

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	5,050.00'	53'42"	487.23'	N 0339'13" W	487.08'
C2	370.00'	90'37.37"	904.08'	S 49'26.36" E	872.25'

**PRELIMINARY PLAT
IRONHEAD DEVELOPMENT
LOTS 1-4, BLOCK A**
BEING 57.325 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



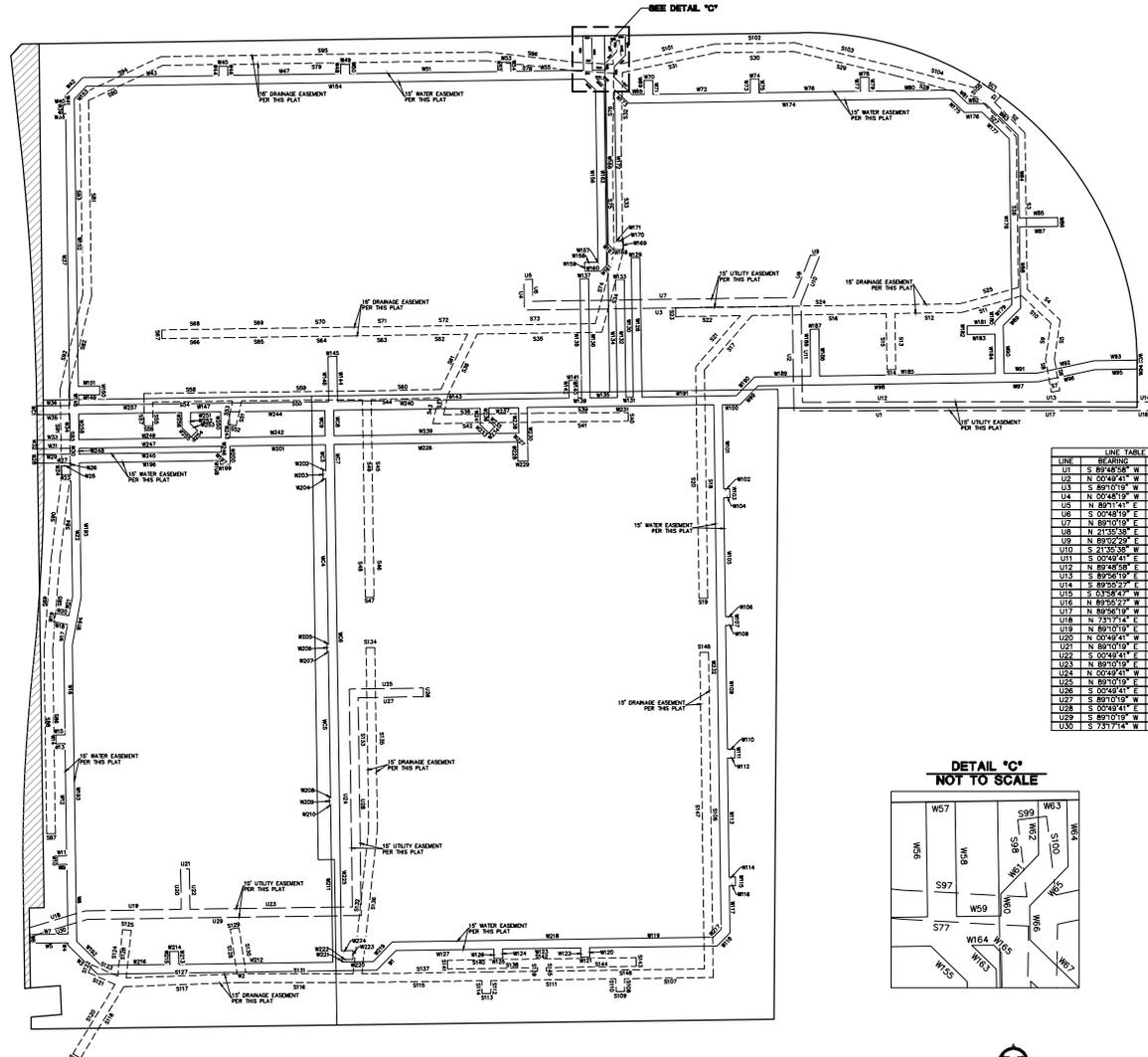
OWNER/DEVELOPER
FAST TRACT DEVELOPMENT, LLC
807 NORTH FRONTAGE
VALLEY VIEW, TX 76272

ENGINEER
LANGAN ENGINEERING AND
ENVIRONMENTAL SERVICES, INC.
2898 OLNEYVILLE BOULEVARD
DALLAS, TX 75019



GRAPHIC SCALE: 1" = 100'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
W1	S 44°10'19" W	427.74	W30	S 00°49'25" 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	N 00°49'41" E	292.50
W4	N 00°49'41" E	3.86	W33	S 89°10'19" W	15.00
W5	S 89°10'19" W	468.53	W34	S 89°10'19" W	202.50
W6	N 00°49'41" E	15.00	W35	S 89°10'19" W	46.50
W7	N 89°10'19" E	65.36	W36	N 00°49'41" E	205.00
W8	N 00°49'41" E	118.80	W37	S 89°10'19" W	15.00
W9	S 89°10'19" W	16.00	W38	S 00°49'41" E	205.00
W10	N 00°49'41" E	15.00	W39	S 89°10'19" W	6.50
W11	N 89°10'19" E	16.00	W40	N 00°49'41" E	30.50
W12	N 00°49'41" E	183.00	W41	S 89°10'19" W	15.00
W13	S 89°10'19" W	16.00	W42	S 00°49'41" E	30.50
W14	N 00°49'41" E	15.00	W43	S 89°10'19" W	39.50
W15	N 89°10'19" E	16.00	W44	N 00°49'41" E	77.50
W16	N 00°49'41" E	106.44	W45	S 89°10'19" W	15.00
W17	N 00°49'41" E	35.50	W46	S 00°49'41" E	77.50
W18	S 79°54'25" E	246.3	W47	S 89°10'19" W	431.20
W19	N 00°49'41" E	15.00	W48	N 00°49'41" E	11.50
W20	S 79°54'25" E	246.3	W49	S 89°10'19" W	37.00
W21	N 00°49'41" E	34.37	W50	N 00°49'41" E	44.50
W22	N 00°49'25" E	208.01	W51	S 89°10'19" W	37.00
W23	S 89°10'19" W	17.49	W52	N 00°49'41" E	307.6
W24	N 00°49'25" E	15.00	W53	N 44°10'19" E	307.6
W25	N 89°10'19" E	17.49	W54	S 89°10'19" W	638.14
W26	N 00°49'25" E	54.75	W55	S 45°49'41" E	294.18
W27	S 89°10'19" W	15.00	W56	S 44°10'19" E	6.86
W28	N 89°10'19" E	56.50	W57	S 89°10'19" W	22.39
W29	N 00°49'41" E	8.83	W58	S 00°49'41" E	15.00
W30	S 89°10'19" W	56.50	W59	N 89°10'19" W	28.41
W31	N 00°49'41" E	15.00	W60	N 00°49'41" E	13.98
W32	N 89°10'19" E	56.50	W61	N 00°49'41" E	308.61
W33	N 00°49'41" E	57.00	W62	N 45°49'41" E	17.53
W34	N 89°10'19" E	57.00	W63	S 89°10'19" W	11.29
W35	N 00°49'41" E	57.00	W64	S 45°49'41" E	5.57
W36	N 89°10'19" E	4.00	W65	S 45°49'41" E	281.26
W37	N 00°49'41" E	15.00	W66	S 00°49'41" E	17.49
W38	S 89°10'19" W	4.00	W67	S 45°49'41" E	13.28
W39	N 00°49'41" E	15.00	W68	S 00°49'41" E	17.49
W40	N 89°10'19" E	4.00	W69	N 00°49'41" E	15.00
W41	N 00°49'41" E	10.00	W70	S 00°49'41" E	31.08
W42	N 44°10'19" E	43.19	W71	S 45°49'41" E	0.34
W43	N 89°10'19" E	234.49	W72	N 00°49'41" E	258.85
W44	N 00°49'41" E	15.00	W73	S 45°49'41" E	15.00
W45	S 89°10'19" W	15.00	W74	N 89°59'25" E	353.75
W46	S 00°49'41" E	15.00	W75	S 45°49'41" E	34.14
W47	S 00°49'41" E	15.00	W76	N 89°10'19" W	30.52
W48	N 89°10'19" E	185.01	W77	N 89°10'19" W	30.52
W49	N 00°49'41" E	16.00	W78	S 00°49'41" E	284.72
W50	S 89°10'19" W	15.00	W79	S 44°10'19" E	42.43
W51	S 00°49'41" E	16.00	W80	S 00°49'41" E	5.81
W52	N 00°49'41" E	16.23	W81	S 00°49'41" E	2.81
W53	N 89°10'19" E	15.00	W82	N 00°49'41" E	15.00
W54	S 00°49'41" E	16.00	W83	N 89°10'19" W	47.50
W55	N 89°10'19" E	15.00	W84	N 00°49'41" E	61.89
W56	N 00°49'41" E	58.28	W85	S 89°10'19" W	303.00
W57	S 00°49'41" E	58.28	W86	S 89°10'19" W	15.00
W58	N 89°10'19" E	22.83	W87	S 00°49'41" E	80.89
W59	N 00°49'41" E	11.97	W88	S 00°49'41" E	36.09
W60	N 44°10'19" E	28.28	W89	S 44°10'19" E	44.71
W61	N 00°49'41" E	15.00	W90	N 45°49'41" E	166.72
W62	S 89°10'19" W	15.00	W91	N 45°49'41" E	58.48
W63	N 00°49'41" E	15.00	W92	N 00°49'41" E	166.72
W64	N 44°10'19" E	28.28	W93	N 00°49'41" E	84.42
W65	N 00°49'41" E	15.00	W94	N 00°49'41" E	15.00
W66	S 44°10'19" E	42.61	W95	N 89°10'19" W	242.30
W67	N 89°10'19" E	20.30	W96	S 45°49'41" E	0.86
W68	N 00°49'41" E	23.89	W97	S 45°49'41" E	5.60
W69	S 89°10'19" W	23.89	W98	N 89°10'19" W	6.04
W70	N 00°49'41" E	15.00	W99	N 89°10'19" W	31.26
W71	S 00°49'41" E	148.67	W100	S 00°49'41" E	15.00
W72	N 89°10'19" E	167.89	W101	S 89°10'19" W	164.38
W73	N 00°49'41" E	15.00	W102	S 00°49'41" E	15.00
W74	N 89°10'19" E	15.00	W103	S 00°49'41" E	15.00
W75	N 00°49'41" E	15.00	W104	S 89°10'19" W	15.00
W76	N 89°10'19" E	174.44	W105	S 89°10'19" W	15.00
W77	N 00°49'41" E	233.89	W106	S 00°49'41" E	2.09
W78	N 89°10'19" E	15.00	W107	S 89°10'19" W	2.09
W79	S 00°49'41" E	233.89	W108	S 89°10'19" W	2.09
W80	N 89°10'19" E	148.67	W109	S 00°49'41" E	15.00
W81	S 45°49'41" E	34.14	W110	N 89°10'19" W	2.09
W82	N 00°49'41" E	15.00	W111	N 00°49'41" E	265.30
W83	S 45°49'41" E	78.40	W112	S 89°10'19" W	265.30
W84	N 00°49'41" E	15.00	W113	S 00°49'41" E	22.50
W85	S 89°10'19" W	68.00	W114	S 00°49'41" E	22.50
W86	S 89°10'19" W	68.00	W115	S 00°49'41" E	22.50
W87	S 00°49'41" E	15.00	W116	S 00°49'41" E	22.50
W88	S 89°10'19" W	68.00	W117	S 89°10'19" W	18.90
W89	N 44°10'19" E	49.43	W118	S 89°10'19" W	53.39
W90	N 00°49'41" E	82.28	W119	S 44°10'19" E	47.17
W91	N 89°10'19" E	27.60	W120	S 89°10'19" W	54.50
W92	N 77°25'19" E	100.18	W121	N 00°49'41" E	4.54
W93	N 89°10'19" E	74.31	W122	N 89°10'19" W	20.00
W94	S 00°49'41" E	82.28	W123	N 00°49'41" E	15.00
W95	S 89°10'19" W	72.61	W124	S 89°10'19" W	19.99
W96	S 79°54'25" E	100.18	W125	N 00°49'41" E	221.31
W97	S 89°10'19" W	68.14	W126	S 89°10'19" W	315.37
W98	S 89°10'19" W	416.00	W127	S 45°49'41" E	0.86
W99	S 44°10'19" E	44.21	W128	S 00°49'41" E	32.89
W100	S 89°10'19" W	35.00	W129	S 00°49'41" E	13.98
W101	S 00°49'41" E	145.00	W130	N 00°49'41" E	82.50
W102	N 89°10'19" E	10.41	W131	N 89°10'19" W	301.65
W103	S 00°49'41" E	15.00	W132	S 00°49'41" E	806.14
W104	S 89°10'19" W	18.41	W133	S 45°49'41" E	20.24
W105	N 00°49'41" E	206.00	W134	S 44°10'19" E	15.00
W106	N 89°10'19" E	12.44	W135	N 45°49'41" E	14.00
W107	N 00°49'41" E	15.00	W136	S 00°49'41" E	22.50
W108	S 89°10'19" W	12.44	W137	S 89°10'19" W	50.98
W109	S 44°10'19" E	12.44	W138	S 89°10'19" W	50.98
W110	N 89°10'19" E	12.44	W139	S 89°10'19" W	318.48
W111	S 00°49'41" E	15.00	W140	N 89°10'19" W	252.50
W112	N 00°49'41" E	12.44	W141	S 00°49'41" E	28.64
W113	S 00°49'41" E	206.00	W142	S 89°10'19" W	164.38
W114	S 89°10'19" W	15.00	W143	N 00°49'41" E	44.00
W115	S 00°49'41" E	15.00	W144	N 89°10'19" W	164.60
W116	S 89°10'19" W	15.00	W145	N 89°10'19" W	244.00
W117	S 00°49'41" E	80.39	W146	N 00°49'41" E	8.83
W118	S 89°10'19" W	219.86	W147	S 00°49'41" E	8.83
W119	S 89°10'19" W	219.86	W148	S 00°49'41" E	8.83
W120	S 00°49'41" E	16.00	W149	N 89°10'19" W	244.00
W121	S 89°10'19" W	15.00	W150	N 00°49'41" E	21.30
W122	N 00°49'41" E	16.00	W151	S 89°10'19" W	51.80
W123	S 89°10'19" W	15.00	W152	S 89°10'19" W	21.30
W124	N 00°49'41" E	16.00	W153	S 45°49'41" E	16.04
W125	S 89°10'19" W	15.00	W154	S 00°49'41" E	15.00
W126	N 00°49'41" E	16.00	W155	N 45°49'41" E	22.25
W127	S 89°10'19" W	15.00	W156	S 00°49'41" E	36.09
W128	N 00°49'41" E	16.00	W157	S 89°10'19" W	176.00
W129	S 89°10'19" W	15.00	W158	S 00°49'41" E	44.00



LINE	BEARING	DISTANCE
U1	S 89°48'58" W	233.86
U2	N 89°48'58" W	174.24
U3	S 89°10'19" W	492.00
U4	N 00°48'19" W	22.50
U5	N 89°10'19" E	37.50
U6	N 21°45'58" E	78.43
U7	N 89°10'19" E	498.40
U8	S 21°30'58" E	68.13
U9	N 89°48'58" W	174.24
U10	S 89°10'19" W	297.20
U11	S 89°10'19" W	297.20
U12	S 00°49'41" E	49.24
U13	S 89°10'19" W	15.00
U14	S 89°10'19" W	15.00
U15	S 89°10'19" W	15.00
U16	S 89°10'19" W	15.00
U17	S 89°10'19" W	297.20
U18	S 89°10'19" W	15.00
U19	S 89°10'19" W	15.00
U20	S 89°10'19" W	15.00
U21	S 89°10'19" W	15.00
U22	S 00°49'41" E	49.24
U23	N 00°49'41" E	206.00
U24	N 00°49'41" E	374.74
U25	S 89°10'19" W	15.00
U26	S 00°49'41" E	15.00
U27	S 89°10'19" W	15.00
U28	S 00°49'41" E	374.74
U29	S 89°10'19" W	472.40
U30	S 79°47'41" E	153.11



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 F.M.L. 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 (4902) NORTH AMERICAN DATUM 83 (NAD83) (NAD83 FOOT) 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 2021-15498 (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 F.M.L. FAMILY PARTNERS TRACT, AND THE NORTH LINE OF SAID NORTHLAKE 35 LOGISTICS PARK TRACT AND THE NORTH LINE OF LOT 8N, 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" FOUND FOR THE SOUTHWEST CORNER OF SAID EAST TRACT DEVELOPMENT TRACT AND THE SOUTHWEST CORNER OF SAID F.M.L. 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 SOUTHWEST CORNER THEREOF;

THENCE, NORTH 02 DEGREES 02 MINUTES 28 SECONDS WEST, WITH THE EAST LINE OF SAID "LEASED PREMISES" TRACT, A DISTANCE OF 49.78 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 F.M.L. 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 90 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 CUT-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 H&U 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 FAST 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. 6488

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

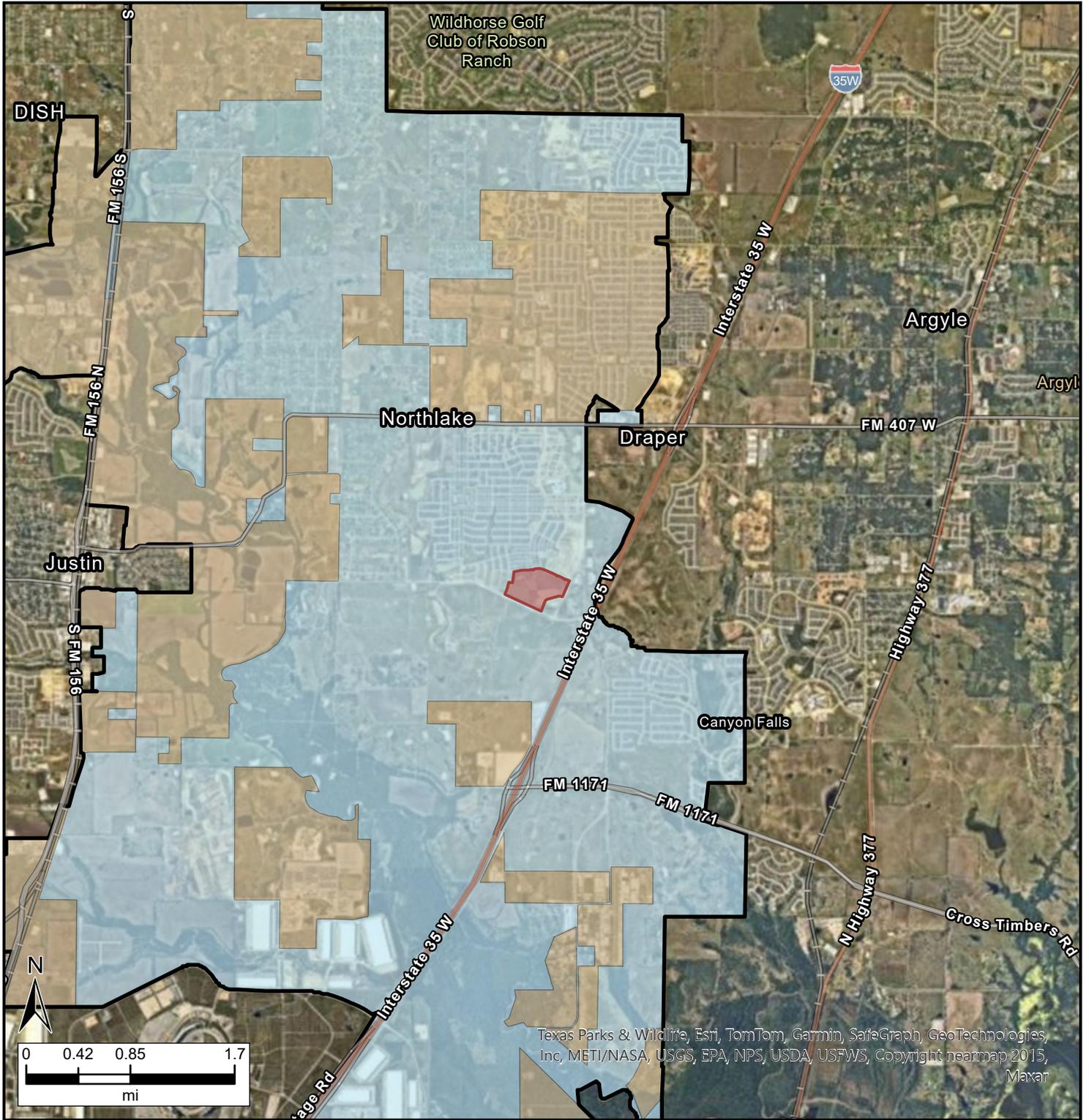
1956 LAKEWAY DRIVE, SUITE 200 | IRVINGVILLE, TX 76051 | 817.217.2544
FIRM REGISTRATION NO. 10174331 | WINDROSESERVICES.COM

DRAWN BY: CS DATE: 02/07/2024 CHECKED BY: M.N.P. JOB NO.: 039366
PLOT: 017018N CALLED: P:\DCE\21072024\017018N.dwg (1956LAKEWAY) (10/20/2024)

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

ENGINEER
LANGAN ENGINEERING AND
ENVIRONMENTAL SERVICES, INC.
2989 CALYPSO 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

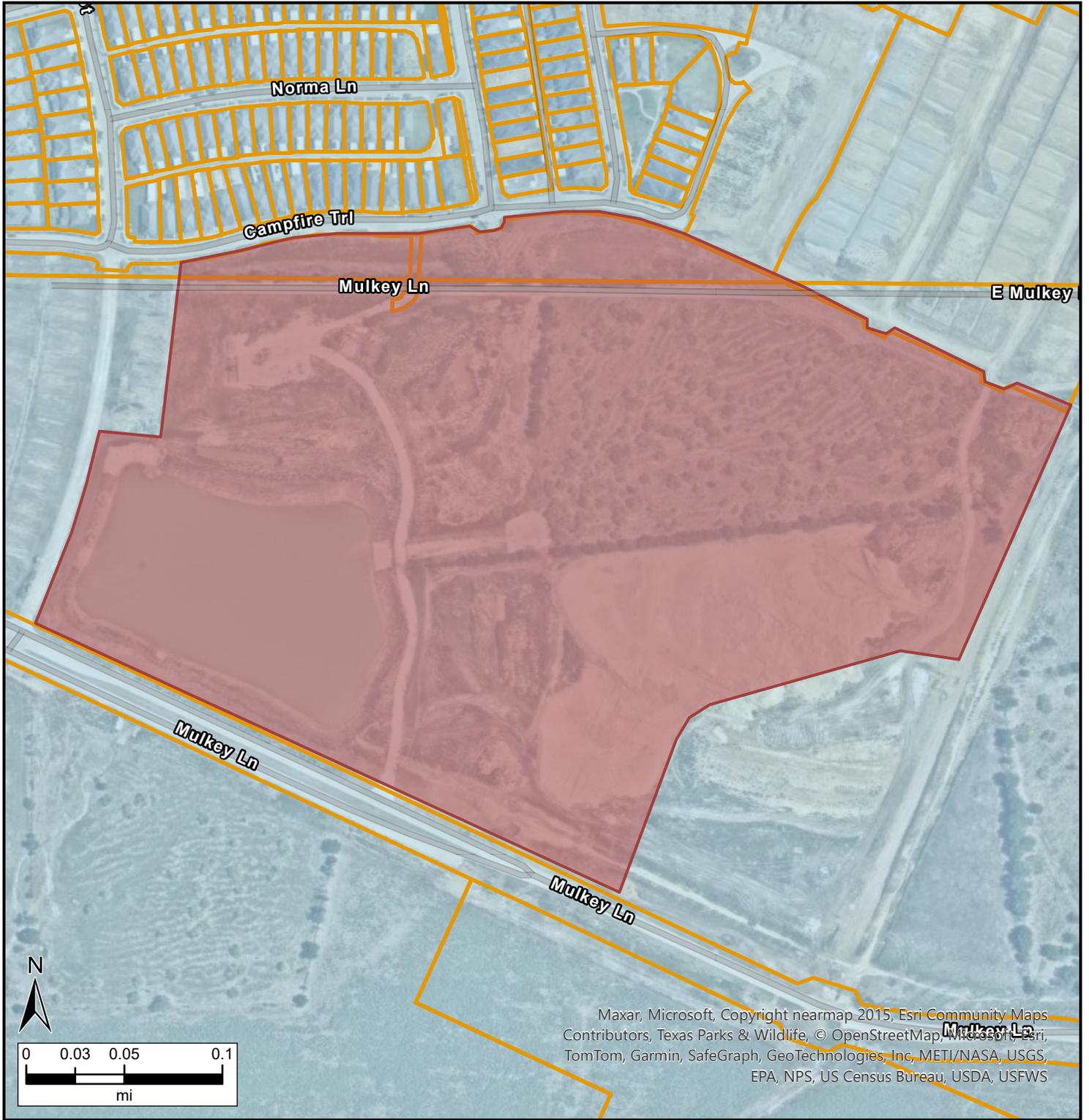
 Incorporated Area

 Extraterritorial Jurisdiction

 Limited Purposes Annexation



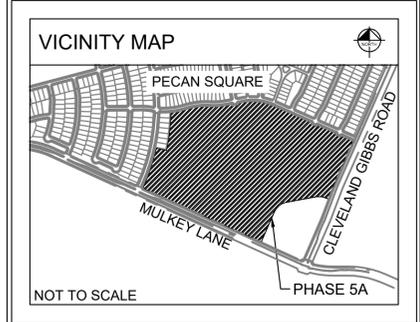
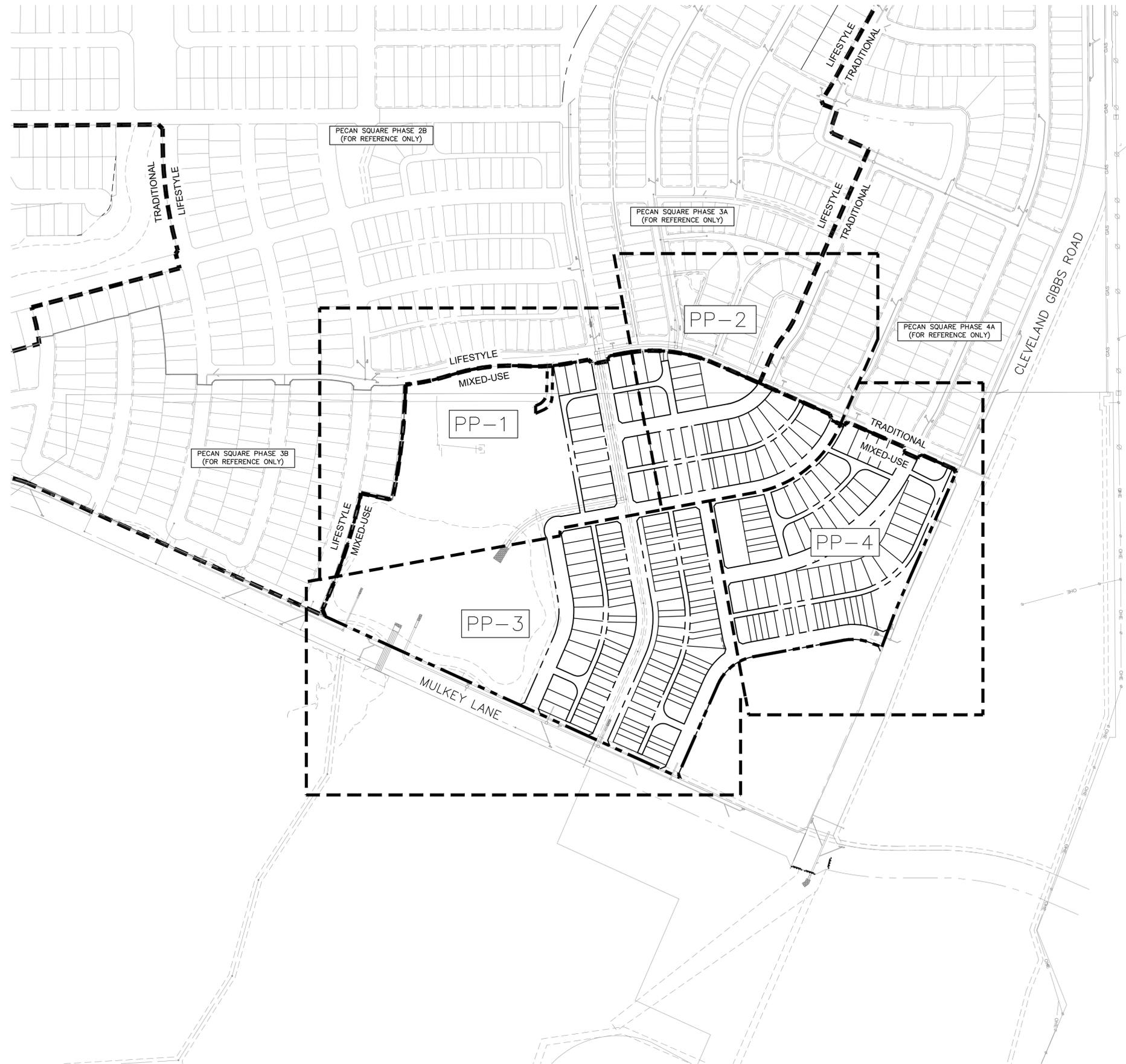
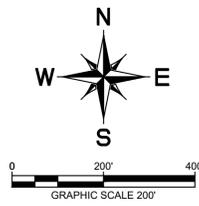
Northlake



Legend

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



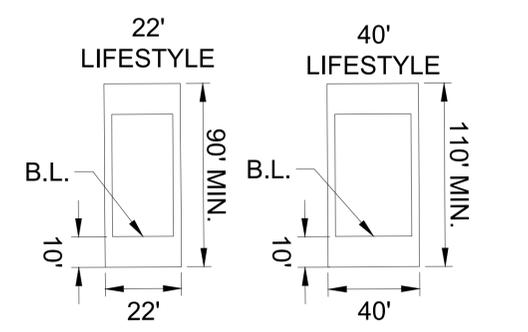
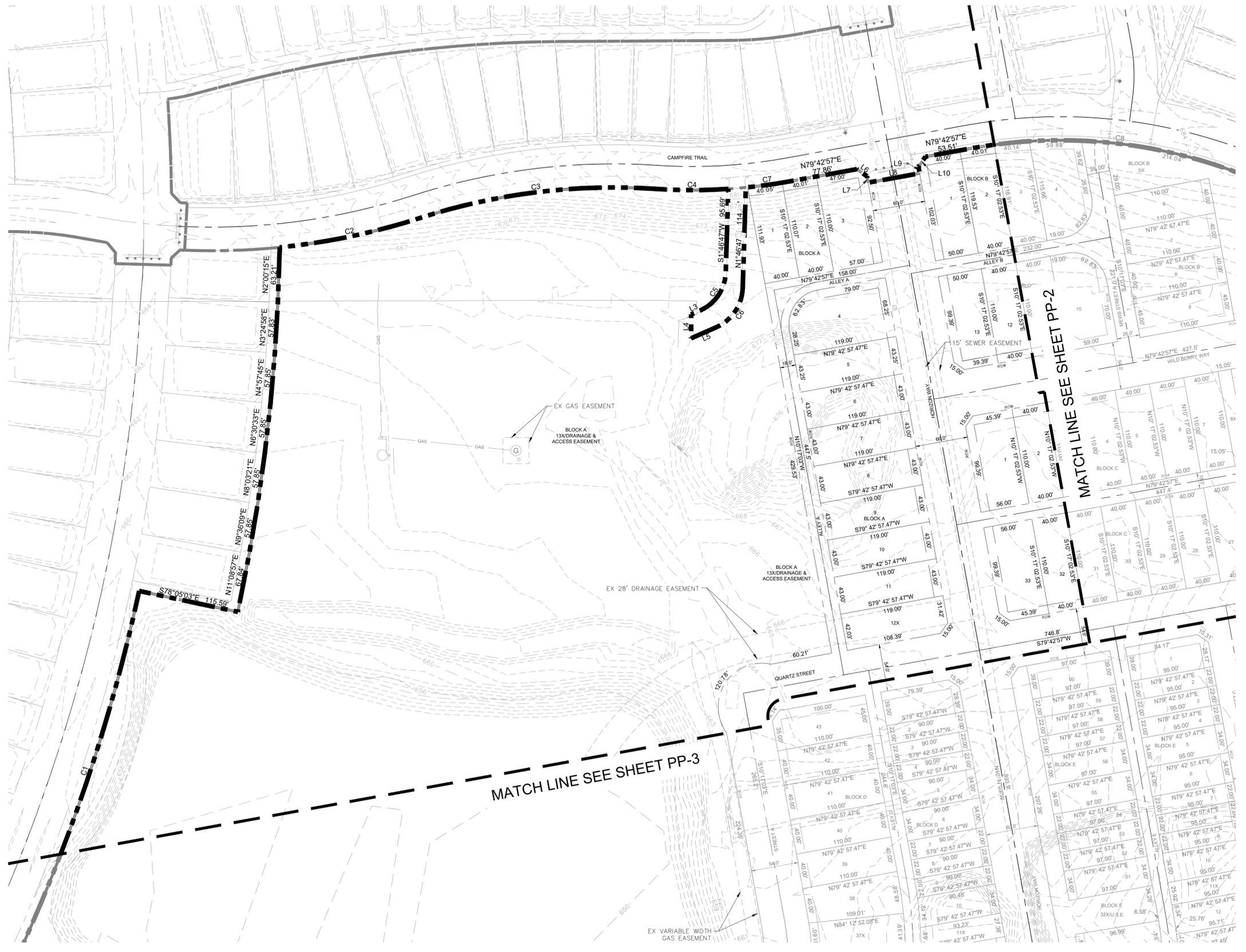
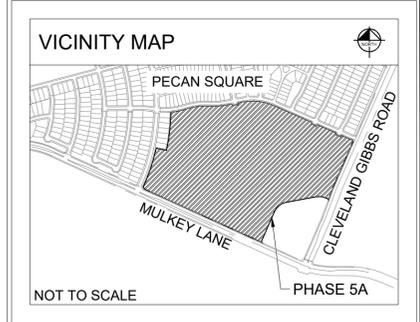
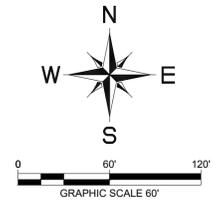


PLATTED BY: FOSTER SCOTT ARCHITECTS, PLLC
 DWG NO: 240101.001.001.001
 LAST SAVID: 9/20/24 1:48:00 PM
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PRELIMINARY PLAT KEY MAP
 FOR
PECAN SQUARE PHASE 5A
 218 RESIDENTIAL LOTS
 BEING 50.488 ACRES
 OUT OF THE
 F.W. THORNTON SURVEY, ABSTRACT NO. 1244
 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: J. C. JONES DATE: 8/20/2024
 CHECKED BY: A. SAAVEDRA DATE: 8/20/2024
 LAST SAVID: 8/20/2024 2:30 PM
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MINIMUM STANDARD LOT DETAILS
N.T.S.

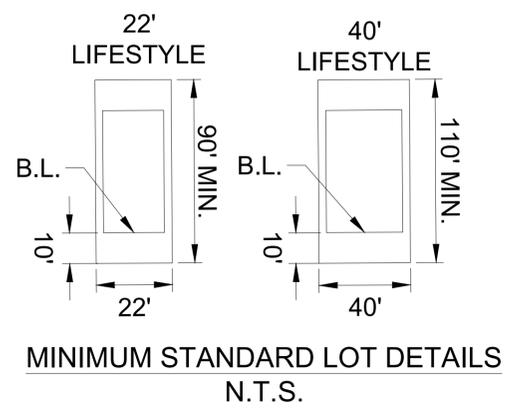
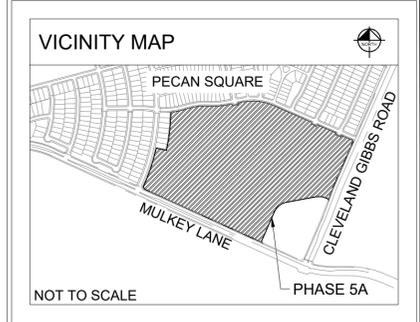
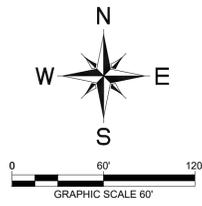
LEGEND

	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
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DESIGNED SPF	DRAWN JC	CHECKED AS	SCALE AS SHOWN	DATE SEPT 2024	KH PROJECT NO. 063230954	PP-1
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MINIMUM STANDARD LOT DETAILS
N.T.S.

LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	EXISTING OVERHEAD ELECTRIC
	EXISTING MANHOLE
	S.W.E. SIDEWALK EASEMENT
	D.E. DRAINAGE EASEMENT
	S.S.E. SANITARY SEWER EASEMENT
	HOA HOMEOWNERS ASSOCIATION
	B.L. BUILDING LINE
	W.E. 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

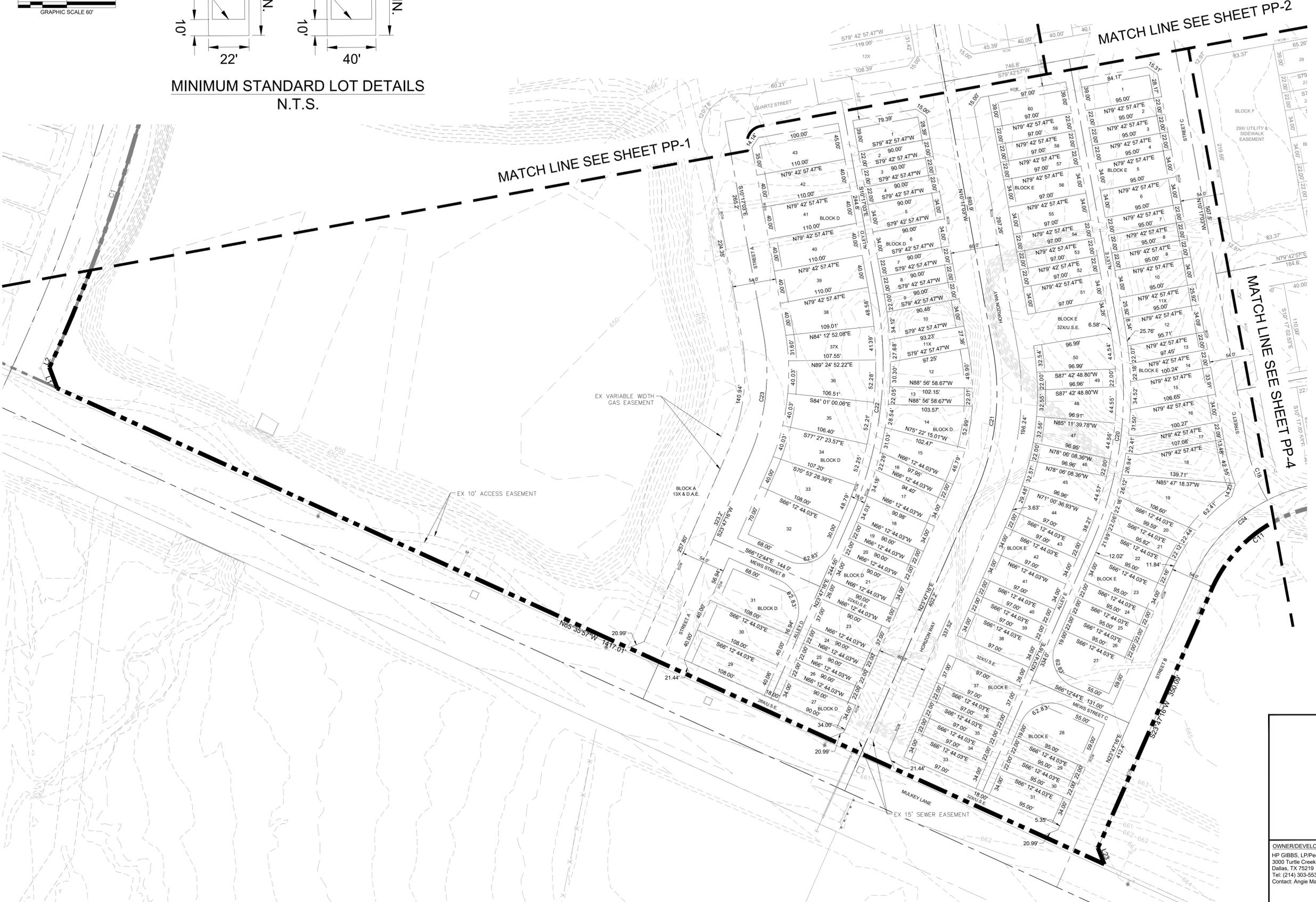
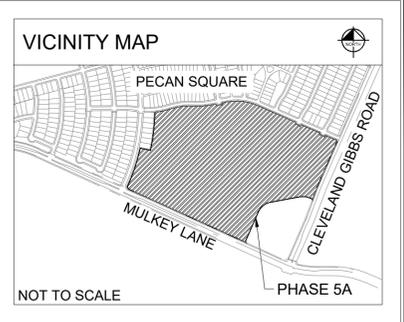
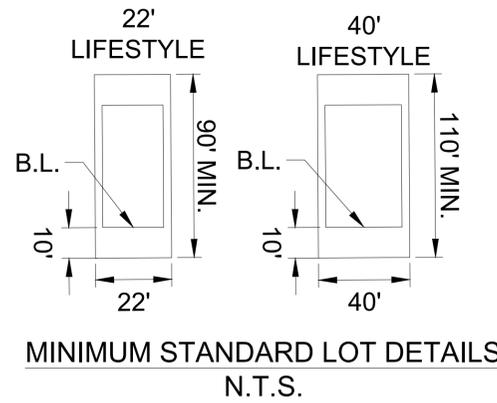
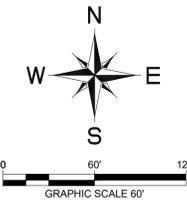
OWNER/DEVELOPER:
HP GIBBS, LP/Pecan Square 1, LLC
3000 Turtle Creek Blvd.
Dallas, TX 75219
Tel: (214) 303-5535
Contact: Angie Mastrocota

ENGINEER/SURVEYOR:
Kimley-Horn
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
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PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) 13455 NOEL RD., SUITE 700, DALLAS, TX 75240
 DATE: 08/20/2024 2:29 PM
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 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 8/20/2024
 CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 8/20/2024
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LEGEND

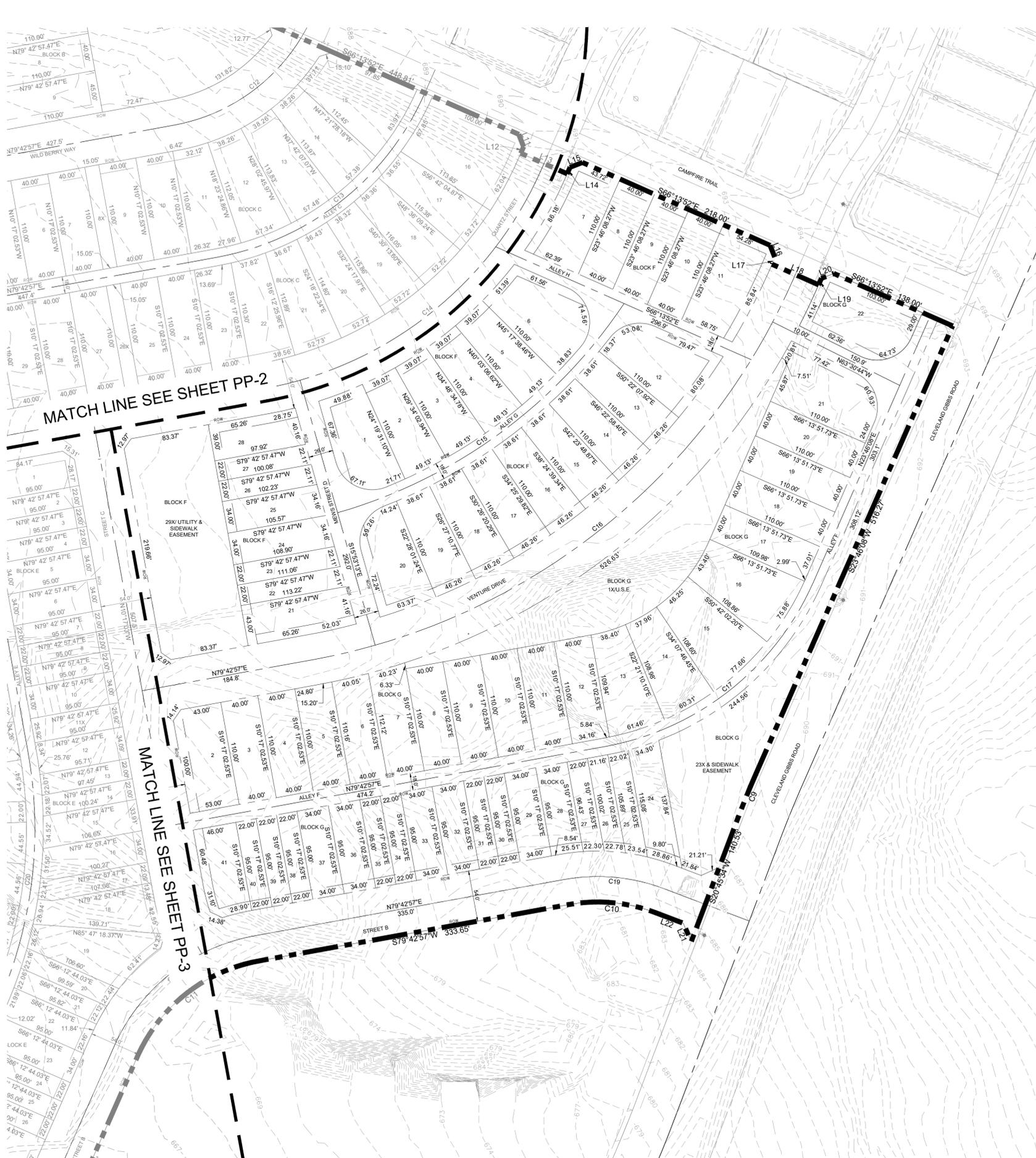
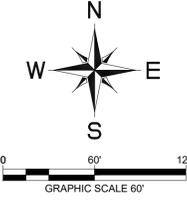
	PROPERTY LINE
	EXISTING CONTOUR
	EXISTING OVERHEAD ELECTRIC
	EXISTING MANHOLE
	SIDEWALK EASEMENT
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	HOMEOWNERS ASSOCIATION
	BUILDING LINE
	WATER EASEMENT

PRELIMINARY PLAT
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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.
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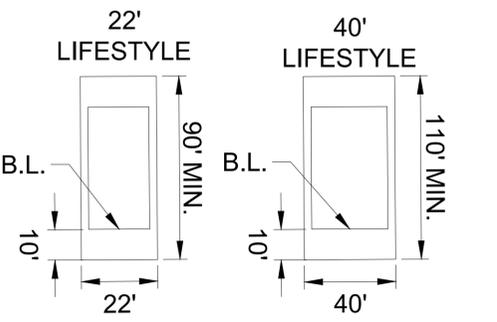
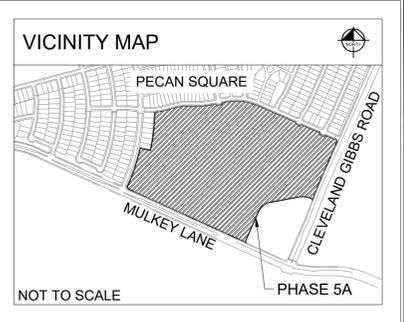
DESIGNED SPF	DRAWN JC	CHECKED AS	SCALE AS SHOWN	DATE SEPT 2024	KH PROJECT NO. 063230954	PP-3
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PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 8/20/2024
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 CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 8/20/2024
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MATCH LINE SEE SHEET PP-2

MATCH LINE SEE SHEET PP-3



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
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 218 RESIDENTIAL LOTS
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 F.W. THORNTON SURVEY, ABSTRACT NO. 1244
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 A. McDONALD SURVEY, ABSTRACT NO. 785
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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.
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DESIGNED SPF	DRAWN JC	CHECKED AS	SCALE AS SHOWN	DATE SEPT 2024	KH PROJECT NO. 063230954	PP-4
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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
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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;

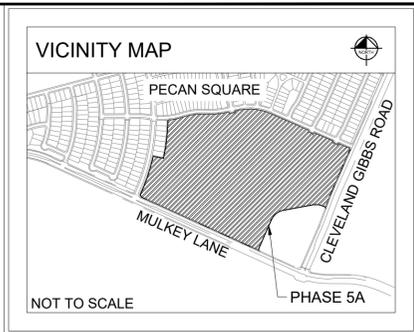
With said curve, an arc distance of 169.76 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

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.

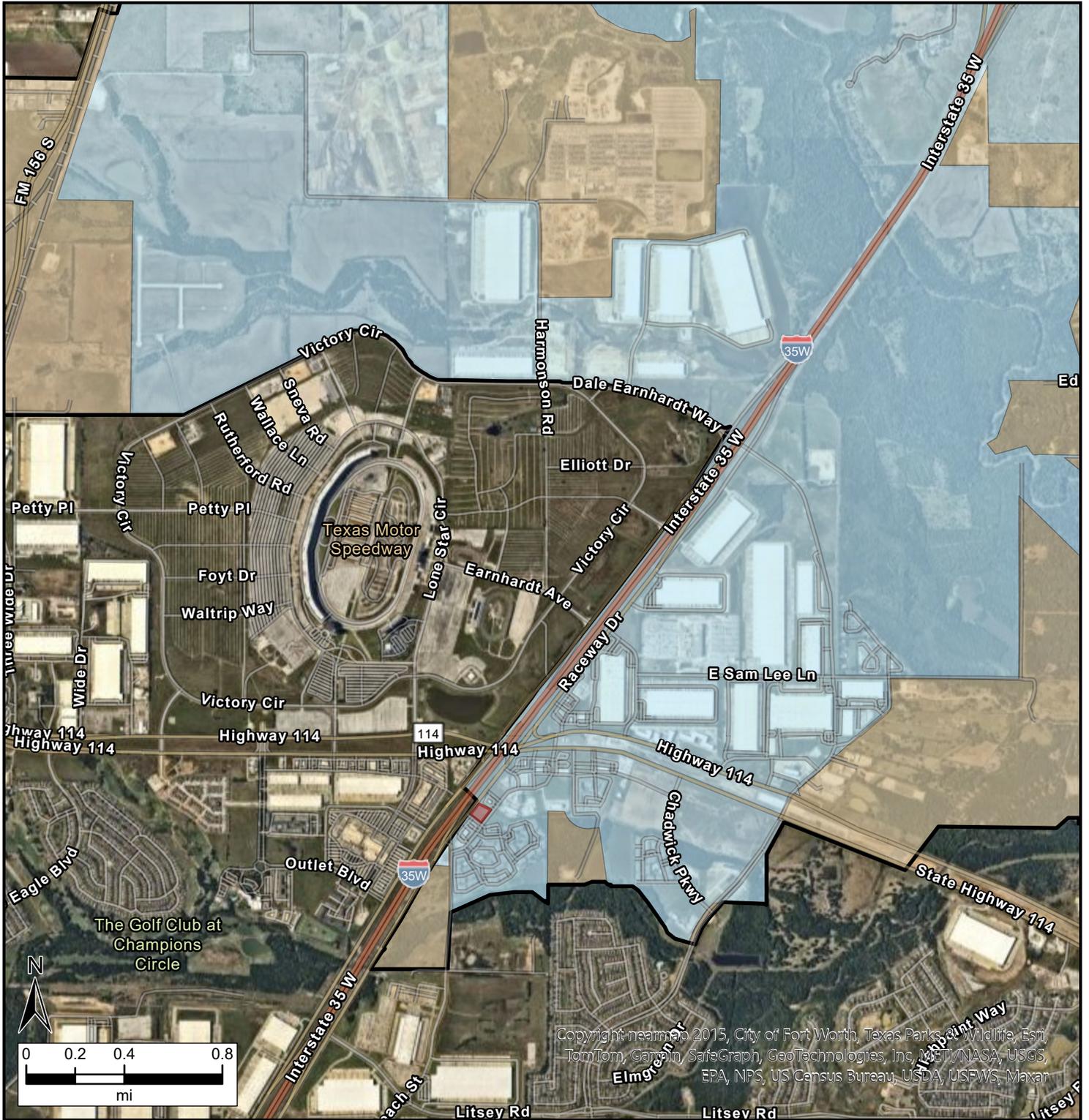
CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	2027.00'	431.69'	N18°17'58"E	430.88'	12°12'08"	216.67'
C2	777.00'	164.62'	N78°12'05"E	164.31'	12°08'19"	82.62'
C3	723.00'	273.84'	N82°58'57"E	272.20'	21°42'03"	138.58'
C4	627.00'	83.23'	S89°58'11"E	83.17'	7°36'19"	41.67'
C5	49.00'	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	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
SPF	JC	AS	AS SHOWN	SEPT 2024	063230954
					PP-5

Northlake



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Legend

 Northlake Boundary

Town of Northlake Incorporated Area and ETJ

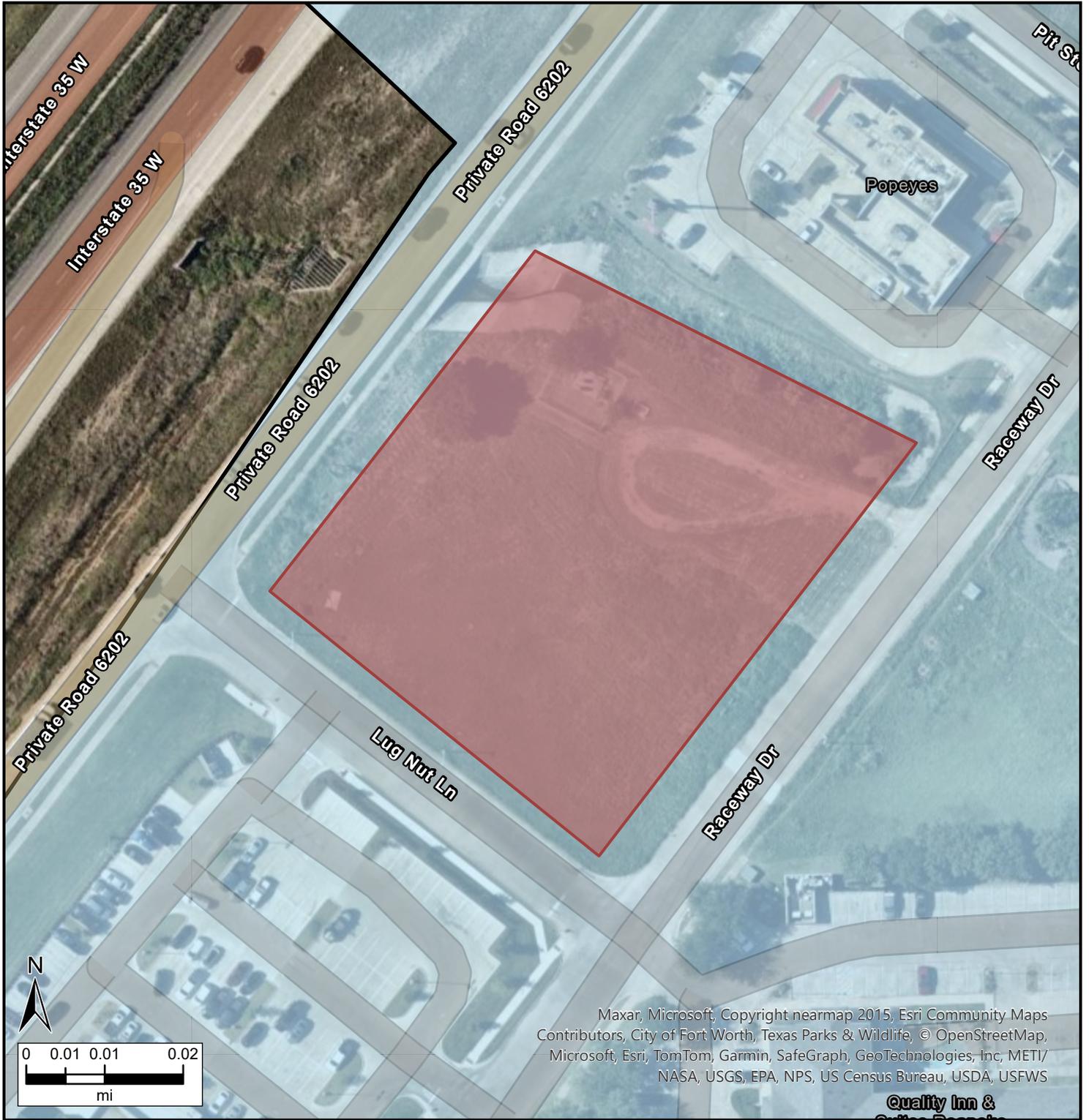
 Incorporated Area

 Extraterritorial Jurisdiction

 Limited Purposes Annexation



Northlake



Legend

 Northlake Boundary

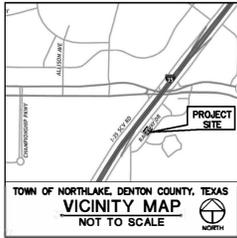
Town of Northlake Incorporated Area and ETJ

 Incorporated Area

 Extraterritorial Jurisdiction

 Limited Purposes Annexation





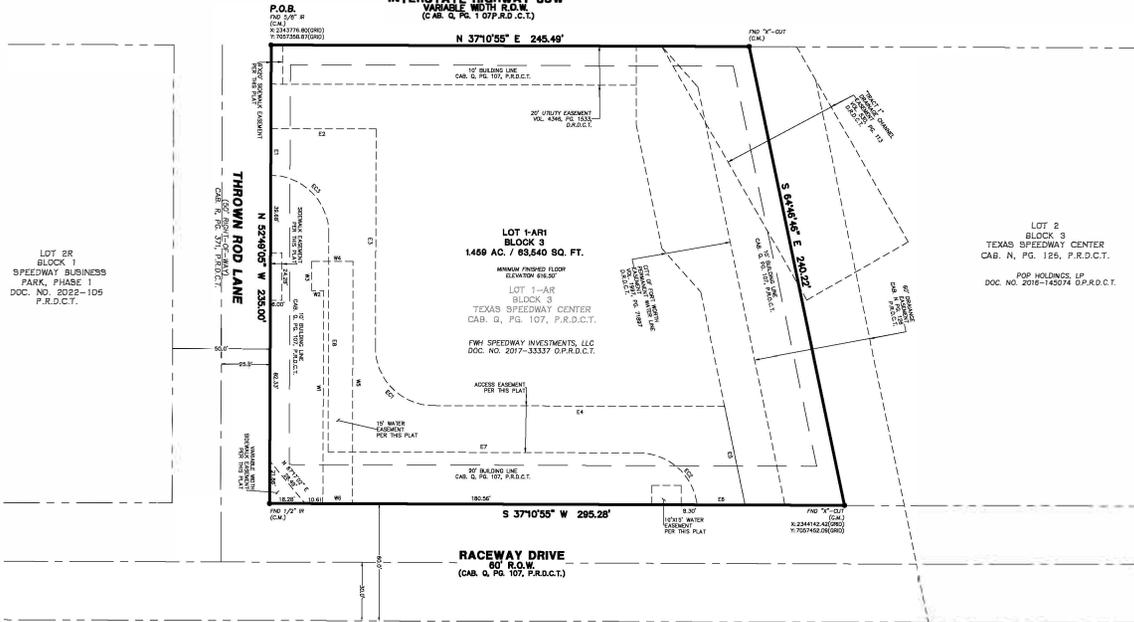
LINE	BEARING	DISTANCE
E1	N 52°49'08" W	24.00'
E2	N 37°10'55" E	54.00'
E3	S 52°49'08" E	111.66'
E4	N 37°10'55" E	149.47'
E5	S 4°44'40" E	51.90'
E6	S 37°10'55" W	24.53'
E7	S 37°10'55" W	159.71'
E8	N 52°49'08" W	111.66'

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
L1	30.00'	90°00'00"	47.12'	N 82°10'52" E	42.43'
L2	30.00'	180°00'00"	42.86'	S 76°10'52" W	37.71'
L3	30.00'	90°00'00"	47.12'	S 82°10'52" W	42.43'

LINE	BEARING	DISTANCE
W1	N 52°49'05" W	109.18'
W2	S 37°10'55" W	6.14'
W3	N 52°49'05" W	15.00'
W4	N 37°10'55" E	21.14'
W5	S 52°49'05" 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. 1181) 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, AS SHOWN ON 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) (1480320) FEET) WITH A COMBINED SCALE FACTOR OF 1.00015063;

BEGINNING AT A FOUND 3/8"-IRON ROD FOR THE WEST CORNER OF SAID LOT 1-A1, 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 THROWN ROD LANE (20' RIGHT-OF-WAY);

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

THENCE SOUTH 64 DEGREES 48 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 AND THE SOUTHWEST LINE OF SAID LOT 2, A DISTANCE OF 342.2 FEET TO A FOUND 3/8" ROD FOR THE EAST CORNER OF SAID LOT 1-A1 AND THE SOUTH CORNER OF SAID LOT 2, 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 AND THE NORTHEAST RIGHT-OF-WAY LINE OF SAID RACEWAY DRIVE, A DISTANCE OF 295.39 FEET TO A FOUND 1/2"-IRON ROD FOR THE SOUTH CORNER OF SAID LOT 1-A1, 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 THROWN ROD LANE;

THENCE NORTH 53 DEGREES 48 MINUTES 06 SECONDS WEST, WITH THE SOUTHWEST LINE OF SAID LOT 1-A1 AND THE NORTHEAST RIGHT-OF-WAY LINE OF SAID THROWN 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, 1-A2, 1-A3, 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. 4812104966, COMMUNITY-PLANE, N.G. 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 ACQUISITION 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
 - R.O.W. RIGHT OF WAY
 - IR IRON ROD
 - C.M. CONTROLLING MONUMENT
 - FND 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. 1181
ADDITION TO THE
THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

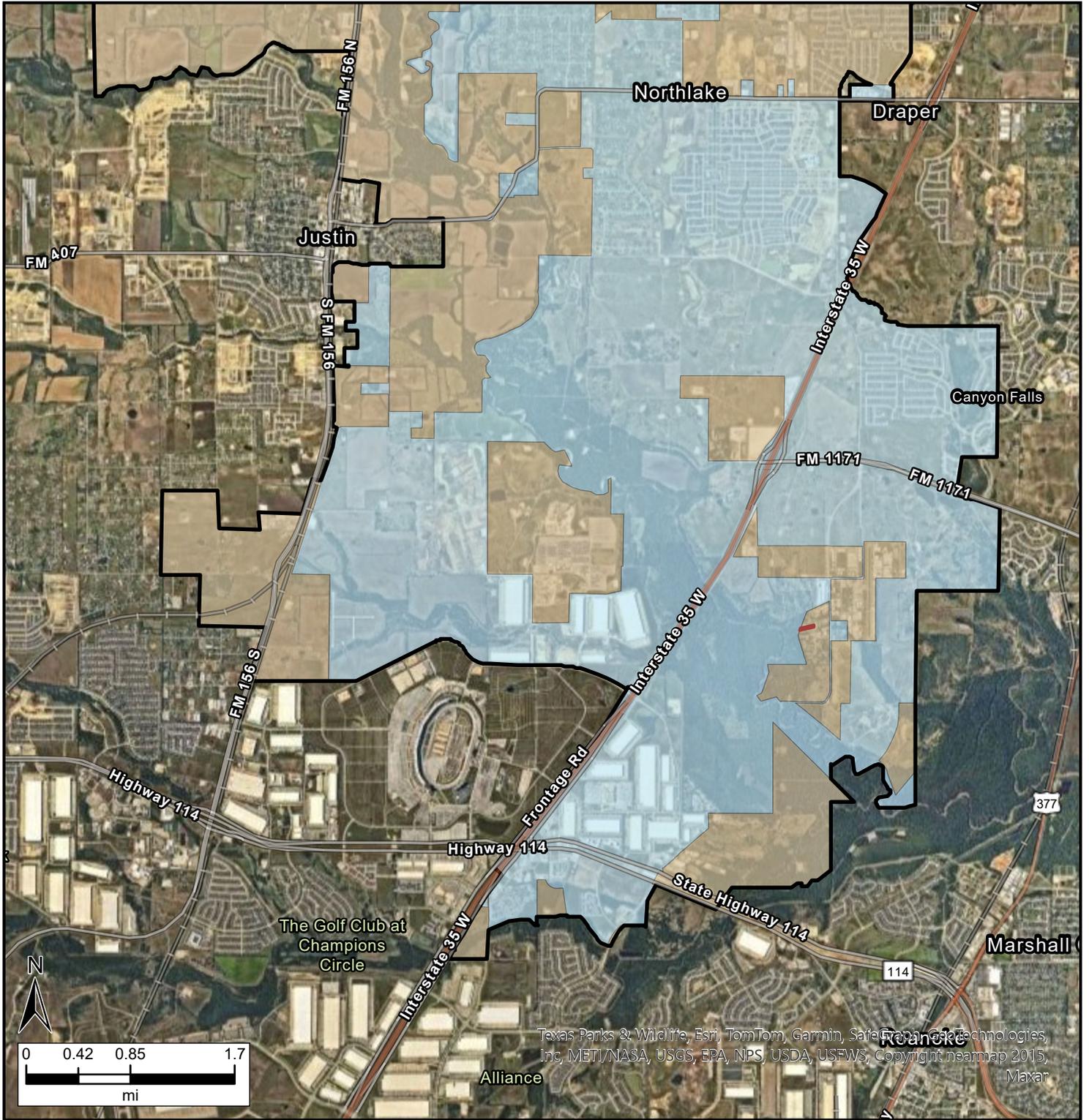


WINDROSE
LAND SURVEYING | PLATTING
1555 LAKEMAY DRIVE, SUITE 201 | FURNACEVILLE, TX 75844 | PH: 214-217-2544
FIM REGISTRATION NO. 1014311 | WINDROSE@WINDROSESV.COM
DRAWN BY: LS | DATE: 09/10/2024 | CHECKED BY: RK | JOB NO.: 059147
POC: STEPHEN SALCEDO | PHONE: 972-370-9471 | EMAIL: stephen.salcedo@windrosv.com

OWNER/DEVELOPER
FAST TRACT DEVELOPMENT SPEEDWAY INVESTMENTS, LLC
5851 WOODLAND DRIVE
DALLAS, TX 75225

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

Northlake



Legend

 Northlake Boundary

Town of Northlake Incorporated Area and ETJ

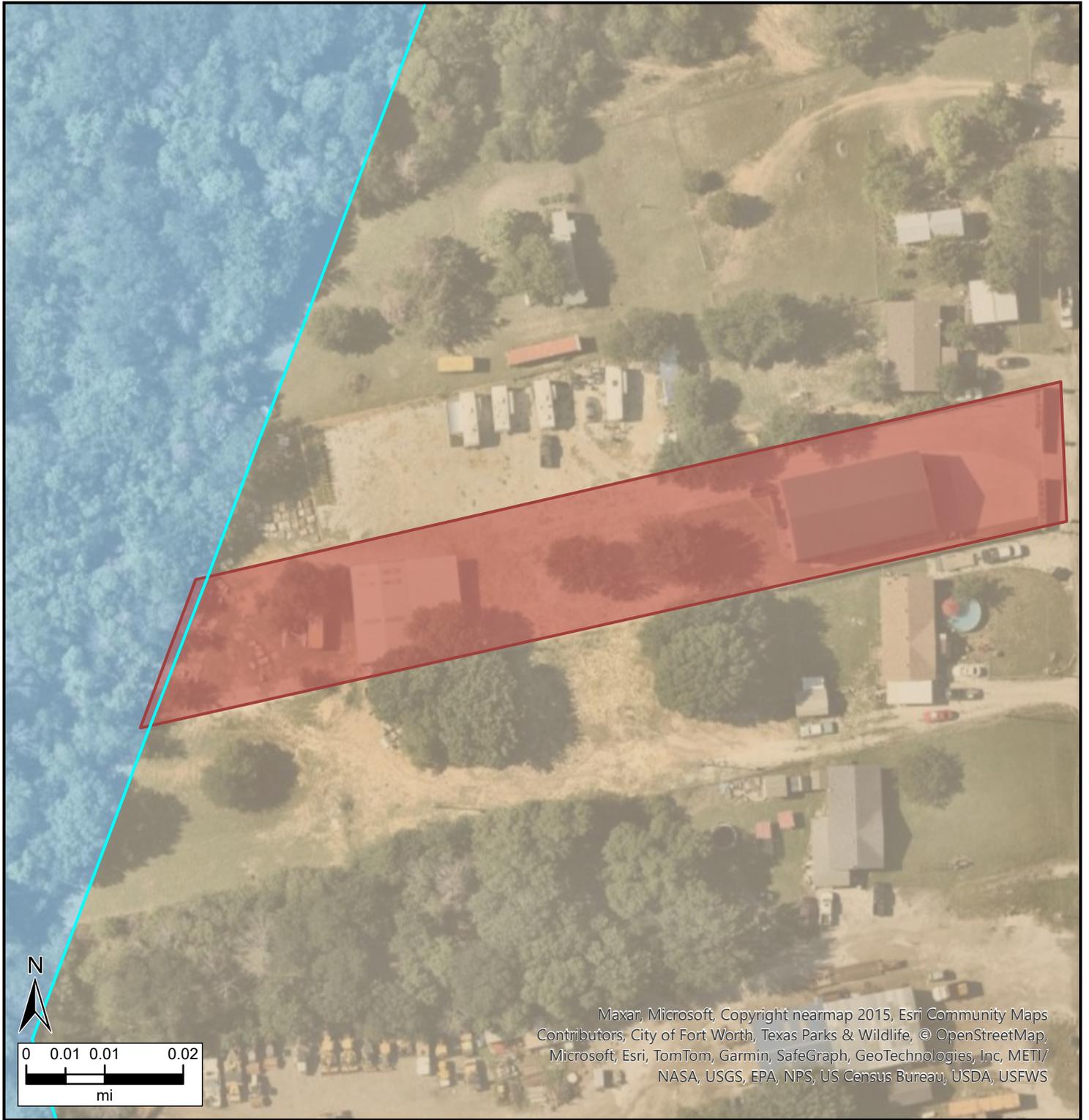
 Incorporated Area

 Extraterritorial Jurisdiction

 Limited Purposes Annexation



Northlake



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Legend

 Northlake Boundary

Town of Northlake Incorporated Area and ETJ

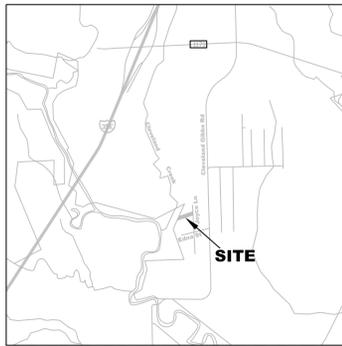
 Incorporated Area

 Extraterritorial Jurisdiction

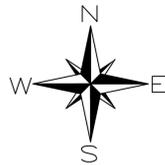
 Limited Purposes Annexation



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.

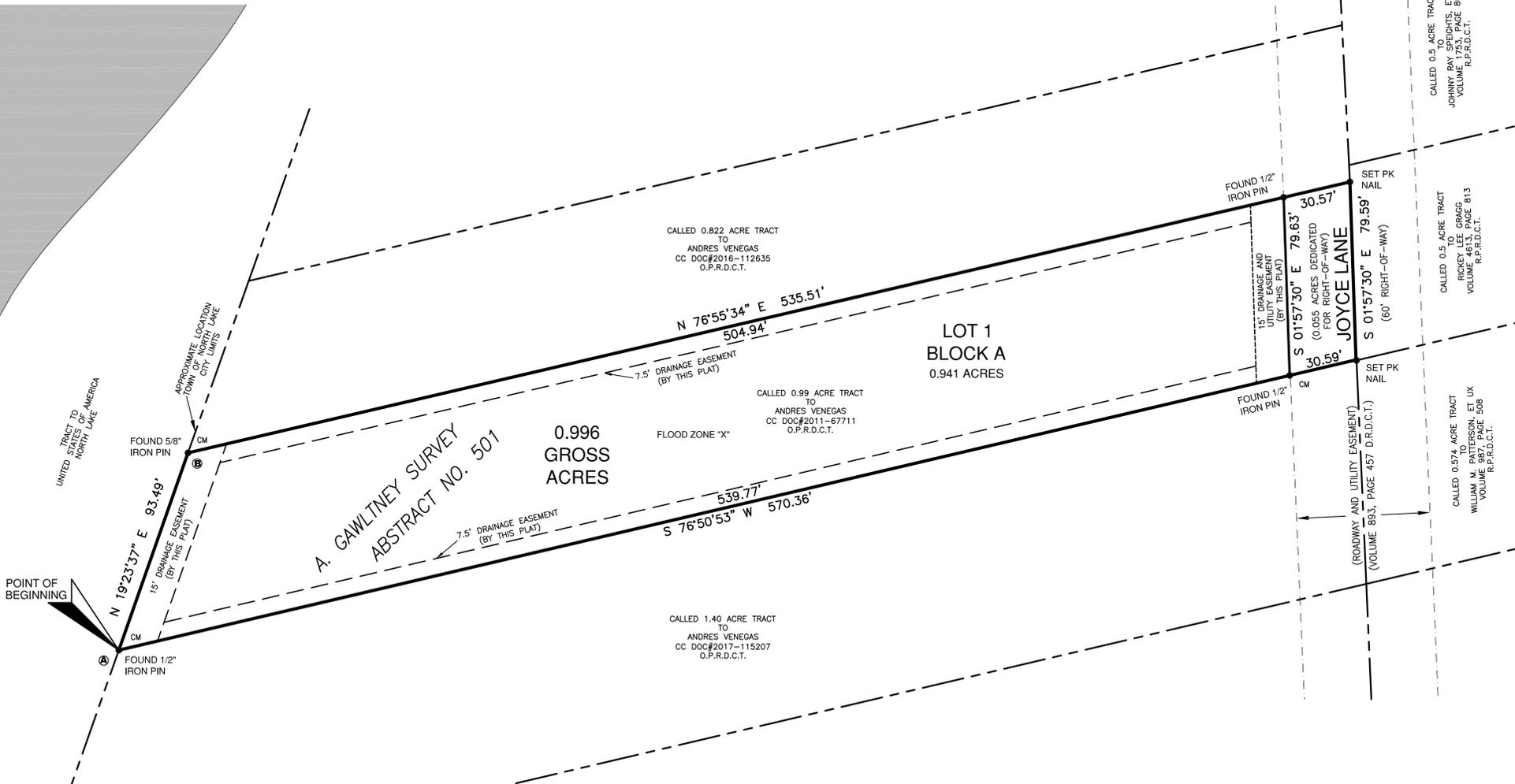
ANDRES VENEGAS _____ DATE _____

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'
CKD.	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: November 19, 2024
REF. DOC.: Unified Development Code (UDC); Comprehensive Plan
SUBJECT: Briefing - Town Council actions on Planning & Zoning Commission items
GOALS/ Plan Intentionally and Responsibly; 3.1 - Identify and plan for changes in codes and zoning
OBJECTIVES: that enhance desired development

BACKGROUND INFORMATION:

- Pecan Square Mixed-Use Planned Development (MPD) Amendment
 - Applicant requested amendment to allow for Church on site owned by Northlake Bible Church
 - September 17th Planning & Zoning Commission Meeting
 - Held public hearing with no speakers for or against
 - Unanimously recommended approval of planned development amendment as presented
 - October 10th Town Council Meeting
 - Held public hearing
 - One speaker had several questions but did not mention whether for or against
 - Approved planned development amendment as presented by 4-3 vote

P&Z ACTION:

Provide feedback as P&Z deems necessary

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION



DATE: November 19, 2024
REF. DOC.: Town of Northlake Home Rule 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 Faught 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: November 19, 2024

REF. DOC.: Unified Development Code (UDC) ; Engineering Design Manual (EDM); Chadwick Farms Mixed-Use Planned Development (MPD)

SUBJECT: Consider a recommendation on a Site Plan of StarCenter Multisport Northlake, an approximately 204,000 square-foot indoor sports facility to be situated on 17.385 acres in the Lewis Medlin Survey, Abstract No. 830, generally located south of SH 114 and west of Chadwick Parkway - Case # 24-SP00005

**GOALS/
OBJECTIVES:** Protect the Public; 1.4 - Ensure safe community standards and processes

BACKGROUND INFORMATION:

Owner: Town of Northlake

Applicant/Engineer: WRA Architects, Inc. / Click Engineering

Zoning: Mixed-Use Planned Development (M-PD)

Site:

- Proposed Use - Indoor Sports Facility
- 17.385 acres of land situated in the Lewis Medlin Survey Abstract No. 830, in the Town of Northlake
- Generally located west of Chadwick Parkway and south of SH114

Summary:

- Site Plan for proposed 204,000 sq ft indoor sports facility

Staff Analysis:

- Applicant submitted site plan application in accordance with UDC requirements
- Site Plan package includes:
 - Site Plan
 - Sign Plan (to be approved with Site Plan as Unified Sign Development Plan)
 - Landscape Plan
 - Building Elevations
- Most elements of the Site Plan package meet or exceed development standards outlined in MPD and UDC
- However, due to unique nature of project, following variances are requested:
 - Overflow parking area on unpaved surface (see clouded area southwest of building)
 - Concrete paved parking spaces exceed the minimum required per MPD
 - Paved parking expected to accommodate most building usage
 - Overflow area will accommodate additional demand from large tournaments

- Variances to landscape requirements as follows:
 - Foundation plantings
 - Enhanced planting areas at entries instead of 50% of wall areas due to large size of building
 - Parking lot landscaping
 - 18 canopy trees provided instead of 44 canopy trees required to maintain 1 tree per 10 parking spaces
 - Variance requested due to large number of parking spaces, desire to reduce maintenance, and need to maximize space for parking
 - Landscaping along street frontages and main entries prioritized

Next Steps:

- Due to Unified Sign Development Plan and variances, Site Plan to be approved by Town Council following recommendation by P&Z
- Town Council to consider approval of Site Plan at December 12th meeting

P&Z ACTION:

Consider recommendation of approval, approval with conditions, or disapproval of site plan as submitted

Northlake



Northlake



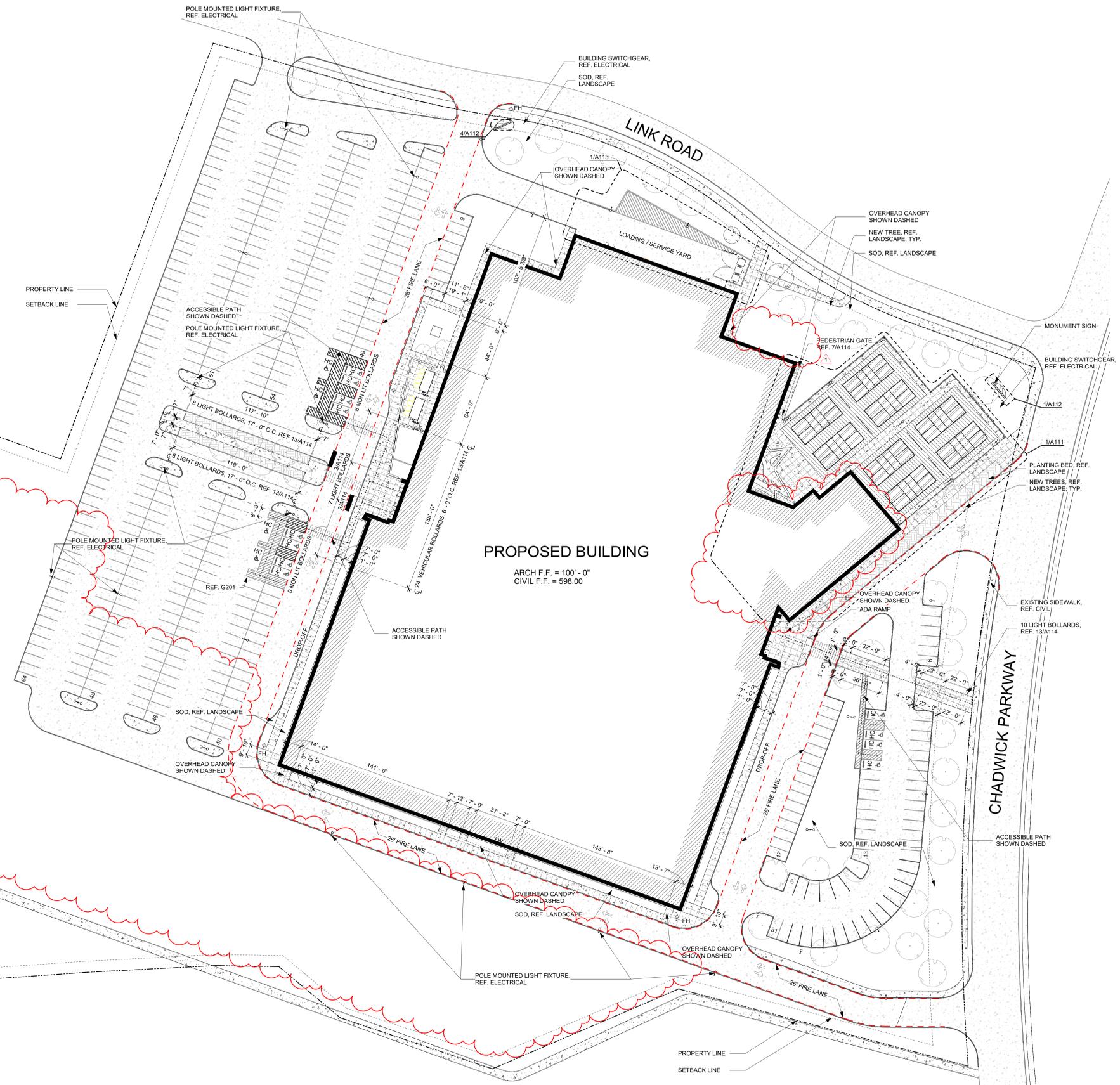
NORTHLAKE STARS SPORTS CENTER

BUILDING/SITE SPECIFICATIONS

ZONING CLASSIFICATION:		MIXED-USE /PLANNING DEVELOPMENT (M-PD)	
OCCUPANCY USE:		MIXED USE	
APPRAISAL DISTRICT ACCOUNT #:		#65000103010700000	
STORIES (PERMITTED):	9	HEIGHT (PERMITTED):	180'
STORIES (PROPOSED):	2	HEIGHT (PROPOSED):	143'
HAZARDOUS MATERIAL:		NO	
OVERLAY DISTRICT:		N/A	
BUILDING AREA - GROUND FLOOR:	177,691 SF	ACRAGE OF SITE:	17.4 ACRES
BUILDING AREA - LEVEL 2:	26,406 SF	SQUARE FOOTAGE OF SITE:	757,261.39 SF
TOTAL BUILDING AREA:	204,097 SF	LOT COVERAGE:	23.04%
FLOOR TO AREA RATIO:	.27	OPEN SPACE:	76.96%
IMPERVIOUS AREA:	563,784.54 SF	PERVIOUS AREA:	193,476.85 SF
PARKING SPACES REQUIRED:	408	PARKING SPACES (STANDARD):	427
PARKING SPACES PROVIDED:	443	PARKING SPACES (ACCESSIBLE):	16

SITE PLAN NOTES

- REFER TO CIVIL ENGINEER DRAWINGS FOR DIMENSION CONTROL PLAN OF BUILDING, VEHICULAR PAVING, AND ADDITIONAL SITE DEMO INFORMATION.
- REFER TO CIVIL ENGINEER DRAWINGS FOR SITE GRADING AND SITE UTILITIES INFORMATION (ADDITIONAL SITE UTILITY INFORMATION IS AS SHOWN ON M.P.E. ENGINEER DRAWINGS).
- CONTRACTOR SHALL COORDINATE LOCATION OF ALL SLEEVES UNDER SIDEWALKS AS NEEDED FOR LANDSCAPE IRRIGATION AND ALL SITE UTILITIES.
- SIDEWALKS SHALL BE 5'-0" W. U.N.O. AND CONSTRUCTED ACCORDING TO DETAILS ON ARCHITECTURAL SHEET A121. ALL SIDEWALKS PARALLEL TO BLDG. SHALL HAVE A MAX. SLOPE OF 1/4" /FT. CROSS SLOPE.
- TYPICAL PARKING SPACES ARE 9'-0" WIDE, TYP. HANDICAP PARKING SPACES ARE 9'-0" WIDE W/ 5'-0" W AISLE ADJACENT TO HANDICAP PARKING. "VAN ACCESSIBLE" HANDICAP PARKING SPACE SHALL BE 132" (11'-0") MINIMUM WITH ACCESS AISLES ONLY REQUIRED TO BE 60" (5'-0") MINIMUM. EXCEPTION ALLOWS FOR 80" (6'-8") SPACE WITH 80" (6'-8") AISLE MINIMUM. ALL H.C. SPACES SHALL HAVE SIGN PER SHEET G201. PAINT EACH H.C. SPACE WITH UNIVERSAL SYMBOL OF ACCESSIBILITY TO FIT WITHIN A 6'-0" SQUARE.
- PARKING SPACE STRIPING SHALL HAVE 4" WIDTH. STRIPING COLORS AS FOLLOWS:
 A. WHITE, GENERAL PARKING
 B. YELLOW, NO PARKING AND LOADING
 C. CROSSWALK STRIPING AND H.C. AISLES SHALL BE PAINTED 4" WIDE AT 45 DEGREES AT 12" O.C. IN WHITE.
- FIRE LANES SHALL BE CLEARLY MARKED ON THE PAVEMENT PER TOWN OF NORTHLAKE REQUIREMENTS.
- EXPANSION JOINT FILLER AND SEALANT SHALL BE INSTALLED AT ALL LOCATIONS WHERE CONCRETE SIDEWALKS MEET THE BUILDING.
- ACCESSIBLE ROUTE TO BUILDING ENTRANCES SHALL COMPLY WITH ALL REQUIREMENTS FOR CHANGES IN LEVELS PER T.A.S. (A.D.A. STANDARDS) REQUIREMENTS.
- REFER TO 2/A114 FOR PRECAST CONCRETE WHEEL STOP DETAIL. REFER TO SITE PLAN FOR LOCATIONS. PROVIDE AT ALL HANDICAP PARKING SPACES WHERE MORE THAN 2 SUCH SPACES WITH ACCESS AISLES ARE GROUPED TOGETHER.
- AT ALL CONDITIONS WHERE SIDEWALKS MEET BUILDING ENTRANCE OR EXTERIOR DOOR, PROVIDE #4 DOWELS AT 12" O.C. DOWELED INTO BUILDING GRADE BEAM.
- ALL SITE SIDEWALKS SHALL BE INSTALLED 1" ABOVE GRADE AND SLOPE WITH EXISTING GRADES. MAXIMUM SLOPE IN DIRECTION OF TRAVEL 5%. MAXIMUM CROSS SLOPE IS 1/4" PER FOOT (SLOPE WITH SITE GRADING).
- PARKING DIMENSIONS ARE TO BACK OF CURB.
- ALL SIDEWALKS WIDER THAN 5' SHALL HAVE LIME STABILIZED SUBGRADE PER SPEC.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISHED GRADES AROUND EDGE OF BUILDING TO BE 1'-0" BELOW FINISH FLOOR WHERE IT DOES NOT CAUSE ENTRANCE PROBLEMS.
- REFER TO CIVIL DRAWINGS FOR SITE UTILITY & ADDITIONAL SITE DEMO.



PROPOSED BUILDING
 ARCH. F.F. = 100' - 0"
 CIVIL F.F. = 598.00

1 Site Plan - Overall
 1" = 40'-0"



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 12377 Merit Drive
 Suite 1800
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 214.750.0077 voice
 214.750.5931 fax
 www.wraarchitects.com



Northlake Stars Sports Center
 Intersection of Hwy 114 and Chadwick Pkwy

REVISIONS:

No.	Date
1	11/07/2024

Post-Bid Addendum #1

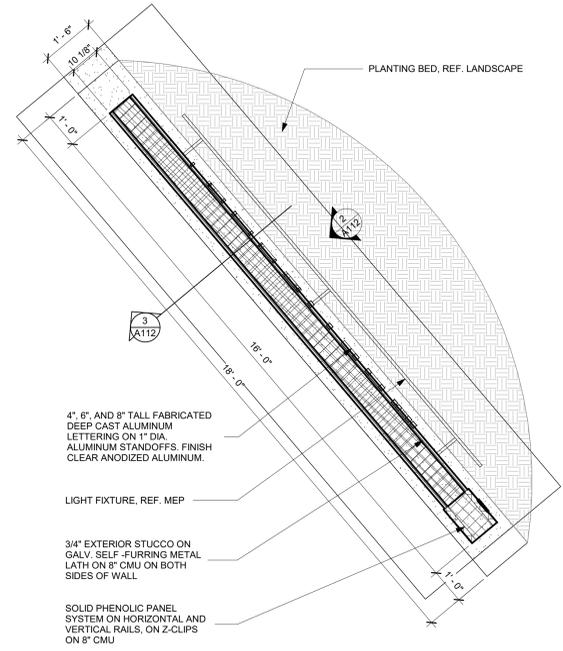
JOB NO.	2360
DATE	6/20/2024

Overall Site Plan

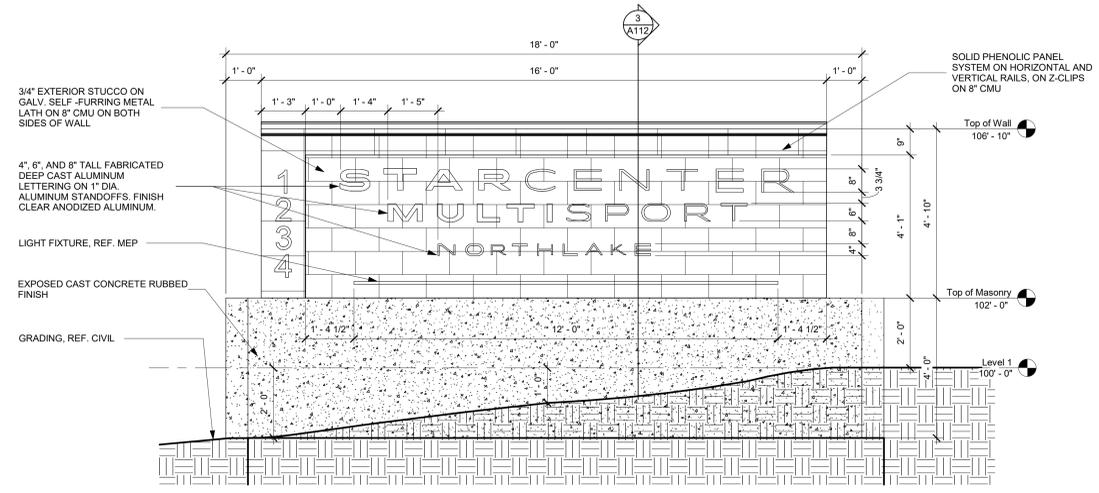
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Northlake Stars Sports Center

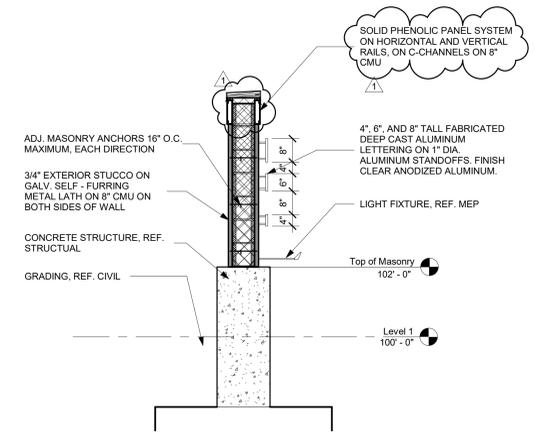
Intersection of Hwy 114 and Chadwick Pkwy



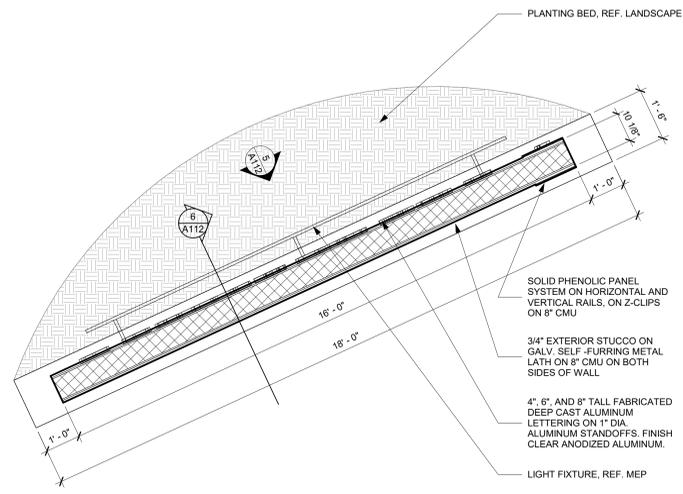
1 Enlarged Site Plan - NE Monument Sign
 1/2" = 1'-0"



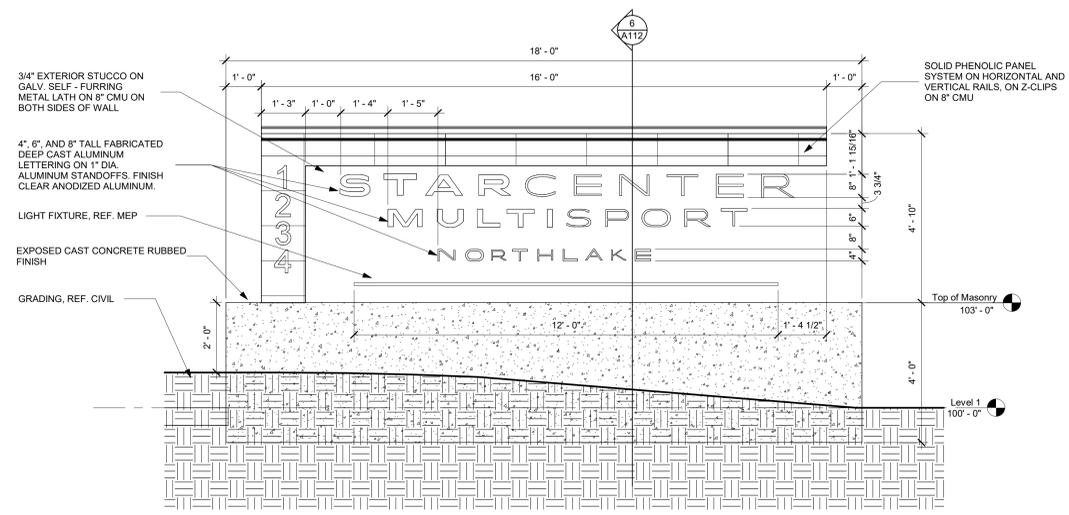
2 Elevation - NE Monument Sign
 1/2" = 1'-0"



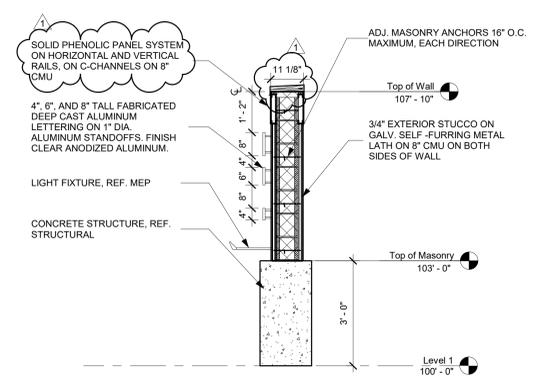
3 Section - NE Monument Sign
 1/2" = 1'-0"



4 Enlarged Site Plan - NW Monument Sign
 1/2" = 1'-0"



5 Elevation - NW Monument Sign
 1/2" = 1'-0"



6 Section - NW Monument Sign
 1/2" = 1'-0"

REVISIONS:		
No.	Description	Date
1	Addendum #2	07/09/2024

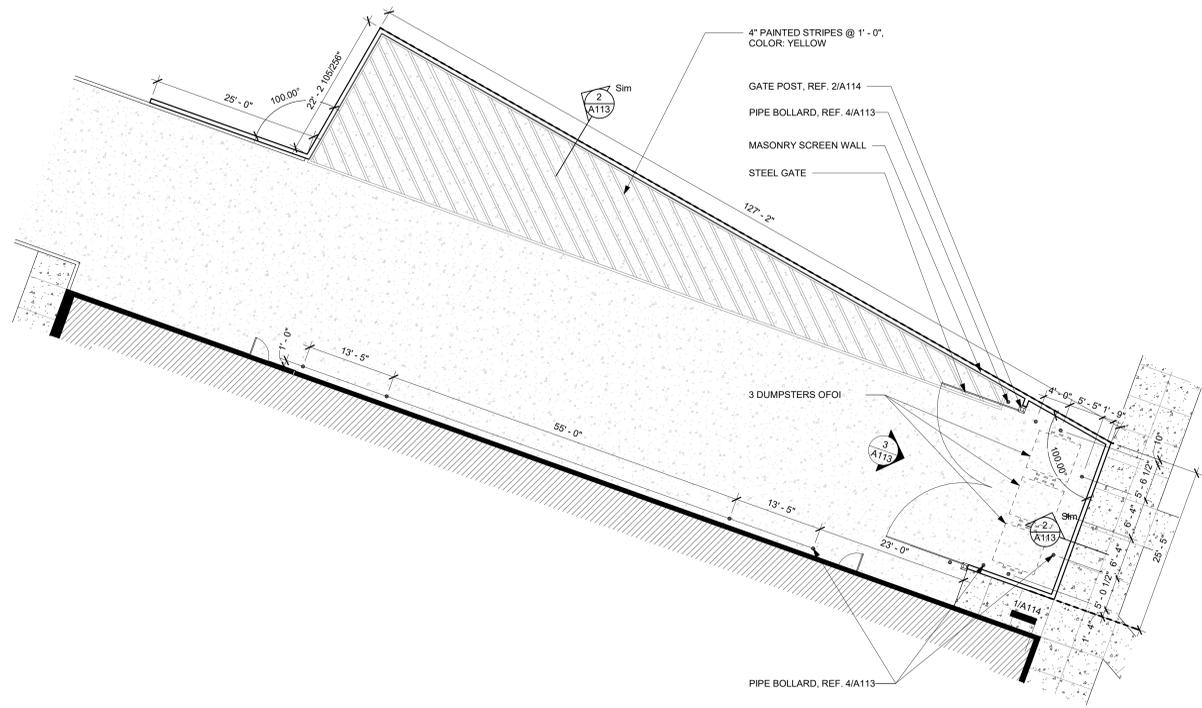
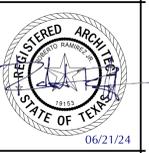
JOB NO.	2360
DATE	6/20/2024

Enlarged Site Plan

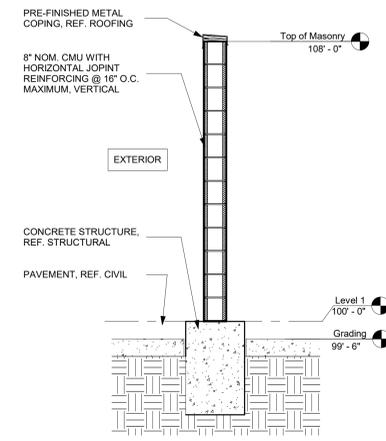
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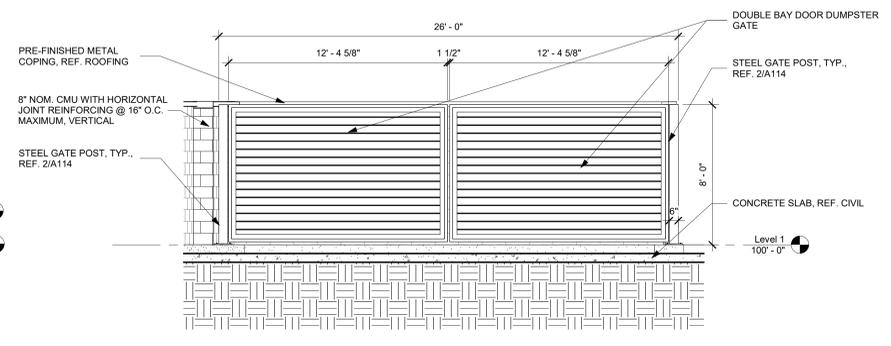
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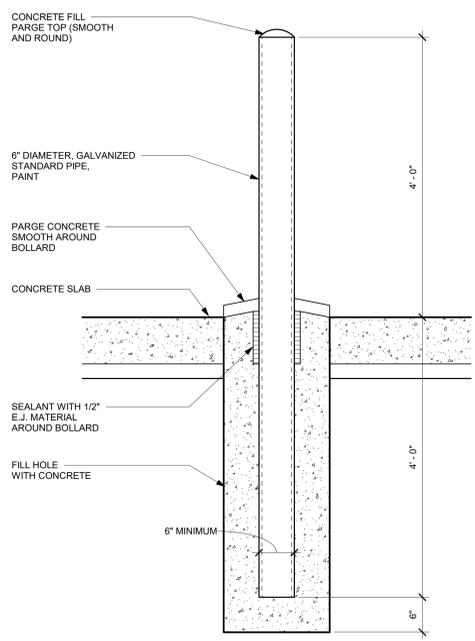
1 Enlarged Site Plan - Dumpster Yard
 3/32" = 1'-0"
 TRUE NORTH



2 Section - Dumpster Enclosure Screen Wall
 1/2" = 1'-0"



3 Site Elevation - Dumpster Enclosure
 1/4" = 1'-0"



4 Pipe Bollard
 1" = 1'-0"

Northlake Stars Sports Center

Intersection of Hwy 114 and Chadwick Pkwy

REVISIONS:	
No.	Date

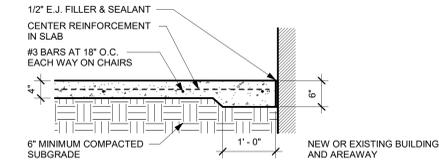
JOB NO. 2360
 DATE: 6/20/2024

Enlarged Site Plan

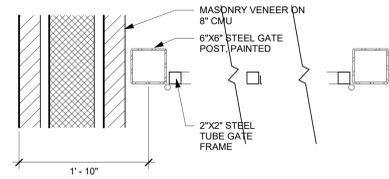
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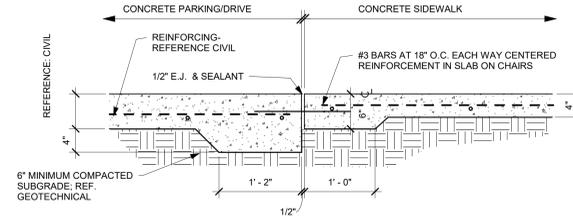
NOT USED



1 Sidewalk-to-Building
 3/4" = 1'-0"

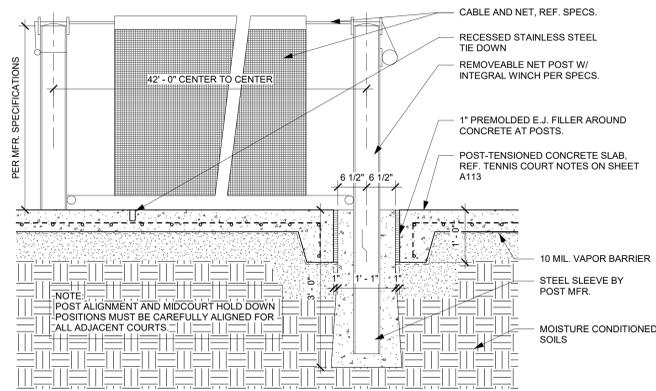


2 Gate Post Detail - Dumpster
 1" = 1'-0"

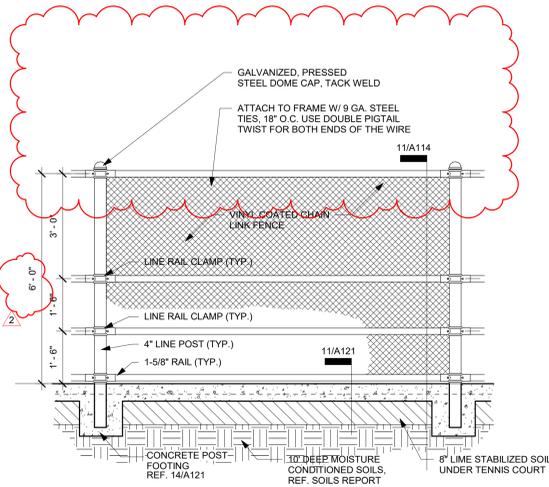


3 Detail - Sidewalk to Drivewalk
 1" = 1'-0"

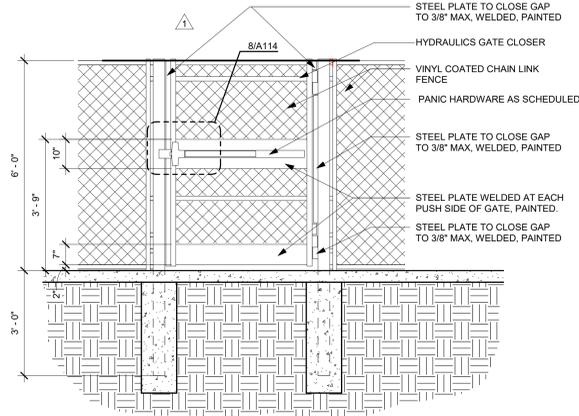
4 Volleyball Court Edge Detail
 3/4" = 1'-0"



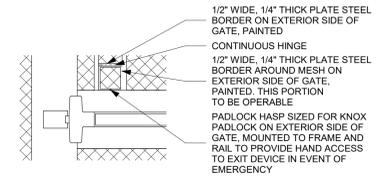
5 Detail - Pickleball Net Post
 3/4" = 1'-0"



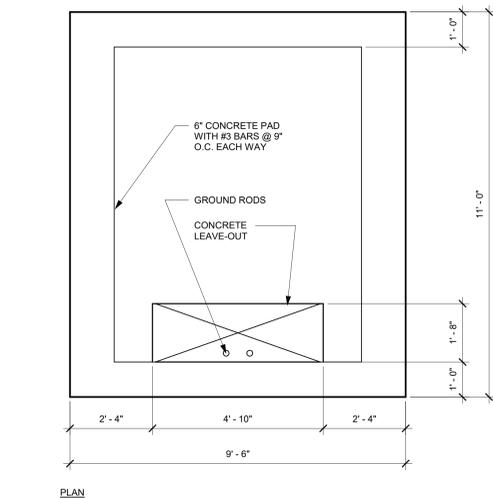
6 Court Fencing
 1/2" = 1'-0"



7 Decorative Fence Pedestrian Gate
 1/2" = 1'-0"

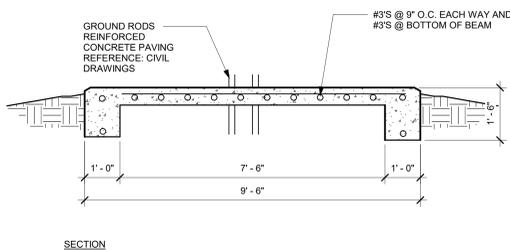


8 Padlock Detail
 1" = 1'-0"

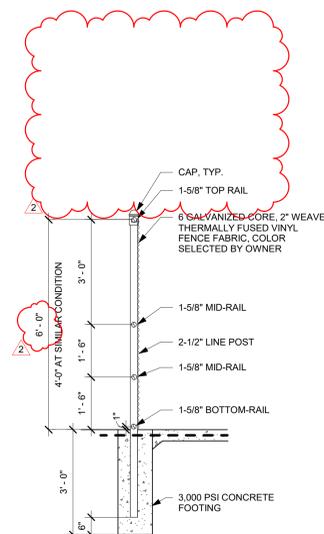


9 Transformer Pad Detail
 1/2" = 1'-0"

NOT USED



10 Sand Volleyball Pole Insert
 1" = 1'-0"



11 Court Fence Section
 1/2" = 1'-0"

NOT USED

12 Court Fence - Post Tension Slab
 1/2" = 1'-0"

Northlake Stars Sports Center
 Intersection of Hwy 114 and Chadwick Pkwy

REVISIONS:	
No.	Date
1	Addendum #1 06/26/2024
2	Post-Bid Addendum #1 11/07/2024

JOB NO.	2360
DATE:	6/20/2024

Site Plan Details

A114

MINIMUM LANDSCAPE REQUIREMENTS PER CITY OF NORTHLAKE - ARTICLE 9.10			
GENERAL LANDSCAPE AREA REQUIREMENT	REQUIRED	PROVIDED	Comments
FOUNDATION PLANTING: ALL EXPOSED SECTIONS OF A BUILDING IN HIGH USE OR VISIBILITY AREAS SHALL HAVE A FIVE (5) FOOT MIN PLANTING BED PLACED ALONG AT LEAST 50% OF SUCH WALLS.	YES	VARIANCE. ENHANCED PLANTING AT ENTRY	
40' BETWEEN SHADE TREES AND STREETLIGHTS, 15' FOR ORNAMENTAL AND STREET LIGHTS, 20' BETWEEN ANY TREE AND TRAFFIC CONTROL SIGNS, 10' BETWEEN TREES AND WATER/SEWER MAINS, 6' BETWEEN TREES AND WATER/SEWER LINES, 4' BETWEEN TREES AND GAS LINES	YES	YES	
VISUAL CLEARANCE TRIANGLES MUST BE CLEAR OF LANDSCAPE OVER 2' IN HEIGHT.	YES	YES	
ALL LANDSCAPING PLANS SHALL BE DESIGNED TO INCORPORATE WATER CONSERVATION THROUGH XERISCAPE LANDSCAPE PRINCIPLES.	YES	YES	NO ARTIFICIAL TURF OR PLANTS, NO MULCH (INCLUDING GRAVEL) BEDS OR AREAS WITHOUT PLANT MATERIAL.
LANDSCAPE BUFFER REQUIREMENTS	REQUIRED	PROVIDED	Comments
LANDSCAPE BUFFER ZONE			
RESIDENTIAL ADJACENCY: MIN 10' WIDE BUFFER WITH ONE (1) SHADE TREE PER 40 LF OF ROAD FRONTAGE.	13 CANOPY TREES	VARIANCE. MAINTAIN EXISTING DRAINAGE DITCH AND TREES	MUST HAVE GRASS OR OVER PERMANENT TURF
ALL OTHER REQUIRED BUFFERS SHALL HAVE A MIN. OF A SIX (6) FOOT HIGH SCREENING WALL, TEN (10) FOOT WIDE PLANTING STRIP, AND FIVE (5) SHADE TREES PER ONE HUNDRED (100) LF	YES	YES	APPLIES TO TRASH DUMPSTERS, STORAGE AREAS, LOADING DOCK OR OTHER RELATED ACTIVITIES.

LANDSCAPE REQUIREMENTS ON STREETS	REQUIRED	PROVIDED	Comments
STREET LANDSCAPE			
A LANDSCAPE BUFFER MUST BE PROVIDED ALONG ALL PUBLIC AND PRIVATE STREETS, 25 LF DEEP FOR MAJOR THROUGHFARES AND 15 LF DEEP FOR ALL OTHER STREET, EXCLUSIVE OF RIGHT-OF-WAY.	YES	YES	
ONE TREE IN THE BUFFER PER 50 FEET OF STREET FRONTAGE	26 CANOPY TREES	26 CANOPY TREES	2.5" CALIPER MIN
PARKING LOT LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED	Comments
PARKING LOT LANDSCAPING SCREENING			
A CONTINUOUS HEDGE OF EVERGREEN SHRUBS SHALL BE PROVIDED TO SCREEN PARKING FROM STREETS	YES	YES	10 GAL MIN. MINIMUM MATURE HEIGHT OF 3' BERM CAN SUBSTITUTE. MUST BE 3' MIN SLOPE NOT TO EXCEED 3:1
PARKING LOT LANDSCAPING INTERIOR			
MINIMUM AVERAGE DENSITY OF ONE (1) SHADE TREE PER TEN (10) PARKING SPACES # PARKING SPACES	58 CANOPY TREES	VARIANCE. 18 PROPOSED TREES TO REDUCE MAINTENANCE AND INCREASE PARKING AREA	2.5" CALIPER MIN
MINIMUM PARKING LOT TREE AREA IS 8' WIDE BY 20' DEEP	YES	YES	
INTERIOR PARKING LOT LANDSCAPE SHALL INCLUDE A MIN. EIGHT (8%) OPEN SPACE.	YES	YES	(MAY INCLUDE LANDSCAPE AREAS THAT ARE CONTIGUOUS AND UP TO 2' FROM PARKING LOT)
LANDSCAPING MUST BE EVENLY DISTRIBUTED THROUGHOUT THE PARKING LOT.	YES	YES	TOWN MANAGER CAN GIVE EXCEPTIONS BASED ON SHAPE OF LOT OR EXISTING TREES.
REQUIREMENTS APPLY TO CUSTOMER AND EMPLOYEE PARKING AND NOT PARKING THAT IS USED FOR STORAGE, SALE OF VEHICLES, OR SIMILAR USES.	YES	YES	
LANDSCAPE AREAS FOR TREES OR SHRUBS MUST BE PROTECTED BY A CURB	YES	YES	
LANDSCAPE IRRIGATION	REQUIRED	PROVIDED	Comments
AN AUTOMATIC IRRIGATION SYSTEM IS REQUIRED FOR ALL LANDSCAPING.	YES	YES	RAIN SENSORS, LOW GALLONAGE, LOW ANGLE NOZZLES TO PREVENT OVERFLOW ON STREETS.

IRRIGATION
FOR ALL NEWLY PLANTED ITEMS REQUIRED BY CODE, A NEW PERMANENT AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS REQUIRED TO BE INSTALLED.

- ALL NEW TREES SHALL RECEIVE 2 TREE BUBBLERS EACH.
- ALL PLANTING BEDS WITH SHRUBS AND/OR GROUNDCOVER SHALL BE PERMANENTLY IRRIGATED WITH IRRIGATION.

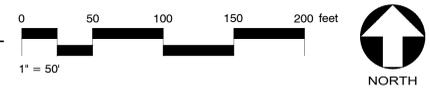
NOTE: SOLID SOD BERMUDAGRASS ALL DISTURBED AREAS CAUSED BY CONSTRUCTION - INCLUDING AREAS OF STAGING, MATERIAL STORAGE, PARKING, GRADING, AND BUILDING.



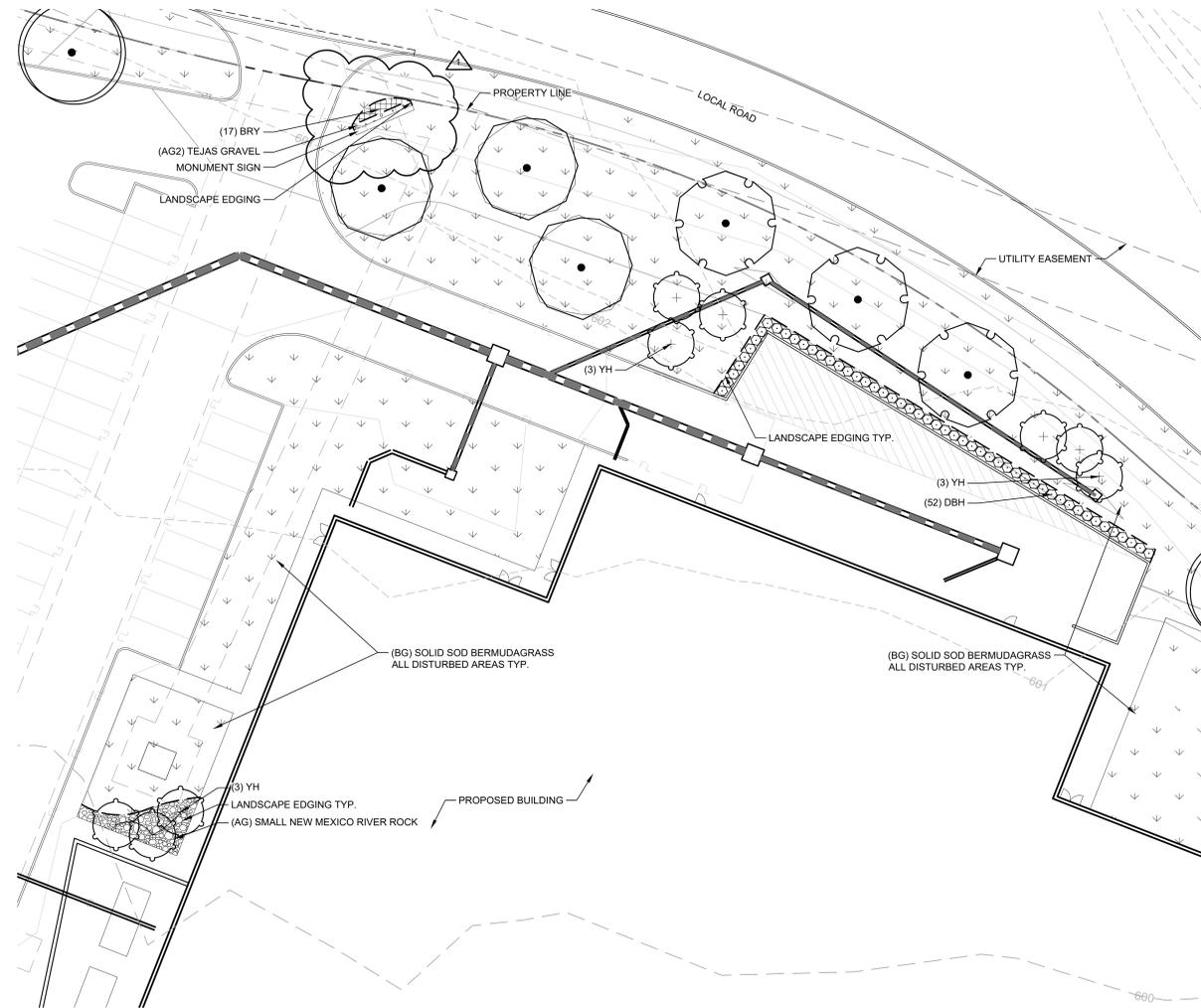
LEGEND

TREES	CODE	COMMON NAME
	YH	YAUPON HOLLY
	CMN	CRAPEMYRTLE
	CP	CHINESE PISTACHE
	CO	CHINKAPIN OAK
	RO	SHUMARD RED OAK
	TO	TEXAS RED OAK
	LO	LIVE OAK
	LE	LACEBARK ELM
GROUND COVERS	CODE	COMMON NAME
	BG	BERMUDA GRASS
	BG2	BERMUDA GRASS WITH JUTE MESH
	AG	SMALL NEW MEXICO RIVER ROCK
	AG2	TEJAS GRAVEL
SHRUBS	CODE	COMMON NAME
	DBH	DWARF BURFORD HOLLY
	DYH	DWARF YAUPON HOLLY
	HFG	HAMELN FOUNTAIN GRASS
	PW	PURPLE-LEAF WINTERCREEPER
	BRY	BRAKELIGHTS RED YUCCA
	MG	MORNING LIGHT MAIDEN GRASS
MATERIALS	ITEM	
		LANDSCAPE EDGING

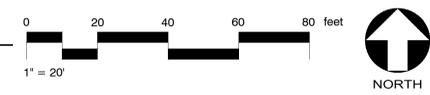
1 NORTHLAKE STAR SPORTS CENTER - PLANTING PLAN
1" = 50'-0"



11/27/2023 1:15:10 PM



1 NORTHLAKE STAR SPORTS CENTER - PLANTING PLAN ENLARGEMENT
 1" = 20'-0"



IRRIGATION
 FOR ALL NEWLY PLANTED ITEMS REQUIRED BY CODE, A NEW PERMANENT AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS REQUIRED TO BE INSTALLED.
 • ALL NEW TREES SHALL RECEIVE 2 TREE BUBBLERS EACH
 • ALL PLANTING BEDS WITH SHRUBS AND/OR GROUNDCOVER SHALL BE PERMANENTLY IRRIGATED WITH IRRIGATION.

NOTE: SOLID SOD BERMUDAGRASS ALL DISTURBED AREAS CAUSED BY CONSTRUCTION - INCLUDING AREAS OF STAGING, MATERIAL STORAGE, PARKING, GRADING, AND BUILDING.

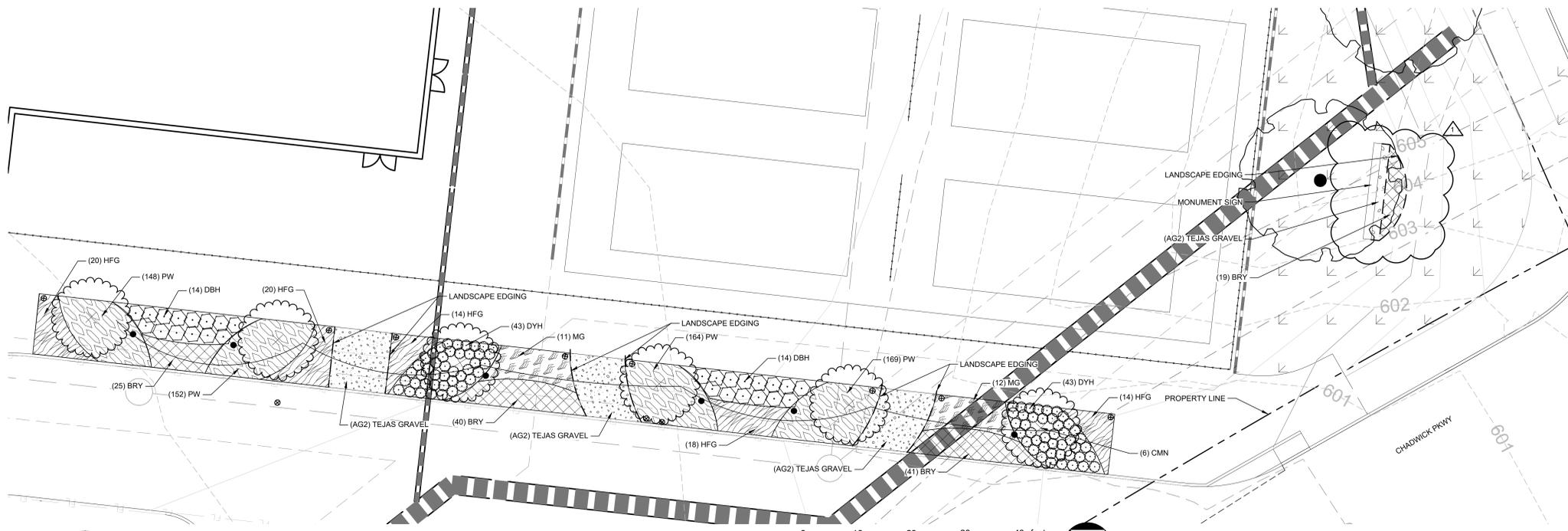
LEGEND

TREES	CODE	COMMON NAME
	YH	YAUOPN HOLLY
	CMN	CRAPEMYRTLE
	CP	CHINESE PISTACHE
	CO	CHINKAPIN OAK
	RO	SHUMARD RED OAK
	TO	TEXAS RED OAK
	LO	LIVE OAK
	LE	LACEBARK ELM

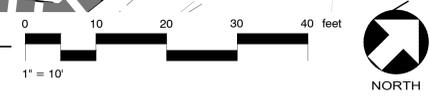
GROUND COVERS	CODE	COMMON NAME
	BG	BERMUDA GRASS
	BG2	BERMUDA GRASS WITH JUTE MESH
	AG	SMALL NEW MEXICO RIVER ROCK
	AG2	TEJAS GRAVEL

SHRUBS	CODE	COMMON NAME
	DBH	DWARF BURFORD HOLLY
	DYH	DWARF YAUOPN HOLLY
	HFG	HAMELN FOUNTAIN GRASS
	PW	PURPLE-LEAF WINTERCREEPER
	BRY	BRAKELIGHTS RED YUCCA
	MG	MORNING LIGHT MAIDEN GRASS

MATERIALS	ITEM
	LANDSCAPE EDGING



2 NORTHLAKE STAR SPORTS CENTER - ENHANCED WALK PLANTING BED
 1" = 10'-0"



Northlake Stars Sports Center
 Intersection of Hwy 114 and Chadwick Pkwy

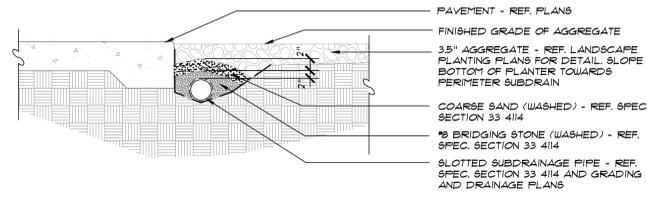
REVISIONS:

No.	Date
1	POST BID ADDENDUM #1 11/06/2024

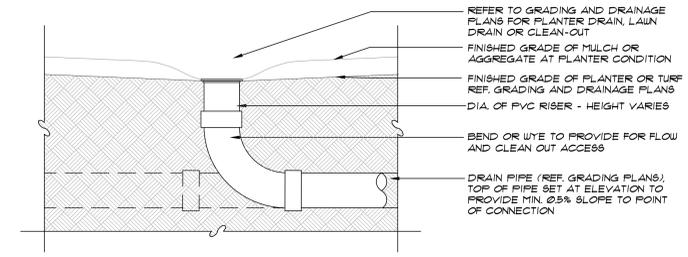
JOB NO.	2360
DATE:	11/06/2024

PLANTING PLAN ENLARGEMENT
 L2.01

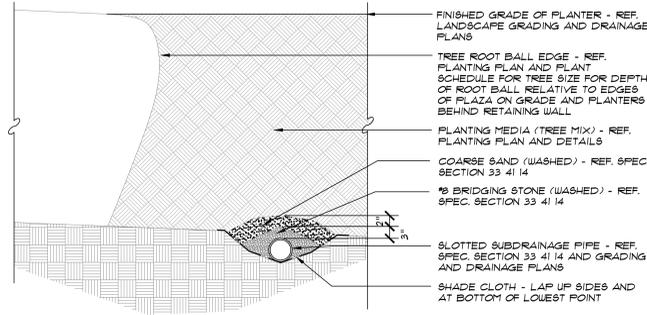




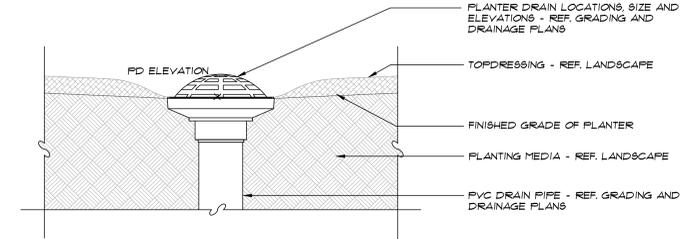
4 SUBDRAINAGE AT AGGREGATE BED - SECTION
1" = 1'-0"



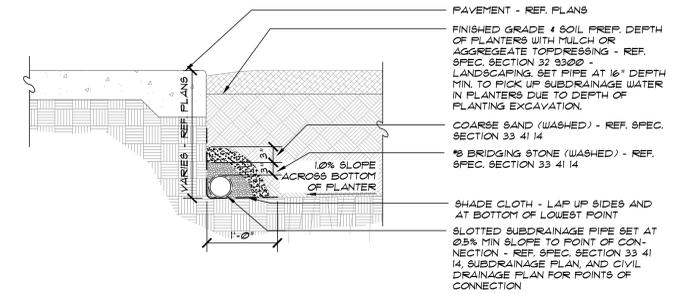
1 TRUNK LINE - SECTION
1" = 1'-0"



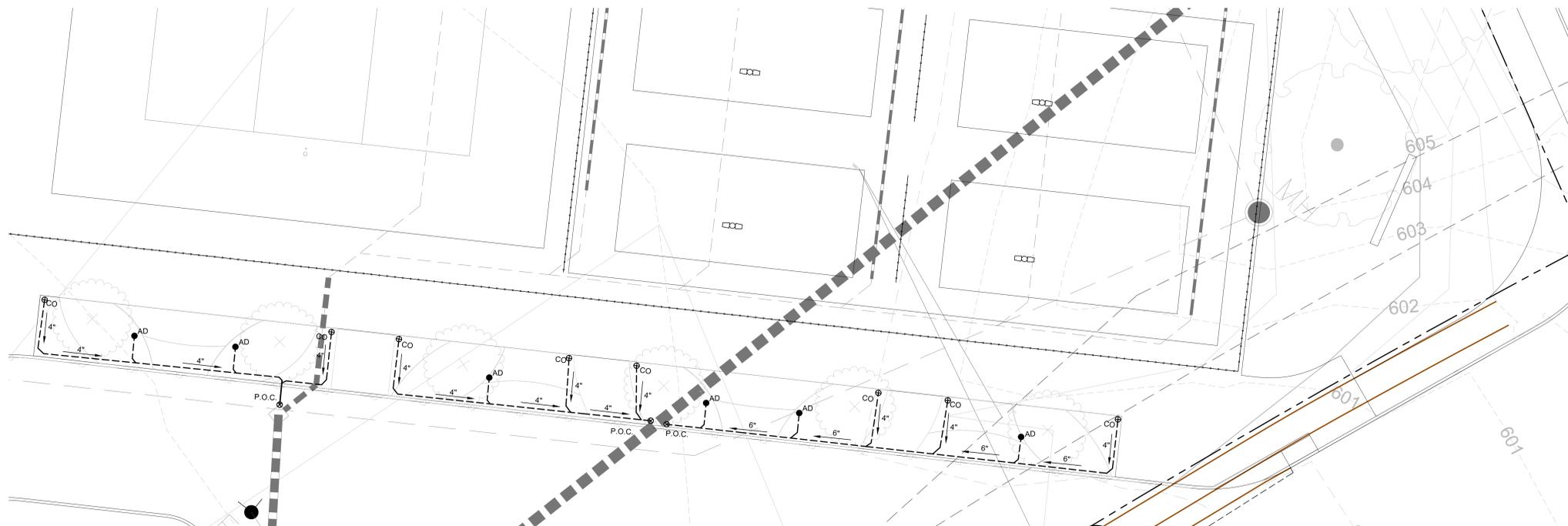
5 UNDERDRAIN SYSTEM AT TREE ROOT BALLS - SECT.
1" = 1'-0"



2 PLANTER DRAIN IN PLANTER - SECTION
N.T.S.



3 SUBDRAINAGE AT EDGES OF PLANTERS - SECTION
1" = 1'-0"



1 NORTHLAKE STAR SPORTS CENTER - ENHANCED WALK DRAINAGE PLAN
1" = 10'-0"

NOTE: SOLID SOO BERMUDAGRASS ALL DISTURBED AREAS CAUSED BY CONSTRUCTION - INCLUDING AREAS OF STAGING, MATERIAL STORAGE, PARKING, GRADING, AND BUILDING.

LEGEND

DRAINAGE	NAME
AD ●	ATRIUM DRAIN, REF. 10/L3.05
CO ⊕	CLEAN OUT
---	PERFORATED PIPE, REF. 11&12/L3.05
—	SOLID PIPE
—	SIZE OF PIPE & DIRECTION OF FLOW
P.O.C. ⊗	POINT OF CONNECTION

REF. L2.02 FOR DRAINAGE DETAILS

Northlake Stars Sports Center
Intersection of Hwy 114 and Chadwick Pkwy

REVISIONS:
No. Date

JOB NO. 2360
DATE: 06/20/2024

DRAINAGE PLAN
ENLARGEMENT
L2.02

LANDSCAPE PLANTING NOTES

- FINAL GRADING SHALL BE INSTALLED BY THE CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO PLANTING OR PLANTING LAYOUT.
- TREES ARE TO BE CENTERED IN EACH TREE PLANTER. CONTRACTOR SHALL STAKE OUT ALL TREE LOCATIONS FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST TREES TO EXACT LOCATION IN FIELD.
- UNLESS DIMENSIONED ON THE PLAN, ALL PROPOSED TREE LOCATIONS ARE DIAGRAMMATIC. CONTRACTOR SHALL STAKE OUT ALL INFORMAL TREES LOCATIONS IN THE FIELD USING COLORED FLAGS FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN THE FIELD.
- SHRUB BED LAYOUTS SHALL BE STAKED FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO SOIL PREPARATION. ALIGN AND EQUALLY SPACE, IN ALL DIRECTIONS, ALL SHRUBS AS NOTED IN THE DRAWINGS.
- FINISH GRADE OF SHRUB BEDS SHALL BE THREE AND ONE HALF (3 1/2") INCHES BELOW ADJACENT PAVEMENT OR CURB WHERE TWO (2") INCHES COMPOST AND TWO (2") INCHES MULCH IS TO BE APPLIED.
- UNLESS OTHERWISE INDICATED, ALL SHRUB BEDS SHALL BE TOPDRESSED WITH A TWO (2") INCH COMPOST LAYER COVERED WITH A TWO (2") INCH MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLES OF COMPOST AND MULCH TO THE OWNER'S REPRESENTATIVE ALONG WITH SPECIFIC TEST DATA PER THE REQUIREMENTS OF THE SPECIFICATIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY, CHARACTER, AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- CONTRACTOR SHALL MEET OR EXCEED ALL MINIMUM SIZES LISTED IN PLANT SCHEDULE INCLUDING CONTAINER SIZE.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL PLANTER LEAVE-OUTS.
- EXCESS SOIL FROM LANDSCAPE GRADING TO BE REMOVED AND DISPOSED OFF-SITE BY CONTRACTOR.
- FINISH MULCH GRADES OF ALL TREE BASES SHALL BE (1/2") BELOW ADJACENT PAVEMENT ELEVATION. IN AREAS WHERE A COMBINED (4") LAYER OF MULCH AND COMPOST IS TO BE APPLIED FINISH SOIL GRADES SHALL BE (4 1/2") BELOW ADJACENT PAVEMENT OR CURB.
- CONTRACTOR SHALL PATCH ALL AREAS OF DISTURBED LAWN WITH SOLID SOD COMMON BERMUDA GRASS - REF. PLANS. NEW SOD SHALL BE FLUSH TO EXISTING TURF.
- REPLACE DEAD PLANTS WITHIN 7 DAYS AFTER DETERMINATION OF CONDITION.

PLANT AND MATERIAL SCHEDULE

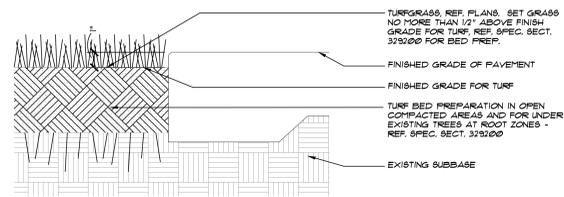
TREES	CODE	COMMON NAME / BOTANICAL NAME	CONT.	CAL.	SIZE	REMARKS	QTY
	YH	YAUPON HOLLY / ILEX VOMITORIA	Cont.	2" Cal.	10'-13" H X 4'-6" W MIN.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT STRAIGHT LEADER, NO GIRDLING ROOTS	9
	CMN	CRAPEMYRTLE / LAGERSTROEMIA X NATCHEZ'	Cont.	2" Cal.	10'-13" H X 4'-6" W MIN.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT STRAIGHT LEADER, NO GIRDLING ROOTS	13
	CP	CHINESE PISTACHE / PISTACIA CHINENSIS (MALE ONLY)	Cont.	2.5" Cal.	10'-13" H X 4'-6" W MIN.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT STRAIGHT LEADER, NO GIRDLING ROOTS	5
	CO	CHINKAPIN OAK / QUERCUS MUEHLENBERGII	Cont.	2.5" Cal.	11'-13" HT. X 4'-5" SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT STRAIGHT LEADER, NO GIRDLING ROOTS	9
	RO	SHUMARD RED OAK / QUERCUS SHUMARDII	Cont.	2.5" Cal.	11'-13" HT. X 4'-5" SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT STRAIGHT LEADER, NO GIRDLING ROOTS	3
	TO	TEXAS RED OAK / QUERCUS TEXANA	Cont.	2.5" Cal.	11'-13" HT. X 4'-5" SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT STRAIGHT LEADER, NO GIRDLING ROOTS	4
	LO	LIVE OAK / QUERCUS VIRGINIANA	Cont.	2.5" Cal.	11'-13" HT. X 4'-5" SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT STRAIGHT LEADER, NO GIRDLING ROOTS	10
	LE	LACEBARK ELM / ULMUS PRAVIFOLIA	Cont.	2.5" Cal.	11'-13" HT. X 4'-5" SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT STRAIGHT LEADER, NO GIRDLING ROOTS	9

GROUND COVERS	CODE	COMMON NAME / BOTANICAL NAME	CONT.	REMARKS	QTY
	BG	BERMUDA GRASS / CYNODON DACTYLON 'TIFFWAY 419'	SOD	SOLID SOD, REF. SPEC 32 9200	+/- 203,000 SF
	BG2	BERMUDA GRASS / CYNODON DACTYLON 'TIFFWAY 419'	SOD	SOLID SOD WITH JUTE MESH AND PINS, REF. SPEC 32 9200	+/- 69,000 SF
	AG	AGGREGATE - SMALL NEW MEXICAN RIVER ROCK	1 1/2" DEPTH GRADED 3/4" TO 1 1/2", WASHED AND CLEAN, COMPACTED AND APPLIED AS TOPDRESSING, REF. SPEC SECT 32 9300		+/- 300 SF
	AG2	AGGREGATE - SMALL TEJAS GRAVEL	1 1/2" DEPTH GRADED 3/4" TO 1 1/2", WASHED AND CLEAN, BLACK, COMPACTED AND APPLIED AS TOPDRESSING, REF. SPEC SECT 32 9300		+/- 450 SF

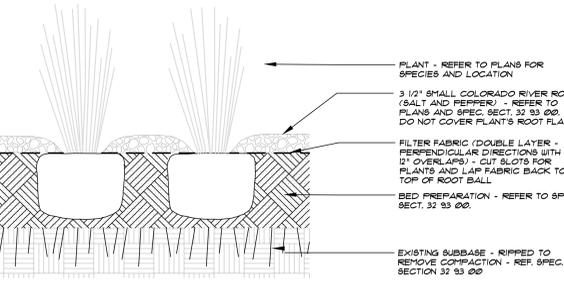
SHRUBS	CODE	COMMON / BOTANICAL NAME	CONT.	REMARKS	QTY
	DBH	DWARF BURFORD HOLLY / ILEX CORNUTA 'DWARF BURFORD'	5 GAL.	FULL TO BASE, HEAVILY ROOTED, TRIANGULAR SPACING AT 36" O.C., 0.12 PLANTS / SF REF DETAIL 2 / L2.03	80
	DYH	DWARF YAUPON HOLLY / ILEX VOMITORIA 'NANA'	3 GAL.	FULL TO BASE, HEAVILY ROOTED, TRIANGULAR SPACING AT 24" O.C., 0.28 PLANTS / SF REF DETAIL 2 / L2.03	86
	HFG	HAMELN FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HAMELN'	3 GAL.	FULL TO BASE, HEAVILY ROOTED, TRIANGULAR SPACING AT 24" O.C., 0.28 PLANTS / SF REF DETAIL 2 / L2.03	566
	PW	PURPLE-LEAF WINTERCREEPER / EUONYMUS FORTUNEI 'COLORATUS'	1 GAL.	FULL TO BASE, HEAVILY ROOTED, TRIANGULAR SPACING AT 12" O.C., 1.15 PLANTS / SF REF DETAIL 2 / L2.03	633
	BRY	BRAKELIGHTS RED YUCCA / HESPERALOE PARVIFLORA 'PERPA'	3 GAL.	FULL TO BASE, HEAVILY ROOTED, TRIANGULAR SPACING AT 20" O.C., 0.39 PLANTS / SF REF DETAIL 2 / L2.03	141
	MG	MORNING LIGHT MAIDEN GRASS / MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GAL.	FULL TO BASE, HEAVILY ROOTED, TRIANGULAR SPACING AT 36" O.C., 0.12 PLANTS / SF REF DETAIL 2 / L2.03	22

MATERIALS	ITEM	DEPTH	REMARKS	QTY
PLANTING BEDS FOR SHRUBS AND GROUND COVER: NOTE - FIELD VERIFY ALL QUANTITIES, ALL BEDS TO BE FULL, REFER TO DETAILS AND SPECS				
	AGGREGATE - SMALL NEW MEXICAN RIVER ROCK	1 1/2" DEPTH	GRADED 3/4" TO 1 1/2", WASHED AND CLEAN, COMPACTED AND APPLIED AS TOPDRESSING, REF. SPEC SECT 32 9300	FIELD VERIFY
	MULCH - TOPDRESSING PLANTING BEDS	3" DEPTH	RUSTIC CUT HARDWOOD OR APPROVED EQUIVALENT, COMPACTED DEPTH, REF. SPEC SECT 32 9300	FIELD VERIFY
	COMPOST - PLANTING BEDS	3" DEPTH	ORGANIC, WELL-DECOMPOSED, REF. SPEC SECT 329300	FIELD VERIFY
	WEED BARRIER - NEWSPRINT PLANTING BEDS	8 LAYERS	8 LAYERS OF NEWSPRINT AT PLANTING BEDS, REF. DETAILS AND SPEC SECT 32 9300	FIELD VERIFY
	EXPANDED SHALE - PLANTING BEDS	3" DEPTH	PLANTING BEDS, SUPPLIED BY SOIL BUILDING SYSTEMS OR APPROVED EQUAL, REF. SPEC SECT 32 9300	FIELD VERIFY
	ORGANIC BIOLOGICAL FERTILIZER - PLANTING B.		REF. SPEC SECT 329200 FOR MATERIAL AND APPLICATION RATE	FIELD VERIFY
	LANDSCAPE EDGING		BETWEEN AGG & TURF, PLANTING & TURF, OR AGG & PLANTING; STEEL EDGING	FIELD VERIFY
LAWN / TURF GRASS: NOTE - FIELD VERIFY ALL QUANTITIES, ALL DISTURBED AREAS TO BE GRASSED, REFER TO DETAILS AND SPECS				
	TOPSOIL - LAWN / TURF GRASS	1 1/2" DEPTH	REF. DETAILS AND SPECS	FIELD VERIFY
	COMPOST - LAWN / TURF GRASS	1/2" DEPTH	ORGANIC, WELL-DECOMPOSED, REF. DETAILS AND SPECS SUPPLIED BY SOIL SYSTEMS OR APPROVED EQUAL, REF. SPEC 32 9300	FIELD VERIFY
	ORGANIC BIOLOGICAL FERTILIZER - LAWN		REF. SPEC SECT 329200 FOR MATERIAL AND APPLICATION RATE	FIELD VERIFY

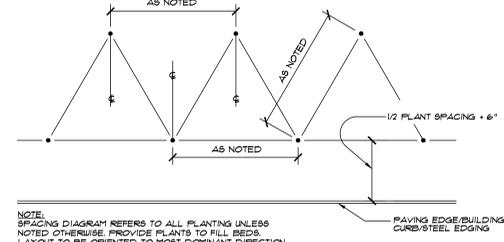
NOTE - QUANTITIES ARE APPROXIMATE, FIELD VERIFY FOR ACCURACY. ALL PLANTING BEDS TO BE FULL AND PREPARED PER SPECIFICATIONS. ALL DISTURBED AREAS TO BE GRASSED AND SOIL PREPARED PER SPECIFICATIONS.
 NOTE - PLANT OR MATERIAL SUBSTITUTIONS MUST BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
 NOTE - SUBMITTALS TO BE PROVIDED TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
 NOTE - SAMPLES / SUBMITTALS TO BE PROVIDED TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.



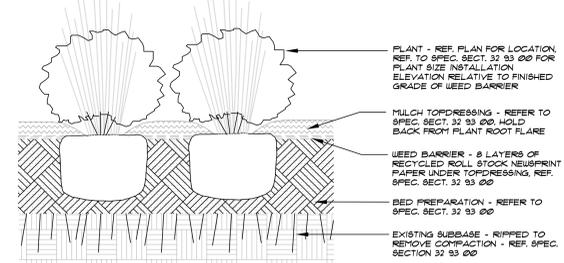
6 LAWN AT PAVEMENT - SECTION
NTS



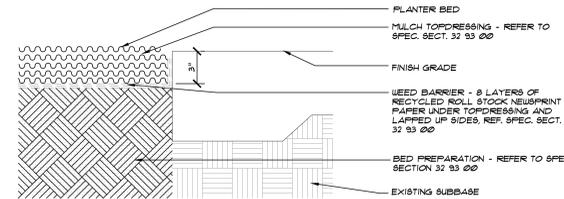
7 PLANTS AT AGGREGATE BEDS - SECT.
NTS



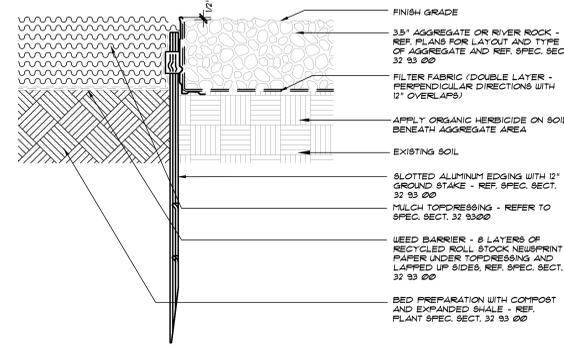
1 TRIANGULAR SPACING - PLAN
NTS



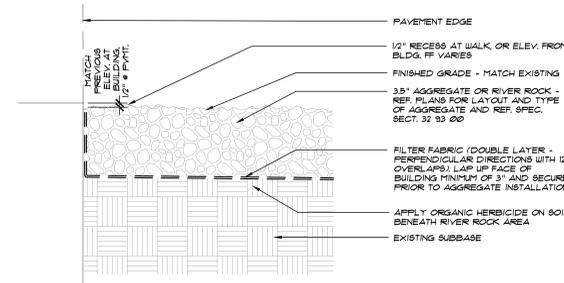
2 PLANTING BED - SECTION
NTS



3 PLANTER BED AT PAVEMENT - SECTION
NTS



4 PLANTING BED AT EDGING AT AGGREGATE - SECTION
NTS



5 AGGREGATE AT BUILDING OR PAVING- SECTION
NTS



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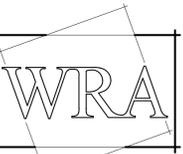
Northlake Stars Sports Center
 Intersection of Hwy 114 and Chadwick Pkwy

REVISIONS:
 No. Date
 1 POST BID ADDENDUM #1 11/06/2024

JOB NO. 2360
 DATE: 11/06/2024

PLANTING SCHEDULE
 L2.03



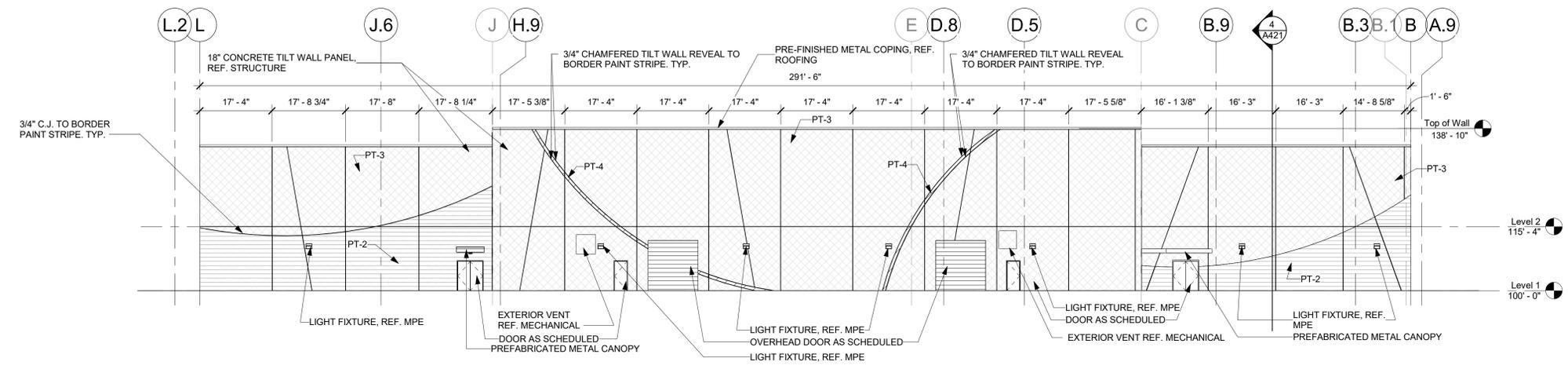


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GLAZING GENERAL NOTES

- ALL EXTERIOR GLAZING SHALL BE 1" INSULATING GLASS, TINTED AND TEMPERED.
- ALL INTERIOR GLAZING SHALL BE 1/4" POLISHED PLATE TEMPERED OR FIRE GLASS. REFER TO FRAME SCHEDULE AND DOOR SCHEDULE FOR SPECIFIC CONDITIONS

SPANDREL GLASS (INSULATED)

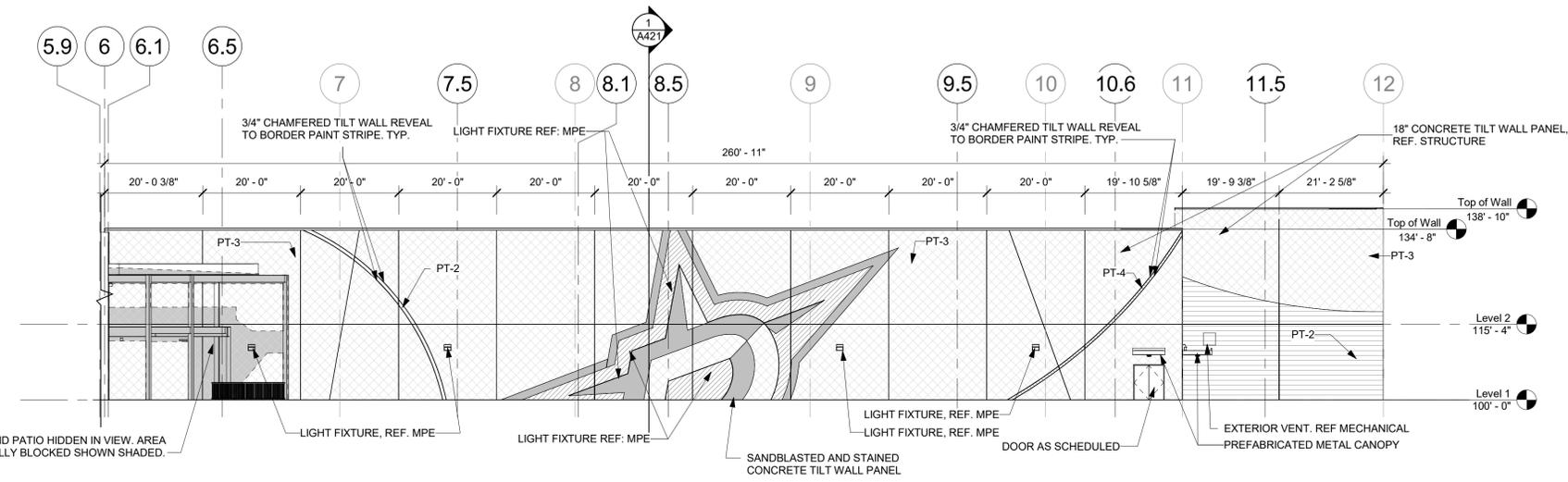


1 North Elevation
 1/16" = 1'-0"

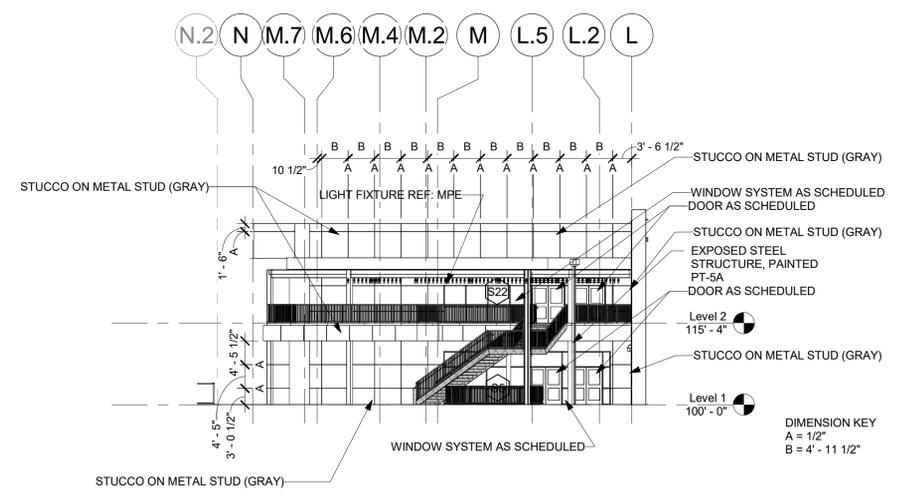
EXTERIOR MATERIAL LEGEND

STUCCO (CHARCOAL GRAY)	
STUCCO (DALLAS STARS VICTORY GREEN)	
SOLID PHENOLIC PANEL TYPE 3 (TRESPA - MELTON - WOOD DECORS - HALMSTAD - MATT - NW28)	
TILT WALL - PT-2 - ANCIENT CLOUD - PPG 0995-2 - FIELD	
TILT WALL - FORM LINER TEXTURE - PT-3 - HALF DOME - PPG 0994-3 - FIELD	
TILT WALL - PT-3 - HALF DOME - PPG 0994-3 - ACCENT	
TILT WALL - PT-4 - TIMBERWOLF - 96440200 0007889 - ACCENT	

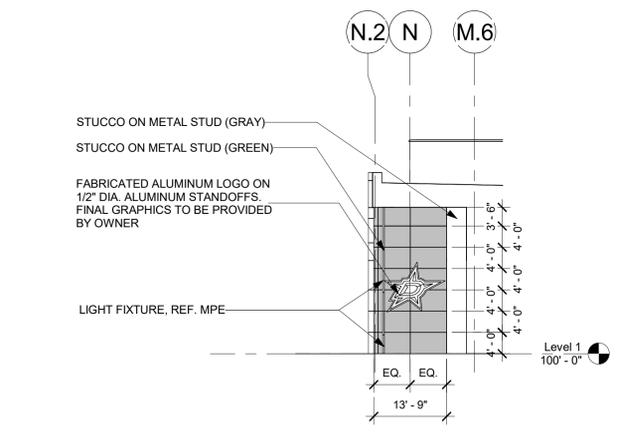
NOTE:
 1.) ALL BUILDING E.J. TO BE 4" UNLESS OTHERWISE NOTED
 2.) EXPANSION JOINT IN MASONRY VENEER TO BE 3/8" TYPICAL UNLESS OTHERWISE NOTED
 3.) 1/2" EXPANSION JOINT FILLER ON BOTH ENDS OF ALL STEEL LINTEL ANGLES
 4.) ALL EXTERIOR PAINT ACCENTS TO BE BORDERED ON ALL SIDES WITH 3/4" CHAMFERED TILT WALL REVEAL.
 5.) ALL EXPOSED EXTERIOR STEEL STRUCTURE TO BE PAINTED PT-5A



2 East Elevation - Unit C / Unit D - Base Bid
 1/16" = 1'-0"



3 South Elevation - Unit J - Primary Bid
 1/16" = 1'-0"



4 South Elevation - East Entrance
 1/16" = 1'-0"

NOT FOR CONSTRUCTION - DETAILED SITE PLAN REVIEW

Northlake Stars Sports Center

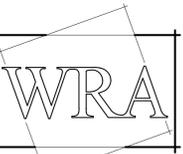
Intersection of Hwy 114 and Chadwick Pkwy

REVISIONS:

No.	Date
1	PR #2 10/11/2024

JOB NO. 2360
 DATE: 6/20/2024
 Exterior Elevations
 A401.1
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10/11/2024 3:00:39 PM

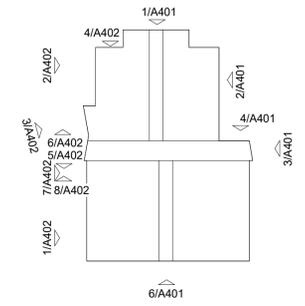


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SPANDREL GLASS (INSULATED)



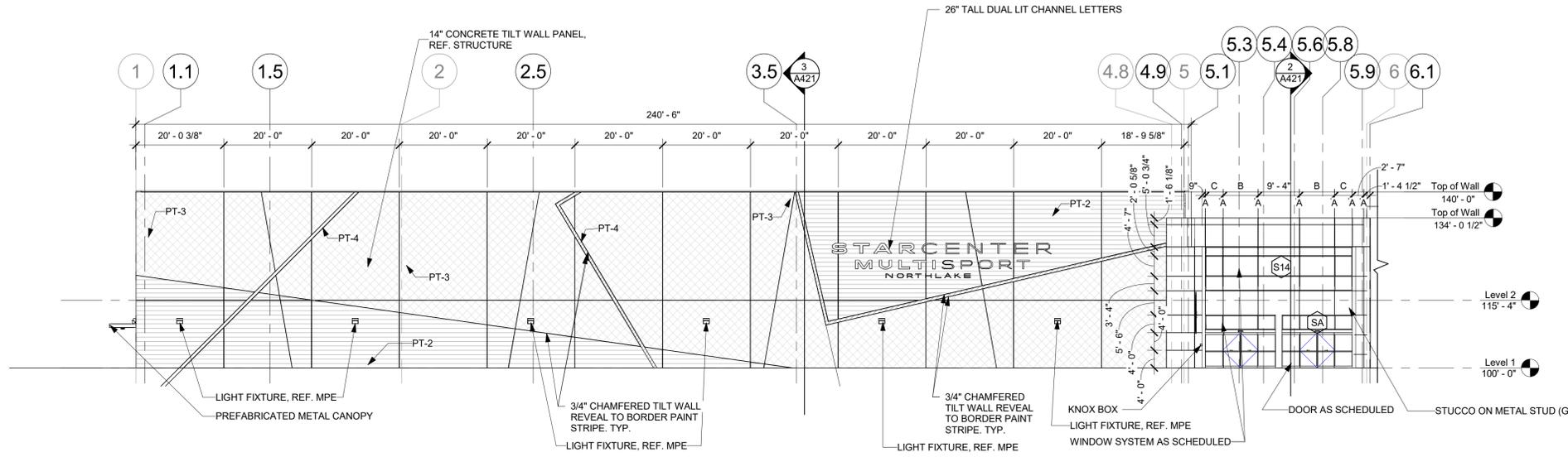
DIMENSION KEY
 A = 1/2"
 B = 7" - 11 1/2"
 C = 4" - 0"

EXTERIOR MATERIAL LEGEND

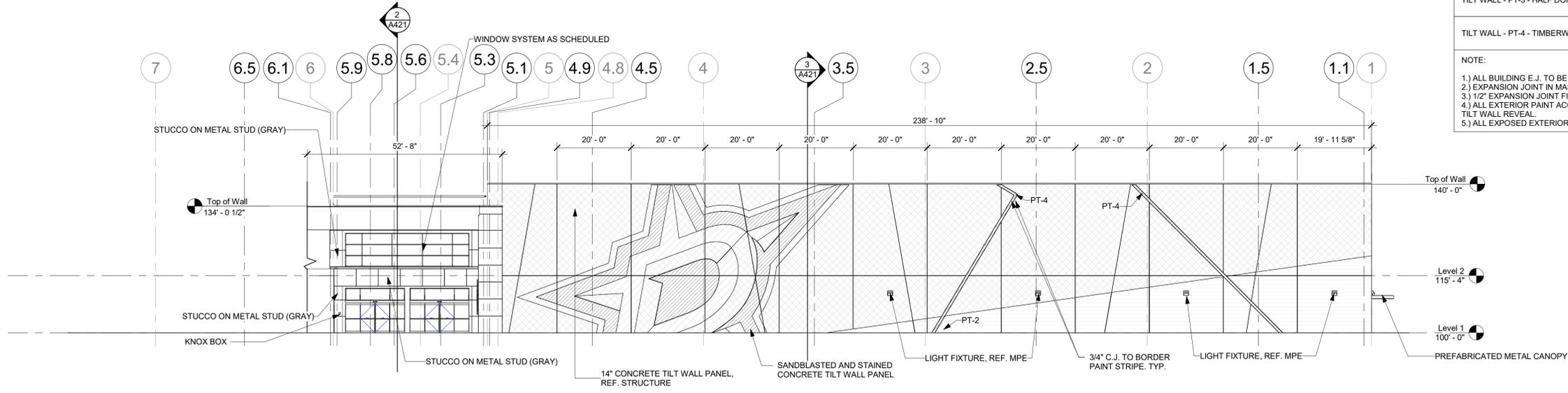
STUCCO (CHARCOAL GRAY)	
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TILT WALL - FORM LINER TEXTURE - PT-3 - HALF DOME - PPG 0994-3 - FIELD	
TILT WALL - PT-3 - HALF DOME - PPG 0994-3 - ACCENT	
TILT WALL - PT-4 - TIMBERWOLF - 96440200 0007889 - ACCENT	

NOTE:

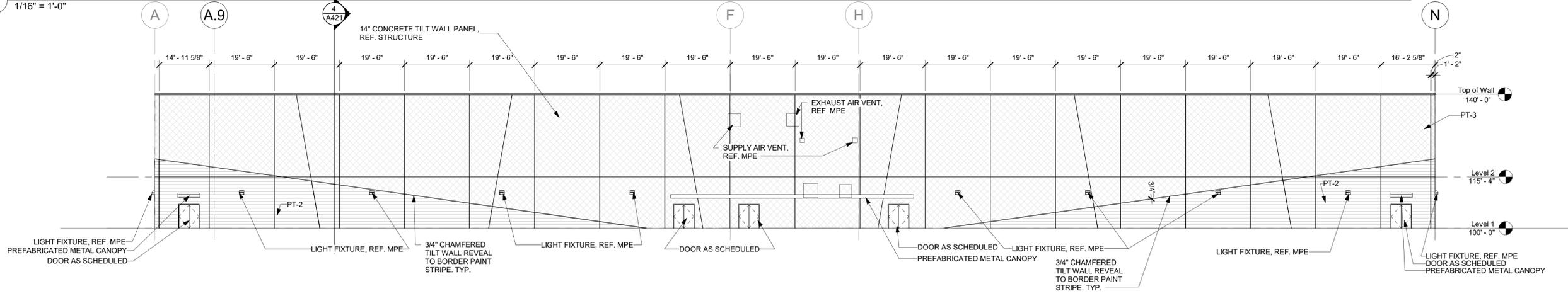
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1 East Elevation - Unit G / Unit H
 1/16" = 1'-0"



2 West Elevation - Unit E / Unit F
 1/16" = 1'-0"



3 South Elevation
 1/16" = 1'-0"

NOT FOR CONSTRUCTION - DETAILED SITE PLAN REVIEW

Northlake Stars Sports Center

Intersection of Hwy 114 and Chadwick Pkwy

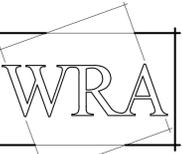
REVISIONS:

No.	Date
1	07/09/2024
2	08/15/2024
3	10/11/2024

JOB NO. 2360
 DATE: 6/20/2024

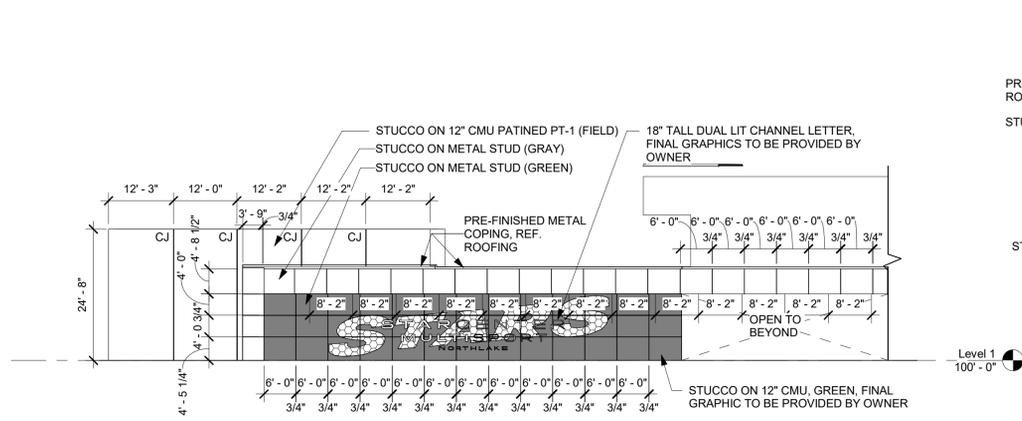
Exterior Elevations

A401.2

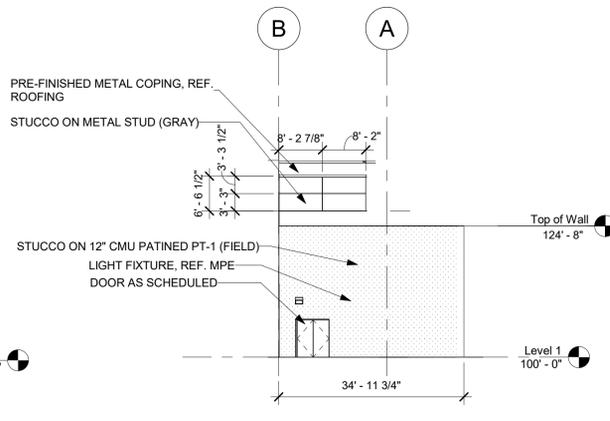


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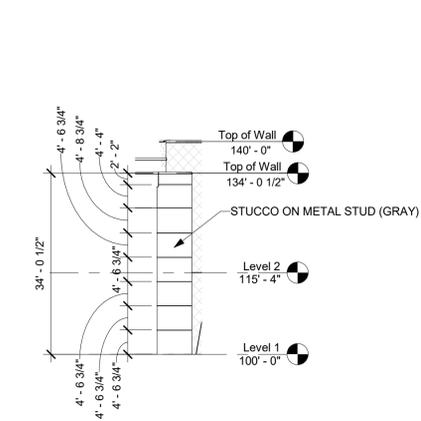
GLAZING GENERAL NOTES	
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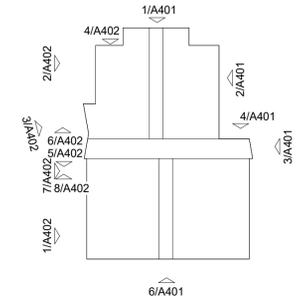
1 Northwest Elevation - Unit B
 1/16" = 1'-0"



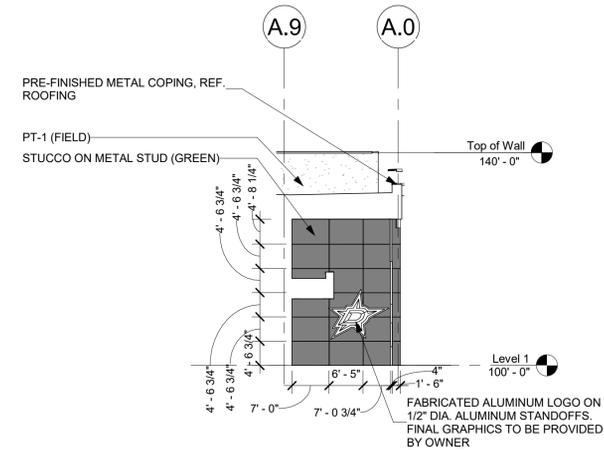
2 South Elevation - Unit B
 1/16" = 1'-0"



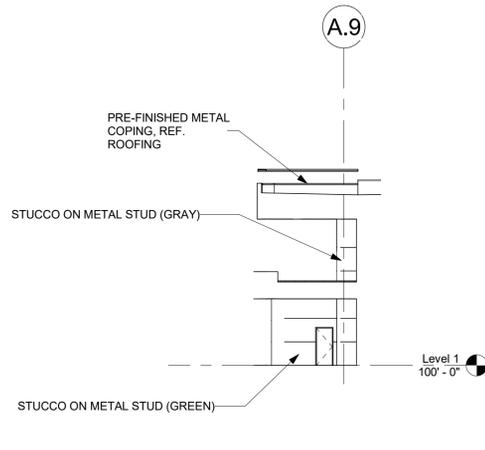
3 West Elevation 2 - West Entrance
 1/16" = 1'-0"



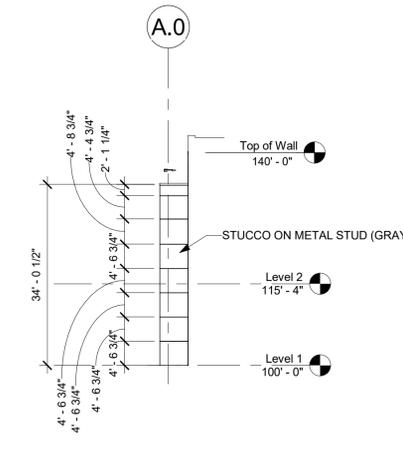
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TILT WALL - PT-2 - ANCIENT CLOUD - PPG 0995-2 - FIELD	
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NOTE: 1.) ALL BUILDING E.J. TO BE 4" UNLESS OTHERWISE NOTED 2.) EXPANSION JOINT IN MASONRY VENEER TO BE 3/8" TYPICAL UNLESS OTHERWISE NOTED 3.) 1/2" EXPANSION JOINT FILLER ON BOTH ENDS OF ALL STEEL LINTEL ANGLES 4.) ALL EXTERIOR PAINT ACCENTS TO BE BORDERED ON ALL SIDES WITH 3/4" CHAMFERED TILT WALL REVEAL 5.) ALL EXPOSED EXTERIOR STEEL STRUCTURE TO BE PAINTED PT-5A	



4 South Elevation - West Entrance
 1/16" = 1'-0"



5 North Elevation - West Entrance
 1/16" = 1'-0"



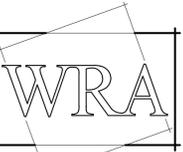
6 North Elevation 2 - West Entrance
 1/16" = 1'-0"

NOT FOR CONSTRUCTION - DETAILED SITE PLAN REVIEW

Northlake Stars Sports Center

Intersection of Hwy 114 and Chadwick Pkwy

REVISIONS:		
No.	Date	
1	Addendum #1	08/28/2024
2	Addendum #2	07/09/2024
3	PR #2	10/11/2024
JOB NO. 2360		
DATE: 6/20/2024		
Exterior Elevations		
A401.3		

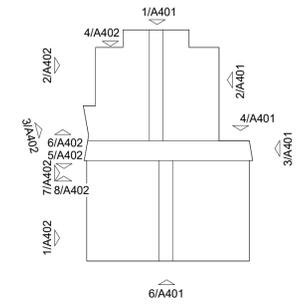


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 12377 Merit Drive
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 Dallas, Texas 75251
 214.750.0077 voice
 214.750.5931 fax
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GLAZING GENERAL NOTES

1. ALL EXTERIOR GLAZING SHALL BE 1" INSULATING GLASS, TINTED AND TEMPERED.
2. ALL INTERIOR GLAZING SHALL BE 1/4" POLISHED PLATE TEMPERED OR FIRE GLASS. REFER TO FRAME SCHEDULE AND DOOR SCHEDULE FOR SPECIFIC CONDITIONS

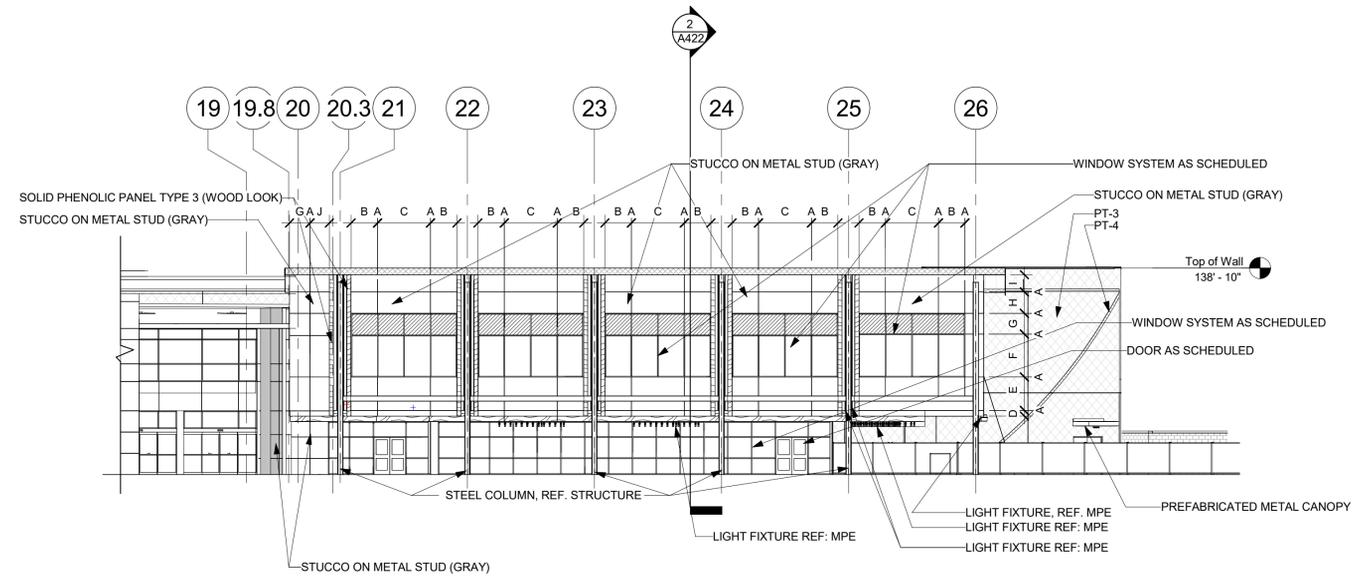
SPANDREL GLASS (INSULATED)



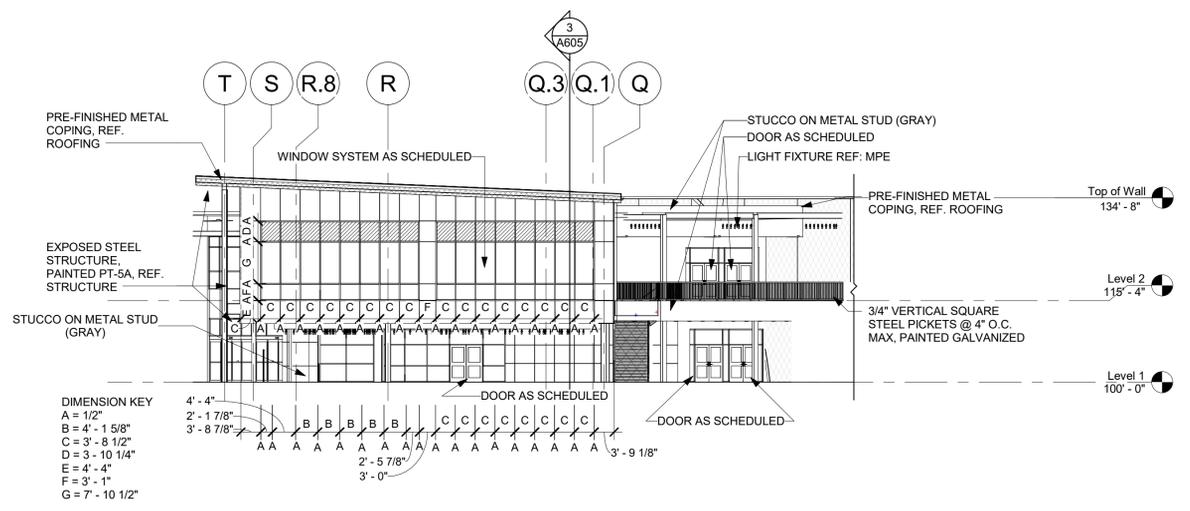
EXTERIOR MATERIAL LEGEND

STUCCO (CHARCOAL GRAY)	
STUCCO (DALLAS STARS VICTORY GREEN)	
SOLID PHENOLIC PANEL TYPE 3 (TRESPA - MELTON - WOOD DECORS - HALMSTAD - MATT - NW28)	
TILT WALL - PT-2 - ANCIENT CLOUD - PPG 0995-2 - FIELD	
TILT WALL - FORM LINER TEXTURE - PT-3 - HALF DOME - PPG 0994-3 - FIELD	
TILT WALL - PT-3 - HALF DOME - PPG 0994-3 - ACCENT	
TILT WALL - PT-4 - TIMBERWOLF - 96440200 0007889 - ACCENT	

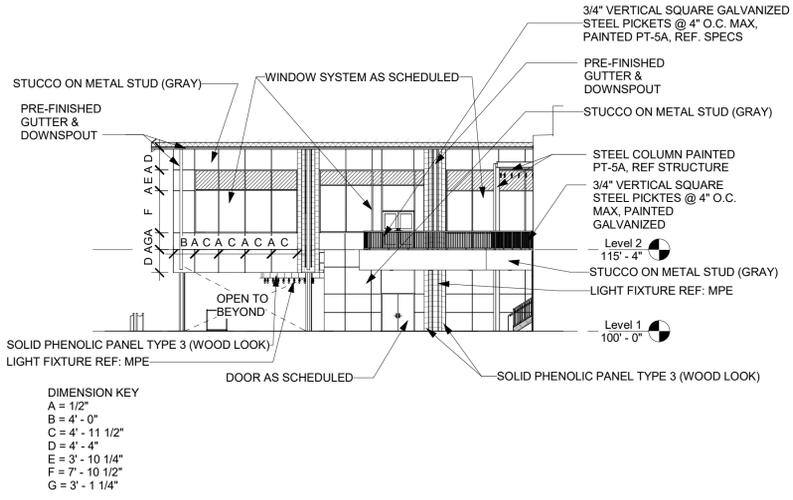
NOTE:
 1.) ALL BUILDING E.J. TO BE 4" UNLESS OTHERWISE NOTED
 2.) EXPANSION JOINT IN MASONRY VENEER TO BE 3/8" TYPICAL UNLESS OTHERWISE NOTED
 3.) 1/2" EXPANSION JOINT FILLER ON BOTH ENDS OF ALL STEEL LINTEL ANGLES
 4.) ALL EXTERIOR PAINT ACCENTS TO BE BORDERED ON ALL SIDES WITH 3/4" CHAMFERED TILT WALL REVEAL
 5.) ALL EXPOSED EXTERIOR STEEL STRUCTURE TO BE PAINTED PT-5A



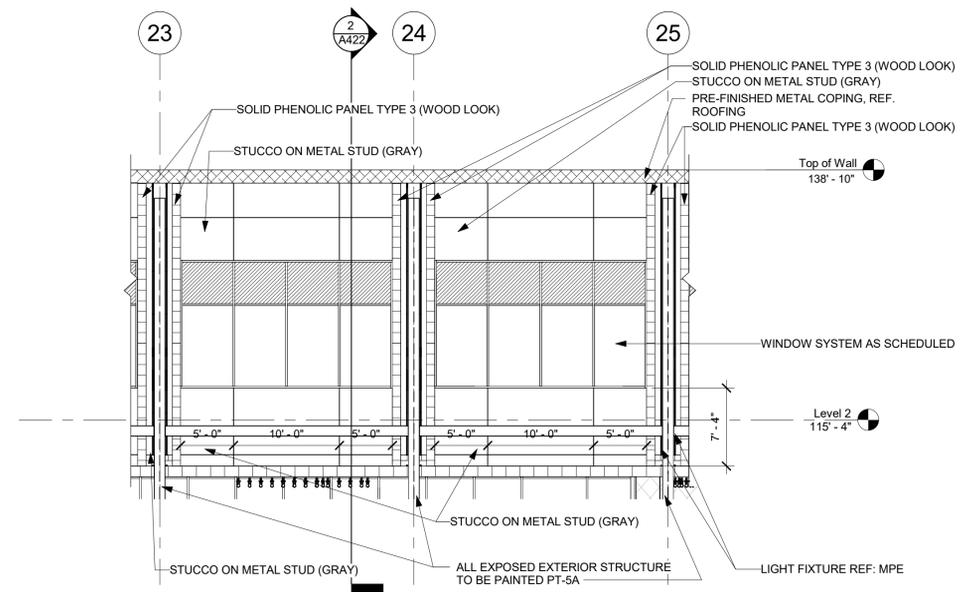
1 East Elevation - Unit J
 1/16" = 1'-0"



2 South Elevation - Unit J
 1/16" = 1'-0"



3 West Elevation - Unit J
 1/16" = 1'-0"



4 East Elevation - Unit J
 1/8" = 1'-0"

NOT FOR CONSTRUCTION - DETAILED SITE PLAN REVIEW

Northlake Stars Sports Center

Intersection of Hwy 114 and Chadwick Pkwy

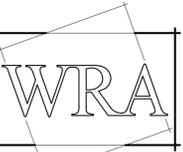
REVISIONS:

No.	Date
1	07/22/2024
2	08/15/2024
3	10/11/2024

JOB NO. 2360
 DATE: 6/20/2024

Exterior Elevations

A401.4

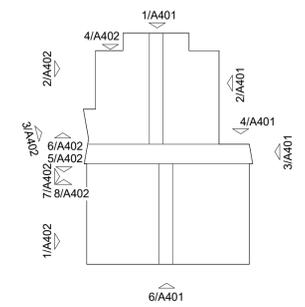


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SPANDREL GLASS (INSULATED)

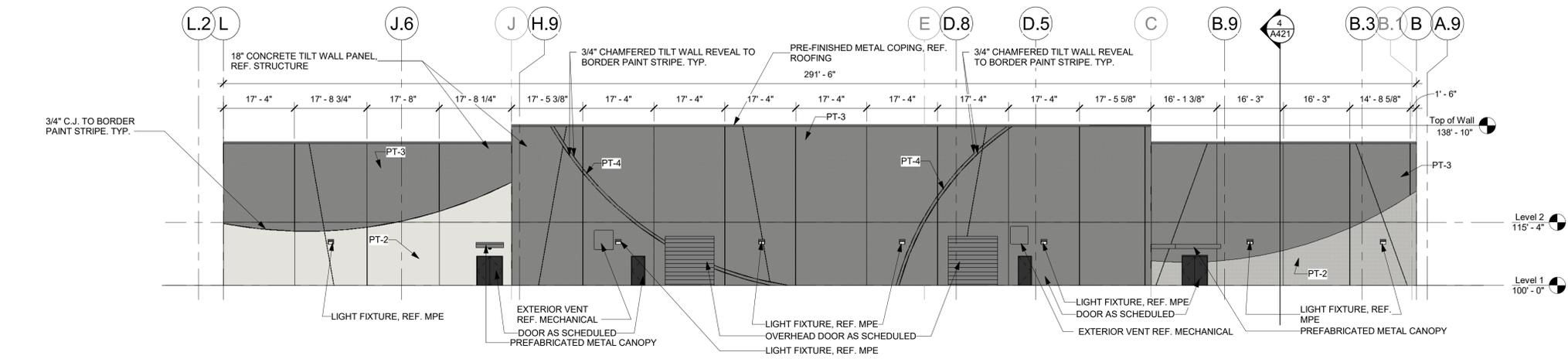


EXTERIOR MATERIAL LEGEND

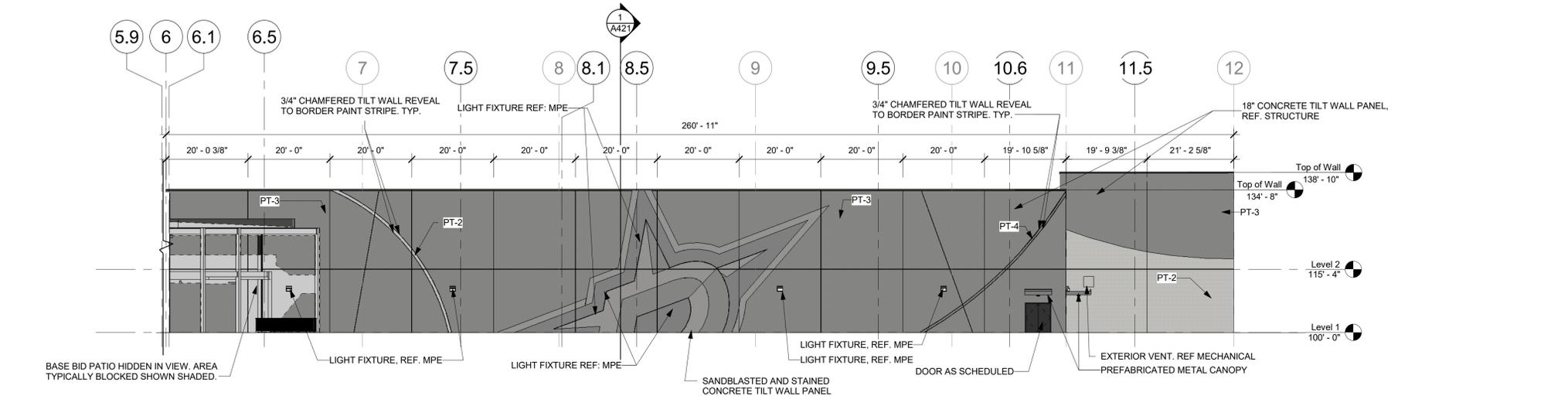
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STUCCO (DALLAS STARS VICTORY GREEN)	
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TILT WALL - PT-3 - HALF DOME - PPG 0994-3 - ACCENT	
TILT WALL - PT-4 - TIMBERWOLF - 96440200 0007889 - ACCENT	

NOTE:

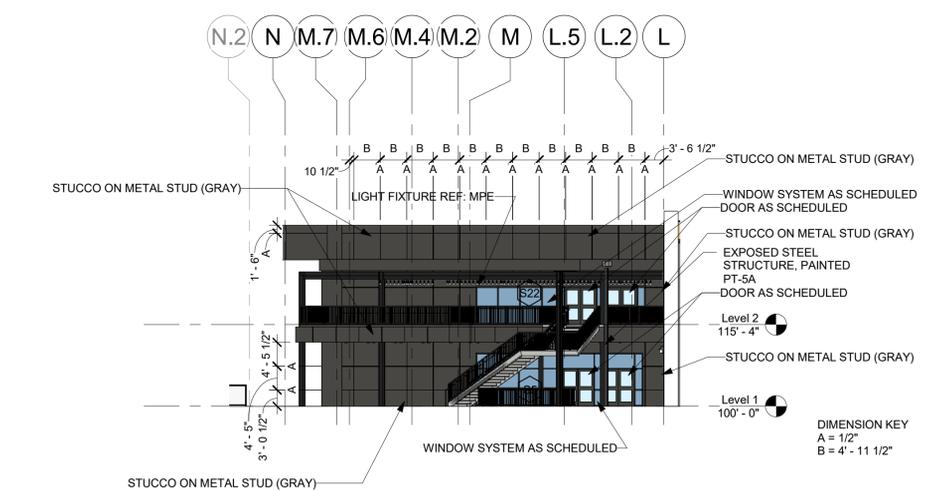
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- ALL EXPOSED EXTERIOR STEEL STRUCTURE TO BE PAINTED PT-5A



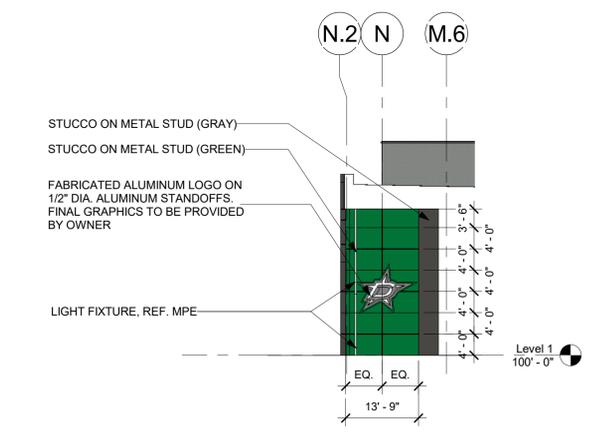
1 North Elevation
 1/16" = 1'-0"



2 East Elevation - Unit C / Unit D - Base Bid
 1/16" = 1'-0"



3 South Elevation - Unit J - Primary Bid
 1/16" = 1'-0"



4 South Elevation - East Entrance
 1/16" = 1'-0"

NOT FOR CONSTRUCTION - DETAILED SITE PLAN REVIEW

Northlake Stars Sports Center

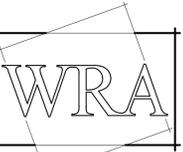
Intersection of Hwy 114 and Chadwick Pkwy

REVISIONS:

No.	Date
1	PR #2 10/11/2024

JOB NO. 2360
 DATE: 6/20/2024
 Exterior Elevations - Color
A402.1

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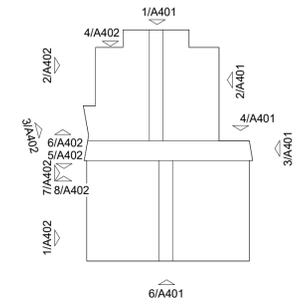


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SPANDREL GLASS (INSULATED)



DIMENSION KEY
 A = 1/2"
 B = 7" - 11 1/2"
 C = 4 - 0"

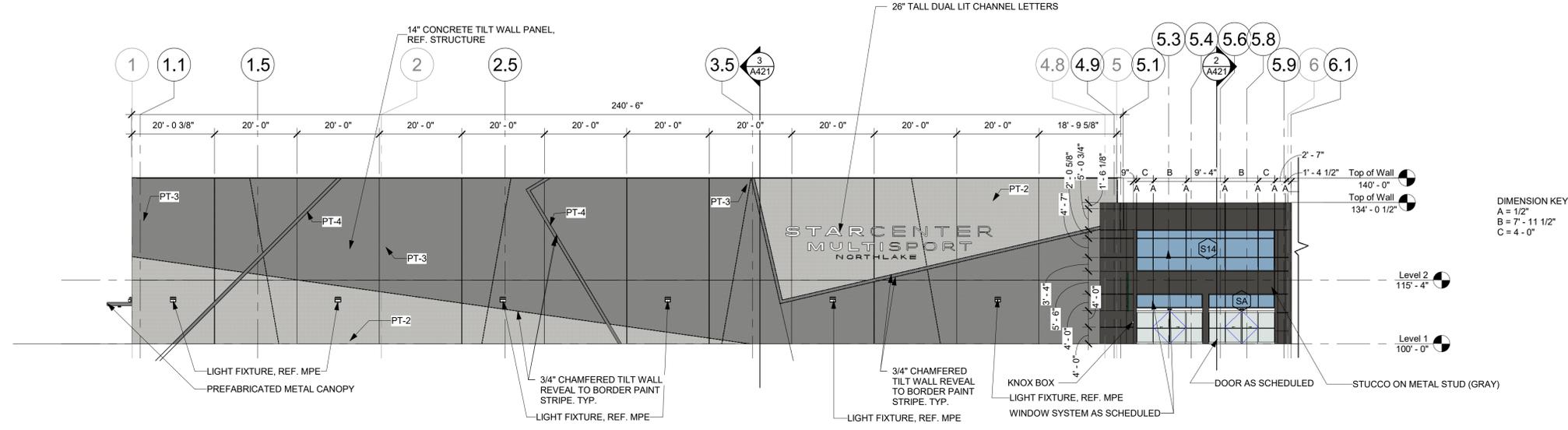
EXTERIOR MATERIAL LEGEND

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STUCCO (DALLAS STARS VICTORY GREEN)	
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TILT WALL - PT-3 - HALF DOME - PPG 0994-3 - ACCENT	
TILT WALL - PT-4 - TIMBERWOLF - 96440200 0007889 - ACCENT	

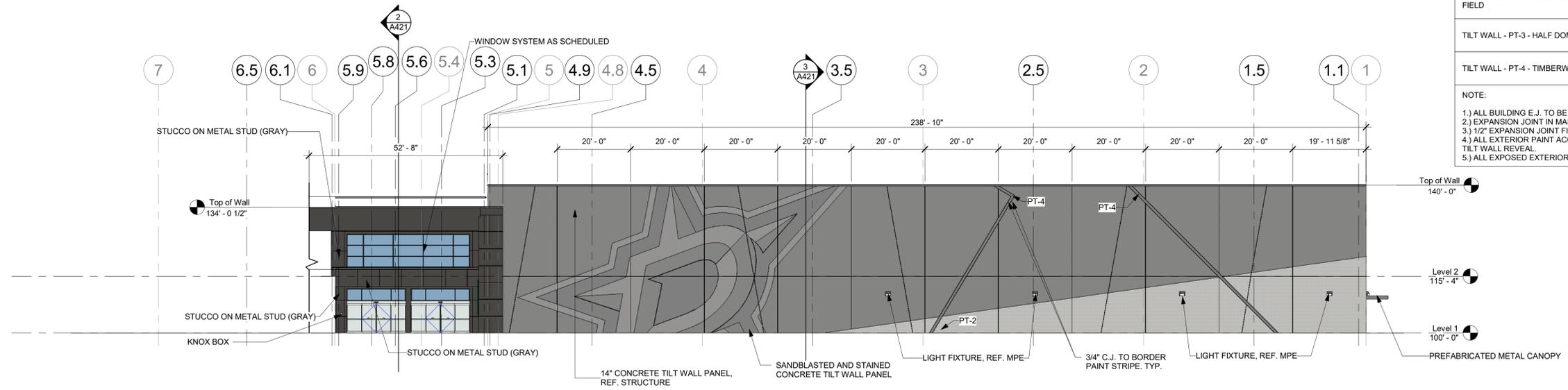
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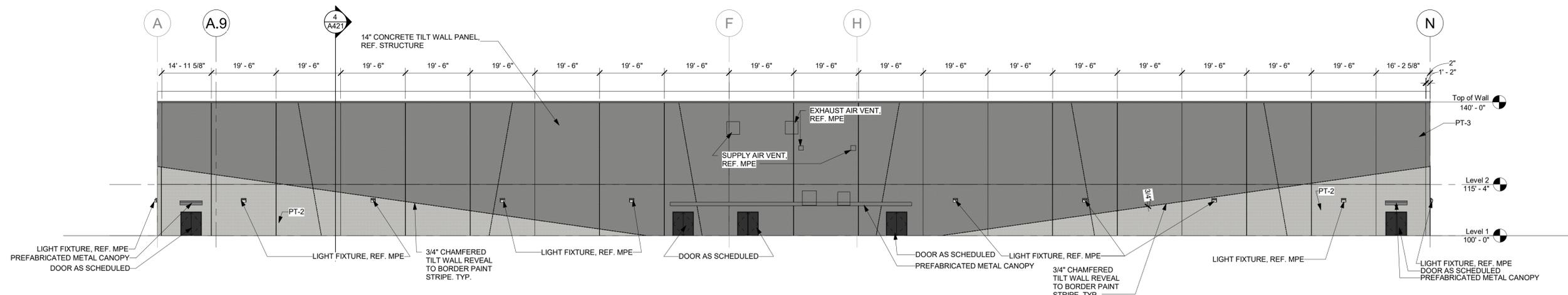
1 East Elevation - Unit G / Unit H
 1/16" = 1'-0"



2 West Elevation - Unit E / Unit F
 1/16" = 1'-0"



3 South Elevation
 1/16" = 1'-0"



NOT FOR CONSTRUCTION - DETAILED SITE PLAN REVIEW

Northlake Stars Sports Center

Intersection of Hwy 114 and Chadwick Pkwy

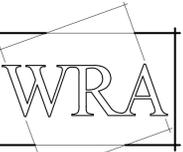
REVISIONS:

No.	Date
1	07/09/2024
2	08/15/2024
3	10/11/2024

JOB NO. 2360
 DATE: 6/20/2024

Exterior Elevations - Color
A402.2

10/11/2024 3:02:30 PM

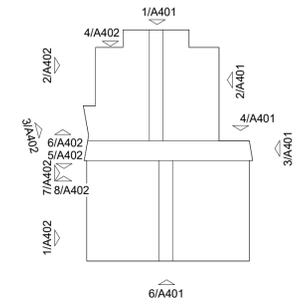


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GLAZING GENERAL NOTES

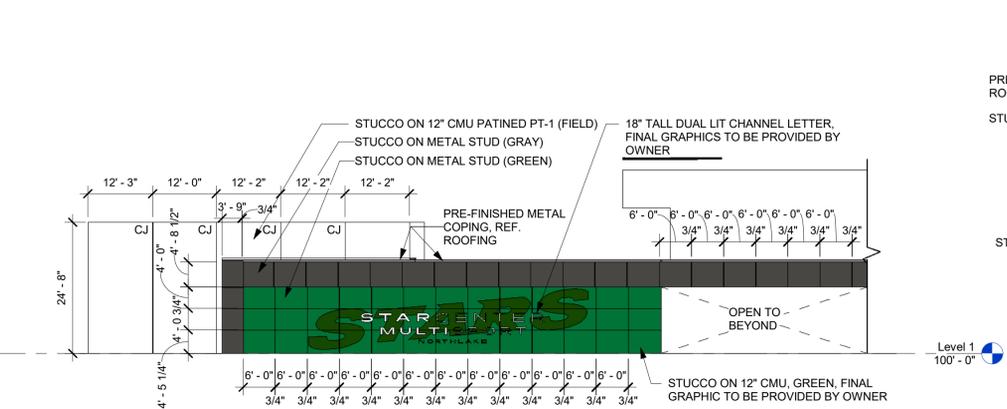
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SPANDREL GLASS (INSULATED)

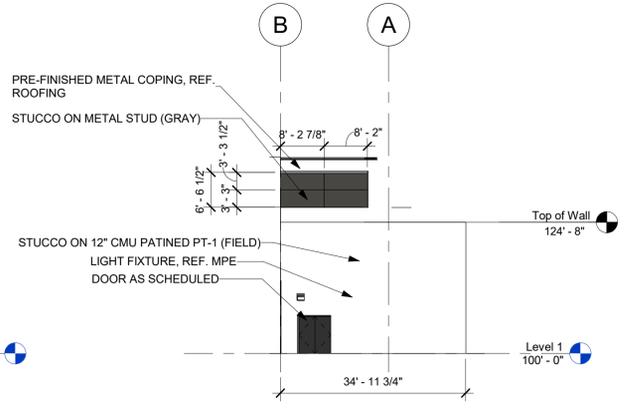


EXTERIOR MATERIAL LEGEND	
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STUCCO (DALLAS STARS VICTORY GREEN)	
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TILT WALL - PT-3 - HALF DOME - PPG 0994-3 - ACCENT	
TILT WALL - PT-4 - TIMBERWOLF - 96440200 0007889 - ACCENT	

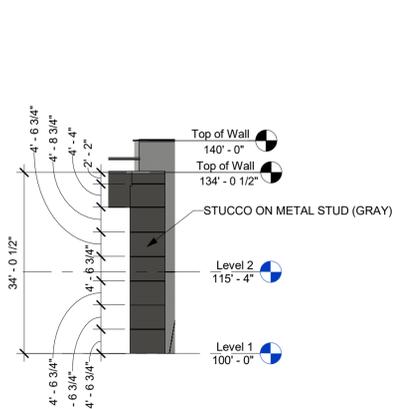
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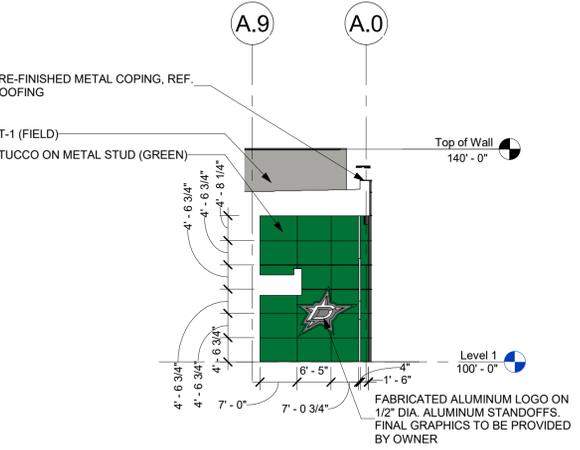
1 Northwest Elevation - Unit B
 1/16" = 1'-0"



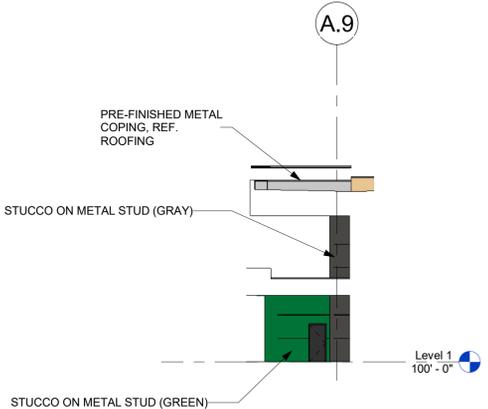
2 South Elevation - Unit B
 1/16" = 1'-0"



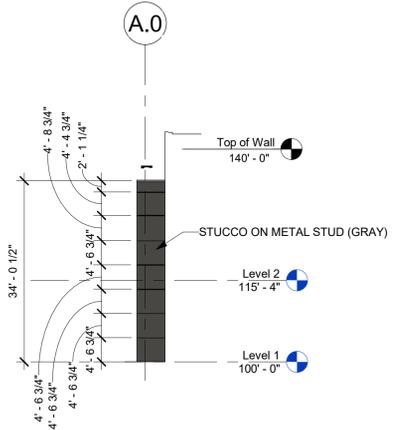
3 West Elevation 2 - West Entrance
 1/16" = 1'-0"



4 South Elevation - West Entrance
 1/16" = 1'-0"



5 North Elevation - West Entrance
 1/16" = 1'-0"



6 North Elevation 2 - West Entrance
 1/16" = 1'-0"

NOT FOR CONSTRUCTION - DETAILED SITE PLAN REVIEW

Northlake Stars Sports Center

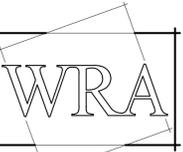
Intersection of Hwy 114 and Chadwick Pkwy

REVISIONS:		
No.		Date
1	Addendum #1	08/28/2024
2	Addendum #2	07/09/2024
3	PR #2	10/11/2024

JOB NO.	2360
DATE:	6/20/2024

Exterior Elevations - Color
A402.3

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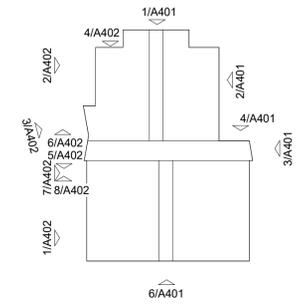


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GLAZING GENERAL NOTES

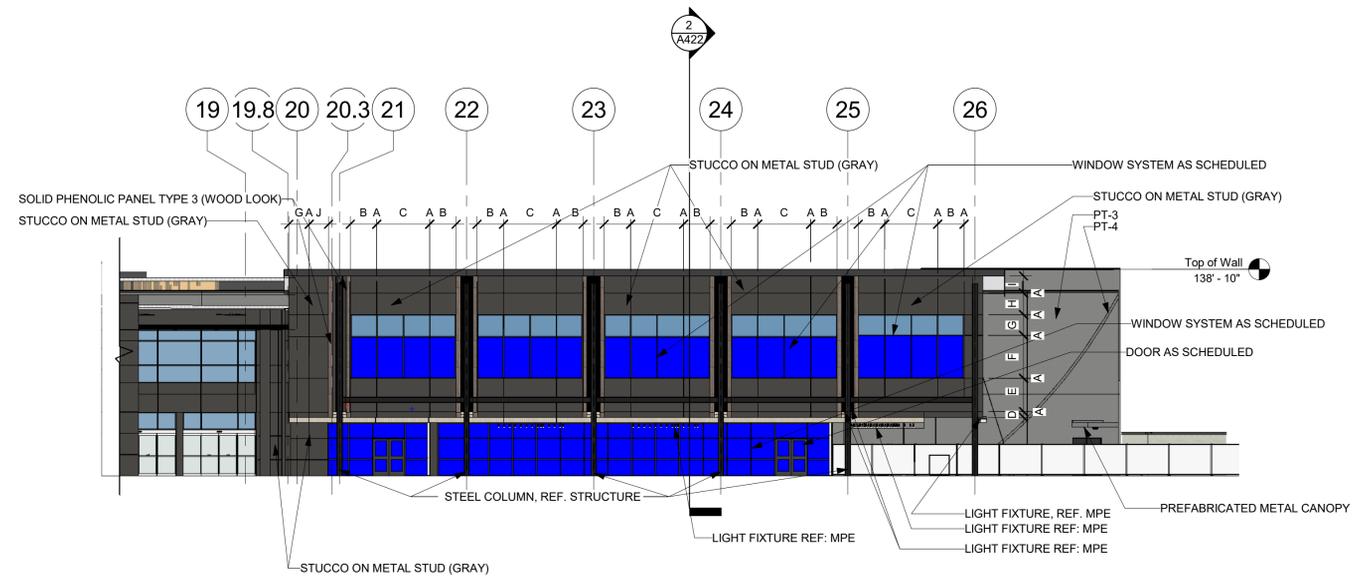
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SPANDREL GLASS (INSULATED)



DIMENSION KEY

A = 1/2"
 B = 4' - 11 3/4"
 C = 9' - 11 1/2"
 D = 1' - 0 1/2"
 E = 6' - 3"
 F = 8' - 0 1/4"
 G = 3' - 10 1/4"
 H = 4' - 0"
 I = 3' - 2 1/2"
 J = 3' - 7 1/2"



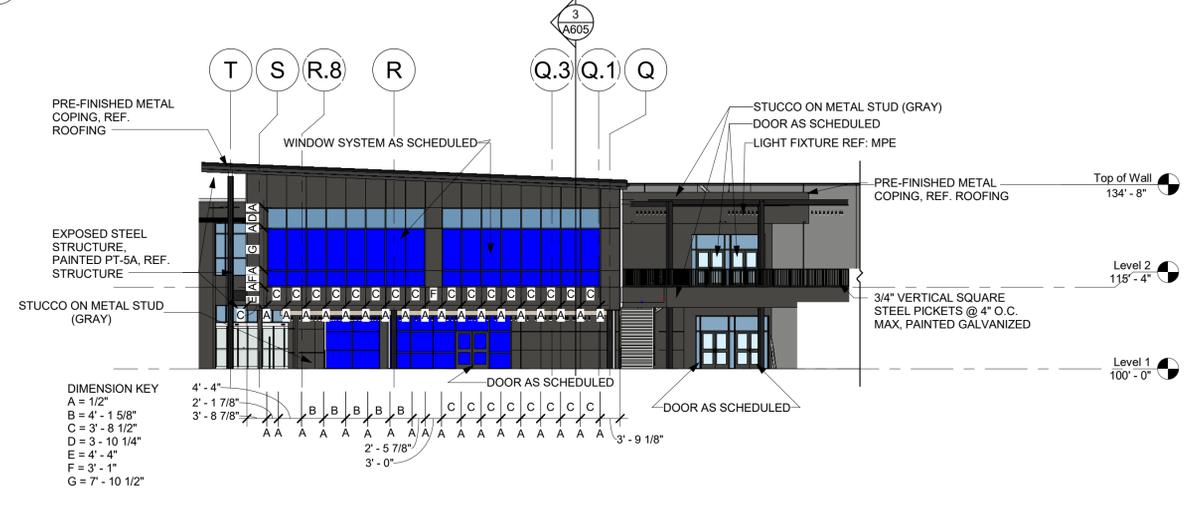
1 East Elevation - Unit J - Alternate
 1/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

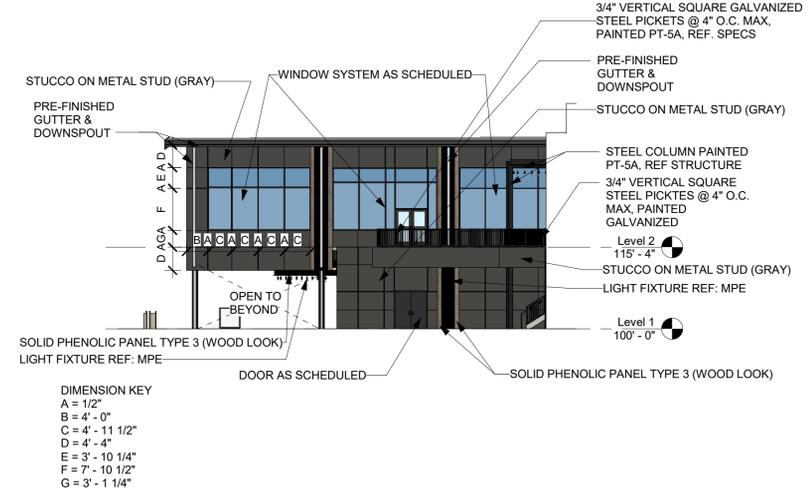
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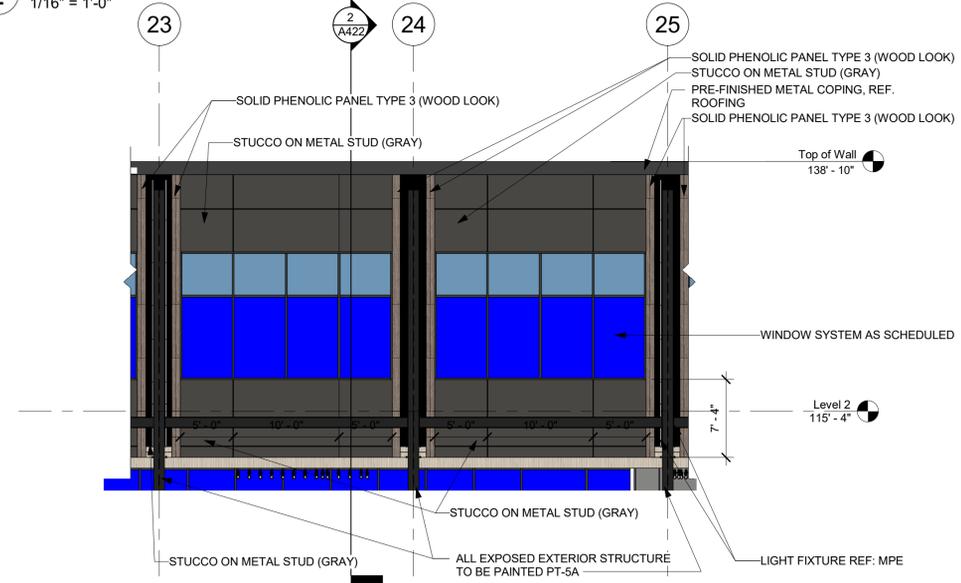
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2 South Elevation - Unit J
 1/16" = 1'-0"



3 West Elevation - Unit J
 1/16" = 1'-0"



4 East Elevation - Unit J
 1/8" = 1'-0"

NOT FOR CONSTRUCTION - DETAILED SITE PLAN REVIEW

Northlake Stars Sports Center

Intersection of Hwy 114 and Chadwick Pkwy

REVISIONS:

No.	Date
1	07/22/2024
2	08/15/2024
3	10/11/2024

JOB NO. 2360
 DATE: 6/20/2024

Exterior Elevations - Color
A402.4

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION



DATE: November 19, 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)

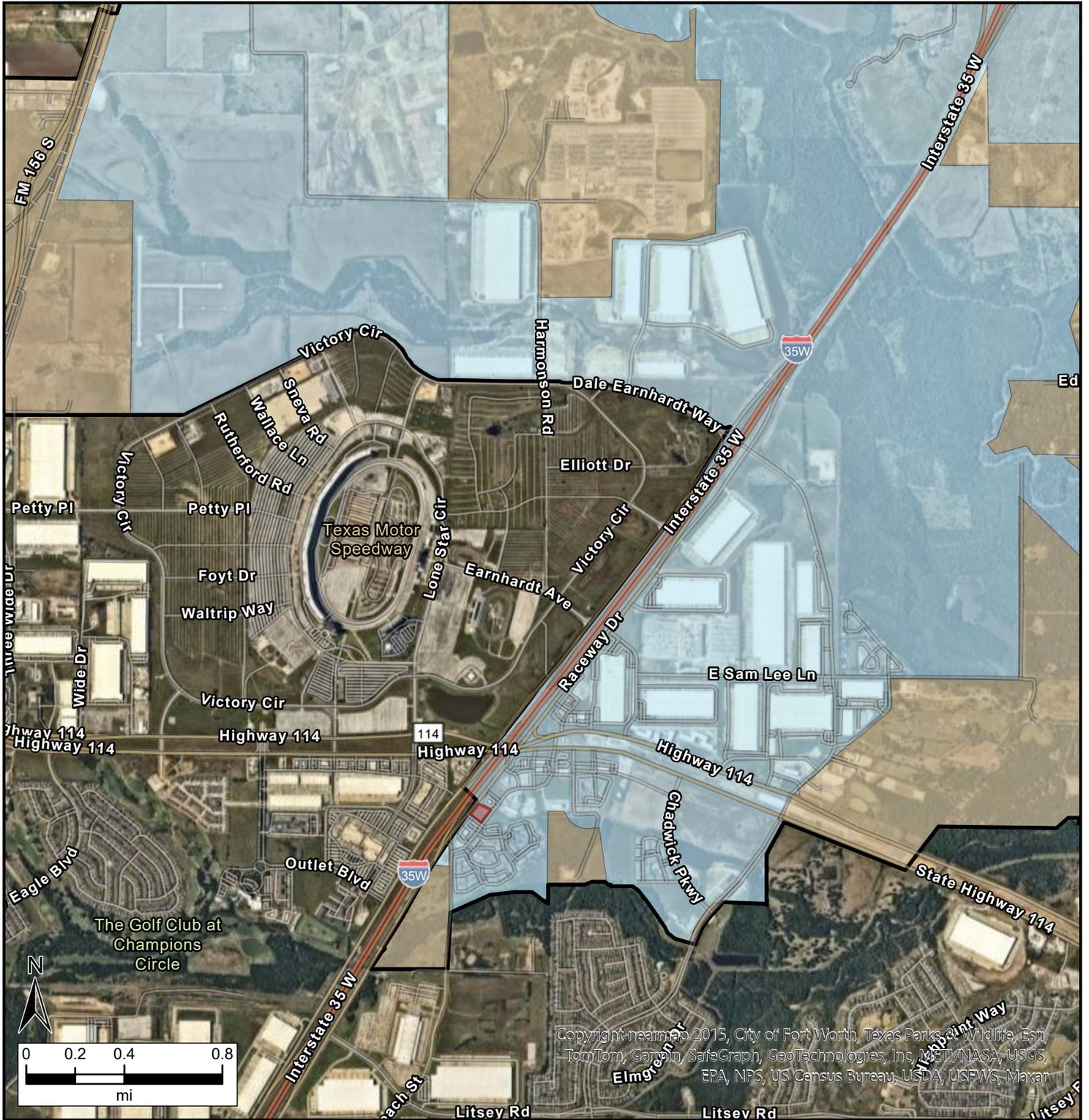
Staff Analysis:

- 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



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Legend

 Northlake Boundary

Town of Northlake Incorporated Area and ETJ

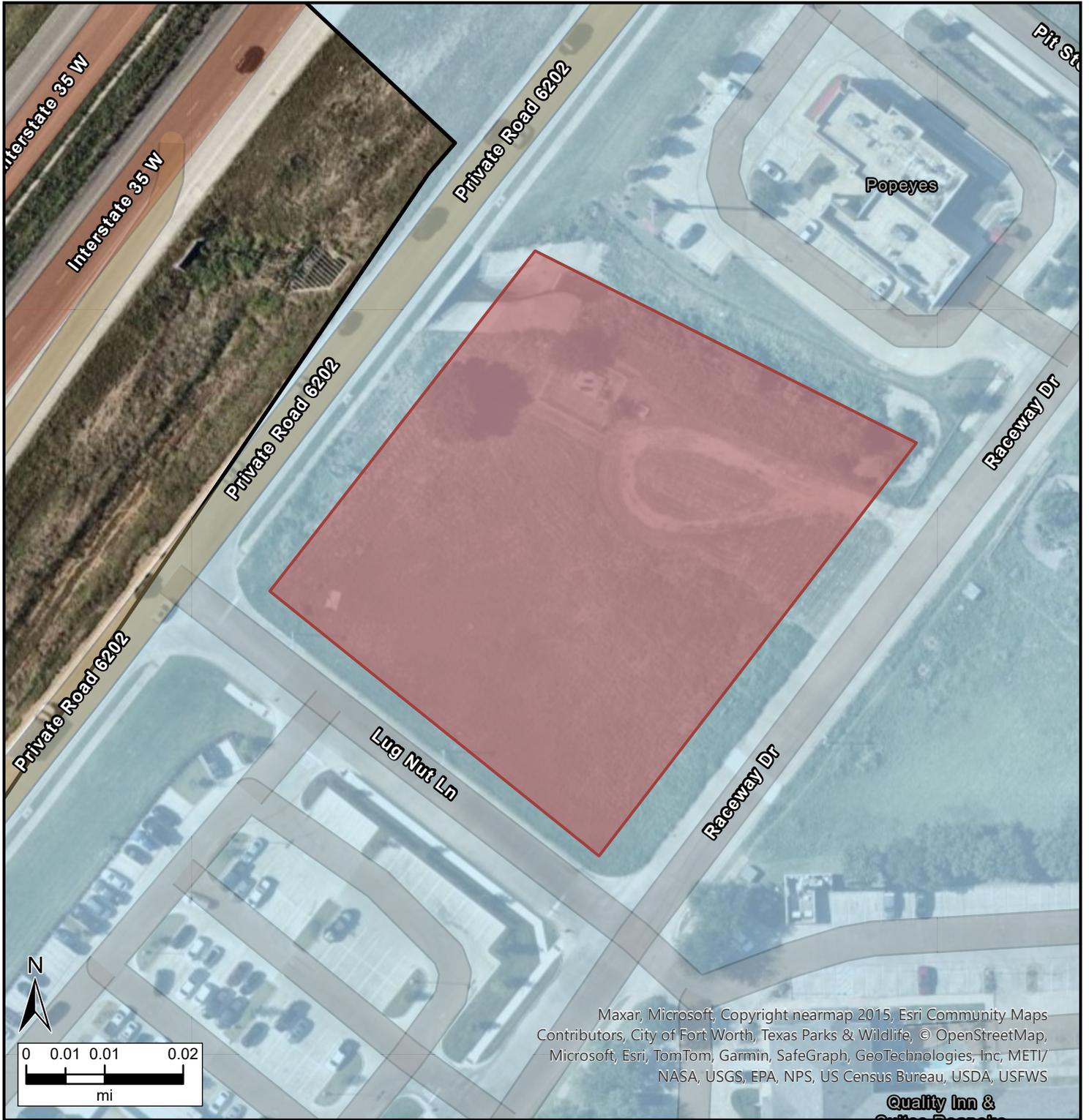
 Incorporated Area

 Extraterritorial Jurisdiction

 Limited Purposes Annexation



Northlake



Legend

 Northlake Boundary

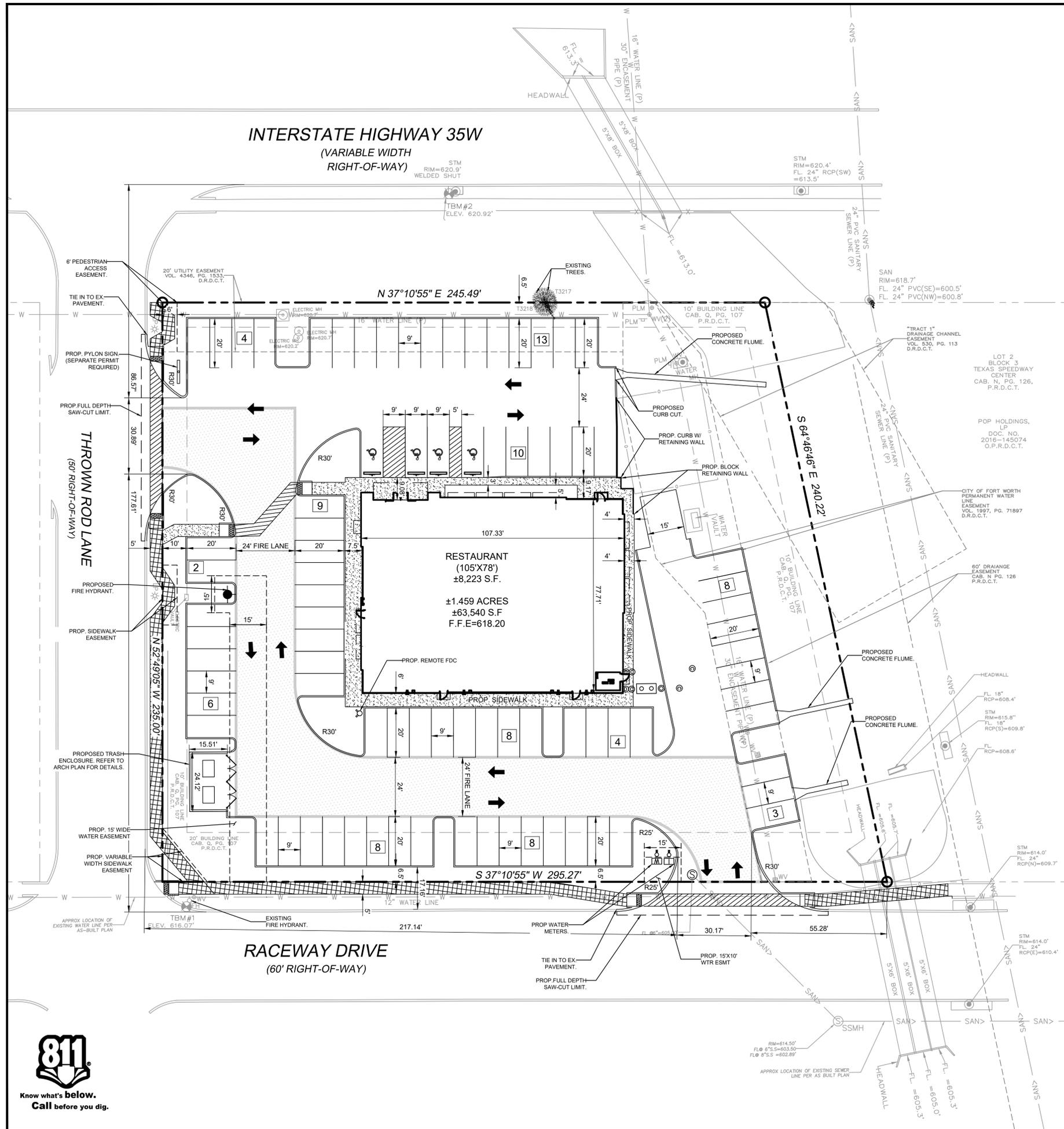
Town of Northlake Incorporated Area and ETJ

 Incorporated Area

 Extraterritorial Jurisdiction

 Limited Purposes Annexation

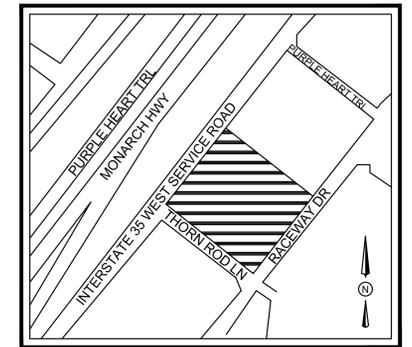
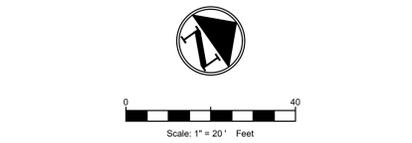




EXISTING LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

BO	BOLLARD	HL	HIGHBANK
EM	ELECTRIC METER	PLM	PIPELINE MARKER
HC	HANDICAP	UCS	UNDERGROUND CABLE SIGN
GM	GAS METER	MW	MONITORING WELL
GV	GAS VALVE	P	PIN FLAG/PAINT MARK
FH	FIRE HYDRANT	TO	TOP OF GRATE
FDC	FIRE DEPARTMENT CONNECTION	FL	FLOW LINE
WM	WATER METER	FL	FLOW LINE
WV	WATER VALVE	SAN	SANITARY SEWER
ICV	IRRIGATION CONTROL VALVE	STM	STORM SEWER
M	MANHOLE	CMP	CORRUGATED METAL PIPE
CO	CLEANOUT	CPP	CORRUGATED PLASTIC PIPE
TP	TELEPHONE PEDESTAL	RCP	REINFORCED CONCRETE PIPE
CP	CABLE PEDESTAL	TEL	TELEPHONE
EB	ELECTRIC BOX	SWBT	SOUTHWESTERN BELL TELEPHONE CO.
TSB	TRAFFIC SIGNAL BOX	WTR	WATER
LP	LIGHT POLE	UG	UNDERGROUND
TLP	TRAFFIC LIGHT POLE	NO.	NUMBER
GL	GROUND/SPOT LIGHT	PG.	PAGE
PR	POWER POLE	SQ. FT.	SQUARE FEET
GA	GLY ANCHOR	VOL.	VOLUME
OPW	OVERHEAD POWER LINE	BS	BARKED WIRE/SHRUB
BWF	BARBED WIRE FENCE	CM	CONTROLLING MONUMENT
GR	GUARD RAIL	GP	GATE POST
WF	WOOD FENCE	(P)	PER PLANS
CF	CHAINLINK FENCE	D.R.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
APPROX.	APPROXIMATE	P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
IRS	1/2-INCH CAPPED REBAR STAMPED "WINDROSE" SET	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
P.O.C.	POINT OF COMMENCING		
P.O.B.	POINT OF BEGINNING		
BC	BACK OF CURB		
G	GUTTER		



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
1 SP FOR 100 S.F. (RESTAURANT)	
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

- ### SITE GENERAL NOTES
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
 - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
 - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
 - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
 - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
 - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
 - ALL CURB RADII TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

SITE LEGEND

CONCRETE CURB	
SAW-CUT LINE	
FIRE LANE	
STRIPING	
PUBLIC SIDEWALK	
PARKING SPACES	
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
TRAFFIC ARROW	
DUMPSTER	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
DOMESTIC WATER METER	
IRRIGATION METER	

BENCHMARKS

BENCHMARK #1 ELEVATION-616.07'
BEING A "X"-CUT SET IN CONCRETE CURB, NEAR THE SOUTH CORNER OF SUBJECT TRACT, LOCATED NEAR THE INTERSECTION OF THE NORTHWEST RIGHT OF WAY LINE OF RACEWAY DRIVE AND THE NORTHEAST RIGHT OF WAY LINE OF THROWN ROD LANE APPROXIMATELY 3 FEET SOUTH OF AN EXISTING FIRE HYDRANT.

BENCHMARK #2 ELEVATION-620.92'
BEING A "X"-CUT SET AT THE SOUTH CORNER OF AN EXISTING STORM DRAIN MANHOLE CONCRETE SLAB, NEAR THE NORTHWEST LINE OF SUBJECT TRACT, LOCATED ON THE SOUTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35 W APPROXIMATELY 84 FEET NORTH OF AN EXISTING ELECTRIC MANHOLE COVER LOCATED NEAR THE NORTHWEST LINE OF SUBJECT TRACT

FLOOD PLAIN NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR DENTON COUNTY, TEXAS, MAP NO. 48121C0495G REVISED/DATED APRIL 18, 2011, THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE X-UNSHADED. THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING & IS APPROXIMATELY ONLY AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS FLOODS CAN & WILL OCCUR & FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES.

SITE PLAN

RESTAURANT & RETAIL
RACEWAY DR & THROWN ROD LN
TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS 76262
LOT 1-AR, BLOCK 3 TEXAS SPEEDWAY CENTRE

NO.	DATE	DESCRIPTION	BY
1	05-31-24	1st CITY SUBMITTAL	AY
2	07-22-24	REVISED PER CITY COMMENTS	AY
3	09-12-24	REVISED PER CITY COMMENTS	AP
4	10-09-24	REVISED PER CITY COMMENTS	AP



TRIANGLE ENGINEERING LLC
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

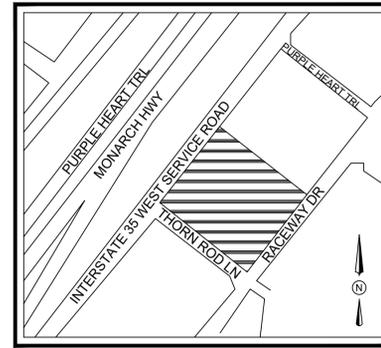
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	AY	01-04-23	SCALE BAR	114-23	C-3.0

TX. P.E. FIRM #11525





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



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.

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 PLAN

SHEET NUMBER:

L.2

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
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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.
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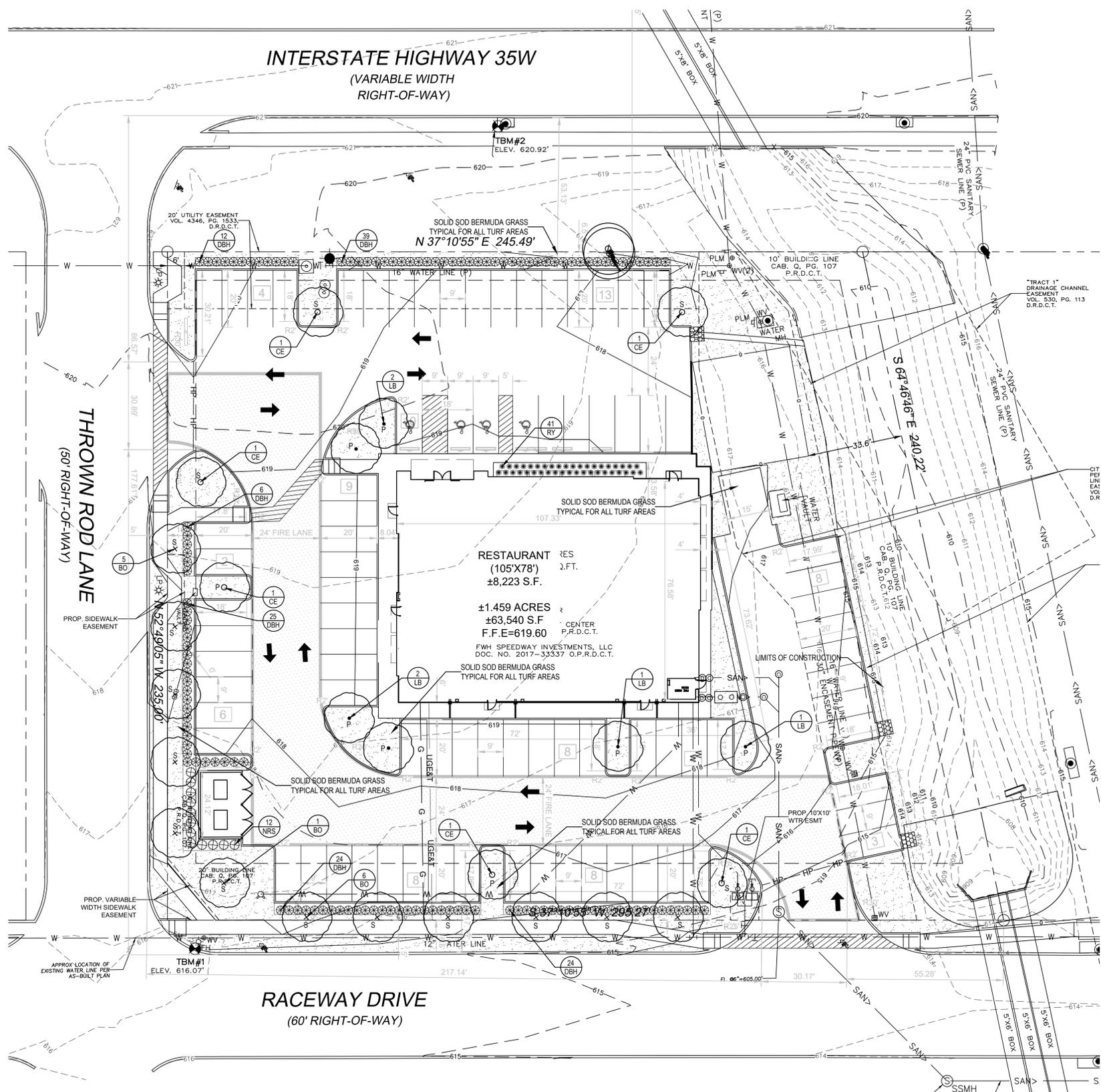
PLANT MATERIAL SCHEDULE

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

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



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

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:
 - 1. 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.
 - 2. 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.
 - 3. 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.
 - 4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
 - 1. 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.
 - a. 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.
 - b. 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.
 - c. 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.

- 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.
- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

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
 - 1. 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.
 - 2. 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.
 - 3. 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.
 - 4. 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.
 - 5. 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:
 - 1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 - 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
 - 1. Friable, 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.
 - 2. Physical properties as follows:
 - Clay - between 7-27 percent
 - Silt - between 15-25 percent
 - Sand - less than 52 percent
 - 3. Organic matter shall be 3%-10% of total dry weight.
 - 4. 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 normal 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

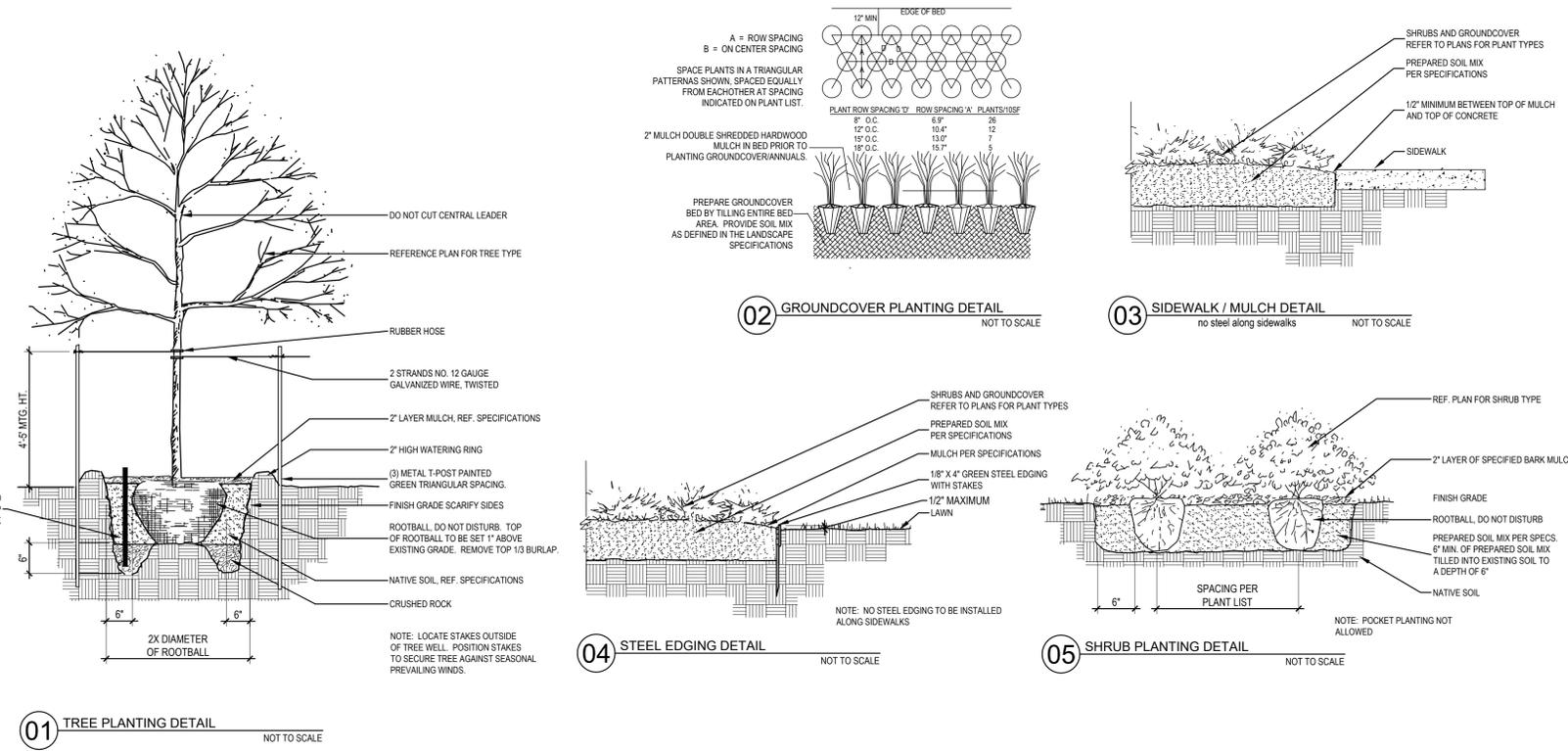
- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
 - 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior 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.
 - 2. All planting areas shall receive a two (2") inch layer of specified mulch.
 - 3. 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:
 - 1. 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.
 - 2. 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.



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

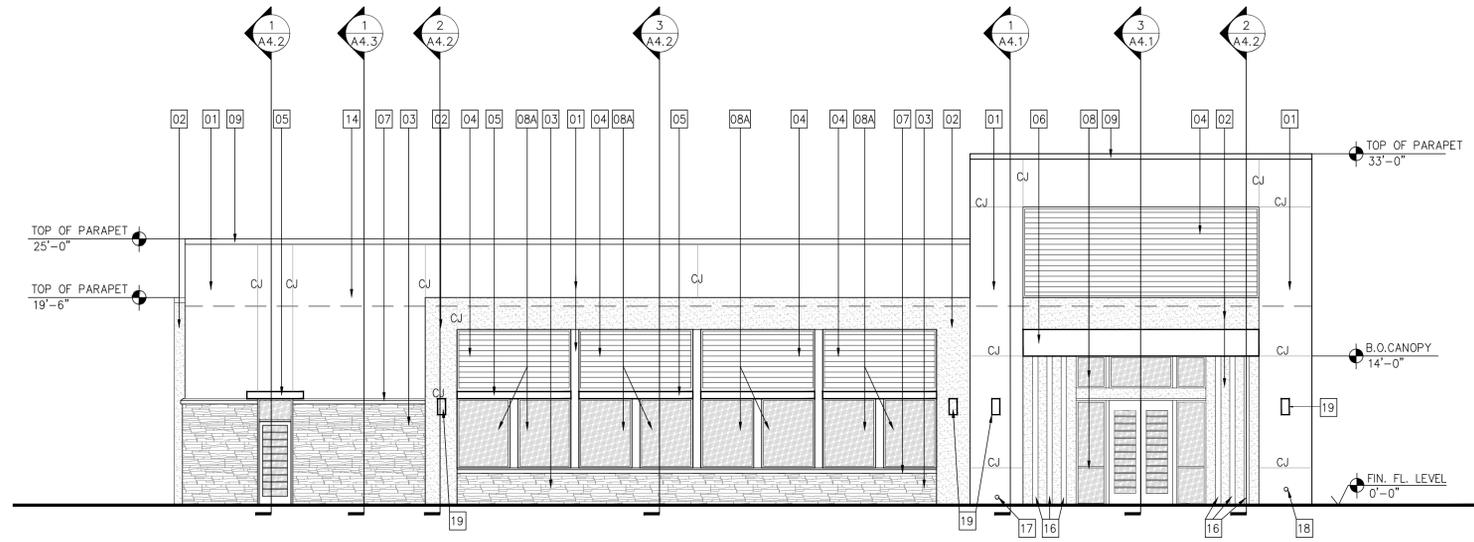
ISSUE:
FOR APPROVAL: 04.23.2024
CITY COMMENTS: 07.24.2024

DATE:
07.24.2024

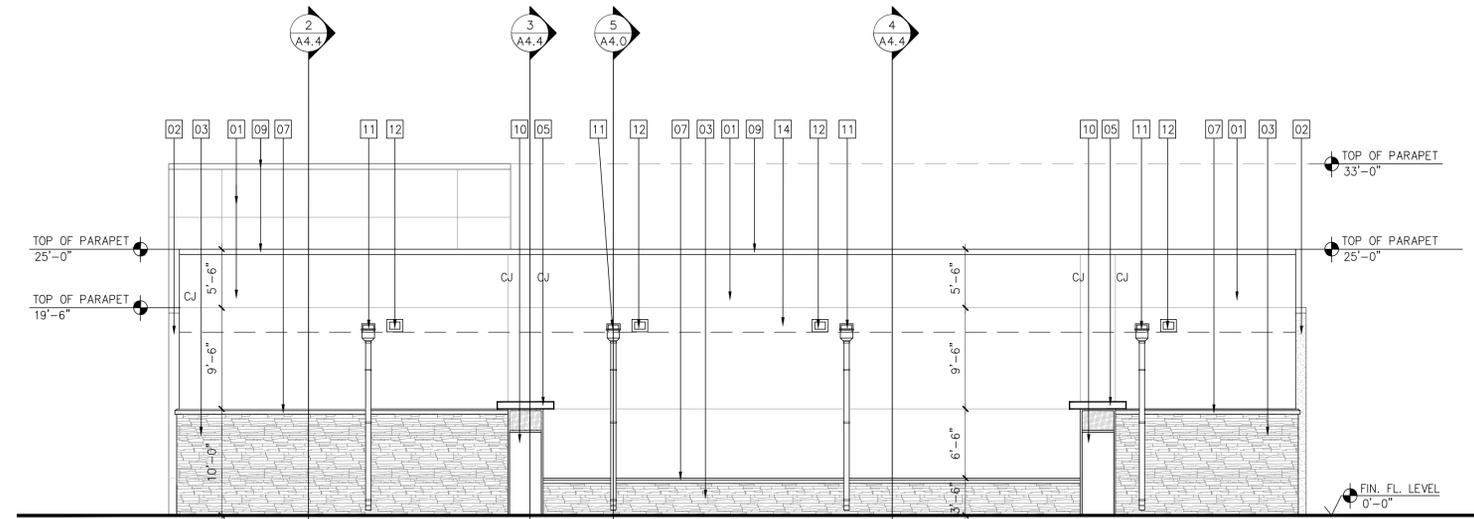
SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

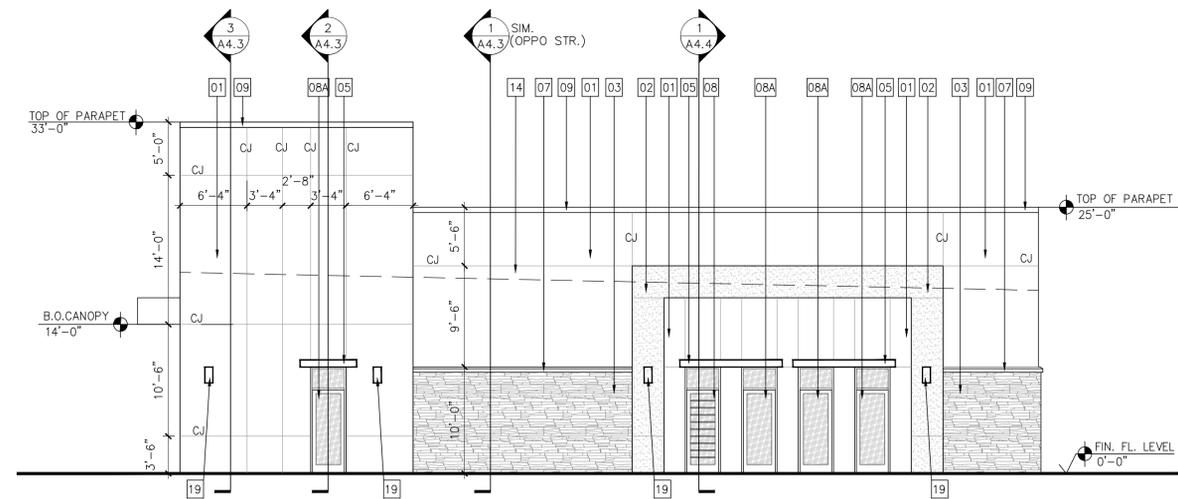
L.3



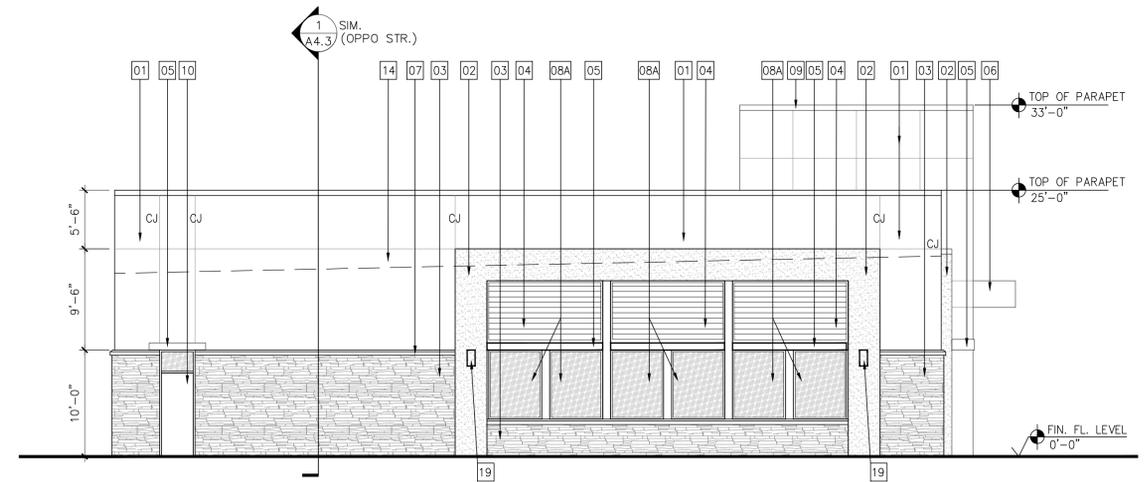
1 NORTH ELEVATION
 A3.0 SCALE: 1/8"=1'-0"



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:
 A. INSTALL BUILDING SHEATHING PER STRUCTURAL DRAWINGS.
 B. USE TYVEK COMMERCIAL WRAP FOR WEATHER BARRIER OR EQUAL.
 C. USE DOW 1" THK THERMAX EXTERIOR SHEATHING INSULATION WITH R VALUE OF 6.5/1"
 D. USE COMPATIBLE PAPER BACKED METAL LATH OVER THERMAX INSULATION BOARD.
 E. 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.
 F. 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



NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION



DATE: November 19, 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:

- Ironhead Owner, LP

Current Zoning:

- Agricultural District (AG) - serves as temporary holding zone for newly annexed property
- 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:
 - Voluntary annexation of property
 - 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 November 15th no written comments have been received

Next Steps:

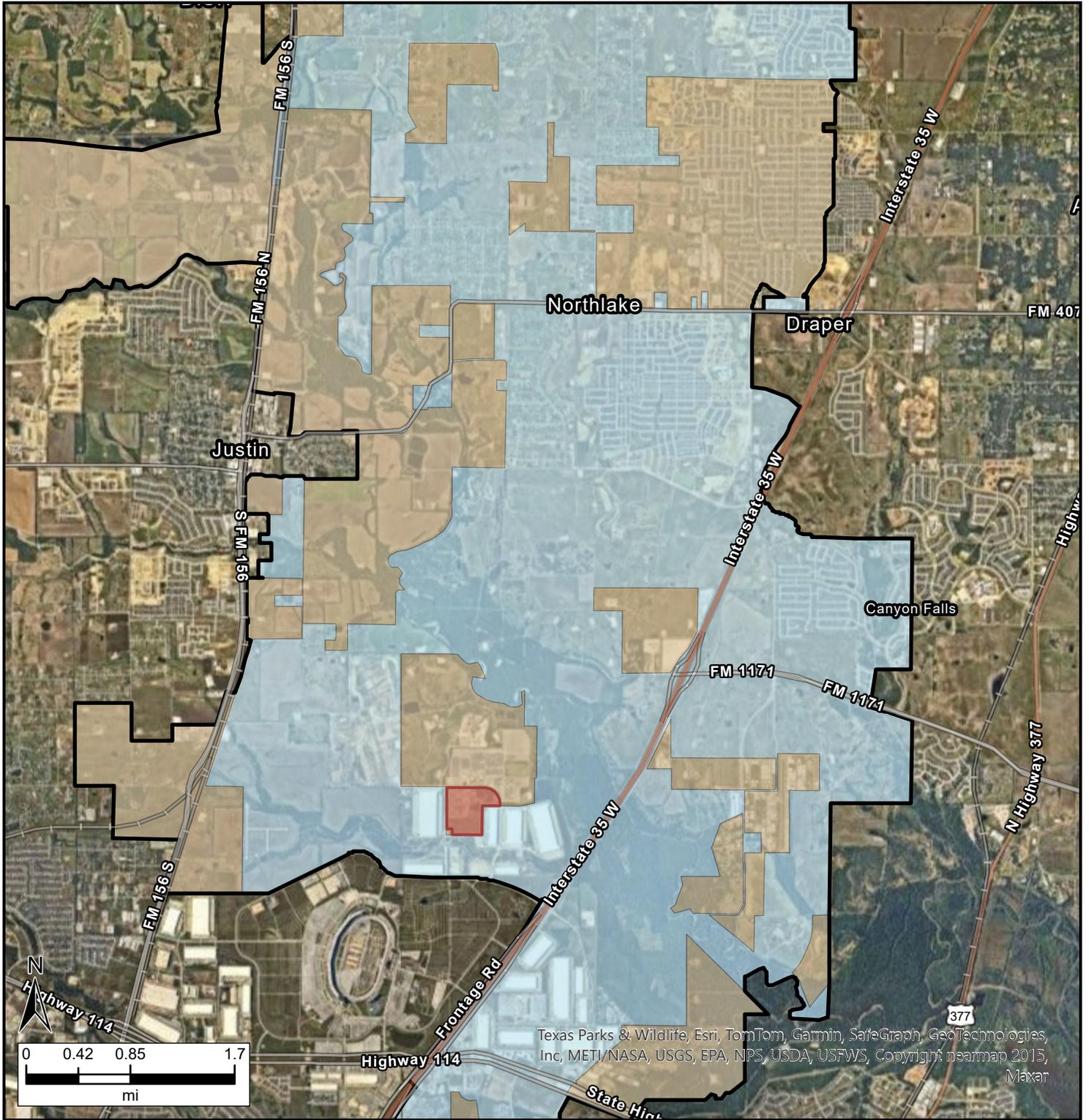
December 12th Town Council Meeting

- 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

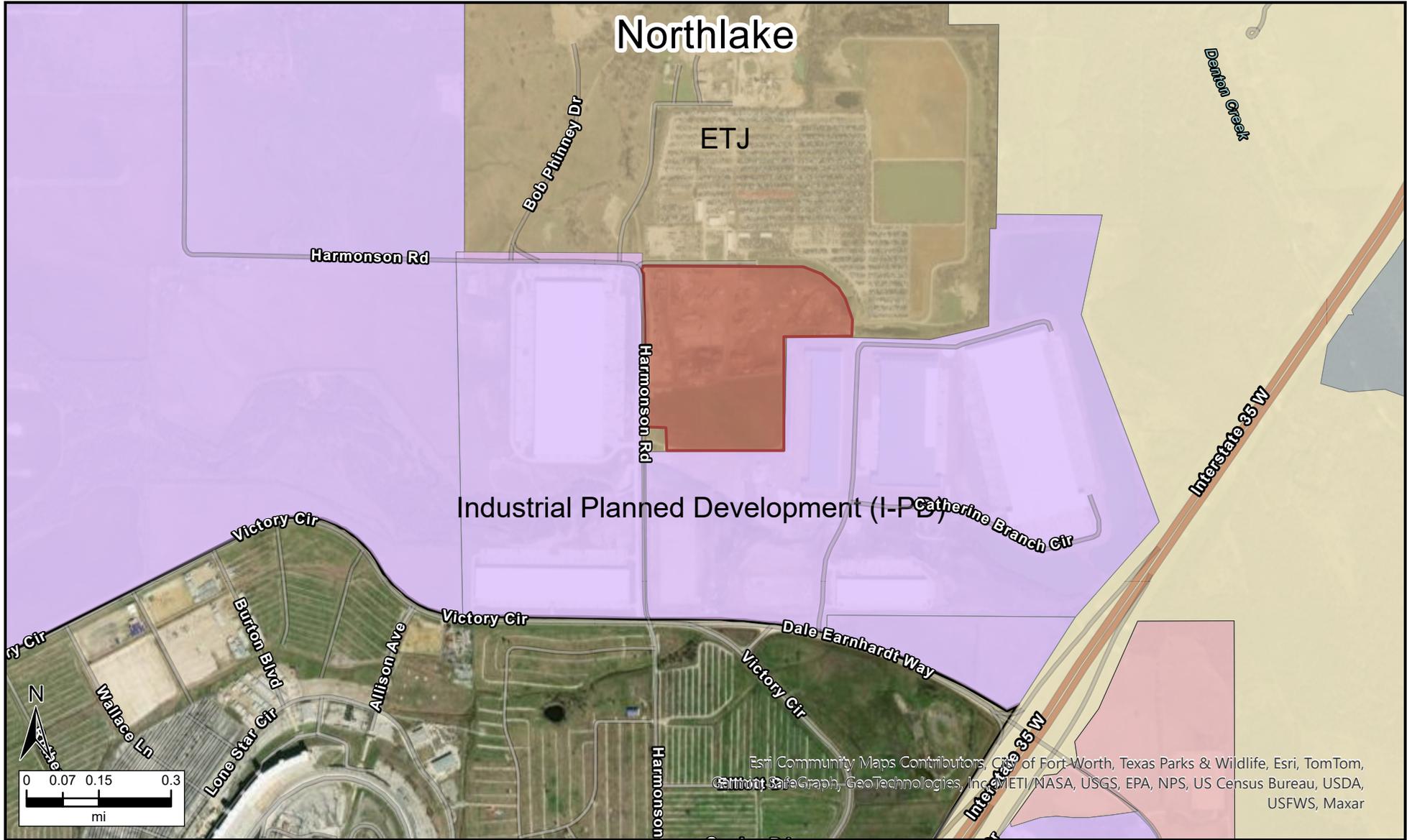
 Incorporated Area

 Extraterritorial Jurisdiction

 Limited Purposes Annexation



Northlake



Legend

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

Esri Community Maps Contributors, City of Fort Worth, Texas Parks & Wildlife, Esri, TomTom, Garmin, DeLorme, GeoEye, AerialEye, IGN, GeoTechnologies, Inc., GEBCO, USNIMA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar

NORTHLAKE EXTRATERRITORIAL JURISDICTION (ETJ)

NORTHLAKE EXTRATERRITORIAL JURISDICTION (ETJ)

HARMONSON ROAD

MCPHERSON DRIVE

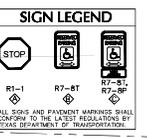
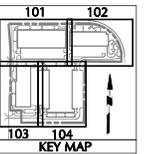
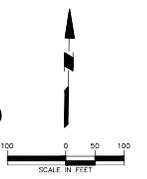
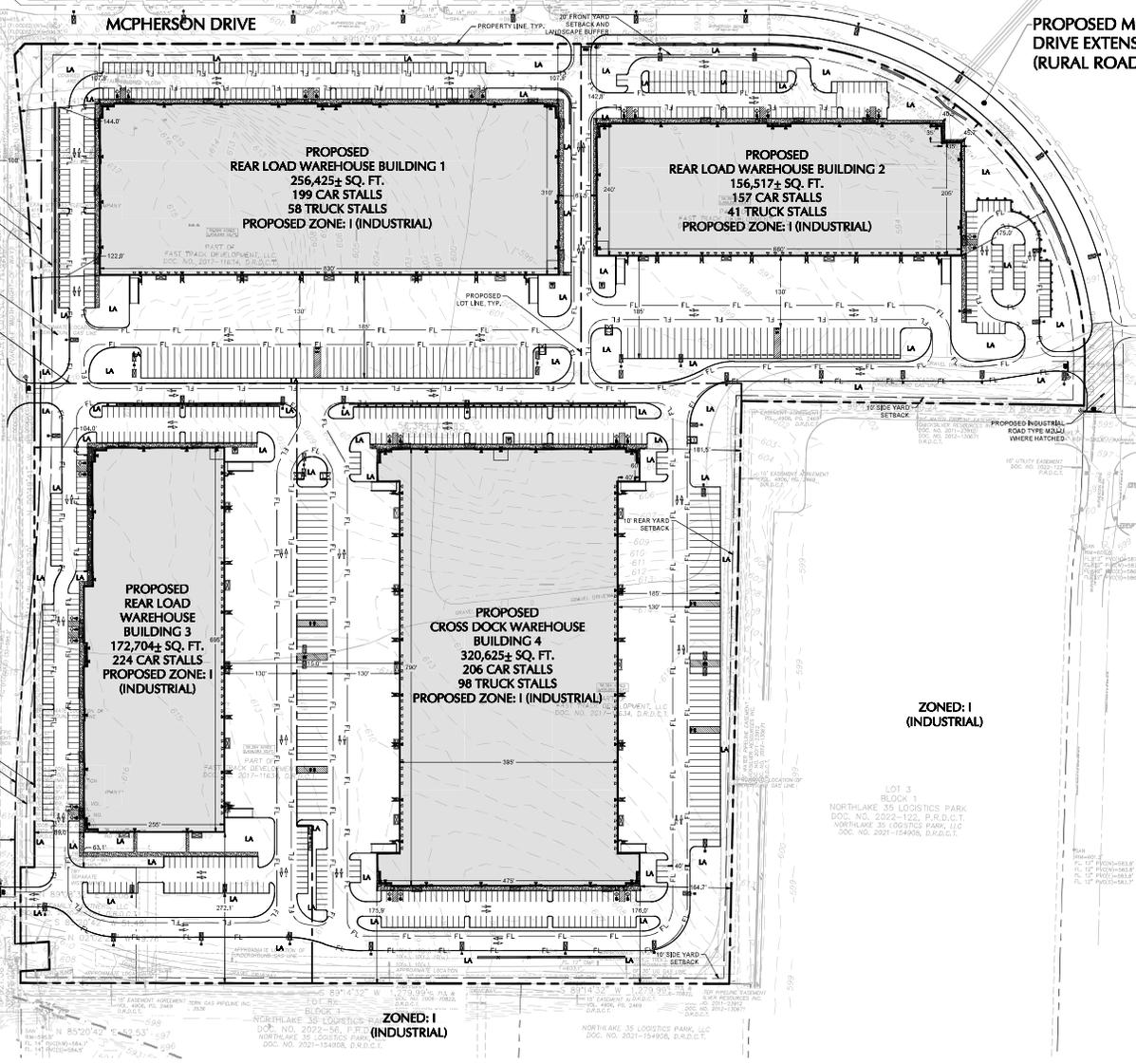
PROPOSED MCPHERSON DRIVE EXTENSION (RURAL ROAD TYPE C2U-R)

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



TEMPORARY BENCHMARK #1 ELEVATION = 603.68'
BEING A "X"-CUT SET IN CONCRETE CURB, ON THE WEST RIGHT-OF-WAY LINE OF HARMONSON ROAD, NEAR THE SOUTHWEST CORNER OF THE SUBJECT TRACT, APPROXIMATELY 66 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"-CUT 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	96.38 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/2,950 SQ. FT.) = 363 SPACES
REQUIRED WH PARKING (140,920 SQ. FT.)	817,852 SQ. FT. (13 SPACES/5,000 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

LANGAN
Langan Engineering and Environmental Services, LLC
2986 Olympus Blvd, Suite 165
Dallas, TX 75219
T: 817.328.3200
TXPE FIRM REG.#4-13789

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

IRONHEAD WAREHOUSE DEVELOPMENT
TOWN OF NORTHLAKE
TEXAS

Project Title: **IRONHEAD WAREHOUSE DEVELOPMENT**

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: November 19, 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
 - 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
 - Annexed on September, 12, 2024
- 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

Staff Analysis:

- Request conforms with the future land use designation of the Northlake Comprehensive Plan
- Request conforms with entitlements granted through DA
- Zoning change 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 November 15th no written comments have been received

Next Steps:

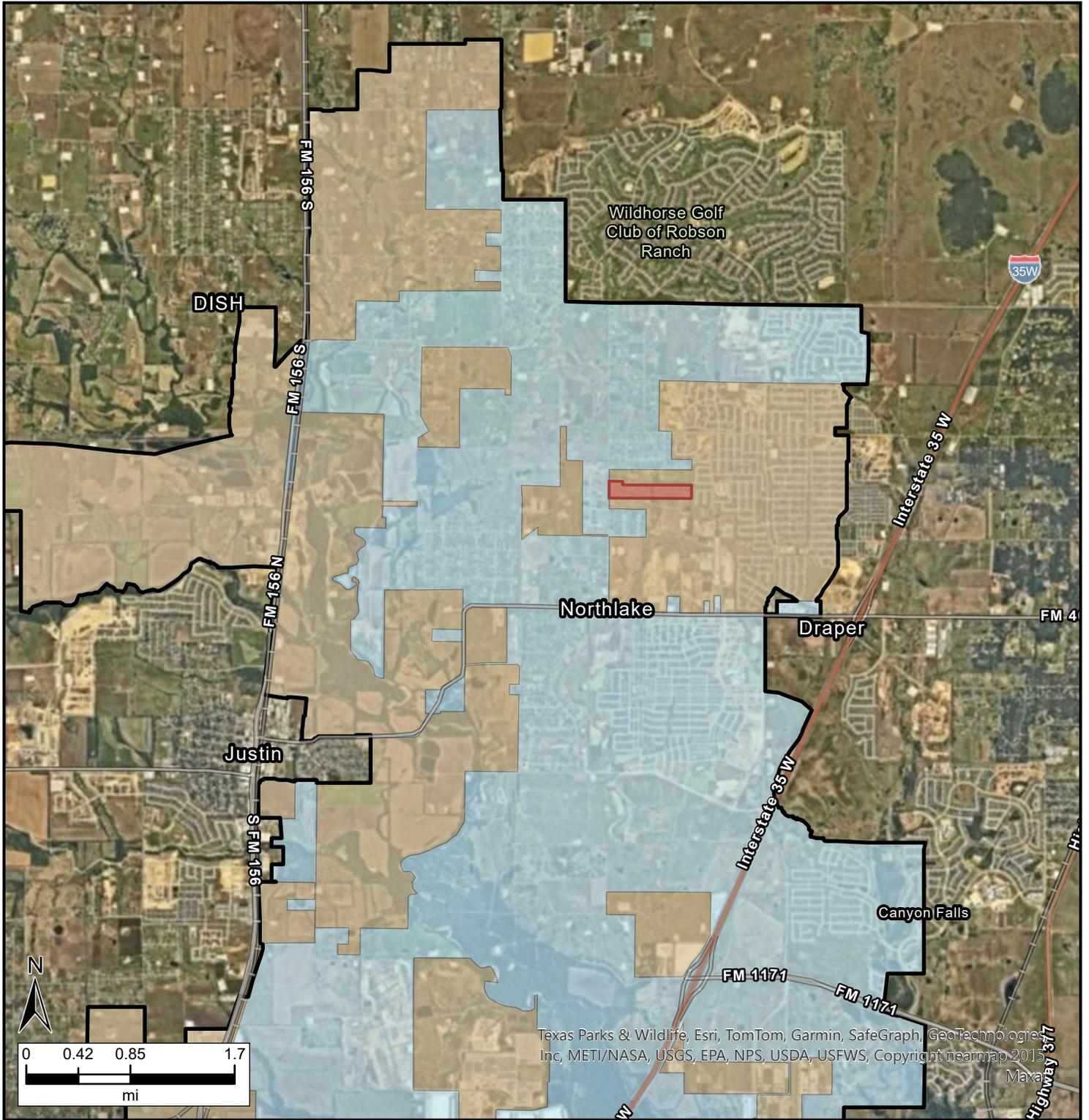
December 12th Town Council Meeting

- 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

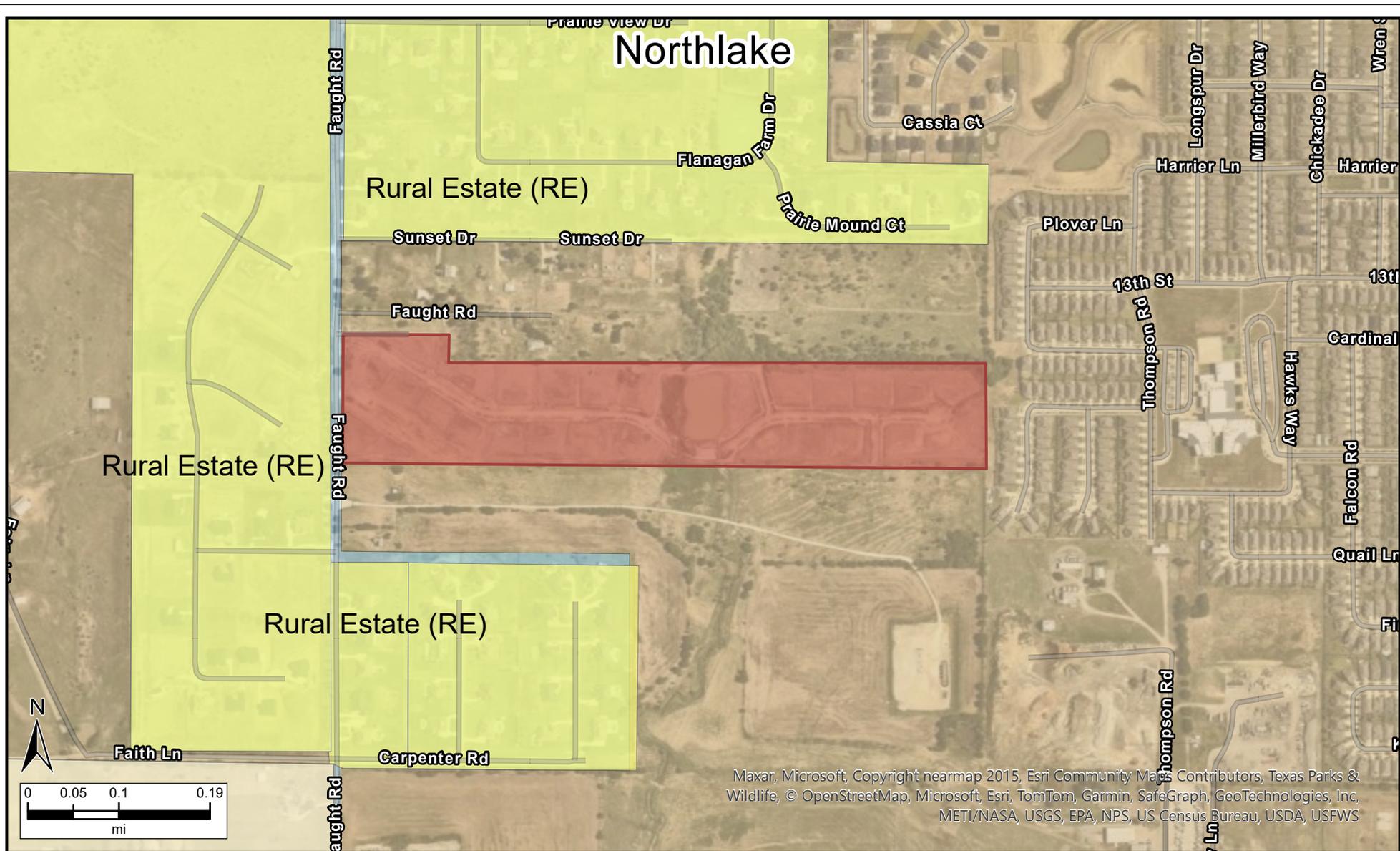
 Incorporated Area

 Extraterritorial Jurisdiction

 Limited Purposes Annexation



Date: 10/3/2024

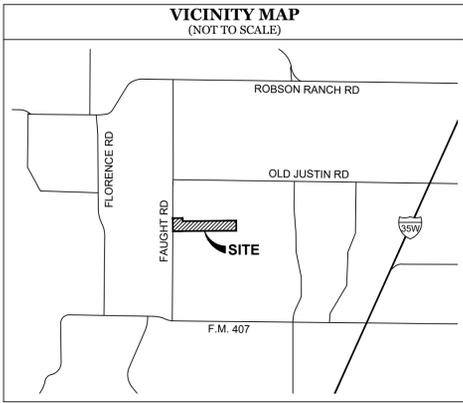


Legend

Commercial	Rural Residential min 5 ac	Limited Purposes Annexation
Commercial\Planned Development	Rural Estate min 1 ac	
Neighborhood Commercial	Rural Estate\Planned Development min 1 ac	
Industrial	Agricultural	
Industrial\Planned Development	Town of Northlake Incorporated Area and ETJ	
Mixed-Use\Planned Development	Incorporated Area	
HUD Code Manufactured Housing	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

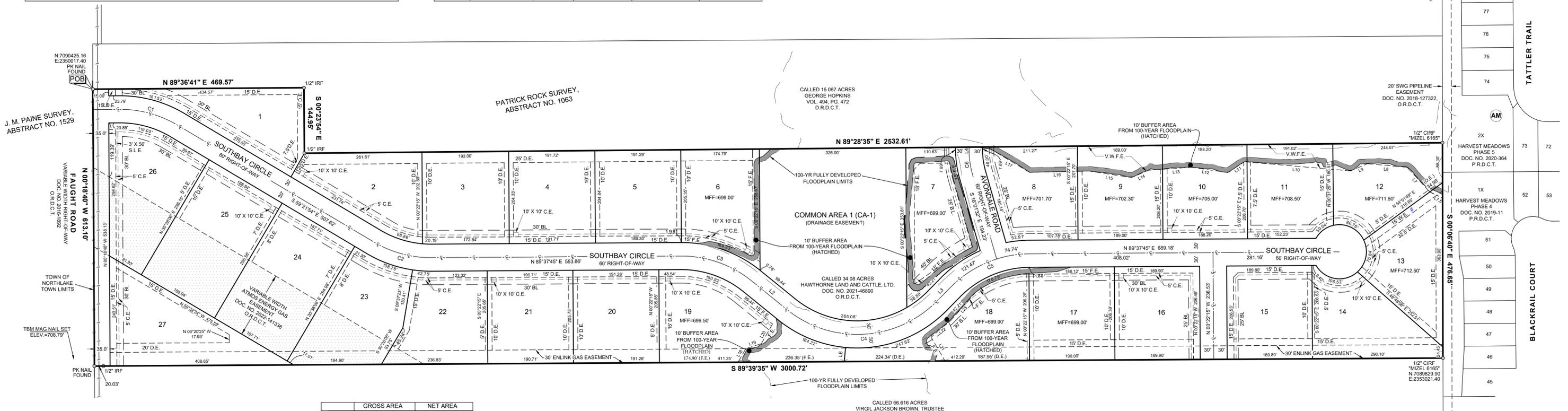
My commission expires on _____

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		NET AREA	
	ACRES	SQ. FT.	ACRES	SQ. FT.
LOT 1	0.90	39378	0.54	23380
LOT 2	0.90	39325	0.56	24284
LOT 3	0.90	39379	0.63	27518
LOT 4	0.90	39221	0.63	27352
LOT 5	0.90	39231	0.63	27421
LOT 6	0.91	39453	0.63	27516
LOT 7	0.92	40026	0.54	23463
LOT 8	0.91	39516	0.53	22955
LOT 9	0.90	39303	0.51	22107
LOT 10	0.90	39231	0.53	23091
LOT 11	0.90	39242	0.54	23397
LOT 12	0.90	39327	0.50	21938
LOT 13	0.90	39209	0.55	24088
LOT 14	0.90	39254	0.53	23225
LOT 15	0.90	39208	0.52	22599
LOT 16	0.90	39204	0.52	22566
LOT 17	0.90	39205	0.55	24028
LOT 18	1.02	44243	0.54	23535
LOT 19	1.24	54061	0.65	28318
LOT 20	0.90	39367	0.63	27466
LOT 21	0.90	39230	0.61	26530
LOT 22	0.90	39370	0.59	25868
LOT 23	1.03	44776	0.50	21874
LOT 24	1.27	55426	0.50	21781
LOT 25	1.28	55859	0.52	22710
LOT 26	1.10	48120	0.50	21584
LOT 27	1.14	49754	0.51	22335
LOT CA-1	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: November 19, 2024

REF. DOC.: Unified Development Code (UDC); The Pathway to 2040 Northlake Comprehensive Plan Update; Austin Two Tracts, LP Development Agreement

SUBJECT: Consider a recommendation of a zoning change from AG - Agricultural District to C-PD-Commercial Planned Development for approximately 11.44 acres of land located north of SH 114 and east of Dale Earnhardt Way - Case # 24-PDA00004

- 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 11.44 acres
 - Located east of Dale Earnhardt Way and north of SH 114
- Owner:
- Austin Two Tracts, LP
- Current Zoning:
- Agricultural District (AG) - serves as temporary holding zone for newly annexed property
 - Annexed on October 10, 2024
- Proposed Zoning:
- Commercial Planned Development (C-PD)
- Future Land Use:
- Livable Center
 - Place type provides for mix of uses including commercial uses such as:
 - retail
 - office
- Summary:
- Purpose of rezoning is to establish zoning following annexation as outlined in Development Agreement (DA)
 - DA approved on May 23, 2024 which provided for:
 - Annexation of property which was completed on October 10, 2024
 - Development of property to C-Commercial zoning standards with some specific exceptions
 - Proposed planned development (PD) zoning is based on C-Commercial zoning district with following modifications:
 - Permitted uses based on concept plan:
 - Tract 1 - Uses restricted to general retail, restaurant, car wash,

and fueling station (automobiles)

- Tract 2 - Adds self-storage/mini warehouse uses
- Tract 3 - Adds self-storage/mini warehouse and outdoor storage uses
- Setback standards specific to PD
- Landscape standards for landscape strips along street frontages

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 November 15th no written comments have been received

Next Steps:

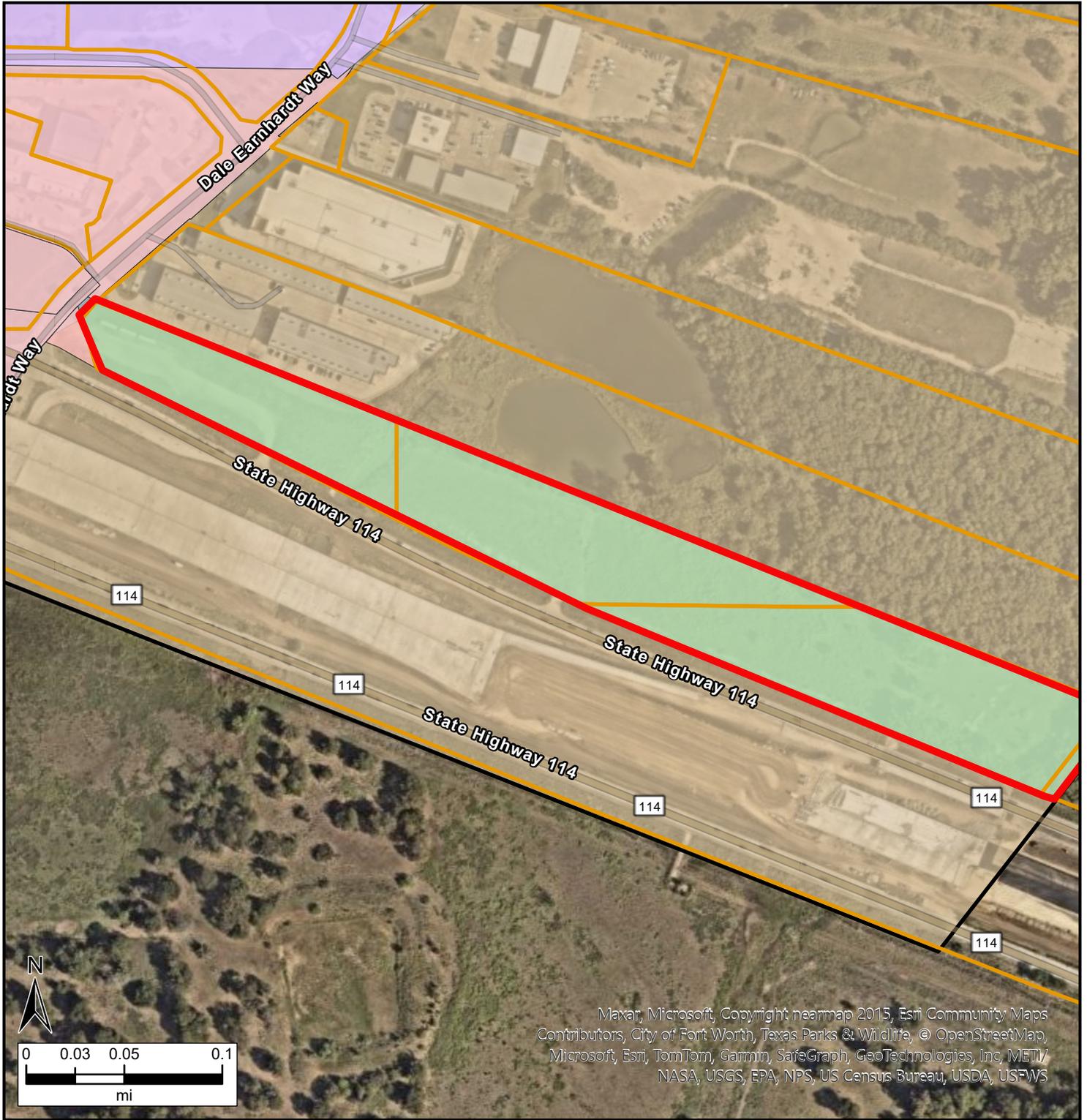
December 12th Town Council Meeting

- 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

Map (24-PDA00004)



Legend

Northlake_Basemap_View_PROD_108_8470

Northlake_Basemap_View_PROD_108_8654

- 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_Basemap_View_PROD_108_6610

Northlake_Basemap_View_PROD_108_9462

Incorporated Area

Extraterritorial Jurisdiction

Limited Purposes Annexation

Nearmap Reference Layer

RGB

Red: Band_1

Green: Band_2

Blue: Band_3



Date: 11/8/2024

EXHIBIT A
Legal Description of Property

Being a 11.44 acre tract of land situated in the Edward F. Springer Survey, Abstract No. 1165, the Lewis Medlin Survey, Abstract No. 830 and the M.E.P. & P.R.R. Company Survey, Abstract No 943, Denton County, Texas and being all of that certain tract conveyed by deed to Austin Two Tracts, L.P., as recorded in Volume 4049, Page 998, Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod, being the southwest corner of Lipscomb, LTD tract as recorded in Instrument Number 2002-75040, Deed Records, Denton County, Texas, also being in the north right-of-way line of State Highway 114 (a variable width right-of-way);

THENCE North 68°49'57" West, along said north right-of-way line, a distance of 1044.65 feet to a found 5/8 inch iron rod;

THENCE North 65°51'27" West, continuing along said north right-of-way line, a distance 555.06 feet to a found 5/8 inch iron rod;

THENCE North 63°13'43" West, a distance 596.73 feet to a found 5/8 inch iron rod;

THENCE North 64°14'10" West, a distance 146.45 feet to a found 5/8 inch iron rod;

THENCE North 18°06'21" West, a distance 164.21 feet to a set 1/2 inch iron rod with "Graham Associates, Inc." (GAI) cap, being in the intersection of said north right-of-way line and in the existing southeast right-of-way line of Dale Earnhardt Way (having a variable width right-of-way);

THENCE South 69°02'52" East, leaving said north right-of-way line, along the south line of Lot 1, Block A, Urban Garages Addition, as recorded in Instrument No. 2018-500, Plat Records, Denton County, Texas, a distance of 2511.31 feet to a found 2 inch pipe, being the southeast corner of said Lot 1 and being in the west line of said Lipscomb, LTD tract;

THENCE South 37°23'51" West, along said west line, a distance of 245.14 to the POINT OF BEGINNING and containing 498,318 square feet or 11.44 acres of land more or less.

EXHIBIT A-1
METES AND BOUNDS OF TRACT 1

A Description of Tract 1
2.578 Acres of Land

BEING a tract of land situated in the Lewis Medlin Survey, Abstract Number 830, Denton County, Texas, and being a portion of a tract of land described by deed to Austin Two Tracts LP, recorded in Instrument Number 1998-19437, of Real Property Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the north right-of-way of State Highway 114 (a variable width right-of-way) and the east right-of-way of Dale Earnhardt Way (a variable width right-of-way), described in Instrument Number 2014-383, of said real Property Records;

THENCE N 18°06'36"W, 118.15 feet, with the southwest line of said Austin tract, and with the said east right-of-way of said Dale Earnhardt Way;

THENCE N 40°40'31"E, 38.00 feet, with the said east right-of-way to the northwest corner of said Austin tract, and being the southwest corner of Lot 1, Block A, Urban Garages Addition, an addition to the Town of Northlake, described by Instrument Number 2018-500, said Real Property Records;

THENCE S 69°03'07"E, 764.23 feet, with the north line of said Austin tract and with the south line of said Lot 1;

THENCE S 40°37'37"W, 201.38 feet, to the south line of said Austin tract, and being in north right-of-way of said Highway 114;

THENCE N 63°13'58"W, 491.39 feet, with said common line;

THENCE N 64°14'25"W, 146.45 feet to the **Point of Beginning** and containing 112,299 square feet or 2.578 acres of land more or less.

EXHIBIT A-2
METES AND BOUNDS OF TRACT 2 AND TRACT 3

A Description of Tract 2
2.503 Acres of Land

BEING a tract of land situated in the Lewis Medlin Survey, Abstract Number 830, Denton County, Texas, and the Edward F. Springer, Abstract Number 1165, Denton County, Texas and being a tract of land described by deed to Austin Two Tracts LP, recorded in Instrument Number 1998-19437, Real Property Records, Denton County, Texas and being more particularly described as follows:

COMMENCING at the intersection of the north right-of-way of Highway 114 (a variable width right-of-way) and the east right-of-way of Dale Earnhardt Way (a variable width right-of-way), described in Instrument Number 2014-383, of said Property Records;

THENCE S 64°14'25" E, 146.65 feet with the south line of said Austin tract, and with the north right-of-way of said Highway 114,

THENCE S 63°13'58" E, 491.39 feet with said common line to the **POINT OF BEGINNING**;

THENCE N 40°37'37"E, 201.38 feet to the north line of said Austin tract, and being the south line of Lot 1, Block A, Urban Garages Addition, an addition to the Town of Northlake, described by Instrument Number 2018-500, of said Property Records;

THENCE S 69°03'07" E, 458.89 feet, with said common line;

THENCE S 08°33'35"W, 231.99 feet, departing said common line to the north right-of-way of said Highway 114;

THENCE N 65°51'42"W, 472.39 feet, with right-of-way of Highway 114;

THENCE N 63°13'58"W, 105.36 feet continuing with said right-of-way to the **Point of Beginning** and containing 109,038 square feet or 2.503 acres of land more or less.

A Description of Tract 3
6.342 Acres of Land

BEING a tract of land situated in the Edward F. Springer, Abstract Number 1165 and the M.E.P. & P. Railroad Company Survey, Abstract Number 943, Denton County, Texas, being a portion of that that tract of land described by deed to Austin Two Tracts, L.P., recorded in Volume 4049, Page 998, Real Property Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of said Austin tract, the most westerly southwest corner of that tract of land described by deed to Lipscomb, LTD., recorded in 2002-75040, said Real Property Records, and being in the northeast right-of-way line of S.H. 114 (a variable width right-of-way);

THENCE N 68°50'12"W, 1044.65 feet, with said northeast right-of-way line;

THENCE N 65°51'42"W, 82.66 feet, continuing with said northeast right-of-way line;

THENCE N 08°33'35"E, 231.99 feet, departing said northeast right-of-way, to the northeast line of said Austin tract and the southwest line of Lot 1, Block A, Urban Garages Addition, an addition to the ETJ of the Town of Northlake, Denton County, Texas, recorded in Instrument Number 2018-500, said Real Property Records;

THENCE S 69°03'07"E, 1246.34 feet, with said common line, to the most easterly corner of said Austin tract and the southeast corner of said Lot 1;

THENCE S 37°23'36"W, 245.14 feet, to the **Point of Beginning** and containing 276,245 square feet or 6.342 acres of land more or less.

EXHIBIT B
Concept Plan

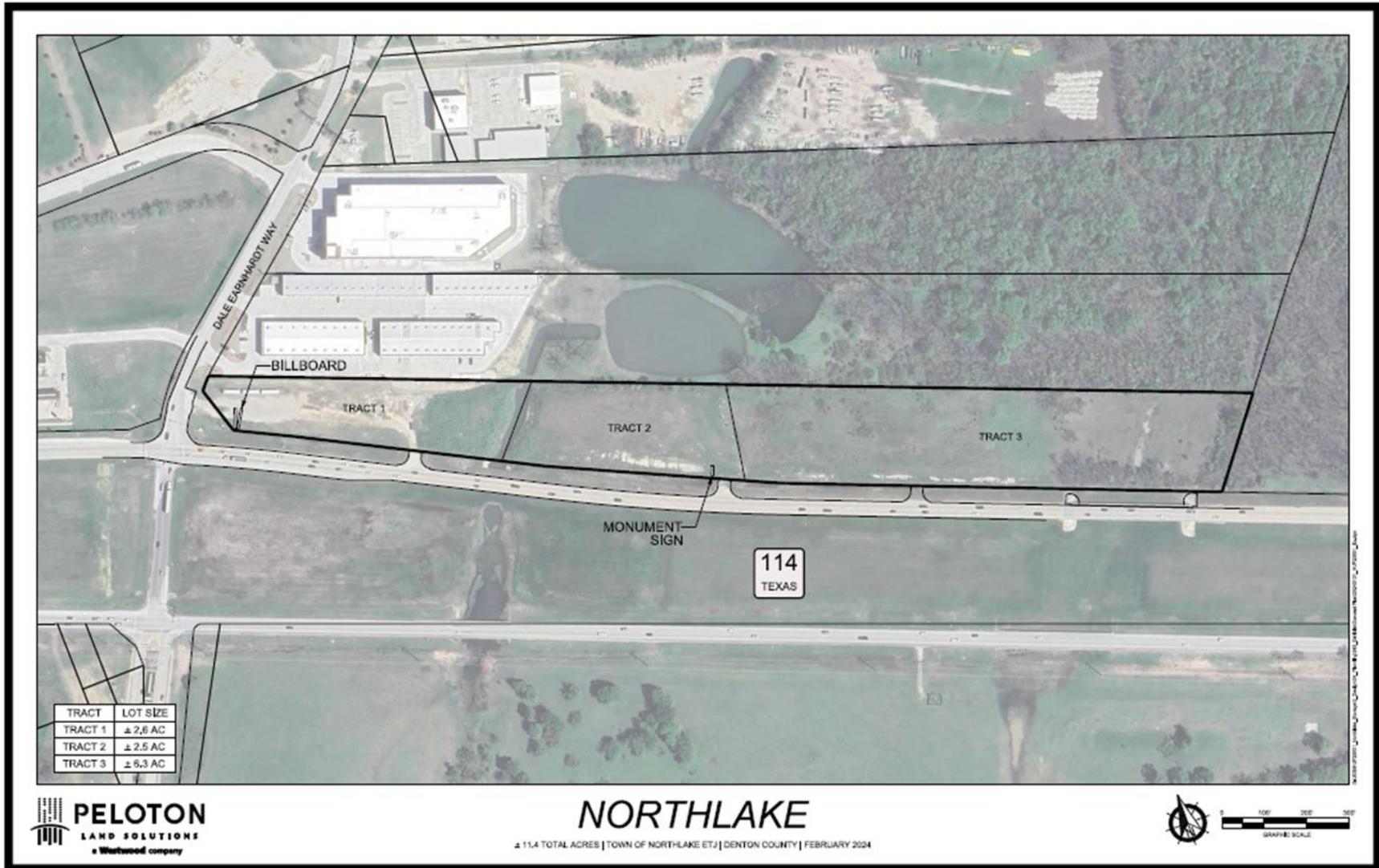


EXHIBIT C
Development Standards
11.44 ACRES

Statement of Purpose and Intent

The intent of this Planned Development (PD) is to provide regulations for the development of Northlake Corner (the "Project") on 11.44 acres of land (the "Property") within the Town of Northlake, Texas (the "Town"). These regulations are intended to align with the development regulations in the development agreement between Austin Two Tracts, L.P. and the Town as recorded on May 29, 2024, in the Real Property Records of Denton County as Document Number 55833. Except as modified or amended herein, this Planned Development shall conform to all applicable sections of the Town's Unified Development Code (the "UDC").

Project Location

The Project is located in the Lewis Medlin Survey, Abstract No. 830, and the Edward F. Springer Survey, Abstract No. 1165, in the Town of Northlake, Denton County, Texas and is more fully described in the attached legal description (Exhibit A).

Development Standards

All development within the boundary of this Planned Development District shall adhere to the rules and regulations set forth herein. This zoning document and the Exhibits listed below supersede any existing zoning, use and development regulations for the tract of land described herein.

- Exhibit A Legal Description of Property
- Exhibit B Concept Plan

Development Regulations

1. Except as otherwise defined in this PD, terms used herein shall be the same as those found in the UDC as it exists or may be amended.
2. Permitted Uses. The base zoning for the Property shall be the Commercial (C) zoning district in the UDC. Permitted uses within the Property shall be the same as those for the base zoning district with the following exceptions:
 - a. Tract 1 Additional Use Restrictions: The use of Tract 1 as identified on the Concept Plan shall be limited in use to the following as defined in the UDC Section 14.1: (1) retail/commercial purposes include an establishment engaged in the selling of goods and merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. Retail stores and shops include, but are not limited to, art and craft store, retail bakery, bookstore, boot and shoe sales and service, camera shop, ceramic store, clothing and apparel store, computer store, department store, fabric store, florist, grocery store, music instrument sales, novelty or gift shop, optical store, paint shop, pet shop, drugstore or pharmacy, sporting goods store, trophy

sales, television store, used clothing store and video sales and rentals; (2) restaurant with or without a drive-thru; (3) car wash; and (4) fueling station (automobiles).

b. Additional Permitted Uses: In addition to the uses permitted by the Zoning Regulations, the following uses shall be permitted by right for each Tract as follows:

i. Tract 2 Uses: (1) self-storage/mini warehouse.

ii. Tract 3 Uses: (1) self-storage/mini warehouses and (2) outdoor storage, which may include the storage of motor vehicles, boats or boat trailers, and recreational vehicles (RV) such as travel trailers, campers and motorhomes.

3. All development within this PD shall be subject to all applicable development standards of the UDC with the following exceptions and/or additional standards:

a. Setbacks. The following minimum building setback requirements shall apply. No other setbacks of any kind shall apply.

Minimum yard setbacks	Front	10'
	Side	10'
	Side adj. to street	10'
	Rear	5'

b. Landscaping.

i. UDC § 9A-9.10.D.1 is modified as follows for the Property: Landscaping and Tree Protection. A minimum of a ten (10') foot linear landscape strip shall be provided adjacent to all major thoroughfares and a fifteen (15') foot linear landscape strip shall be provided adjacent to all other public and private streets, exclusive of right-of-way. The landscape strip shall include a minimum of one (1) shade tree (one-inch caliper minimum) for every one hundred (100) linear feet of street frontage.

ii. If Tract 3 is developed for outdoor storage use and the United States Army Corps of Engineers allows, the following additional screening requirements shall apply: at Owner's option either (a) one (1) shade tree (two-and-a-half-inch caliper minimum) every fifty (50) feet of linear street frontage or (b) a tubular steel fence.

4. In the event of any conflict between this PD and any other ordinance, rule, regulation, standard, policy, order, guideline or other Town-adopted or Town-enforced requirement, whether existing on the effective date or hereinafter adopted by the Town (collectively, "Town Zoning Ordinances and Regulations"), this PD shall prevail and control. All Town Zoning Ordinances and Regulations that are inconsistent with the terms and provisions of this PD are hereby made inapplicable to the Property.