

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 _____

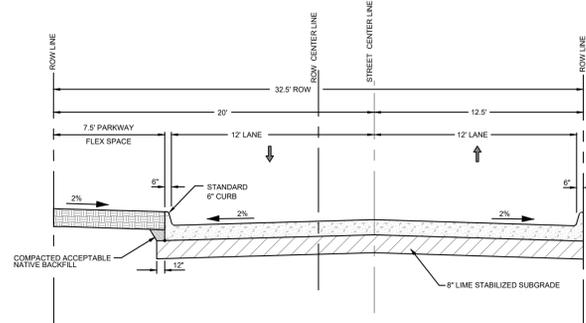
PRELIMINARY PLAT APPROVED BY THE TOWN OF WESTLAKE TOWN COUNCIL FOR THE PREPARATION OF A FINAL PLAT:

MAYOR _____ DATE _____
SECRETARY _____ DATE _____

LEGEND

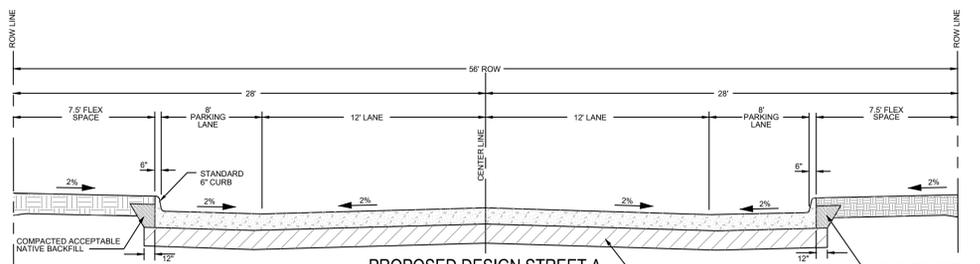
- 7.00 --- EXISTING CONTOURS
- - - - - EXISTING EASEMENTS
- - - - - PROPOSED LOT LINES
- — — — — PROPERTY BOUNDARY
- - - - - EXISTING RIGHT OF WAY
- - - - - APPROX. TOWN LIMIT LINE

LAND USE SUMMARY			
USE	+/- ACRES	+/- SF	LOT/BLOCK #
MIXED-USE	2.51	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	
TOTALS	16.38	713,437	



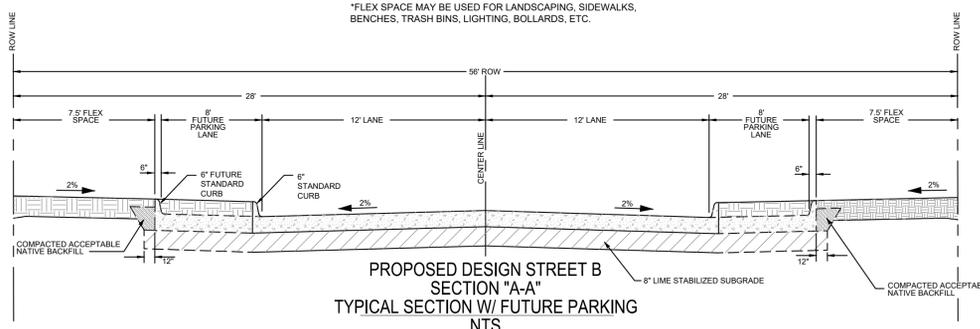
PROPOSED DESIGN SECTION "B-B" TYPICAL SECTION W/O PARKING NTS

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



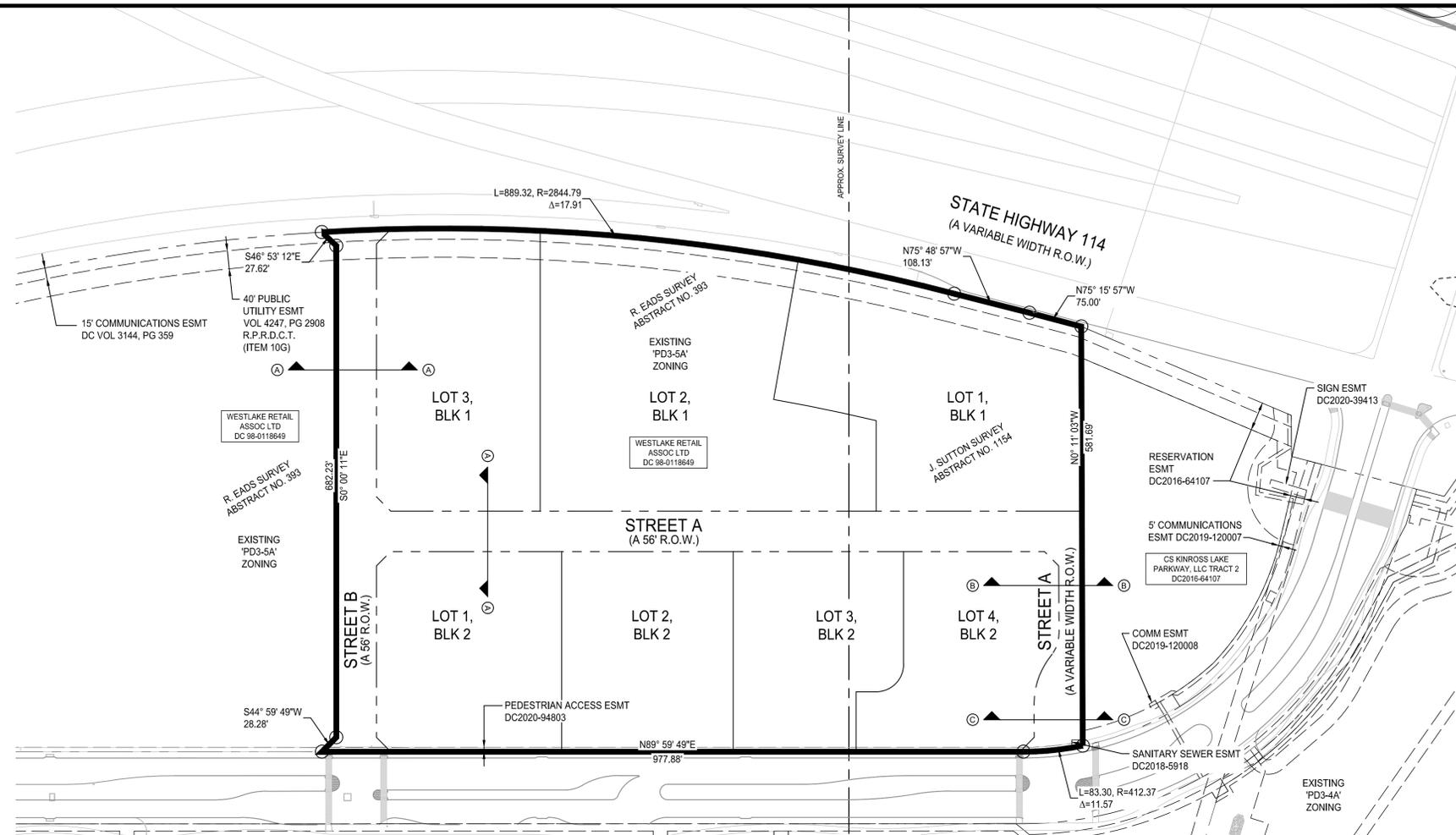
PROPOSED DESIGN STREET A SECTION "A-A" TYPICAL SECTION W/ PARKING NTS

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

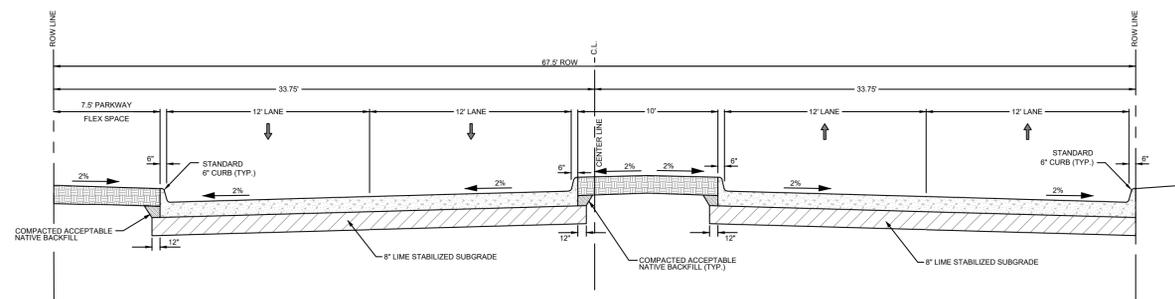


PROPOSED DESIGN STREET B SECTION "A-A" TYPICAL SECTION W/ FUTURE PARKING NTS

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



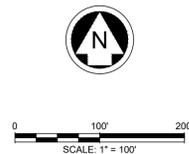
SCHWAB WAY (A VARIABLE WIDTH R.O.W.)



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	JANUARY 2024



OWNER

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

DEVELOPER

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

PLANNER / ENGINEER/SURVEYOR

Westwood

Phone (817) 562-3350 9800 Hillwood Parkway, Suite 250
Toll Free (888) 937-5150 Fort Worth, TX 76177
westwoodps.com

Westwood Professional Services, Inc.
TSPS FIRM REGISTRATION NO. F117156
TSPS FIRM REGISTRATION NO. 10074301

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