

# F R O N T

44

A T C I R C L E T



## 2500 acres of scenic landscapes

Master-planned and centrally connected within the DFW metroplex, Circle T Ranch is a premier corporate destination, a home to beautiful residences and entertainment facilities, and a unique experience into the thoughtful combination of community, recreation, and preservation in distinct Westlake, Texas.



# steadfast stewardship



## charles schwab

Committed to the community, the new corporate campus will offer parks & trails open to the public and a site that will house over 6,000 employees.

## deloitte

Inspiring innovators and leaders from all over the world, the Deloitte University campus showcases and integrates its beautiful surroundings.

## fidelity

First to locate to the ranch, the picturesque corporate campus features respectful, thoughtful architectural designs over a more than 1 million sf campus.

## the texas barn

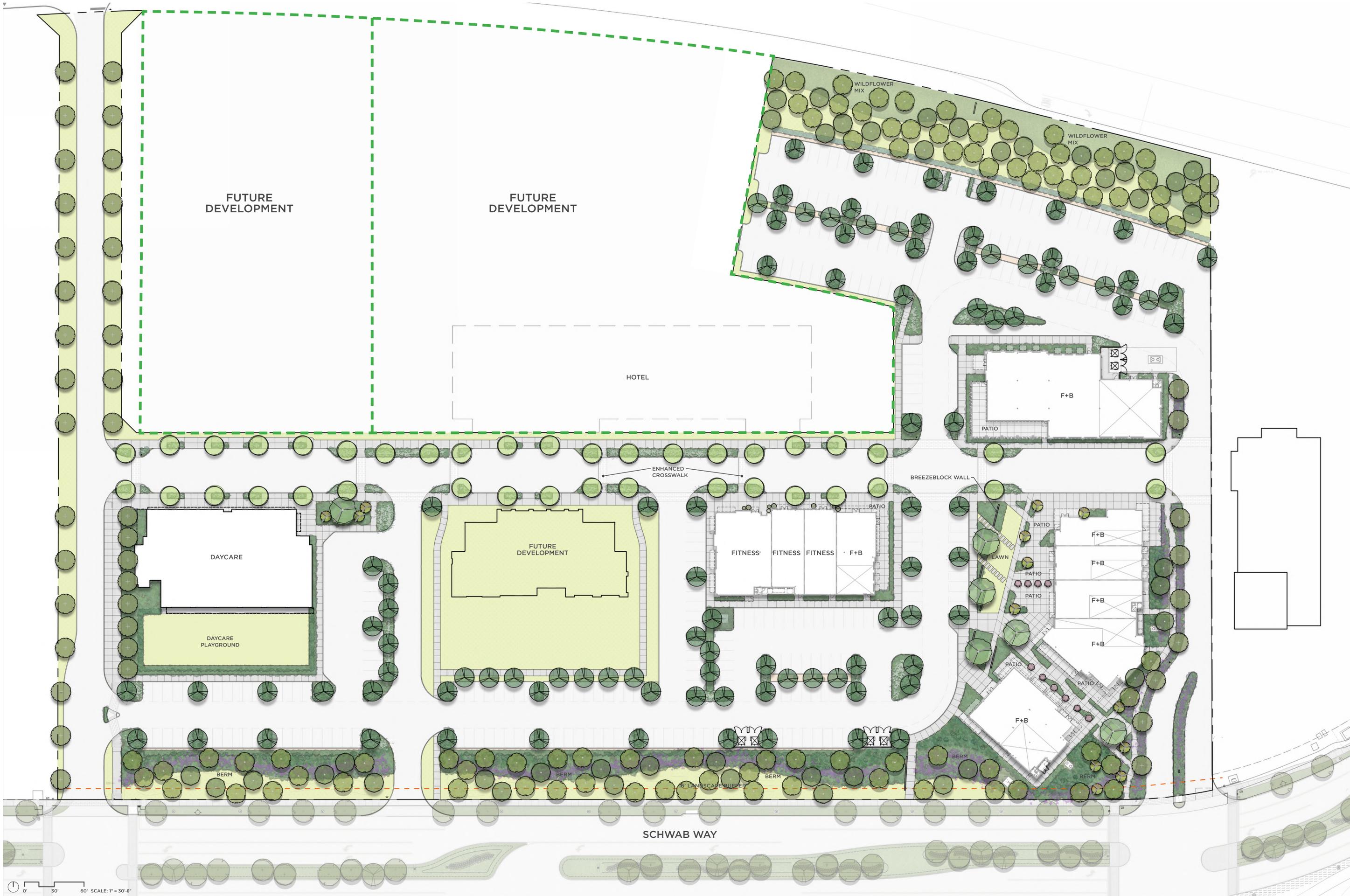
Inspired by Napa Valley, the private business and entertainment facility is 40,000 sf, integrates old and new in its construction, and is aligned with Circle T views.

## vaquero

Established in 2001, the luxury residential community, Vaquero, features attention to design detail and an award-winning golf course with ranch views.

# a deliberate masterplan







Urban Bistro  
also featuring handcrafted cuisine

Smitty's  
an american cafe





LS

Lone Star Steaks  
fine texas dining



FRONT  
AN OUTLET

homestead harvest cafe  
authentic american prairie cuisine

homestead harvest cafe  
authentic american prairie cuisine

Mac's  
real Texas cookin'

Curiosity  
gifts and treatments

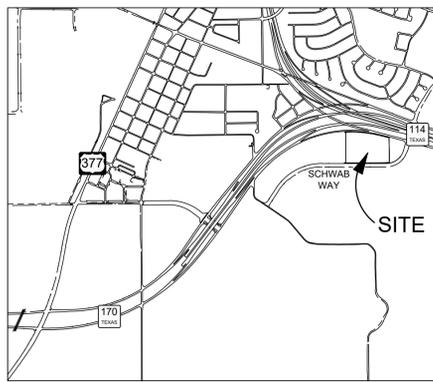
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**X**celerate Fitness

homestead harvest cafe  
authentic american cuisine

**FRONT** 44  
AT CIRCLE T





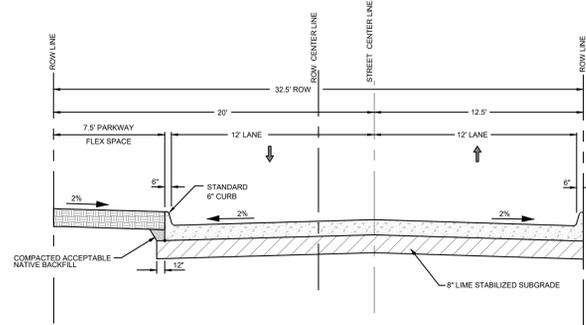
VICINITY MAP  
SCALE: 1" = 2,000'



**LEGEND**

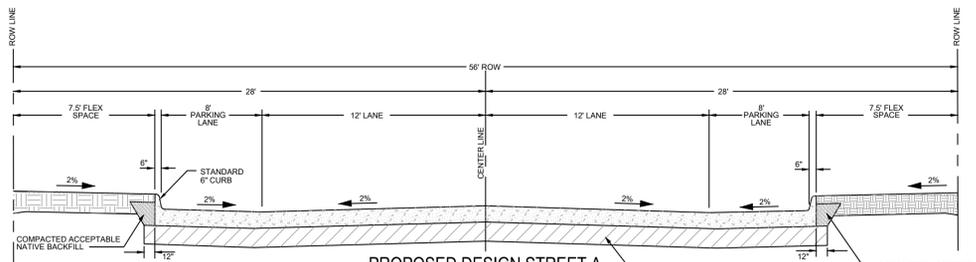
- 700 --- EXISTING CONTOURS
- - - - - EXISTING EASEMENTS
- - - - - PROPOSED LOT LINES
- — — — — PROPERTY BOUNDARY
- - - - - EXISTING RIGHT OF WAY
- - - - - APPROX. TOWN LIMIT LINE

LAND USE SUMMARY			
USE	+/- ACRES	+/- SF	LOT/BLOCK #
MIXED-USE	2.51	109,130	1,1
MIXED-USE	3.34	145,696	2,1
MIXED-USE	2.04	88,991	3,1
MIXED-USE	1.64	71,375	1,2
MIXED-USE	1.53	66,451	2,2
MIXED-USE	1.38	60,132	3,2
MIXED-USE	1.41	61,387	4,2
RIGHT-OF-WAY	2.53	110,275	
<b>TOTALS</b>	<b>16.38</b>	<b>713,437</b>	



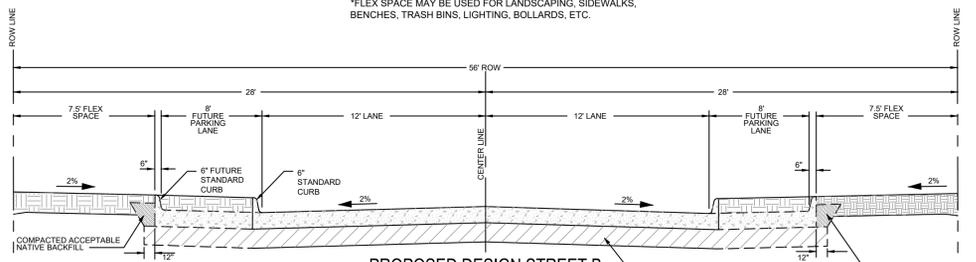
PROPOSED DESIGN SECTION "B-B" TYPICAL SECTION W/O PARKING NTS

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



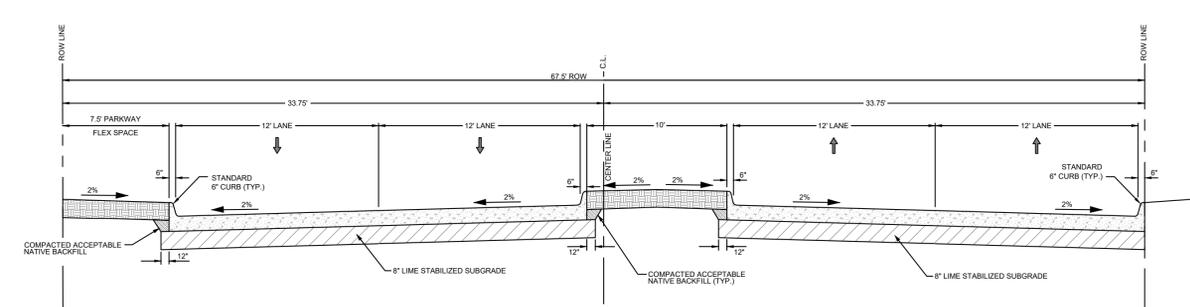
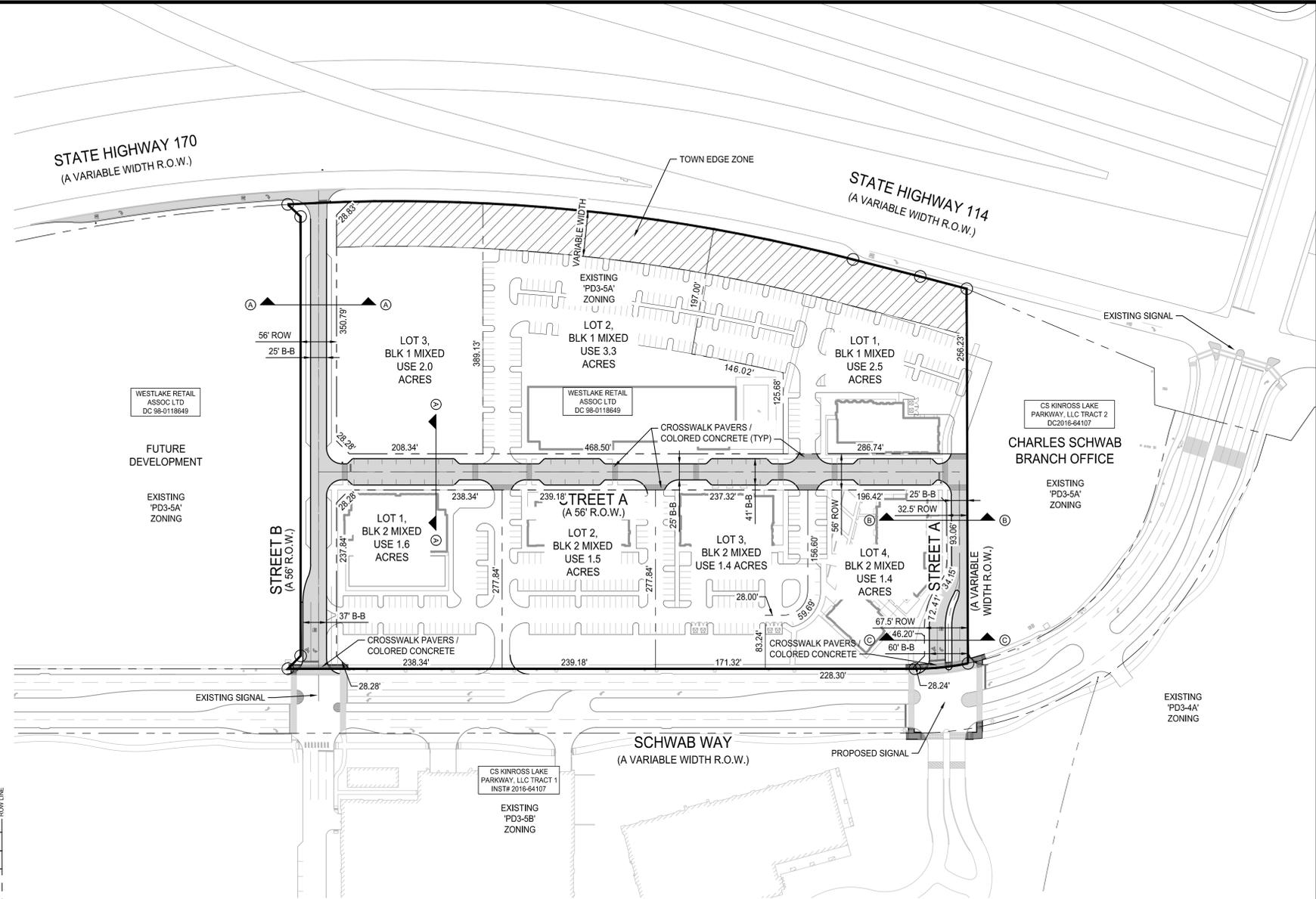
PROPOSED DESIGN SECTION "A-A" TYPICAL SECTION W/ PARKING NTS

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



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

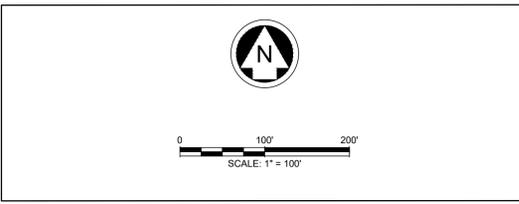
\*FLEX SPACE MAY BE USED FOR LANDSCAPING, SIDEWALKS, BENCHES, TRASH BINS, LIGHTING, BOLLARDS, ETC.



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\
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DATE	JANUARY 2024



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**DEVELOPMENT PLAN**  
**CIRCLE T RANCH FRONT 44,**  
**PHASE 1**



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