

FRONT

44

AT CIRCLE T

PARKING REQUIRED

HOTEL	165
F+B	287
FITNESS	43
DAYCARE	35
TOTAL	530

REQUIRED WITH 15% SHARED
PARKING REDUCTION **450**

PARKING PROVIDED 502

150 KEY HOTEL
30 ROOMS / LEVEL
5 LEVELS



10K F+B

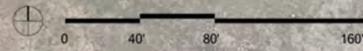
13K DAYCARE

PLAYGROUND

3,853sf FIT
2,505sf FIT
2,159sf FIT
2,367sf F+B

2,247sf F+B
2,237sf F+B
2,226sf F+B
4,795sf F+B

4,800sf F+B









Urban Bistro
and Always American Classics

Smitty's
american cafe





Adolfo's casual italian cuisine

the Dutchess
old world dining experience





Benoit's Steakhouse

44



44
front Steakhouse



100
Front
Steakhouse

105
Steakhouse

404
Front Breakhouse







homestead harvest cafe
authentic american prairie cuisine

Curiosity

Xcel



Xcelerate Fitness

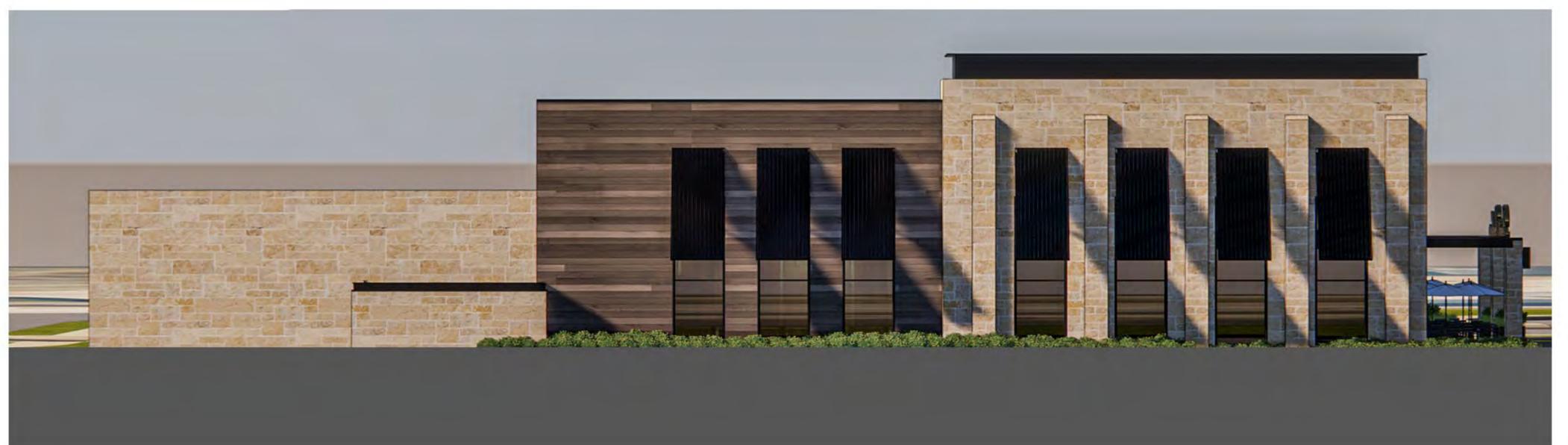
Xcelerate Fitness

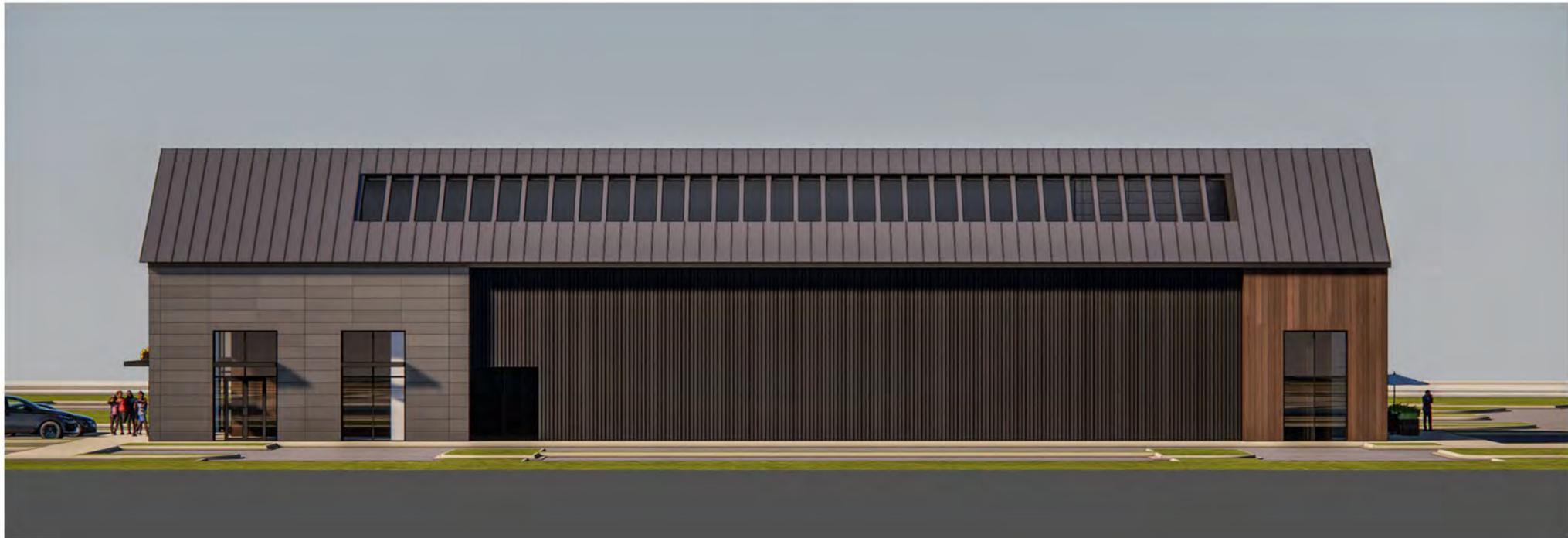


Curiosity
gifts and treasures

homestead harvest cafe
authentic american prairie cuisine

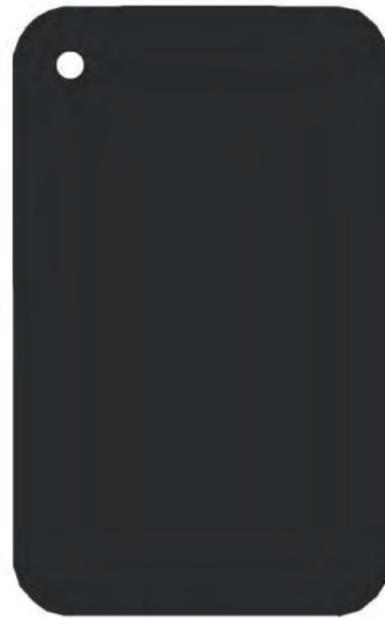








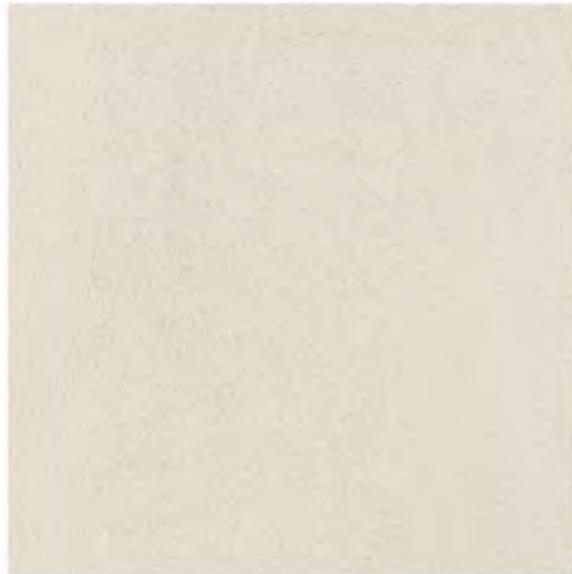
Insulated Metal Panel
Rich Black - Centria



Standing Seam Metal Panel Roof
System - Matte Black
Berridge Manufacturing Company



Black Anodized Aluminum
Storefront - Kawneer



Plaster Stucco
SW 6091 Reliable White



Leuders Limestone Buff
Honed



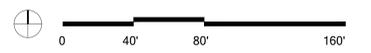
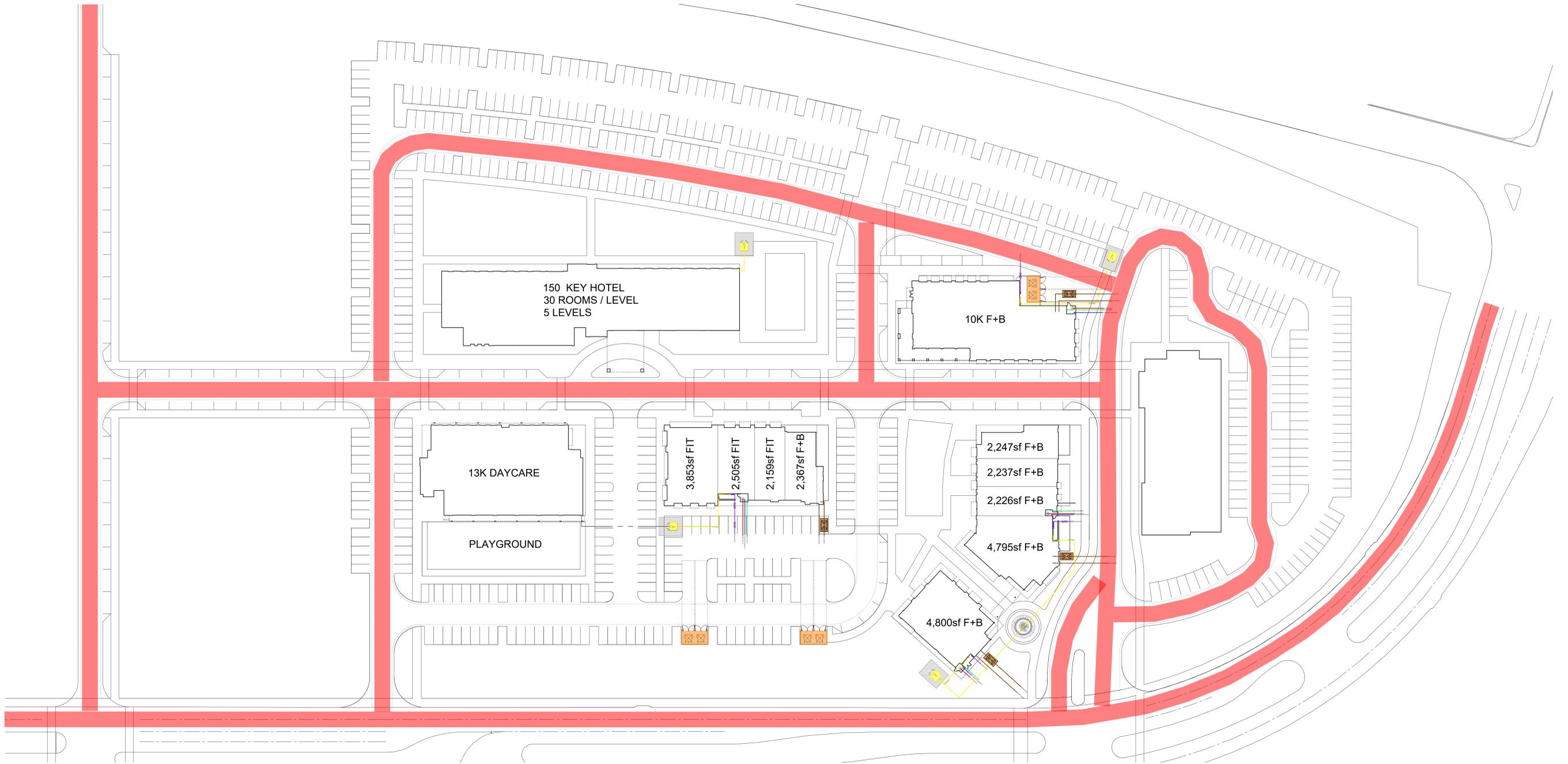
Woodtone
Fiber Cement Wood

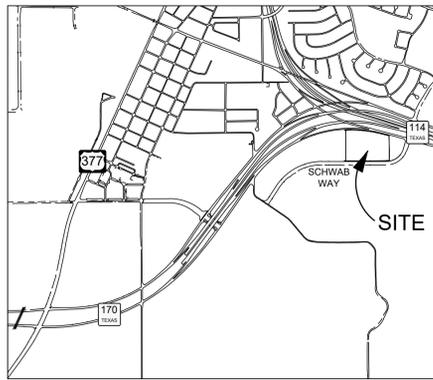
MATERIAL BOARD

Hillwood Front 44

Job #: 23121
Date: 11.10.2023
Drawn by: JJ

Scale: NTS
File Name: 2023 11 10 Material Board.psd





VICINITY MAP
SCALE: 1" = 2,000'



PRELIMINARY PLAT APPROVED BY THE TOWN OF WESTLAKE PLANNING AND ZONING COMMISSION FOR THE PREPARATION OF A FINAL PLAT:

CHAIRMAN _____ DATE _____
SECRETARY _____ DATE _____

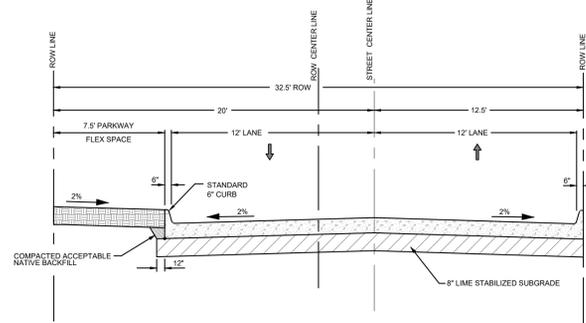
PRELIMINARY PLAT APPROVED BY THE TOWN OF WESTLAKE TOWN COUNCIL FOR THE PREPARATION OF A FINAL PLAT:

MAYOR _____ DATE _____
SECRETARY _____ DATE _____

LEGEND

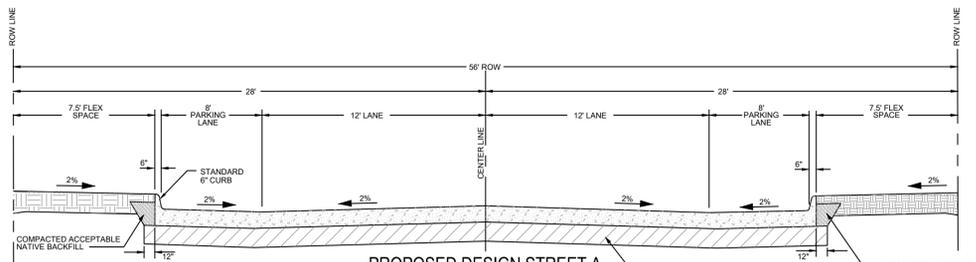
- 7.00 --- EXISTING CONTOURS
- - - - - EXISTING EASEMENTS
- PROPOSED LOT LINES
- PROPERTY BOUNDARY
- - - - - EXISTING RIGHT OF WAY
- - - - - APPROX. TOWN LIMIT LINE

LAND USE SUMMARY			
USE	+/- ACRES	+/- SF	LOT/BLOCK #
MIXED-USE	2.50	108,759	1,1
MIXED-USE	3.35	146,027	2,1
MIXED-USE	2.04	88,993	3,1
MIXED-USE	1.64	71,375	1,2
MIXED-USE	1.53	66,451	2,2
MIXED-USE	1.38	60,133	3,2
MIXED-USE	1.41	61,386	4,2
RIGHT-OF-WAY	2.53	110,275	
TOTALS	16.38	713,398	



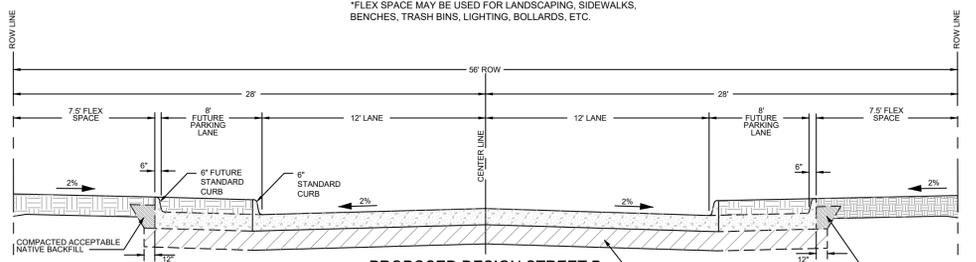
PROPOSED DESIGN SECTION "B-B" TYPICAL SECTION W/O PARKING NTS

*FLEX SPACE MAY BE USED FOR LANDSCAPING, SIDEWALKS, BENCHES, TRASH BINS, LIGHTING, BOLLARDS, ETC.



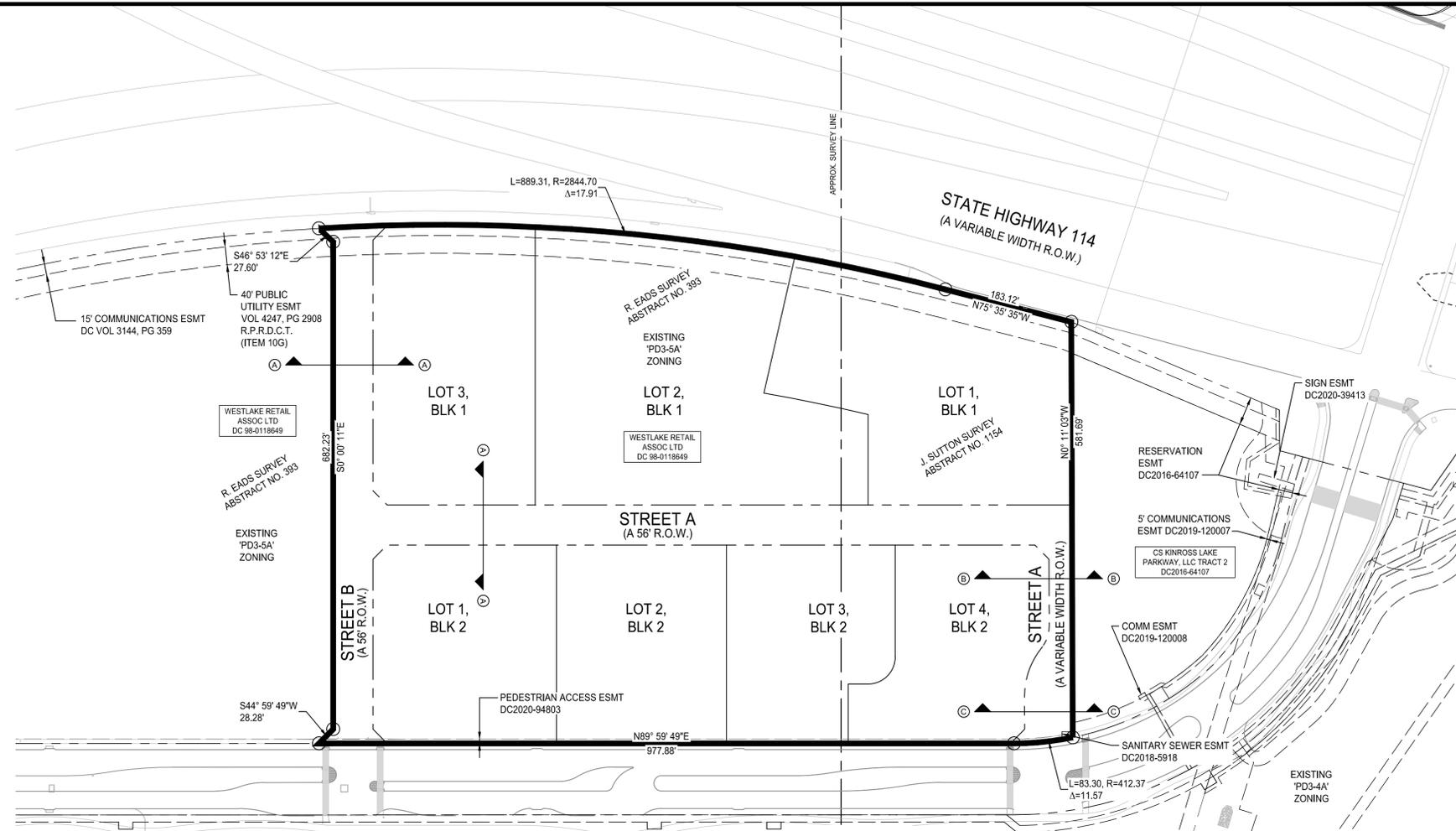
PROPOSED DESIGN STREET A SECTION "A-A" TYPICAL SECTION W/ PARKING NTS

*FLEX SPACE MAY BE USED FOR LANDSCAPING, SIDEWALKS, BENCHES, TRASH BINS, LIGHTING, BOLLARDS, ETC.

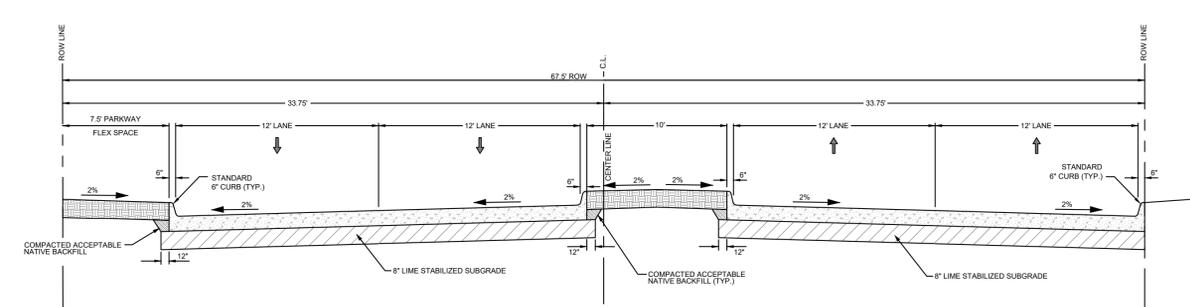


PROPOSED DESIGN STREET B SECTION "A-A" TYPICAL SECTION W/ FUTURE PARKING NTS

*FLEX SPACE MAY BE USED FOR LANDSCAPING, SIDEWALKS, BENCHES, TRASH BINS, LIGHTING, BOLLARDS, ETC.



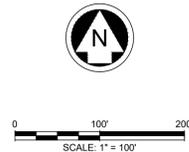
SCHWAB WAY
(A VARIABLE WIDTH R.O.W.)



PROPOSED DESIGN SECTION "C-C" TYPICAL SECTION NTS

*FLEX SPACE MAY BE USED FOR LANDSCAPING, SIDEWALKS, BENCHES, TRASH BINS, LIGHTING, BOLLARDS, ETC.

PROJECT NO.	0050969.00
FILE PATH	G:\JOB\0050969.00\3_DESIGN\32_ENTITLEMENTS\322_PRELIMINARYPLAT
DRAWN BY	TCG
REVIEWED BY	RM
DATE	DECEMBER 2023



OWNER

WESTLAKE RETAIL ASSOC. LTD
9800 HILLWOOD PKWY, STE 300
FORT WORTH, TX 76177
PHONE: 817-224-6060

DEVELOPER

HILLWOOD ALLIANCE SERVICES
9800 HILLWOOD PKWY, STE 300,
FORT WORTH, TX 76177
PHONE: 817-224-6060

PLANNER / ENGINEER/SURVEYOR



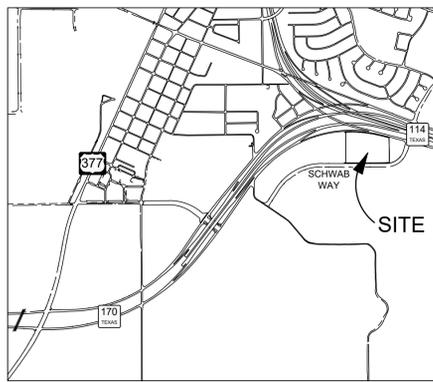
9800 HILLWOOD PARKWAY
SUITE 250
FORT WORTH, TX 76177
PHONE: 817-562-3350

A PRELIMINARY SITE EVALUATION FOR

CIRCLE T FRONT 44, PHASE 1

CONTAINING LOTS 1-3, BLOCK 1 & LOTS 1-4, BLOCK 2

EXISTING "PD3-5A" ZONING
TOTAL 16.38± GROSS ACRES OF LAND
SITUATED IN THE R. EADS SURVEY ABSTRACT 393 & THE J. SUTTON SURVEY ABSTRACT 1154
SITUATED IN THE TOWN OF WESTLAKE DENTON COUNTY, TEXAS



VICINITY MAP
SCALE: 1" = 2,000'



LEGEND

- PROPERTY BOUNDARY
- EXISTING WATER LINE
- PROPOSED STORM DRAIN LINE
- EXISTING RIGHT-OF-WAY

PRELIMINARY PLAT APPROVED BY THE TOWN OF WESTLAKE PLANNING AND ZONING COMMISSION FOR THE PREPARATION OF A FINAL PLAT:

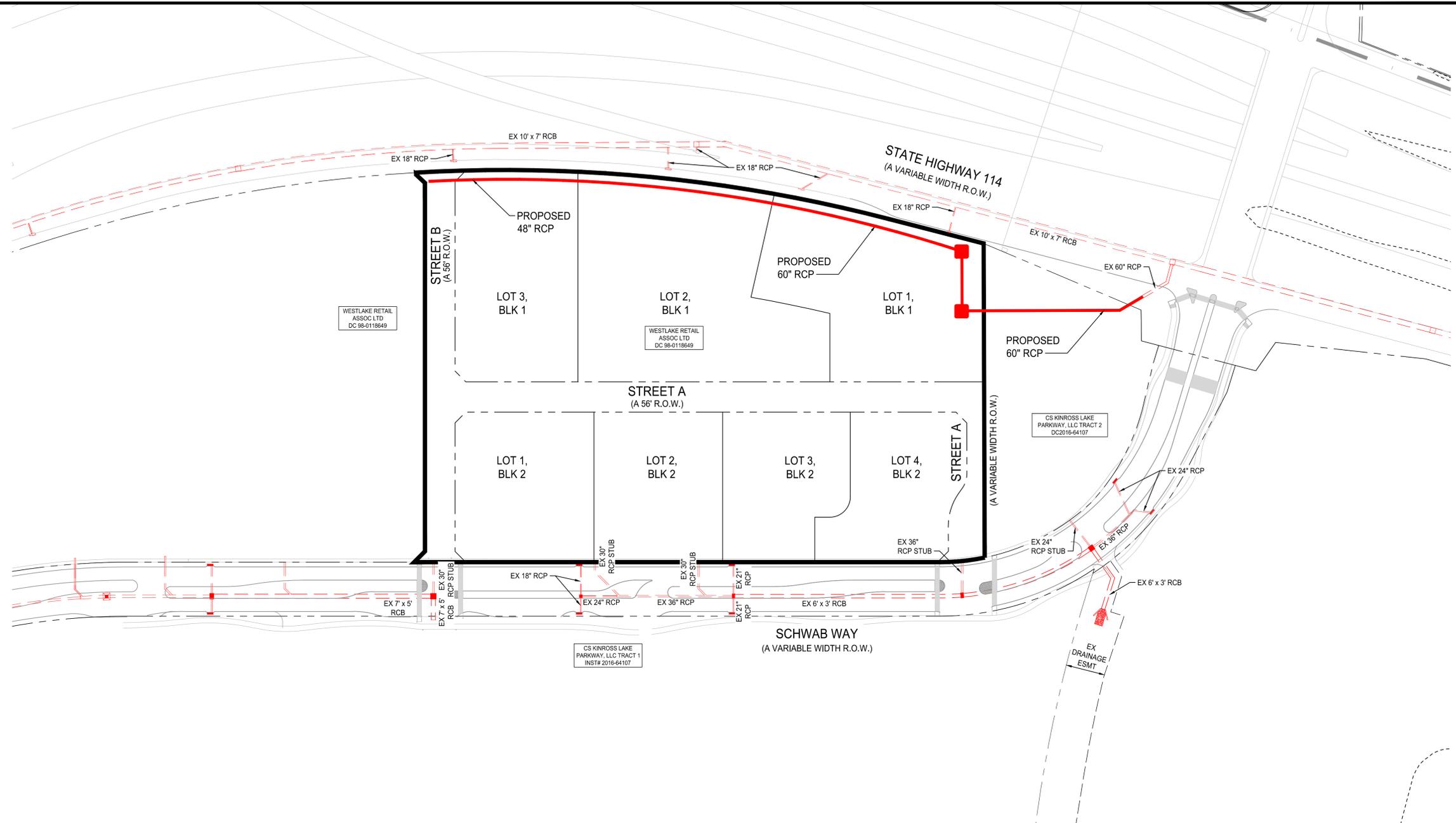
CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

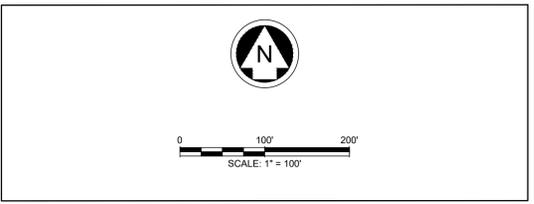
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DEVELOPER

HILLWOOD ALLIANCE SERVICES
9800 HILLWOOD PKWY STE 300,
FORT WORTH, TX 76177
PHONE: 817-224-6060

PLANNER / ENGINEER/SURVEYOR

PELOTON
LAND SOLUTIONS
a Westwood company

9800 HILLWOOD PARKWAY
SUITE 250
FORT WORTH, TX 76177
PHONE: 817-562-3350

A PRELIMINARY DRAINAGE LAYOUT FOR

CIRCLE T FRONT 44, PHASE 1

CONTAINING LOTS 1-3, BLOCK 1 & LOTS 1-4, BLOCK 2

EXISTING "PD3-5A" ZONING
TOTAL 16.38± GROSS ACRES OF LAND
SITUATED IN THE R. EADS SURVEY ABSTRACT 393 & THE J.
SUTTON SURVEY ABSTRACT 1154
SITUATED IN THE TOWN OF WESTLAKE
DENTON COUNTY, TEXAS



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