NORTHLAKE PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
JANUARY 21, 2025, 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

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 November 19, 2024

   B. Consider approval of a Site Plan of Homewood Suites, a proposed 111-room hotel on a 2.054-acre lot, being Lot 5R2R, Block 2, Texas Speedway Centre, generally located on the east side of Raceway Drive approximately 700 feet south of SH 114 at 13311 Raceway Drive - Case # 24-SP00007

   C. Consider approval of a Site Plan of EMB Fire Station Denton County ESD No. 1, a proposed 5,195 square-foot fire station on a 1.729-acre tract of land in the H.W. Cook Survey, Abstract No. 310, generally located south of Dale Earnhardt Way approximately 700 feet east of IH 35W at 3850 Dale Earnhardt Way - Case # 24-SP00011

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 January 17, 2025 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.

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: January 21, 2025
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 since last report at November 19, 2024 P&Z meeting

Faught Ranch Phase 1 - Final Plat

Site:
- 58.044 acres south of Robson Ranch Road and west of Faught Road
- 11 Residential Lots

Zoning:
- RR-PD Rural Residential Planned Development

Summary:
- 4-5 acre lots
- Water line easement and right-of-way dedications for future Town improvements

Faught Ranch Phase 2 - Final Plat

Site:
- 65.104 acres south of Robson Ranch Road and west of Faught Road
- 10 Residential Lots

Zoning:
- RR-PD Rural Residential Planned Development

Summary:
- 4-5 acre lots
- Water line easement and right-of-way dedications for future Town improvements

Chadwick Farms Preliminary Plat

Site:
- 67.972 acres south of SH 114 and east and west of Chadwick Parkway
- 5 Mixed Use Lots

Zoning:
- M-PD Mixed Use Planned Development

Summary:
- Lots 1 & 2 - Multifamily Residential
- Lots 3 & 4 - Commercial uses including hotels, retail, and restaurants

- Lot 5 - StarCenter site

McPherson Road Final Plat

Site:
- 5.8511 acres for extension of McPherson Road

Zoning:
- I-PD Industrial Planned Development

Summary:
- Dedicates right-of-way (ROW) for McPherson Road and master infrastructure for DHL industrial project

Texas Speedway Centre - Replat

Site:
- 2.054 acres located 670 feet south of SH 114 and 1,200 feet east of IH 35W located just north of the existing Home 2 Suites

Zoning:
- M-PD Mixed Use Planned Development

Summary:
- Replat to add easements to lot necessary for development of Homewood Suites
- Site plan for this project on the same agenda

Pecan Square Phase 5B - Final Plat

Site:
- 72.976 acres located south of Mulkey Lane appoximately 1,000 feet west of South Pecan Square
- 134 Residential Lots
- 2 Open Space Lots

Zoning:
- M-PD Mixed Use Planned Development

Summary:
- 134 Residential Lots
  - 71 - 50' Lots
  - 63 - 60' Lots
- 2 Open Space Lots
- Right-of-way dedication for build-out of Mulkey Lane to boundary with Highlands

Pecan Square Phase 3C Replat

Site:
- Open Space Lots in Pecan Square Phase 3C

Zoning:
- M-PD Mixed Use Planned Development

Summary:
- Replat to reflect ownership change

Pecan Square Phase 4C Replat

Site:
- Open Space Lots in Pecan Square Phase 4C

Zoning:
- M-PD Mixed Use Planned Development

Summary:
- Replat to reflect ownership change

Ironhead Development - Final Plat

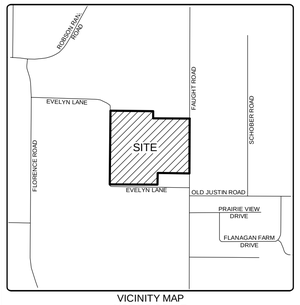
Site:
- 57.325 acres east of Harmonson Road and south of McPherson Drive

Zoning:
- I-PD Industrial Planned Development

Summary:
- Industrial development currently under construction
- 906,000 square feet of warehouse space planned in 4 buildings

P&Z ACTION:

Provide feedback as P&Z deems necessary



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.

2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF NORTHLAKE, COMMUNITY NUMBER 480782 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT A PORTION OF THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 345 G AND 485 G OF SAID MAP.

3. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 11 RESIDENTIAL LOTS FROM PART OF TWO PREVIOUSLY UNPLATTED TRACTS OF LAND.

4. NOTE: BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

5. "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."

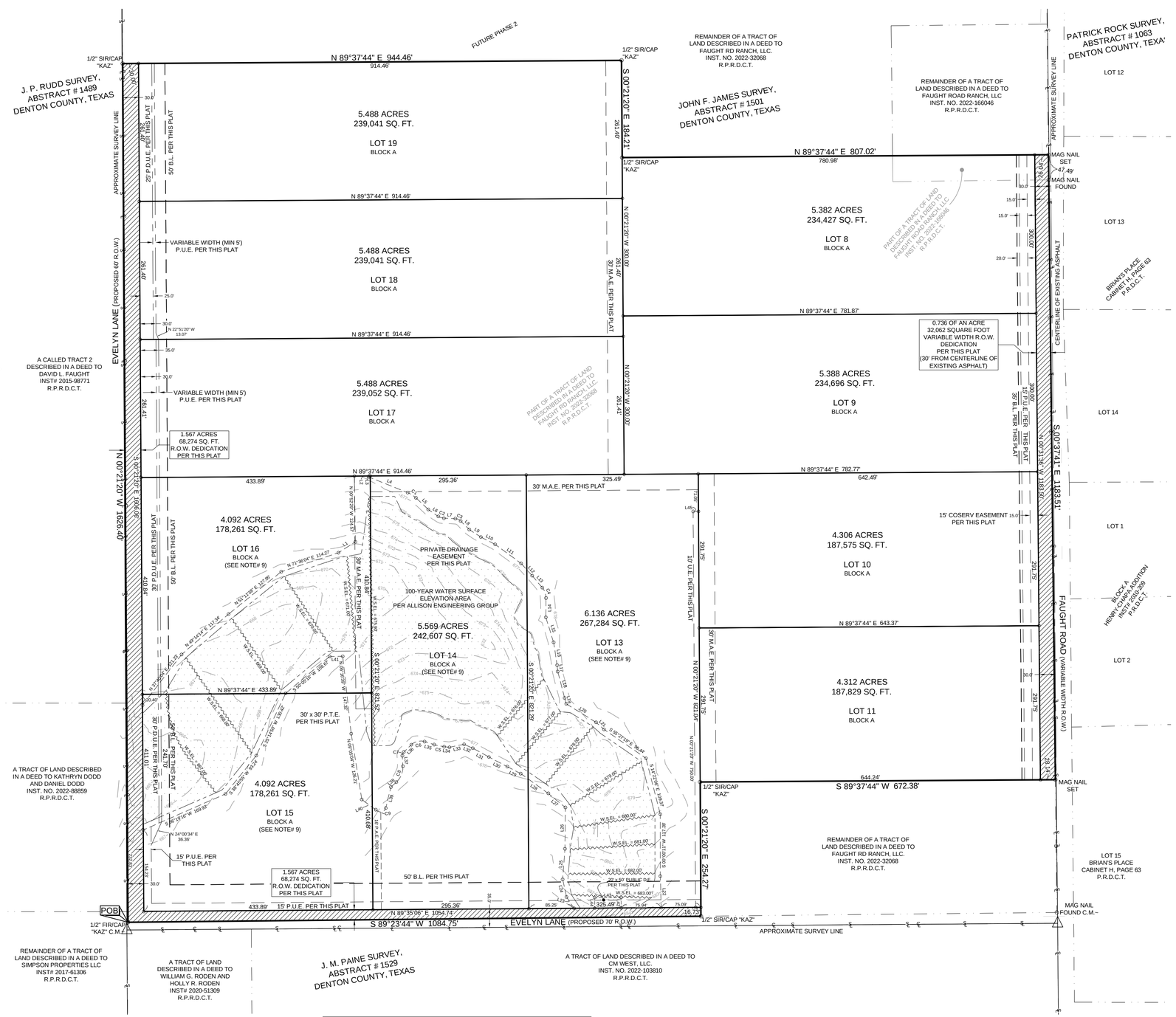
6. EACH LOT WILL BE SERVED BY ITS OWN SANITARY SEWER FACILITY.

7. NOTICE - 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 WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

8. THE SUBJECT PROPERTY SHOWN HEREON IS ZONED RR (RURAL RESIDENTIAL)

9. LOTS 13 - 16 WILL BE AFFECTED BY MINIMUM FINISHED FLOOR ELEVATIONS. BUILDING FINISH FLOORS ARE REQUIRED TO BE 2 FEET ABOVE THE ULTIMATE 100-YR WATER SURFACE ELEVATIONS AT THE UPSTREAM LIMITS OF THE BUILDING FINISHED FLOOR.

10. THE PRIVATE DRAINAGE EASEMENTS ARE TO BE MAINTAINED SUBJECT TO EXECUTED MAINTENANCE AGREEMENT.



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS; Faught Rd Ranch, LLC., is the owner of all that certain tract of land lying and being situated in the John F. James Survey, Abstract Number 1501, Denton County, Texas, being a part of that called 154.11 acre tract of land described in a deed to Faught Road Rd Ranch, LLC, as recorded in Instrument Number 2022-32068, Real Property Records, Denton County, Texas (R.P.R.D.C.T.), and being a part of that called 2.00 acre tract of land descried in a deed to Faught Rd Ranch, LLC, as recorded in Instrument Number 2022-166046, R.P.R.D.C.T., and being more particularly described by metes & bounds as follows:

BEGINNING at a capped 1/2 inch iron rod stamped "KAZ" found for corner in Evelyn Lane, being the Southwest corner of said 154.11 acre tract;

THENCE North 00 degrees 21 minutes 20 seconds West, along the West line of said 154.11 acre tract along or near the center of Evelyn Lane, a distance of 1,626.40 feet to a capped 1/2 inch iron rod stamped "KAZ" set for corner in same;

THENCE departing from Evelyn Lane and said West line, traversing over and across said 154.11 acre tract as follows:

North 89 degrees 37 minutes 44 seconds East, a distance of 944.46 feet to a capped 1/2 inch iron rod stamped "KAZ" set for corner;

South 00 degrees 21 minutes 20 seconds East, a distance of 184.21 feet to a capped 1/2 inch iron rod stamped "KAZ" set for corner;

North 89 degrees 37 minutes 44 seconds East, passing a common line between said 154.11 acre tract and said 2.00 acre tract, and continuing, over and across said 2.00 acre tract for a total distance of 807.02 feet to a MAG nail set in Faught Road in the East line of said 2.00 acre tract;

THENCE South 00 degrees 37 minutes 41 seconds East, along the East line of said 2.00 acre tract along Faught Road, passing a MAG nail found, being a corner common to said 2.00 acre tract and said 154.11 acre tract at 47.49 feet, and continuing, along the East line of said 154.11 acre tract along Faught Road for a total distance of 1,183.51 feet to a MAG nail set in same;

THENCE departing from said Faught Road and said East line, traversing over and across said 154.11 acre tract as follows:

South 89 degrees 37 minutes 44 seconds West, a distance of 672.38 feet to a capped 1/2 inch iron rod stamped "KAZ" set for corner;

South 00 degrees 21 minutes 20 seconds East, a distance of 254.27 feet to a capped 1/2 inch iron rod stamped "KAZ" set for corner in the South line of said 154.11 acre tract and the North line of Evelyn Lane;

THENCE South 89 degrees 23 minutes 44 seconds West, along the South line of said 154.11 acre tract and the North line of Evelyn Lane, a distance of 1084.75 feet to the POINT OF BEGINNING, containing 58.044 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT FAUGHT RD RANCH, LLC., DOES HEREBY ADOPT THIS FINAL PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **FAUGHT RANCH, PHASE ONE**, AN ADDITION IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER ALL PUBLIC STREETS AND STREET RIGHT-OF-WAY THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: _____ DATE _____
FAUGHT RD RANCH, LLC.

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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 EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2023.

_____

NOTARY PUBLIC IN AND FOR THE STATE OF _____
_____ COUNTY

MY COMMISSION EXPIRES ON _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE EXTRATERRITORIAL JURISDICTION OF THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS.

_____
KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE

STATE OF TEXAS REGISTERED KENNETH A ZOLLINGER 5312 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAV PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

APPROVED BY THE TOWN OF NORTHLAKE:

_____
DATE

_____
TOWN MANAGER OF NORTHLAKE

_____
TOWN SECRETARY, TOWN OF NORTHLAKE

LEGEND

R.O.W. = RIGHT-OF-WAY
POB = POINT OF BEGINNING
FIR = 1/2" IRON ROD FOUND
SIR = CAPPED IRON ROD SET
MAG = MAG NAIL
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
D.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS
B.L. = BUILDING LINE
P.D.E. = PRIVATE DRAINAGE EASEMENT
D.E. = DRAINAGE EASEMENT
P.A.E. = PRIVATE ACCESS EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.D.U.E. = PUBLIC DRAINAGE & UTILITY EASEMENT
M.A.E. = MAINTENANCE ACCESS EASEMENT
W.S.EL. = ULTIMATE 100-YR WATER SURFACE ELEVATION
_____ = ADJOINING PROPERTY LINE
_____℄_____ = SURVEY LINE
_____℄_____ = CENTERLINE OF ROAD

N
W E
S
1" = 100'
0 50 100 150 200

SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: 940-382-3446
TBPLS FIRM# 10002100

OWNER:
FAUGHT RD RANCH, LLC.
P.O. BOX 93808
SOUTHLAKE, TEXAS 76092
CONTACT: ERIC BROADAWAY

ENGINEER:
ALLISON ENGINEERING GROUP
2415 N. ELM STREET
DENTON, TX 76201
PHONE: (940) 380-9453

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 57°23'51" E	38.00'	L23	N 33°27'32" W	25.73'
L2	N 89°37'44" E	28.01'	L24	N 12°23'48" W	34.16'
L3	S 00°29'41" E	2.16'	L25	N 04°18'48" E	58.11'
L4	S 68°10'53" E	78.41'	L26	N 00°37'30" E	78.19'
L5	S 46°38'19" E	32.10'	L27	N 50°26'23" W	41.93'
L6	S 55°20'56" E	22.96'	L28	N 54°25'54" W	64.19'
L7	S 88°00'11" E	21.69'	L29	N 62°20'48" W	28.75'
L8	S 45°01'53" E	22.95'	L30	N 62°20'48" W	39.28'
L9	S 57°05'58" E	26.18'	L31	N 61°23'10" W	34.74'
L10	S 62°48'56" E	30.32'	L32	N 65°43'02" W	18.00'
L11	S 53°44'03" E	60.98'	L33	S 78°29'32" W	28.34'
L12	S 42°00'27" E	31.43'	L34	N 83°43'32" W	10.08'
L13	S 40°18'57" E	29.48'	L35	N 72°40'06" W	19.19'
L14	S 00°37'56" W	36.55'	L36	S 46°02'29" W	19.97'
L15	S 17°18'12" E	49.65'	L37	S 02°44'34" E	20.00'
L16	S 08°43'46" E	43.73'	L38	S 47°32'50" W	13.77'
L17	S 05°15'00" E	12.16'	L39	S 13°50'58" W	40.97'
L18	S 14°42'17" E	51.75'	L40	N 53°50'55" W	36.99'
L19	S 15°26'33" E	11.47'	L41	S 89°32'25" W	24.65'
L20	S 58°07'06" E	66.33'	L42	N 00°24'54" W	20.00'
L21	S 48°26'17" E	20.25'	L43	S 89°35'06" W	50.00'
L22	S 01°40'16" E	59.76'	L44	S 00°24'54" E	20.00'
			L45	N 89°37'44" E	10.00'

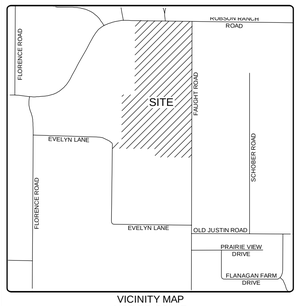
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	18.80'	18.69'	S 57°24'36" E	21°32'34"
C2	20.00'	11.40'	11.24'	S 71°40'33" E	32°39'15"
C3	15.00'	11.25'	10.99'	S 66°31'02" E	42°58'18"
C4	30.00'	21.44'	20.99'	S 19°50'30" E	40°56'53"
C5	100.00'	19.30'	19.27'	N 78°11'49" W	11°03'26"
C6	25.00'	26.74'	25.49'	S 76°41'12" W	61°17'25"
C7	9.00'	7.66'	7.43'	S 21°38'58" W	48°47'03"
C8	38.30'	33.62'	32.55'	S 22°24'08" W	50°17'24"
C9	10.00'	19.60'	16.61'	S 70°00'01" W	112°18'07"

KAZ SURVEYING
TX FIRM REGISTRATION # 10002100
4321 I-35 SUITE 575
GAINESVILLE, TX 76240
(940)382-3446
JOB NUMBER: 220694-05
DRAWN BY: TEP
DATE: 11-22-2024
R.P.L.S.
KENNETH A. ZOLLINGER

FINAL PLAT
LOTS 8-11 & 13-19, BLOCK A
FAUGHT RANCH
PHASE ONE

BEING 58.044 ACRES IN THE JOHN F. JAMES SURVEY, ABSTRACT NUMBER 1501, TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.

2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF NORTHLAKE, COMMUNITY NUMBER 480782 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT A PORTION OF THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 345 G AND 485 G OF SAID MAP.

3. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 11 RESIDENTIAL LOTS FROM PART OF TWO PREVIOUSLY UNPLATTED TRACTS OF LAND.

4. NOTE: BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

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6. EACH LOT WILL BE SERVED BY ITS OWN SANITARY SEWER FACILITY.

7. NOTICE - 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 WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

8. THE SUBJECT PROPERTY SHOWN HEREON IS ZONED RR (RURAL RESIDENTIAL)

9. LOTS 1, 5, 6, 20-23, AND 25-27 WILL BE AFFECTED BY MINIMUM FINISHED FLOOR ELEVATIONS. BUILD FINISH FLOORS WILL TYPICALLY HAVE TO BE 2 FEET ABOVE THE ELEVATION OF THE ADJACENT DRAINAGE EASEMENT. SEE APPROVED CONSTRUCTION PLANS FOR ADDITIONAL INFORMATION.

10. THE PRIVATE DRAINAGE EASEMENTS ARE TO BE MAINTAINED SUBJECT TO EXECUTED MAINTENANCE AGREEMENT.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 89°21'17" W	31.18'	L71	S 29°58'58" E	120.05'
L1	N 67°46'32" W	30.40'	L72	S 22°15'36" E	149.92'
L3	N 81°21'49" W	32.77'	L73	S 48°56'09" E	103.91'
L4	S 84°37'47" W	32.52'	L74	S 68°40'11" E	74.59'
L5	S 66°32'40" W	22.05'	L75	S 29°55'01" E	189.61'
L6	S 48°44'42" W	28.07'	L76	S 00°58'23" W	72.87'
L7	S 36°53'59" W	27.40'	L77	S 82°38'12" E	10.02'
L8	S 21°07'31" W	31.38'	L78	S 59°20'59" E	66.42'
L9	S 08°12'25" W	40.24'	L79	S 36°03'46" E	42.18'
L10	S 84°08'13" W	144.42'	L80	S 06°21'28" W	53.90'
L11	S 66°23'11" W	113.74'	L81	S 00°08'30" W	416.65'
L12	N 44°40'49" W	55.25'	L82	S 64°47'38" E	170.19'
L13	N 65°06'54" W	38.05'	L83	S 54°05'23" E	68.16'
L14	N 75°02'55" W	94.26'	L84	S 17°43'13" E	23.72'
L15	N 85°06'33" W	41.62'	L85	S 10°13'23" W	48.24'
L16	S 63°55'57" W	118.77'	L86	S 31°11'52" W	70.67'
L17	S 85°08'41" W	5.01'	L87	S 07°32'23" W	19.69'
L18	N 83°04'26" W	20.64'	L88	S 10°58'05" W	10.56'
L19	S 68°59'54" W	27.41'	L89	S 51°25'40" W	9.86'
L20	S 78°17'50" W	19.58'	L90	S 76°20'04" W	10.43'
L21	S 84°27'47" W	25.71'	L91	S 82°15'24" W	31.73'
L22	S 24°18'55" W	32.39'	L92	N 86°38'49" W	52.90'
L23	S 57°54'19" W	20.03'	L93	N 79°51'54" W	38.60'
L24	S 67°28'02" W	21.53'	L94	N 73°06'31" W	7.73'
L25	N 20°23'07" E	57.77'	L95	N 54°26'20" W	44.13'
L26	N 69°48'29" W	66.25'	L96	N 51°42'49" W	12.30'
L27	N 66°40'40" W	26.93'	L97	N 50°20'47" W	112.13'
L28	N 40°27'40" W	19.37'	L98	N 89°23'11" E	109.18
L29	N 18°36'53" W	92.92'	L99	N 89°51'30" W	51.11'
L30	N 42°09'04" W	46.28'	L51	S 79°34'11" E	139.60'
L31	N 33°54'58" W	30.40'	L52	S 89°42'18" E	42.18'
L32	N 17°23'46" W	45.58'	L53	N 85°05'43" E	31.72'
L33	N 39°34'04" W	29.88'	L54	N 49°27'32" E	176.56'
L34	N 30°45'47" W	36.81'	L55	S 89°13'43" E	63.12'
L35	N 19°08'49" W	49.54'	L56	S 38°58'05" E	67.98'
L36	N 53°02'00" W	35.31'	L57	S 20°38'45" E	102.49'
L37	N 51°27'21" W	24.20'	L58	S 49°55'05" E	74.23'
L38	N 55°35'49" W	46.92'	L59	S 78°37'20" E	64.05'
L39	S 87°57'54" W	16.70'	L60	S 86°38'10" E	12.93'
L40	N 89°26'01" E	60.49'	L61	N 77°59'40" E	17.94'
L41	S 53°26'28" E	127.49'	L62	N 57°58'18" E	98.18'
L42	S 36°03'21" E	184.72'	L63	N 17°03'03" E	35.04'
L43	S 08°13'21" E	26.89'	L64	N 64°57'07" E	48.35'
L44	S 24°33'08" E	29.72'	L65	S 68°07'08" E	51.95'
L45	S 39°32'56" E	30.76'	L66	N 81°24'41" E	46.44'
L46	S 62°59'24" E	56.82'	L67	N 67°04'40" E	123.81'
L47	S 36°07'52" E	55.38'	L68	N 89°18'33" E	57.00'
L48	S 26°59'24" E	95.75'	L69	N 89°37'44" E	33.96'
L49	S 50°34'01" E	31.65'	L70	S 06°02'49" E	129.41'
L50	S 70°20'41" E	107.96'			

LEGEND

R.O.W. = RIGHT-OF-WAY
POB = POINT OF BEGINNING
FIR = 1/2" IRON ROD FOUND
SIR = CAPPED IRON ROD SET
MAG = MAG NAIL
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
D.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS
B.L. = BUILDING LINE
P.D.E. = PRIVATE DRAINAGE EASEMENT
P.A.E. = PRIVATE ACCESS EASEMENT
W.L.E. = WATERLINE EASEMENT
U.E. = UTILITY EASEMENT
M.A.E. = MAINTENANCE ACCESS EASEMENT
B.F.E. = BASE FLOOD ELEVATION
———— = ADJOINING PROPERTY LINE
———S———— = SURVEY LINE
———C———— = CENTERLINE OF ROAD
~~~~~~~~ = 100 YEAR WATER SURFACE CONTOUR LINE
= 100 YEAR WATER SURFACE LIMITS



OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE JOHN F. JAMES SURVEY, ABSTRACT NUMBER 1501, DENTON COUNTY, TEXAS, BEING A PART OF A 154.11 ACRE TRACT OF LAND CONVEYED TO FAUGHT ROAD RANCH, LLC, BY DEED OF RECORD IN DOCUMENT NUMBER 2022-32068, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS (R.P.R.D.C.T.), AND BEING A PART OF A 2.00 ACRE TRACT OF LAND CONVEYED TO FAUGHT ROAD RANCH, LLC, BY DEED OF RECORD IN DOCUMENT NUMBER 2022-166046 OF SAID REAL PROPERTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN, IN THE EAST LINE OF SAID 154.11 ACRE TRACT, IN THE WEST LINE OF BRIAN'S PLACE, AN ADDITION TO TO THE TOWN OF NORTHLAKE AS SHOWN BY PLAT OF RECORD IN CABINET H, SLIDE 63, PLAT RECORDS, DENTON COUNTY, TEXAS, AND IN OR NEAR THE CENTER OF FAUGHT ROAD, FROM WHICH AN X CUT PREVIOUSLY SET FOR THE NORTHEAST CORNER OF SAID 154.11 ACRE TRACT BEARS NORTH 00 DEGREES 37 MINUTES 41 SECONDS WEST A DISTANCE OF 990.55 FEET;

THENCE SOUTH 00 DEGREES 37 MINUTES 41 SECONDS EAST, ALONG THE EAST LINE OF SAID 154.11 ACRE TRACT AND THE WEST LINE OF SAID BRIAN'S PLACE, WITH THE CENTER OF SAID FAUGHT ROAD, A DISTANCE OF 2021.63 FEET TO A MAG NAIL SET FOR CORNER IN THE EAST LINE OF SAID 2.00 ACRE TRACT;

THENCE OVER AND ACROSS SAID 2.00 ACRE TRACT AND SAID 154.11 ACRE TRACT THE FOLLOWING CALLS AND DISTANCES:
SOUTH 89 DEGREES 37 MINUTES 44 SECONDS WEST, A DISTANCE OF 807.02 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
NORTH 00 DEGREES 21 MINUTES 20 SECONDS WEST, A DISTANCE OF 184.21 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;
SOUTH 89 DEGREES 37 MINUTES 44 SECONDS WEST, A DISTANCE OF 944.46 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER IN THE WEST LINE OF SAID 154.11 ACRE TRACT AND THE EAST LINE OF A 57.173 ACRE TRACT 1 OF LANDS CONVEYED TO DARBY LYNN FAUGHT FAGAN BY DEED OF RECORD IN DOCUMENT NUMBER 2023-4394 OF SAID OFFICIAL PUBLIC RECORDS, AND IN THE CENTER OF EVELYN LANE;

THENCE NORTH 00 DEGREES 21 MINUTES 20 SECONDS WEST, ALONG THE WEST LINE OF SAID 154.11 ACRE TRACT AND THE EAST LINE OF SAID 57.173 ACRE TRACT, ALONG SAID EVELYN LANE, A DISTANCE OF 141.78 FEET TO A 1/2 INCH IRON ROD PREVIOUSLY SET WITH A KAP MARKED KAZ FOR THE EASTERN MOST NORTHEAST CORNER OF SAID 57.173 ACRE TRACT AND A SALIENT CORNER OF A CALLED 21.777 ACRE TRACT OF LAND CONVEYED TO JOHN H. WOLKEN, ET UX BY DEED OF RECORD IN VOLUME 1712, PAGE 39, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 55 DEGREES 04 MINUTES 20 SECONDS EAST, ALONG A NORTH LINE OF SAID 154.11 ACRE TRACT AND A THE SOUTH LINE OF SAID 21.777 ACRE TRACT, A DISTANCE OF 21.80 FEET TO A 1/2 INCH IRON ROD PREVIOUSLY SET FOR CORNER;
THENCE SOUTH 78 DEGREES 49 MINUTES 19 SECONDS EAST, ALONG A NORTH LINE OF SAID 154.11 ACRE TRACT AND THE SOUTH LINE OF SAID 21.777 ACRE TRACT, A DISTANCE OF 185.51 FEET TO A 1/2 INCH IRON ROD PREVIOUSLY SET FOR CORNER AT A RE-ENTRANT CORNER OF SAID 154.11 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 21.777 ACRE TRACT;

THENCE NORTH 00 DEGREES 33 MINUTES 59 SECONDS WEST, ALONG A WEST LINE OF SAID 154.11 ACRE TRACT AND THE EAST LINE OF 21.777 ACRE TRACT, A DISTANCE OF 1074.55 FEET TO A AN "X-CUT" FOUND FOR CORNER AT AN INSIDE ELL CORNER OF SAID 154.11 ACRE TRACT, THE NORTHEAST CORNER OF SAID 21.777 ACRE TRACT AND THE SOUTH LINE OF STARDUST RANCH, PHASE 1, AN ADDITION TO THE TOWN OF NORTHLAKE AS SHOWN BY PLAT OF RECORD IN DOCUMENT NUMBER 2016-226 OF SAID PLAT RECORDS;

THENCE NORTH 89 DEGREES 35 MINUTES 17 SECONDS EAST, ALONG A NORTH LINE OF SAID 154.11 ACRE TRACT AND THE SOUTH LINE OF SAID STARDUST RANCH, PHASE 1, A DISTANCE OF 284.49 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER WITH AN ILLEGIBLE CAP FOR THE SOUTHEAST CORNER OF SAID STARDUST RANCH, PHASE 1;

THENCE NORTH 00 DEGREES 35 MINUTES 59 SECONDS WEST, ALONG A WEST LINE OF SAID 154.11 ACRE TRACT AND THE EAST LINE OF SAID STARDUST RANCH, PHASE 1, A DISTANCE OF 640.31 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER IN THE EAST LINE OF LOT 6 OF SAID STARDUST RANCH, PHASE 1;

THENCE NORTH 89 DEGREES 23 MINUTES 11 SECONDS EAST,OVER AND ACROSS SAID 154.11 ACRE TRACT, A DISTANCE OF 1264.35 FEET TO THE POINT OF BEGINNING, AND CONTAINING 65.104 ACRES, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT FAUGHT RD RANCH, LLC., DOES HEREBY ADOPT THIS FINAL PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **FAUGHT RANCH, PHASE ONE**, AN ADDITION IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER ALL PUBLIC STREETS AND STREET RIGHT-OF-WAY THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: _____ DATE _____
ERIC BROADAWAY
FAUGHT RD RANCH, LLC.

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ERIC BROADAWAY, 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.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2024.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF _____
_____ COUNTY

MY COMMISSION EXPIRES ON _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE EXTRATERRITORIAL JURISDICTION OF THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS.

_____
KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE

STATE OF TEXAS
KENNETH A ZOLLINGER
5312
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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 _____, 2024.

_____
NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

APPROVED BY THE TOWN OF NORTHLAKE:

_____
DATE

_____
TOWN MANAGER OF NORTHLAKE

_____
TOWN SECRETARY, TOWN OF NORTHLAKE

APPROVAL BLOCK

FINAL PLAT
LOTS 3-7 & 20-24, BLOCK A
FAUGHT RANCH
PHASE TWO

BEING 65.104 ACRES
(1.370 ACRES RIGHT-of-WAY DEDICATION)
IN THE JOHN F. JAMES SURVEY,
ABSTRACT NUMBER 1501,
TOWN OF NORTHLAKE,
DENTON COUNTY, TEXAS

SURVEYOR:
KAZ SURVEYING, INC.
4321 I-35 SUITE 575
GAINESVILLE, TEXAS 76240
PHONE: 940-382-3446
TBPLS FIRM# 10002100

OWNER:
FAUGHT RD RANCH, LLC.
P.O. BOX 93808
SOUTHLAKE, TEXAS 76092
CONTACT: ERIC BROADAWAY

ENGINEER:
ALLISON ENGINEERING GROUP
2415 N. ELM STREET
DENTON, TX 76201
PHONE: (940) 380-9453

KAZ SURVEYING
TX FIRM REGISTRATION # 10002100

4321 I-35 SUITE 575
GAINESVILLE, TX 76240
(940)382-3446

JOB NUMBER:	220694-06
DRAWN BY:	TEP
DATE:	12-18-2024
R.P.L.S.	KENNETH A. ZOLLINGER
~~~~~~~~

Docusign Envelope ID: 300B52ED-0B7A-4FE2-95DB-8D729CFFD9F7

PROPERTY DESCRIPTION WEST TRACT

STATE OF TEXAS:
COUNTY OF DENTON:

BEING a tract of land situated the Lewis Medlin Survey, Abstract No. 830, Town of Northlake, Denton County, Texas, being a portion of those tracts of land as described in deed to Chadwick Farms, Ltd., recorded in Volume 4815, Page 789, Volume 4684, Page 836, and Tract 1 recorded in Volume 4387, Page 566 & Volume 4830, Page 2734, Deed Records, Denton County, Texas (DRDCT), and being more particularly described as follows:

BEGINNING at a 1/2" rebar capped GMCIVIL set at the intersection of the southerly line of State Highway No. 114 (variable width R.O.W., adjoining R.O.W. per Volume 226, Page 135, DRDCT) and the west line of Chadwick Parkway (60' R.O.W. per 2009-142, Official Records, Denton County, Texas);

THENCE along the west line of said Chadwick Parkway, as follows:

South 23 degrees 21 minutes 50 seconds West, a distance of 168.94 feet to a 1/2" rebar capped GMCIVIL set at the beginning of a tangent curve to the left, having a radius of 1,830.00 feet;

Southwesterly, along said curve, having a central angle of 26 degrees 22 minutes 39 seconds, an arc distance of 842.66 feet, and a chord that bears South 10 degrees 10 minutes 21 seconds West, 835.23 feet to a 1/2" rebar capped GMCIVIL set at the southeast corner of the herein described tract and the northeast corner of Lot 2, Block 1 of the final plat of Lots 1 and 2, Block 1, Chadwick Farms Subdivision, being The Chadwick Apartments, an addition to the Town of Northlake, Denton County, Texas as recorded in 2010-41, Official Records, Denton County, Texas (ORDCT);

THENCE departing the west line of said Chadwick Parkway, along the north line of said Lot 2, Block 1 of Chadwick Farms Subdivision, as follows:

North 73 degrees 42 minutes 02 seconds West, a distance of 269.40 feet to a 1/2" rebar capped GMCIVIL set;

South 67 degrees 58 minutes 57 seconds West, a distance of 179.10 feet to a 1/2" rebar capped GMCIVIL set;

North 69 degrees 52 minutes 06 seconds West, a distance of 142.93 feet to a 1/2" rebar capped GMCIVIL set;

North 48 degrees 52 minutes 09 seconds West, a distance of 71.85 feet to a 1/2" rebar capped GMCIVIL set;

North 87 degrees 13 minutes 45 seconds West, a distance of 56.00 feet to a 1/2" rebar capped GMCIVIL set;

South 88 degrees 28 minutes 34 seconds West, a distance of 183.35 feet to a 1/2" rebar GMCIVIL set;

South 82 degrees 49 minutes 05 seconds West, a distance of 339.03 feet to a 1/2" rebar capped GOODWIN & MARSHALL found at the southeast corner of Lot 8R, Block 1 of the amending final plat of Lots 1&9R, Block 1, Chadwick Farms, an addition to the Town of Northlake, Denton County, Texas as recorded in 2020-96, ORDCT;

THENCE North 21 degrees 26 minutes 47 seconds East, departing the north line of said Lot 2, Block 1 of Chadwick Farms Subdivision, along the east line of said Chadwick Farms, at a distance of 304.31 feet passing a 1/2" rebar capped GOODWIN & MARSHALL found at the northeast corner of said Lot 8R and the southeast corner of said Lot 9R of said Chadwick Farms, continuing a total distance of 615.78 feet to a 1/2" rebar capped GMCIVIL set at the most westerly corner of a tract of land as described in deed to The Town of Northlake, Texas, recorded in 2019-153256, ORDCT;

THENCE departing the east line of said Lot 9R, along the south, east and north lines of said Town of Northlake tract, as follows:

South 68 degrees 33 minutes 13 seconds East, a distance of 180.00 feet to a 1/2" rebar capped GMCIVIL set at the southeast corner of said Town of Northlake tract;

North 21 degrees 26 minutes 47 seconds East, a distance of 411.54 feet to the northeast corner of said Town of Northlake tract;

North 72 degrees 13 minutes 22 seconds West, a distance of 180.37 feet a point in the east line of said Lot 9R at the northwest corner of said Town of Northlake tract;

THENCE North 21 degrees 26 minutes 47 seconds East, along the east line of said Lot 9R, a distance of 27.08 feet to a 1/2" rebar capped GOODWIN & MARSHALL found at the northeast corner of said Lot 9R, said point lying in the south line of a called 0.777 acre tract of land as described in deed to Brazos Electric Power Cooperative, Inc., recorded in Volume 1042, Page 439, DRDCT;

THENCE South 72 degrees 16 minutes 15 seconds East, along the south line of said Brazos called 0.777 acre tract, a distance of 138.74 feet to a 5/8" rebar found at the southeast corner of said tract;

THENCE North 17 degrees 40 minutes 05 seconds East, along the east line of said Brazos called 0.777 acre tract, a distance of 151.02 feet (Brazos deeds 150.2 feet & 151.02 feet) to the northeast corner of said tract and the southeast corner of a called 0.1057 acre tract of land as described in deed to Brazos Electric Power Cooperative, Inc., recorded in Volume 4876, Page 993, DRDCT;

THENCE North 18 degrees 45 minutes 19 seconds East, along the east line of said Brazos called 0.1057 acre tract, a distance of 161.24 feet (Brazos deed 163.72 feet) to a point in the southerly line of said State Highway No. 114 at the most northerly northwest corner of the herein described tract, from which a 5/8" rebar with an aluminum cap found bears North 18 degrees 45 minutes 19 seconds East, 2.45 feet;

THENCE South 68 degrees 44 minutes 16 seconds East, along the southerly line of said State Highway No. 114 and the north line of said Chadwick tract, a distance of 849.73 feet to the POINT OF BEGINNING and containing 24.093 acres of land.

NOTE:

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

LEGEND

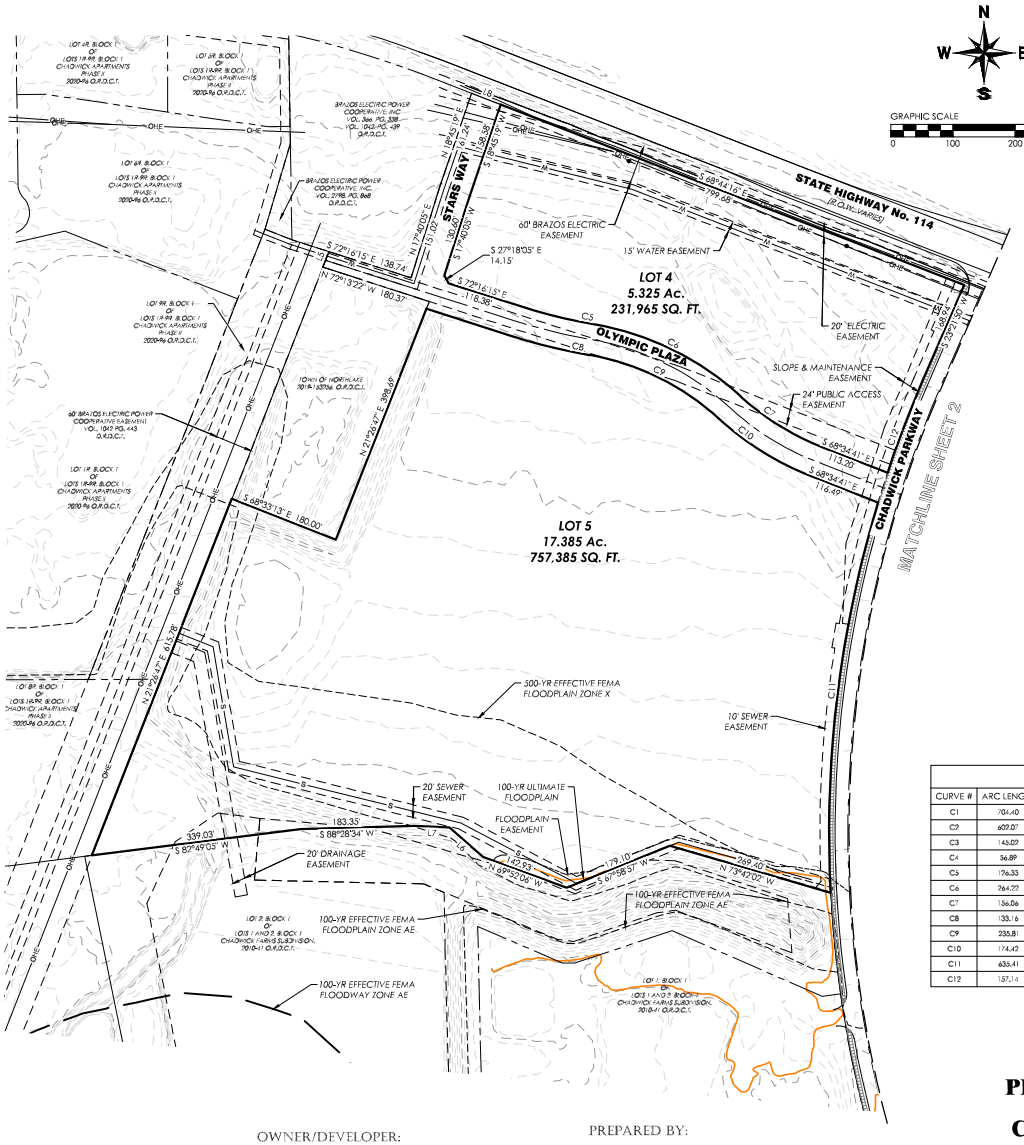
VOL.	VOLUME
CAB.	CABINET
PG.	PAGE
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET "GOODWIN AND MARSHALL"
R/W	RIGHT-OF-WAY

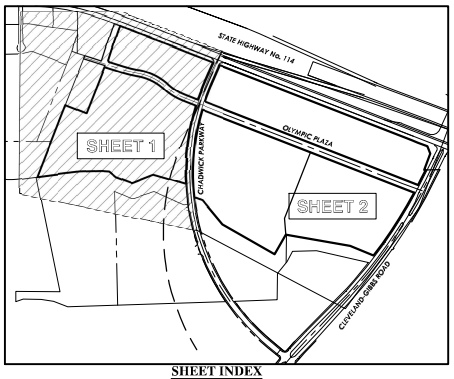
APPROVED BY THE TOWN OF NORTHLAKE ON:
December 19, 2024

Date

Town Manager

Town Secretary, Town of Northlake





SHEET INDEX
NTS

BOUNDARY CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	704.40	1770.00	22°48'07"	N04°59'52"E	699.77
C2	602.07	3950.00	8°44'00"	S32°41'16"W	601.49
C3	145.02	1770.00	4°41'39"	N21°10'00"E	144.97
C4	56.89	3950.00	0°49'31"	S26°53'12"W	56.89
C5	176.33	926.00	7°49'30"	S76°11'00"E	176.23
C6	764.22	465.00	32°33'24"	S63°49'02"E	260.68
C7	156.06	426.00	21°02'21"	S58°03'31"E	155.18
C8	133.16	976.00	7°49'30"	S76°11'00"E	133.03
C9	235.81	415.00	32°33'24"	S63°49'02"E	232.65
C10	174.42	476.00	21°02'21"	S58°03'31"E	173.44
C11	655.41	1830.00	19°53'39"	S06°55'41"W	652.22
C12	157.14	1830.00	4°55'11"	S20°54'14"W	157.09

BOUNDARY LINE TABLE

LINE #	BEARING	DISTANCE
L1	N68°00'00"W	205.12
L2	S22°02'17"E	65.33
L3	N88°36'25"E	12.59
L4	S26°28'27"W	78.18
L5	N21°26'47"E	27.08
L6	N48°52'09"W	71.85
L7	N87°13'45"W	56.00
L8	S68°44'16"E	50.05

OWNER/DEVELOPER:
CHADWICK FARMS, LTD.
2626 HOWELL STREET
DALLAS, TEXAS 75204
(469) 210-0463

PREPARED BY:
GMcivil Engineering & Surveying
2509 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
Tx.Eng. Firm # 17946 | TxSurv Firm # 10021700

PRELIMINARY PLAT
OF
CHADWICK FARMS
LOTS 1-5, BLOCK 1
BEING 67.972 ACRES
SITUATED IN THE
LEWIS MEDLIN SURVEY, ABSTRACT No. 830
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
5 MIXED USE LOTS
Date: MARCH 2024

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. Issued for review 12/19/2024 9:52 AM

Docusign Envelope ID: 300B52ED-0B7A-4FE2-95DB-8D729CFFD9F7

PROPERTY DESCRIPTION EAST TRACT

STATE OF TEXAS:
COUNTY OF DENTON:

BEING a tract of land situated the Lewis Medlin Survey, Abstract No. 830, Town of Northlake, Denton County, Texas, being a portion of that tract of land as described in deed to Chadwick Farms, Ltd., recorded in Volume 4813, Page 789, Deed Records, Denton County, Texas (DRDCT), being all of Tract 2 as described in deed to Chadwick Farms, Ltd., recorded in Volume 4861, Page 1173, Volume 4861, Page 1180 & Volume 5534, Page 4450, DRDCT, being all of Tract 2 as described in deed to Chadwick Farms, Ltd., recorded in Volume 5135, Page 1343 & Volume 5534, Page 4450, DRDCT, being all of that tract of land as described in deed to Chadwick Farms, Ltd., recorded in 2013-30696, Official Records, Denton County, Texas (ORDCT), being a portion of Tract 1 as described in deed to Chadwick Farms, Ltd., recorded in Volume 5135, Page 1343 & Volume 5534, Page 4450, DRDCT, being a portion of Tract 1 as described in deed to Chadwick Farms, Ltd., recorded in Volume 4861, Page 1173, Volume 4861, Page 1180 & Volume 5534, Page 4450, DRDCT, being a portion of Tract 1 as described in deed to Chadwick Farms, Ltd., recorded in Volume 4387, Page 566 & Volume 4850, Page 2754, DRDCT, and being more particularly described as follows:

BEGINNING at the intersection of the southerly line of State Highway No. 114 (variable width R.O.W., adjoining R.O.W. per Volume 226, Page 135, DRDCT) and the east line of Chadwick Parkway (60' R.O.W. per 2009-149, ORDCT);

THENCE along the southerly line of said State Highway No. 114, as follows:

South 68 degrees 44 minutes 16 seconds East, a distance of 1639.41 feet to a point for corner, from which a disturbed 1/2" rebar found bears North 13 degrees West, 0.24 feet;

South 68 degrees 38 minutes 48 seconds East, a distance of 53.96 feet;

South 69 degrees 04 minutes 22 seconds East, a distance of 80.37 feet to a 1/2" rebar capped set at the northwest corner of Parcel 33 to the State of Texas as recorded in 94-R014439, DRDCT;

THENCE along the transition line of the southerly line of said State Highway No. 114 to the west line of Cleveland Gibbs Road, as follows:

South 22 degrees 02 minutes 17 seconds East, a distance of 65.33 feet to a 1/2" rebar capped GMCIVIL set;

South 20 degrees 40 minutes 35 seconds West, a distance of 139.21 feet to a 1/2" rebar capped GMCIVIL set;

North 88 degrees 38 minutes 25 seconds East, a distance of 12.59 feet to a 1/2" rebar capped GMCIVIL set at the northwest corner of said Cleveland Gibbs Road (100' R.O.W. per Cabinet W, Page 96, Plat Records, Denton County, Texas);

THENCE along the west line of said Cleveland Gibbs Road, as follows:

South 26 degrees 28 minutes 27 seconds West, a distance of 78.18 feet to the beginning of a tangent curve to the right, having a radius of 3,950.00 feet;

Southwesterly, along said curve, having a central angle of 10 degrees 34 minutes 50 seconds, an arc distance of 729.42 feet, and a chord that bears South 31 degrees 45 minutes 51 seconds West, 728.39 feet to the southeast corner of the herein described tract;

THENCE departing the west line of said Cleveland Gibbs Road, across said Chadwick Farms tract, as follows:

North 68 degrees 00 minutes 00 seconds West, a distance of 205.12 feet;

North 80 degrees 00 minutes 00 seconds West, a distance of 524.73 feet;

South 30 degrees 00 minutes 00 seconds West, a distance of 181.99 feet;

North 60 degrees 00 minutes 00 seconds West, a distance of 482.82 feet;

North 40 degrees 00 minutes 00 seconds West, a distance of 258.53 feet;

North 68 degrees 50 minutes 55 seconds West, a distance of 65.55 feet to a point in the east line of said Chadwick Parkway, said point lying in a curve to the right, having a radius of 1,770.00 feet;

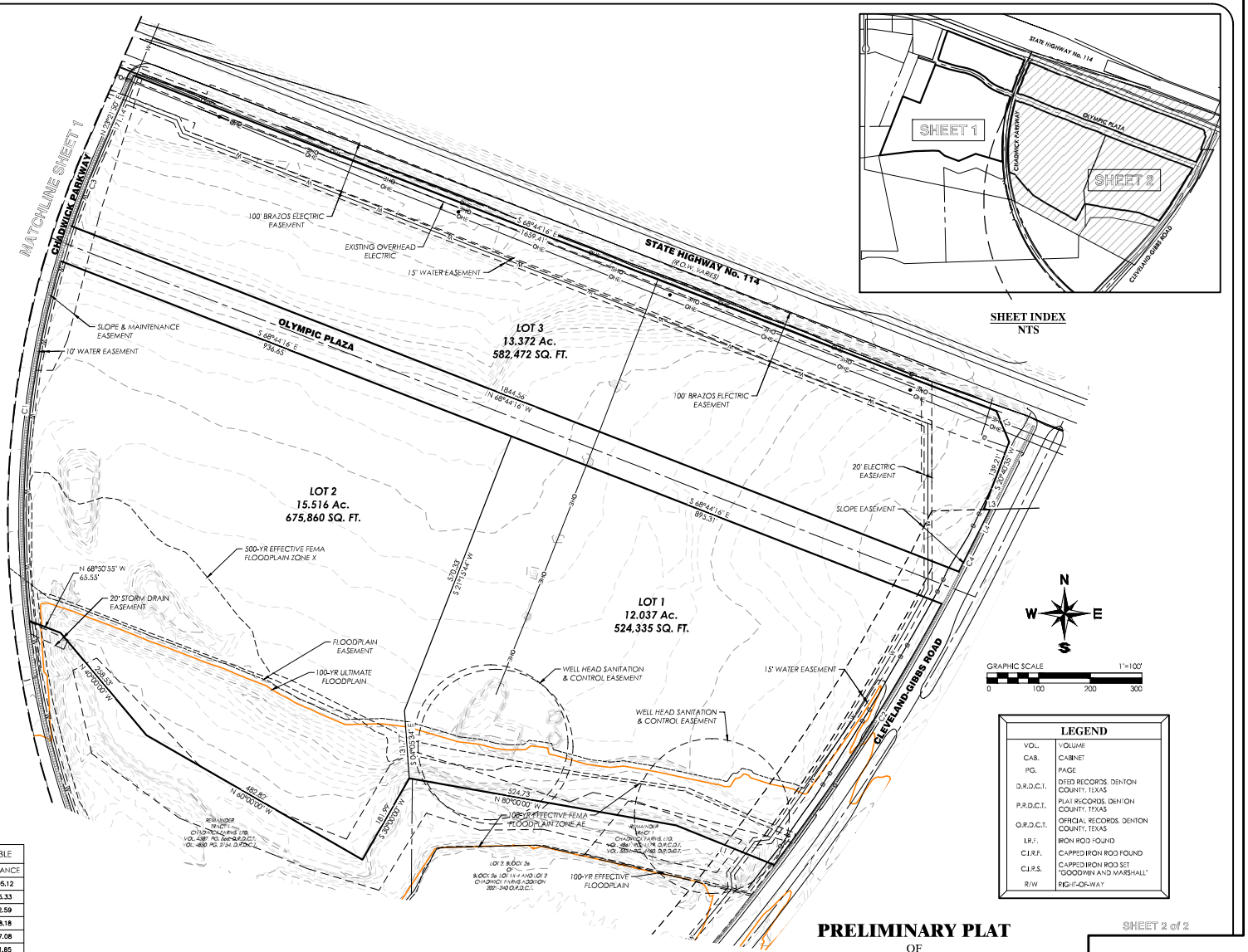
THENCE along the east line of said Chadwick Parkway, as follows:

Northeasterly, along said curve, having a central angle of 29 degrees 46 minutes 01 seconds, an arc distance of 919.57 feet, and a chord that bears North 08 degrees 28 minutes 49 seconds East, 909.27 feet to the end of said curve;

North 23 degrees 21 minutes 50 seconds East, tangent to said curve, a distance of 171.14 feet to the POINT OF BEGINNING and containing 43.879 acres of land.

NOTE:

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.



SHEET INDEX
NTS

BOUNDARY CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	704.40	1770.00	22°48'07"	N04°59'02"E	699.77
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C3	145.02	1770.00	4°41'39"	N21°01'00"E	144.97
C4	56.89	3950.00	0°49'31"	S26°53'12"W	56.89
C5	126.33	925.00	7°49'30"	S76°11'00"E	126.23
C6	264.22	465.00	32°33'24"	S63°49'02"E	260.68
C7	186.06	425.00	25°05'21"	S58°05'23"E	184.58
C8	133.16	975.00	7°49'30"	S76°11'00"E	133.05
C9	233.81	415.00	32°33'24"	S63°49'02"E	230.63
C10	174.42	475.00	21°02'21"	S58°05'23"E	173.44
C11	636.41	1830.00	19°53'39"	S06°53'41"W	633.22
C12	167.14	1830.00	4°59'11"	S20°54'14"W	167.09

BOUNDARY LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N68°00'00"W	205.12
L2	S22°02'17"E	65.33
L3	N88°38'25"E	12.59
L4	S26°28'27"W	78.18
L5	N21°26'47"E	27.08
L6	N48°52'09"W	71.85
L7	N87°13'45"W	56.00
L8	S68°44'16"E	50.05

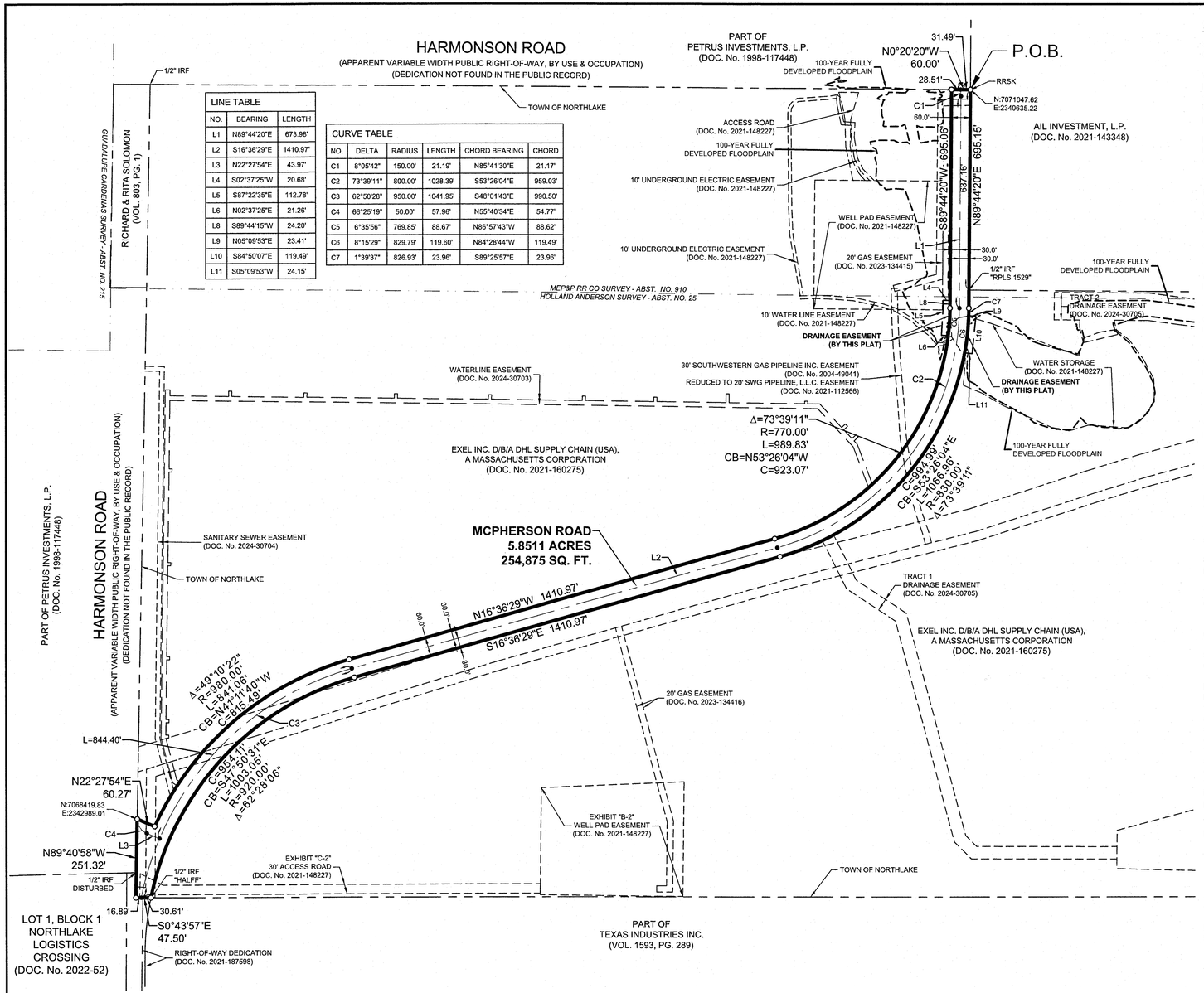
LEGEND	
VOL.	VOLUME
CAB.	CABINET
PG.	PAGE
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.P.S.	CAPPED IRON ROD SET "GOODWIN AND MARSHALL"
R/W	RIGHT-OF-WAY

OWNER/DEVELOPER:
CHADWICK FARMS, LTD.
2626 HOWELL STREET
DALLAS, TEXAS 75204
(469) 210-0463

PREPARED BY:
GMcivil Engineering & Surveying
2509 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # 14-2946 | TxSurv Firm # 10021700

PRELIMINARY PLAT
OF
CHADWICK FARMS
LOTS 1-5, BLOCK 1
BEING 67.972 ACRES
SITUATED IN THE
LEWIS MEDLIN SURVEY, ABSTRACT No. 830
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
5 MIXED USE LOTS
Date: MARCH 2024

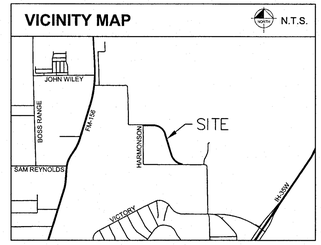
PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Issued for review 12/19/2024 9:53 AM



LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°44'20"E	673.98'
L2	S16°36'29"E	1410.97'
L3	N22°27'54"E	43.97'
L4	S02°37'25"W	20.68'
L5	S87°22'35"E	112.78'
L6	N02°37'25"E	21.26'
L8	S89°44'15"W	24.20'
L9	N05°09'53"E	23.41'
L10	S84°50'07"E	119.49'
L11	S05°09'53"W	24.15'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°05'42"	150.00'	21.19'	N85°41'30"E	21.17'
C2	73°39'11"	800.00'	1028.39'	S53°26'04"E	959.03'
C3	62°50'28"	950.00'	1041.95'	S48°01'43"E	990.50'
C4	66°25'19"	50.00'	57.96'	N55°40'34"E	54.77'
C5	6°35'56"	769.85'	88.67'	N86°57'43"W	88.62'
C6	8°15'29"	829.79'	119.60'	N84°28'44"W	119.49'
C7	1°39'37"	826.93'	23.96'	S89°25'57"E	23.96'

VICINITY MAP



LINE TYPE LEGEND

BOUNDARY LINE
EASEMENT LINE
BUILDING LINE

LEGEND

Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
RRSK = RAILROAD SPIKE FOUND
IRFC = IRON ROD W/CAP FOUND
IPF = IRON PIPE FOUND

NORTH

GRAPHIC SCALE IN FEET
200 0 100 200 400
1" = 200' @ 22X34

OWNER'S CERTIFICATION

STATE OF Ohio
COUNTY OF Delaware

WHEREAS Exel Inc. d/b/a/ DHL Supply Chain (USA) are the owners of a 5.8511 acre (254,875 square foot) tract of land situated in the Holland Anderson Survey, Abstract No. 25 and the MEP & RR Co Survey, Abstract No. 910, Town of Northlake, Denton County, Texas; said tract being a portion of a tract of land described in Special Warranty Deed with Mineral Reservation to Exel Inc. d/b/a/ DHL Supply Chain (USA) recorded in Document Number 2021-160275, Official Records, Denton County, Texas (O.R.D.C.T.); said tract being more particularly described as follows:

BEGINNING at a railroad spike found for corner in the south line of a tract of land described in Special Warranty Deed to AIL Investments, L.P. recorded in Document Number 2021-143348, O.R.D.C.T., said railroad spike being the most westerly northwest corner of said Exel Inc. tract;

THENCE North 89°44'20" East, along the south line of said AIL Investments tract, at a distance of 637.16 feet passing a 1/2" iron rod found with a cap stamped "RPLS 1529", said iron rod being an interior ell corner of said Exel Inc. tract, continuing in all a total distance of 695.15 feet to a 5/8" iron rod set with a cap stamped "KHA" being the beginning of a tangent curve to the right with a radius of 830.00 feet, a central angle of 73°39'11", and a chord bearing and distance of South 53°26'04" East, 994.99 feet;

THENCE in a southeasterly direction, with said tangent curve to the right, an arc distance of 1,066.96 feet to a 5/8" iron rod set with a cap stamped "KHA";

THENCE South 16°36'29" East, a distance of 1,410.97 feet to a 5/8" iron rod set with a cap stamped "KHA" being the beginning of a tangent curve to the left with a radius of 920.00 feet, a central angle of 62°28'06", and a chord bearing and distance of South 47°50'31" East, 954.11 feet;

THENCE in a southeasterly direction, with said tangent curve to the left, an arc distance of 1,003.05 feet to a 1/2" iron rod found with a cap stamped "HALFF" in the east line of said Exel Inc, tract, said iron rod being the northeast corner of a right-of-way dedication recorded in Document Number 2021-187598, O.R.D.C.T.;

THENCE South 00°43'57" East, along the said east line of Exel Inc. tract, a distance of 47.50 feet to a 5/8" iron rod set with a cap stamped "KHA" in Harmonson Road (an apparent variable width public right-of-way, by use and occupation, dedication not found in the public record);

THENCE North 89°40'58" West, along said Harmonson Road, a distance of 251.32 feet to a 5/8" iron rod set with a cap stamped "KHA";

THENCE North 22°27'54" East, departing said Harmonson Road, a distance of 60.27 feet to a 5/8" iron rod set with a cap stamped "KHA" being the beginning of a non-tangent curve to the right with a radius of 980.00 feet, a central angle of 49°10'22", and a chord bearing and distance of North 41°11'40" West, 815.49 feet;

THENCE in a northwesterly direction, with said non-tangent curve to the right, an arc distance of 841.06 feet to a 5/8" iron rod set with a cap stamped "KHA";

THENCE North 16°36'29" West, a distance of 1,410.97 feet to a 5/8" iron rod set with a cap stamped "KHA" being the beginning of a tangent curve to the left with a radius of 770.00 feet, a central angle of 73°39'11", and a chord bearing and distance of North 53°26'04" West, 923.07 feet;

THENCE in a northwesterly direction, with said tangent curve to the left, an arc distance of 989.83 feet to a 5/8" iron rod set with a cap stamped "KHA";

THENCE South 89°44'20" West, a distance of 695.06 feet to a 5/8" iron rod set with a cap stamped "KHA" in the west line of said Exel Inc. tract;

THENCE North 00°20'20" West, along the said west line of Exel Inc. tract, a distance of 60.00 feet to the **POINT OF BEGINNING** and containing 254,875 square feet or 5.8511 acres of land, more or less.

OWNER'S DEDICATION

STATE OF Ohio
COUNTY OF Delaware

NOW AND THEREFORE, know all men by these presents that Exel Inc. d/b/a/ DHL Supply Chain (USA) does hereby adopt this plat as **McPHERSON ROAD** an addition to the Town of Northlake, Denton County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat, except those easements and rights-of-way created or dedicated by separate instrument as shown hereon or as explicitly set forth herein, for the mutual use and accommodation of all public utilities desiring to use or using same. Notwithstanding the foregoing, Exel Inc. hereby reserves unto itself, its successors and assigns the ability to install six inch conduit under and perpendicular to the centerline of the roadway in no less than four locations and reserving unto itself an easement ten feet in width (five feet on either side of the installed conduit) which easement shall inure to the benefit of Exel Inc. and its successors and assigns. Any public utility shall have the right to remove growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said strips for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time procuring the permission of anyone.

Executed this the 17th day of December, 2024.

By: _____, VP of Real Estate
Name, Title

STATE OF Ohio
COUNTY OF Delaware

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Carl Selva 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, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17th day of December, 2024.

Heather Meade
Notary Public in and for the State of ~~Texas~~ Ohio

My Commission expires: 5/14/28

Heather Meade
Notary Public, State of Ohio
My Commission Expires 05-14-28

Filed for Record in the Official Records Of: Denton County
On: 1/3/2025 12:28:38 PM
In the PLAT Records
MCPHERSON
Doc Number: 2025 – 2
Number of Pages: 1
Amount: 50.00
Order#:20250103000366
By: JS

NOTES

1. The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202 with an applied combined scale factor of 1.00015063.
2. The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
3. All corners are 5/8" iron rod set with a cap stamped "KHA" unless otherwise noted.
4. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0495G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

APPROVED BY THE TOWN OF NORTHLAKE

11-6-2024
DATE

TOWN MANAGER

TOWN SECRETARY, TOWN OF NORTHLAKE

TOWN OF NORTHLAKE TEXAS

SURVEYOR'S CERTIFICATION

I, Michael Cleo Billingsley, Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this plat is true and correct from an actual and accurate survey made under my supervision on the ground.

STATE OF TEXAS
REGISTERED
MICHAEL CLEO BILLINGSLEY
6558
PROFESSIONAL
LAND SURVEYOR

Michael Cleo Billingsley
Registered Professional Land Surveyor
No. 6558

FINAL PLAT
McPHERSON ROAD
BEING A TOTAL OF 5.8511 ACRES IN THE HOLLAND ANDERSON SURVEY, ABSTRACT No. 25 AND MEP&P RR CO SURVEY, ABSTRACT No. 910
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
ZONING: INDUSTRIAL/PLANNED DEVELOPMENT "I-PD"

SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, # 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511
CONTACT: MICHAEL BILLINGSLEY, R.P.L.S.

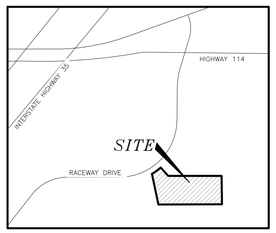
OWNER
EXEL INC. D/B/A/ DHL SUPPLY CHAIN (USA)
360 WESTAR BOULEVARD
WESTERVILLE, OHIO 43028
CONTACT: GEOFF MEYER

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	SCR	MCB	11/11/2024	061304606	1 OF 1

Copyright © 2022
Kimley-Horn and Associates, Inc.
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DWG NAME: I:\KIMLEY-HORN\CH_FTW\FTW_SURVEY\061304606-DHL NORTHLAKE\DWG\061304606-DHL NORTHLAKE_FP_MCPHERSON.DWG PLOTTED BY:RUSSELL, STAN C 11/11/2024 12:09 PM LAST SAVED 11/11/2024 11:08 AM



VICINITY MAP
NOT TO SCALE

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48121C0495G, dated April 18, 2011. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

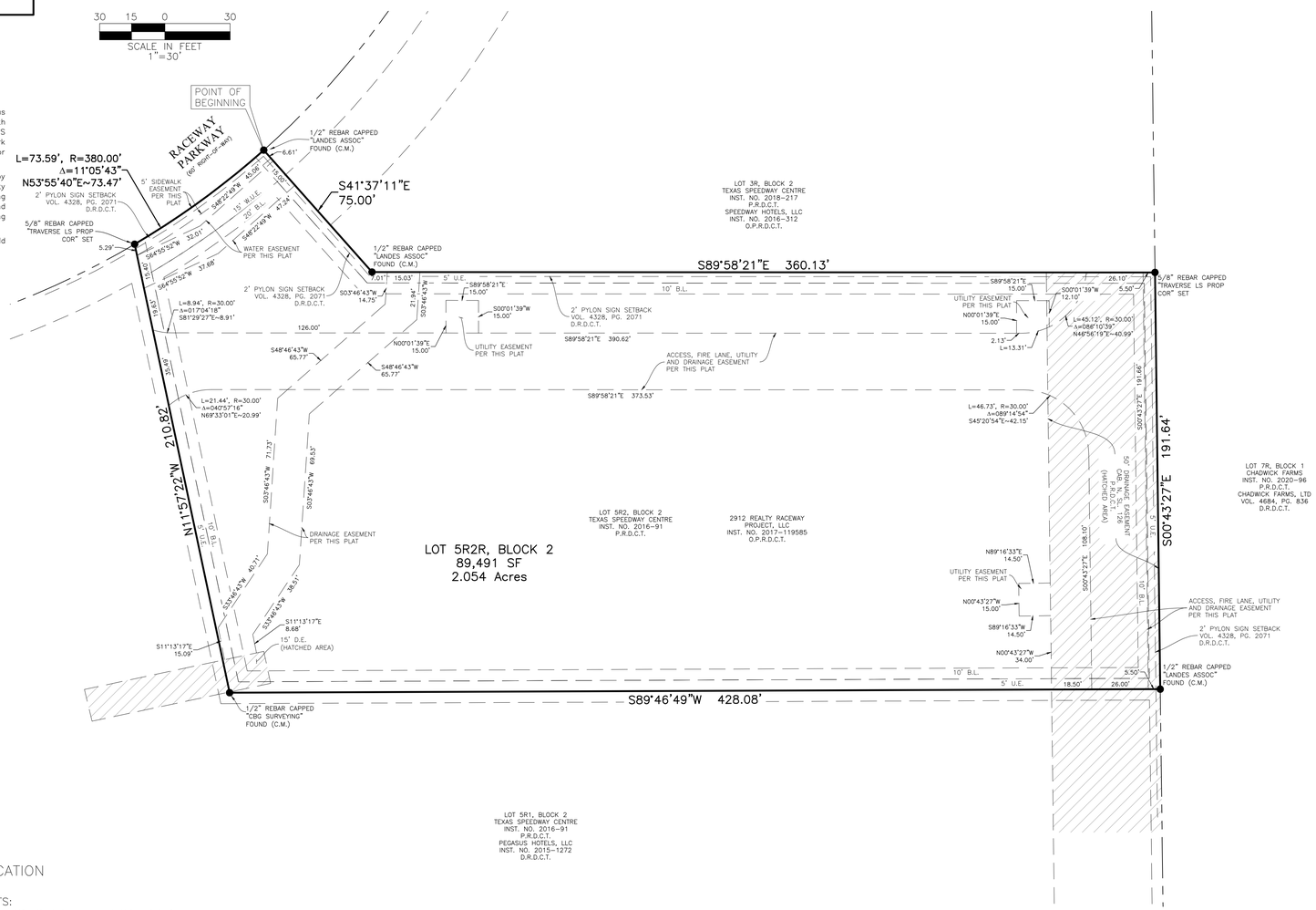
Lot Table:
Lot 5R2R:
Proposed Use: Commercial
89,491 Square Feet
2.054 Acres

N

30 15 0 30
SCALE IN FEET
1"=30'

GENERAL NOTES

1. The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observatinos using the Allterra RTK Network and adjusted to surface using a scale factor of 1.00015271.
2. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
3. The purpose of this plat is to add easements to an existing lot.



STATE OF TEXAS
COUNTY OF DENTON

WHEREAS 2912 Realty Raceway Project, LLC are the owners of a 2.054 acre tract of land within the Town of Northlake, being all of Lot 5R2, Block 2 of Texas Speedway Centre, an addition to the Town of Northlake, as recorded in Instrument Number 2016-91, Plat Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rear capped "LANDES ASSOC" found for the westernmost corner of Lot 3R, Block 2 of Texas Speedway Centre, an addition to the Town of Northlake, as recorded in Instrument Number 2018-217, Plat Records, Denton County, Texas, same being a point lying on the southeast right-of-way line of Raceway Parkway (60 foot right-of-way);

THENCE South 41 degrees 37 minutes 11 seconds East, departing the southeast right-of-way line of said Raceway Parkway, with a south line of said Lot 3R, a distance of 75.00 feet to a 1/2 inch rebar capped "LANDES ASSOC" found for corner;

THENCE South 89 degrees 58 minutes 21 seconds East, with a south line of said Lot 3R, a distance of 360.13 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for the southeast corner of said Lot 3R, same being a point on the west line of Lot 7R, Block 1 of Chadwick Farms, an addition to the Town of Flower Mound, as recorded in Instrument Number 2020-96, Plat Records, Denton County, Texas;

THENCE South 00 degrees 43 minutes 27 seconds East, with a west line of said Lot 7R, a distance of 191.64 feet to a 1/2 inch rebar capped "LANDES ASSOC" found for the northeast corner of Lot 5R1, Block 2 of said first referenced Texas Speedway Centre;

THENCE South 89 degrees 46 minutes 49 seconds West, departing the west line of said Lot 7R, with a north line of said Lot 5R1, a distance of 428.08 feet to a 1/2 inch rebar capped "CBG Surveying" found for corner;

THENCE North 11 degrees 57 minutes 22 seconds West, with a northeast line of said Lot 5R1, a distance of 210.82 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for the northeasternmost corner of said Lot 5R1, same being a point lying on the southeast right-of-way line of said Raceway Parkway and being the beginning of a curve to the left with a radius of 380.00 feet, a central angle of 11 degrees 05 minutes 43 seconds and a chord bearing and distance of North 53 degrees 55 minutes 40 seconds, a distance of 73.47 feet;

THENCE with said curve to the left, with the southeast right-of-way line of said Raceway Parkway, an arc length of 73.59 feet to THE POINT OF BEGINNING and containing 89,491 square feet or 2.054 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT 2912 Realty Raceway Project, LLC, does hereby adopt this plat, designating herein described property as Texas Speedway Centre an addition to The Town of Northlake, Denton County, Texas, and do hereby dedicate to public use forever all streets and easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time procuring the permission of anyone.

Any franchised public utility, including the city shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easements shown on the plat. Any franchised public utility including the city, shall have the right at all times of ingress and egress to and from and upon the easements for the purposes of constructing, reconstructing, inspection, patrol, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Northlake, Texas.

Witness, my hand at _____, _____, This _____ day of _____, 20_____.

_____
Signature – 2912 Realty Raceway Project, LLC Representative

_____
Printed Name

_____
Title / Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:
That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

_____
David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____ _____, 202__

_____
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL:

Approved by the Town of Northlake

_____
Town Manager, Town of Northlake

ATTEST:

_____
Town Secretary, Town of Northlake

_____
Date

OWNER/DEVELOPER
2912 Realty Raceway Project, LLC
2201 Long Prairie Road, Suite 107-332
Flower Mound, Texas 75022

ENGINEER
Triangle Engineering
1782 W McDermott Drive
ALlen, Texas 75013

TRAVERSE LAND SURVEYING LLC
14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting

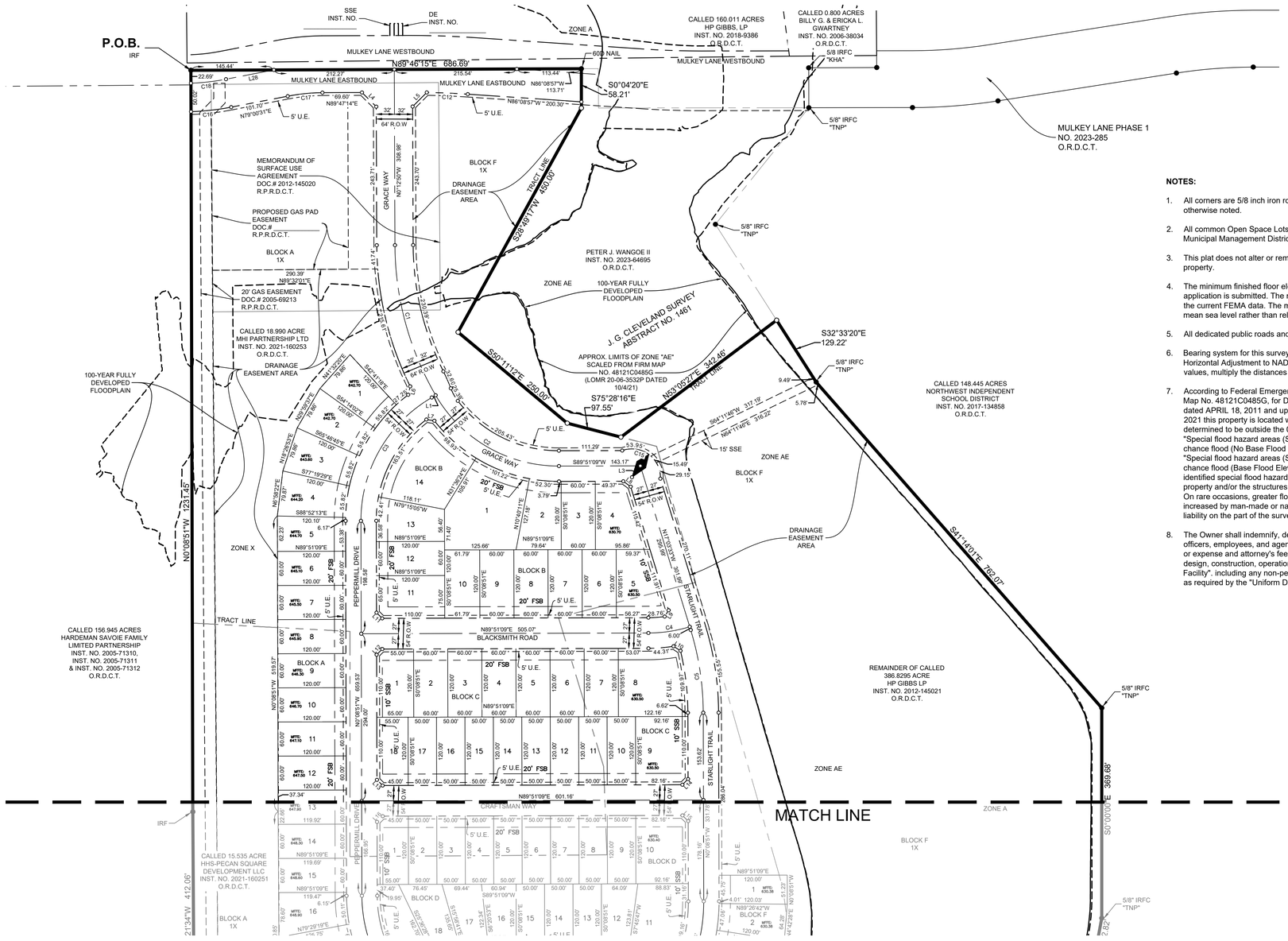
Date: 2024.08.21 Project No.: TR-245-24

REPLAT

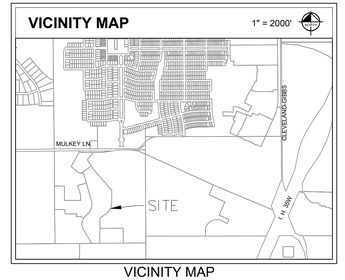
LOT 5R2R, BLOCK 2 TEXAS SPEEDWAY CENTRE

BEING 2.054 ACRES
OUT OF THE L. MEDLIN SURVEY,
ABSTRACT NO. 830
BEING A REPLAT OF LOT 5R2, BLOCK 2
OF TEXAS SPEEDWAY CENTRE, AN ADDITION
TO THE TOWN OF NORTHLAKE, AS RECORDED
IN INST. NO. 2016-91, P.R.D.C.T.
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
AUGUST 2024

FOR THE PURPOSES OF DENTON COUNTY ONLY



VICINITY MAP



VICINITY MAP
1" = 2000'

NORTH

GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 22X34

NOTES:

1. All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
2. All common Open Space Lots to be owned and maintained by the Northlake Municipal Management District No. 1 or HOA
3. This plat does not alter or remove existing deed restrictions, if any, on this property.
4. The minimum finished floor elevations shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data. The minimum finished floor elevations shall be stated as mean sea level rather than relative based on NAVD 1988 datum.
5. All dedicated public roads and utilities will be maintained by the Town of Northlake.
6. Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.9998493926.
7. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0485G, for DENTON County, Texas and incorporated areas, dated APRIL 18, 2011 and updated per LOMR 20-06-3532P dated OCTOBER 4, 2021 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"; Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)"; Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)" If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
8. 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".

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	ADJACENT PROP LINE
	LOT LINE
	INDICATES STREET NAME CHANGE
	EASEMENT AREA ABANDONMENT

LEGEND

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
S.S.B.	SIDE SET BACK LINE
F.S.B.	FRONT SET BACK LINE
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT

FINAL PLAT
OF
PECAN SQUARE PHASE 5B

BLOCK A LOT 1X, 1-31; BLOCK B LOT 1-14; BLOCK C LOT 1-18;
BLOCK D LOTS 1-19; BLOCK E LOTS 1-31; BLOCK F LOTS 1-21, 1X;

BEING 72.976 ACRES IN THE
J.G. CLEVELAND SURVEY, ABSTRACT NO. 1461
IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
134 RESIDENTIAL LOTS
2 OPEN SPACE LOTS
CURRENT ZONING: MPD: SINGLE FAMILY RESIDENTIAL

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N59°52'39"E	7.92'	L11	N45°08'51"W	14.14'	L21	S44°26'48"W	14.14'	L44	S00°33'12"E	70.15'
L2	N42°11'53"W	32.27'	L12	N44°51'09"E	14.14'	L23	N45°48'44"W	14.21'	L45	N89°37'02"E	28.72'
L3	S36°23'48"W	24.89'	L13	N45°08'51"W	14.14'	L24	N44°11'16"E	14.08'	L46	S44°46'04"E	20.99'
L4	S45°12'50"E	35.36'	L14	S44°51'09"W	14.14'	L25	N02°58'25"E	54.22'	L47	S89°37'00"W	58.36'
L5	S45°08'54"W	35.13'	L15	S45°08'51"E	14.14'	L26	N28°32'00"E	49.63'	L48	N00°33'12"W	62.72'
L6	S13°30'34"W	15.21'	L16	N44°51'09"E	14.14'	L27	N51°00'18"E	42.04'			
L7	S81°25'33"E	14.26'	L17	N00°24'20"W	15.04'	L28	N79°00'31"E	85.71'			
L8	S53°36'12"E	16.07'	L18	N83°51'54"W	15.00'	L41	N90°00'00"W	15.00'			
L9	S32°03'27"W	13.09'	L19	S68°58'02"W	14.10'	L42	N88°55'45"E	23.97'			
L10	S57°12'33"E	14.59'	L20	S15°03'29"E	12.21'	L43	S45°28'49"E	28.33'			

CURVE TABLE					CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	29°54'30"	530.00'	276.66'	S15°10'05"E	273.53'	C11	19°51'08"	300.00'	103.95'	N10°28'46"W	103.43'
C2	60°01'30"	250.00'	261.91'	S60°08'06"E	250.09'	C12	2°51'01"	1450.00'	72.13'	N87°34'27"W	72.13'
C3	60°01'30"	250.00'	261.91'	S29°51'54"W	250.09'	C15	112°59'06"	50.00'	98.60'	S53°36'12"E	83.38'
C4	16°54'42"	250.00'	73.79'	N81°23'48"E	73.52'	C16	9°12'44"	440.00'	70.75'	N83°40'07"E	70.67'
C5	16°54'42"	500.00'	147.58'	N08°36'12"W	147.05'	C17	10°20'47"	340.00'	61.40'	N84°10'54"E	61.31'
C6	42°03'03"	250.00'	183.48'	S21°10'22"E	179.39'	C18	9°03'49"	390.00'	61.69'	N83°32'26"E	61.63'
C7	31°13'31"	250.00'	136.25'	N74°32'05"W	134.57'	C22	126°12'42"	50.00'	110.14'	N52°10'58"E	89.18'
C8	54°05'00"	300.00'	283.18'	N26°53'39"E	272.78'						
C9	90°55'25"	250.00'	396.73'	S44°23'27"W	356.39'						
C10	74°20'30"	425.00'	551.44'	S16°45'55"W	513.56'						

SEE SHEET No. 3 FOR LOT AREA TABLE

LAND USE TABLE

LAND USE	ACREAGE	LOTS
RESIDENTIAL	23.394	134
HOA/OPEN SPACE	40.219	3
STREET - ROW	9.354	-
TOTAL	72.967	137

RESIDENTIAL LOTS
50'x120' LOTS = 71
60'x120 LOTS = 63
TOTAL = 134

OWNER/DEVELOPER:
HHS-PECAN SQUARE
DEVELOPMENT, LLC
5601 Democracy Dr. Ste 300
Plano, Texas 75024
Phone: 972-789-3500

OWNER/DEVELOPER:
MHI PARTNERSHIP LTD
16980 Dallas Pkwy Ste 100
Dallas, Texas 75248
Phone: 972-484-6665

OWNER/DEVELOPER:
CND-PECAN SQUARE II LLC
1111 N Post Oak Rd
Houston, Texas 77055
Phone: 713-963-0500

Kimley»Horn
400 N. Oklahoma Dr. Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2200
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=100'	SPA	DRA	12/18/2024	063226937	1 OF 3

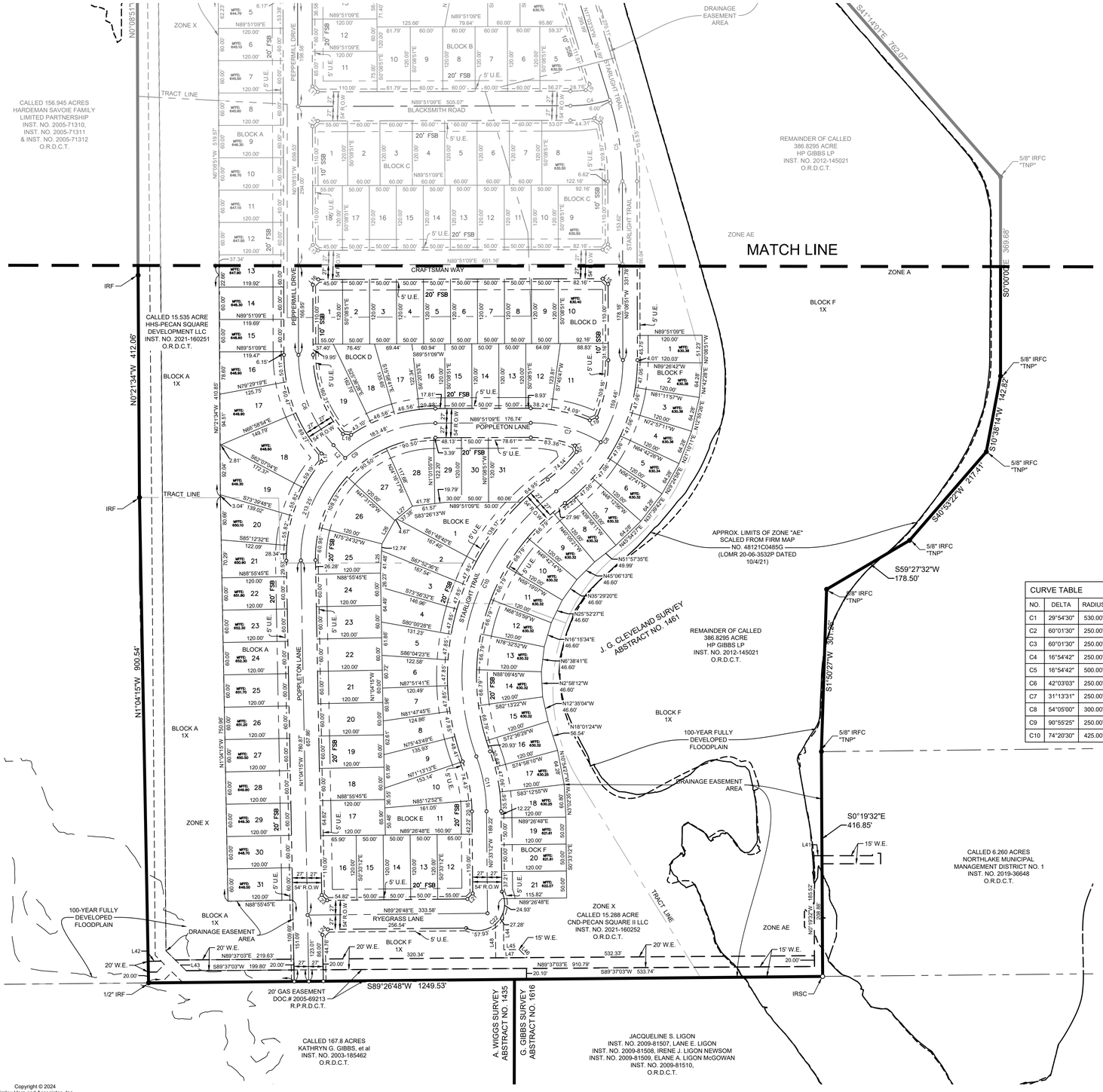
OWNER/DEVELOPER:
HP GIBBS, LP
3000 Turtle Creek Blvd
Dallas, Texas 75219
Phone: 214-777-2979
Contact : Kyle Joyce

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Suite 700
Dallas, Texas 75034
Phone: 972-770-1376
Contact : Jason Kaiser, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Daniel Arthur, R.P.L.S.

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DWG NAME: K:\FW_SURVEY\063226900-PECAN SQUARE-GIBBS-YOUNG TRACT\DWG\PHASE 5\063226937 PHASE 5B NO DRT LOT.DWG PLOTTED BY:ALLEN, STEPHEN 12/18/2024 8:44 AM LAST SAVED: 12/17/2024 5:47 PM



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All rights reserved

NOTES:

1. All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
2. All common Open Space Lots to be owned and maintained by the Northlake Municipal Management District No. 1 or HOA
3. This plat does not alter or remove existing deed restrictions, if any, on this property.
4. The minimum finished floor elevations shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data. The minimum finished floor elevations shall be stated as mean sea level rather than relative based on NAVD 1988 datum.
5. All dedicated public roads and utilities will be maintained by the Town of Northlake.
6. Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.9998493926.
7. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0485G, for DENTON County, Texas and incorporated areas, dated APRIL 18, 2011 and updated per LOMR 20-06-3532P dated OCTOBER 4, 2021 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"; Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)"; Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)" If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
8. 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".

LINE TABLE			LINE TABLE			LINE TABLE			LIN
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.
L1	N59°52'39"E	7.92'	L11	N45°08'51"W	14.14'	L21	S44°26'48"W	14.14'	L44
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L4	S45°12'50"E	35.36'	L14	S44°51'09"W	14.14'	L25	N02°58'25"E	54.22'	L47
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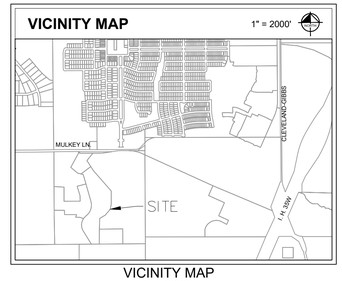
SEE SHEET No. 3 FOR LOT AREA TABLE

LAND USE TABLE

LAND USE	ACREAGE	LOTS
RESIDENTIAL	23.394	134
HOA/OPEN SPACE	40.219	3
STREET - ROW	9.354	-
TOTAL	72.967	137

RESIDENTIAL LOTS
50'x120' LOTS = 71
60'x120 LOTS = 63
TOTAL = 134

VICINITY MAP 1" = 2000'



VICINITY MAP
1" = 2000'

NORTH

GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 22X34

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	ADJACENT PROP LINE
	LOT LINE
	INDICATES STREET NAME CHANGE
	EASEMENT AREA ABANDONMENT

LEGEND

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
S.S.B.	SIDE SET BACK LINE
F.S.B.	FRONT SET BACK LINE
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT

FINAL PLAT
OF
PECAN SQUARE PHASE 5B

BLOCK A LOT 1X, 1-31; BLOCK B LOT 1-14; BLOCK C LOT 1-18; BLOCK D LOTS 1-19; BLOCK E LOTS 1-31; BLOCK F LOTS 1-21, 1X;

BEING 72.976 ACRES IN THE
J.G. CLEVELAND SURVEY, ABSTRACT NO. 1461
IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
134 RESIDENTIAL LOTS
2 OPEN SPACE LOTS
CURRENT ZONING: MPD: SINGLE FAMILY RESIDENTIAL

Kimley»Horn
400 N. Oklahoma Dr. Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2200
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=100'	SPA	DRA	12/18/2024	063226937	2 OF 3

OWNER/DEVELOPER:
HP GIBBS, LP
3000 Turtle Creek Blvd
Dallas, Texas 75219
Phone: 214-777-2979
Contact : Kyle Joyce

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Suite 700
Dallas, Texas 75034
Phone: 972-770-1376
Contact : Jason Kaiser, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Daniel Arthur, R.P.L.S.

OWNER/DEVELOPER:
HHS-PECAN SQUARE DEVELOPMENT, LLC
5601 Democracy Dr. Ste 300
Plano, Texas 75024
Phone: 972-789-3500

OWNER/DEVELOPER:
MHI PARTNERSHIP LTD
16980 Dallas Pkwy Ste 100
Dallas, Texas 75248
Phone: 972-484-6665

OWNER/DEVELOPER:
CND-PECAN SQUARE II LLC
1111 N Post Oak Rd
Houston, Texas 77055
Phone: 713-963-0500

DWG NAME: K:\FR_SURVEY\063226900-PECAN SQUARE-GIBBS-YOUNG TRACT\DWG\PHASE 5\063226937 PHASE 5B NO DIR LOT DWG PLOTTED BY ALLEN, STEPHEN 12/18/2024 8:44 AM LAST SAVED 12/17/2024 5:47 PM

PROPERTY DESCRIPTION

72.976 ACRES

BEING a tract of land situated in the J. G. Cleveland Survey, Abstract No. 1461, Denton County, Texas and being all of a called 18.990-acre tract of land conveyed to MHI Partnership LTD., according to the document filed of record in Instrument No. 2021-160253 Official Records, Denton County, Texas (O.R.D.C.T.), all of a called 15.535-acre tract of land conveyed to HHS-Pecan Square Development LLC., according to the document filed of record in Instrument No. 2021-160251 (O.R.D.C.T.), all of a called 15.288-acre tract 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 portion of a called 386.8295-acre tract of land conveyed to HP Gibbs LP., according to the document filed of record in Instrument No. 2012-145021 (O.R.D.C.T.), and being more particularly described as follows:

BEGINNING at an iron rod found for the northwest corner of said 18.990-acre tract, same being a northeast corner of a called 156.945-acre tract of land conveyed to Hardeman Savoie Family Limited Partnership, according to the document filed of record in Instrument No. 2005-71310 thru 71312 (O.R.D.C.T.), in Mulkey Lane;

THENCE North 89°46'15" East, with the north line of said 18.990-acre tract, a distance of 686.69 feet to a 60D Nail found for the northeast corner of said 18.990-acre tract, same being the northwest corner of that tract of land conveyed to Peter J. Wangoe II, according to the document filed of record in Instrument No. 2023-64695 O.R.D.C.T.;

THENCE with the westerly and southerly lines of said Wangoe tract the following bearings and distances:

South 00°04'20" East, a distance of 58.21 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 28°49'17" West, a distance of 450.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 50°11'12" East, a distance of 250.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 75°28'16" East, a distance of 342.46 feet to a 5/8-inch iron rod set with cap stamped "KHA" for the southeast corner of said Wangoe tract, in the west line of a called 148.445-acre tract of land conveyed to Northwest Independent School District, according to the document filed of record in Instrument No. 2017-134858 O.R.D.C.T.;

THENCE with the west line of said 148.445-acre tract the following bearings and distances:

South 32°33'20" East, a distance of 129.22 feet to a 5/8-inch iron rod found with cap stamped "TNP" for corner;

South 41°14'01" East, a distance of 762.07 feet to a 5/8-inch iron rod found with cap stamped "TNP" for corner;

South 00°00'00" East, a distance of 369.68 feet to a 5/8-inch iron rod found with cap stamped "TNP" for corner;

South 10°38'14" West, a distance of 142.82 feet to a 5/8-inch iron rod found with cap stamped "TNP" for corner;

South 40°53'22" West, a distance of 217.41 feet to a 5/8-inch iron rod found with cap stamped "TNP" for corner;

South 59°27'32" West, a distance of 178.50 feet to a 5/8-inch iron rod found with cap stamped "TNP" for corner;

South 01°50'27" West, a distance of 301.26 feet to a 5/8-inch iron rod found with cap stamped "TNP" for a southwest corner of the above-mentioned 148.445-acre tract, same being for the northwest corner of a called 6.260-acre tract of land conveyed to Northlake Municipal Management District No. 1, according to the document filed of record in Instrument No. 2019-36648 (O.R.D.C.T.);

THENCE South 00°19'32" East, with the west line of said 6.260-acre tract, a distance of 416.85 feet to a 5/8-inch iron rod set with cap stamped "KHA" for the southwest corner of said 6.260-acre tract, in the north line of that tract of land conveyed to Jacqueline S. Ligon, Lane E. Ligon, Irene J. Ligon Newsom, Elane A. Ligon McGowan, according to the document filed of record in Instrument No. 2009-81507 thru 81510 (O.R.D.C.T.);

THENCE South 89°26'48" West, with the north line of said Lingon tract and the north line of a called 167.8-acre tract of land conveyed to Kathryn G. Gibbs, et al., according to the document filed of record in Instrument No. 2003-185462 (O.R.D.C.T.), same being common with the south line of the above-mentioned 15.288-acre tract, a distance of 1,249.53 feet to a 1/2-inch iron rod found for the southwest corner of said 15.288-acre tract, same being common with the southeast corner of the above-mentioned Savoie Family tract;

THENCE with the east line of said Savoie Family tract, same being common with the west line of the above-mentioned 15.288-acre tract, 15.535-acre tract, and 18.990-acre tract the following bearings and distances:

North 01°04'15" West, a distance of 900.54 feet to an iron rod found for corner;

North 00°21'34" West, a distance of 412.06 feet to an iron rod found for corner;

North 00°08'51" West, a distance of 1,304.17 feet to the **POINT OF BEGINNING** and containing 3,178,822 square feet or 72.976 acres of land.

NOTES:

1. All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
2. All common Open Space Lots to be owned and maintained by the Northlake Municipal Management District No. 1 or HOA
3. This plat does not alter or remove existing deed restrictions, if any, on this property.
4. The minimum finished floor elevations shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data. The minimum finished floor elevations shall be stated as mean sea level rather than relative based on NAVD 1988 datum.
5. All dedicated public roads and utilities will be maintained by the Town of Northlake.
6. Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.9998493926.
7. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0485G, for DENTON County, Texas and incorporated areas, dated APRIL 18, 2011 and updated per LOMR 20-06-3532P dated OCTOBER 4, 2021 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"; Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)"; Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)" If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE			
BLOCK	LOT	SQ. FT.	ACRES	BLOCK	LOT	SQ. FT.	ACRES	BLOCK	LOT	SQ. FT.	ACRES	BLOCK	LOT	SQ. FT.	ACRES	BLOCK	LOT	SQ. FT.	ACRES
A	1X	500447	11.489	A	28	7200	0.165	C	11	6000	0.138	E	2	9663	0.222	E	30	6000	0.138
A	1	8042	0.185	A	29	7200	0.165	C	12	6000	0.138	E	3	8830	0.203	E	31	14545	0.334
A	2	8042	0.185	A	30	7200	0.165	C	13	6000	0.138	E	4	7642	0.175	F	1X	1251468	28.730
A	3	8042	0.185	A	31	7200	0.165	C	14	6000	0.138	E	5	6891	0.158	F	1	6059	0.139
A	4	8046	0.185	B	1	18119	0.416	C	15	6000	0.138	E	6	6565	0.151	F	2	6635	0.152
A	5	7307	0.168	B	2	8269	0.190	C	16	6000	0.138	E	7	6634	0.152	F	3	6634	0.152
A	6	7200	0.165	B	3	7200	0.165	C	17	6000	0.138	E	8	7104	0.163	F	4	6634	0.152
A	7	7200	0.165	B	4	9266	0.213	C	18	6550	0.150	E	9	7785	0.179	F	5	6634	0.152
A	8	7200	0.165	B	5	9219	0.212	D	1	6550	0.150	E	10	8711	0.200	F	6	6634	0.152
A	9	7200	0.165	B	6	7200	0.165	D	2	6000	0.138	E	11	9092	0.209	F	7	6634	0.152
A	10	7200	0.165	B	7	7200	0.165	D	3	6000	0.138	E	12	7750	0.178	F	8	6012	0.138
A	11	7200	0.165	B	8	7200	0.165	D	4	6000	0.138	E	13	6000	0.138	F	9	6837	0.157
A	12	7200	0.165	B	9	7200	0.165	D	5	6000	0.138	E	14	6000	0.138	F	10	6837	0.157
A	13	7199	0.165	B	10	7415	0.170	D	6	6000	0.138	E	15	6000	0.138	F	11	6837	0.157
A	14	7188	0.165	B	11	8950	0.205	D	7	6000	0.138	E	16	7793	0.179	F	12	6837	0.157
A	15	7175	0.165	B	12	7200	0.165	D	8	6000	0.138	E	17	7843	0.180	F	13	6837	0.157
A	16	8157	0.187	B	13	8097	0.186	D	9	6000	0.138	E	18	7200	0.165	F	14	6837	0.157
A	17	10361	0.238	B	14	16322	0.375	D	10	11009	0.253	E	19	7200	0.165	F	15	6837	0.157
A	18	12751	0.293	C	1	7750	0.178	D	11	12318	0.283	E	20	7200	0.165	F	16	6471	0.149
A	19	11097	0.255	C	2	7200	0.165	D	12	6725	0.154	E	21	7200	0.165	F	17	6634	0.152
A	20	8886	0.204	C	3	7200	0.165	D	13	6000	0.138	E	22	7200	0.165	F	18	6480	0.149
A	21	7710	0.177	C	4	7200	0.165	D	14	6000	0.138	E	23	7200	0.165	F	19	6000	0.138
A	22	7200	0.165	C	5	7200	0.165	D	15	6000	0.138	E	24	7200	0.165	F	20	6000	0.138
A	23	7200	0.165	C	6	7200	0.165	D	16	6547	0.150	E	25	8569	0.197	F	21	5969	0.137
A	24	7200	0.165	C	7	7200	0.165	D	17	7335	0.168	E	26	9620	0.221				
A	25	7200	0.165	C	8	14190	0.326	D	18	8728	0.200	E	27	7950	0.183	ROW		407470	9.354
A	26	7200	0.165	C	9	11009	0.253	D	19	9862	0.226	E	28	7996	0.184	TOTAL		3178822	72.976
A	27	7200	0.165	C	10	6000	0.138	E	1	13642	0.313	E	29	6095	0.140				

Copyright © 2024
Kimley-Horn and Associates, Inc.
All rights reserved

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That **HHS-PECAN SQUARE DEVELOPMENT, LLC., CND-PECAN SQUARE II, LLC., MHI PARTNERSHIP LTD., HP GIBBS, LP.,** ("Owners") does hereby adopt this plat designating the hereinabove property as **PECAN SQUARE, PHASE 5B**, an addition to the Town of Northlake, Denton County, Texas, and does hereby dedicate in fee simple to Northlake Municipal Management District No. 1 (The District) to exclusive use forever, the streets and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the District's exclusive use forever, and said dedications being made without express or implied warranty. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements of said plat. At the discretion of the District and subject to its written approval. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities. Said use by public utilities being subordinate to the District's use thereof. Any public utility given the right by the District to use said easements shall have the right to: remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements; and any public utility shall at all times have the right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular above described streets, alleys, easements an rights unto the District against every person whomsoever lawfully claiming or to claim the same or any part thereof by and through Owner but not otherwise. This property is not located within the extraterritorial jurisdiction of any municipality. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Northlake, Texas.

Witness, my hand this the _____ day of _____, 2024.

HP GIBBS, LP,
a Texas limited partnership

By:_____

Name: _____

Title:_____.

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2024, by _____,

_____ of **HP GIBBS, LP**, a Texas limited liability company, on behalf of the limited liability company.

_____
Notary Public, State of Texas

HHS-PECAN SQUARE DEVELOPMENT, LLC,
a Texas limited liability company

By:_____

Name: _____

Title:_____

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2024, by

_____, _____ of **HHS-PECAN SQUARE DEVELOPMENT, LLC**, a Texas limited liability company, on behalf of the limited liability company.

_____
Notary Public, State of Texas

CND-PECAN SQUARE II, LLC,
a Texas limited liability company

By:_____

Name: _____

Title:_____

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2024, by

_____, _____ of **CND-PECAN SQUARE II, LLC**, a Texas limited liability company, on behalf of the limited liability company.

_____
Notary Public, State of Texas

MHI PARTNERSHIP, LTD,
a Texas limited partnership

By:_____

Name: _____

Title:_____

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2024, by

_____, _____ of **MHI PARTNERSHIP, LTD**, a Texas limited partnership, on behalf of the limited liability company.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel Arthur, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

_____
Daniel Arthur
Registered Professional Land Surveyor No. 5933
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Frisco, Texas 75009
Phone 469-501-2200

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Daniel Arthur, known to me to be the person and officer 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 OFFICE this the _____ day of _____, 2024.

_____
Notary Public, State of Texas

APPROVED BY THE TOWN OF NORTHLAKE ON:

_____
Date

_____
Town Manager

_____
Town Secretary, Town of Northlake

FINAL PLAT
OF
PECAN SQUARE
PHASE 5B

BLOCK A LOT 1X, 1-31; BLOCK B LOT 1-14; BLOCK C LOT 1-18;
BLOCK D LOTS 1-19; BLOCK E LOTS 1-31; BLOCK F LOTS 1-21, 1X;

BEING 72.976 ACRES IN THE
J.G. CLEVELAND SURVEY, ABSTRACT NO. 1461
IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
134 RESIDENTIAL LOTS
2 OPEN SPACE LOTS
CURRENT ZONING: MPD: SINGLE FAMILY RESIDENTIAL

Kimley»Horn
400 N. Oklahoma Dr. Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2200
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=100'	SPA	KHA	12/18/2024	063226937	3 OF 3

OWNER/DEVELOPER:
HHS-PECAN SQUARE DEVELOPMENT, LLC
5601 Democracy Dr. Ste 300
Plano, Texas 75024
Phone: 972-789-3500

OWNER/DEVELOPER:
MHI PARTNERSHIP LTD
16980 Dallas Pkwy Ste 100
Dallas, Texas 75248
Phone: 972-484-6665

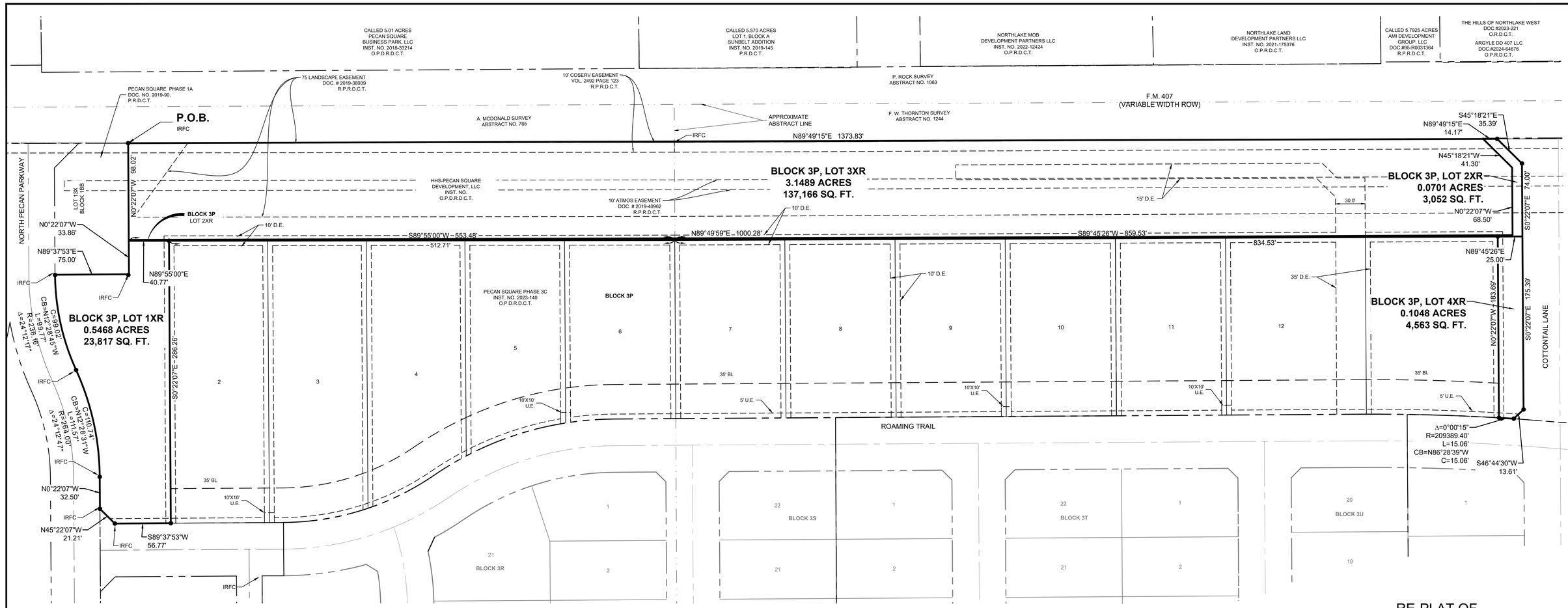
OWNER/DEVELOPER:
CND-PECAN SQUARE II LLC
1111 N Post Oak Rd
Houston, Texas 77055
Phone: 713-963-0500

OWNER/DEVELOPER:
HP GIBBS, LP
3000 Turtle Creek Blvd
Dallas, Texas 75219
Phone: 214-777-2979
Contact : Kyle Joyce

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Suite 700
Dallas, Texas 75034
Phone: 972-770-1376
Contact : Jason Kaiser, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Daniel Arthur, R.P.L.S.

DWG NAME: K:\FRI_SURVEY\063226900-PECAN SQUARE-GIBBS-YOUNG TRACT\DWG\PHASE 5\063226937 PHASE 5B NO DIR CIT.DWG PLOTTED BY:ALLEN, STEPHEN 12/18/2024 8:44 AM LAST SAVED: 12/17/2024 5:47 PM



RE-PLAT OF
PECAN SQUARE
PHASE 3C,
CONTAINING
LOTS 1XR, 2XR, 3XR, 4XR, BLOCK 3P;
LOTS 1XR, 2XR, 3XR, BLOCK 3Q
AND BEING A REPLAT OF
BLOCK 3P LOT 1X; BLOCK 3Q LOT 1X
INSTRUMENT NO. 2023-140
O.P.R.D.C.T.
TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

NOTES:

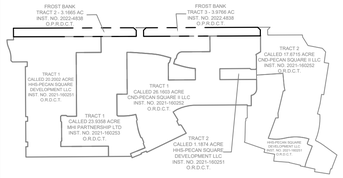
1. All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
2. All common Open Space Lots to be owned and maintained by the Northlake Municipal Management District No. 1. except Block 3P, Lot 1X and Block 3Q, Lot 1X.
3. All dedicated public roads and utilities will be maintained by the Town of Northlake.
4. This plat does not alter or remove existing deed restrictions, if any, on this property.
5. See Sheet 2 for line table, curve table, and lot table.

Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1983). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.9998493926.

LINE TYPE LEGEND

———	BOUNDARY LINE
— — —	EASEMENT LINE
— — —	BUILDING LINE
— · — · —	ADJACENT PROP LINE
———	LOT LINE

OWNER BOUNDARIES



OWNER/DEVELOPER:
CND-PECAN SQUARE II LLC
1111 N Post Oak Rd
Houston, Texas 77055
Phone: 713-963-0500

OWNER/DEVELOPER:
MHI PARTNERSHIP LTD
16980 Dallas Pkwy Ste 100
Dallas, Texas 75248
Phone: 972-484-6665

OWNER/DEVELOPER:
HHS-PECAN SQUARE
DEVELOPMENT, LLC
5601 Democracy Dr. Ste 300
Plano, Texas 75024
Phone: 972-789-3500

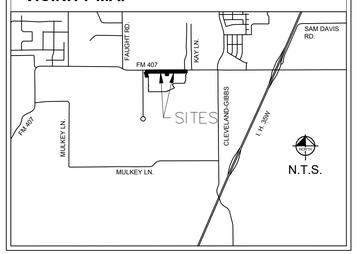
LEGEND

O.R.D.C.T.	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS	IRSC	5/8" IRON ROD W/ "KHA" CAP SET
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS	IRFC	5/8" IRON ROD W/ "KHA" CAP FOUND
R.P.R.D.C.T.	REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS	HOA	HOMEOWNER'S ASSOCIATION
P.O.C.	POINT OF COMMENCEMENT	B.L.	BUILDING LINE
P.O.B.	POINT OF BEGINNING	U.E.	UTILITY EASEMENT
R.O.W.	RIGHT OF WAY	E.E.	ELECTRIC EASEMENT
IRF	IRON ROD FOUND	D.E.	DRAINAGE EASEMENT
		S.W.E.	SIDEWALK EASEMENT
		W.E.	WATER EASEMENT
		W.M.E.	WALL MAINTENANCE EASEMENT

NORTH

GRAPHIC SCALE IN FEET
50 0 25 50 100
1" = 50' @ 22X34

VICINITY MAP NOT TO SCALE



Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

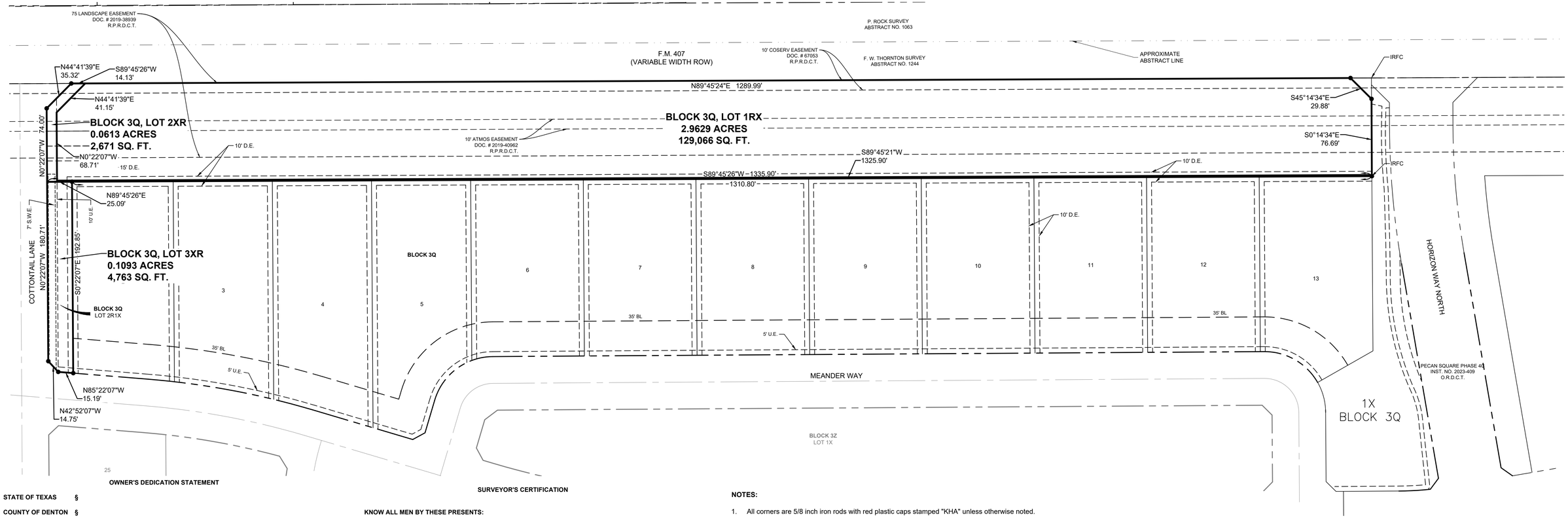
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	SPA	DRA	08/06/2024	063226925	1 OF 2

OWNER/DEVELOPER:
Pecan Square Phase 3C, LLC
3000 Turtle Creek Blvd
Dallas, Texas 75219
Phone: 972-201-2812
Contact : Kyle Joyce

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Suite 700
Dallas, Texas 75034
Phone: 972-770-1376
Contact : Jason Kaiser, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 North Oklahoma Drive, Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2200
Contact: Daniel Arthur, R.P.L.S.
Email: daniel.arthur@kimley-horn.com

DWG NAME: K:\FRI_SUR\063226900-PECAN SQUARE-GIBBS-TOUNG TRACT\DWG\PHASE 3\PHASE 3C FP\REPLAT.DWG PLOTTED BY:ALLEN, STEPHEN 12/4/2024 1:29 PM LAST SAVED 12/4/2024 12:54 PM



OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That **HHS-PECAN SQUARE DEVELOPMENT, LLC.,** ("Owners") does hereby adopt this Replat designating the hereinabove property as **LOTS 1XR, 2XR, AND 3XR, BLOCK 3P; LOTS 1XR, 2XR, BLOCK 3Q OF PECAN SQUARE, PHASE 3C**, an addition to the Town of Northlake, Denton County, Texas, and does hereby dedicate in fee simple to Northlake Municipal Management District No. 1 (The District) to exclusive use forever, the streets and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the District's exclusive use forever, and said dedications being made without express or implied warranty. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements of said plat. At the discretion of the District and subject to its written approval. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities. Said use by public utilities being subordinate to the District's use thereof. Any public utility given the right by the District to use said easements shall have the right to: remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements; and any public utility shall at all times have the right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular above described streets, alleys, easements an rights unto the District against every person whomsoever lawfully claiming or to claim the same or any part thereof by and through Owner but not otherwise. This property is not located within the extraterritorial jurisdiction of any municipality. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Northlake, Texas.

Witness, my hand this the _____ day of _____, 2024.

HHS-PECAN SQUARE DEVELOPMENT, LLC,
a Texas limited liability company

By:_____

Name: _____

Title:_____

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2024, by

_____, _____ of **HHS-PECAN SQUARE DEVELOPMENT, LLC**, a Texas limited liability company, on behalf of the limited liability company.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel Arthur, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

_____
Daniel Arthur
Registered Professional Land Surveyor No. 5933
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Frisco, Texas 75009
Phone 469-501-2200

STATE OF TEXAS
REGISTERED
DANIEL R. ARTHUR
5933
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Daniel Arthur, known to me to be the person and officer 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 OFFICE this the _____ day of _____, 2024.

_____
Notary Public, State of Texas

NOTES:

1. All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
2. All common Open Space Lots to be owned and maintained by the Northlake Municipal Management District No. 1.
   except Block 3P, Lot 1X and Block 3Q, Lot 1X.
3. All dedicated public roads and utilities will be maintained by the Town of Northlake.
4. This plat does not alter or remove existing deed restrictions, if any, on this property.
5. See Sheet 2 for line table, curve table, and lot table.

Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1983). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.9998493926.

APPROVAL BY THE TOWN OF NORTHLAKE ON:

_____
Date

_____
Town Manager

_____
Town Secretary, Town of Northlake

NORTH

GRAPHIC SCALE IN FEET
50 0 25 50 100
1" = 50' @ 22X34

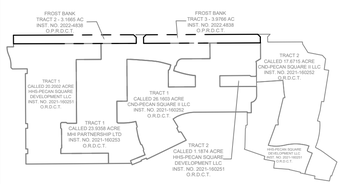
RE-PLAT OF **PECAN SQUARE PHASE 3C**, CONTAINING LOTS 1XR, 2XR, 3XR, 4XR, BLOCK 3P; LOTS 1XR, 2XR, 3XR, BLOCK 3Q AND BEING A RE-PLAT OF BLOCK 3P LOT 1X; BLOCK 3Q LOT 1X INSTRUMENT NO. 2023-140 O.P.R.C.C.T. TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

OWNER/DEVELOPER:
CND-PECAN SQUARE II LLC
1111 N Post Oak Rd
Houston, Texas 77055
Phone: 713-963-0500

OWNER/DEVELOPER:
MHI PARTNERSHIP LTD
16980 Dallas Pkwy Ste 100
Dallas, Texas 75248
Phone: 972-484-6665

OWNER/DEVELOPER:
HHS-PECAN SQUARE DEVELOPMENT, LLC
5601 Democracy Dr. Ste 300
Plano, Texas 75024
Phone: 972-789-3500

OWNER BOUNDARIES



LINE TYPE LEGEND

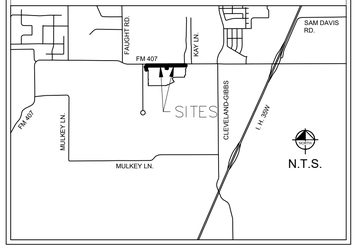
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	ADJACENT PROP LINE
	LOT LINE

LEGEND

O.R.D.C.T.	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS	IRSC	5/8" IRON ROD W/ "KHA" CAP SET
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS	IRFC	5/8" IRON ROD W/ "KHA" CAP FOUND
R.P.R.D.C.T.	REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS	HOA	HOMEOWNER'S ASSOCIATION
P.O.C.	POINT OF COMMENCEMENT	B.L.	BUILDING LINE
P.O.B.	POINT OF BEGINNING	U.E.	UTILITY EASEMENT
R.O.W.	RIGHT OF WAY	E.E.	ELECTRIC EASEMENT
IRF	IRON ROD FOUND	D.E.	DRAINAGE EASEMENT
		S.W.E.	SIDEWALK EASEMENT
		W.E.	WATER EASEMENT
		W.M.E.	WALL MAINTENANCE EASEMENT

VICINITY MAP

NOT TO SCALE



Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
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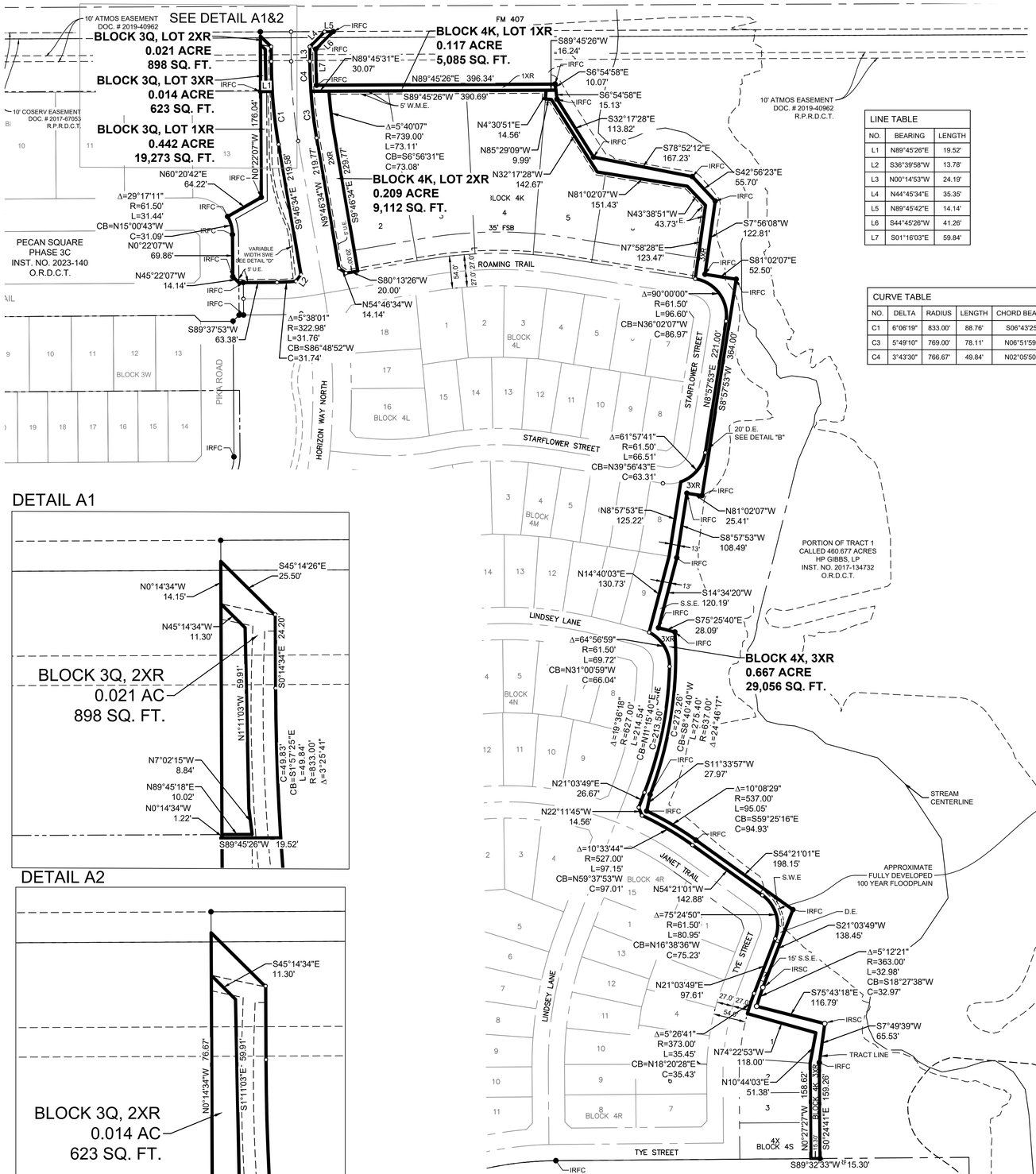
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	SPA	DRA	08/06/2024	063226925	2 OF 2

OWNER/DEVELOPER:
Pecan Square Phase 3C, LLC
3000 Turtle Creek Blvd
Dallas, Texas 75219
Phone: 972-201-2812
Contact : Kyle Joyce

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Suite 700
Dallas, Texas 75034
Phone: 972-770-1376
Contact : Jason Kaiser, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 North Oklahoma Drive, Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2200
Contact: Daniel Arthur, R.P.L.S.
Email: daniel.arthur@kimley-horn.com

DWG NAME: K:\FRI_SURVEY\063226900-PECAN SQUARE-GIBBS TOWN TRACT\DWG\PHASE 3\PHASE 3C FP-REPLAT.DWG PLOTTED BY:ALLEN, STEPHEN 12/4/2024 1:29 PM LAST SAVED: 12/4/2024 12:54 PM



DETAIL A1

DETAIL A2

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°45'26"E	19.52'
L2	S36°39'58"W	13.78'
L3	N00°14'53"W	24.19'
L4	N44°45'34"E	35.35'
L5	N89°45'42"E	14.14'
L6	S44°45'26"W	41.26'
L7	S01°16'03"E	59.84'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	6°06'19"	833.00'	88.76'	S06°43'25"E	88.72'
C3	5°49'10"	769.00'	78.11'	N06°51'59"W	78.07'
C4	3°43'30"	766.67'	49.84'	N02°05'50"W	49.84'

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That **CND-PECAN SQUARE II, LLC.**, ("Owner") does hereby adopt this Replat designating the hereinabove property as **LOTS 1XR, 2XR BLOCK 3Q; LOTS 1XR, 2XR, 3XR, BLOCK 4K, PECAN SQUARE, PHASE 4C**, an addition to the Town of Northlake, Denton County, Texas, and does hereby dedicate in fee simple to Northlake Municipal Management District No. 1 (The District) to exclusive use forever, the streets and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the District's exclusive use forever, and said dedications being made without express or implied warranty. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements of said plat. At the discretion of the District and subject to its written approval. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities. Said use by public utilities being subordinate to the District's use thereof. Any public utility given the right by the District to use said easements shall have the right to: remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements; and any public utility shall at all times have the right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular above described streets, alleys, easements an rights unto the District against every person whomsoever lawfully claiming or to claim the same or any part thereof by and through Owner but not otherwise. This property is not located within the extraterritorial jurisdiction of any municipality. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Northlake, Texas.

Witness, my hand this the _____ day of _____, 2024.

CND-PECAN SQUARE II, LLC,
a Texas limited liability company

By:_____

Name: _____

Title:_____

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2024, by

_____, _____ of **CND-PECAN SQUARE II, LLC**, a Texas limited liability company, on behalf of the limited liability company.

_____
Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel Arthur, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

_____
Daniel Arthur
Registered Professional Land Surveyor No. 5933
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Frisco, Texas 75009
Phone 469-501-2200

STATE OF TEXAS
REGISTERED
DANIEL R. ARTHUR
5933
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Daniel Arthur, known to me to be the person and officer 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 OFFICE this the _____ day of _____, 2024.

_____
Notary Public, State of Texas

APPROVAL BY THE TOWN OF NORTHLAKE ON:

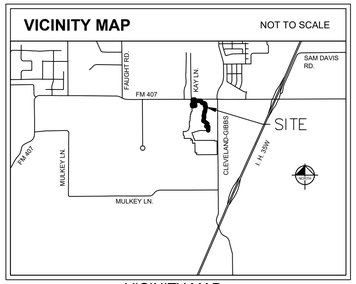
_____
Date

_____
Town Manager

_____
Town Secretary, Town of Northlake

VICINITY MAP

NOT TO SCALE



VICINITY MAP
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 22X34

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	ADJACENT PROP LINE
	LOT LINE
	INDICATES STREET NAME CHANGE
	EASEMENT AREA ABANDONMENT

LEGEND

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
P.O.B.	POINT OF BEGINNING
O.R.D.C.T.	OFFICIAL 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
S.S.B.	SIDE SET BACK LINE
F.S.B.	FRONT SET BACK LINE
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT

REPLAT OF
PECAN SQUARE PHASE 4C

CONTAINING
LOTS 1XR-3XR, BLOCK 3Q; LOTS 1XR-3XR, BLOCK 4K
AND BEING A REVISION OF
LOT 1X, BLOCK 3Q; LOT 1X, BLOCK 4K
AS PREVIOUSLY FILED IN
INST. NO. 2023-0000
O.P.R.D.C.T.
AND BEING PART OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

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Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.9998493926.

OWNER/DEVELOPER:
HHS-PECAN SQUARE DEVELOPMENT, LLC
5601 Democracy Dr. Ste 300
Plano, Texas 75024
Phone: 972-789-3500

OWNER/DEVELOPER:
MHI PARTNERSHIP LTD
16980 Dallas Pkwy Ste 100
Dallas, Texas 75248
Phone: 972-484-6665

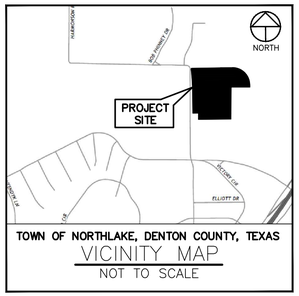
OWNER/DEVELOPER:
CND-PECAN SQUARE II LLC
1111 N Post Oak Rd
Houston, Texas 77055
Phone: 713-963-0500

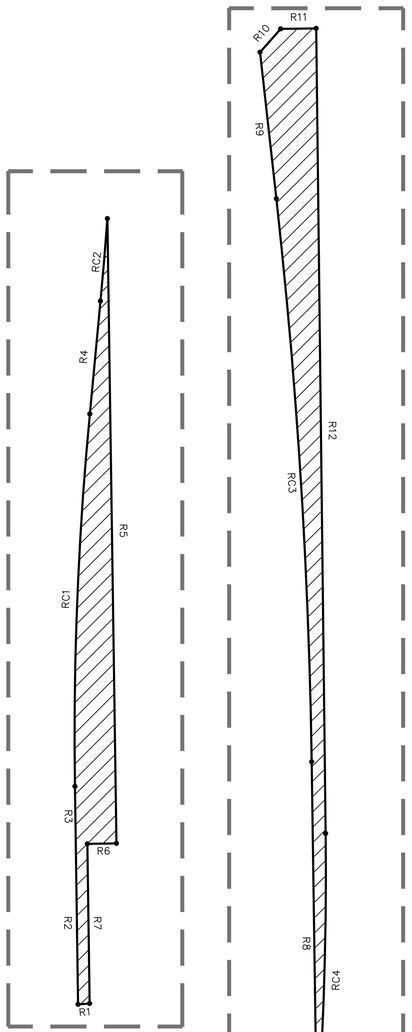
Kimley»Horn
400 N. Oklahoma Dr. Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2200
FIRM # 10194503

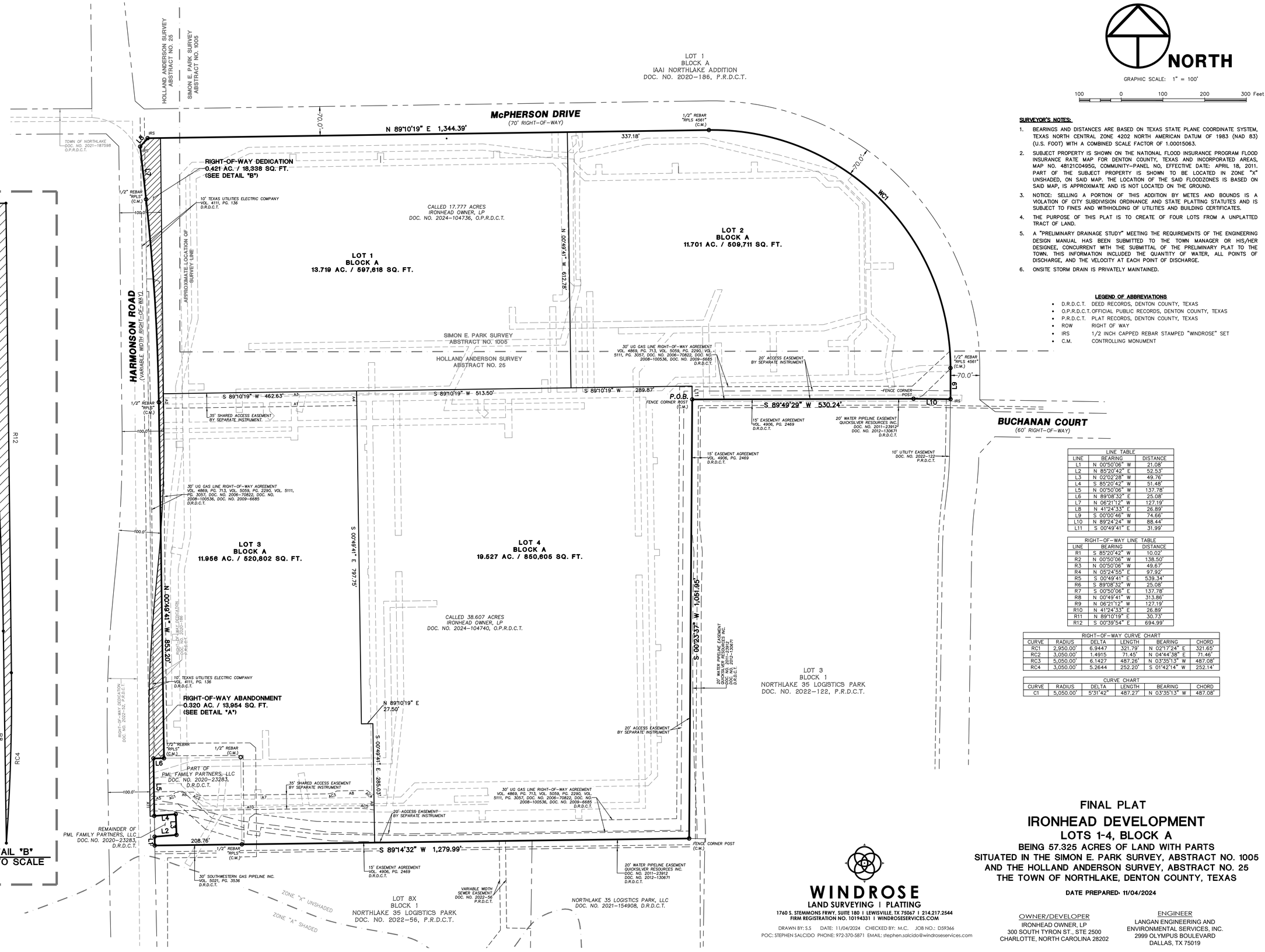
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=100'	SPA	DRA	08/06/2024	063226929	1 of 1

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Suite 700
Dallas, Texas 75034
Phone: 972-770-1376
Contact : Jason Kaiser, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Daniel Arthur, R.P.L.S.







NORTH

GRAPHIC SCALE: 1" = 100'

100 0 100 200 300 Feet

SURVEYOR'S NOTES:

1. 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.
2. SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48121C0495G, COMMUNITY-PANEL NO, EFFECTIVE 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 FLOODZONES IS BASED ON SAID MAP, IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND.
3. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
4. THE PURPOSE OF THIS PLAT IS TO CREATE OF FOUR LOTS FROM A UNPLATTED TRACT OF LAND.
5. A "PRELIMINARY DRAINAGE STUDY" MEETING THE REQUIREMENTS OF THE ENGINEERING DESIGN MANUAL HAS BEEN SUBMITTED TO THE TOWN MANAGER OR HIS/HER DESIGNEE, CONCURRENT WITH THE SUBMITTAL OF THE PRELIMINARY PLAT TO THE TOWN. THIS INFORMATION INCLUDED THE QUANTITY OF WATER, ALL POINTS OF DISCHARGE, AND THE VELOCITY AT EACH POINT OF DISCHARGE.
6. ONSITE 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
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
- C.M. CONTROLLING MONUMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°50'06" W	21.08'
L2	N 85°20'42" E	52.53'
L3	N 02°02'28" W	49.76'
L4	S 85°20'42" W	51.48'
L5	N 00°50'06" W	137.78'
L6	N 89°08'32" E	25.08'
L7	N 06°21'12" W	127.19'
L8	N 41°24'33" E	26.89'
L9	S 00°00'46" W	74.66'
L10	N 89°24'24" W	88.44'
L11	S 00°49'41" E	31.99'

RIGHT-OF-WAY LINE TABLE		
LINE	BEARING	DISTANCE
R1	S 85°20'42" W	10.02'
R2	N 00°50'06" W	138.50'
R3	N 00°50'06" W	49.67'
R4	N 05°24'55" E	97.92'
R5	S 00°49'41" E	539.34'
R6	S 89°08'32" W	25.08'
R7	S 00°50'06" E	137.78'
R8	N 00°49'41" W	313.86'
R9	N 06°21'12" W	127.19'
R10	N 41°24'33" E	26.89'
R11	N 89°10'19" E	30.73'
R12	S 00°39'54" E	694.99'

RIGHT-OF-WAY CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
RC1	2,950.00'	6.9447	321.79'	N 02°17'24" E	321.65'
RC2	3,050.00'	1.4915	71.45'	N 04°44'38" E	71.46'
RC3	5,050.00'	6.1427	487.26'	N 03°35'13" W	487.08'
RC4	3,050.00'	5.2644	252.20'	S 01°42'14" W	252.14'

CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	5,050.00'	5°31'42"	487.27'	N 03°35'13" W	487.08'

FINAL 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 THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

DATE PREPARED: 11/04/2024

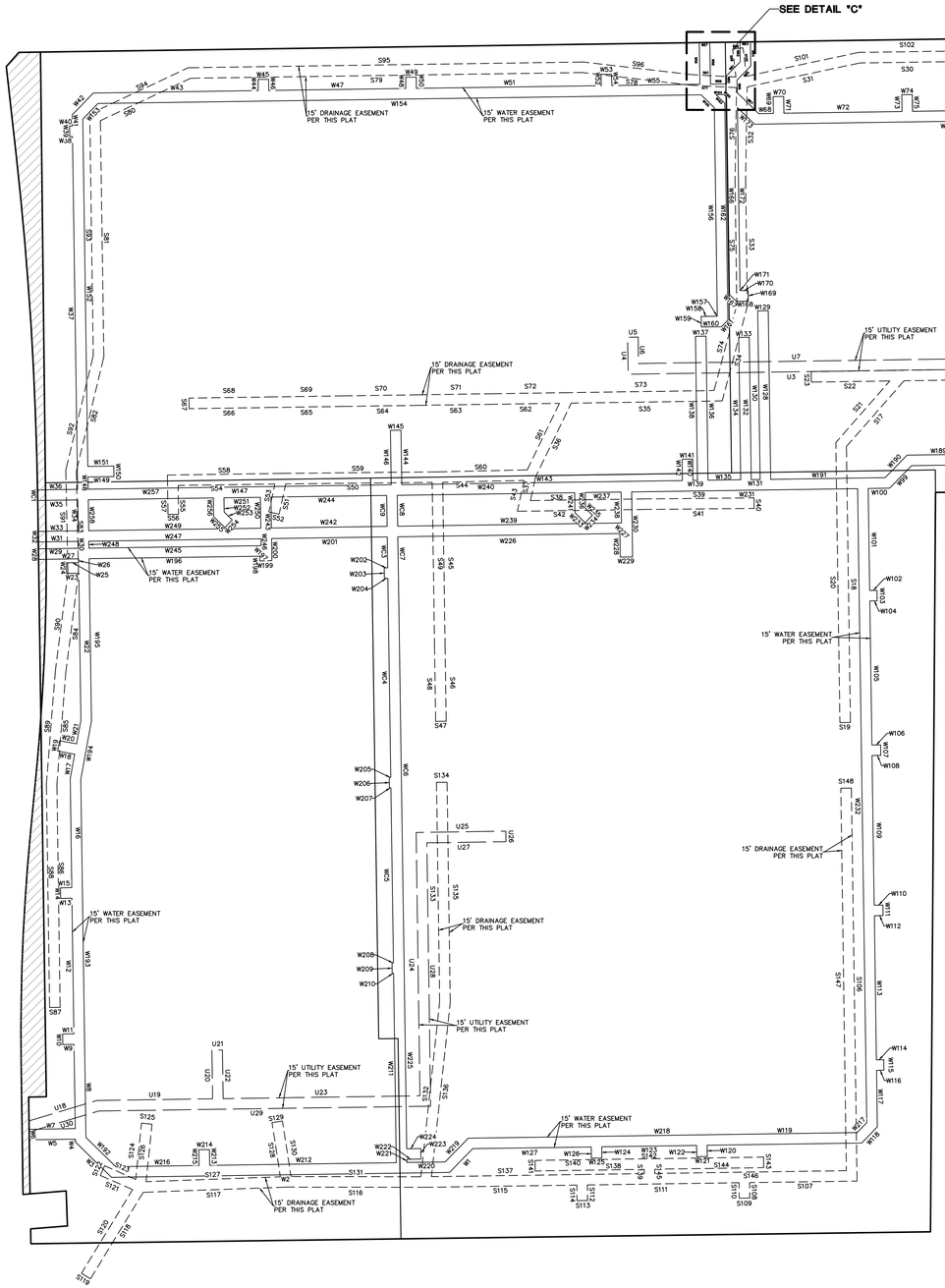
WINDROSE
LAND SURVEYING | PLATTING
1760 S. STEMMONS FRWY, SUITE 180 | LEWISVILLE, TX 75067 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: S.S DATE: 11/04/2024 CHECKED BY: M.C. JOB NO.: D59366
POC: STEPHEN SALCIDO PHONE: 972-370-5871 EMAIL: stephen.salcido@windroseservices.com

OWNER/DEVELOPER
IRONHEAD OWNER, LP
300 SOUTH TYRON ST., STE 2500
CHARLOTTE, NORTH CAROLINA 28202

ENGINEER
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
2999 OLYMPUS BOULEVARD
DALLAS, TX 75019

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
W1	S 44°10'19" W	47.17'	W130	S 00°49'41" E	240.00'
W2	S 89°10'19" W	481.05'	W131	S 89°10'19" W	12.60'
W3	N 45°30'06" W	71.91'	W132	N 00°49'41" W	202.50'
W4	N 00°49'41" W	3.86'	W133	S 89°10'19" W	15.00'
W5	S 89°10'19" W	65.53'	W134	S 00°49'41" E	202.50'
W6	N 00°49'41" W	15.00'	W135	S 89°10'19" W	46.50'
W7	N 89°10'19" E	65.53'	W136	N 00°49'41" W	205.00'
W8	N 00°49'41" W	119.86'	W137	S 89°10'19" W	15.00'
W9	S 89°10'19" W	16.00'	W138	S 00°49'41" E	205.00'
W10	N 00°49'41" W	15.00'	W139	S 89°10'19" W	6.50'
W11	N 89°10'19" E	16.00'	W140	N 00°49'41" W	30.50'
W12	N 00°49'41" W	193.00'	W141	S 89°10'19" W	15.00'
W13	S 89°10'19" W	16.00'	W142	S 00°49'41" E	30.50'
W14	N 00°49'41" W	15.00'	W143	S 89°10'19" W	399.25'
W15	N 89°10'19" E	16.00'	W144	N 00°49'41" W	77.50'
W16	N 00°49'41" W	155.44'	W145	S 89°10'19" W	15.00'
W17	N 10°25'35" E	35.05'	W146	S 00°49'41" E	77.50'
W18	N 79°34'25" W	24.63'	W147	S 89°10'19" W	431.25'
W19	N 10°25'35" E	15.00'	W148	N 00°49'41" W	17.50'
W20	S 79°34'25" E	24.63'	W149	N 89°10'19" E	37.00'
W21	N 10°25'35" E	34.37'	W150	N 00°49'41" W	15.00'
W22	N 00°49'25" W	209.01'	W151	S 89°10'19" W	37.00'
W23	S 89°10'35" W	17.49'	W152	N 00°49'41" W	494.25'
W24	N 00°49'25" W	15.00'	W153	N 44°10'19" E	30.76'
W25	N 89°10'35" E	17.49'	W154	N 89°10'19" E	858.14'
W26	N 00°49'25" W	5.42'	W155	S 45°49'41" E	26.31'
W27	S 89°10'19" W	56.99'	W156	S 00°49'41" E	296.18'
W28	N 00°49'41" W	15.00'	W157	S 44°10'19" W	0.86'
W29	N 89°10'19" E	56.99'	W158	S 89°10'19" W	22.39'
W30	N 00°49'25" W	9.83'	W159	S 00°49'41" E	15.00'
W31	S 89°10'19" W	56.99'	W160	N 89°10'19" E	28.61'
W32	N 00°49'41" W	15.00'	W161	N 44°10'19" E	13.28'
W33	N 89°10'19" E	57.00'	W162	N 00°49'41" W	308.61'
W34	N 00°49'25" W	44.00'	W163	N 45°49'41" W	17.53'
W35	S 89°10'19" W	57.00'	W164	N 89°10'19" E	11.29'
W36	N 89°10'19" E	57.01'	W165	S 45°49'41" E	5.57'
W37	N 00°49'41" W	502.00'	W166	S 00°49'41" E	281.06'
W38	S 89°10'19" W	4.00'	W167	S 45°49'41" E	13.28'
W39	N 00°49'41" W	15.00'	W168	N 89°10'19" E	17.27'
W40	N 89°10'19" E	4.00'	W169	N 00°49'41" W	15.00'
W41	N 00°49'41" W	15.96'	W170	S 89°10'19" W	11.06'
W42	N 44°10'19" E	43.19'	W171	N 45°49'41" W	0.86'
W43	N 89°10'19" E	234.49'	W172	N 00°49'41" W	259.85'
W44	N 00°01'34" W	16.11'	W173	S 45°49'41" E	34.03'
W45	N 89°58'26" E	15.00'	W174	N 89°09'22" E	553.75'
W46	S 00°01'34" E	15.90'	W175	S 45°49'41" E	34.14'
W47	N 89°10'19" E	195.01'	W176	N 89°10'19" E	30.52'
W48	N 00°04'56" W	16.11'	W177	S 45°49'41" E	66.03'
W49	N 89°58'26" E	15.00'	W178	S 00°49'41" E	284.72'
W50	S 00°04'56" E	15.90'	W179	S 44°10'19" W	42.43'
W51	N 89°10'19" E	263.13'	W180	S 00°49'41" E	5.61'
W52	N 00°56'41" W	16.23'	W181	S 89°10'19" W	47.50'
W53	N 89°58'26" E	15.00'	W182	S 00°49'41" E	15.00'
W54	S 00°56'41" E	16.02'	W183	N 89°10'19" E	47.50'
W55	N 89°10'19" E	125.34'	W184	S 00°49'41" E	67.89'
W56	N 00°49'41" W	59.28'	W185	S 89°10'19" W	303.00'
W57	N 89°10'19" E	15.00'	W186	N 00°49'41" W	80.89'
W58	S 00°49'41" E	59.28'	W187	S 89°10'19" W	15.00'
W59	N 89°10'19" E	22.83'	W188	S 00°49'41" E	80.89'
W60	N 00°49'41" W	11.21'	W189	S 89°10'19" W	96.99'
W61	N 44°10'19" E	28.28'	W190	S 44°10'19" W	44.71'
W62	N 00°49'41" W	28.07'	W191	S 89°10'19" W	162.79'
W63	N 89°10'19" E	15.00'	W192	N 45°30'06" W	59.48'
W64	S 00°49'41" E	34.28'	W193	N 00°49'41" W	509.52'
W65	S 44°10'19" W	28.28'	W194	N 10°25'35" E	84.42'
W66	S 00°49'41" E	17.72'	W195	N 00°49'25" W	230.91'
W67	S 45°49'41" E	42.81'	W196	N 89°10'19" E	242.30'
W68	N 89°09'22" E	20.90'	W197	S 45°49'41" E	0.86'
W69	N 00°50'38" W	23.99'	W198	S 00°49'41" E	6.06'
W70	N 89°09'22" E	15.00'	W199	N 89°10'19" E	17.00'
W71	S 00°50'38" E	23.99'	W200	N 00°49'41" W	31.50'
W72	N 89°09'22" E	167.99'	W201	N 89°10'19" E	164.58'
W73	N 00°50'38" W	23.94'	W202	S 89°10'19" W	5.00'
W74	N 89°09'22" E	15.00'	W203	S 00°49'41" E	15.00'
W75	S 00°50'38" E	23.94'	W204	N 89°10'19" E	5.00'
W76	N 89°09'22" E	174.44'	W205	S 89°10'32" W	2.08'
W77	N 00°50'38" W	23.89'	W206	S 00°49'41" E	15.00'
W78	N 89°09'22" E	15.00'	W207	N 89°10'32" E	2.09'
W79	S 00°50'38" E	23.89'	W208	S 89°10'19" W	2.09'
W80	N 89°09'22" E	145.42'	W209	S 00°49'41" E	15.00'
W81	S 45°49'41" E	34.14'	W210	N 89°10'19" E	2.09'
W82	N 89°10'19" E	30.52'	W211	S 00°48'32" E	269.36'
W83	S 45°49'41" E	78.45'	W212	S 89°10'19" W	265.58'
W84	S 00°49'41" E	142.54'	W213	N 00°49'41" W	22.50'
W85	N 89°10'19" E	66.50'	W214	S 89°10'19" W	15.00'
W86	S 00°49'41" E	15.00'	W215	S 00°49'41" E	22.50'
W87	S 89°10'19" W	66.50'	W216	S 89°10'19" W	118.60'
W88	S 00°49'41" E	139.61'	W217	S 44°10'19" W	19.60'
W89	S 44°10'19" W	42.43'	W218	S 89°10'19" W	553.39'
W90	S 00°49'41" E	82.28'	W219	S 44°10'19" W	47.17'
W91	N 89°10'19" E	57.09'	W220	S 89°10'19" W	54.39'
W92	N 77°55'19" E	100.16'	W221	N 00°48'32" W	4.54'
W93	N 89°10'19" E	74.31'	W222	N 89°10'19" E	20.00'
W94	S 00°00'46" W	8.27'	W223	N 00°49'41" W	15.00'
W95	S 89°10'19" W	72.66'	W224	S 89°10'19" W	19.99'
W96	S 77°55'19" W	100.16'	W225	N 00°48'32" W	257.31'
W97	S 89°10'19" W	66.14'	W226	N 89°10'19" E	315.37'
W98	S 89°10'19" W	416.20'	W227	S 45°49'41" E	0.86'
W99	S 44°10'19" W	44.71'	W228	S 00°49'41" E	32.89'
W100	S 89°10'19" W	30.50'	W229	N 89°10'19" E	17.50'
W101	S 00°49'17" E	145.00'	W230	N 00°49'41" W	92.50'
W102	N 89°10'48" E	10.41'	W231	N 89°10'19" E	321.65'
W103	S 00°49'17" E	15.00'	W232	S 00°49'17" E	902.14'
W104	S 89°10'48" W	10.41'	W233	S 45°49'41" E	20.25'
W105	S 00°49'17" E	205.00'	W234	N 44°10'19" E	15.00'
W106	N 89°10'19" E	12.44'	W235	N 45°49'41" W	14.04'
W107	S 00°49'17" E	15.00'	W236	N 00°49'41" W	22.39'
W108	S 89°10'19" W	12.44'	W237	N 89°10'19" E	50.96'
W109	S 00°49'17" E	213.00'	W238	S 00°49'41" E	44.00'
W110	N 89°10'19" E	12.46'	W239	S 89°10'19" W	318.48'
W111	S 00°49'17" E	15.00'	W240	N 89°10'19" E	252.50'
W112	S 89°10'19" W	12.46'	W241	S 00°49'41" E	28.61'
W113	S 00°49'17" E	205.00'	W242	S 89°10'19" W	164.58'
W114	N 89°10'43" E	10.49'	W243	N 00°49'41" W	44.00'
W115	S 00°49'17" E	15.00'	W244	N 89°10'19" E	164.60'
W116	S 89°10'43" W	10.49'	W245	N 89°10'19" E	244.90'
W117	S 00°49'17" E	80.36'	W246	N 00°49'41" W	9.83'
W118	S 44°10'19" W	32.02'	W247	S 89°10'19" W	244.90'
W119	S 89°10'19" W	219.86'	W248	S 00°49'25" E	9.83'
W120	S 00°49'41" E	16.00'	W249	N 89°10'19" E	244.90'
W121	S 89°10'19" W	15.00'	W250	N 00°49'41" W	44.00'
W122	N 00°49'41" W	16.00'	W251	S 89°10'19" W	51.90'
W123	S 89°10'19" W	135.00'	W252	S 00°49'41" E	20.39'
W124	S 00°49'41" E	16.00'	W253	S 45°49'41" E	16.04'
W125	S 89°10'19" W	15.00'	W254	S 44°10'19" W	15.00'
W126	N 00°49'41" W	16.00'	W255	N 45°49'41" W	22.25'
W127	S 89°10'19" W	168.54'	W256	N 00°49'41" W	26.61'
W128	N 00°49'41" W	240.00'	W257	S 89°10'19" W	178.00'
W129	S 89°10'19" W	15.00'	W258	S 00°49'25" E	44.00'



NORTH

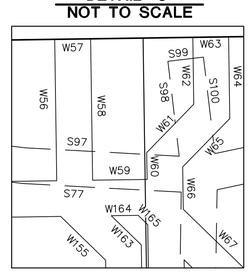
GRAPHIC SCALE: 1" = 100'

100 0 100 200 300 Feet

LINE TABLE		
LINE	BEARING	DISTANCE
U1	S 89°48'58" W	293.86'
U2	N 00°49'41" W	180.20'
U3	S 89°10'19" W	462.00'
U4	N 00°48'19" W	52.55'
U5	N 89°11'41" E	15.00'
U6	S 00°48'19" E	37.55'
U7	N 89°10'19" E	449.48'
U8	N 21°35'38" E	78.43'
U9	N 89°02'29" E	16.24'
U10	S 21°35'38" W	88.19'
U11	S 00°49'41" E	171.38'
U12	N 89°48'58" E	279.06'
U13	S 89°56'19" E	297.59'
U14	S 89°55'27" W	27.67'
U15	S 03°58'47" W	15.03'
U16	N 89°55'27" W	26.64'
U17	N 89°56'19" W	297.56'
U18	N 73°17'14" E	100.88'
U19	N 89°10'19" E	164.55'
U20	N 00°49'41" W	69.24'
U21	N 89°10'19" E	15.00'
U22	S 00°49'41" E	69.24'
U23	N 89°10'19" E	280.00'
U24	N 00°49'41" W	374.74'
U25	N 89°10'19" E	127.50'
U26	S 00°49'41" E	15.00'
U27	S 89°10'19" W	112.50'
U28	S 00°49'41" E	374.74'
U29	S 89°10'19" W	472.45'
U30	S 73°17'14" W	103.06'

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
S1	S 43°45'12" W	15.21'	S77	N 86°53'01" W	66.48'
S2	S 44°30'32" E	74.38'	S78	N 83°20'58" W	153.40'
S3	S 00°49'41" E	268.23'	S79	S 89°10'19" W	557.89'
S4	S 46°44'45" E	78.00'	S80	S 64°50'06" W	141.87'
S5	S 08°20'44" W	67.82'	S81	S 00°49'41" E	335.98'
S6	S 09°38'18" E	54.80'	S82	S 13°29'00" W	167.42'
S7	S 80°21'42" W	15.00'	S83	S 01°10'42" E	145.34'
S8	N 09°38'18" W	57.17'	S84	S 07°18'07" W	141.80'
S9	N 08°20'44" E	62.37'	S85	S 04°31'41" W	160.17'
S10	N 46°44'45" W	69.13'	S86	S 00°49'41" E	317.15'
S11	S 74°34'22" W	107.83'	S87	S 89°10'19" W	15.00'
S12	S 89°10'19" W	114.46'	S88	N 00°49'41" W	317.85'
S13	S 00°49'41" E	96.39'	S89	N 04°31'41" E	161.23'
S14	S 89°10'19" W	15.00'	S90	N 07°18'07" E	141.05'
S15	N 00°49'41" W	96.39'	S91	N 01°10'42" W	146.16'
S16	S 89°10'19" W	231.17'	S92	N 13°29'00" E	167.47'
S17	S 41°15'29" W	124.33'	S93	N 00°49'41" W	343.77'
S18	S 00°49'41" E	392.73'	S94	N 64°50'06" E	154.78'
S19	S 89°10'19" W	15.00'	S95	N 89°10'19" E	562.11'
S20	N 00°49'41" W	398.50'	S96	S 83°20'58" E	153.92'
S21	N 41°15'29" E	116.56'	S97	S 86°53'01" E	64.32'
S22	S 89°10'19" W	111.62'	S98	N 06°46'30" W	40.05'
S23	N 00°49'41" W	15.00'	S99	N 83°13'30" E	15.00'
S24	N 89°10'19" E	490.54'	S100	S 06°46'30" E	40.76'
S25	N 41°34'22" E	104.33'	S101	N 78°01'12" E	163.41'
S26	N 00°49'41" W	259.60'	S102	N 89°10'19" E	137.59'
S27	N 44°30'32" W	93.92'	S103	S 76°47'58" E	182.56'
S28	N 74°53'23" E	147.23'	S104	S 74°53'23" E	136.53'
S29	N 76°47'58" W	180.47'	S105	N 45°08'35" E	14.09'
S30	S 89°10'19" W	134.28'	S106	S 00°49'41" E	559.17'
S31	S 78°01'12" W	164.19'	S107	S 89°10'19" W	152.93'
S32	S 00°55'39" W	134.17'	S108	S 00°49'41" E	22.00'
S33	S 00°49'52" E	177.42'	S109	S 89°10'19" W	15.00'
S34	S 15°11'20" W	139.93'	S110	N 00°49'41" W	22.00'
S35	S 89°10'19" W	214.74'	S111	S 89°10'19" W	215.75'
S36	S 25°50'17" W	116.44'	S112	S 00°49'53" E	22.11'
S37	S 12°09'02" W	34.58'	S113	S 89°10'07" W	15.00'
S38	N 89°10'19" E	164.74'	S114	N 00°49'53" W	22.11'
S39	N 89°28'00" E	153.38'	S115	S 89°10'19" W	215.15'
S40	S 00°32'00" E	15.00'	S116	N 89°55'04" W	197.83'
S41	S 89°28'00" W	153.34'	S117	S 87°55'04" W	204.07'
S42	S 89°10'19" W	183.55'	S118	S 31°21'24" W	144.14'
S43	N 12°09'22" E	44.83'	S119	N 58°38'36" W	15.00'
S44	S 88°44'13" W	115.65'	S120	N 31°21'24" E	139.60'
S45	S 00°49'41" E	230.89'	S121	N 66°16'17" W	49.98'
S46	S 00°49'41" E	109.17'	S122	N 23°43'43" E	15.00'
S47	S 89°10'19" W	15.00'	S123	S 66°16'17" E	48.28'
S48	N 00°49'41" W	109.17'	S124	N 05°57'41" E	80.48'
S49	N 00°49'41" W	230.87'	S125	S 84°02'19" E	15.00'
S50	S 89°25'49" W	208.44'	S126	S 05°57'41" W	82.12'
S51	S 12°12'08" W	44.11'	S127	N 87°55'04" E	191.19'
S52	N 77°47'52" W	15.00'	S128	N 08°44'12" W	77.94'
S53	N 12°12'08" E	40.66'	S129	N 81°15'48" E	15.00'
S54	S 89°10'19" W	137.66'	S130	S 08°44'12" E	79.94'
S55	S 00°48'11" E	41.05'	S131	S 89°55'04" E	184.74'
S56	S 89°11'49" W	15.00'	S132	N 06°08'22" E	250.53'
S57	N 00°48'11" W	56.05'	S133	N 00°49'41" W	312.04'
S58	N 89°10'19" E	162.11'	S134	N 89°10'19" E	15.00'
S59	N 89°25'49" E	221.86'	S135	S 00°49'41" E	312.96'
S60	N 88°44'13" E	127.96'	S136	S 06°08'22" W	249.72'
S61	N 25°50'17" E	105.22'	S137	N 89°10'19" E	214.11'
S62	S 89°10'22" W	94.13'	S138	N 89°10'19" E	88.68'
S63	S 89°10'17" W	106.29'	S139	N 00°49'41" W	6.00'
S64	S 89°10'19" W	106.29'	S140	S 89°10'19" W	155.00'
S65	S 89°10'19" W	106.29'	S141	N 00°49'41" W	15.00'
S66	S 89°10'19" W	113.79'	S142	N 89°10'19" E	325.00'
S67	N 00°49'41" W	15.00'	S143	S 00°49'41" E	15.00'
S68	N 89°10'19" E	113.79'	S144	S 89°10'19" W	155.00'
S69	N 89°10'19" E	106.29'	S145	S 00°49'41" E	6.00'
S70	N 89°10'19" E	106.29'	S146	N 89°10'19" E	272.50'
S71	N 89°10'17" E	106.29'	S147	N 00°49'41" W	544.17'
S72	N 89°10'22" E	106.29'	S148	N 89°10'19" E	15.00'
S73	N 89°10'19" E	207.99'			
S74	N 14°51'20" E	126.49'			
S75	N 00°49'52" W	175.58'			
S76	N 00°55'39" E	133.16'			

DETAIL "C"
NOT TO SCALE



CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
WC1	5,050.00'	0°10'13"	15.00'	N 00°51'14" W	15.00'
WC2	570.00'	0°40'36"	6.73'	S 00°19'35" E	6.73'
WC3	87,450.54'	0°01'44"	44.00'	S 00°50'50" E	44.00'
WC4	660,062.06'	0°01'28"	283.00'	S 00°49'34" E	283.00'
WC5	660,062.06'	0°01'18"	249.00'	S 00°51'02" E	249.00'
WC6	660,063.42'	0°02'56"	562.00'	N 00°50'16" W	562.00'
WC7	87,445.90'	0°02'01"	51.50'	N 00°50'59" W	51.50'
WC8	87,445.89'	0°01'44"	44.00'	N 00°48'31" W	44.00'
WC9	87,450.54'	0°01'44"	44.00'	S 00°48'31" E	44.00'

CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
SC1	570.00'	4°20'02"	43.11'	S 56°10'02" E	43.10'

WINDROSE
LAND SURVEYING | PLATTING
1760 S. STEMMONS FRWY. SUITE 180 | LEWISVILLE, TX 75067 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: S.S DATE: 02/07/2024 CHECKED BY: M.N.P. JOB NO.: D59366
POC: STEPHEN SALCIDO PHONE: 972-370-5871 EMAIL: stephen.salcido@windroseservices.com

OWNER/DEVELOPER
IRONHEAD OWNER, LP
300 SOUTH TYRON ST., STE 2500
CHARLOTTE, NORTH CAROLINA 28202

ENGINEER
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
2999 OLYMPUS BOULEVARD
DALLAS, TX 75019

FINAL 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 THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

DATE PREPARED: 11/04/2024

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS **IRONHEAD OWNER, LP** IS THE OWNER OF A 57.325 ACRE TRACT OF LAND SITUATED IN THE SIMON E. PARK SURVEY, ABSTRACT NUMBER (NO.) 1005 AND IN THE HOLLAND ANDESRON SURVEY, ABSTRACT NO. 25, IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS, BEING ALL A CALLED 17.777 ACRE TRACT DESCRIBED TO IRONHEAD OWNER, LP IN DEED RECORDED IN DOC. NO. 2024-104736 AND ALL OF A CALLED 38.607 ACRE TRACT DESCRIBED TO IRONHEAD OWNER, LP IN DEED RECORDED IN DOC. NO. 2024-104740, 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)(US 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 (P.R.D.C.T.) AND AN INTERIOR 'ELL' CORNER OF SAID 38.607 ACRE TRACT;

THENCE, SOUTH 00 DEGREES 23 MINUTES 37 SECONDS WEST, WITH AN EAST LINE OF SAID OF 38.607 ACRE TRACT AND A WEST LINE OF SAID LOT 3, A DISTANCE OF 1,051.95 FEET TO A FENCE CORNER POST FOUND FOR THE SOUTHERNMOST SOUTHEAST CORNER OF SAID 38.607 ACRE 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 2021-154908 (D.R.D.C.T.);

THENCE, SOUTH 89 DEGREES 14 MINUTES 32 SECONDS WEST, WITH A SOUTH LINE OF SAID 38.607 ACRE TRACT AND THE SOUTH LINE OF SAID PML FAMILY PARTNERS TRACT, AND THE NORTH LINE OF SAID NORTHLAKE 35 LOGISTICS PARK TRACT AND THE NORTH LINE OF LOT 8X, BLOCK 1, NORTHLAKE 35 LOGISTICS PARK, AN ADDITION TO THE CITY OF JUSTIN ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2022-56 (P.R.D.C.T.), PASSING AT A DISTANCE OF 1,279.99 FEET A 1/2-INCH REBAR CAPPED 'RPLS' FOUND FOR THE SOUTHERNMOST SOUTHWEST CORNER OF SAID 38.607 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID PML FAMILY PARTNERS TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 1,279.99 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-WAY);

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.R.D.C.T.);

THENCE, NORTH 85 DEGREES 20 MINUTES 42 SECONDS EAST, WITH THE SOUTH LINE OF SAID "LEASED PREMISES" TRACT, A DISTANCE OF 52.53 FEET TO A 1/2-INCH REBAR CAPPED "WINDROSE" SET FOR THE SOUTHEAST CORNER THEREOF;

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

THENCE, SOUTH 85 DEGREES 20 MINUTES 42 SECONDS WEST, WITH THE NORTH LINE OF SAID "LEASED PREMISES" TRACT, A DISTANCE OF 51.48 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 PML FAMILY PARTNERS TRACT, SAID POINT BEING THE SOUTHWEST CORNER OF A RIGHT-OF-WAY DEDICATION AS DEPICTED ON IAAI NORTHLAKE ADDITION, ADDITION TO THE TOWN OF NORTHLAKE, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2020-186, 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 25.08 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "RPLS" FOUND FOR THE SOUTHEAST CORNER OF SAID RIGHT-OF-WAY DEDICATION, AND BEING A SOUTHWEST CORNER OF SAID 38.607 ACRE 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 853.20 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 5,050.00 FEET, A CENTRAL ANGLE OF 05 DEGREES 31 MINUTES 42 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 03 DEGREES 35 MINUTES 13 SECONDS WEST, – 487.08 FEET;

IN A NORTHERLY DIRECTION, ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 487.27 FEET, TO A 1/2-INCH REBAR CAPPED 'RPLS' FOUND FOR CORNER;

NORTH 06 DEGREES 21 MINUTES 12 SECONDS WEST, A DISTANCE OF 127.19 FEET TO A 1/2-INCH REBAR CAPPED 'WINDROSE' SET FOR CORNER;

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

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

NORTH 89 DEGREES 10 MINUTES 19 SECONDS EAST, A DISTANCE OF 1,344.39 FEET TO A 1/2-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 89 DEGREES 49 MINUTES 29 SECONDS WEST, A DISTANCE OF 530.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 57.325 ACRES OR 2,497,074 SQUARE FEET OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT **IRONHEAD OWNER, LP** 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___.

IRONHEAD OWNER LP,
A DELAWARE LIMITED PARTNERSHIP

BY: IRONHEAD GP LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: MM AI IRONHEAD JV LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

BY: IRONHEAD ALLIANCE, LP,
A DELAWARE LIMITED PARTNERSHIP,
A MEMBER

BY: IRONHEAD ALLIANCE GP, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: _____
NAME: LEVI HERMES
ITS: VICE PRESIDENT

LENDER:
FIRST UNITED BANK AND TRUST COMPANY,
AN OKLAHOMA BANKING CORPORATION

BY: _____
NAME: BRANDON 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 §

KNOWN ALL MEN BY THESE PRESENTS:

THIS IS TO CERTIFY THAT I, DANIEL L. JACKSON, 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.

_____
DANIEL L. JACKSON, R.P.L.S.
NO. 5577

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 DANIEL L. JACKSON, 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 OF NORTHLAKE ON:

_____
DATE

_____
TOWN MANAGER

_____
TOWN SECRETARY, TOWN OF NORTHLAKE

WINDROSE
LAND SURVEYING | PLATTING
1760 S. STEMMONS FRWY. SUITE 180 | LEWISVILLE, TX 75067 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM
DRAWN BY: S.S DATE: 02/07/2024 CHECKED BY: M.N.P. JOB NO.: D59366
POC: STEPHEN SALCIDO PHONE: 972-370-5871 EMAIL: stephen.salcido@windroseservices.com

FINAL 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 THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

DATE PREPARED: 11/04/2024

OWNER/DEVELOPER
IRONHEAD OWNER, LP
300 SOUTH TYRON ST., STE 2500
CHARLOTTE, NORTH CAROLINA 28202

ENGINEER
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
2999 OLYMPUS BOULEVARD
DALLAS, TX 75019

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE:	January 21, 2025
REF. DOC.:	Town of Northlake Homerule Charter
SUBJECT:	Consider approval of meeting minutes for November 19, 2024
GOALS/ OBJECTIVES:	Invest in Infrastructure; 4.5 - Leverage technology and equipment to deliver services

BACKGROUND INFORMATION:

- Approval of Meeting Minutes:
  - November 19, 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
NOVEMBER 19, 2024

After determining that a quorum was present, the Planning and Zoning Commission convened in a Regular Meeting on November 19, 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**

Vice-Chairperson King called the meeting to order at 5:35 p.m., roll call was noted as follows:

Joshua Pezzuto - Arrived at 5:36 p.m.	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.

B. Briefing - Town Council actions on Planning & Zoning Commission items

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 September 17, 2024
APPROVED

The item was presented, and commentary followed.

Vice-Chairperson King moved to approve the item as presented. Motion seconded by Commissioner Hall. Motion passed.

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

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
APPROVED RECOMMENDATION

The item was presented, and discussion followed.

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

AYES (6): King, Amarante, Simpson, Hall, Parsa, Keeker
NAYS (1): Pezzuto

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
APPROVED

The item was presented and discussion followed.

Commissioner Amarante moved to approve the item as presented. Motion seconded by Vice Chairperson King. Motion passed.

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

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

APPROVED RECOMMENDATION

i. Public Hearing
ii. Consider Recommendation

The item was presented and discussion followed.

Chairperson Pezzuto recessed the meeting and opened the Public Hearing at 6:10 p.m., and with no speakers coming forward the Public Hearing was closed, and the meeting reconvened at 6:10 p.m.

Vice Chairperson King moved to approve the item as presented. Motion seconded by Commissioner Amarante. Motion passed.

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

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

APPROVED RECOMMENDATION

i. Public Hearing
ii. Consider Recommendation

The item was presented and discussion followed.

Chairperson Pezzuto recessed the meeting and opened the Public Hearing at 6:13 p.m., and with no speakers coming forward the Public Hearing was closed, and the meeting reconvened at 6:13 p.m.

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

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

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

APPROVED RECOMMENDATION

i. Public Hearing
ii. Consider Recommendation

The item was presented and discussion followed.

Chairperson Pezzuto recessed the meeting and opened the Public Hearing at 6:24 p.m., and with no speakers coming forward the Public Hearing was closed, and the meeting reconvened at 6:24 p.m.

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

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

5. **ADJOURN**

With no further business, Chairperson Pezzuto adjourned the meeting at 6:25 p.m.

_____
Joshua Pezzuto, Chairperson

Attest:

_____
Zolaina R. Parker, Town Secretary

MINUTES APPROVED ON: _____

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE:	January 21, 2025
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 Homewood Suites, a proposed 111-room hotel on a 2.054-acre lot, being Lot 5R2R, Block 2, Texas Speedway Centre, generally located on the east side of Raceway Drive approximately 700 feet south of SH 114 at 13311 Raceway Drive - Case # 24-SP00007
GOALS/ OBJECTIVES:	Protect the Public; 1.4 - Ensure safe community standards and processes

BACKGROUND INFORMATION:

Applicant/Developer:	Kriya Hotels LLC
Owner:	2912 Realty Raceway Project, LLC
Engineer:	Triangle Engineering
Zoning:	M-PD Mixed Use Planned
Site:	• 2.054-acre lot recently replatted as Lot 5R2R, Block 2, Texas Speedway Centre • Located at 13311 Raceway Drive

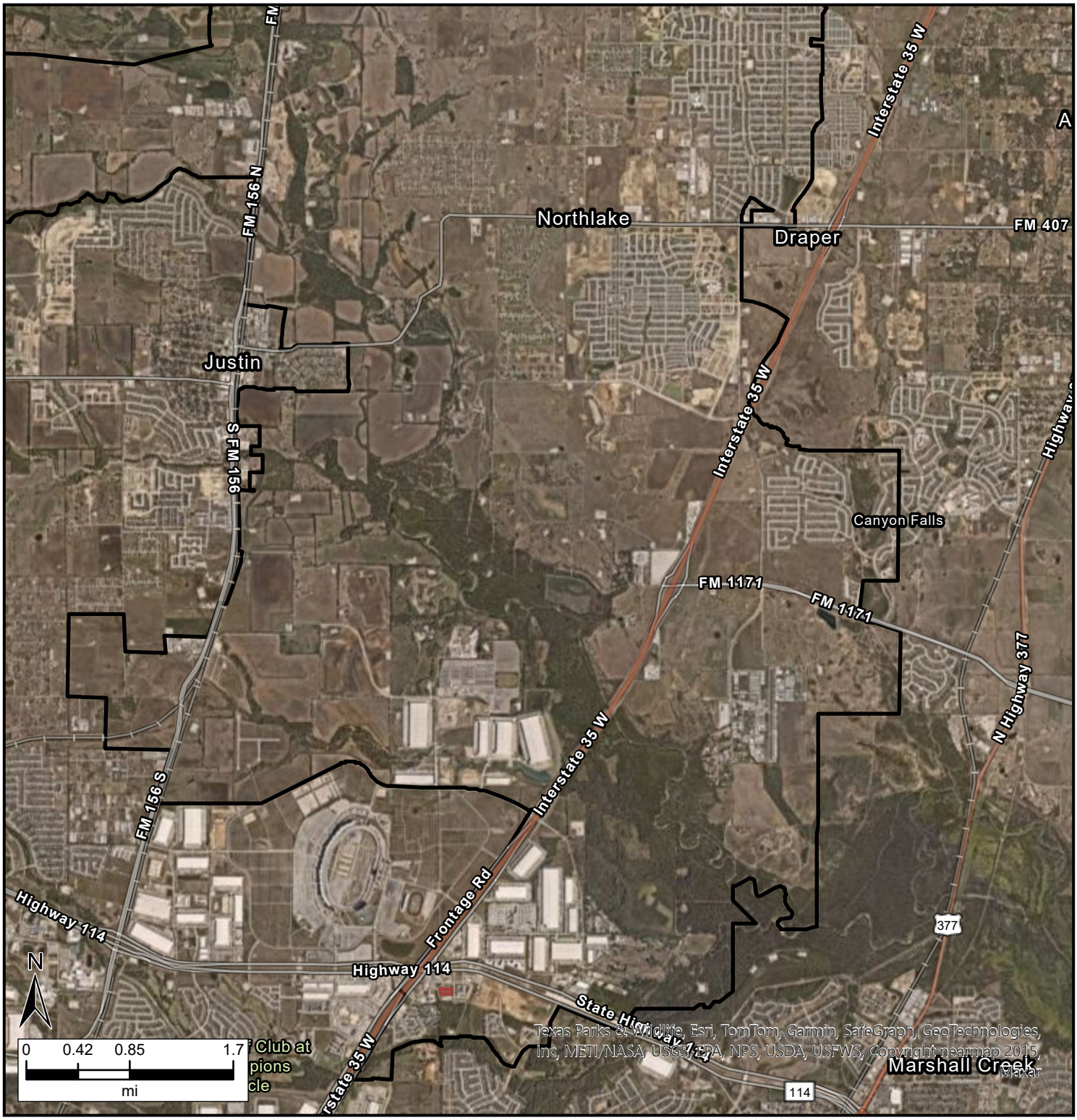
Summary:	• Site Plan includes:
	  ○ One 19,721 square-foot hotel with 111 rooms
	  ○ 117 parking spaces

Staff Analysis:	• Applicant submitted a site plan application in accordance with UDC requirements
	• Site Plan Package includes:
	  ○ Site Plan
	  ○ Landscape Plan
	  ○ Building Elevations
	• Site plan provides 117 parking spaces, exceeding 111 spaces required for 1 space per room
	  ○ 86 on site parking spaces
	  ○ 31 off-site parking spaces (including 29 new spaces to be construction on site of Home2 Suites)
	  ▪ Required parking may be located on a separate lot within same zoning district and within 150 feet of main use
	• 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

Homewood Suites Location Map



NORTHLAKE
TEXAS

Date: 1/9/2025

Homewood Suites Aerial Map



NORTHLAKE
TEXAS

Date: 1/9/2025

PARKING DATA SUMMARY TABLE	
LOT 5R2, BLOCK 2	
TOTAL PARKING REQUIRED	117 SPACES
REGULAR PARKING PROVIDED	81 SPACES
HANDICAP PARKING PROVIDED	5 SPACES
TOTAL ON-SITE PARKING PROVIDED	86 SPACES
TOTAL OFF-SITE PARKING PROPOSED	29 SPACES
TOTAL OFF-SITE PARKING LOCATED ON ADJACENT PROPERTY (HOME2SUITES)	106 SPACES (PROVIDED) -104 SPACES (REQUIRED) = 2 ADDITIONAL SPACES
TOTAL PARKING PROVIDED	117 SPACES

EXISTING LEGEND

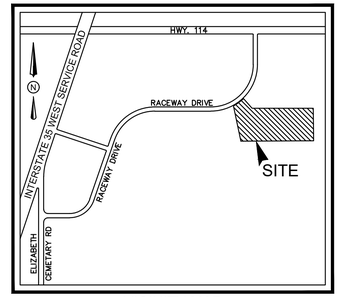
———	BOUNDARY LINE	○	SET IRON ROD (AS NOTED)
———	ADJOINER BOUNDARY LINE	●	FOUND IRON ROD (AS NOTED)
———	EASEMENT LINE (AS NOTED)	⊗	"X" CUT FOUND
—W—	WATER LINE	⊗	"X" CUT SET
—SAN>—	SANITARY SEWER LINE	WM	WATER METER
———	STORM DRAIN LINE (AS NOTED)	FH	FIRE HYDRANT
—OHE—	OVERHEAD ELECTRIC LINE	SS	SANITARY SEWER MANHOLE
	BENCH MARK	CV	CABLE VAULT
(CM)	CONTROL MONUMENT	UV	UTILITY VAULT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS		FIBER OPTIC MARKER
M.R.D.C.T.	MAP RECORDS DENTON COUNTY, TEXAS	WV	WATER VALVE
		TS	TRAFFIC SIGN
		SD	STORM MANHOLE
	POWER POLE		LIGHT POLE
	BOLLARD	G	GAS METER
	SANITARY SEWER CLEAN OUT	GT	GREASE TRAP
E	ELECTRIC BOX	T	TELEPHONE RISER

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	2.054 ACRES (89,490 S.F.)
ZONING:	MIXED USE PD
PROPOSED USE:	HOTEL
BUILDING FOOTPRINT AREA:	19,721 S.F.
NUMBER OF STORIES:	4
BUILDING HEIGHT:	60'-0"
BUILDING COVERAGE:	22.0%
FLOOR AREA RATIO:	0.22
NUMBER OF GUEST ROOMS:	111
IMPERVIOUS AREA:	65,272 S.F. (72.9%)
PERVIOUS/LANDSCAPE AREA:	24,218 S.F. (27.1%)
PARKING SPACES REQUIRED: 1 SPACE PER ROOM	111 SPACES
REGULAR PARKING PROVIDED:	81 SPACES
HANDICAP PARKING REQUIRED:	5 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	5 SPACES (1 VAN ACCESSIBLE)
TOTAL ON-SITE PARKING PROVIDED:	86 PARKING SPACES
TOTAL OFF-SITE PARKING PROPOSED:	29 PARKING SPACES
TOTAL ADDITIONAL PARKING LOCATED ON ADJACENT PROPERTY (HOME2SUITES)	106 SPACES (PROVIDED) - 104 SPACES (REQUIRED) = 2 ADDITIONAL SPACES
TOTAL PARKING PROVIDED:	117 SPACES

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	73.59'	380.00'	011.10"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	75.00'	S41° 37' 11"E
L2	360.13'	S89° 58' 21"E
L3	191.64'	S00° 43' 27"E
L4	428.08'	S89° 46' 49"W
L5	210.82'	N11° 57' 22"W

0 30 60
Scale: 1" = 30 ' Feet



VICINITY MAP
N.T.S.

SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE TOWN OR LOCAL JURISDICTION STANDARDS.
2. 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.
3. 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.
4. 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.
5. 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.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. 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.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

SITE LEGEND

CONCRETE CURB	
SAW-CUT LINE	
FENCE	x — x
STRIPING	
FIRE LANE STRIPING	
FIRE LANE	
LANDSCAPE / PERVIOUS AREA	
PARKING SPACES	X
MONUMENT / PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
ADA RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
MASONRY DUMPSTER ELCLOSURE	
SANITARY SEWER MANHOLE	S
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
GREASE TRAP & SANITARY SEWER SAMPLE PORT	GT SP
DOMESTIC WATER METER VAULT	D WMV
IRRIGATION METER	I
GAS METER	G
TRANSFORMER	T
LIGHT POLE	

EASEMENT / SETBACK LEGEND

ACCESS EASEMENT	A.E.
BUILDING SETBACK	B.S.
DRAINAGE EASEMENT	D.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.
ELECTRICAL EASEMENT	E.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
LANDSCAPE AREA	L.A.
LANDSCAPE SETBACK	L.S.
MUTUAL ACCESS EASEMENT	M.A.E.
SANITARY SEWER EASEMENT	S.S.E.
SIDEWALK EASEMENT	S.E.
STREET EASEMENT	ST.E.
UTILITY EASEMENT	U.E.
WATER EASEMENT	W.E.

Know what's below.
Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	08/16/24	1st CITY SUBMITTAL	KP
2	10/11/24	2nd CITY SUBMITTAL	KP
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STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED PROFESSIONAL ENGINEER
10/11/24

SITE PLAN

HOMEWOOD SUITES NORTHLAKE

13311 RACEWAY DRIVE

TOWN OF NORTHLAKE

DENTON COUNTY, TEXAS

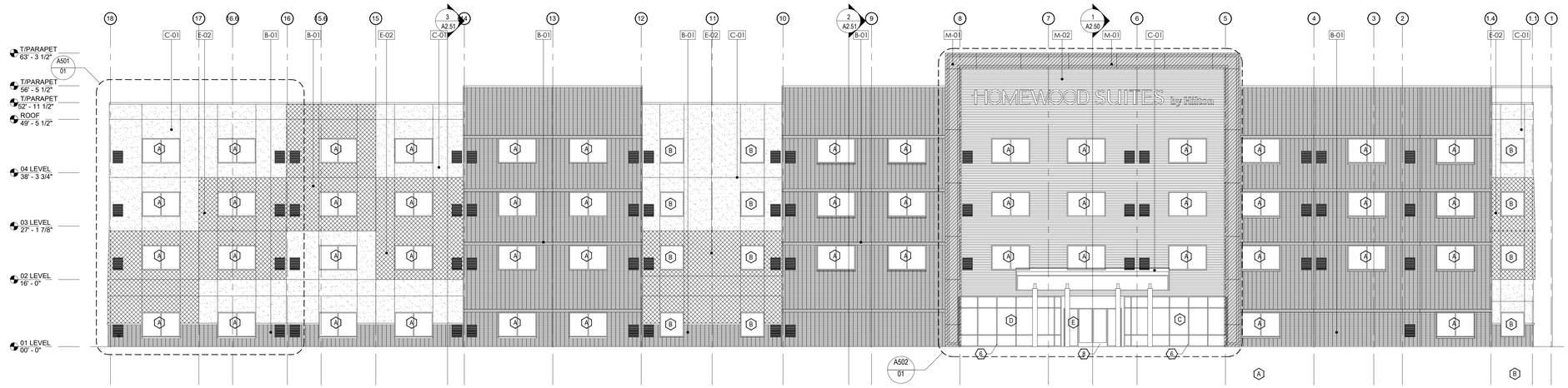
TEXAS SPEEDWAY CENTRE - LOT 5R2, BLOCK 2

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013

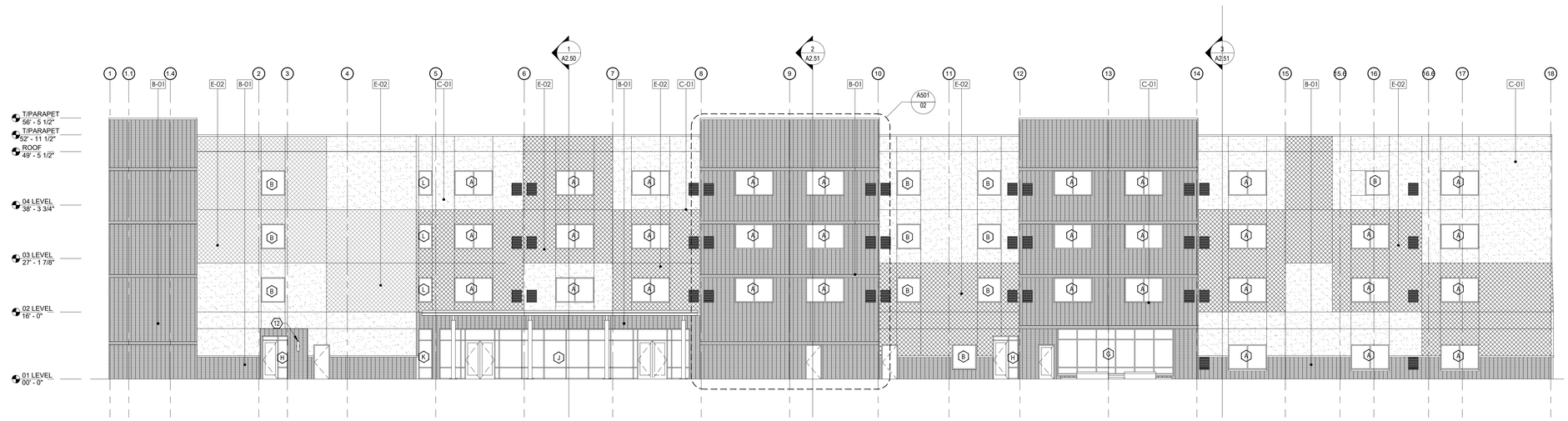
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	KR	10/11/24	SEE SCALE BAR	070–24	C-3.0

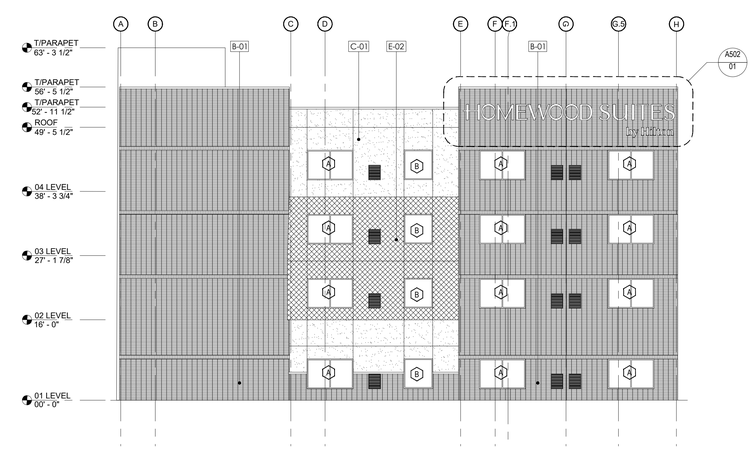
TX. P.E. FIRM #11525



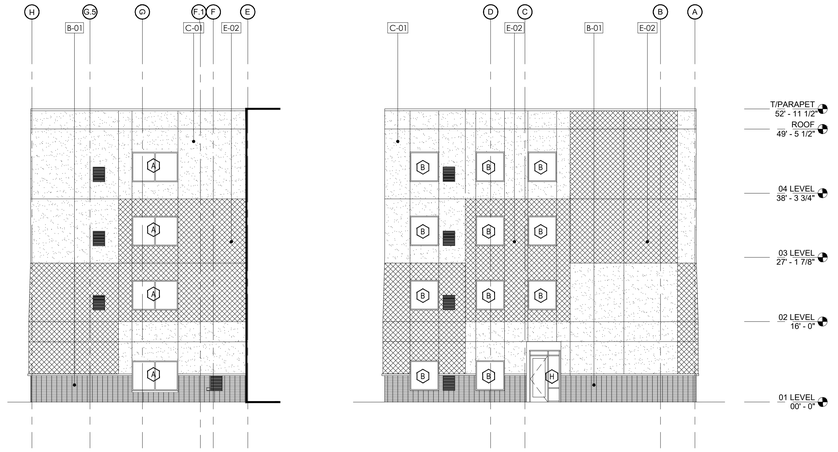
1 FRONT ELEVATION
3/32" = 1'-0"



2 SOUTH ELEVATION
3/32" = 1'-0"



3 WEST ELEVATION
3/32" = 1'-0"



4 EAST ELEVATION
3/32" = 1'-0"

GENERAL NOTES:

1. ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL.
2. MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH FORT WORTH ZONING ORDINANCE.
3. UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR.
4. CONTRACTOR TO ENSURE METAL PANELS ARE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION.
5. SIGN DESIGNED AND FABRICATED BY APPROVED VENDOR TO MEET BRAND STANDARDS, FOR LOCATION ONLY.
6. ALL UTILITY BOXES AND METERS SHALL BE PAINTED TO MATCH SURROUNDING BUILDING FACADE.
7. REVIEW ALL SIGHTLINES AROUND PROPERTY BEFORE LOCATING ROOFTOP EQUIPMENT. VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED.
8. ALL EXTERIOR VENTS, GRILLES, MECHANICAL LOUVERS AND EXTERIOR HOLLOW METAL DOORS TO BE FINISHED TO MATCH ADJACENT EXTERIOR MATERIAL.

KEY NOTES

1. EMERGENCY OVERFLOW ROOF SCUPPER
2. CONTROL JOINT - LOCATE PER MFR'S RECOMMENDATIONS
3. COORDINATE ELECTRICAL REQUIREMENTS FOR SIGNAGE
4. ELEVATOR OVERRUN
5. PRE-FINISHED ALUMINUM WINDOWS
6. ALUMINUM STOREFRONT
7. PARAPET
8. AUTOMATIC SLIDING DOORS
9. PORTE COCHERE CLEARANCE SIGN
10. INSULATED HOLLOW METAL DOOR AND FRAME
11. RECESSED SECONDARY ENTRY
12. EXTERIOR WALL SCONCE
13. DRYER VENT

BUILDING SIGNAGE

1. ALL SIGNAGE WILL BE SUBMITTED UNDER A SEPARATE PERMIT BY OTHERS.
2. MINIMUM 3/4" PLYWOOD BACKERBOARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FASCIA OR SPACE AVAILABLE FOR SIGN.
3. ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY. TYPICAL 120V REQUIREMENT.
4. RACEWAYS / WIREWAYS ARE NOT ALLOWED
5. PERMANENT ACCESS DOORS TO INTERIOR OF ALL PARAPETS WHERE SIGNS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE PARAPET WALL.
6. GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO CLOSING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.

EXTERIOR MATERIAL LEGEND X-##

B-01	ACME BRICK MARBLE GRAY SMOOTH MODULAR
E-01	PAINTED EIFS SW9516 ACCOLADE
E-02	PAINTED EIFS SW9612 PERFECT KHAKI
M-01	LONGBOARD PANEL CLASSIC BRONZE
M-02	LONGBOARD PLANK ROCK ELM
C-01	ALUMINUM COPING DARK BRONZE

TYPE SIX

TYPE-SIX DESIGN AND DEVELOPMENT SERVICES
920 S. MAIN ST. #150
GRAPEVINE, TX 76051
PROJECT MANAGER
james.lusty@type-six.com
682-365-3381

HOMEWOOD SUITES by Hilton

13311 RACEWAY DR.
NORTHLAKE, TX 76262

T6_24019

ARCHITECT
D. HAYES HINKLE

ISSUE DATE
10.10.2024

ISSUED FOR
PERMIT

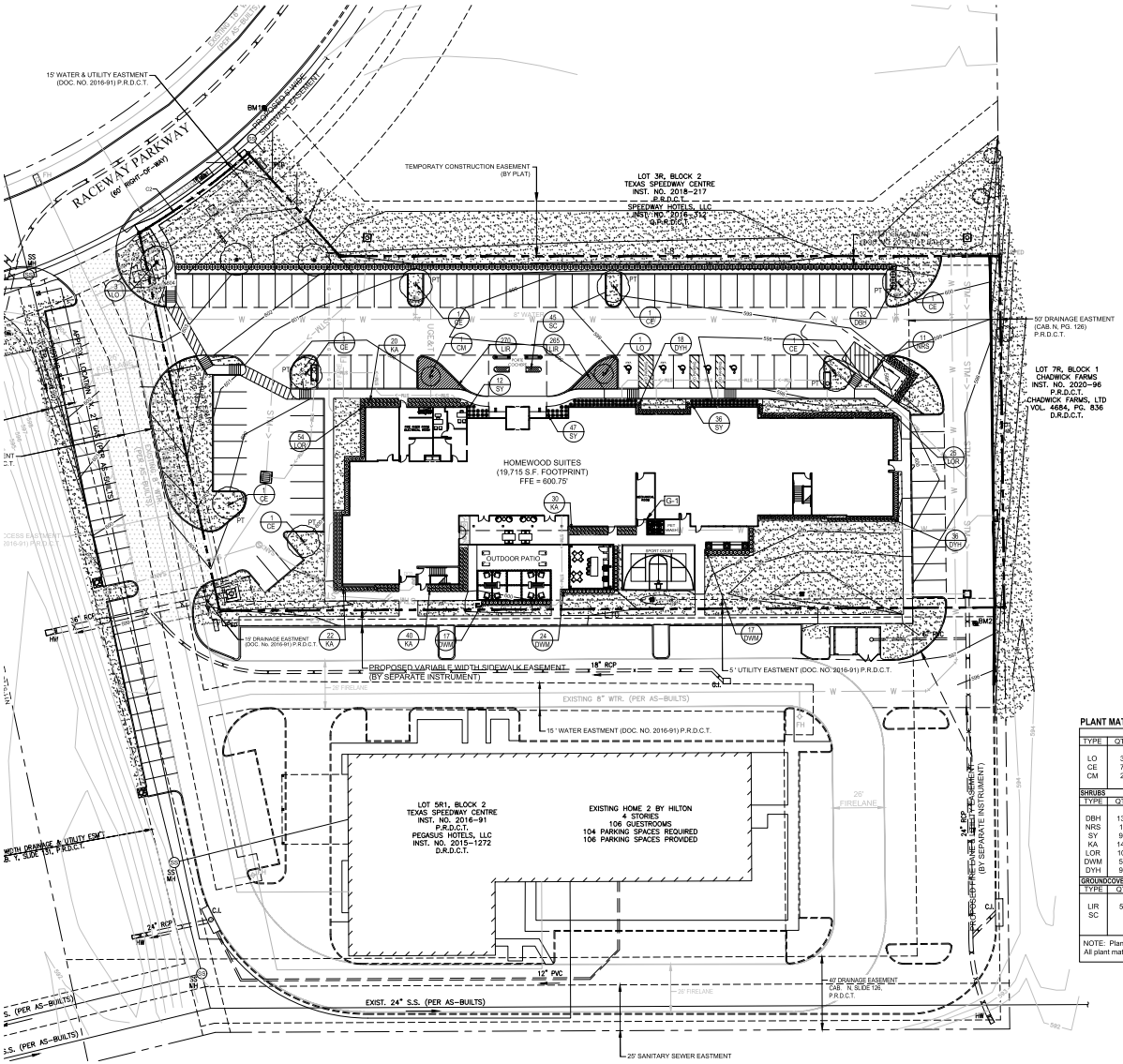
REVISIONS

SHEET NAME
EXTERIOR ELEVATIONS

THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

D. HAYES HINKLE
26067
2024.10.11

SHEET NUMBER
A3.00



01 LANDSCAPE PLAN
SCALE 1"=30'-0"
0 15 30 60

PLANT LEGEND

- CEDAR ELM 3 INCH CALIPER
- LIVE OAK 3 INCH CALIPER
- CREPE MRYTLE 2.5 INCH CALIPER
- DWARF BURFORD HOLLY - 5 GAL.
- NELLIE R. STEVENS HOLLY- 7 GAL.
- LOROPETALUM - 3 GAL.
- SOFT LEAF YUCCA - 5 GAL.
- DWARF YAUPON HOLLY - 3 GAL.
- KALEIDOSCOPE ABELIA - 3 GAL.
- DWARF WAX MYRTLE- 5 GAL.
- BERMUDA GRASS
- LIRIOPE
- SEASONAL COLOR

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.

RACEWAY PKWY. - 87 l.f.

Required	Provided
2 shade trees (2.5 inch cal.)	3 shade trees (3 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.

86 Total Parking Spaces
30,5321 s.f. Total Parking Area

Required	Provided
8 shade trees (2.5 inch cal.)	9 shade trees (2.5 inch cal.)
2,443 S.F. (8%) Landscape Area	2,854 S.F. (19%)

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

Front Building Facade - 298.42 l.f.

Required	Provided
Planting Bed - 149.21 l.f.	Planting Bed - 262.42 l.f.

PLANT MATERIAL SCHEDULE

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LO	3	Live Oak	*Quercus macrocarpa*	3" cal.	Container, 12' ht. 5' spread, 5' clear straight trunk
CE	7	Cedar Elm	*Ulmus crassifolia*	3" cal.	Container, 12' ht. 5' spread, 5' clear straight trunk
CM	2	Crepe Myrtle	*Lagerstroemia indica*	2.5" cal.	Container, 12' ht. 5' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DBH	132	Dwarf Burford Holly	*Ilex comuta*	5 gal.	container, 24" ht., 20" spread
NRS	11	Nellie R. Stevens Holly	*Ilex x 'Nelle R. Stevens'*	7 gal.	container, 36" ht., 24" spread
SY	96	Soft Leaf Yucca	*Yucca recurvifolia*	5 gal.	container, 24" ht., 20" spread
KA	142	Kaleidoscope Abelia	*Abelia x grandiflora*	3 gal.	container, 24" ht., 20" spread
LOR	101	Loropetalum	*Loropetalum chinesis*	3 gal.	container, 24" ht., 20" spread
DWM	58	Dwarf Wax Myrtle	*Myrica pusilla*	5 gal.	container, 24" ht., 20" spread
DYH	93	Dwarf Yaupon Holly	*Ilex vomitoria 'nana'*	3 gal.	container, 18" ht., 18" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	535	Liriope	*Liriope muscari*	4" pots	container full, well rooted
SC	45	Seasonal Color '419' Bermudagrass	*Cynodon dactylon '419'*	4" pots	selection by owner, 12' o.c. 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.

LANDSCAPE NOTES

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

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. 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.
3. 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.
4. 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.
5. *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.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. 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.
2. 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.
3. 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.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. 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.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. 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.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

IRRIGATION NOTE

1. ALL LANDSCAPE AREAS SHALL BE IRRIGATED.
2. CONTRACTOR TO PROVIDE IRRIGATION DESIGN AND CONSTRUCT IRRIGATION SYSTEM.

Studio Green Spot

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

10.10.2024

HOMEWOOD SUITES
RACEWAY PARKWAY
TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS 76262

ISSUE:
FOR APPROVAL: 08.22.2024
CITY COMMENTS: 10.10.2024

DATE:
10.10.2024

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.2

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE:	January 21, 2025
REF. DOC.:	Unified Development Code (UDC) ; Engineering Design Manual (EDM)
SUBJECT:	Consider approval of a Site Plan of EMB Fire Station Denton County ESD No. 1, a proposed 5,195 square-foot fire station on a 1.729-acre tract of land in the H.W. Cook Survey, Abstract No. 310, generally located south of Dale Earnhardt Way approximately 700 feet east of IH 35W at 3850 Dale Earnhardt Way - Case # 24-SP00011
GOALS/ OBJECTIVES:	Protect the Public; 1.4 - Ensure safe community standards and processes

BACKGROUND INFORMATION:

Applicant/Developer:	Denton County ESD No.1
Owner:	AIL Investment, L.P.
Engineer/Surveyor:	Kimley-Horn and Assoc. Inc.
Zoning:	C - Commercial
Site:	1.729-acre tract being platted as Lot 1, Block A, Northlake Fire Station

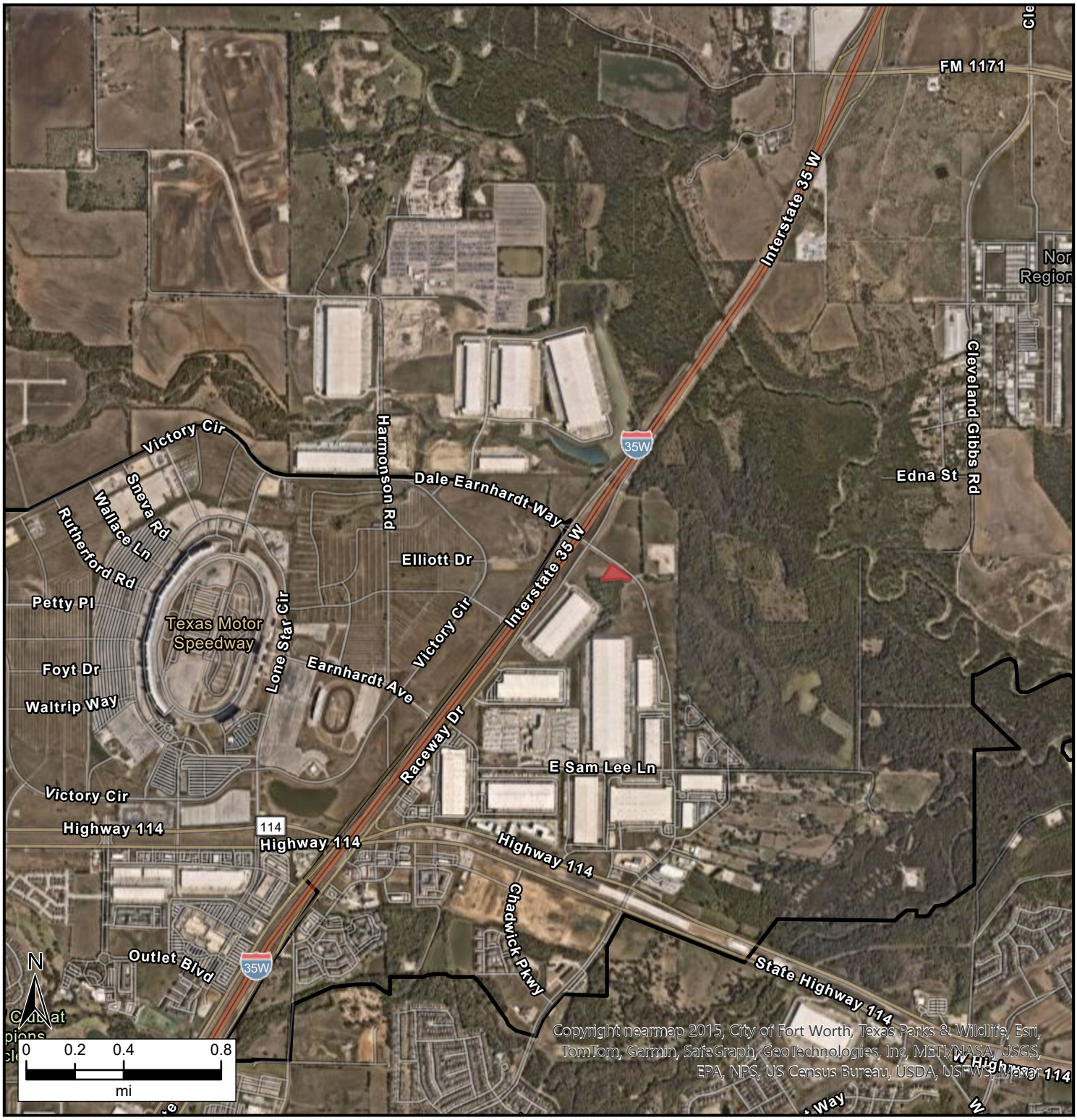
Summary:	• Site Plan is for new Denton County ESD No. 1 Fire Station
	• Site Plan includes:
	  ○ 5,195 square-foot modular fire station building
	  ▪ EMB - Extreme Modular Building
	  ○ 16 parking spaces

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 UDC

P&Z ACTION:

- Consider approval of Site Plan as submitted

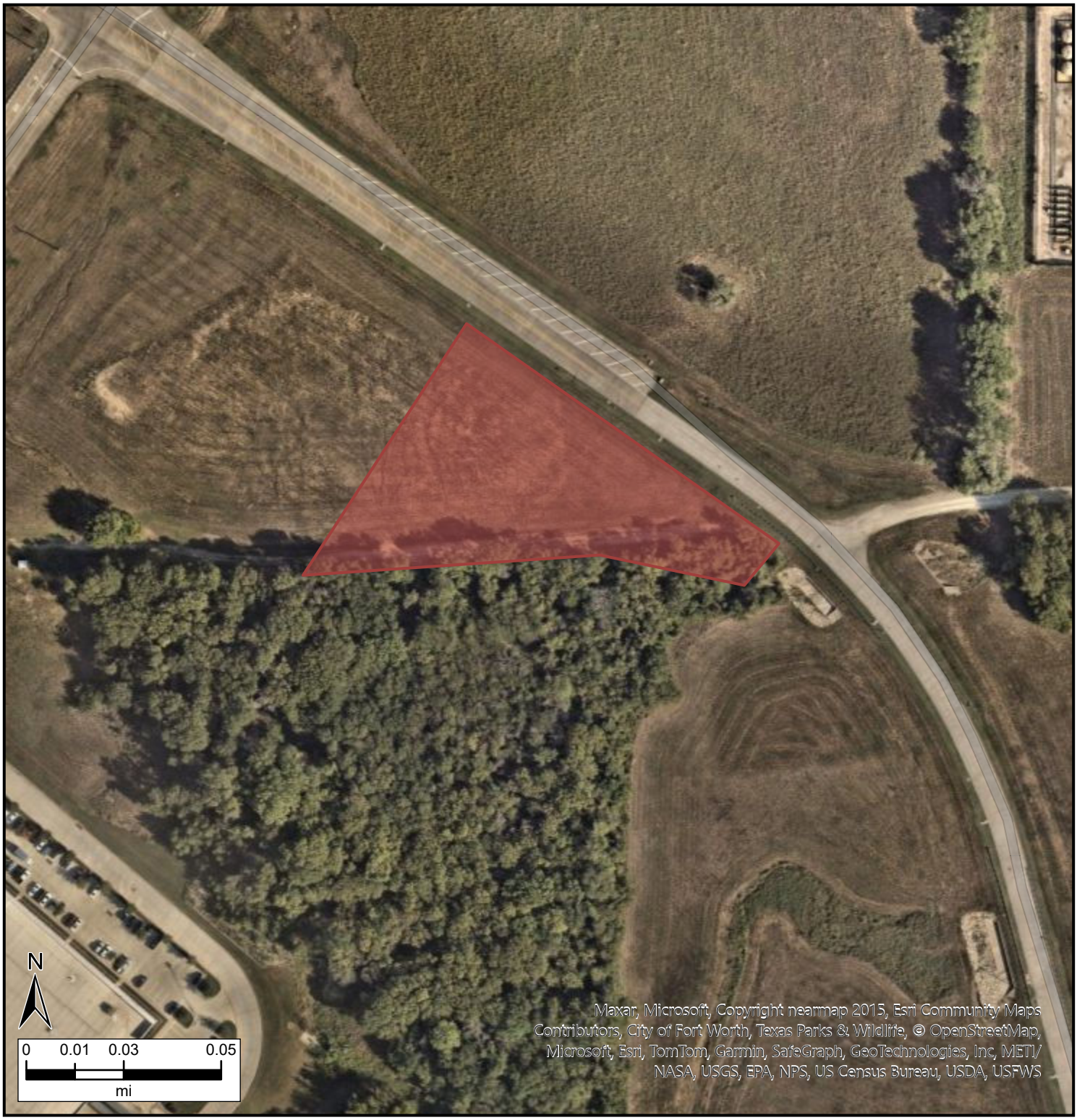
EMB Northlake Fire Station Location Map



NORTHLAKE
TEXAS

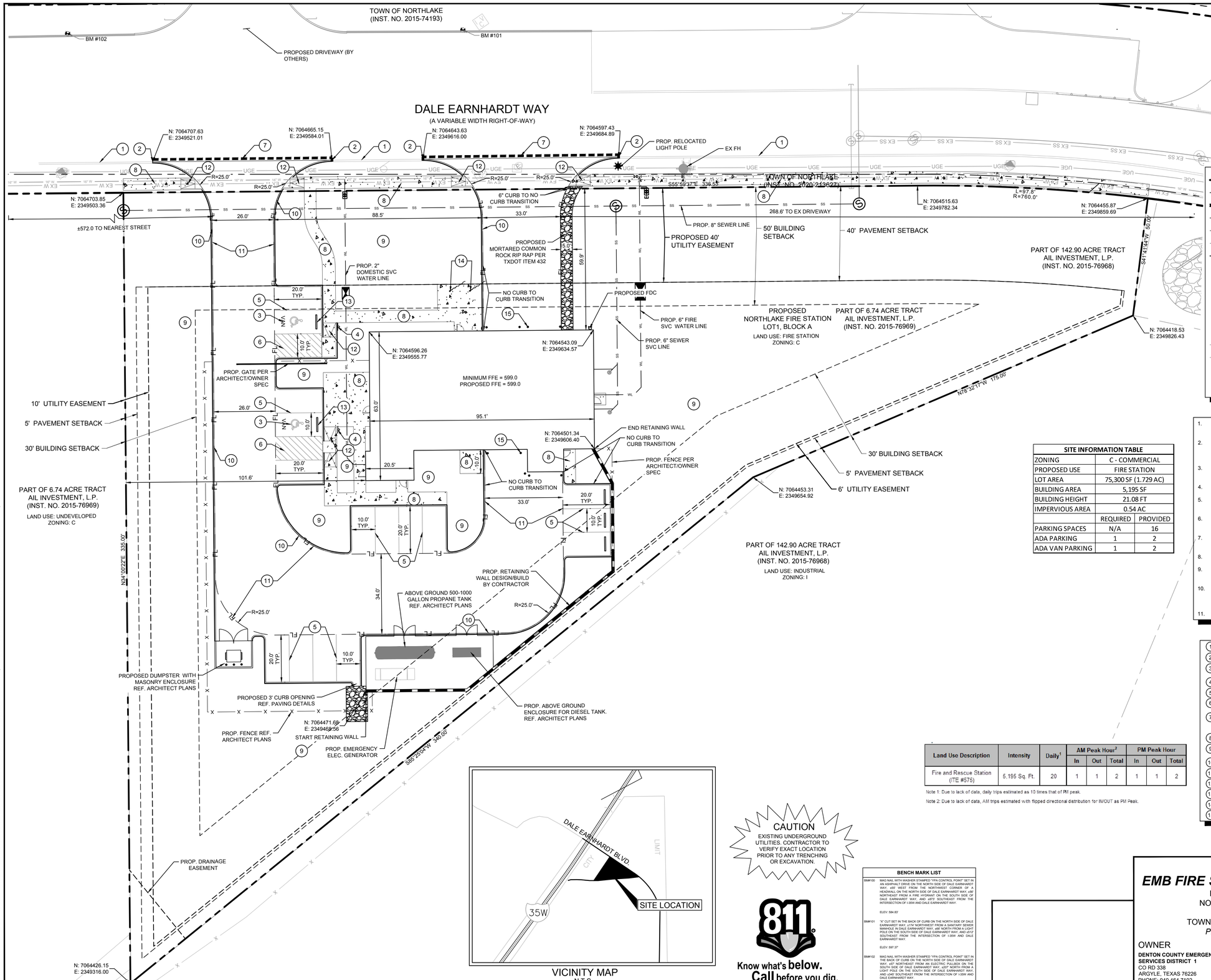
Date: 1/14/2025

EMB Northlake Fire Station Aerial Map



NORTHLAKE
TEXAS

Date: 1/14/2025



VICINITY MAP
N.T.S.

LEGEND

- SITE BOUNDARY
- EASEMENT LINE
- PROPOSED RETAINING WALL
- FL — PROPOSED FIRE LANE STRIPING
- X — X — PROPOSED FENCE PER OWNER SPEC
- SS — PROPOSED SANITARY SEWER LINE
- WL — PROPOSED WATER LINE
- PROPOSED GATE VALVE
- PROPOSED BACK FLOW PREVENTER
- PROPOSED FDC
- PROPOSED WATER METER
- PROPOSED CLEANOUT
- PROPOSED SANITARY SEWER MANHOLE (SS MH)
- W — EXISTING WATER LINE
- SS — EXISTING SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT

SITE INFORMATION TABLE		
ZONING	C - COMMERCIAL	
PROPOSED USE	FIRE STATION	
LOT AREA	75,300 SF (1.729 AC)	
BUILDING AREA	5,195 SF	
BUILDING HEIGHT	21.08 FT	
IMPERVIOUS AREA	0.54 AC	
	REQUIRED	PROVIDED
PARKING SPACES	N/A	16
ADA PARKING	1	2
ADA VAN PARKING	1	2

SITE NOTES

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOT PRINT DIMENSIONS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND FINAL GEOTECH REPORT FOR BUILDING SUB GRADE PREPARATION REQUIREMENTS.
3. ALL DIMENSIONS ARE FROM THE FACE OF CURB , FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
4. ALL CURB RADII ARE 2' OR 10' UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR CARPORT AND DUMPSTER ENCLOSURE CONSTRUCTION SPECIFICATIONS.
6. CONTRACTOR SHALL REFER TO M.E.P. AND LANDSCAPE PLANS FOR CONDUIT PLACEMENT PRIOR TO PAVING.
7. RETAINING WALL MATERIAL AND TYPE SHALL BE APPROVED BY THE OWNER.
8. ALL WALLS TO BE DESIGN BUILD BY CONTRACTOR.
9. CONTRACTOR TO COORDINATE WITH OWNER AND REFERENCE GEOTECH REPORT FOR PAVEMENT OR SUBGRADE ALTERNATIVES.
10. CONTRACTOR SHALL NOT PLACE ANY PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR ELECTRIC, GAS, TELEPHONE, CABLE, IRRIGATION, OR ANY OTHER UNDERGROUND UTILITY HAS BEEN INSTALLED.
11. REFERENCE GENERAL NOTES FOR ADDITIONAL PAVING NOTES

KEY NOTES

1. EXISTING 6" CURB.
2. CONNECT TO EXISTING CURB
3. PROPOSED ACCESSIBLE ADA PARKING STALLS. SEE PAVING DETAILS SHEET (TYP.)
4. PROPOSED ADA SIGNS. REFERENCE DETAILS (TYP).
5. PROPOSED 4" WHITE PAINTED PARKING STALL STRIPING (TYP).
6. PROPOSED 4" WHITE PAINTED TRAFFIC STRIPES @ 45° SPACED AT 2.0' O.C. SEE PAVING DETAILS SHEET (TYP.)
7. SAWCUT 1.5' AND CONNECT TO EXISTING CONCRETE PAVEMENT. CONSTRUCT LONGITUDINAL BUTT JOINT (SEE PAVING DETAILS SHEET) AND MATCH EXISTING PAVEMENT ELEVATION
8. PROPOSED SIDEWALK.
9. PROPOSED LANDSCAPE AREA. SEE LANDSCAPE PLANS BY OTHERS FOR DETAILS.
10. PROPOSED 6" CURB. SEE PAVING DETAILS SHEET (TYP.)
11. PROPOSED FIRE LANE STRIPING (TYP.)
12. PROPOSED ADA RAMP
13. PROPOSED WHEEL STOPS
14. PROPOSED FLAG POLES
15. PROPOSED BOLLARDS (TYP.)

Land Use Description	Intensity	Daily[1]	AM Peak Hour[2]			PM Peak Hour		
			In	Out	Total	In	Out	Total
Fire and Rescue Station (ITE #575)	5.195 Sq. Ft.	20	1	1	2	1	1	2

Note 1: Due to lack of data, daily trips estimated as 10 times that of PM peak.

Note 2: Due to lack of data, AM trips estimated with flipped directional distribution for IN/OUT as PM Peak.

CAUTION
EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.

811 Know what's below. Call before you dig.

BENCH MARK LIST

BM#100 MAG NAIL WITH WASHER STAMPED "YPA CONTROL POINT" SET IN AN ASPHALT DRIVE ON THE NORTH SIDE OF DALE EARNHARDT WAY, ±55' WEST FROM THE NORTHWEST CORNER OF A HEADWALL ON THE NORTH SIDE OF DALE EARNHARDT WAY, ±50' NORTHEAST FROM AN ELECTRIC PULLBOX ON THE SOUTH SIDE OF DALE EARNHARDT WAY, AND ±870' SOUTHEAST FROM THE INTERSECTION OF I-35W AND DALE EARNHARDT WAY.

ELEV: 584.83'

BM#101 "X" CUT SET IN THE BACK OF CURB ON THE NORTH SIDE OF DALE EARNHARDT WAY, ±17M NORTHWEST FROM A SANITARY SEWER MANHOLE IN DALE EARNHARDT WAY, ±68' NORTH FROM A LIGHT POLE ON THE SOUTH SIDE OF DALE EARNHARDT WAY, AND ±512' SOUTHEAST FROM THE INTERSECTION OF I-35W AND DALE EARNHARDT WAY.

ELEV: 597.37'

BM#102 MAG NAIL WITH WASHER STAMPED "YPA CONTROL POINT" SET IN THE BACK OF CURB ON THE NORTH SIDE OF DALE EARNHARDT WAY, ±57' NORTHEAST FROM AN ELECTRIC PULLBOX ON THE SOUTH SIDE OF DALE EARNHARDT WAY, ±207' NORTH FROM A LIGHT POLE ON THE SOUTH SIDE OF DALE EARNHARDT WAY, AND ±1,000' SOUTHEAST FROM THE INTERSECTION OF I-35W AND DALE EARNHARDT WAY.

ELEV: 604.06'

DETAILED SITE PLAN
EMB FIRE STATION DENTON COUNTY ESD 1

H.W.COOK SURVEY, ABSTRACT NO. 310
NORTHLAKE FIRESTATION, LOT 1, BLOCK A
AREA: 1.729 ACRES
TOWN OF NORTH LAKE, DENTON COUNTY, TEXAS
PREPARATION DATE: OCTOBER 30, 2024

OWNER
DENTON COUNTY EMERGENCY SERVICES DISTRICT 1
CO RD 338
ARGYLE, TEXAS 76226
PHONE: 940.464.7102

ARCHITECT
MARTINEZ ARCHITECTS, LP
1701 W. NORTHWEST HWY. SUITE 100
GRAPEVINE, TEXAS 76051
PHONE: 972.809.6438
CONTACT: JUSTIN MYERS

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817.900.8530
CONTACT: JEFFREY LANDON, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
801 CHERRY ST. UNIT 11, STE 1300, FORT WORTH, TX 76102
PHONE: 817-335-6511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

STATE OF TEXAS — JEFFREY LANDON — 134855 — LICENSED PROFESSIONAL ENGINEER
12/18/2024

PROJECT No: 066082213
DATE: 12/18/2024
SCALE: AS SHOWN
DESIGNED BY: KHA
DRAWN BY: KHA
CHECKED BY: KHA

EMB FIRE STATION
DENTON COUNTY ESD 1
TOWN OF NORTH LAKE
DENTON COUNTY, TEXAS

SITE PLAN

SHEET NUMBER
C-200

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.

IMAGES
XREFS
PLOTTED BY
DATE/TIME
LAST SAVED
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.







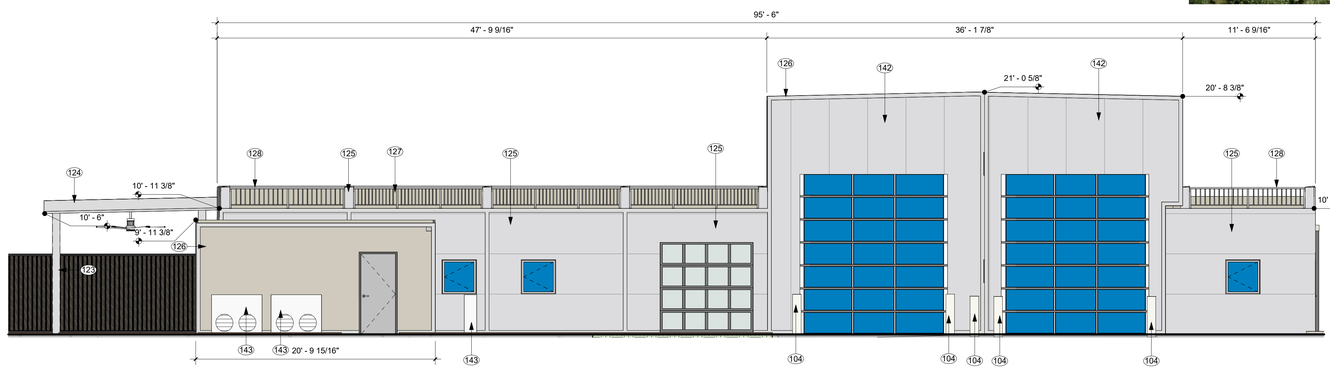


GENERAL NOTES

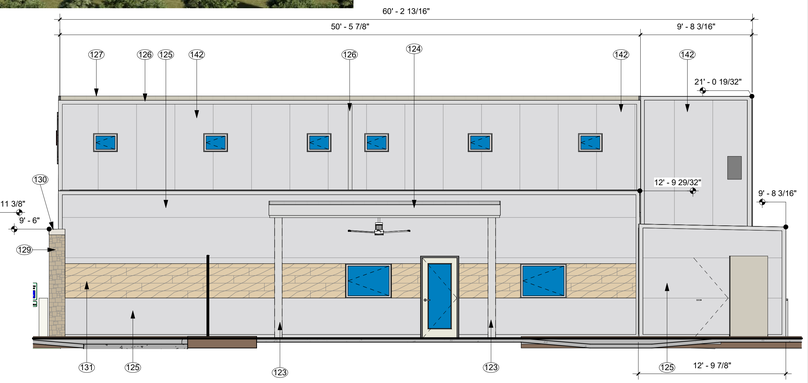
A. ELEVATIONS AND RENDERINGS ARE FOR REFERENCE ONLY. REFER TO EXTREME MOULAR BUILDING DRAWINGS FOR CONSTRUCTION INFORMATION.
B. REFER TO LANDSCAPE PLANS FOR PLANTING INFORMATION AND LOCATIONS

KEYNOTES (#)

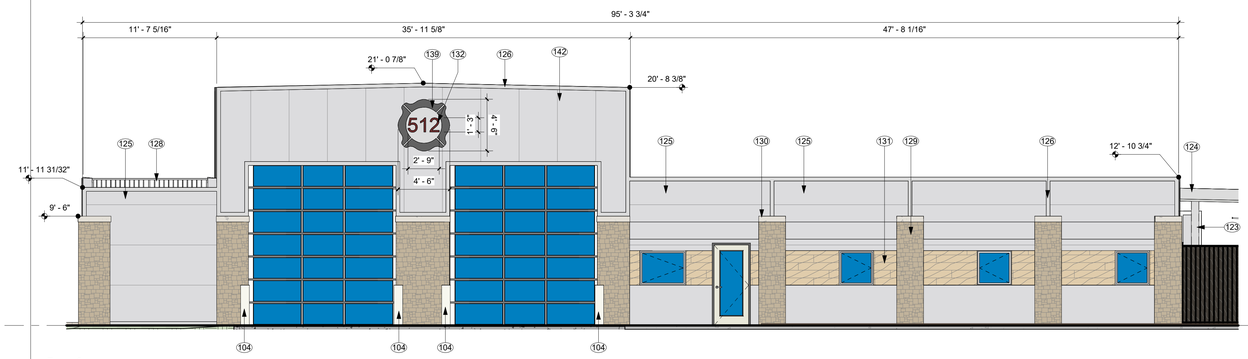
104 CONCRETE FILLED PRE-FIN WHITE STEEL PIPE BOLLARDS, RE: B4/AS-201
123 PRE-FIN GALVANIZED OFF WHITE MTL COLUMNS. COLUMNS AT CANOPY EVE TO HAVE INTERNAL DRAINAGE THAT DISCHARGES AT BASE. ALL COLUMNS BY CANOPY MANU, BASIS OF DESIGN: AVADEK CANOPY
124 PRE-FIN METAL CANOPY SYSTEM w/ METAL SOFFIT & INTERNAL GUTTER SYSTEM TO DRAIN THROUGH COLUMNS AND DISCHARGE AT COLUMN BASE. FASCIA BOARD TO MATCH FINISH OF COLUMNS AND 22 GAUGE, BASIS OF DESIGN: AVADEK CANOPY (2)
125 HPL (HIGH PRESSURE LAMINATE) ARCHITECTURAL PANELS, BASIS OF DESIGN: ABET LAMINATI 406, BIANCO PRIMAVERA
126 HPL (HIGH PRESSURE LAMINATE) TRIM, COLOR TO BIANCO PRIMAVERA
127 STANDING SEAM METAL ROOF, LIGHT BEIGE COLOR
128 PRE-FIN OFF WHITE GALVANIZED METAL RAILING
129 NATURAL AUSTIN LIMESTONE, COLOR CREAM, RE: C4/AS-102 FOR LEDGE DETAIL
130 CAST STONE COPING, COLOR LIGHT CREAM
131 HPL (HIGH PRESSURE LAMINATE) ARCHITECTURAL WOOD LOOK PANELS, BASIS OF DESIGN: ABET LAMINATI 1677 ACERO BOSTON
132 PRE-FIN RED MTL 1" EXTRUDED LETTERS, VENDOR OF SIGNAGE TO SUBMIT AND RECEIVE APPROVAL FROM DESIGN REVIEW BOARD PRIOR TO INSTALL, MANUFACTURER BASIS OF DESIGN: FASTSIGNS ALLIANCE
139 PRE-FIN DARK GREY AND WHITE MTL 1" EXTRUDED MALTESE CROSS, VENDOR OF SIGNAGE TO SUBMIT AND RECEIVE APPROVAL FROM DESIGN REVIEW BOARD PRIOR TO INSTALL, MANUFACTURER BASIS OF DESIGN: FASTSIGNS ALLIANCE
142 INSULATED METAL WALL PANELS WITH CONCEALED FASTNERS. BASIS OF DESIGN: FALK HFW 40 w/ SW WEATHER XL PRE FIN COATING, COLOR: BRIGHT WHITE
143 BUILDING MECHANICAL UNITS, RE: EMB DRAWINGS



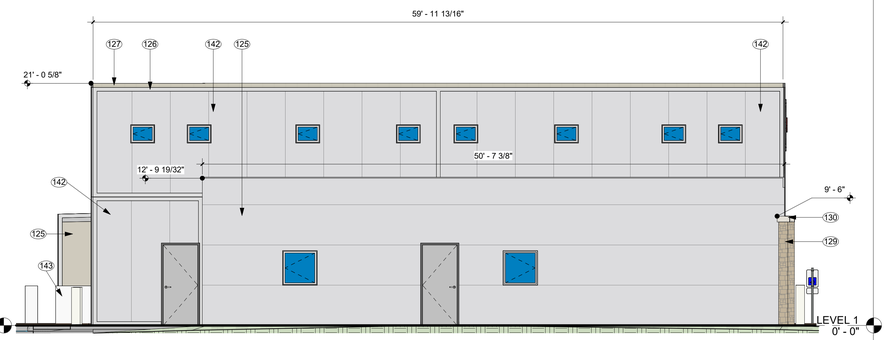
B1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



C1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



A1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



D1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

PROFESSIONAL SEAL

REGISTERED ARCHITECT
JUSTIN E. MYERS
24840
STATE OF TEXAS
16-JAN-2025

LOGO/CONTACT

martinez ARCHITECTS
Martinez Architect, LP
1701 W Northwest Hwy
Suite 100
Grapevine, TX 76051
972.809.6438

DESIGN TEAM

Architectural
Martinez Architects

Civil Engineer
Kimley Horn

Structural Engineer
JQnowlMEG

MEP Engineer
Meza Engineering

Landscape Architect
Evergreen Design Group

Manufactured Building
Extreme Modular Building

EMB FIRE STATION

DENTON COUNTY ESD 1

3850 Dale Earnhardt Way, Northlake, TX 76262

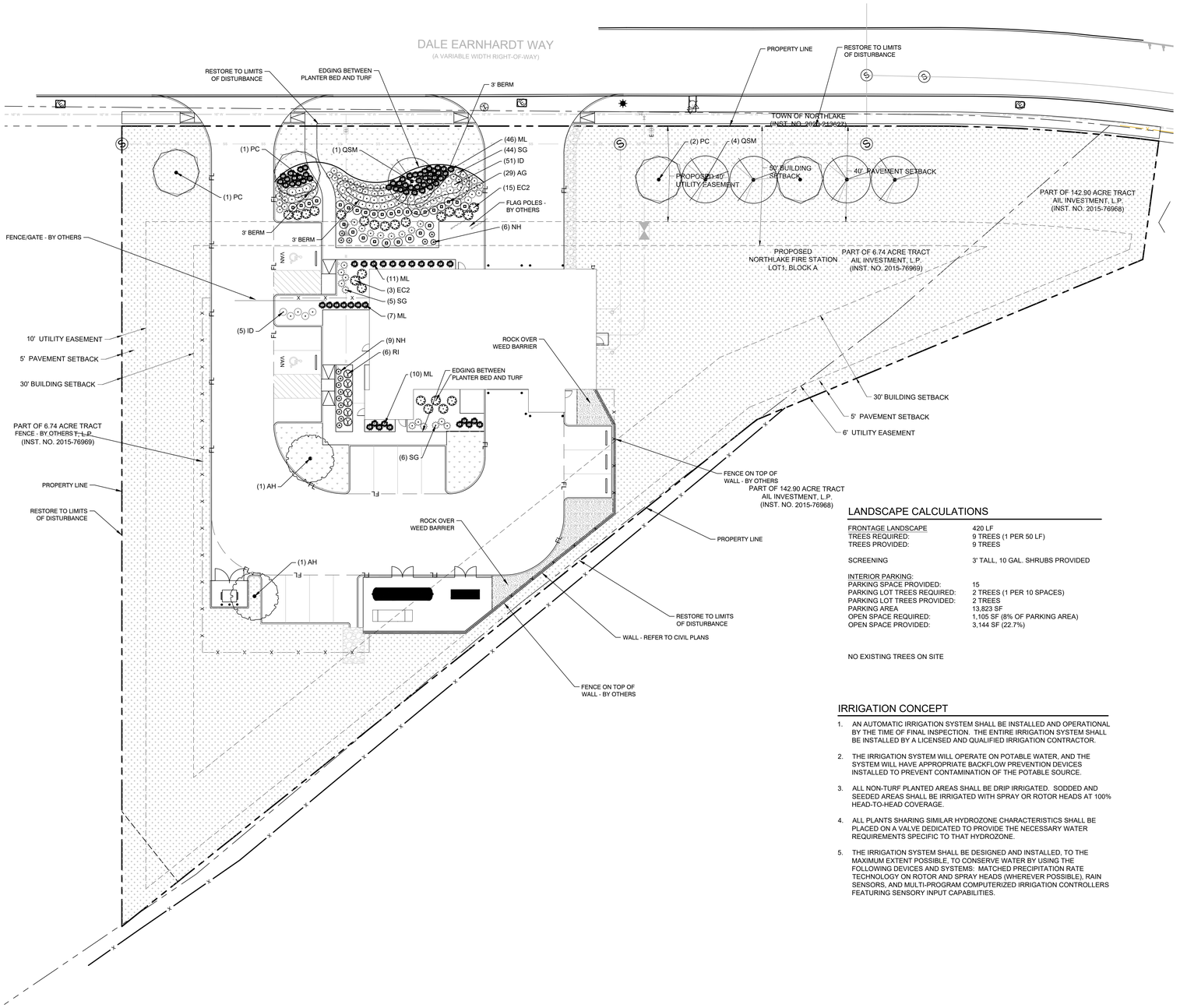
PROJECT No: MA 24012
DATE: 16-JAN-2025

ISSUE (#)

1	IFP	18-DEC-2024
2	ADDENDUM 1	16-JAN-2025

EXTERIOR ELEVATIONS

A-201



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
TREES						
	AH	2	Acer grandidentatum 'Highland Park' Highland Park Bigtooth Maple	2.5" Cal.	Cont. or B&B	10'–12' HT.
	PC	4	Pistacia chinensis Chinese Pistache	2.5" Cal.	Cont. or B&B	10'–12' HT.
	QSM	5	Quercus shumardii Shumard Red Oak	2.5" Cal.	Cont. or B&B	10'–12' HT.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
SHRUBS						
	AG	29	Abelia x grandiflora 'Canyon Creek' Canyon Creek Abelia	5 gal.	24"OC	15" HT MIN
	EC2	23	Euonymus alatus 'Compactus' Compact Burning Bush	5 gal	Per Plan	24" Min. Ht.
	ID	56	Ilex cornuta 'Dwarf Burford' Dwarf Burford Holly	10 gal.	48" OC	30" Ht., 24" Spr.
	ML	74	Miscanthus sinensis 'Morning Light'' Morning Light Maiden Grass	3 gal	Per Plan	Container Full
	NH	15	Nandina domestica 'harbour dwarf' Heavenly Bamboo	5 GAL	30" OC	24" Min. Ht.
	RI	6	Rhaphiolepis indica Indian Hawthorn	5 gal	Per Plan	18" Min. Ht.
	SG	55	Spiraea japonica 'Goldmound' Goldmound Japanese Spirea	3 gal.	36" OC	18" Min.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
GROUND COVERS						
	SA	633 sf	Aggregate over weed barrier River Rock, 2–3" Size, Color by owner	n/a		
	CD	42,761 sf	Cynodon dactylon 'tif 419' Bermuda Grass	Hydromulch		
	TURF	2,796	Cynodon dactylon 'Tif 419' Tif 419 Bermuda Grass	Sod		

LANDSCAPE CALCULATIONS

FRONTAGE LANDSCAPE	420 LF
TREES REQUIRED:	9 TREES (1 PER 50 LF)
TREES PROVIDED:	9 TREES
SCREENING	3' TALL, 10 GAL. SHRUBS PROVIDED
INTERIOR PARKING:	
PARKING SPACE PROVIDED:	15
PARKING LOT TREES REQUIRED:	2 TREES (1 PER 10 SPACES)
PARKING LOT TREES PROVIDED:	2 TREES
PARKING AREA	13,823 SF
OPEN SPACE REQUIRED:	1,105 SF (8% OF PARKING AREA)
OPEN SPACE PROVIDED:	3,144 SF (22.7%)

NO EXISTING TREES ON SITE

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

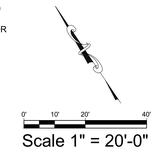
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" LAYER OF HARDWOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AREAS). ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

GENERAL PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT, INCLUDING ALL APPLICABLE JURISDICTION REQUIREMENTS.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY THE OWNER OF ANY DISCREPANCIES.
3. THE CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY OWNER OF ANY CONFLICTS. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKIGN IN THE VICINITY OF UNDERGROUND UTILITIES.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
5. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE OWNER OR OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
6. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
7. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.



Scale 1" = 20'-0"

PROFESSIONAL SEAL

ERIC A. SHERVEY 9857 REGISTERED LANDSCAPE ARCHITECT STATE OF TEXAS

12/12/2024

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PROJECT No: **MA 24012**
DATE: **30-SEP-2024**

ISSUE

1	IFP	18-DEC-2024

LANDSCAPE PLANTING PLAN

LP-1