



**NOTICE OF REGULAR MEETING AGENDA
PLANNING & ZONING COMMISSION
MUNICIPAL CENTER CITY COUNCIL CHAMBERS
211 N. HENRY STREET, LANCASTER, TEXAS**

Tuesday, June 2, 2026 - 7:00 PM



CALL TO ORDER

PUBLIC TESTIMONY:

At this time citizens who have pre-registered before the call to order will be allowed to speak on consent or action items on the agenda, with the exception of public hearings, for a length of time not to exceed three minutes. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

CONSENT AGENDA:

Items listed under the consent agenda are considered routine and are generally enacted in one motion. The exception to this rule is that a Commission Member may request one or more items to be removed from the consent agenda for separate discussion and action.

1. Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on May 5, 2026.
2. PS26-22 Consider approval of a Final Plat for Westridge Cold Summit Addition, to create Lots 1 & 2, Block A, being 65.071 acres of land out of the Thomas M. Ellis Survey, Abstract 432, addressed at 1110 E. Pleasant Run Road, City of Lancaster, Dallas County, Texas.
3. PS26-32 Consider approval of a Preliminary Plat to create Lots 1 & 2, Block 1, out of the Khatib Addition, being 4.076 acres out of the A. Bledsoe Survey, Abstract No. 113, addressed as 1404 West Pleasant Run Road, City of Lancaster, Dallas County, Texas.
4. PS26-33 Consider approval of a Preliminary Plat to create, Lot 1B, Block 70, out of the New Nest Properties Addition, legally described as the Southwest Part of Lot 1, Block 70, out of The Original Town of Lancaster Addition, addressed at 215 East Fourth Street, City of Lancaster, Dallas County, Texas.
5. PS26-34 Consider approval of a Final Plat to create, Lot 1B, Block 70, out of the New Nest properties Addition, legally described as the Southwest Part of Lot 1, Block 70, out of The Original Town of Lancaster Addition, addressed at 215 East Fourth Street, City of Lancaster, Dallas County, Texas.
6. PS26-35 Consider approval of a Preliminary Plat to create Lot 1, Block A, out of the McClung Addition, being 1.14 acres out of the M.M. Miller Survey, Abstract No. 874, addressed as 200 West Park Place Drive, City of Lancaster, Dallas County, Texas.

7. PS26-37 Consider approval of a Preliminary Plat to create Lot 1R, Block 2, out of the Westridge Acres Addition, being a part of Lots 1, 3, & 4, addressed as 716 & 720 West Pleasant Run Road, City of Lancaster, Dallas County, Texas.
8. PS26-38 Consider approval of a Final Plat to create Lot 1R, Block 2, out of the Westridge Acres Addition, being a part of Lots 1, 3, & 4, addressed as 716 & 720 West Pleasant Run Road, City of Lancaster, Dallas County, Texas.

PUBLIC HEARING:

9. M26-25 Conduct a public hearing and consider an update Article 4, Permissible Uses, and Article 5, District Development Regulations and Standards, of the Lancaster Development Code.

ACTION:

10. DP26-09 Discuss and consider a site plan for the development of an electrical substation on the property being 76.89-acres out of the Thomas M. Ellis Survey, Abstract No. 432 & the Middleton Perry Survey, Abstract No. 1128, addressed as 1401 Greene Road, City of Lancaster, Dallas County, Texas.

ADJOURNMENT

EXECUTIVE SESSION: The Planning and Zoning Commission reserves the right to convene into executive session on any posted agenda item pursuant to Section 551.071(2) of the Texas Government Code to seek legal advice concerning such subject.

ACCESSIBILITY STATEMENT: Meetings of the Boards and Commissions are held in municipal facilities and are wheelchair-accessible. For sign interpretive services, call the City Secretary's office, 972-218-1311, or TDD 1-800-735-2989, at least 72 hours prior to the meeting. Reasonable accommodation will be made to assist your needs.

Certificate

I hereby certify the above Notice of Meeting was posted at Lancaster City Hall on May 27, 2026, @ 6:20 p.m. and copies thereof were provided to the Planning & Zoning Commission members.



Gregory Carrell, Assistant to the City Manager

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

1.

Meeting Date: 06/02/2026

Policy Statement: This request supports the City Council 2025-2026 Policy Agenda

Goal(s):

- Financially Sound Government
- Healthy, Safe & Engaged Community
- Sound Infrastructure
- Quality Development
- Professional and Committed City Workforce

Submitted by: Nyliah Acosta, Assistant Director of Development Services

Agenda Caption:

Consider approval of minutes from the Planning and Zoning Commission Regular Meeting held on May 5, 2026.

Background:

Attached for your review and consideration are the minutes from the Planning and Zoning Commission Regular Meeting held May 5, 2026.

Public Information Considerations:

This item is being considered at a Regular Meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. The Planning and Zoning Commission may approve the minutes as presented.
2. The Planning and Zoning Commission may approve the minutes with changes, and state those changes.
3. The Planning and Zoning Commission may deny the minutes as presented.

Recommendation:

Staff recommends approval, as presented.

Attachments

May 5, 2026 Draft P&Z Minutes

MINUTES

PLANNING AND ZONING COMMISSION REGULAR MEETING OF MAY 5, 2026

The Planning and Zoning Commission of Lancaster, Texas, met in a Regular Meeting in the Council Chambers of City Hall on May 5, 2026, at 7:00 p.m. with a quorum present to-wit:

Commissioners Present:

Taryn Walker, Chair (arrived at item 4)
Sharonda Betts, Vice-Chair
Spencer Hervey
Lawrence Prothro
Sonya Roston
Kathy Cheatham, Alternate

Commissioners Absent:

None

City Staff Present:

Vicki D. Coleman, Director of Development Services
Nyiah Acosta, Assistant Director of Development Services
Gregory Carrell, Assistant to the City Manager

Call to Order

Vice-Chair Betts called the meeting to order at 7:00 p.m. on May 5, 2026.

Public Testimony:

At this time, citizens who have pre-registered before the call to order will be allowed to speak on consent or action items on the agenda, with the exception of public hearings, for a length of time not to exceed three minutes. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

There were no speakers.

CONSENT AGENDA:

Items listed under the consent agenda are considered routine and are generally enacted in one motion. The exception to this rule is that a Commission Member may request one or more items to be removed from the consent agenda for separate discussion and action.

1. **Consider approval of minutes from the Planning and Zoning Commission Special Meeting held on March 12, 2026, and the Regular Meeting held on April 7, 2026.**
2. **PS26-27 Consider a preliminary plat to create Lot 1, Block A, out of the Longhorn Addition, being 19.672 acres, described as being a tract of land out of the Marady Parks Survey, Abstract No. 1120, addressed as 2620 W. Wintergreen Road, City of Lancaster, Dallas County, Texas.**
3. **PS26-28 Consider a preliminary plat to create Lot 1, Block A, out of the Audax Enterprises Addition, being 0.59 of an acre out of the M.M. Miller Survey, Abstract**

No. 874, addressed as 2705 North Dallas Avenue, City of Lancaster, Dallas County, Texas.

- 4. PS26-30 Consider a Final Plat to create Lot 1, Block A, out of the McDonald's 42-3651 Addition, being 1.367 acres out of the Stephen C. Atterbury Survey, Abstract No. 14, addressed as 4400 University Hills Boulevard, City of Lancaster, Dallas County, Texas.**

MOTION: Commissioner Prothro made a motion to approve the consent agenda, seconded by Commissioner Hervey. The vote was cast 5 for, 0 against. (Walker absent)

PUBLIC HEARING:

(The items were heard in the following order: 5, 7, 6)

- 5. M26-21 Conduct a public hearing to consider a request to amend the Future Land Use Map of the Comprehensive Plan from Suburban Mixed-Use to Commercial Corridor on a property known as Lot 7R, Block A, out of the Bakri Automotive Addition, being 3.17 acres addressed at 2619 Balomede Avenue, City of Lancaster, Dallas County, Texas.**

Assistant Director of Development Services, Nyliah Acosta, gave a presentation on item 5 & 7.

Vice-Chair Betts opened the public hearing.

Majid Khalif, applicant, 9101 LBJ Freeway, Dallas, Texas, 75243, spoke in favor of item 5.

Don Montgomery, applicant, 3132 Round Rock Road, Royce City, Texas, 75189, spoke in favor of item 5.

Khalid Bakri, applicant, 1913 Cottonwood Valley Circle, Irving, Texas, 75038, spoke in favor of item 5.

Vice-Chair Betts closed the public hearing.

The Commission had discussion regarding the intent of the Future Land Use Plan for the site and its surrounding area.

MOTION: Commissioner Prothro made a motion to recommend approval of item 5, seconded by Chair Walker. The vote was cast 5 for, 0 against. (Walker arrived)

7. **Z26-09 Conduct a public hearing and consider a zoning change request from Commercial Highway (CH) to a Planned Development (PD) with Commercial Highway (CH) and Hail Damage Repair uses with conditions, on a property known as Lot 7R, Block A, out of the Bakri Automotive Addition, addressed at 2619 Balomede Avenue, City of Lancaster, Dallas County, Texas.**

Assistant Director of Development Services, Nyliah Acosta, gave a presentation on item 5 & 7.

Vice-Chair Betts opened the public hearing.

Majid Khalif, applicant, 9101 LBJ Freeway, Dallas, Texas, 75243, spoke in favor of item 7.

Don Montgomery, applicant, 3132 Round Rock Road, Royce City, Texas, 75189, spoke in favor of item 7.

Khalid Bakri, applicant, 1913 Cottonwood Valley Circle, Irving, Texas, 75038, spoke in favor of item 7.

Vice-Chair Betts closed the public hearing.

The Commission had discussion regarding the safety of paint booth operation and the proposed Planned Development conditions per the applicant's request.

MOTION: Commissioner Prothro made a motion, seconded by Chair Walker, to recommend approval of item 7, with the following conditions: 1) Outdoor storage of vehicles, parts, or equipment shall be prohibited; 2) All repair work shall occur within an enclosed structure; no outdoor vehicle repair or service activity shall be permitted; 3) All parking shall be provided on an improved surface; 4) All vehicles receiving paint work shall be as a result of necessity from Paintless Dent Repair and limited to an area of 12-inch diameter; 5) The use of Hail Damage Repair shall be limited to the operator of this application (Bakri Automotive); and 6) No Major Auto Repair shall be permitted, with the exception of allowing for a paint booth. The vote was cast 4 for, 1 against. (Hervey against)

6. **Z26-08 Conduct a public hearing and consider an ordinance granting a Specific Use Permit (SUP) for Minor Auto Repair on the property legally described as Lot 8R, Block A, out of the Beckley City Lots Addition, addressed as 1452 N I-35E City of Lancaster, Dallas County, Texas.**

Assistant Director of Development Services, Nyliah Acosta, gave a presentation.

Vice-Chair Betts opened the public hearing.

Majid Khalif, applicant, 9101 LBJ Freeway, Dallas, Texas, 75243, spoke in favor of item 6.

Abdul Al-Majid, 3105 Sweetwater Drive, Richardson, Texas, 5082, spoke in favor of item 6.

Vice-Chair Betts closed the public hearing.

The Commission had discussion regarding over-parking, storage, and proposed renovations.

MOTION: Commissioner Prothro made a motion to recommend approval of item 6, with the following conditions, seconded by Commissioner Hervey: 1) Outdoor storage of vehicles, parts, or equipment shall be prohibited; 2) No outdoor vehicle repair or service activity shall be permitted; 3) There shall be no installation or use of a paint booth; 4) The parking lot shall be resurfaced and restriped; and 5) The SUP shall be valid for a period of two (2) years. The vote was cast 5 for, 0 against.

ADJOURNMENT:

MOTION: Chair Walker made a motion to adjourn, seconded by Commissioner Prothro. The vote was cast 5 for, 0 against.

The meeting was adjourned at 8:12 P.M.

ATTEST:

APPROVED

Vicki Coleman, Director of Development Services

Taryn Walker, Chair

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

2.

Meeting Date: 06/02/2026

Policy Statement: This request supports the City Council 2025-2026 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nylih Acosta, Assistant Director of Development Services

Agenda Caption:

PS26-22 Consider approval of a Final Plat for Westridge Cold Summit Addition, to create Lots 1 & 2, Block A, being 65.071 acres of land out of the Thomas M. Ellis Survey, Abstract 432, addressed at 1110 E. Pleasant Run Road, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is addressed at 1110 E. Pleasant Run Road and is 65.071 acres in size.
2. **Current Zoning:** The subject property is zoned Logistics Port Planned Development (PD), Sub-District Logistics Port B.
3. **Adjacent Properties:**
North: PD Logistics Port - Vacant
South: Lanport Overlay District - Vacant
East: PD Logistics Port - Vacant
West: PD Logistics Port - Walmart Cold Storage
4. **Comprehensive Plan Compatibility:** The Future Land Use Map of the Comprehensive Plan identifies this site as Aviation. The Comprehensive Plan allows for flex industrial/office space within the Aviation designation. The request is consistent with the Future Land Use Plan of the Comprehensive Plan.

5. **Case History:**

Date	Body	Action
04/27/2026	CC	M26-17 Approved Fire-Lane and Utility Easements
03/03/2026	P&Z	PS26-22 Approved Preliminary Plat
11/01/2022	P&Z	PS22-37 Approved a preliminary plat
08/02/2022	P&Z	PS22-29 Denied a preliminary plat
07/05/2022	P&Z	PS22-29 Tabled to 08/02/2022 P&Z
03/10/2008	CC	Z07-23 Approved Logistics Port Planned Development
01/15/2008	P&Z	Z07-23 Recommended approval of Logistics Port Planned Development

Operational Considerations:

The purpose of the final plat is to create two lots for the development of a cold storage facility.

The site has frontage along East Pleasant Run Road. East Pleasant Run Road is designated as a 6-lane, Major Arterial Type A, which requires 120-feet of rights-of-way (ROW). No additional ROW is required.

The preliminary plat is in substantial compliance with the subdivision ordinance.

Public Information Considerations:

This item is being considered at a Regular Meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. The Planning and Zoning Commission may approve the final plat.
2. The Planning and Zoning Commission may deny the final plat.

Recommendation:

Staff recommends approval, as presented.

Attachments

Location Map

Final Plat

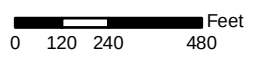
City of Lancaster
1110 E Pleasant Run Rd
Zoned: PD
LANPORT Overlay



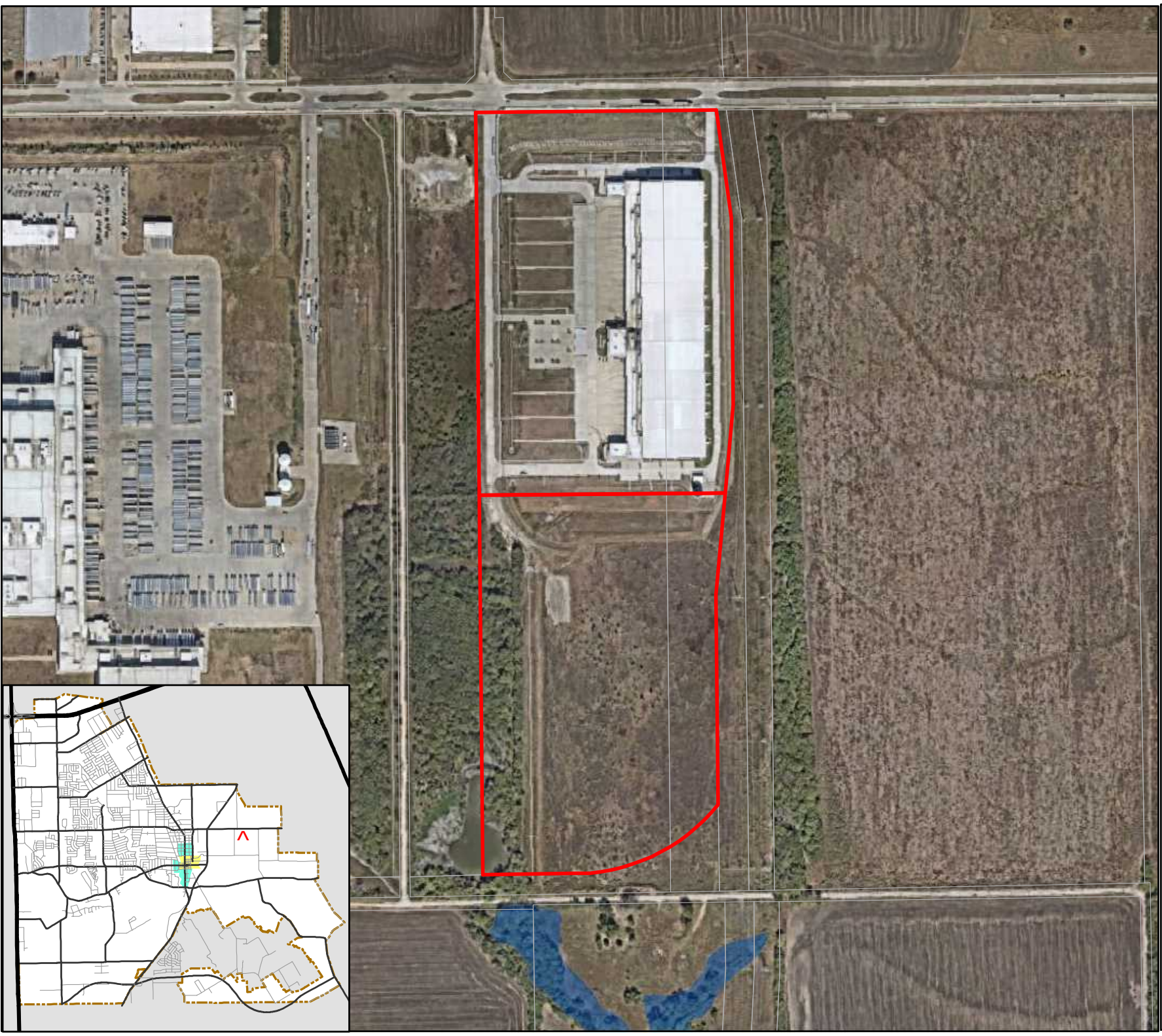
DISCLAIMER / LIMITATION OF LIABILITY
The information on this map is provided by the City of Lancaster as a public service. We are continually updating the data in order to provide the most accurate information possible. Such information is intended for reference only. The City of Lancaster does not guarantee the accuracy of the information, data or maps. All information is provided "As-Is" without warranty of any kind.

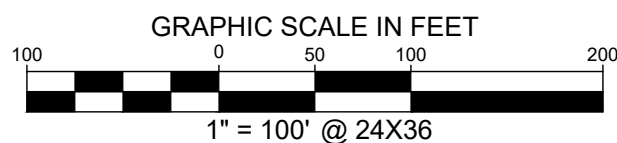
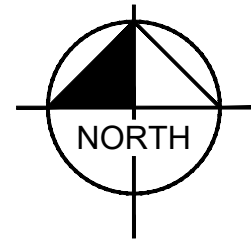


yesno	1110 E Pleasant Run
	Export_Output
	Downtown Districts
	Historic District
	Floodplain

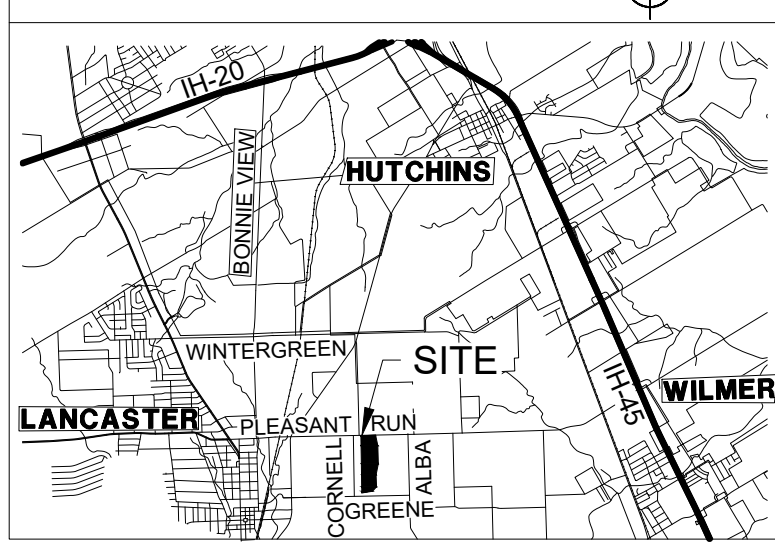


Date: 1/9/2026





VICINITY MAP



LEGEND

IRSC	5/8" IRON ROD W/ RED PLASTIC "KHA" CAP SET
IRFC	5/8" IRON ROD W/ RED PLASTIC "KHA" CAP FOUND
IRP	IRON ROD FOUND
PNF	PNAIL FOUND
VF	"V" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMERCING
MNF	MAG NAIL W/ WASHER "KHA" FOUND
D.R.D.C.T.	DEED RECORDS
DALLAS COUNTY, TEXAS	
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS
DALLAS COUNTY, TEXAS	
PFC	POINT FOR CORNER
UTILITY POLE	
GUY ANCHOR	
ELECTRIC HANDHOLE	
LIGHT STANDARD	
GAS SIGN	
TELEPHONE BOX	
TELEPHONE MARKER SIGN	
FIRE HYDRANT	
WATER VALVE	
STORM SEWER MANHOLE	
SANITARY SEWER MANHOLE	

LINE TYPE LEGEND

---	BOUNDARY LINE - SUBJECT
---	PROPERTY LINE
---	EASEMENT LINE
---	WATER LINE
---	SS - SANITARY SEWER LINE
---	GAS - UNDERGROUND GAS LINE
---	OVERHEAD ELECTRIC LINE

NOTES:

- Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0655K, for Dallas County, Texas and incorporated areas, dated July 7, 2014, 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.
- NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.
- Interior lot corners are 5/8" iron rod with red plastic cap stamped "KHA" set, unless otherwise noted.
- The purpose of this plat is to create 2 lots for development.
- Zoning information shown hereon is per City of Lancaster online Zoning Map.
- Maintenance obligations for the fire lane will be established in an agreement to be recorded promptly following the plat recording, with costs shared by the owners of Lots 1 and 2, and including standard remedies for any default in upkeep and maintenance. The City of Lancaster is not liable for any of the maintenance or repair costs associated with the fire lane.

CASE NO. PS26-22 FINAL PLAT WESTRIDGE COLD SUMMIT ADDITION LOTS 1 & 2, BLOCK A

65.071 ACRES
THOMAS M. ELLIS SURVEY,
ABSTRACT NO. 432
CITY OF LANCASTER,
DALLAS COUNTY, TEXAS

Kimley»Horn

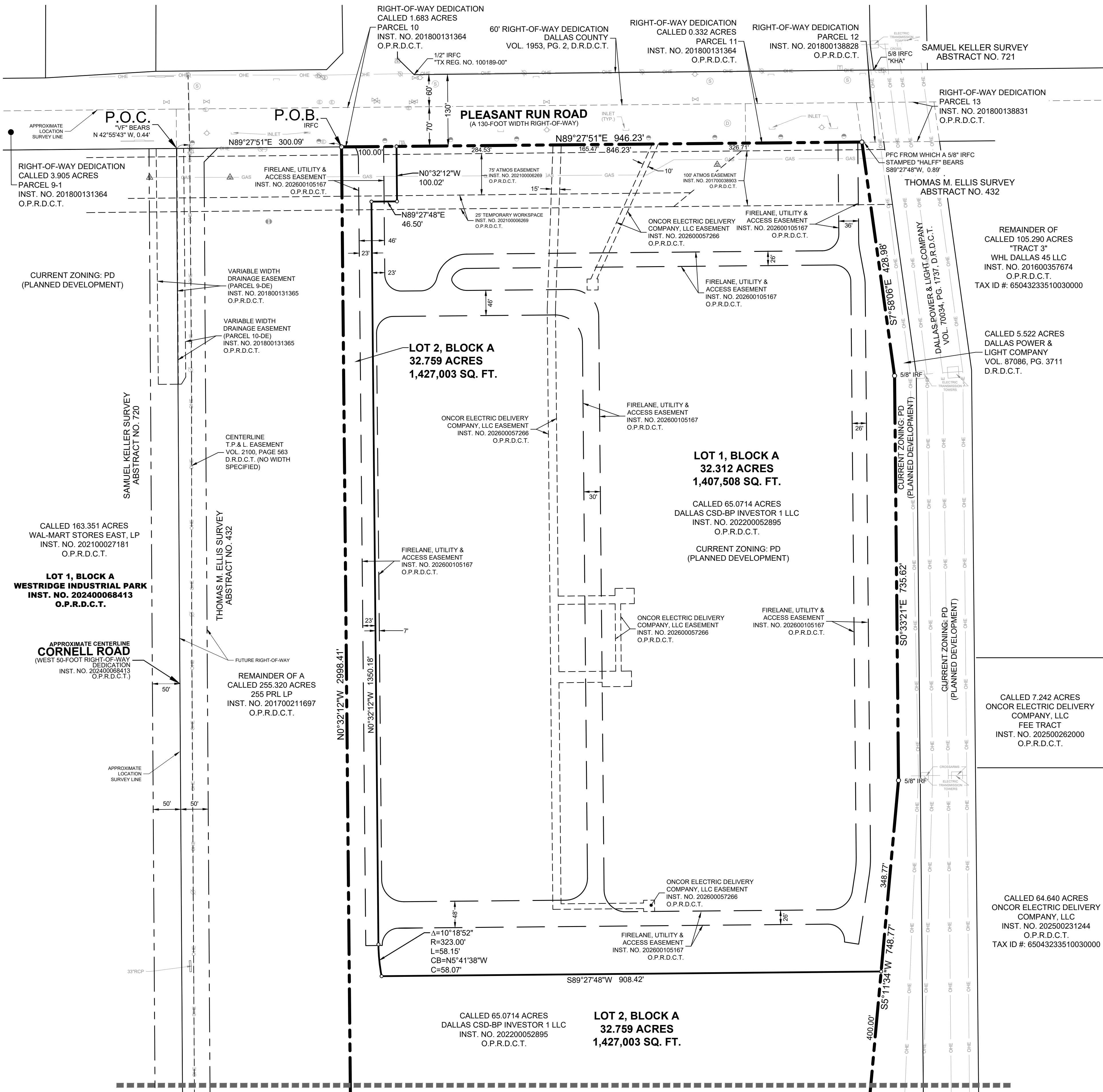
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10115500
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	AEL	DJD	May 2026	064567404	1 OF 3

3	SUBMISSION DATE : MAY 20, 2026
2	SUBMISSION DATE : JANUARY 22, 2025
1	SUBMISSION DATE : JUNE 1, 2025
No.	SUBMITTAL LOG

OWNER / APPLICANT:
DALLAS CSD-BP INVESTOR 1 LLC
333 S. MAIN STREET, SUITE 204
KETCHUM, ID 83340
CONTACT: MICHAEL G. SMITH
PHONE: 904-631-1913

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2600 N CENTRAL EXPY
SUITE 400
RICHARDSON, TEXAS 75080
CONTACT: STEPHANIE GIENGER P.E.
PHONE: 214-617-0535
EMAIL: stephanie.gienger@kimley-horn.com



SEE SHEET 2

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, DALLAS CSD-BP INVESTOR 1 LLC, is the sole owner of a 65.0714 acre tract of land situated in the Thomas M. Ellis Survey, Abstract No. 432, City of Lancaster, Dallas County, Texas, and being described in the Special Warranty Deed to DALLAS CSD-BP INVESTOR 1 LLC recorded in Instrument No. 202200052895, Official Public Records, Dallas County, Texas (OPRDCT), and being more particularly described as follows:

COMMENCING at the southwest corner of a called 1.683 acre tract of land designated as "Parcel 10" in the Dedication Right-of-Way Deed to the County of Dallas, recorded in Instrument No. 201800131364, OPRDCT, the southeast corner of a called 3.905 acre tract of land designated as "Parcel 9-1" in said Dedication Right-of-Way Deed to the County of Dallas, and the northeast corner of a 50-foot Right-of-Way Dedication in Lot 1, Block A, Westridge Industrial Park Addition, an addition to the City of Lancaster, Dallas County, according to the plat thereof recorded in Instrument No. 202400068413, (O.P.R.D.C.T.), at the intersection of the south right-of-way line of Pleasant Run Road (a 130-foot right-of-way) and the approximate centerline of Cornell Road (a variable width right-of-way), from which a cut "V" in concrete found bears North 42°55'43" West, a distance of 0.44 feet;

THENCE North 89°27'51" East, along said south right-of-way line of Pleasant Run Road, a distance of 300.09 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for the northwest corner of said 65.0714 acre tract, and the POINT OF BEGINNING;

THENCE North 89°27'51" East, continuing along said south right-of-way line, a distance of 946.23 feet to the southeast corner of a called 0.332 acre tract of land designated as "Parcel 11" in said Dedication Right-of-Way Deed to the County of Dallas, in the west line of a called 5.522 acre tract of land described in the Warranty Deed to Dallas Power & Light Company recorded in Volume 87086, Page 3711, Deed Records, Dallas County, Texas (DRDCT), from which a 5/8" iron rod with yellow plastic cap stamped "HALFF" bears South 89°27'48" West, a distance of 0.89 feet;

THENCE along the west line of said Dallas Power & Light Company tract, the following courses and distances:

South 07°58'06" East, a distance of 428.98 feet to a 5/8" iron rod found for corner;

South 00°33'21" East, a distance of 735.62 feet to a 5/8" iron rod found for corner;

South 05°11'34" West, a distance of 748.77 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;

South 00°33'21" East, a distance of 825.25 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for the north corner of a called 23.0820 acre tract of land described in the Warranty Deed to WHL Dallas 45 LLC recorded in Instrument No. 201600357674, OPRDCT, at the beginning of a non-tangent curve to the right with a radius of 750.00 feet, a central angle of 49°06'14", and a chord bearing and distance of South 64°24'34" West, 623.28 feet, and from which a Mag nail found for the southeast corner of said 23.0820 acre tract, in the approximate centerline of Greene Road (a variable width prescriptive right-of-way), bears South 0°33'21" East, a distance of 358.91 feet;

THENCE along a northerly line of said 23.0820 acre tract, the following courses and distances:

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 642.77 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;

South 88°57'40" West, a distance of 362.86 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for the southwest corner of said 65.0714 acre tract, from which a PK nail found for the southeast corner of the aforementioned 50-foot Right-of-Way Dedication, bears South 88°57'40" West, a distance of 309.00 feet;

THENCE North 00°32'12" West, along the west line of said 65.0714 acre tract, a distance of 2,998.41 feet to the POINT OF BEGINNING and containing 2,834,511 square feet or 65.0714 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DALLAS CSD-BP INVESTOR 1 LLC, Owner, does hereby bind ourselves and our heirs, assignees and successors of title, this plat designating the hereinabove described property as WESTRIDGE COLD SUMMIT ADDITION, an addition to the City of Lancaster, and does hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and 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 improvements or growths that 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 easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.

Witness my hand at _____ County , Texas, this _____ day of _____, 2026.

DALLAS CSD-BP INVESTOR 1 LLC

Owner

Printed Name & Title

STATE OF §
COUNTY OF §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2026.

Notary Public in and for the State of

SURVEYOR'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

That I, David J. De Weirdt, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lancaster.

5/20/2026
Date

David J. De Weirdt
Registered Professional Land Surveyor No. 5066
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, #1300
Fort Worth, Texas 76102
Ph. (817) 335-6511
david.dewirdt@kimley-horn.com

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared David J. De Weirdt, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2026.

Notary Public in and for the State of Texas

CITY CERTIFICATION

APPROVED

Chairman, Planning and Zoning Commission Date

Attest:

Signature Date

Name & Title

The Assistant Director of Planning for the City of Lancaster, Texas, hereby certifies that to the best of her knowledge or belief, this subdivision plat complies with all applicable requirements of the Subdivision Regulations, as amended or modified, as allowed by the Planning and Zoning Commission, as to which her approval is required.

Assistant Director of Planning Date

CASE NO. PS26-22
FINAL PLAT
WESTRIDGE COLD
SUMMIT ADDITION
LOTS 1 & 2, BLOCK A
65.071 ACRES

THOMAS M. ELLIS SURVEY,
ABSTRACT NO. 432
CITY OF LANCASTER,
DALLAS COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300 Tel. No. (817) 335-6511
Fort Worth, Texas 76102 FIRM # 10115500 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	AEL	DJD	May 2026	064567404	3 OF 3

OWNER / APPLICANT:
DALLAS CSD-BP INVESTOR 1 LLC
333 S. MAIN STREET, SUITE 204
KETCHUM, ID 83340
CONTACT: MICHAEL G. SMITH
PHONE: 904-631-1913

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2600 N CENTRAL EXPY
SUITE 400
RICHARDSON, TEXAS 75080
CONTACT: STEPHANIE GIENGER P.E.
PHONE: 214-617-0535
EMAIL: stephanie.gienger@kimley-horn.com

DWG NAME: K:\DOW SURVEY\064567404\WESTRIDGE TRACTS 1&2\064567404-COLD SUMMIT.FPDWG PLOTTED BY: LUCIO, ALEXIS 5/20/2026 2:31 PM LAST SAVED: 5/20/2026 2:30 PM

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

3.

Meeting Date: 06/02/2026

Policy Statement: This request supports the City Council 2025-2026 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nyliah Acosta, Assistant Director of Development Services

Agenda Caption:

PS26-32 Consider approval of a Preliminary Plat to create Lots 1 & 2, Block 1, out of the Khatib Addition, being 4.076 acres out of the A. Bledsoe Survey, Abstract No. 113, addressed as 1404 West Pleasant Run Road, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is addressed as 1404 West Pleasant Run Road and is 4.076 acres in size.
2. **Current Zoning:** The subject property is currently zoned Retail (R).
3. **Adjacent Properties:**
 - North:** Single-Family Residential (SF-5) - Single-Family Residences
 - South:** Single-Family Residential (SF-6) - Meadow Creek Estates Subdivision
 - East:** Multi-Family (MF-16) - Apartments
 - West:** Retail (R) - Minor Auto Repair
4. **Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan designates the property as Mixed-Use.

5. **Case History:**

Date	Body	Action
10/16/1989	CC	Z1989 Zoning Map Adopted
06/06/1981	CC	Approved SUP for Gasoline Service Station

Operational Considerations:

This is a request for approval of a preliminary plat for the purpose of creating two lots for development.

The site has frontage along West Pleasant Run Road. The Master Thoroughfare Plan (MTP) designates West Pleasant Run Road as a 4-lane Major Arterial Type B, which requires rights-of-way (ROW) of 100-feet. No further dedication is required.

All public infrastructure required for development must be installed and accepted by the City, prior to the submittal of a final plat.

The preliminary plat is in substantial compliance with the subdivision ordinance.

Public Information Considerations:

This item is being considered at a Regular Meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. The Planning and Zoning Commission may approve the preliminary plat as presented.
2. The Planning and Zoning Commission may deny the preliminary plat.

Recommendation:

Staff recommends approval, as presented.

Attachments

Location Map

Letter of Intent

Preliminary Plat

Addresses

yesno

1

This aerial map displays a residential neighborhood with numerous property lots, each labeled with a number. A large lot, 1404, is highlighted with a red border. The lot is situated between Pleasant Run Rd to the north and High Meadow Ln to the south. To the west of lot 1404 is a vertical road labeled SDR. To the east, a curved road is visible. The surrounding lots are numbered in the 1200s, 1400s, and 1430s. An inset map in the bottom-left corner provides a regional overview, showing the location of the main map area (highlighted in green) relative to other areas like University Hills, Cedar Dale, and Parkerville. The inset map also shows major roads like Loop Nine and the Belt Line.

May 1, 2026

City of Lancaster
Planning Department
211 North Henry Street
Lancaster, Texas 75146

Re: Multi Tenant Building
1404 W. Pleasant Run Road
Lot 1 & 2, Block 1, Khatib Addition
Lancaster, Texas
DCAD Account 6501137910030000

Attention: Nyliah Acosta

The Preliminary Plat submittal is to subdivide an overall 4.076 acre tract in the A. Bledsoe Survey, A-113 into two (2) lots.

Should you have any questions or require additional information, please do not hesitate to contact me.

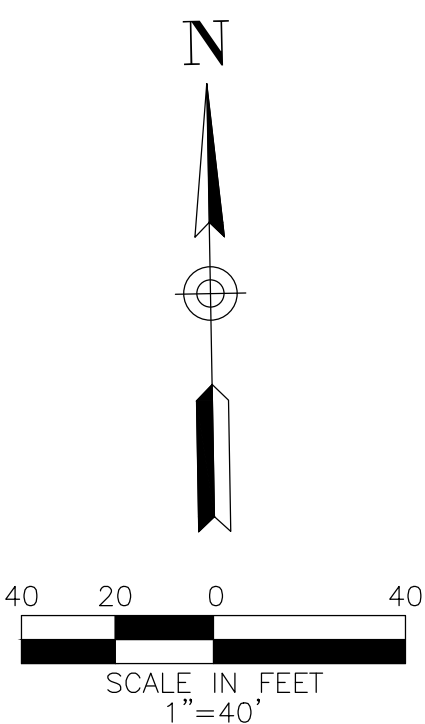
Sincerely;



Jim Dewey, Jr.



NOT TO SCALE



GENERAL NOTES

- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Altimera RTK Network and adjusted to surface using a scale factor of 1.000136506.
- 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.
- The purpose of this plat is to create two recorded lots out of a tract of land.
- Lot to lot drainage is not allowed without Engineering approval

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.

PRELIMINARY, THIS SURVEY SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

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

DATE: _____

STATE OF TEXAS §
COUNTY OF DENTON §

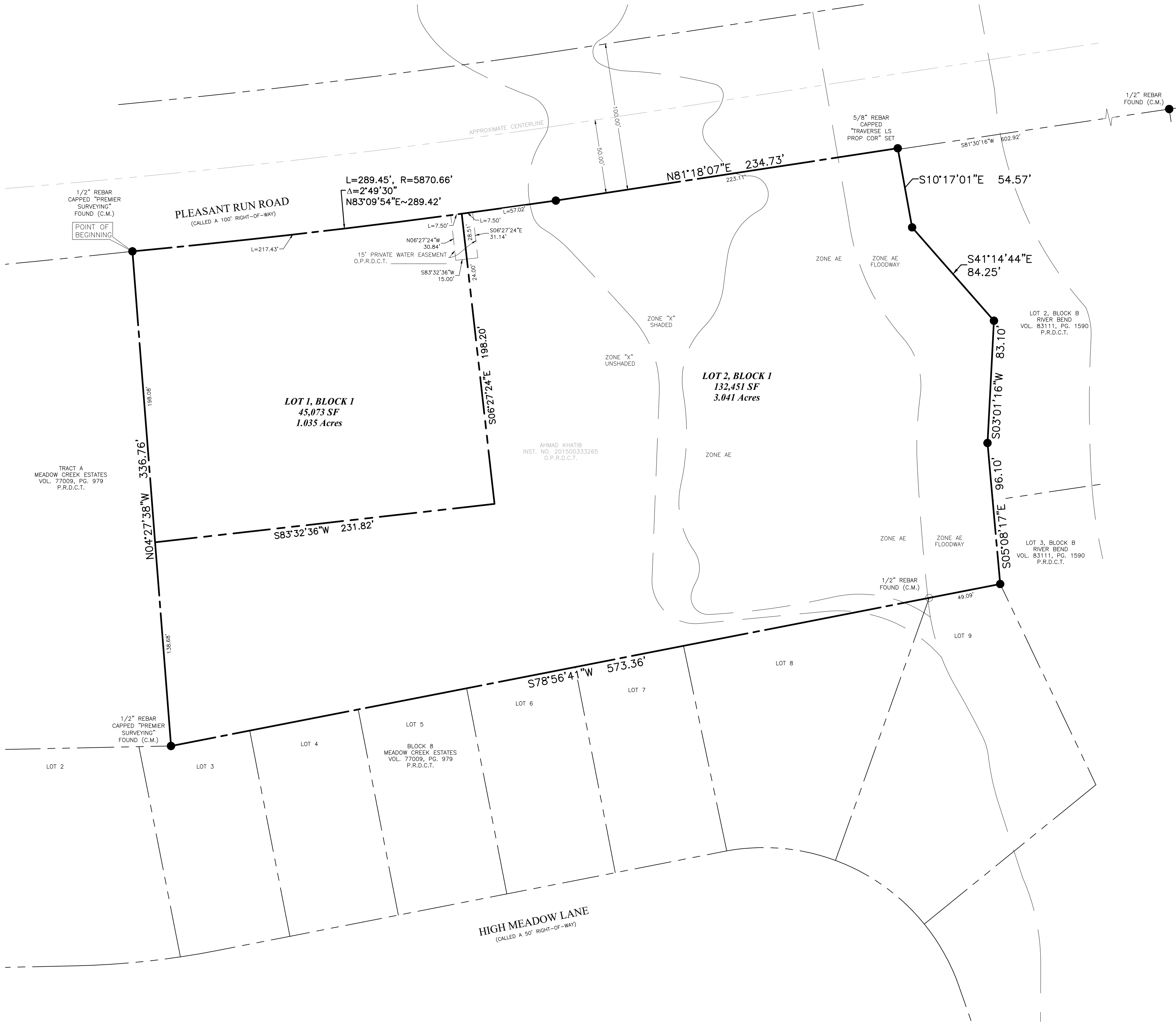
BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

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

Notary Public in and for the State of Texas

FLOOD NOTES

A 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. 48113C0635K, dated July 7, 2014. The subject property is located in the area designated as Zone "X", Zone "X" Shaded, Zone AE and Zone AE Floodway.



APPROVAL:	
This plat is hereby approved by the City of Lancaster, Texas	
Senior Planner	Date
ATTEST:	
Signature	Date
Name & Title	

Line Data Table		
Line #	Distance	Bearing
L1	16.31'	S82°18'32"W

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	40.79'	28.80'	081°08'48"	S43°34'50"W	37.47'

OWNER/DEVELOPER
Ahmad Khatib
2510 Sunset Drive
Lancaster, Texas 75146

TRAVERSE
LAND SURVEYING LLC
359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting
Date: 2025.12.22 Project No.: TR-669-25

PRELIMINARY PLAT
LOT 1 AND 2, BLOCK 1
KHATIB ADDITION
BEING 4.076 ACRES
OUT OF THE A. BLEDSOE SURVEY,
ABSTRACT NO. 113
CITY OF LANCASTER, DALLAS COUNTY, TEXAS
DECEMBER 2025

CASE NO. PS26-32

1 of 1

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Ahmad Khatib is the owner of a 4.076 acre tract of land within the A. Bledsoe Survey, Abstract Number 113, Dallas County, Texas, being all of a tract of land described to Ahmad Khatib by deed recorded in Instrument Number 201500333265, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar capped "PREMIER SURVEYING" found for the northeast corner of Tract A of Meadow Creek Estates, an addition to the City of Lancaster, as recorded in Volume 77009, Page 979, Plat Records, Dallas County, Texas and lying on the south right-of-way line of Pleasant Run Road (Called a 100 foot right-of-way) and being the beginning of a curve to the left with a radius of 5870.66 feet, a central angle of 02 degrees 49 minutes 30 seconds and a chord bearing and distance of North 83 degrees 09 minutes 54 seconds East, a distance of 289.42 feet;

THENCE with said curve to the left, with the south right-of-way line of said Pleasant Run Road, an arc length of 289.45 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE North 81 degrees 18 minutes 07 seconds East, with the south right-of-way line of Pleasant Run Road, a distance of 234.73 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner in the approximate centerline of a creek and being the northwest corner of Lot 2, Block B of River Bend, an addition to the City of Lancaster, as recorded in Volume 83111, Page 1590, Plat Records, Dallas County, Texas;

THENCE the following bearings and distances with the approximate centerline of a creek to a point for corner:

South 10 degrees 17 minutes 01 seconds East, a distance of 54.57 feet;
South 41 degrees 14 minutes 44 seconds East, a distance of 84.25 feet;
South 03 degrees 01 minutes 16 seconds West, a distance of 83.10 feet;

THENCE South 05 degrees 08 minutes 17 seconds East, with the approximate centerline of said creek, with a west line of said Lot 2, with a west line of Lot 3, Block B of said River Bend, a distance of 96.10 feet to a point in the approximate centerline of said creek and being a northeast corner of Lot 9, Block 8 of Meadow Creek Estates, an addition to the City of Lancaster, as recorded in Volume 77009, Page 979, Plat Records, Dallas County, Texas;

THENCE South 78 degrees 56 minutes 41 seconds West, with the north line of said Block 8, passing a 1/2 inch rebar at a distance of 49.09 feet and continuing a total distance of 573.36 feet to a 1/2 inch rebar capped "PREMIER SURVEYING" found for a northern corner of Lot 3 of said Block 8, same being the southeast corner of said Tract A;

THENCE North 04 degrees 27 minutes 38 seconds West, with the east line of said Tract A, a distance of 336.76 feet to THE POINT OF BEGINNING and containing 177,524 square feet or 4.076 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Ahmad Khatib does hereby bind themselves and their heirs, assignees and successors of title this plat designating the herein above described property as **Khatib Addition**, an addition to the City of Lancaster, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and 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 improvements or growths that 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 easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, we certify that we are the sole owners of the dedicated property and that no others interest are attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. This plat approved subject to all ordinances, rules, regulations and resolutions of the City of Lancaster, Texas.

Witness my hand at _____, Texas this _____ day of _____, 20_____

Signature — Ahmad Khatib

Printed Name

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

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

4.

Meeting Date: 06/02/2026

Policy Statement: This request supports the City Council 2025-2026 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nyliah Acosta, Assistant Director of Development Services

Agenda Caption:

PS26-33 Consider approval of a Preliminary Plat to create, Lot 1B, Block 70, out of the New Nest Properties Addition, legally described as the Southwest Part of Lot 1, Block 70, out of The Original Town of Lancaster Addition, addressed at 215 East Fourth Street, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The subject property is addressed as 215 East Fourth Street and is 0.23 of an acre in size.
2. **Current Zoning:** The subject property is currently Single-Family Residential (SF-6), Historic District Overlay.
3. **Adjacent Properties:**
 - North:** Single-Family Residential (SF-6), Historic District Overlay - Undeveloped Lot
 - South:** Single-Family Residential (SF-6) Historic District Overlay - First Baptist Church
 - East:** Single-Family Residential (SF-6), Historic District Overlay - Undeveloped Lot
 - West:** Single-Family Residential (SF-6), Historic District Overlay - Undeveloped Lot
4. **Comprehensive Plan Compatibility:** The Future Land Use Map of the Comprehensive Plan designates this site as Rural Living. The existing home on the property is consistent with the Future Land Use Map of the Comprehensive Plan.

5. Case History:

Date	Body	Action
04/07/2026	P&Z	HLPC26-07 Approved with the following conditions: 1) the decorative window box on the front elevation be repaired or replaced to match the existing one; 2) the front door be repaired or replaced with a like-for-like door that matches the existing front door; and 3) the door on the west elevation be removed and replaced with a full size window that matches the existing window on the west elevation.

03/24/2026	HLPC	HLPC26-07 Recommended approval with the following conditions: 1) the decorative window box on the front elevation be repaired or replaced to match the existing one; 2) the front door be repaired or replaced with a like-for-like door that matches the existing front door; and 3) the door on the west elevation be removed and replaced with a full size window that matches the existing window on the west elevation.
11/12/2018	CC	M18-23 Historic Preservation Overlay Design Regulations Adopted
10/15/2018	CC	M18-23 Work Session on proposed Historic Preservation Overlay Design Regulations
03/22/2010	CC	M09-07 Approved Historic District Design Guidelines
03/02/2010	P&Z	M09-07 Historic District Design Guidelines recommended approval
02/23/2010	HLPC	M09-07 Historic District Design Guidelines recommended approval
02/09/2010	CC/P&Z/HLPC	M09-07 Joint Work Session on adoption process for Historic District
10/16/1989	CC	Z1989 Adopted Zoning Map

Operational Considerations:

This is a request for approval of a preliminary plat for the purpose of creating one lot for an existing single-family dwelling.

The site has frontage along North Henry Street and East Fourth Street. The Master Thoroughfare Plan (MTP) designates both streets as Local Roads requiring 60-feet of rights-of-way (ROW). 15-feet of ROW has been dedicated along North Henry Street and East Fourth Street. No further dedication is required.

The preliminary plat is in substantial compliance with the subdivision ordinance.

Public Information Considerations:

This item is being considered at a Regular Meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. The Planning and Zoning Commission may approve the preliminary plat as presented.
2. The Planning and Zoning Commission may deny the preliminary plat.

Recommendation:

Staff recommends approval, as presented.

Attachments

Location Map

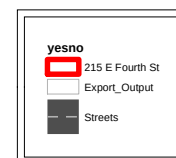
Letter of Intent

Preliminary Plat

City of Lancaster
215 E. Fourth St
Zoned: SF-6
Historic District



DISCLAIMER / LIMITATION OF LIABILITY
The information on this map is provided by the City of Lancaster as a public service. We are continually updating the data in order to provide the most accurate information possible. Such information is intended for reference only. The City of Lancaster does not guarantee the accuracy of the information, data or maps. All information is provided "As-Is" without warranty of any kind.



0 5 10 20 Feet

Date: 2/10/2026



DFW HOME SOLUTIONS LLC

Planning Department

City of Lancaster

211 North Henry Street

Lancaster, Tx 75146

April 9, 2026

RE: Letter of Intent / NEW NEST PROPERTIES LLC ADDITION / 215 E 4th St.

To whom it may concern,

I am writing this letter of intent to state that the purpose of platting a 0.2388 acre tract of land (AKA Lot 1B, Block 10 of the T. J. Beasley's Addition (unrecorded), Lancaster, Dallas County, Texas into 1 lot is to develop a single-family home.

Should you have any questions regarding the plat, please reach out to Seth Ephraim Osabutey at 4692306779. Thank you in advance for your consideration.

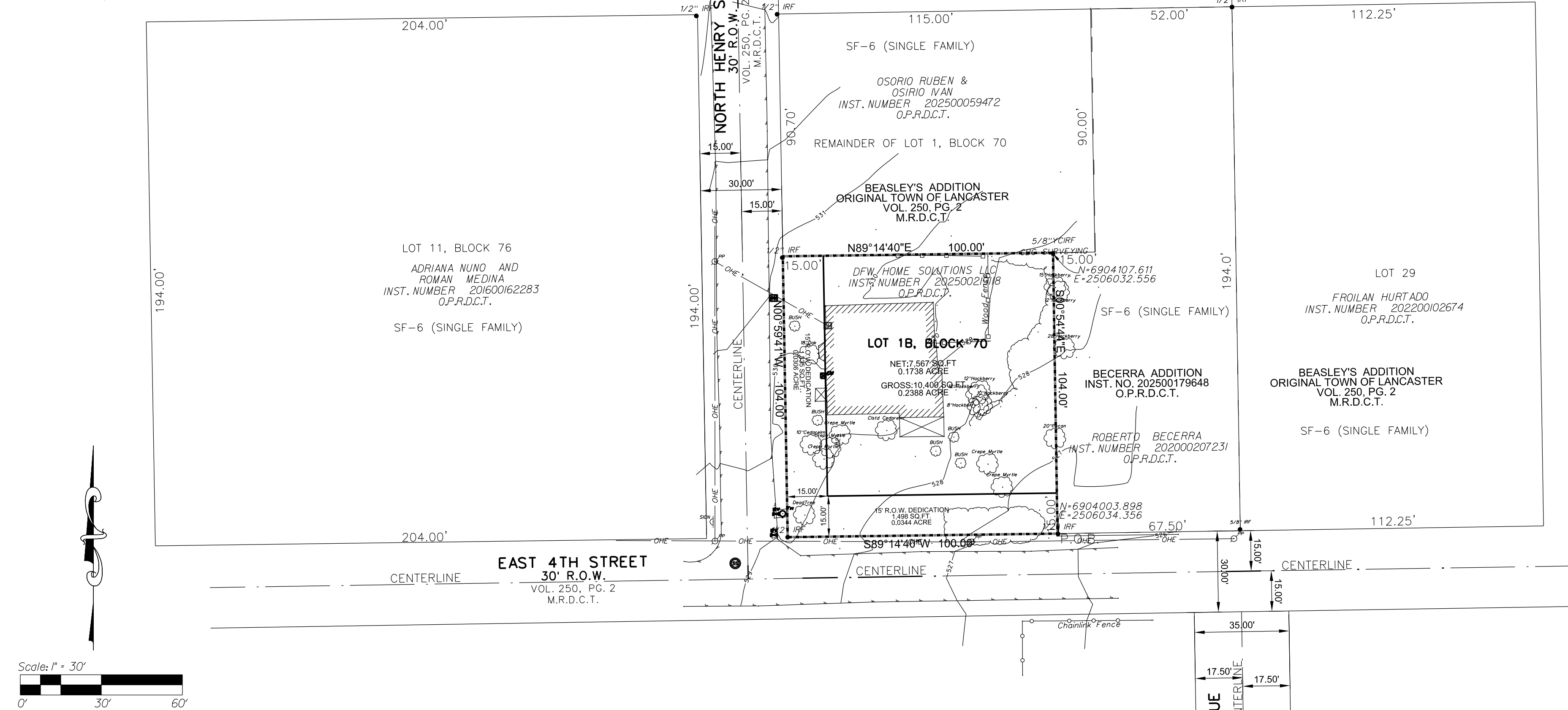
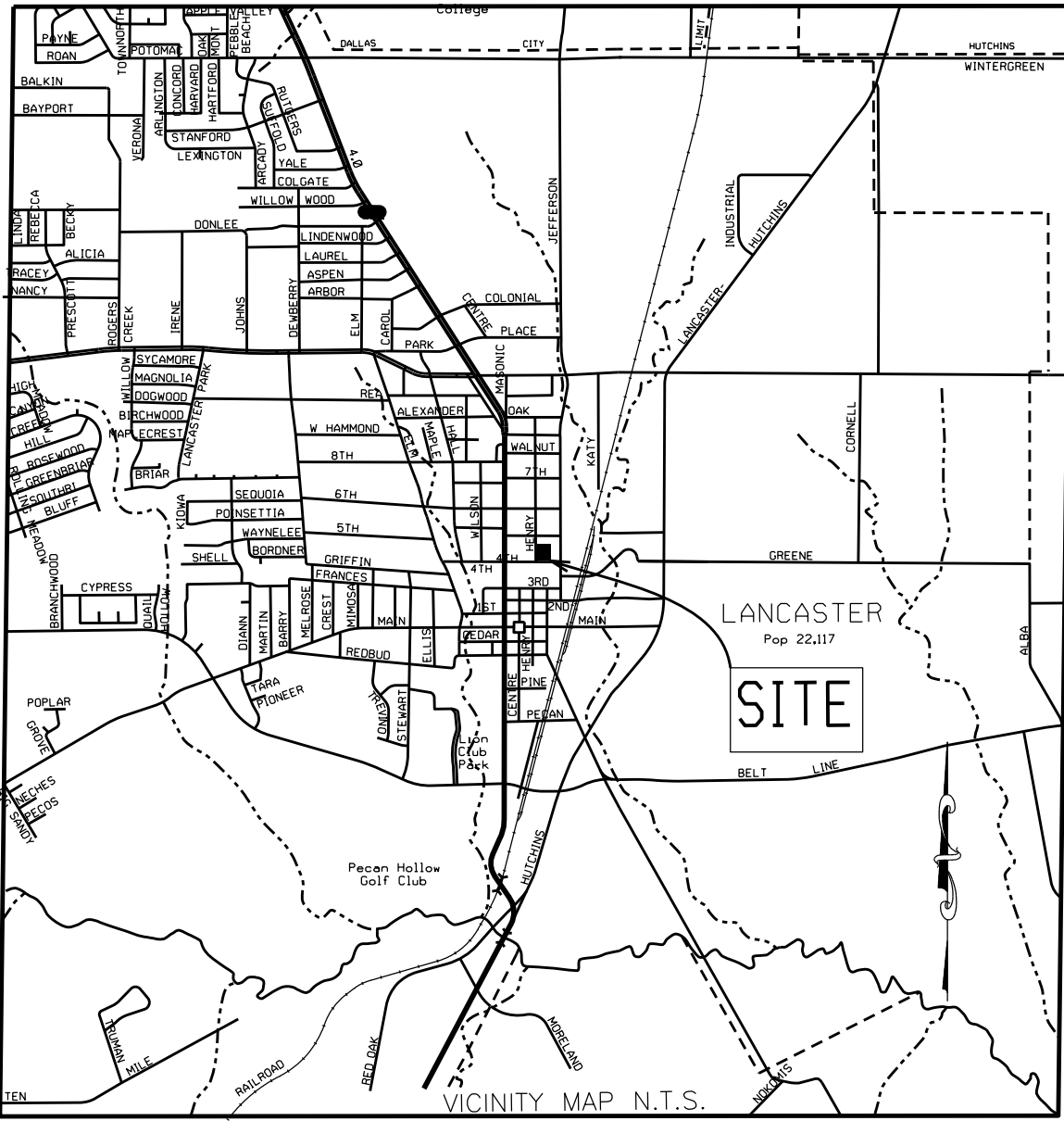
Best Regards,

Brandon Elias

B74elias@yahoo.com

2146322776





GENERAL NOTES

1. THE PURPOSE OF THE PLAT IS TO CREATE ONE LOT.
2. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011)
3. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES
6. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS
7. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 48113C0495K, WITH A DATE OF IDENTIFICATION OF 07/07/2014, FOR COMMUNITY NO. 480182, IN DALLAS COUNTY, TEXAS.

LEGEND

- 1/2" Iron Rod/Pipe Found
- 1/2" Iron Rod With Red Cap Stamped RPLS 6063 Set
- CM Controlling Monument
- P.O.C. Point of Commencing
- P.O.B. Point of Beginning
- R.O.W. Right of Way
- D.R.D.C.T. Deed Records, Dallas County, Texas
- O.P.R.D.C.T. Official Public Records, Dallas County, Texas
- VOL., PG. Volume, Page
- INST. Instrument
- SQ. FT. Square Feet
- Centerline
- Boundary line
- Lot Line
- Existing Easement

CITY CERTIFICATION

Chairman, City of Lancaster
Planning and Zoning Commission

Assistant Director
Department of Development Services

OWNER'S CERTIFICATION

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS DFW HOME SOLUTIONS LLC IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING IN THE RODERICK RAWLINS SURVEY, ABSTRACT NO. 1223, BEING THE SOUTHWEST PART OF LOT 1, BLOCK 1, OF THE T. J. BEASLEY'S ADDITION AN UNRECORDED ADDITION TO THE CITY OF LANCASTER DALLAS COUNTY, TEXAS AND BEING PART OF CITY BLOCK 70 OF THE ORIGINAL TOWN OF LANCASTER, RECORDED IN VOLUME 250, PAGE 2 OF THE MAP RECORDS DALLAS COUNTY, TEXAS, ALSO BEING THAT TRACT OF LAND CONVEYED TO DFW HOME SOLUTIONS LLC BY WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 202500219118 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF BECERRA ADDITION, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 202500179648 OF SAID OFFICIAL PUBLIC RECORDS, SAME BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME ALSO BEING ALONG THE NORTH LINE OF EAST 4TH STREET (A RIGHT OF WAY WIDTH OF 30 FEET);

THENCE S89°14'40"W, WITH SAID NORTH LINE, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF SAID NORTH LINE OF EAST FOURTH STREET WITH THE EAST LINE OF NORTH HENRY STREET (A RIGHT OF WAY WIDTH OF 30 FEET) SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N00°59'41"W, WITH THE EAST LINE OF SAID NORTH HENRY STREET SAME BEING THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 104.00 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO RUBEN OSORIO AND IVAN OSORIO RECORDED IN INSTRUMENT NUMBER 202500059472 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE N89°14'40"E, WITH THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND THE RUBEN ET AL TRACT A DISTANCE OF 100.00 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED CBG SURVEYING FOUND AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT SAME BEING THE SOUTHERNMOST NORTHWEST CORNER OF THE AFOREMENTIONED BECERRA ADDITION;

THENCE S00°54'44"E WITH THE COMMON LINE OF SAID BECERRA ADDITION AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 104.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10,400 SQUARE FEET OR 0.2388 OF AN ACRE OF LAND WITHIN THE METES RECITED.

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That I/we, DFW HOME SOLUTIONS LLC, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as **NEW NEST PROPERTIES ADDITION**, an addition to the City of Lancaster, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and 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 improvements or growths that 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 easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.

Witness our hands at Dallas, Texas, this _____ day of _____, 2026.

BRANDON ELIAS

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared BRANDON ELIAS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration and under authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2026.

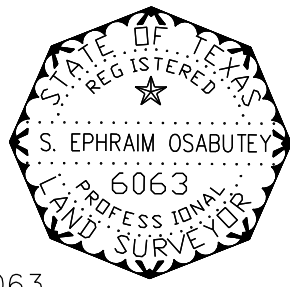
Notary Public for and in the State of Texas

My Commision expires:_____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Seth Ephraim Osabutey, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as describedand that the corner monuments sown thereon were properly placed under my personal supervisionin accordance with the Subdivision Regulations of the City of Lancaster.



Seth Ephraim Osabutey
Texas Registered Professional Land Surveyor No. 6063

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared SETH EPHRAIM OSABUTEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration and under authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2026.

Notary Public for and in the State of Texas

My Commision expires:_____

Case Number PS26-33

PRELIMINARY PLAT
NEW NEST PROPERTIES ADDITION

LOT 1B, BLOCK 70, NET 7,567 SQ.FT (0.1738 ACRE)

BEING PART OF LOT 1 OF
T. J. BEASLEY'S ADDITION,
RODERICK RAWLINS SURVEY
ABSTRACT NUMBER 1223
CITY OF LANCASTER, DALLAS COUNTY,
TEXAS

SURVEYOR:
SETH EPHRAIM OSABUTEY
1303 DEARBORN RD
ALLEN TX 75002
rplsgeodesist@gmail.com

OWNER:
DFW HOME SOLUTIONS LLC
1230 RIVER BEND DRIVE ST # 217
DALLAS, TEXAS 75241
PH. 214-632-2776

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

5.

Meeting Date: 06/02/2026

Policy Statement: This request supports the City Council 2025-2026 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nyliah Acosta, Assistant Director of Development Services

Agenda Caption:

PS26-34 Consider approval of a Final Plat to create, Lot 1B, Block 70, out of the New Nest properties Addition, legally described as the Southwest Part of Lot 1, Block 70, out of The Original Town of Lancaster Addition, addressed at 215 East Fourth Street, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The subject property is addressed as 215 East Fourth Street and is 0.23 of an acre in size.
2. **Current Zoning:** The subject property is currently Single-Family Residential (SF-6), Historic District Overlay.
3. **Adjacent Properties:**
 - North:** Single-Family Residential (SF-6), Historic District Overlay - Undeveloped Lot
 - South:** Single-Family Residential (SF-6) Historic District Overlay - First Baptist Church
 - East:** Single-Family Residential (SF-6), Historic District Overlay - Undeveloped Lot
 - West:** Single-Family Residential (SF-6), Historic District Overlay - Undeveloped Lot
4. **Comprehensive Plan Compatibility:** The Future Land Use Map of the Comprehensive Plan designates this site as Rural Living. The existing home on the property is consistent with the Future Land Use Map of the Comprehensive Plan.

5. Case History:

Date	Body	Action
04/07/2026	P&Z	HLPC26-07 Approved with the following conditions: 1) the decorative window box on the front elevation be repaired or replaced to match the existing one; 2) the front door be repaired or replaced with a like-for-like door that matches the existing front door; and 3) the door on the west elevation be removed and replaced with a full size window that matches the existing window on the west elevation.

03/24/2026	HLPC	HLPC26-07 Recommended approval with the following conditions: 1) the decorative window box on the front elevation be repaired or replaced to match the existing one; 2) the front door be repaired or replaced with a like-for-like door that matches the existing front door; and 3) the door on the west elevation be removed and replaced with a full size window that matches the existing window on the west elevation.
11/12/2018	CC	M18-23 Historic Preservation Overlay Design Regulations Adopted
10/15/2018	CC	M18-23 Work Session on proposed Historic Preservation Overlay Design Regulations
03/22/2010	CC	M09-07 Approved Historic District Design Guidelines
03/02/2010	P&Z	M09-07 Historic District Design Guidelines recommended approval
02/23/2010	HLPC	M09-07 Historic District Design Guidelines recommended approval
02/09/2010	CC/P&Z/HLPC	M09-07 Joint Work Session on adoption process for Historic District
10/16/1989	CC	Z1989 Adopted Zoning Map

Operational Considerations:

This is a request for approval of a final plat for the purpose of creating one lot for an existing single-family dwelling.

The site has frontage along North Henry Street and East Fourth Street. The Master Thoroughfare Plan (MTP) designates both streets as Local Roads requiring 60-feet of rights-of-way (ROW). 15-feet of ROW has been dedicated along North Henry Street and East Fourth Street. No further dedication is required.

The final plat is in substantial compliance with the subdivision ordinance.

Public Information Considerations:

This item is being considered at a Regular Meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. The Planning and Zoning Commission may approve the final plat as presented.
2. The Planning and Zoning Commission may deny the final plat.

Recommendation:

Staff recommends approval, as presented.

Attachments

Location Map

Letter of Intent

Final Plat

City of Lancaster

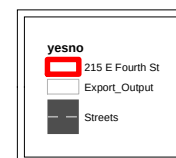
215 E. Fourth St

Zoned: SF-6

Historic District



DISCLAIMER / LIMITATION OF LIABILITY
The information on this map is provided by the City of Lancaster as a public service. We are continually updating the data in order to provide the most accurate information possible. Such information is intended for reference only. The City of Lancaster does not guarantee the accuracy of the information, data or maps. All information is provided "As-Is" without warranty of any kind.



0 5 10 20 Feet

Date: 2/10/2026



DFW HOME SOLUTIONS LLC

Planning Department

City of Lancaster

211 North Henry Street

Lancaster, Tx 75146

April 9, 2026

RE: Letter of Intent / NEW NEST PROPERTIES LLC ADDITION / 215 E 4th St.

To whom it may concern,

I am writing this letter of intent to state that the purpose of platting a 0.2388 acre tract of land (AKA Lot 1B, Block 10 of the T. J. Beasley's Addition (unrecorded), Lancaster, Dallas County, Texas into 1 lot is to develop a single-family home.

Should you have any questions regarding the plat, please reach out to Seth Ephraim Osabutey at 4692306779. Thank you in advance for your consideration.

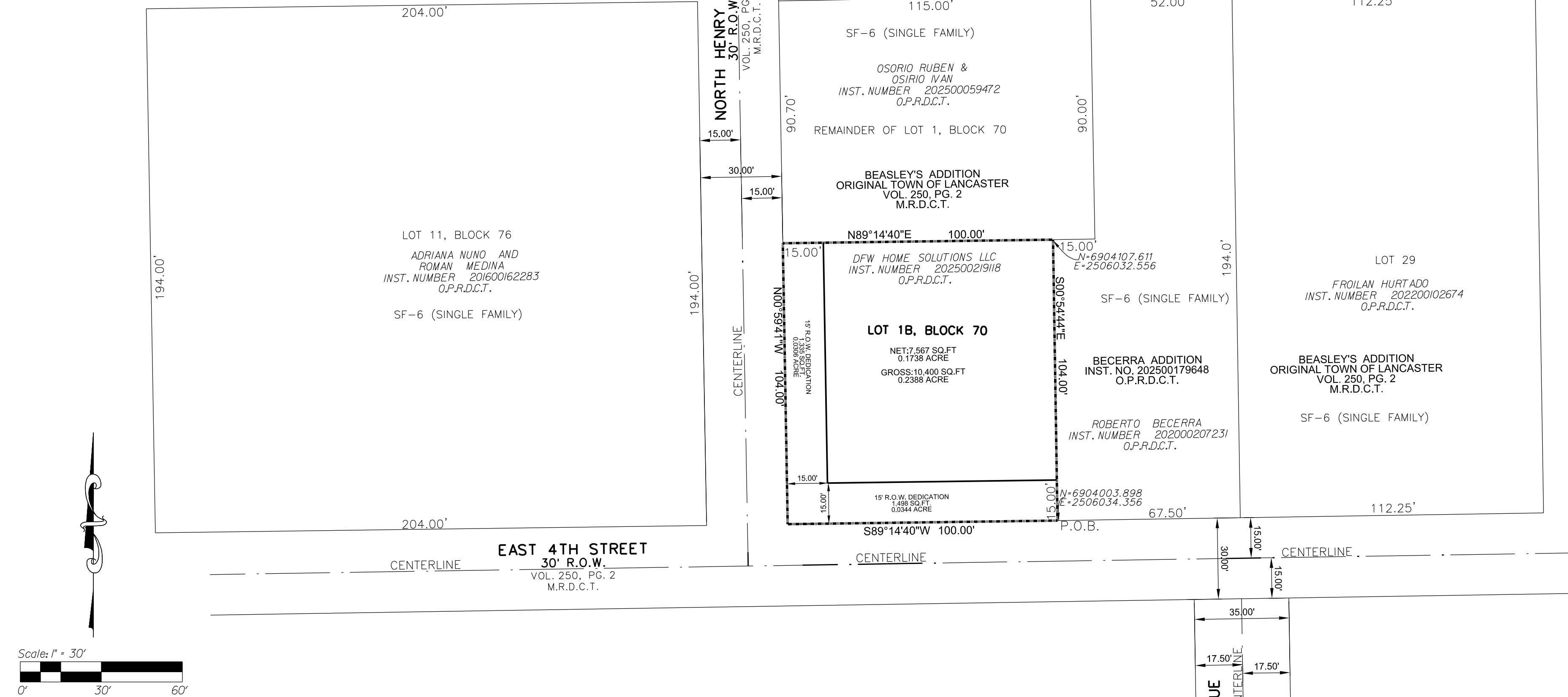
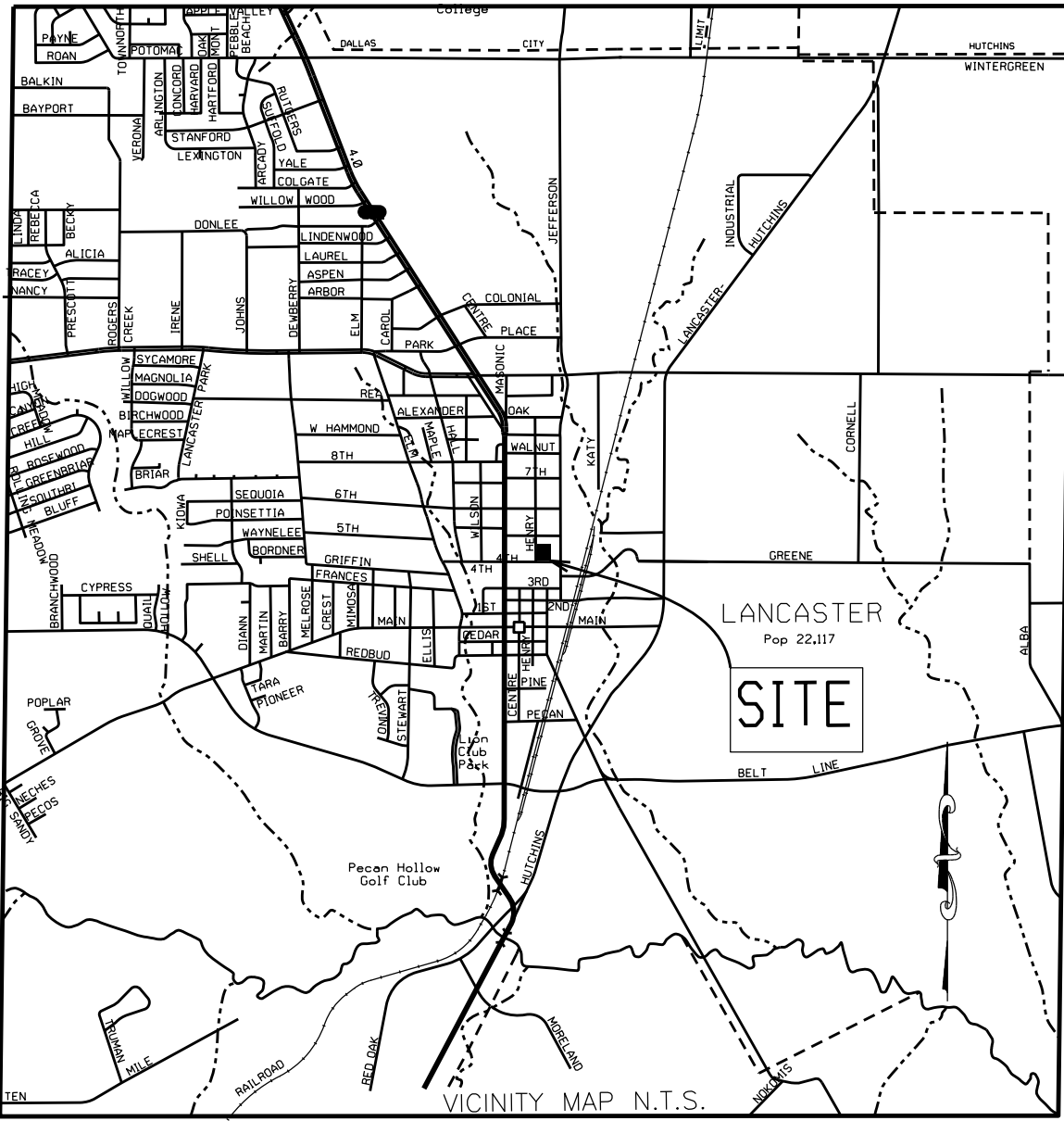
Best Regards,

Brandon Elias

B74elias@yahoo.com

2146322776





GENERAL NOTES

1. THE PURPOSE OF THE PLAT IS TO CREATE ONE LOT.
2. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011)
3. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES
6. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS
7. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 48113C0495K, WITH A DATE OF IDENTIFICATION OF 07/07/2014, FOR COMMUNITY NO. 480182, IN DALLAS COUNTY, TEXAS.

LEGEND

- 1/2" Iron Rod/Pipe Found
- 1/2" Iron Rod With Red Cap Stamped RPLS 6063 Set
- CM Controlling Monument
- P.O.C. Point of Commencing
- P.O.B. Point of Beginning
- R.O.W. Right of Way
- D.R.D.C.T. Deed Records, Dallas County, Texas
- O.P.R.D.C.T. Official Public Records, Dallas County, Texas
- VOL., PG. Volume, Page
- INST. Instrument
- SQ. FT. Square Feet
- Centerline
- Boundary line
- Lot Line
- Existing Easement

CITY CERTIFICATION

Chairman, City of Lancaster
Planning and Zoning Commission

Assistant Director
Department of Development Services

Date

Date

SURVEYOR:
SETH EPHRAIM OSABUTEY
1303 DEARBORN RD
ALLEN TX 75002
rplsgeodesist@gmail.com

OWNER:
DFW HOME SOLUTIONS LLC
1230 RIVER BEND DRIVE ST # 217
DALLAS, TEXAS 75241
PH. 214-632-2776

OWNER'S CERTIFICATION

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS DFW HOME SOLUTIONS LLC IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING IN THE RODERICK RAWLINS SURVEY, ABSTRACT NO. 1223, BEING THE SOUTHWEST PART OF LOT 1, BLOCK 1, OF THE T. J. BEASLEY'S ADDITION AN UNRECORDED ADDITION TO THE CITY OF LANCASTER DALLAS COUNTY, TEXAS AND BEING PART OF CITY BLOCK 70 OF THE ORIGINAL TOWN OF LANCASTER, RECORDED IN VOLUME 250, PAGE 2 OF THE MAP RECORDS DALLAS COUNTY, TEXAS, ALSO BEING THAT TRACT OF LAND CONVEYED TO DFW HOME SOLUTIONS LLC BY WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 202500219118 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF BECERRA ADDITION, AN ADDITION TO THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 202500179648 OF SAID OFFICIAL PUBLIC RECORDS, SAME BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME ALSO BEING ALONG THE NORTH LINE OF EAST 4TH STREET (A RIGHT OF WAY WIDTH OF 30 FEET);

THENCE S89°14'40"W, WITH SAID NORTH LINE, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF SAID NORTH LINE OF EAST FOURTH STREET WITH THE EAST LINE OF NORTH HENRY STREET (A RIGHT OF WAY WIDTH OF 30 FEET) SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N00°59'41"W, WITH THE EAST LINE OF SAID NORTH HENRY STREET SAME BEING THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 104.00 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO RUBEN OSORIO AND IVAN OSORIO RECORDED IN INSTRUMENT NUMBER 202500059472 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE N89°14'40"E, WITH THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND THE RUBEN ET AL TRACT A DISTANCE OF 100.00 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED CBG SURVEYING FOUND AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT SAME BEING THE SOUTHERNMOST NORTHWEST CORNER OF THE AFOREMENTIONED BECERRA ADDITION;

THENCE S00°54'44"E WITH THE COMMON LINE OF SAID BECERRA ADDITION AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 104.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10,400 SQUARE FEET OR 0.2388 OF AN ACRE OF LAND WITHIN THE METES RECITED.

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That I/we, DFW HOME SOLUTIONS LLC, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as **NEW NEST PROPERTIES ADDITION**, an addition to the City of Lancaster, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and 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 improvements or growths that 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 easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.

Witness our hands at Dallas, Texas, this _____ day of _____, 2026.

BRANDON ELIAS

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared BRANDON ELIAS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration and under authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2026.

Notary Public for and in the State of Texas

My Commision expires:_____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Seth Ephraim Osabutey, do hereby certify, that I prepared this plat from an actual on the ground surveyof the land as describedand that the corner monuments sown thereon were properly placed under my personal supervisionin accordance with the Subdivision Regulations of the City of Lancaster.

Seth Ephraim Osabutey
Texas Registered Professional Land Surveyor No. 6063

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared SETH EPHRAIM OSABUTEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration and under authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2026.

Notary Public for and in the State of Texas

My Commision expires:_____

Case Number PS26-34

FINAL PLAT

NEW NEST PROPERTIES ADDITION

LOT 1B, BLOCK 70, NET 7,567 SQ.FT (0.1738 ACRE)

BEING PART OF LOT 1 OF
T. J. BEASLEY'S ADDITION,
RODERICK RAWLINS SURVEY
ABSTRACT NUMBER 1223
CITY OF LANCASTER, DALLAS COUNTY,
TEXAS

DRAWN BY:EO DATE:05/12/26 SCALE:1" = 30' SHEET 1 OF 1

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

6.

Meeting Date: 06/02/2026

Policy Statement: This request supports the City Council 2025-2026 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nyliah Acosta, Assistant Director of Development Services

Agenda Caption:

PS26-35 Consider approval of a Preliminary Plat to create Lot 1, Block A, out of the McClung Addition, being 1.14 acres out of the M.M. Miller Survey, Abstract No. 874, addressed as 200 West Park Place Drive, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is addressed as 200 West Park Place Drive and is 1.14 acres in size.
2. **Current Zoning:** The subject property is currently zoned Retail (R) and Commercial Services (CS).
3. **Adjacent Properties:**
 - North:** Retail (R) - Meineke Auto Repair, Retail Strip and Regions Building
 - South:** Retail (R) - Office and Retail
 - East:** Single-Family Residential (SF-6) - Single-Family Dwellings
 - West:** Retail (R) - Single-Family Dwellings
4. **Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan designates the property as Reinvestment Area.
5. **Case History:**

Date	Body	Action
10/16/1989	CC	Z1989 Zoning Map Adopted
09/12/1977	CC	Approved a Conditional Use Permit for a Muffler Shop

Operational Considerations:

This is a request for approval of a preliminary plat to establish one lot for an existing minor auto repair facility and retail strip center development.

The site has frontage along North Dallas Avenue, West Park Place Drive, and Hall Street. The Master Thoroughfare Plan (MTP) designates West Pleasant Run Road as a 6-lane Major Arterial Type A, which requires 120-feet of rights-of-way (ROW). Hall Street and West Park Place Drive are designated as Local Roads requiring 60-feet of ROW. 608 square feet has been provided in ROW dedication along Hall Street. No further dedication is required.

The public sewer easement must be approved by Council and recorded as a separate instrument prior to the submittal of a final plat.

The preliminary plat is in substantial compliance with the subdivision ordinance.

Public Information Considerations:

This item is being considered at a Regular Meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. The Planning and Zoning Commission may approve the preliminary plat as presented.
2. The Planning and Zoning Commission may deny the preliminary plat.

Recommendation:

Staff recommends approval, as presented.

Attachments

Location Map

Letter of Intent

Preliminary Plat

City of Lancaster Tx
200 W Park Place
Zone: CH & R



DISCLAIMER / LIMITATION OF LIABILITY
The information on this map is provided by the City of as a public service. We are continually updating the data in order to provide the most accurate information possible. Such information is intended for reference only. The City of Lancaster does not guarantee the accuracy of the information, data or maps. All information is provided "As-Is" without warranty of any kind.

TargetParcel

yesno

200 W Park Place

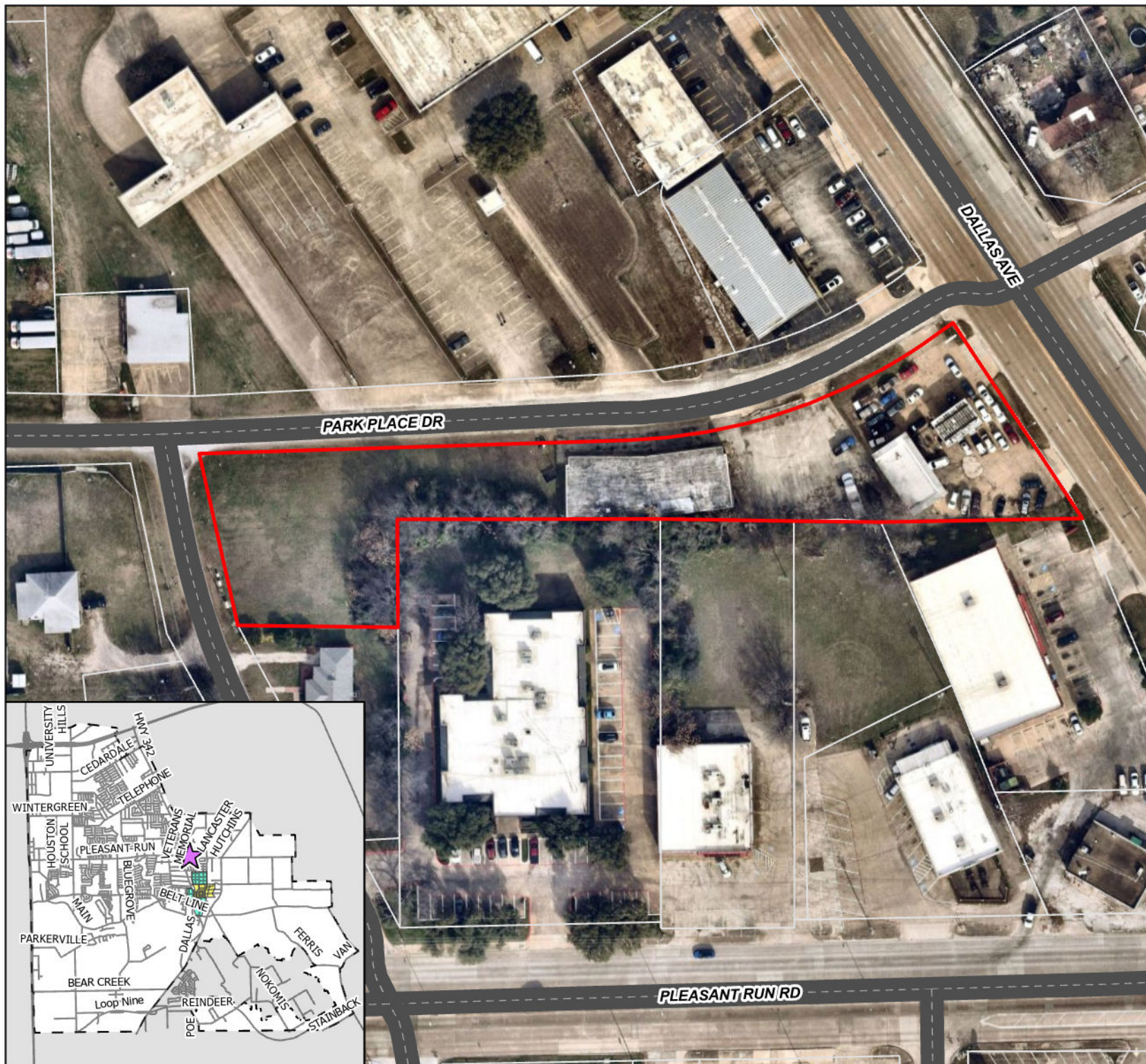
Parcels

Streets

City Limits

N

Date Exported: 5/18/2026 1:20 PM





CBG SURVEYING TEXAS, LLC
DFW-HOUSTON-EAST TEXAS-AUSTIN-SAN ANTONIO

MAIN OFFICE

1413 E I-30, Suite Garland, Texas 75043
PH 214-349-9485 / FAX 214-349-2216

Planning Department
City of Lancaster
211 North Henry Street
Lancaster, TX 75146

May 4th, 2026

RE: Letter of Intent for Platting

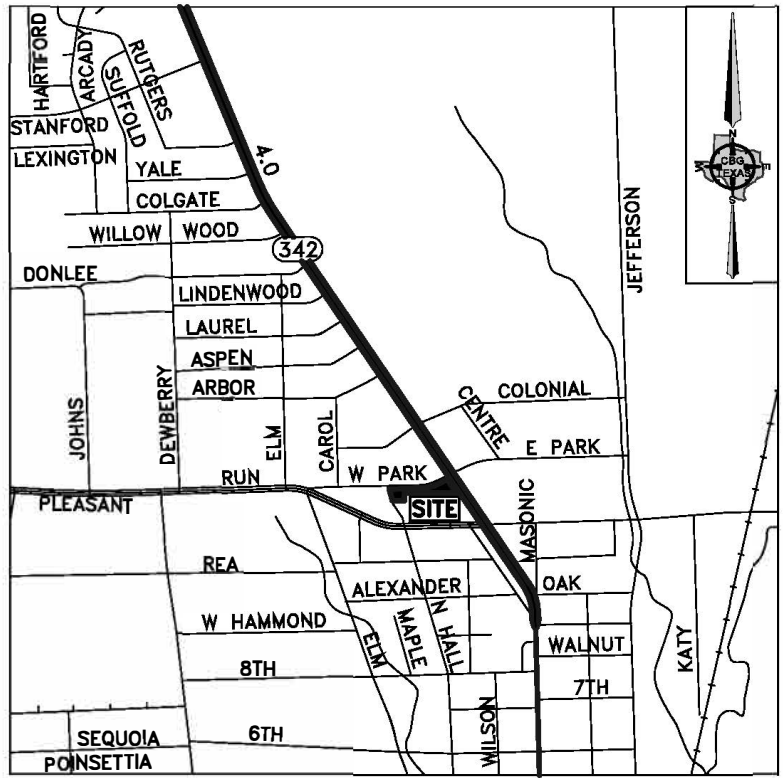
To Whom It May Concern,

This letter is to state that the purpose of this project is to create a single lot from an existing tract of land.

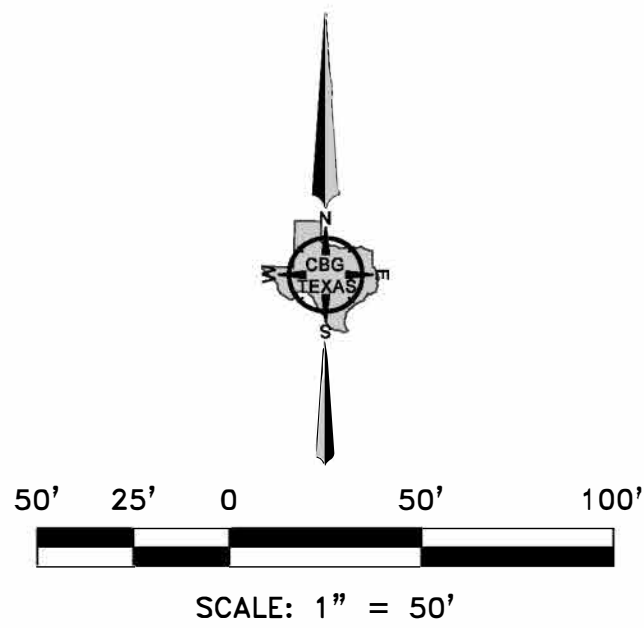
The property being platted is located at 200 West Park Place Drive in Lancaster, Texas, and is currently described by deed as Tracts 1 of Abstracts 874 and Tract 2 of Abstract 874A out of the M. M. Miller Survey, more particularly described on Exhibit A attached hereto as recorded in the Deed Records of Dallas County, Texas and more commonly known as 1335 N. Dallas Avenue, Lancaster, Texas and 200-210 W. Park Place, Lancaster, Texas

Should you have any questions or require additional information, please contact Patience Hawkins or Jasmine Martinez at CBG Surveying Texas, LLC at (469) 310-2065 or via email at phawkins@cbgtxllc.com or jasminem@cbgtxllc.com.
Best regards,

Hugh McClung
MCCLUNG INVESTMENT PROPERTIES LLC
(214) 502-8546



VICINITY MAP
(NOT TO SCALE)



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS are the owners of a 49,802 square foot tract of land situated in the MM Miller Survey, Abstract Number 874, Dallas County, Texas, same being that tract of land conveyed to McClung Investment Properties, LLC , by Warranty Deed recorded in Instrument Number 201500035591, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said being the Northeast corner of Lot 1, Block A, Northfork Creek Addition, an Addition to the City of Lancaster, Dallas County, Texas, according to the Plat thereof recorded in Clerk's File Number 20080265855, Official Public Records, Dallas County, Texas, same being along the Southwest right-of-way line of North Dallas Avenue (variable width right-of-way);

THENCE South 89 degrees 33 minutes 40 seconds West, along the North line of said Lot 1, a distance of 509.19 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of a tract of land conveyed to Mogarosh Properties LLC, by deed recorded in Instrument Number 202500066107, Official Public Records, Dallas County, Texas;

THENCE South 00 degree 58 minutes 03 seconds East, along the West line of said Mogarosh Properties tract, a distance of 70.53 feet to a 1/2 inch iron rod with orange cap stamped "Premier" found for corner, said corner being the Northeast corner of a tract of land conveyed to Juan Cardoso, by deed recorded Instrument Number 202500224735, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 35 minutes 08 seconds West, along North line of said Cardoso tract, a distance of 120.00 feet to a 1/2 inch iron rod with orange cap stamped "Premier" found for corner, said corner being the Northwest corner of said Cardoso tract, same being along the Northeast right-of-way line of North Hall Street (called 50 foot right-of-way);

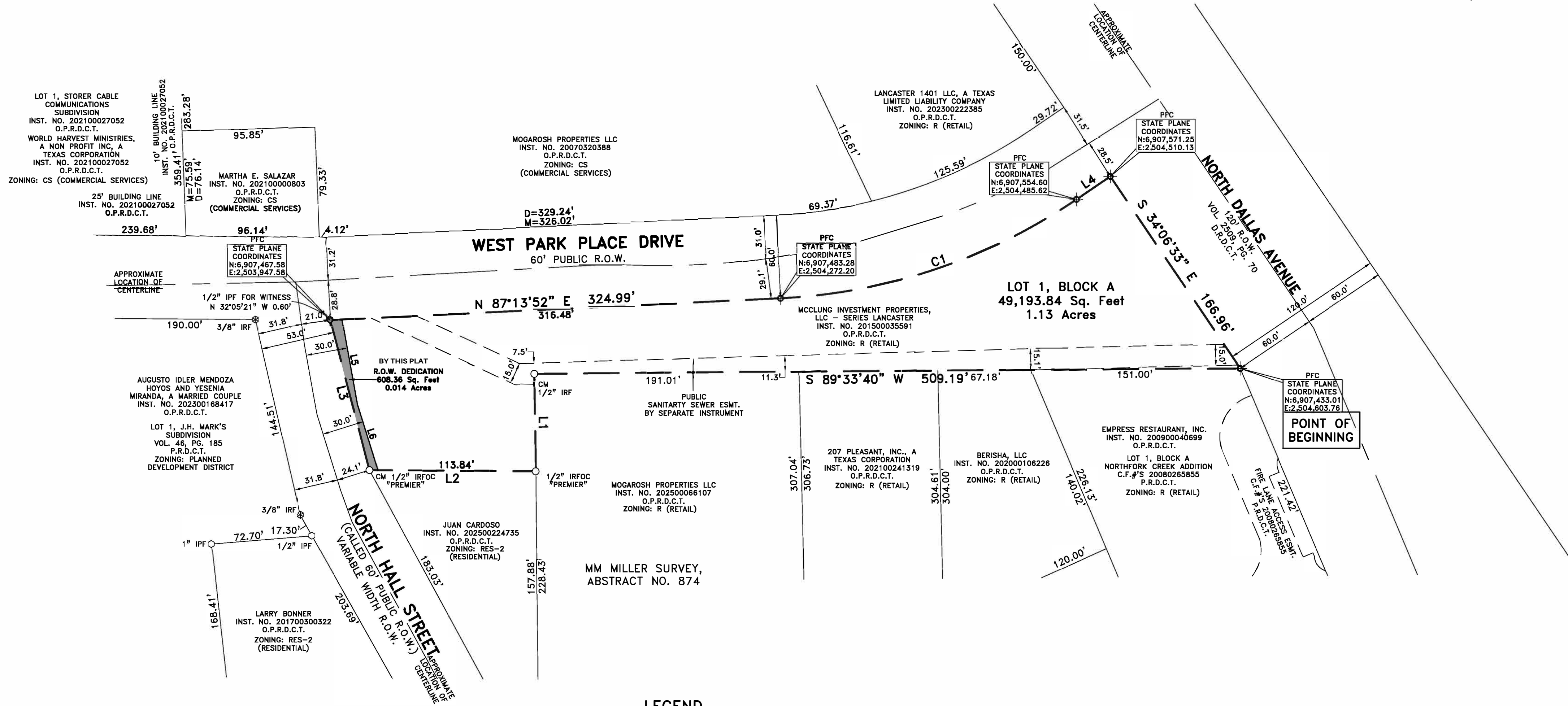
THENCE North 14 degrees 36 minutes 47 seconds West, along the Northeast right-of-way line of said 111.74 fee to a point for corner, said corner being in the intersection of the Northeast right-of-way line of said North Hall Street, and the South right-of-way line of West Park Place Drive (60 foot right-of-way), from which a 1/2 inch iron pipe found bears North 32 degrees 05 minutes 21 seconds West, a 0.60 feet for witness;

THENCE North 87 degrees 13 minutes 52 seconds East, along the South right-of-way line of said West Park Place Drive, a distance of 324.99 feet to a point for corner, said corner being the beginning of a tangent curve to the left, having a radius of 415.56 feet, having a delta of 31 degree 25 minutes 00 seconds, a chord bearing and distance of North 71 minutes 31 minutes 22 seconds East, a 225.02 feet;

THENCE along the South right-of-way line of said West Park Place Drive, and along said curve to the left, an arc length of 227.86 feet to a point for corner;

THENCE North 55 degrees 48 minutes 53 seconds East, along the Southeast right-of-way line of said West Park Place Drive, a distance of 29.64 feet to a point for corner, said corner being in the intersection of the Southeast right-of-way line of West Park Place Drive and the Southwest right-of-way line of said North Dallas Avenue;

THENCE South 34 degrees 06 minutes 33 seconds East, along the Southwest right-of-way line of said North Dallas Avenue, a distance of 166.96 feet to the POINT OF BEGINNING and containing 49,802 square feet and or 1.14 acres of land.



GENERAL NOTES

- 1) BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, (2011).
- 2) THE PURPOSE OF THIS MINOR PLAT IS TO CREATE 1 LOT OUT OF A TRACT OF LAND.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 7) ACCORDING TO THE F.I.R.M. MAP NUMBER NO. 48113C0635K, DATED JULY 7, 2014, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 8) PROPERTY ZONING: R (RETAIL)

LEGEND

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
C.F.# = CLERK'S FILE NUMBER
VOL./PG. = VOLUME/PAGE
SQ. FT. = SQUARE FEET
ESMT. = EASEMENT
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
PFC = POPE FOR CORNER
OC = ORANGE CAP

LINE	BEARING	DISTANCE			
L1	S 00°58'03" E	70.53'			
L2	N 89°35'08" W	120.00'			
L3	N 14°36'47" W	111.74'			
L4	N 55°48'53" E	29.64'			
L5	N 10°14'33" W	62.29'			
L6	S 17°20'43" E	49.53'			
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	227.86'	415.56'	31°25'00"	N 71°31'22" E	225.02'

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, McClung Investment LLC, Owner, and acting through there duly authorized agent do hereby bind themselves and their heirs, assignees and successors of title this plat designating the herein above described property as LOT 1, BLOCK A, MCCLUNG ADDITION, an addition to the City of Lancaster, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and 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 improvements or growths that 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 easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without, the necessity at any time of procuring the permission of anyone.

Witness our hands at Dallas, Texas, this _____ day of _____, 2026.

McClung Investment Properties, LLC (Owner)

Hugh L. McClung (Agent)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Hugh L. McClung known to me to be the person(s) whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

Notary Public in and for Dallas County, Texas.

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Bryan Connally, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Lancaster.

RELEASED FOR REVIEW 05/22/2026 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Registered Professional Surveyor Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Bryan Connally, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2026.

Notary Public in and for the State of Texas

CITY CERTIFICATION

Approval

Chairman, Planning and Zoning Commission Date

ATTEST:

Signature Date

Name & Title

The Assistant Director of the City of Lancaster, Texas, hereby certifies that to the best of their knowledge or belief, this subdivision plat conforms to all requirements of the Subdivision Regulations, or as may have been amended or modified, as allowed by the Planning and Zoning Commission as to which their approval is required.

Assistant Director of Development Services Date

CASE NUMBER: PS26-35

PRELIMINARY PLAT

MCCLUNG ADDITION

LOT 1, BLOCK A

49,802 SQ. FT. / 1.14 ACRES

MM MILLER SURVEY, ABSTRACT NO. 874,

CITY OF LANCASTER, DALLAS COUNTY, TEXAS



OWNER: MCCLUNG INVESTMENT
PROPERTIES, LLC
AGENT: HUGH L. MCCLUNG
14971 FM 429 SOUTH
TERRELL, TEXAS, 75161
PHONE: 214-502-8546
EMAIL: HUGHLMCCLUNG@GMAIL.COM

PLANNING & SURVEYING
Main Office
1413 E. IH-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=50' / DATE: 05-22-2026 / JOB NO. 12954 / DRAWN BY: JLA

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

7.

Meeting Date: 06/02/2026

Policy Statement: This request supports the City Council 2025-2026 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nyliah Acosta, Assistant Director of Development Services

Agenda Caption:

PS26-37 Consider approval of a Preliminary Plat to create Lot 1R, Block 2, out of the Westridge Acres Addition, being a part of Lots 1, 3, & 4, addressed as 716 & 720 West Pleasant Run Road, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is addressed as 716 & 720 West Pleasant Run Road and is 0.580 acres in size.
2. **Current Zoning:** The subject property is currently zoned Retail (R) and Commercial Services (CS).
3. **Adjacent Properties:**
 - North:** Retail (R) - Retail Strip
 - South:** Neighborhood Service (NS) - Nursing Home
 - East:** Retail (R) - Gas Station and Convenience Store
 - West:** Neighborhood Service (NS) - Church
4. **Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan designates the property as Commercial Node.
5. **Case History:**

Date	Body	Action
02/28/2022	CC	M22-11 Denied a Special Exception request to allow for bay doors facing the public street
10/25/2021	CC	Z21-13 Approved Retail to Commercial Services
10/05/2021	P&Z	Z21-13 Recommended denial of Retail to Commercial Services
09/07/2021	P&Z	Z21-13 Tabled to the October 5, 2021 P&Z meeting
08/03/2021	P&Z	Z21-13 Tabled to the September 7, 2021 P&Z meeting
07/06/2021	P&Z	Z21-13 Tabled to the August 3, 2021 P&Z meeting
10/16/1989	CC	Z1989 Zoning Map Adopted
07/05/1983	CC	Approved a Conditional Use Permit for an Auto Repair Garage

Operational Considerations:

This is a request for approval of a preliminary plat for the purpose of creating one lot for an existing Minor Auto Repair development.

The site has frontage along West Pleasant Run Road. The Master Thoroughfare Plan (MTP) designates West Pleasant Run Road as a 6-lane Major Arterial Type A, which requires rights-of-way (ROW) of 120-feet. 1,575 square feet has been provided in ROW dedication along West Pleasant Run Road. No further dedication is required.

The preliminary plat is in substantial compliance with the subdivision ordinance.

Public Information Considerations:

This item is being considered at a Regular Meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. The Planning and Zoning Commission may approve the preliminary plat as presented.
2. The Planning and Zoning Commission may deny the preliminary plat.

Recommendation:

Staff recommends approval, as presented.

Attachments

Location Map

Letter of Intent

Preliminary Plat

City of Lancaster TX
716 W Pleasant Run Rd
Zoned: R & CS



DISCLAIMER / LIMITATION OF LIABILITY
The information on this map is provided by the City of as a public service. We are continually updating the data in order to provide the most accurate information possible. Such information is intended for reference only. The City of Lancaster does not guarantee the accuracy of the information, data or maps. All information is provided "As-Is" without warranty of any kind.

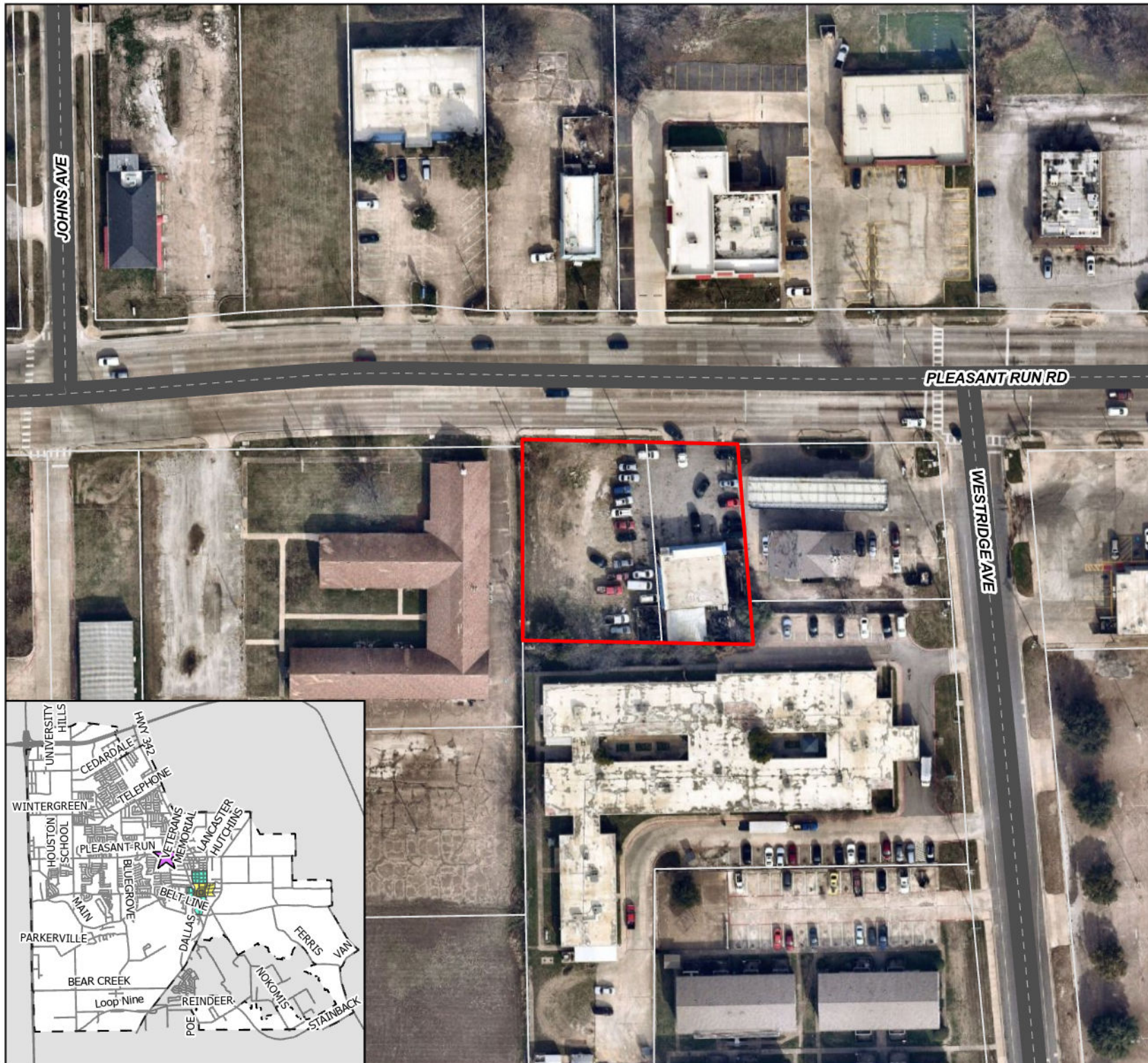
TargetParcel

yesno

- 716 W Pleasant Run
- Parcels
- Streets
- City Limits

N

Date Exported: 5/18/2026 1:41 PM



LETTER OF INTENT (Plat / Replat Application)

Property Address: 716 W Pleasant Run Rd

To Whom It May Concern,

This letter is to confirm my intent to proceed with the plat/replat application for the property located at 716 W Pleasant Run Rd.

The purpose of this application is to comply with City requirements related to platting of the property, including verification of right-of-way along Pleasant Run Road and any required dedications.

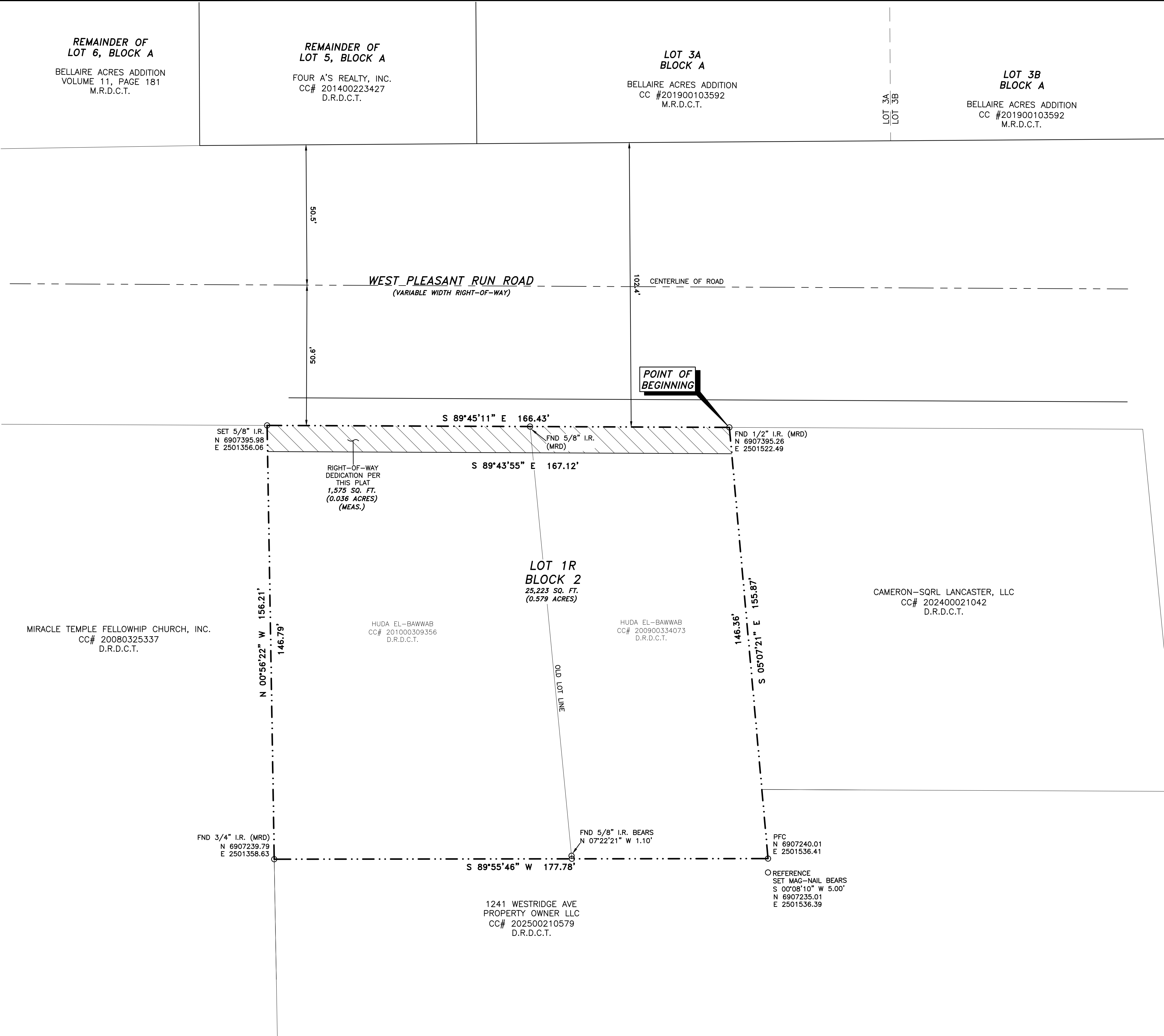
I authorize the preparation and submission of all necessary plat documents for review and approval. I understand that the plat will be processed in accordance with applicable City of Lancaster requirements and regulations.

This letter is submitted in support of the plat application.

Sincerely,

Huda Elbawwab
Property Owner

A handwritten signature in dark ink, appearing to be 'Huda Elbawwab', written over a horizontal line.



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS HUDA EL-BAWWAB IS THE OWNER OF TWO TRACTS OF LAND SITUATED IN THE D.L. HALL SURVEY, ABSTRACT NUMBER 620, CITY OF LANCASTER, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 2, OF WESTRIDGE ACRES ADDITION, AN ADDITION TO THE CITY OF LANCASTER, TEXAS, ACCORDING TO THE MAP THEREOF, OF RECORD IN VOLUME 9, PAGE 47, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND DESCRIBED IN GENERAL WARRANTY DEED TO HUDA EL-BAWWAB, OF RECORD IN UNDER COUNTY CLERK'S FILE NUMBER 200900334073, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, (HEREINAFTER REFERRED TO AS "TRACT 1") AND BEING ALL OF A TRACT OF LAND AS DESCRIBED IN GENERAL WARRANTY DEED TO HUDA EL-BAWWAB, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 201000309356, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, (HEREINAFTER REFERRED TO AS "TRACT 2") AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF WEST PLEASANT RUN ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), AT THE NORTHEAST CORNER OF SAID "TRACT 1", AND AT THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN WARRANTY DEED TO CAMERON-SQRL LANCASTER, LLC, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 202400021042, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 05°07'21" EAST, ALONG THE COMMON LINE OF SAID "TRACT 1" AND SAID CAMERON TRACT, A DISTANCE OF 155.87 FEET TO A POINT FOR CORNER AT THE SOUTHEAST CORNER OF SAID "TRACT 1", AND AT AN INTERIOR ELL CORNER OF A TRACT OF LAND AS DESCRIBED IN SPECIAL WARRANTY DEED TO 1241 WESTRIDGE AVE PROPERTY OWNER, LLC, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 20250021059, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND FROM WHICH A MAG-NAIL SET FOR REFERENCE BEARS SOUTH 00°08'10" WEST, A DISTANCE OF 5.00 FEET;

THENCE SOUTH 89°55'46" WEST, ALONG THE COMMON LINE OF SAID "TRACT 1", SAID "TRACT 2", AND SAID WESTRIDGE AVE TRACT, A DISTANCE OF 177.78 FEET TO A 3/4" IRON ROD FOUND CORNER AT THE SOUTHWEST CORNER OF SAID "TRACT 2", AND IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO MIRACLE TEMPLE FELLOWSHIP CHURCH, INC., OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 20080325337, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 00°56'22" WEST, ALONG THE COMMON LINE OF SAID "TRACT 2" AND SAID FELLOWSHIP CHURCH TRACT, A DISTANCE OF 156.21 FEET, TO A 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "GLS 10016300" FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST PLEASANT RUN ROAD, AT THE NORTHWEST CORNER OF SAID "TRACT 2";

THENCE SOUTH 89°45'11" EAST, ALONG THE COMMON LINE OF SAID "TRACT 2", SAID "TRACT 1" AND SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 166.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 26,798 SQUARE FEET OR 0.615 ACRES OF LAND.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT I, HUDA EL-BAWWAB, OWNER, DO HEREBY BIND THEMSELVES AND THEIR HEIRS, ASSIGNEES AND SUCCESSORS OF TITLE THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOT 1R, BLOCK 2, WESTRIDGE ACRES ADDITION, AN ADDITION TO THE CITY OF LANCASTER, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, AND RIGHT-OF-WAY EASEMENTS SHOWN THEREON, AND DO HEREBY RESERVE THE EASEMENT STRIPS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF GARBAGE COLLECTION AGENCIES AND 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 IMPROVEMENTS OR GROWTHS THAT 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 EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

WITNESS MY HAND THIS THE ____ DAY OF _____, 2026.

RELEASED ON 05/18/2026 FOR REVIEW PURPOSES
ONLY NOT TO BE RECORDED FOR ANY REASON

HUDA EL-BAWWAB

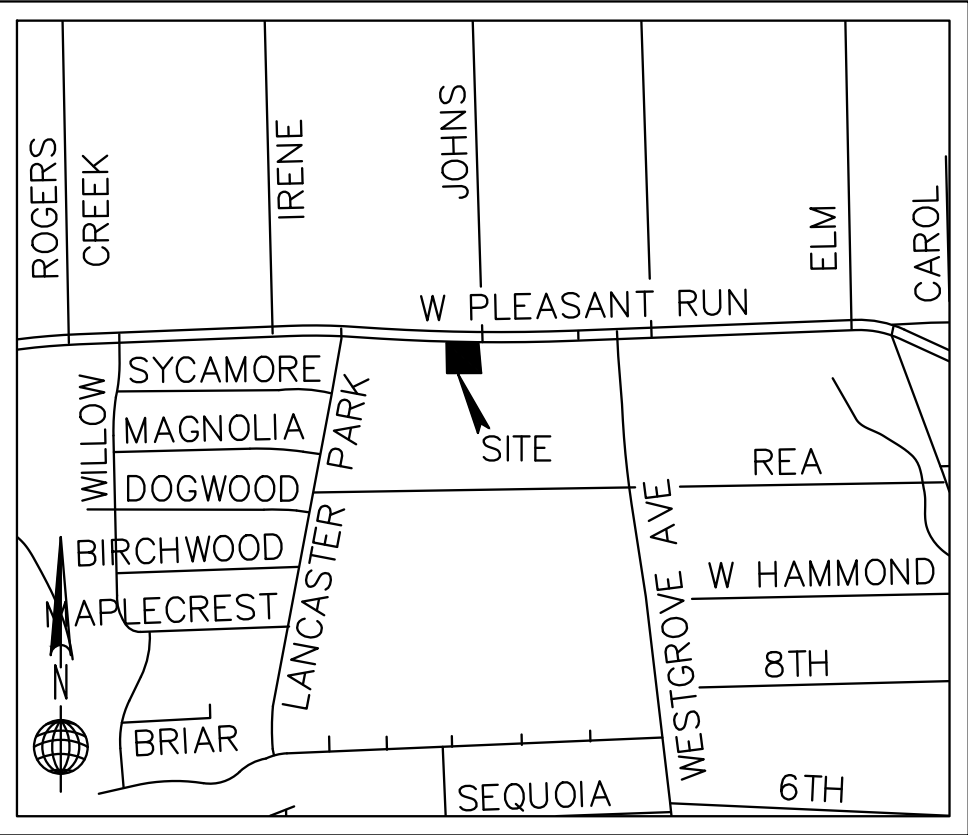
ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC 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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



VICINITY MAP
(1"=1000')

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

THAT I, HOLLIE L. HEBNER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LANCASTER. WITNESS MY HAND AT DALLAS, TEXAS,

THIS THE ____ DAY OF MAY, 2026.

RELEASED ON 05/18/2026 FOR REVIEW PURPOSES
ONLY NOT TO BE RECORDED FOR ANY REASON

HOLLIE L. HEBNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7003

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 HOLLIE L. HEBNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF MAY, 2026.

PRELIMINARY
RELEASED ON 05/02/2026
NOT TO BE RECORDED FOR ANY REASON
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CITY CERTIFICATION

APPROVAL

CHAIRMAN, CITY OF LANCASTER
PLANNING AND ZONING COMMISSION

DATE

ATTEST:

SIGNATURE

DATE

NAME & TITLE

THE SENIOR PLANNER OF THE CITY OF LANCASTER, TEXAS, HEREBY CERTIFIES THAT TO THE BEST OF THEIR KNOWLEDGE OR BELIEF, THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS, OR AS MAY HAVE BEEN AMENDED OR MODIFIED, AS ALLOWED BY THE PLANNING AND ZONING COMMISSION AS TO TH WHICH THEIR APPROVAL IS REQUIRED.

SENIOR PLANNER

DATE

CASE NUMBER PS26-37
PRELIMINARY PLAT
WESTRIDGE ACRES ADDITION
LOT 1R, BLOCK 2

REPLAT OF PART OF LOT 1, BLOCK 2, WESTRIDGE ACRES ADDITION

BEING A 0.580 ACRE TRACT

SITUATED IN THE D.L. HALL SURVEY, ABSTRACT NO. 620

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

PREPARED MAY, 2026

ADDRESS: 716 W. PLEASANT RUN ROAD

SCALE: 1" = 20'

OWNER:

HUDA EL-BAWWAB
682-239-3951
611 N. BLUEGROVE ROAD
LANCASTER, TEXAS 75146



SURVEYOR:

GLOBAL LAND SURVEYING, INC.
17111 PRESTON ROAD, STE 135
DALLAS, TEXAS 75252
PHONE (972) 881-1700
INFO@GLS-INC.COM
TBPELS FIRM NO. 10016300

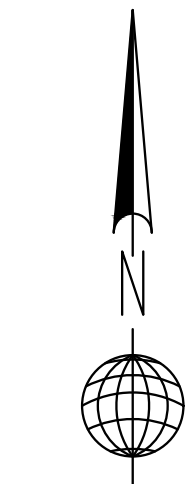
FIRM NO. 10016300 JOB NO. 26-03-050

NOTES:

- 1) 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.
- 2) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOODPLAIN.
- 3) ALL BEARINGS, COORDINATES AND ELEVATIONS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH-CENTRAL ZONE (TX4202) DERIVED FROM GPS OBSERVATIONS TAKEN ON 03/11/2026 UTILIZING A TRIMBLE R121 RTK UNIT ON THE ALLTERRA NETWORK.
- 4) (MRD) INDICATES MONUMENTS OF RECORD DIGNITY THAT REPRESENT ORIGINAL CORNERS SET BY THE SURVEYOR OR A SURVEYOR FOLLOWING IN THE FOOTSTEPS OF THE ORIGINAL SURVEYOR OF THE SUBDIVISION OR TRACT REFERENCED IN LEGAL DESCRIPTION ABOVE UNLESS OTHERWISE NOTED.
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- 6) SETBACKS ARE SET IN ACCORDANCE WITH CURRENT ZONING FOR THE CITY OF LANCASTER.
- 7) LOT TO LOT DRAINAGE IS NOT ALLOWED WITHOUT ENGINEERING APPROVAL.
- 8) SUBJECT PROPERTY IS ZONED AS SPECIFIC USE DISTRICT (SUP).

LEGEND:

(MRD)= MONUMENT OF RECORD DIGNITY
FND 1/2" I.R.=FOUND 1/2" IRON ROD
FND 5/8" I.R.=FOUND 5/8" IRON ROD
FND 1/2" I.P.=FOUND 1/2" IRON ROD
FND "X"= FOUND CHISELED "X"
PFC= POINT FOR CORNER
SET 5/8" I.R.= SET 5/8" IRON ROD WITH YELLOW CAP "RPLS 5587".
D.R.D.C.T.=DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.=MAP RECORDS, DALLAS COUNTY, TEXAS
(P.P.)=PER PLAT



GRAPHIC SCALE
10 0 10 20
(IN FEET)
1 INCH = 20 FEET

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

8.

Meeting Date: 06/02/2026

Policy Statement: This request supports the City Council 2025-2026 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nyliah Acosta, Assistant Director of Development Services

Agenda Caption:

PS26-38 Consider approval of a Final Plat to create Lot 1R, Block 2, out of the Westridge Acres Addition, being a part of Lots 1, 3, & 4, addressed as 716 & 720 West Pleasant Run Road, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is addressed as 716 & 720 West Pleasant Run Road and is 0.580 acres in size.
2. **Current Zoning:** The subject property is currently zoned Retail (R) and Commercial Services (CS).
3. **Adjacent Properties:**
North: Retail (R) - Retail Strip
South: Neighborhood Service (NS) - Nursing Home
East: Retail (R) - Gas Station and Convenience Store
West: Neighborhood Service - Church
4. **Comprehensive Plan:** The Future Land Use Map of the Comprehensive Plan designates the property as Commercial Node.
5. **Case History:**

Date	Body	Action
02/28/2022	CC	M22-11 Denied a Special Exception Request to allow for bay doors facing the public street
10/25/2021	CC	Z21-13 Approved Retail to Commercial Services
10/05/2021	P&Z	Z21-13 Recommended denial of Retail to Commercial Services
09/07/2021	P&Z	Z21-13 Tabled to the October 5, 2021 P&Z meeting
08/03/2021	P&Z	Z21-13 Tabled to the September 7, 2021 P&Z meeting
07/06/2021	P&Z	Z21-13 Tabled to the August 3, 2021 P&Z meeting
10/16/1989	CC	Z1989 Zoning Map Adopted
07/05/1983	CC	Approved a Conditional Use Permit for an Auto Repair Garage

Legal Considerations:

This is a request for approval of a final plat for the purpose of creating one lot for an existing Minor Auto Repair development.

The site has frontage along West Pleasant Run Road. The Master Thoroughfare Plan (MTP) designates West Pleasant Run Road as a 6-lane Major Arterial Type A, which requires rights-of-way (ROW) of 120-feet. 1,575 square feet has been provided in ROW dedication along West Pleasant Run Road. No further dedication is required.

The final plat is in substantial compliance with the subdivision ordinance.

Public Information Considerations:

This item is being considered at a Regular Meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. The Planning and Zoning Commission may approve the final plat as presented.
2. The Planning and Zoning Commission may deny the final plat.

Recommendation:

Staff recommends approval, as presented.

Attachments

Location Map

Letter of Intent

Final Plat

City of Lancaster TX
716 W Pleasant Run Rd
Zoned: R & CS



DISCLAIMER / LIMITATION OF LIABILITY
The information on this map is provided by the City of as a public service. We are continually updating the data in order to provide the most accurate information possible. Such information is intended for reference only. The City of Lancaster does not guarantee the accuracy of the information, data or maps. All information is provided "As-Is" without warranty of any kind.

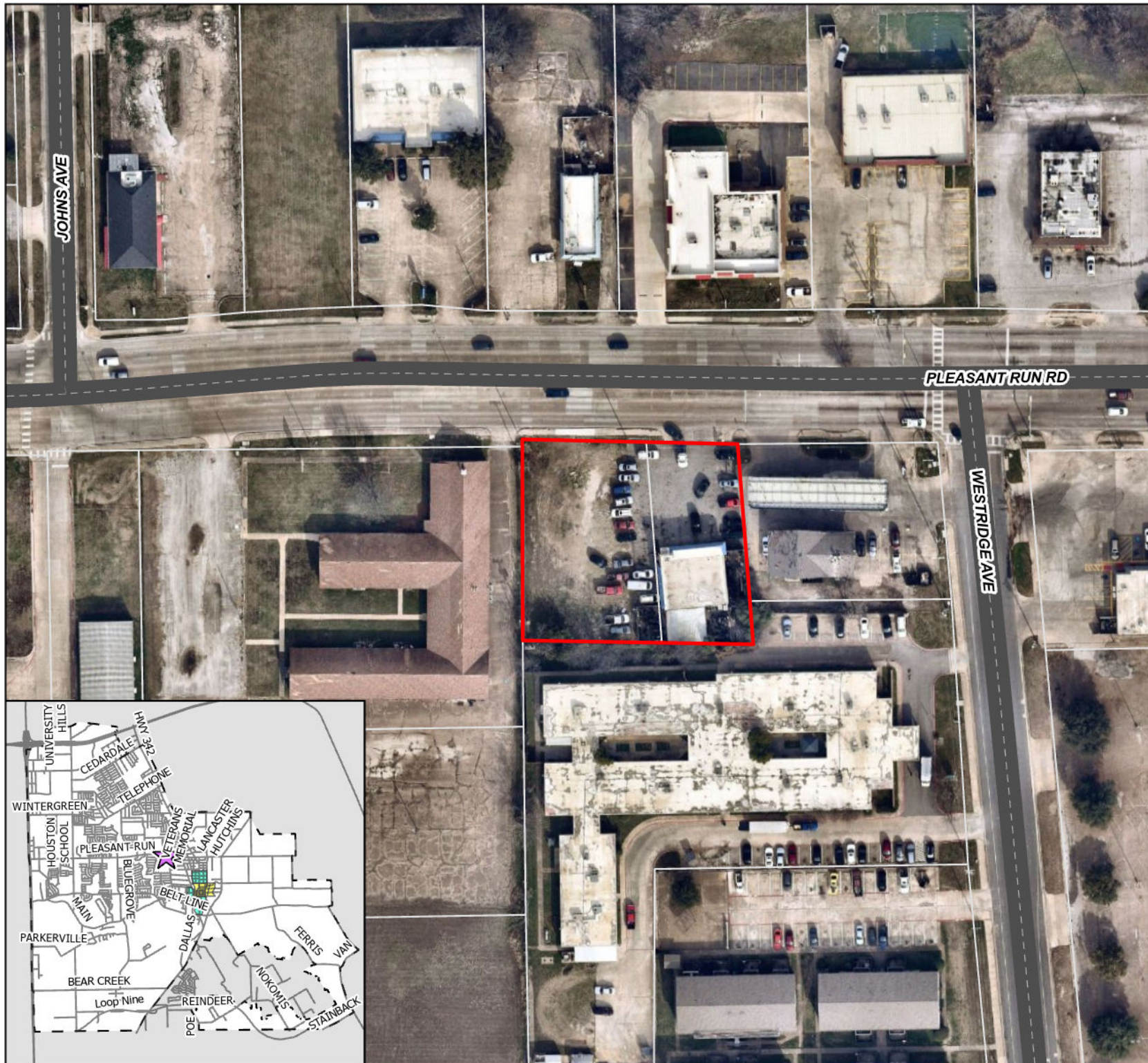
TargetParcel

yesno

- 716 W Pleasant Run
- Parcels
- Streets
- City Limits

N

Date Exported: 5/18/2026 1:41 PM



LETTER OF INTENT (Plat / Replat Application)

Property Address: 716 W Pleasant Run Rd

To Whom It May Concern,

This letter is to confirm my intent to proceed with the plat/replat application for the property located at 716 W Pleasant Run Rd.

The purpose of this application is to comply with City requirements related to platting of the property, including verification of right-of-way along Pleasant Run Road and any required dedications.

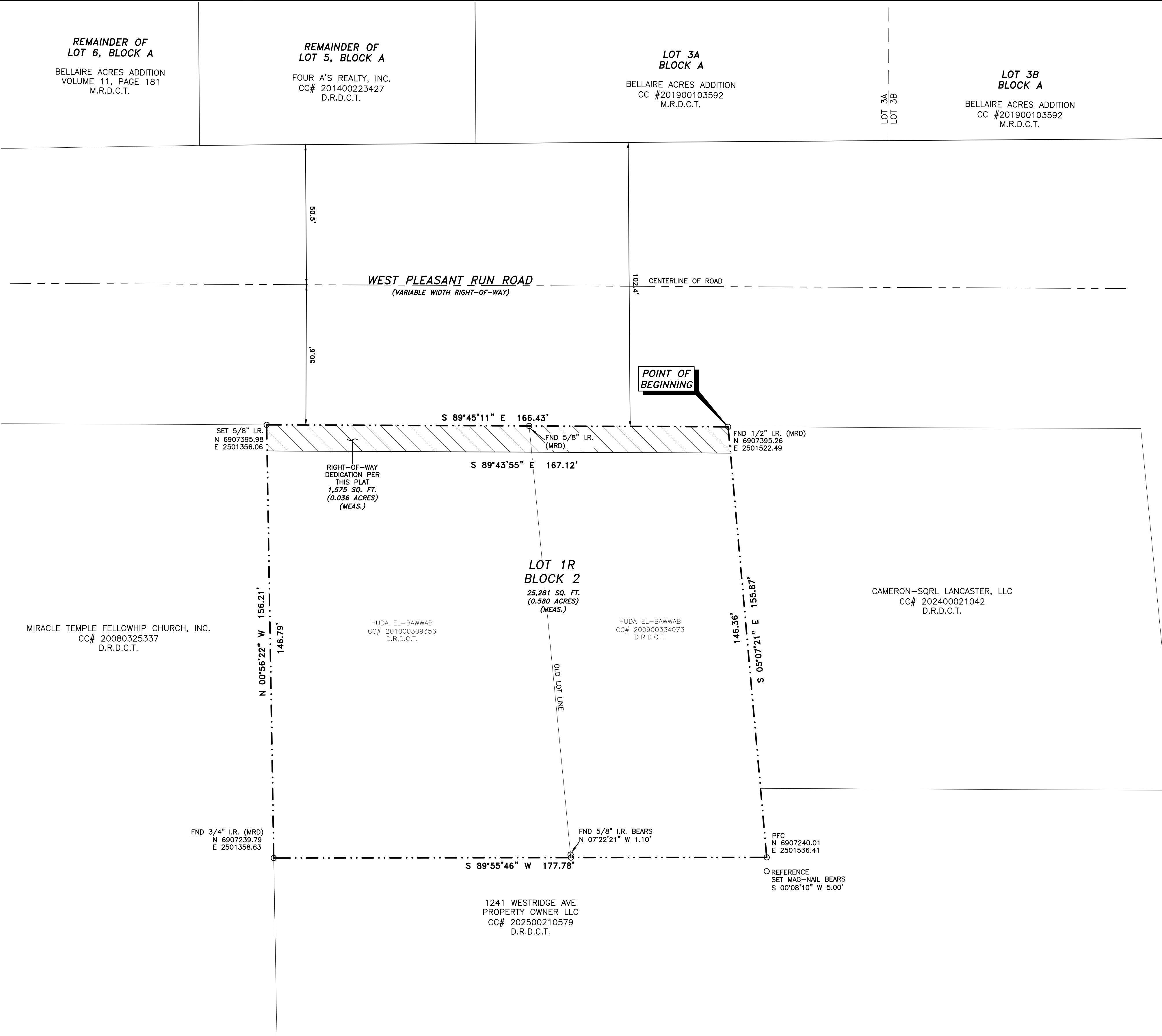
I authorize the preparation and submission of all necessary plat documents for review and approval. I understand that the plat will be processed in accordance with applicable City of Lancaster requirements and regulations.

This letter is submitted in support of the plat application.

Sincerely,

Huda Elbawwab
Property Owner

A handwritten signature in dark ink, appearing to read 'Huda Elbawwab', is written over a horizontal line.



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OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

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WITNESS MY HAND THIS THE ____ DAY OF _____, 2026.

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HUDA EL-BAWWAB

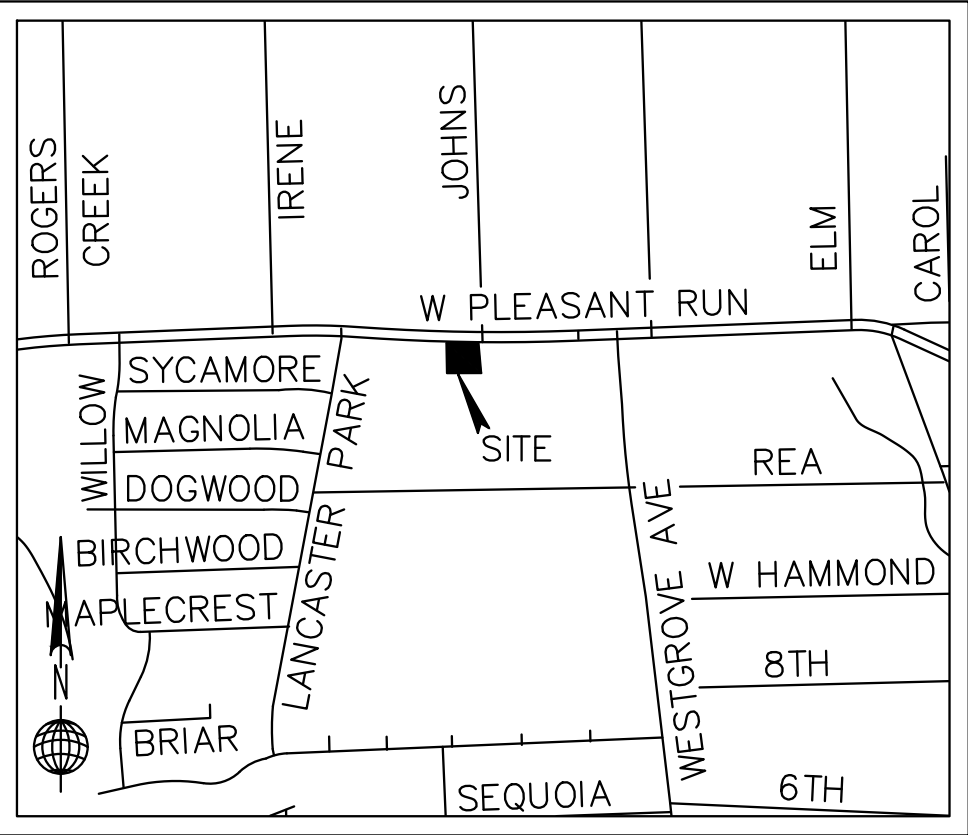
ACKNOWLEDGEMENT

STATE OF _____\$
COUNTY OF _____\$

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES:



VICINITY MAP
(1"=1000')

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

THAT I, HOLLIE L. HEBNER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF LANCASTER. WITNESS MY HAND AT DALLAS, TEXAS,

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MY COMMISSION EXPIRES: _____

CITY CERTIFICATION

APPROVAL

CHAIRMAN, CITY OF LANCASTER
PLANNING AND ZONING COMMISSION

DATE

ATTEST:

SIGNATURE

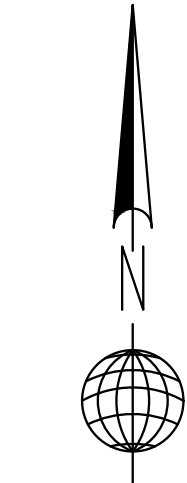
DATE

NAME & TITLE

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SENIOR PLANNER

DATE



GRAPHIC SCALE
10 0 10 20
(IN FEET)
1 INCH = 20 FEET

OWNER:
HUDA EL-BAWWAB
682-239-3951
611 N. BLUEGROVE ROAD
LANCASTER, TEXAS 75146



SURVEYOR:
GLOBAL LAND SURVEYING, INC.
17111 PRESTON ROAD, STE 135
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PHONE (972) 881-1700
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CASE NUMBER PS26-38
FINAL PLAT
WESTRIDGE ACRES ADDITION
LOT 1R, BLOCK 2

REPLAT OF PART OF LOT 1, BLOCK 2, WESTRIDGE ACRES ADDITION
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ADDRESS: 716 W. PLEASANT RUN ROAD

SCALE: 1" = 20'

FIRM NO. 10016300 JOB NO. 26-03-050

CITY OF LANCASTER CITY COUNCIL

Planning & Zoning Commission

9.

Meeting Date: 06/02/2026

Policy Statement: This request supports the City Council 2025-2026 Policy Agenda

Goal(s): Healthy, Safe & Engaged Community
Quality Development

Submitted by: Nyliah Acosta, Assistant Director of Development Services

Agenda Caption:

M26-25 Conduct a public hearing and consider an update Article 4, Permissible Uses, and Article 5, District Development Regulations and Standards, of the Lancaster Development Code.

Background:

As part of the City Council's Strategic Planning Goals, the City engaged Halff Associates, Inc. to facilitate identifying key goals and strategies to attract low-density, high-quality single-family residential development. Halff Associates, Inc. proposed a residential architectural and urban character pattern book and blueprint that outlines a framework with unique characteristics to establish a benchmark for future development within Lancaster and to align with its zoning districts and standards.

The following represents a brief case history of the City Council's process.

04/1/2025	Planning & Zoning Commission recommended approval without Councilmember Strain-Burk's proposal to modify Character Area #4
02/10/2025	City Council Approved the draft Pattern Book resolution including options 1 and 2
11/07/2022	1st City Council Work Session Presentation
04/18/2022	Draft Report presented
02/21/2022	Draft Report presented
06/24/2021	2nd City Council Workshop
4/24/2021	1st City Council Workshop

Subsequently, the City engaged Olsson, a consultant, to prepare a user-friendly document intended to guide developers, builders, staff, and decision-makers through the City's expectations for high-quality residential development using visual examples, architectural concepts, and design elements that convey Council's vision for future residential growth.

Operational Considerations:

This request represents the second phase of the City's Quality Residential initiative prepared by Olsson. This phase of the initiative focuses on implementing and codifying portions of the Pattern Book into the Lancaster Development Code. Specifically, the proposed amendments incorporate architectural design standards and illustrative design examples intended to enhance the quality and character of future residential development. The amendments do not modify the existing dimensional standards or development regulations within the City's current residential zoning districts, nor do they include the

proposed character area framework at this time. If approved and adopted, these enhanced architectural standards will supplement the existing requirements of the Lancaster Development Code.

Since the Planning and Zoning Commission's initial review of the Pattern Book, a new zoning district, Mixed-Use (MU-24), is being proposed in response to the Comprehensive Plan update in progress, Loop 9 and I-35E Corridor plan, and corresponding land use designations. The MU-24 district will provide property owners with an opportunity to request a zoning district that will align with the City's updated Mixed-Use land use category, at the time of the Comprehensive Plan adoption, and long-term development vision.

The document will be provided to the Planning and Zoning Commission for discussion and consideration at the Planning and Zoning Commission meeting on June 2, 2026.

Public Information Considerations:

This item is being considered at a Regular Meeting of the Planning and Zoning Commission noticed in accordance to the Texas Open Meetings Act.

Options/Alternatives:

1. The Planning and Zoning Commission may recommend approval, as presented.
2. The Planning and Zoning Commission may recommend approval with changes and state the changes.
3. The Planning and Zoning Commission may recommend denial.

Recommendation:

Staff recommends approval, as presented

CITY OF LANCASTER BOARDS AND COMMISSIONS

Planning & Zoning Commission

10.

Meeting Date: 06/02/2026

Policy Statement: This request supports the City Council 2025-2026 Policy Agenda

Goal(s): Sound Infrastructure
Quality Development

Submitted by: Nylih Acosta, Assistant Director of Development Services

Agenda Caption:

DP26-09 Discuss and consider a site plan for the development of an electrical substation on the property being 76.89-acres out of the Thomas M. Ellis Survey, Abstract No. 432 & the Middleton Perry Survey, Abstract No. 1128, addressed as 1401 Greene Road, City of Lancaster, Dallas County, Texas.

Background:

1. **Location and Size:** The property is addressed as 1401 Greene Road. The property is 76.89 acres in size.
2. **Current Zoning:** The subject property is zoned Planned Development (PD).
3. **Adjacent Properties:**
 - North:** Logistic Port Planned Development (PD), Lanport Overlay; - Undeveloped Land
 - South:** Agricultural Open (AO), Lanport Overlay - Undeveloped Land
 - East:** Planned Development (PD), Lanport Overlay - Undeveloped Land
 - West:** Logistic Port Planned Development (PD), Lanport Overlay - Undeveloped Land and Cold Summit II Cold Storage Facility
4. **Comprehensive Plan Compatibility:** The Future Land Use Map of the Comprehensive Plan designates the site as Aviation.

5. Case History:

Date	Body	Action
08/11/2025	CC	M24-49 Approved a Development Agreement for landscaping and building materials
08/11/2025	CC	Z24-22 Approved a Planned Development (PD) with Data Center uses and limited Logistics Port, Logistics Port A Subdistrict and Lanport Overlay, Commerce Subdistrict uses with the condition of limiting the maximum building height to 110-feet
08/05/2025	P&Z	Z24-22 Recommended Approval of a Planned Development (PD) with Data Center uses and limited Logistics Port, Logistics Port A Subdistrict and Lanport Overlay, Commerce Subdistrict uses with the condition of limiting the maximum building height to 110-feet

08/06/2024	P&Z	Z24-22 Recommended Approval of a Planned Development (PD) with Data Center uses and limited Logistics Port, Logistics Port A Subdistrict and Lanport Overlay, Commerce Subdistrict uses with the condition of limiting the maximum building height to 110-feet
03/12/2008	CC	Z07-23 Logistics Port Planned Development Adopted
01/15/2008	P&Z	Z07-23 Recommended Approval of Logistics Port Planned Development
01/28/2008	CC	M07-07 Lanport Overlay Adopted
11/06/2007	P&Z	M07-07 Recommended Approval of Lanport Overlay
10/16/1989	CC	Zoning Map Adopted

Operational Considerations:

According to Section 3. of the Project Labrador PD, site plan review for tracts greater than ten (10) acres shall be considered and reviewed by the Planning and Zoning Commission. As such, this property is required to receive site plan approval from the Planning and Zoning Commission due to being 76.89 acres.

This is a request to approve a site plan for an Oncor substation and switching station. Landscaping requirements have been satisfied through the installation of tree plantings, and no additional landscaping is required. Additionally, an 8-foot-tall masonry wall has been provided around the entire perimeter of the site to screen the substation from surrounding properties and the rights-of-way.

Per the development agreement and as reflected on the site plan, irrigation must be installed and all landscaping must be properly maintained.

The site plan is in substantial compliance with the Logistics Port PD.

Public Information Considerations:

This item is being considered at a Regular Meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. The Planning and Zoning Commission may approve the site plan, as presented.
2. The Planning and Zoning Commission may deny the request.

Recommendation:

Staff recommends approval, as presented.

Attachments

Location Map

Letter of Intent

Site Plan

City of Lancaster Tx
1401 Greene Rd
Zoned: PD
Overlay District: LANPORT
Business Sub District



DISCLAIMER / LIMITATION OF LIABILITY
The information on this map is provided by the City of as a public service. We are continually updating the data in order to provide the most accurate information possible. Such information is intended for reference only. The City of Lancaster does not guarantee the accuracy of the information, data or maps. All information is provided "As-Is" without warranty of any kind.

Addresses

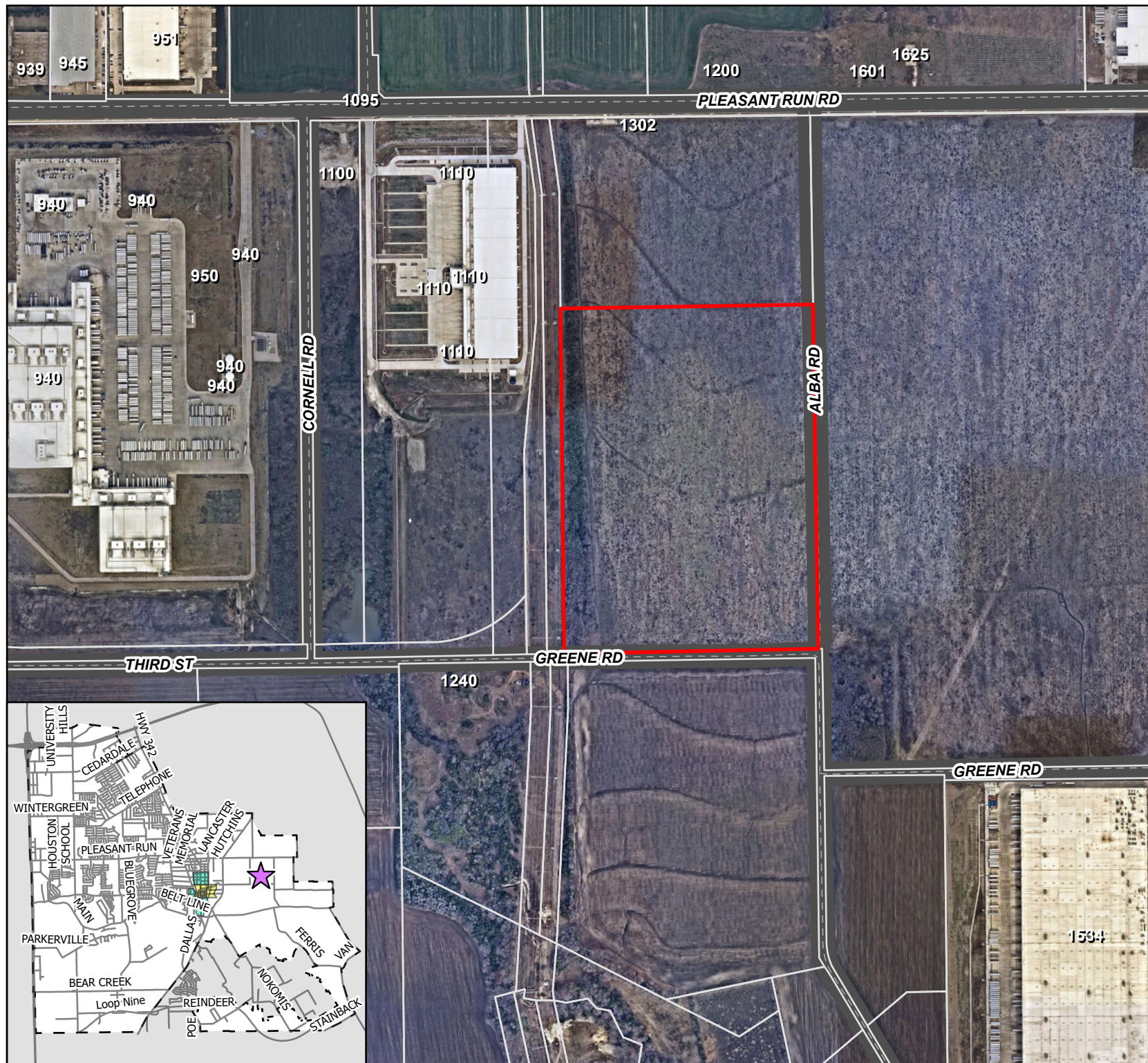
TargetParcel

yesno

-  1401 Greene
-  Parcels
-  Streets
-  City Limits



Date Exported: 5/13/2026 10:32 AM





April 13, 2026

City of Lancaster
211 N Henry Street
Lancaster, TX 75146

Re: *Oncor Greene Switch*
 Letter of Intent – Site Plan Submittal

The proposed project includes an electrical switching station and two statcoms located at the northwest corner of Greene Road and S. Alba Road in the City of Lancaster. The project has been determined to be required to support the growing electrical demand in the Lancaster area. The 76.89 acre subject property is vacant with existing transmission lines to the west, Greene Road to the south and agricultural land to the north and east.

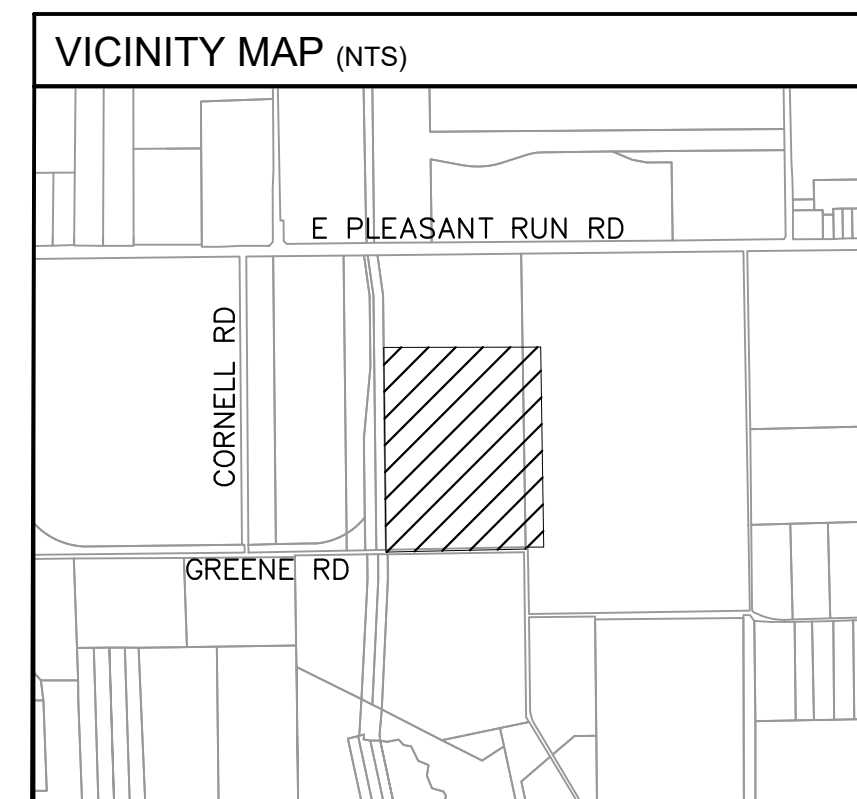
The development will include three pads with perimeter fences for security. The proposed fence is an eight (8) foot masonry wall that borders the pads and allows access via gates. The site will be accessed via two proposed driveway connections, one on Greene Road and one on S. Alba Road. The site will consist of electrical structures and two 1,440 sf prefabricated metal buildings that are uninhabitable and used for operation of the structures onsite. The tallest electrical structure is a static mast that measures 65' in height. No water or sewer service will be required. Traffic impact will be negligible for this project since the proposed equipment will be operated remotely.

Please contact me at (972.385.3500) or rob.myers@kimley-horn.com should you have any questions or need any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rob Myers".

Rob Myers, P.E.
Associate



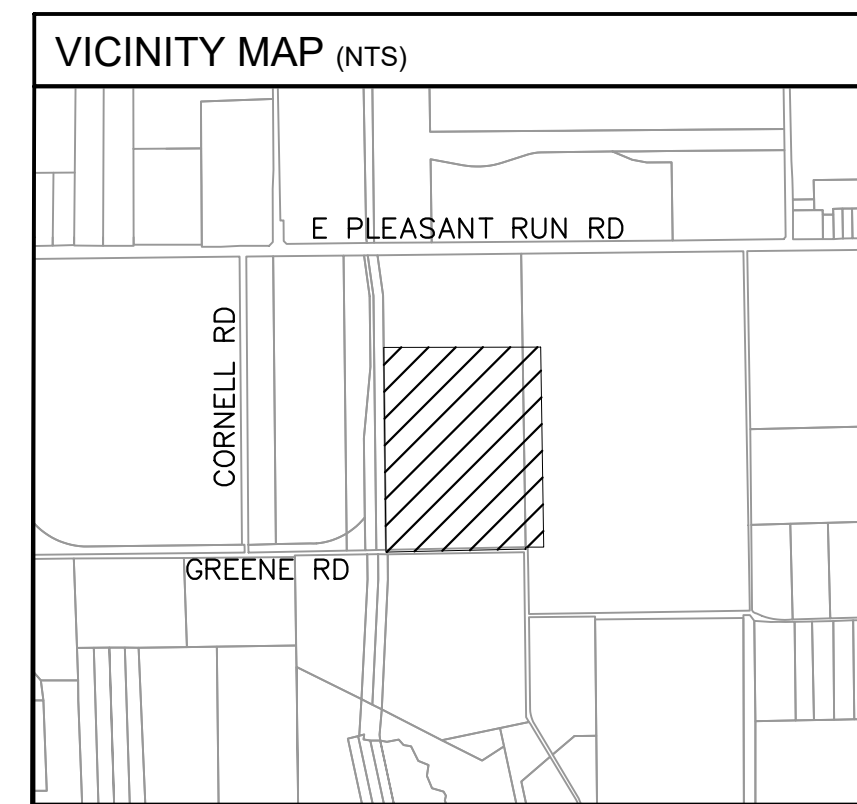
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PROPOSED 8" MASONRY WALL
	PROPOSED SWALE
	CRUSHED ROCK SUBSTATION PAD
	CONCRETE DRIVE

GENERAL SITE DATA	
EXISTING ZONING	PD
PROPOSED ZONING	PD
PROPOSED USE	ELEC. SWITCH STATION
PARCEL AREA	76.89 AC
LOT COVERAGE (65% MAX)	42.36 AC (55%)
SETBACKS	
FRONT	50'
BACK	25'
SIDE	25'
PARKING REQ. (SUBSTATION / SWITCHING STATION)	1
PARKING PROV.	1

SITE PLAN
FOR
ONCOR GREENE SWITCH STATION
BEING 76.89 ACRES
OUT OF THE
THOMAS M. ELLIS SURVEY, ABSTRACT NO. 432
AND THE
MIDDLETON PERRY SURVEY, ABSTRACT NO. 1128
IN THE
COUNTY OF LANCASTER, DALLAS COUNTY, TEXAS

ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Rob Meyers, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	S-1
RJM	JTW	RJM	AS SHOWN	05/13/2026	064425165	



	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PROPOSED 8" MASONRY WALL
	PROPOSED SWALE
	CRUSHED ROCK SUBSTATION PAD
	CONCRETE DRIVE

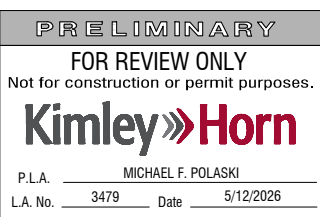
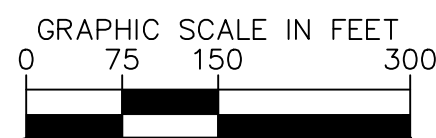
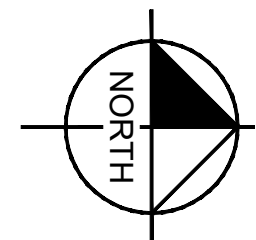
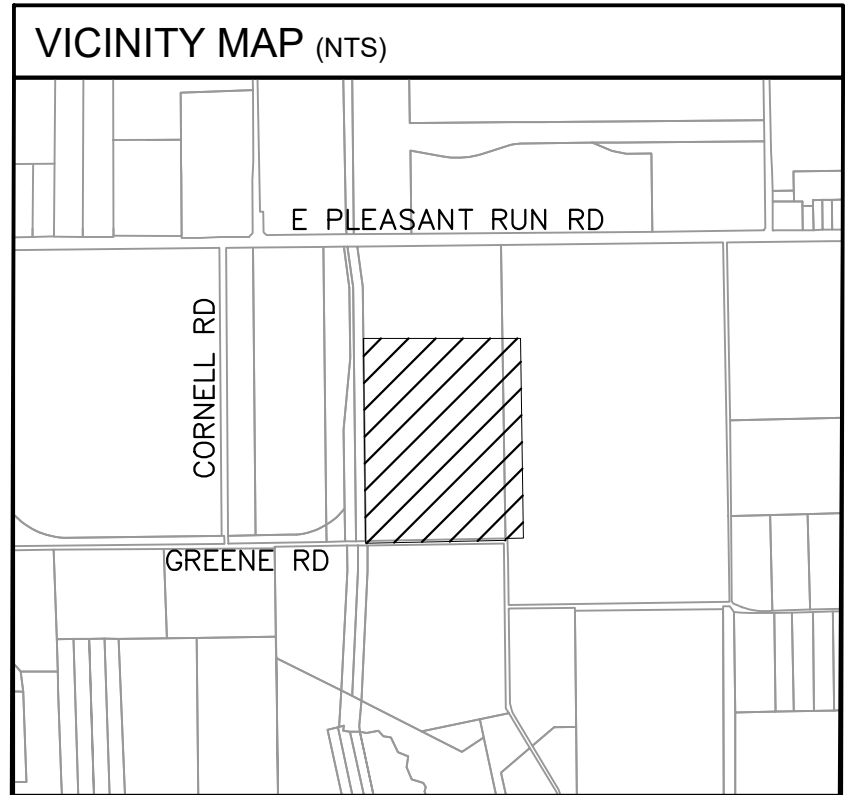
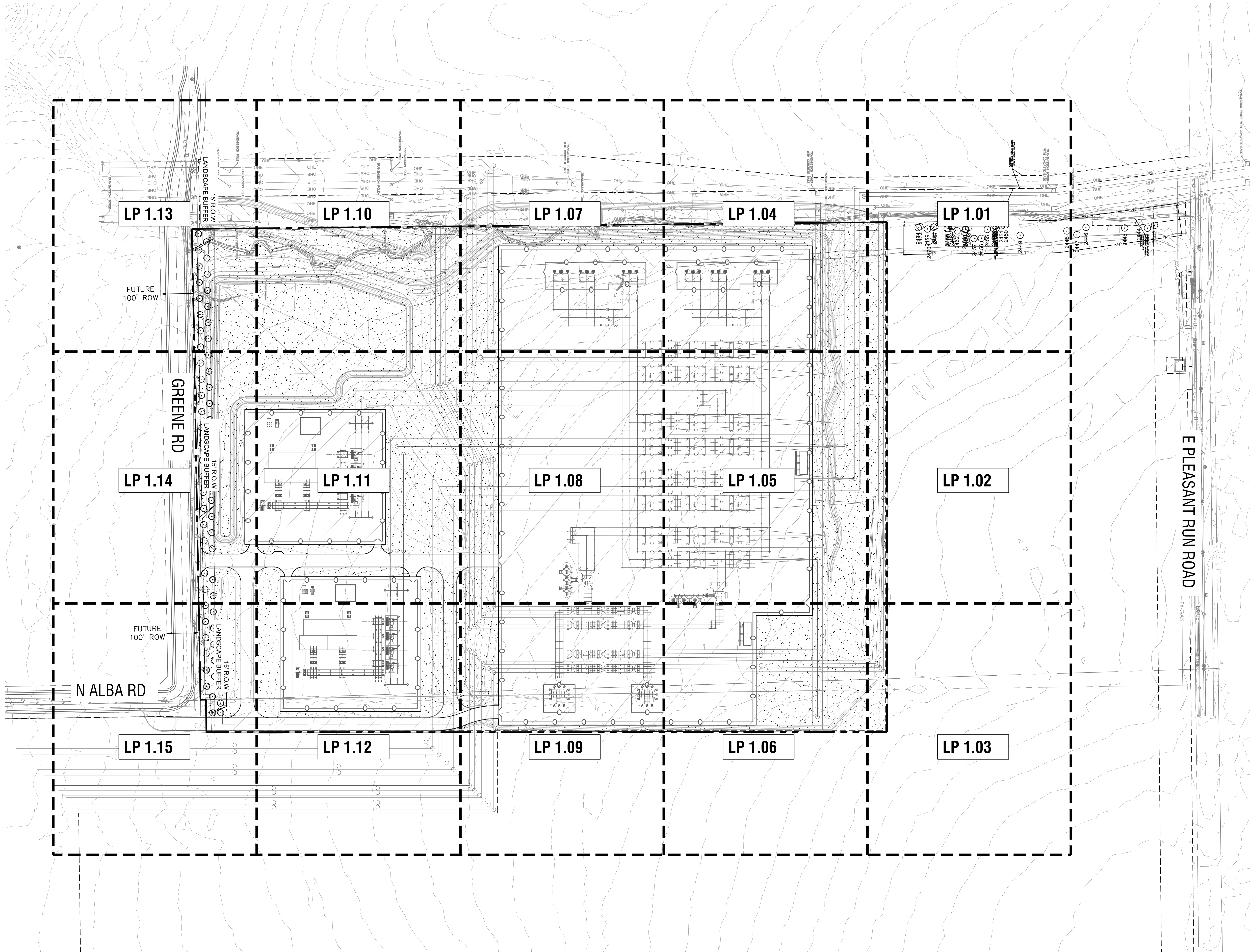
GENERAL SITE DATA	
EXISTING ZONING	PD
PROPOSED ZONING	PD
PROPOSED USE	ELEC. SWITCH STATION
PARCEL AREA	76.89 AC
LOT COVERAGE (65% MAX)	42.36 AC (55%)
SETBACKS	
FRONT	50'
BACK	25'
SIDE	25'
PARKING REQ. (SUBSTATION / SWITCHING STATION)	1
PARKING PROV.	1

ZONING: PD - LOGISTICS
PORT / LANPORT DISTRICT
VACANT

SITE PLAN
FOR
ONCOR GREENE SWITCH STATION
BEING 76.89 ACRES
OUT OF THE
THOMAS M. ELLIS SURVEY, ABSTRACT NO. 432
AND THE
MIDDLETON PERRY SURVEY, ABSTRACT NO. 1128
IN THE
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ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Rob Meyers, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	S-2
RJM	JTW	RJM	AS SHOWN	05/13/2026	064425165	



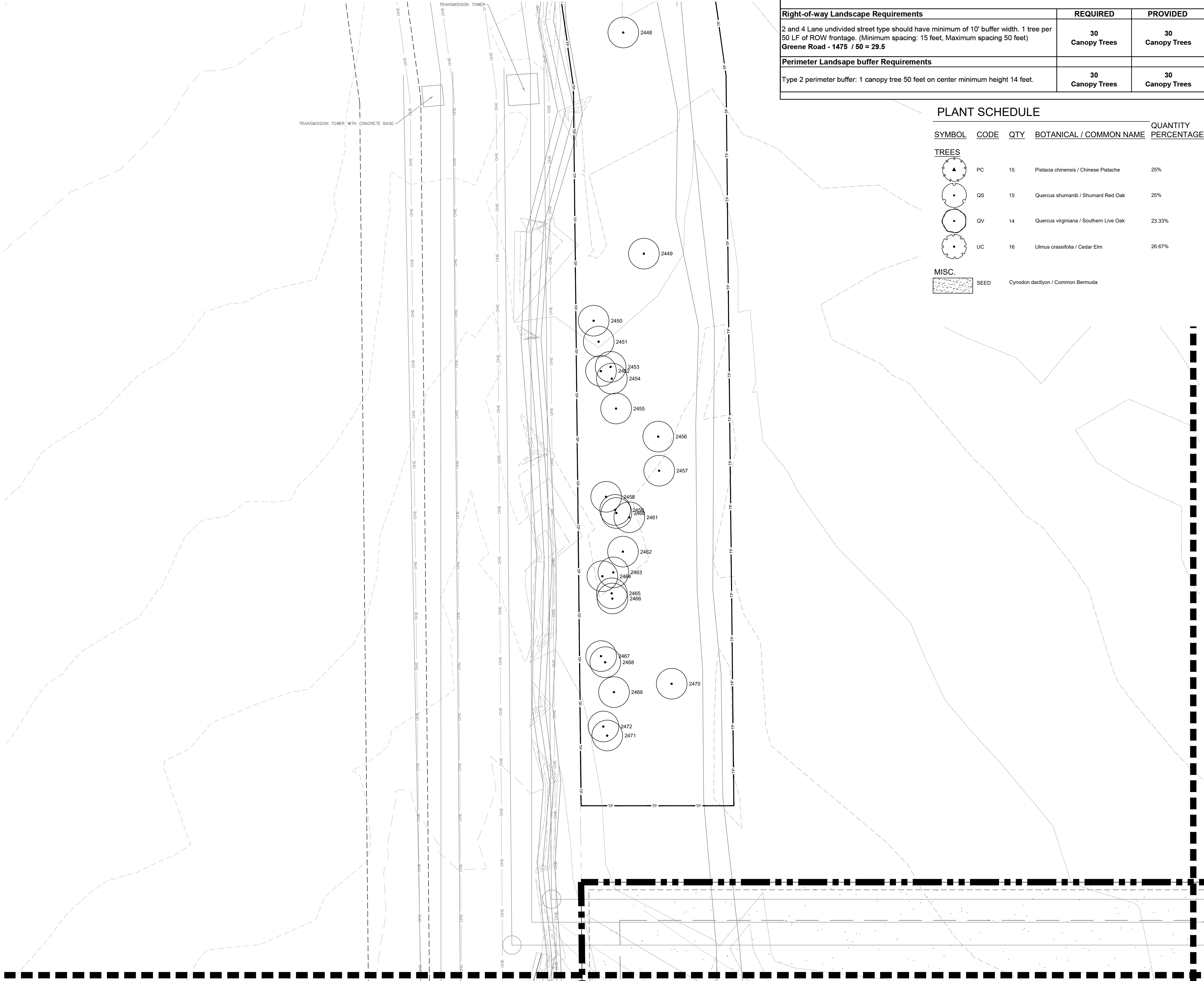
CASE NUMBER **DP26-09**

OVERALL LANDSCAPE PLAN
FOR
ONCOR GREENE SWITCH STATION
BEING 76.89 ACRES
OUT OF THE
THOMAS M. ELLIS SURVEY, ABSTRACT NO. 432
AND THE
MIDDLETON PERRY SURVEY, ABSTRACT NO. 1128
IN THE
CITY OF LANCASTER, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER:
ONCOR
777 Main Street, Suite 707
Fort Worth, TX 76102
Tel: (817) 940-0863
Contact: Ashton Miller

LANDSCAPE ARCHITECT
Kimley-Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: POLASKI MICHAEL, P.L.A.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	LP 0.01
TTF	TTF	MFP	AS SHOWN	05/12/2026	064426165	



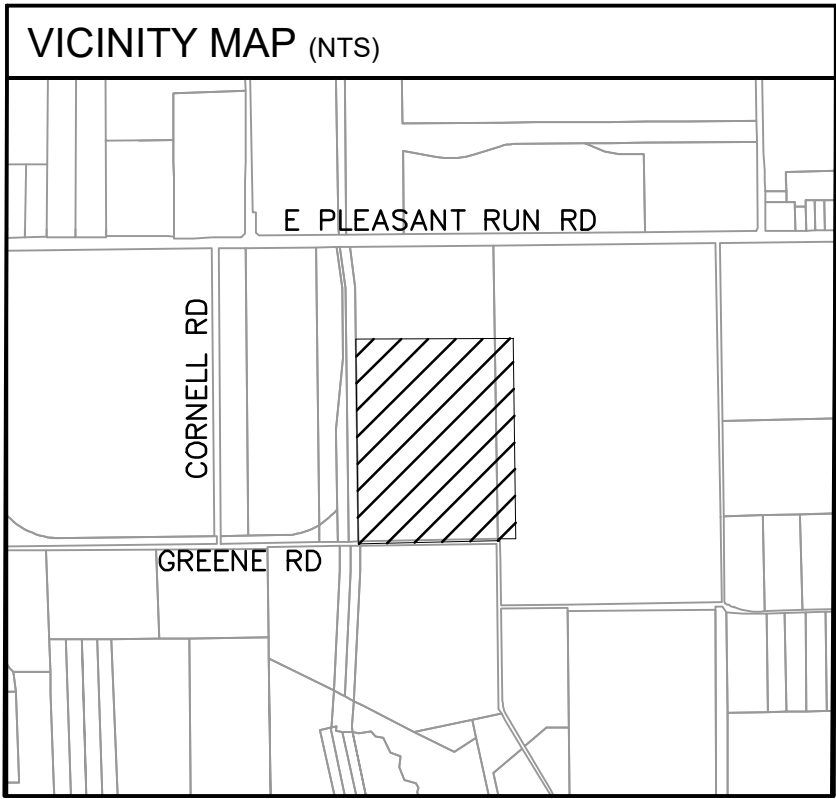
MATCHLINE (SEE PAGE LP 1.04)

MATCHLINE (SEE PAGE LP 1.02)

PD (ORDIANCE NO 2008-03-12) CITY OF LANCASTER, TX		
Right-of-way Landscape Requirements	REQUIRED	PROVIDED
2 and 4 Lane undivided street type should have minimum of 10' buffer width, 1 tree per 50 LF of ROW frontage. (Minimum spacing: 15 feet, Maximum spacing 50 feet) Greene Road - 1475 / 50 = 29.5	30 Canopy Trees	30 Canopy Trees
Perimeter Landsape buffer Requirements		
Type 2 perimeter buffer: 1 canopy tree 50 feet on center minimum height 14 feet.	30 Canopy Trees	30 Canopy Trees

PLANT SCHEDULE

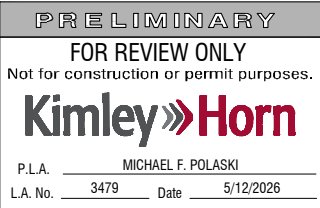
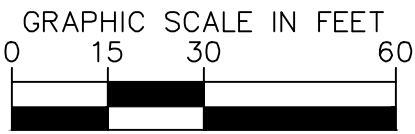
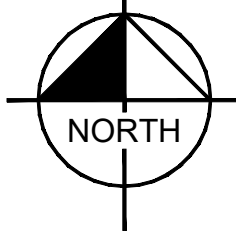
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	QUANTITY PERCENTAGE
TREES				
	PC	15	Pistacia chinensis / Chinese Pistache	25%
	QS	15	Quercus shumardii / Shumard Red Oak	25%
	QV	14	Quercus virginiana / Southern Live Oak	23.33%
	UC	16	Ulmus crassifolia / Cedar Elm	26.67%
MISC.				
	SEED		Cynodon dactylon / Common Bermuda	



PLANTING NOTES

- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
- LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
- STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
- PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
- ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
- PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY.
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- ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD AND IRRIGATED.
- ALL LANDSCAPE BEDS TO HAVE TOPSOIL/BEDDING MIX THAT MEETS LANDSCAPE SPECIFICATIONS. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
- ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.
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- ALL TREES TO BE PLACED A MINIMUM OF 4' FROM ANY UTILITY.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.



CASE NUMBER DP26-09

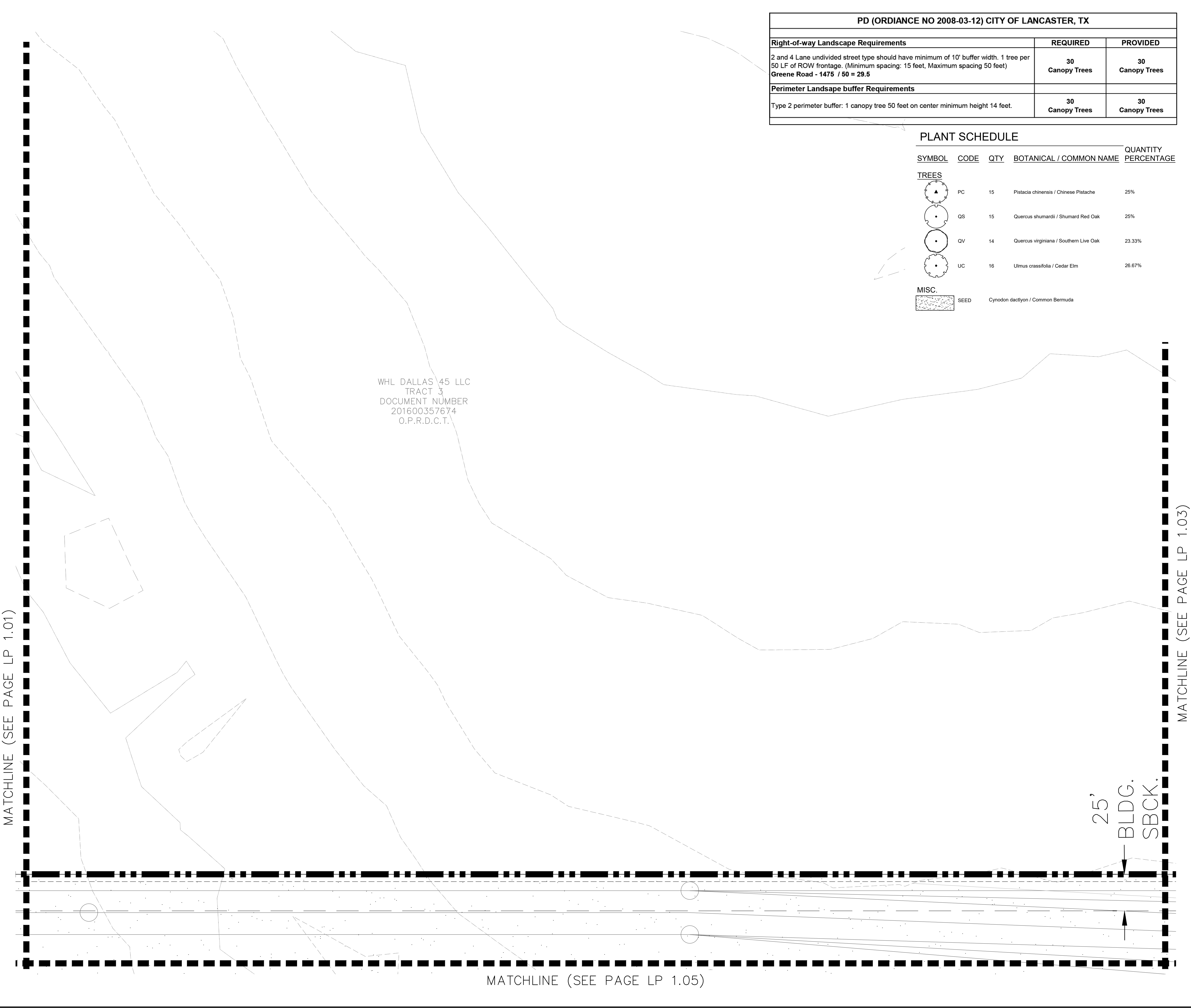
LANDSCAPE PLAN
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Contact: POLASKI MICHAEL, P.L.A.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	LP 1.01
TTF	TTF	MFP	AS SHOWN	05/12/2026	064426165	

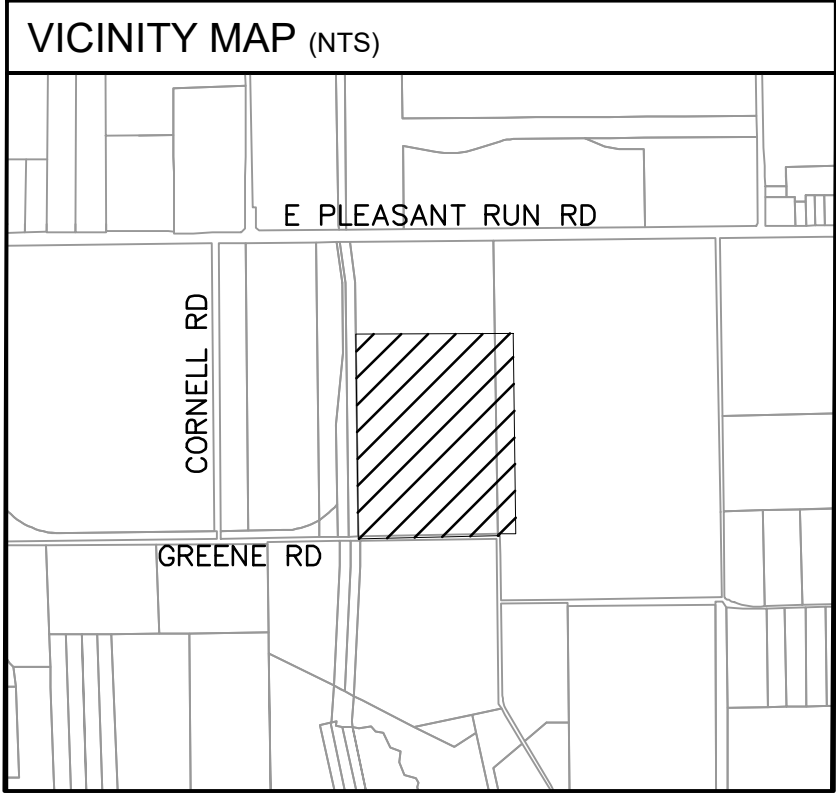
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 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PD (ORDIANCE NO 2008-03-12) CITY OF LANCASTER, TX		
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PLANT SCHEDULE

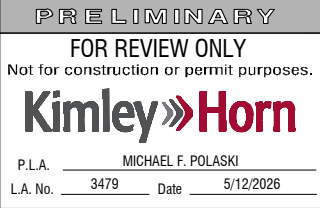
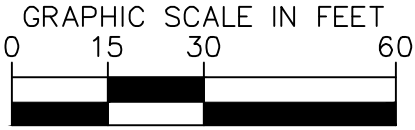
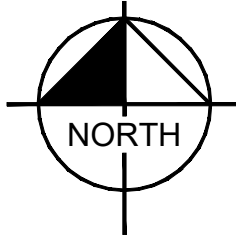
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	QUANTITY PERCENTAGE
TREES				
	PC	15	Pistacia chinensis / Chinese Pistache	25%
	QS	15	Quercus shumardii / Shumard Red Oak	25%
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	UC	16	Ulmus crassifolia / Cedar Elm	26.67%
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	SEED		Cynodon dactylon / Common Bermuda	



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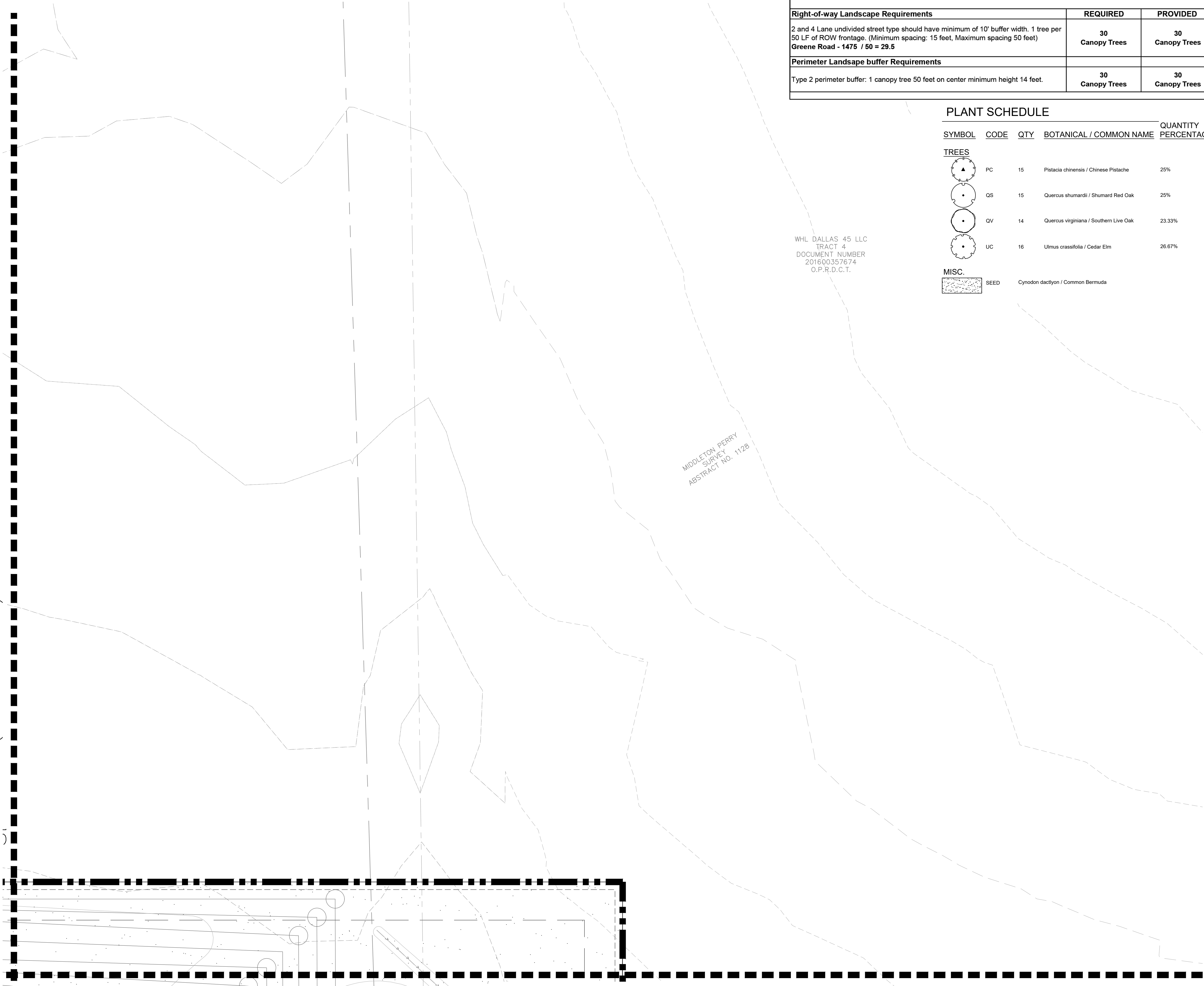
NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.



CASE NUMBER DP26-09

LANDSCAPE PLAN					
FOR					
ONCOR GREENE SWITCH STATION					
BEING 76.89 ACRES					
OUT OF THE					
THOMAS M. ELLIS SURVEY, ABSTRACT NO. 432					
AND THE					
MIDDLETON PERRY SURVEY, ABSTRACT NO. 1128					
IN THE					
CITY OF LANCASTER, DALLAS COUNTY, TEXAS					
OWNER/DEVELOPER:			LANDSCAPE ARCHITECT		
ONCOR 777 Main Street, Suite 707 Fort Worth, TX 76102 Tel: (817) 940-0863 Contact: Ashton Miller			Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: POLASKI MICHAEL, P.L.A.		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	1/4 PROJECT NO.
TTF	TTF	MFP	AS SHOWN	05/12/2026	064426165 LP 1.02

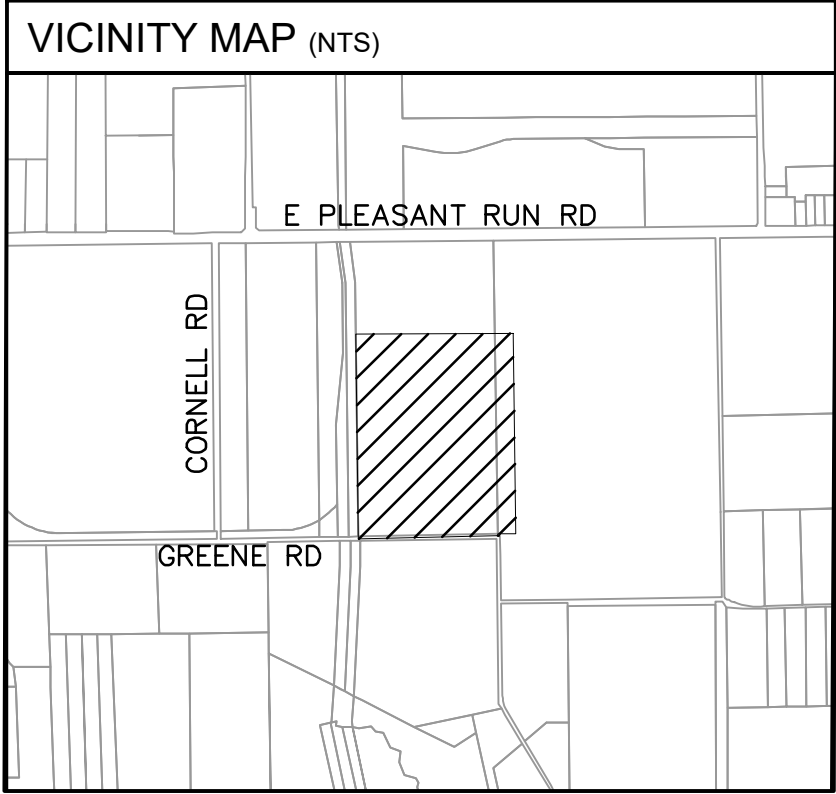
MATCHLINE (SEE PAGE LP 1.02)



PD (ORDIANCE NO 2008-03-12) CITY OF LANCASTER, TX		
Right-of-way Landscape Requirements	REQUIRED	PROVIDED
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Perimeter Landscape buffer Requirements		
Type 2 perimeter buffer: 1 canopy tree 50 feet on center minimum height 14 feet.	30 Canopy Trees	30 Canopy Trees

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	QUANTITY PERCENTAGE
TREES				
	PC	15	Pistacia chinensis / Chinese Pistache	25%
	QS	15	Quercus shumardii / Shumard Red Oak	25%
	QV	14	Quercus virginiana / Southern Live Oak	23.33%
	UC	16	Ulmus crassifolia / Cedar Elm	26.67%
MISC.				
	SEED		Cynodon dactylon / Common Bermuda	



PLANTING NOTES

- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
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- LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
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- PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
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GRAPHIC SCALE IN FEET
0 15 30 60

FOR REVIEW ONLY

Not for construction or permit purposes.

Kimley»Horn

P.L.A. MICHAEL F. POLASKI
L.A. No. 3478 Date 5/12/2026

CASE NUMBER **DP26-09**

LANDSCAPE PLAN

FOR

ONCOR GREENE SWITCH STATION

BEING 76.89 ACRES

OUT OF THE

THOMAS M. ELLIS SURVEY, ABSTRACT NO. 432

AND THE

MIDDLETON PERRY SURVEY, ABSTRACT NO. 1128

IN THE

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER:

ONCOR
777 Main Street, Suite 707
Fort Worth, TX 76102
Tel: (817) 940-0863
Contact: Ashton Miller

LANDSCAPE ARCHITECT:

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: POLASKI MICHAEL, P.L.A.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	LP 1.03
TTF	TTF	MFP	AS SHOWN	05/12/2026	064426165	

PROJECT BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 05/12/2026 4:05 PM
DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 05/12/2026 4:05 PM
LAST SAVED: 5/12/2026 4:05 PM
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Perimeter Landsape buffer Requirements		
Type 2 perimeter buffer: 1 canopy tree 50 feet on center minimum height 14 feet.	30 Canopy Trees	30 Canopy Trees

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	QUANTITY PERCENTAGE
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TREES

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	QS	15	Quercus shumardii / Shumard Red Oak	25%
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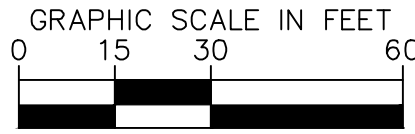
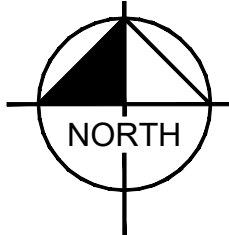
MISC.

	SEED	Cynodon dactylon / Common Bermuda
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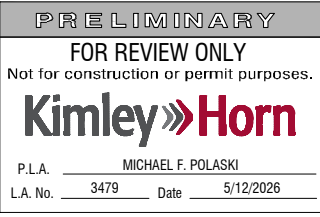
MATCHLINE (SEE PAGE LP 1.01)

25'
BLDG.
SBCK.

MATCHLINE (SEE PAGE LP 1.05)



CASE NUMBER DP26-09

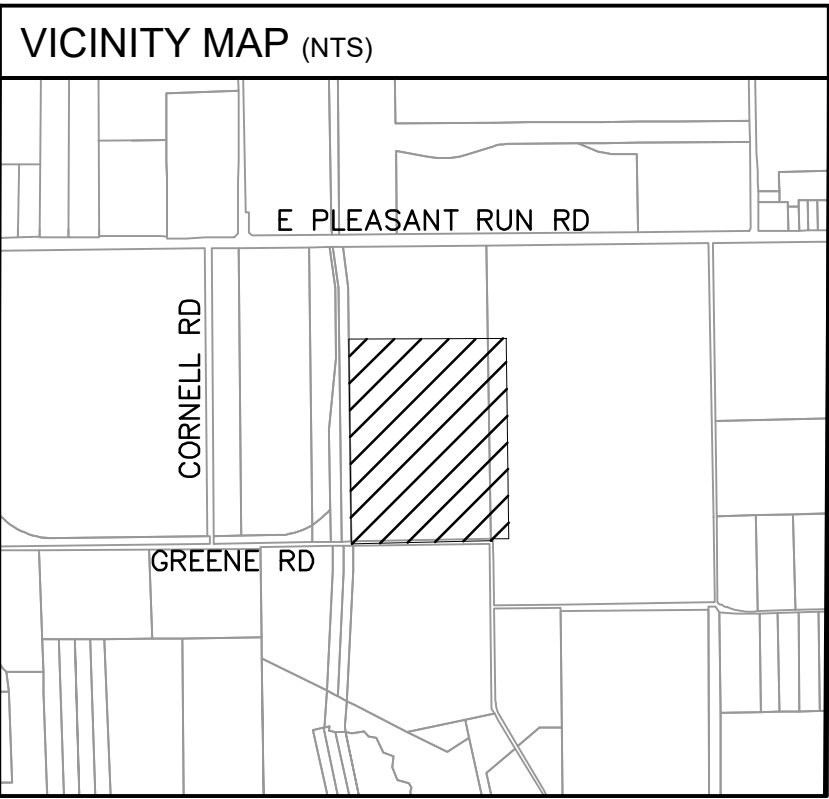
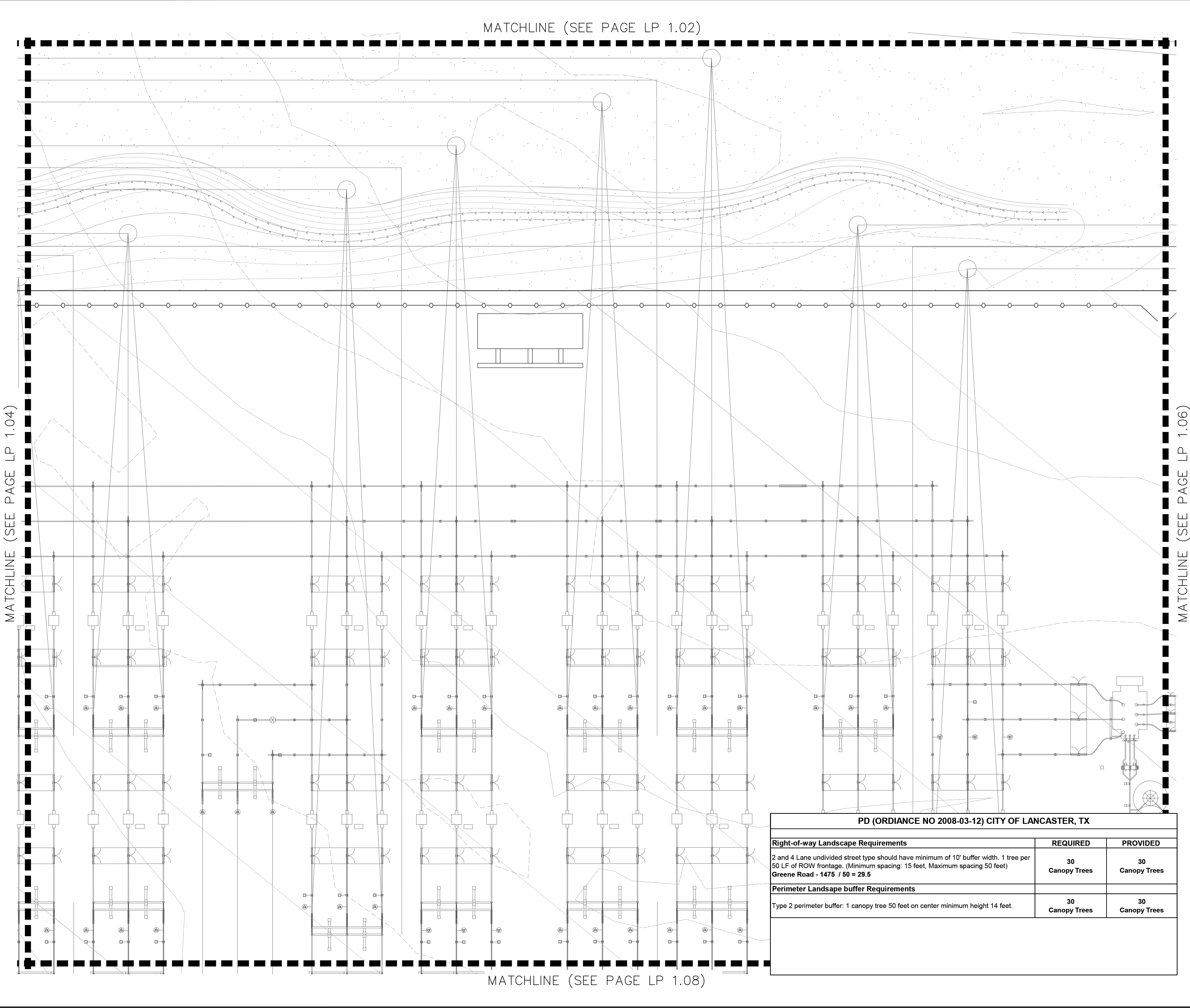


LANDSCAPE PLAN
FOR
ONCOR GREENE SWITCH STATION
BEING 76.89 ACRES
OUT OF THE
THOMAS M. ELLIS SURVEY, ABSTRACT NO. 432
AND THE
MIDDLETON PERRY SURVEY, ABSTRACT NO. 1128
IN THE
CITY OF LANCASTER, DALLAS COUNTY, TEXAS

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Tel: (817) 940-0863
Contact: Ashton Miller

LANDSCAPE ARCHITECT
Kimley»Horn
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Contact: POLASKI MICHAEL, P.L.A.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	LP
TTF	TTF	MFP	AS SHOWN	05/12/2026	064426165	LP 1.04



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GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

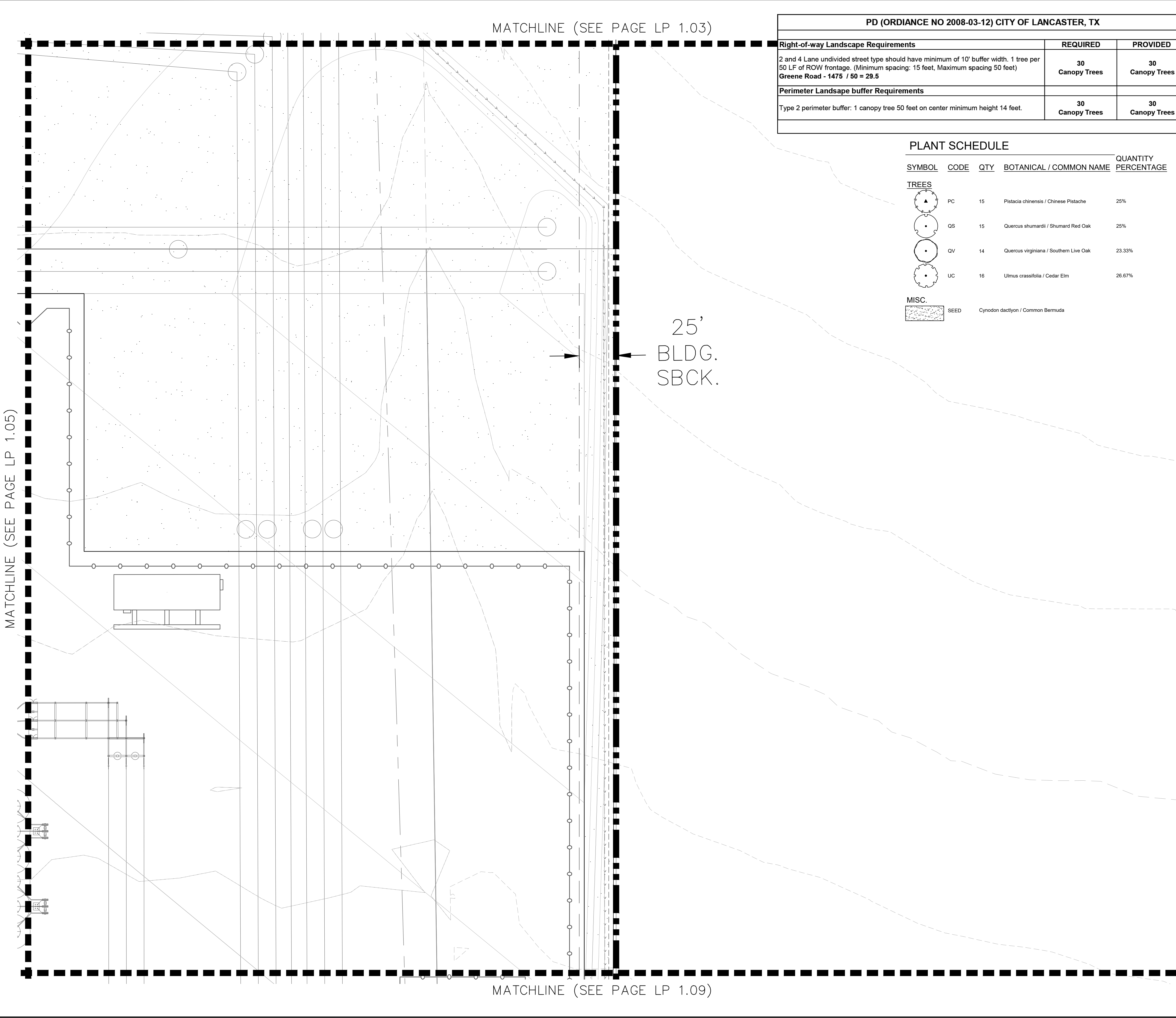
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley-Horn
P.L.A. MICHAEL F. POLASKI
L.A. No. 3478 Date 5/12/2026

CASE NUMBER DP26-09

PD (ORDINANCE NO 2008-03-12) CITY OF LANCASTER, TX		
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LANDSCAPE PLAN FOR ONCOR GREENE SWITCH STATION BEING 76.89 ACRES OUT OF THE THOMAS M. ELLIS SURVEY, ABSTRACT NO. 432 AND THE MIDDLETON PERRY SURVEY, ABSTRACT NO. 1128 IN THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS						
OWNER/DEVELOPER: ONCOR 777 Main Street, Suite 707 Fort Worth, TX 76102 Tel: (817) 940-0863 Contact: Ashton Miller	LANDSCAPE ARCHITECT: Kimley-Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: POLASKI MICHAEL, P.L.A.					
DESIGNED TTF	DRAWN TTF	CHECKED MFP	SCALE AS SHOWN	DATE 05/12/2026	KH PROJECT NO. 064426165	LP 1.05

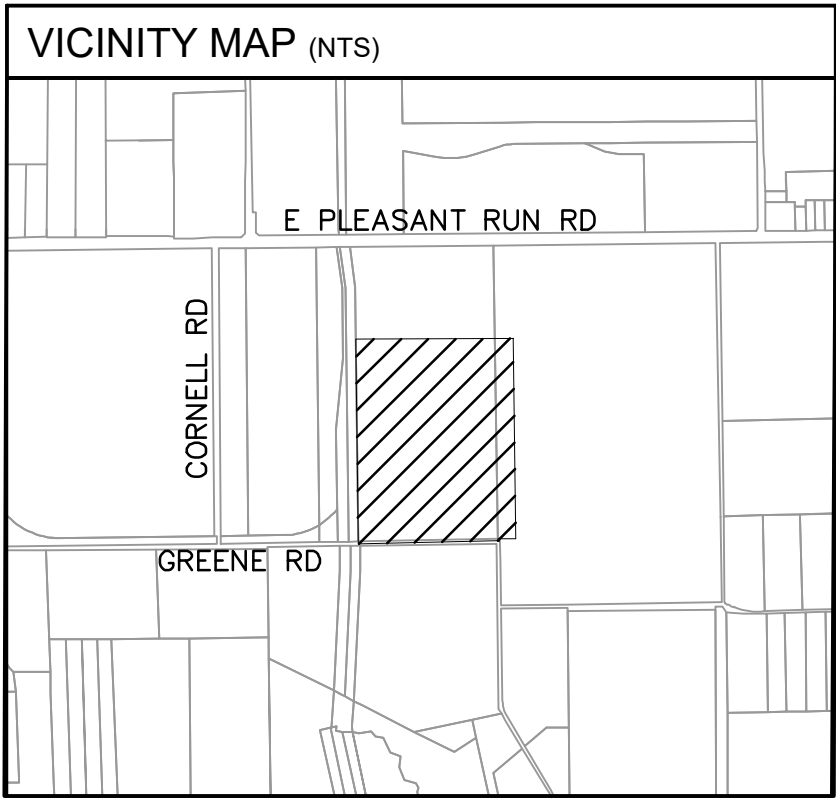
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DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 05/12/2026 4:05 PM
LAST SAVED: 5/12/2026 4:05 PM
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NORTH

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0 15 30 60

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Kimley»Horn

P.L.A. MICHAEL F. POLASKI
L.A. No. 3478 Date 5/12/2026

CASE NUMBER DP26-09

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ONCOR GREENE SWITCH STATION

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OUT OF THE

THOMAS M. ELLIS SURVEY, ABSTRACT NO. 432

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Contact: POLASKI MICHAEL, P.L.A.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	LP 1.06
TTF	TTF	MFP	AS SHOWN	05/12/2026	064426165	

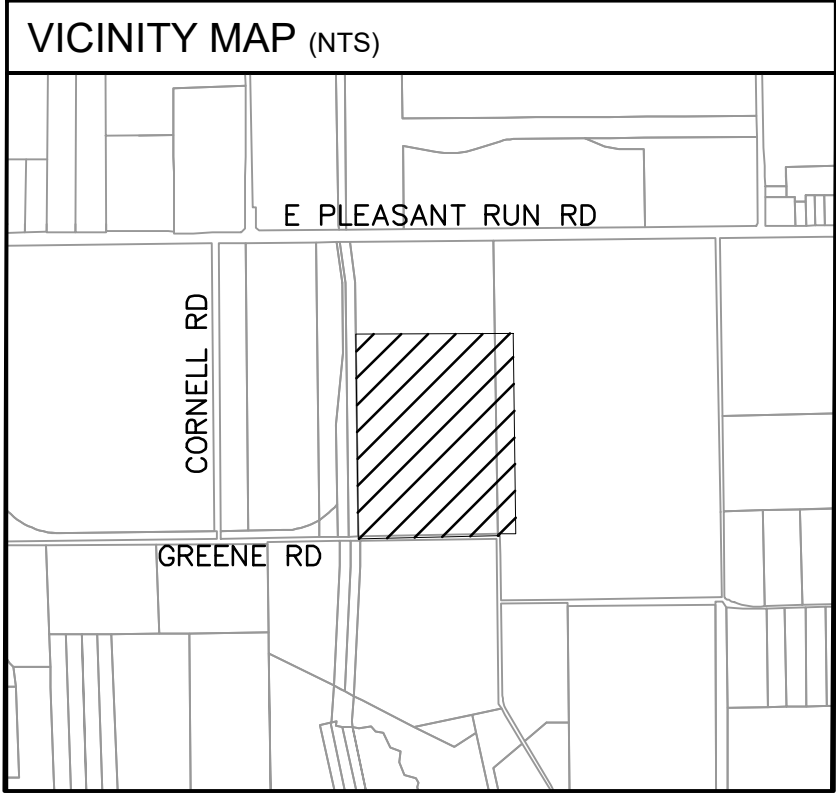
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MATCHLINE (SEE PAGE LP 1.04)

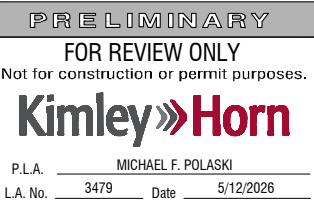
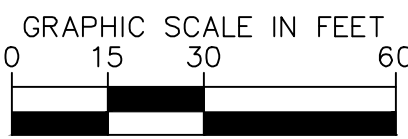
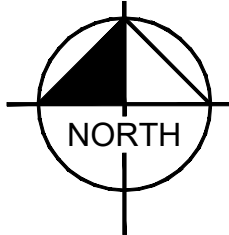


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- NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
- LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
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- PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
- ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
- PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
- CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD AND IRRIGATED.
- ALL LANDSCAPE BEDS TO HAVE TOPSOIL/BEDDING MIX THAT MEETS LANDSCAPE SPECIFICATIONS. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
- ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGGS/BRANCHES.
- ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BERMUDA SEED OR SOD AND IRRIGATED UNLESS OTHERWISE SHOWN ON PLANS.
- ALL TREES TO BE PLACED A MINIMUM OF 4' FROM ANY UTILITY.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

MATCHLINE (SEE PAGE LP 1.08)



CASE NUMBER DP26-09

LANDSCAPE PLAN
FOR
ONCOR GREENE SWITCH STATION
BEING 76.89 ACRES
OUT OF THE
THOMAS M. ELLIS SURVEY, ABSTRACT NO. 432
AND THE
MIDDLETON PERRY SURVEY, ABSTRACT NO. 1128
IN THE
CITY OF LANCASTER, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER:
ONCOR
777 Main Street, Suite 707
Fort Worth, TX 76102
Tel: (817) 940-0863
Contact: Ashton Miller

LANDSCAPE ARCHITECT
Kimley-Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: POLASKI MICHAEL, P.L.A.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	LP 1.07
TTF	TTF	MFP	AS SHOWN	05/12/2026	064426165	

432

MATCHLINE (SEE PAGE LP 1.11)

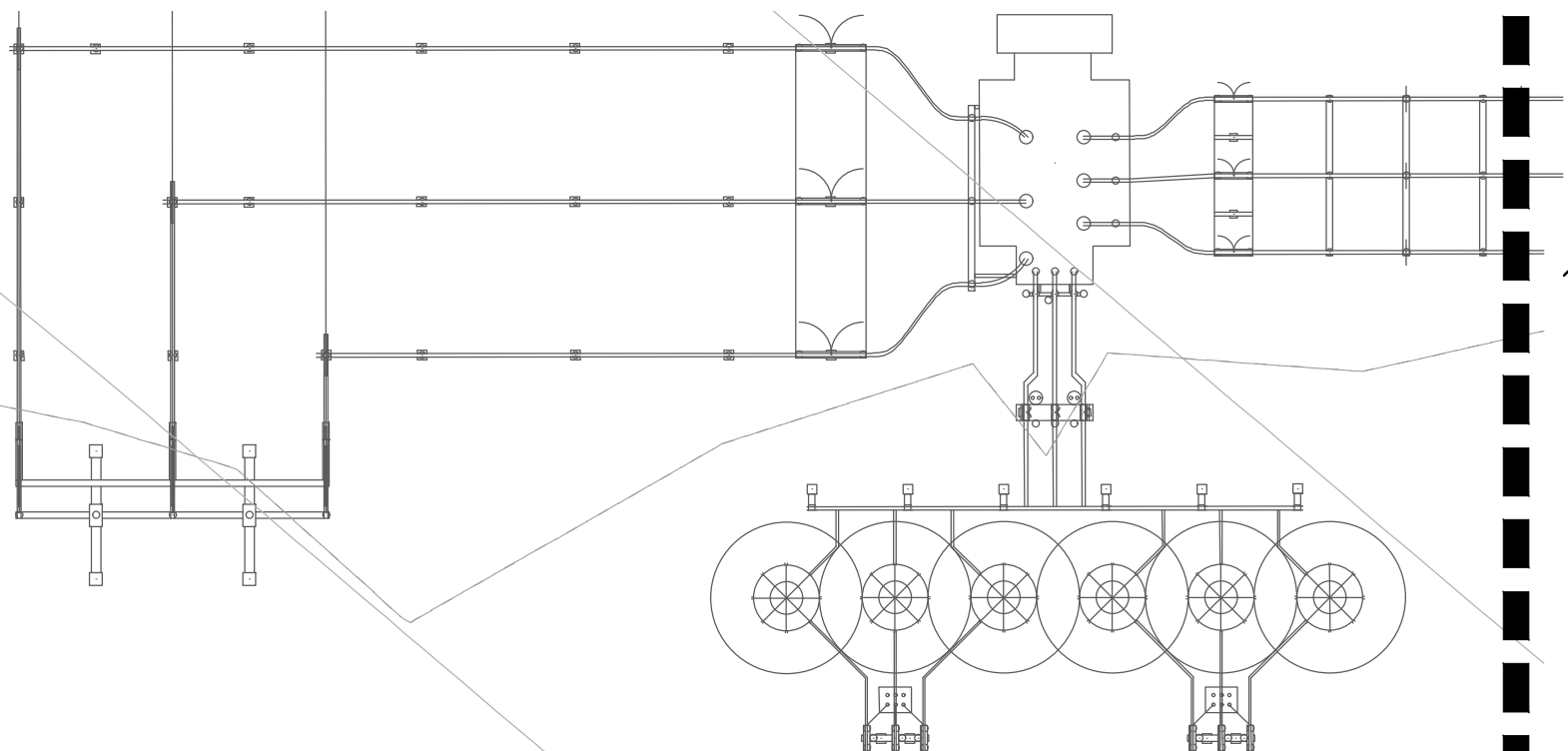
PLANT SCHEDULE

				QUANTITY
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>PERCENTAGE</u>

TREES

	PC	15	<i>Pistacia chinensis</i> / Chinese Pistache	25%
	QS	15	<i>Quercus shumardii</i> / Shumard Red Oak	25%
	QV	14	<i>Quercus virginiana</i> / Southern Live Oak	23.33%
	UC	16	<i>Ulmus crassifolia</i> / Cedar Elm	26.67%

MISC.

 SEED Cynodon dactylon / Common Bermuda Grass

MATCHLINE (SEE PAGE LP 1.09)

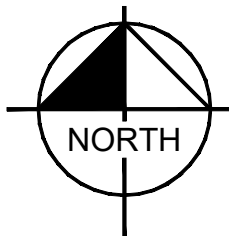
VICINITY MAP (NTS)



PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
4. REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
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6. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
9. PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF DRIVEWAY AND/OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
12. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD OR IRRIGATED.
13. ALL LANDSCAPE BEDS TO HAVE TPOUSUB/BEDDING MAT THAT MEETS LANDSCAPE SPECIFICATIONS. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
14. ALL SOD AREAS TO RECEIVE A 4" DEPTH (MIN) TPOUSOL PRIOR TO INSTALLATION. TPOUSOL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS AND TWIGGS/BRANCHES.
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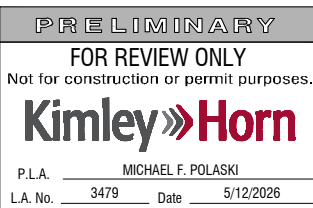
NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.



GRAPHIC SCALE IN FEET

0 15 30 60

CASE NUMBER DP26-09



LANDSCAPE PLAN
FOR
ONCOR GREENE SWITCH STATION
BEING 76.89 ACRES
OUT OF THE
THOMAS M. ELLIS SURVEY, ABSTRACT NO. 432
AND THE
MIDDLETON PERRY SURVEY, ABSTRACT NO. 1128
IN THE
OF LANCASTER, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER:
ONCOR
777 Main Street, Suite 7
Fort Worth, TX 76102
Tel: (817) 940-0863
Contact: Ashton Miller

LANDSCAPE ARCHITECT
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: POLASKI MICHAEL, P.L.A.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	LP 1.08
TTF	TTF	MFP	AS SHOWN	05/12/2026	064425165	

MATCHLINE (SEE PAGE LP 1.08)

MATCHLINE (SEE PAGE LP 1.12)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	QUANTITY PERCENTAGE
TREES				
	PC	15	Pistacia chinensis / Chinese Pistache	25%
	QS	15	Quercus shumardii / Shumard Red Oak	25%
	QV	14	Quercus virginiana / Southern Live Oak	23.33%
	UC	16	Ulmus crassifolia / Cedar Elm	26.67%
MISC.				
	SEED		Cynodon dactylon / Common Bermuda	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	QUANTITY PERCENTAGE
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TREES				
	PC	15	<i>Pistacia chinensis</i> / Chinese Pistache	25%
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MISC.				
	SEED		<i>Cynodon dactylon</i> / Common Bermuda	

1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
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7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWNS. REFERENCE SITE PLAN.
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9. PROVIDE GRASS SEEDING OR LAY BERMAUDA SOF FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY.
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11. CONTRACTOR SHALL WARRANT PLANTY MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. CONTRACTOR SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
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13. ALL LANDSCAPE BEDS TO HAVE TOPSOIL/BEDDING MIX THAT MEETS LANDSCAPE SPECIFICATIONS. INSTALL 2" BEDS, PRIOR PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
14. ALL SOF AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRABLE, FERTILE, pH RANGE OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS AND TWIGS/BRANCHES.
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GRAPHIC SCALE IN FEET

0 15 30 60

CASE NUMBER DP26-09

PRELIMINARY

FOR REVIEW ONLY

Not for construction or permit purposes

Kimley»Horn

P.L.A. MICHAEL F. POLAKSI
 L.A. No. 3479 Date 5/12/2026

<u>OWNER/DEVELOPER:</u>	<u>LANDSCAPE ARCHITECT</u>
ONCOR 777 Main Street, Suite 707 Fort Worth, TX 76102 Tel: (817) 940-0863 Contact: Ashton Miller	Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: POLASKI MICHAEL, P.L.A.

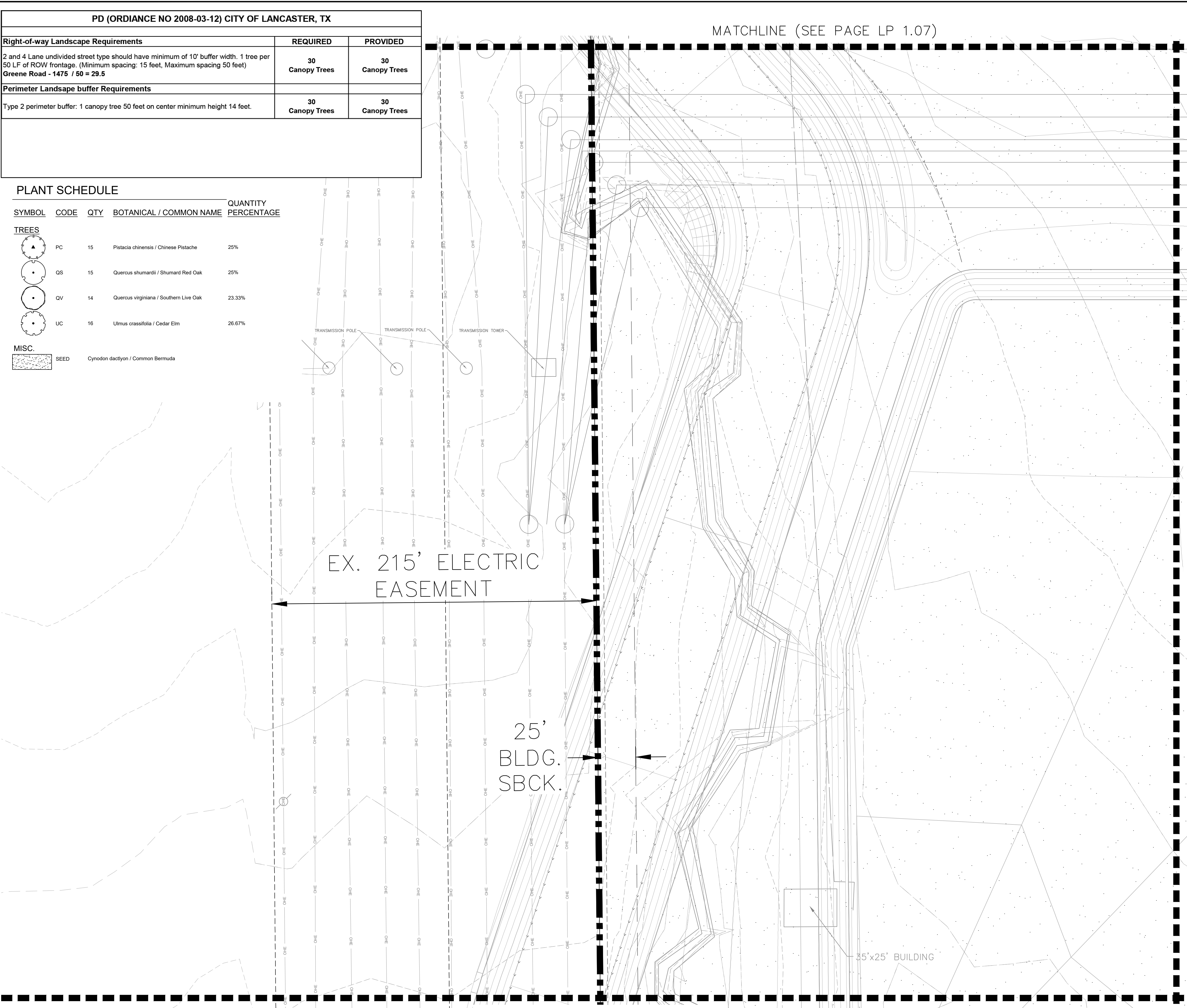
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	LP 1.09
TTF	TTF	MFP	AS SHOWN	05/12/2026	064425165	

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DRAWN BY: KIMLEY-HORN
LAST SAVER: 5/12/2025 5:58 PM
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.

PD (ORDIANCE NO 2008-03-12) CITY OF LANCASTER, TX		
Right-of-way Landscape Requirements	REQUIRED	PROVIDED
2 and 4 Lane undivided street type should have minimum of 10' buffer width. 1 tree per 50 LF of ROW frontage. (Minimum spacing: 15 feet, Maximum spacing 50 feet) Greene Road - 1475 / 50 = 29.5	30 Canopy Trees	30 Canopy Trees
Perimeter Landsape buffer Requirements		
Type 2 perimeter buffer: 1 canopy tree 50 feet on center minimum height 14 feet.	30 Canopy Trees	30 Canopy Trees

PLANT SCHEDULE

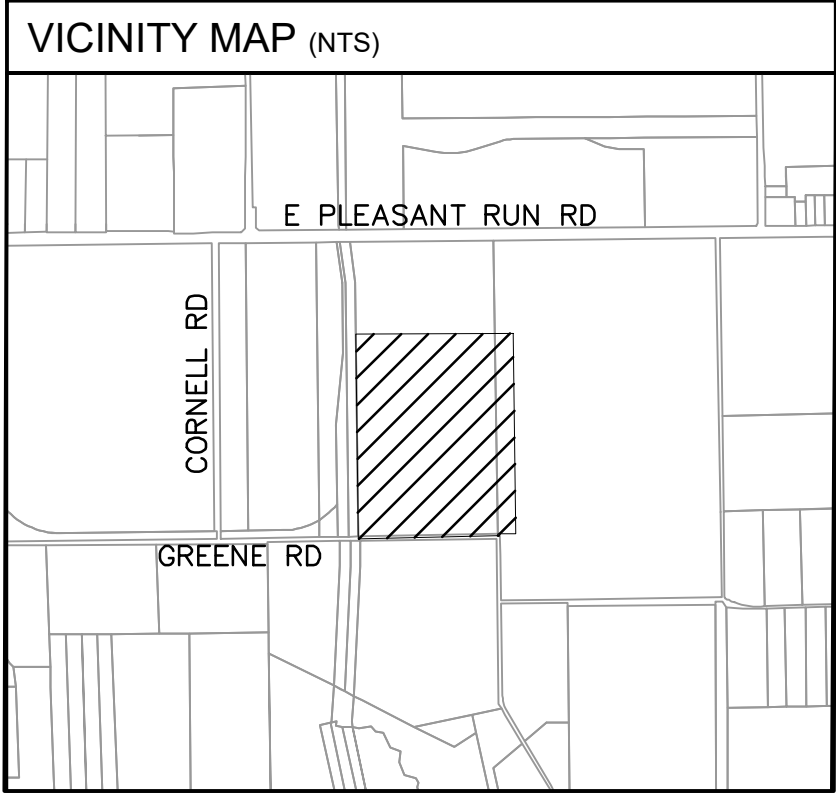
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	QUANTITY PERCENTAGE
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	PC	15	Pistacia chinensis / Chinese Pistache	25%
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	UC	16	Ulmus crassifolia / Cedar Elm	26.67%
MISC.				
	SEED		Cynodon dactylon / Common Bermuda	



MATCHLINE (SEE PAGE LP 1.07)

MATCHLINE (SEE PAGE LP 1.11)

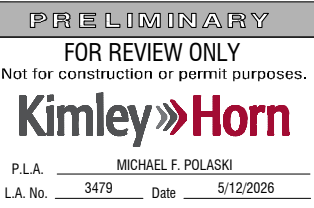
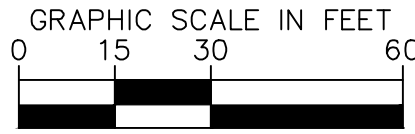
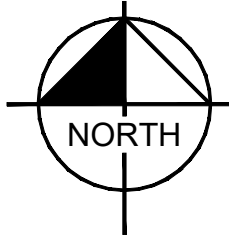
MATCHLINE (SEE PAGE LP 1.13)



PLANTING NOTES

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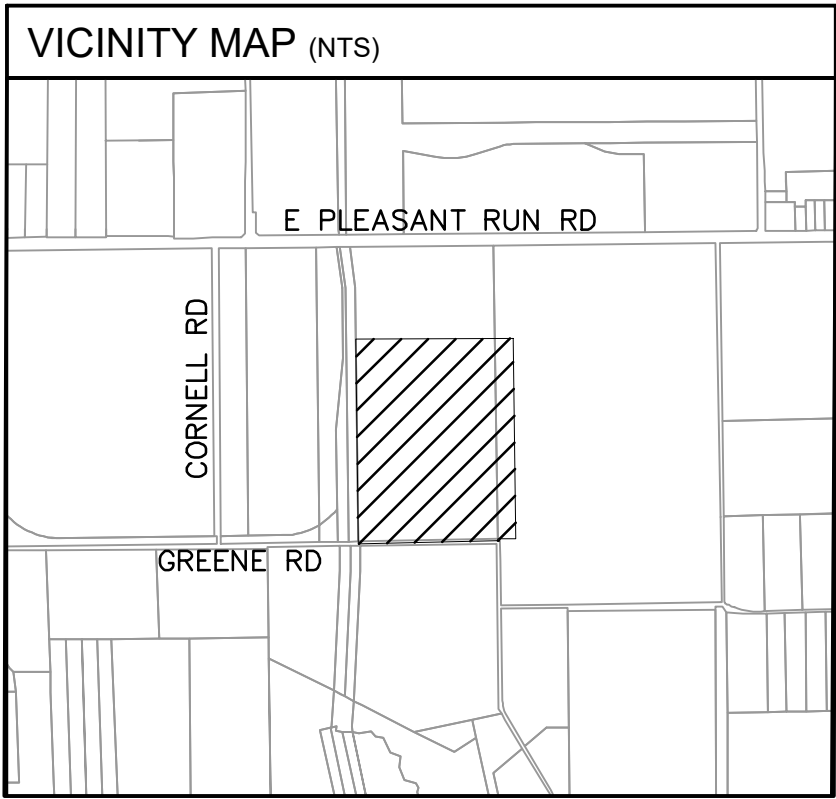
CASE NUMBER DP26-09

LANDSCAPE PLAN					
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	PROJECT NO.
TTF	TTF	MFP	AS SHOWN	05/12/2026	064426165

MATCHLINE (SEE PAGE LP 1.10)

PD (ORDINANCE NO 2008-03-12) CITY OF LANCASTER, TX		
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Perimeter Landscape buffer Requirements		
Type 2 perimeter buffer: 1 canopy tree 50 feet on center minimum height 14 feet.	30 Canopy Trees	30 Canopy Trees

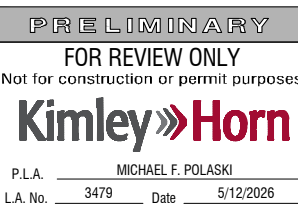
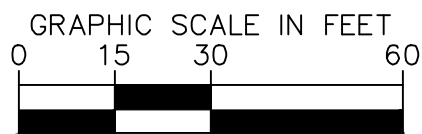
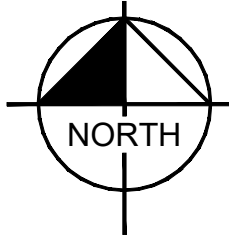
MATCHLINE (SEE PAGE LP 1.08)



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- STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
- PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
- ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
- PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
- CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD AND IRRIGATED.
- ALL LANDSCAPE BEDS TO HAVE TOPSOIL/BEDDING MIX THAT MEETS LANDSCAPE SPECIFICATIONS. INSTALL TO DEPTHS, PER PLANTING DETAILS (1/2" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
- ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGGS/BRANCHES.
- ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BERMUDA SEED OR SOD AND IRRIGATED UNLESS OTHERWISE SHOWN ON PLANS.
- ALL TREES TO BE PLACED A MINIMUM OF 4' FROM ANY UTILITY.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.



CASE NUMBER DP26-09

LANDSCAPE PLAN
FOR
ONCOR GREENE SWITCH STATION
BEING 76.89 ACRES
OUT OF THE
THOMAS M. ELLIS SURVEY, ABSTRACT NO. 432
AND THE
MIDDLETON PERRY SURVEY, ABSTRACT NO. 1128
IN THE
CITY OF LANCASTER, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER:

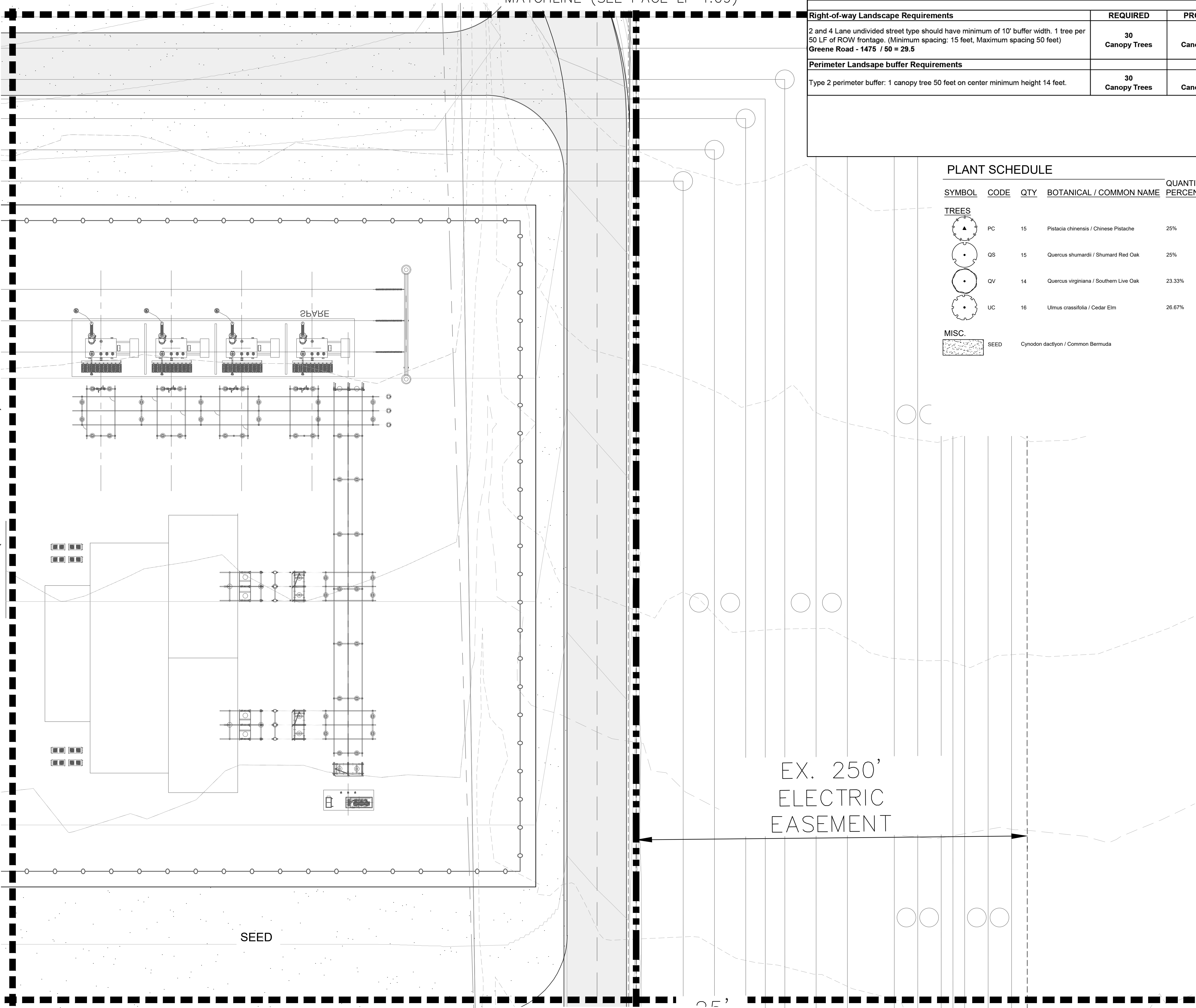
ONCOR
777 Main Street, Suite 707
Fort Worth, TX 76102
Tel: (817) 940-0863
Contact: Ashton Miller

LANDSCAPE ARCHITECT:

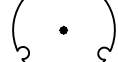
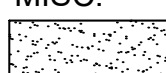
Kimley-Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: POLASKI MICHAEL, P.L.L.C.

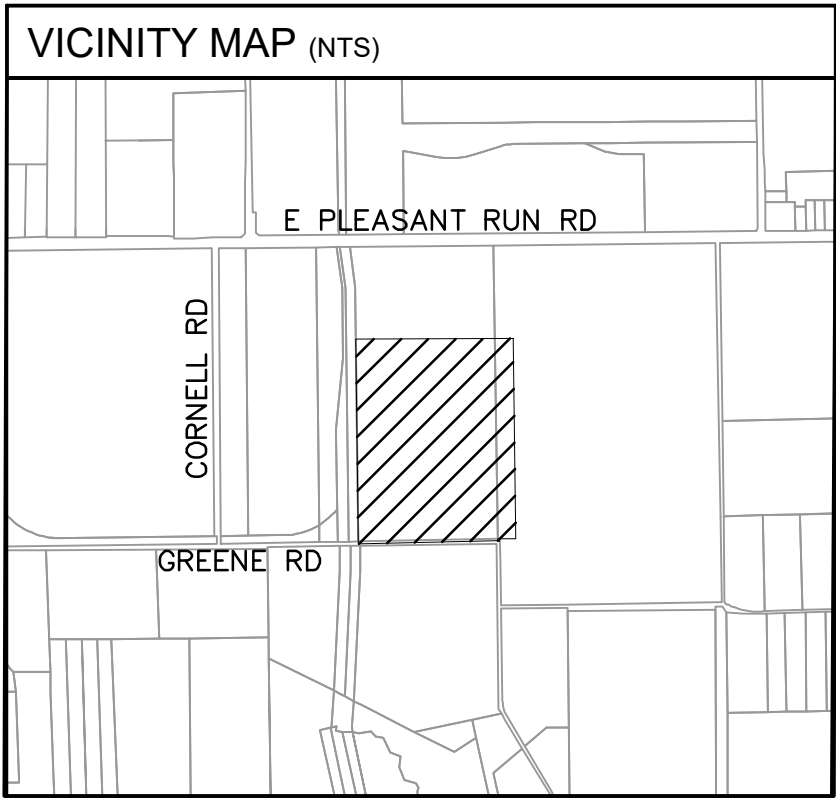
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	LP 1.11
TTF	TTF	MFP	AS SHOWN	05/12/2025	064425165	

MATCHLINE (SEE PAGE LP 1.11)



PD (ORDINANCE NO 2008-03-12) CITY OF LANCASTER, TX		
Right-of-way Landscape Requirements	REQUIRED	PROVIDED
2 and 4 Lane undivided street type should have minimum of 10' buffer width. 1 tree per 50 LF of ROW frontage. (Minimum spacing: 15 feet, Maximum spacing 50 feet) Greene Road - 1475 / 50 = 29.5	30 Canopy Trees	30 Canopy Trees
Perimeter Landscape buffer Requirements		
Type 2 perimeter buffer: 1 canopy tree 50 feet on center minimum height 14 feet.	30 Canopy Trees	30 Canopy Trees

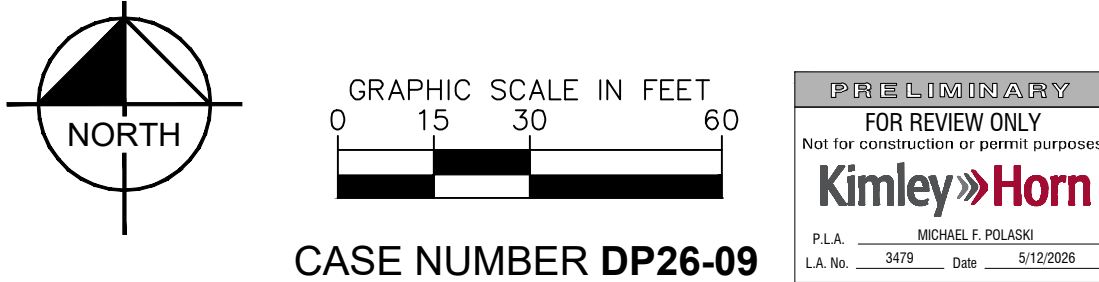
PLANT SCHEDULE				QUANTITY PERCENTAGE
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	
TREES				
	PC	15	Pistacia chinensis / Chinese Pistache	25%
	QS	15	Quercus shumardii / Shumard Red Oak	25%
	QV	14	Quercus virginiana / Southern Live Oak	23.33%
	UC	16	Ulmus crassifolia / Cedar Elm	26.67%
MISC.				
	SEED		Cynodon dactylon / Common Bermuda	



PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
4. REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
6. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
9. PROVIDE GRASS SEEDING OR LAY BERMA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY.
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11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
12. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMA SOD AND IRRIGATED.
13. ALL LANDSCAPE BEDS TO HAVE TPOISOL/BEDDING MIX THAT MEETS LANDSCAPE SPECIFICATIONS. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
14. ALL SOD AREAS TO RECEIVE A DEPTH (MIN) TPOISOL PRIOR TO INSTALLATION. TPOISOL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS AND TWIGGS/BRANCHES.
15. ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BERMA SOD OR SEED OR NATURAL IRRIGATED UNLESS OTHERWISE SHOWN ON PLANS.
16. ALL TREES TO BE PLACED A MINIMUM OF 4" FROM ANY UTILITY.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

CASE NUMBER **DP26-09**

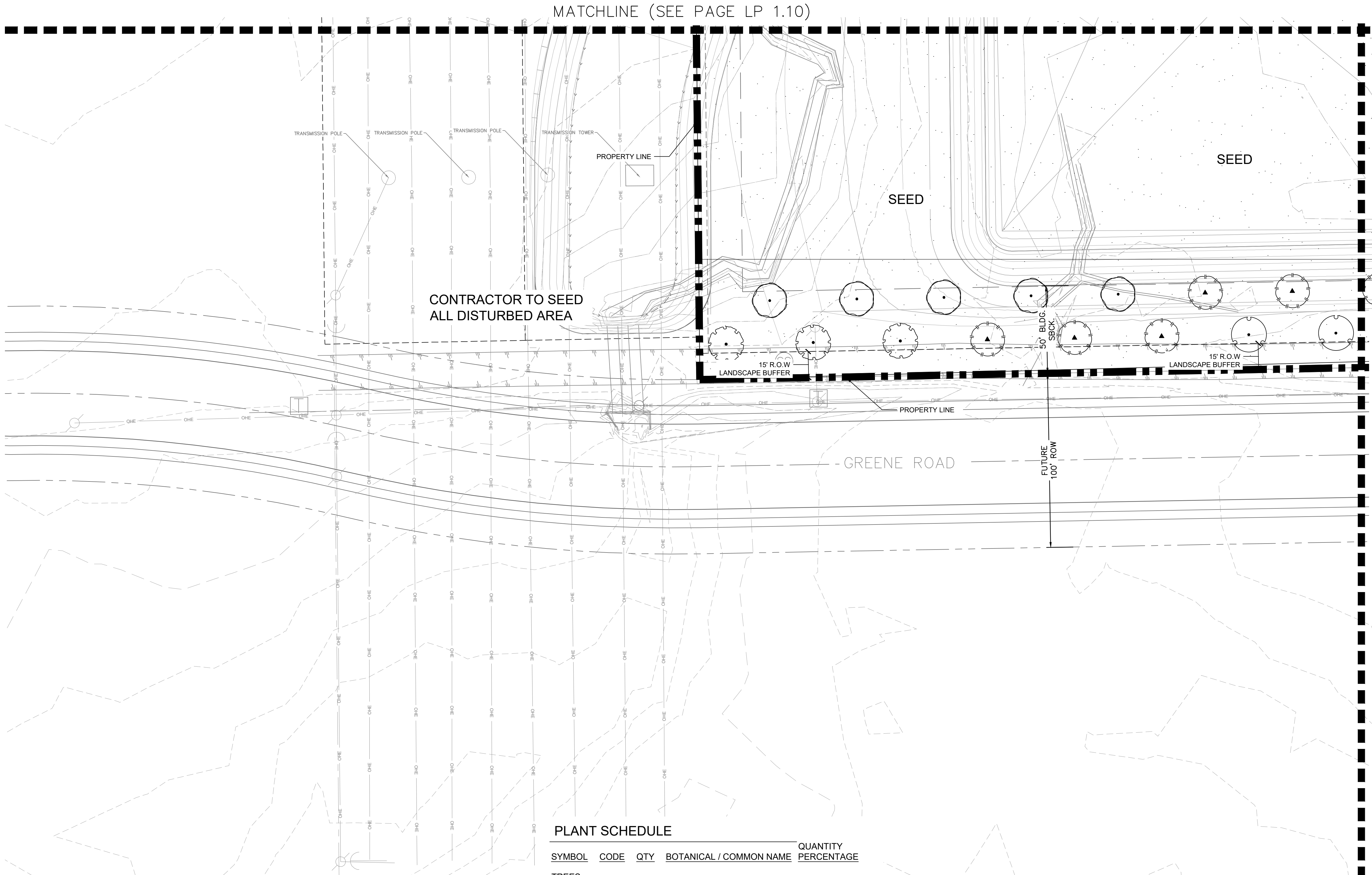
LANDSCAPE PLAN
FOR
ONCOR GREENE SWITCH STATION

BEING 76.89 ACRES
OUT OF THE
THOMAS M. ELLIS SURVEY, ABSTRACT NO. 432
AND THE
MIDDLETON PERRY SURVEY, ABSTRACT NO. 1128
IN THE
OF LANCASTER, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER:
ONCOR
777 Main Street, Suite 7
Fort Worth, TX 76102
Tel: (817) 940-0863
Contact: Ashton Miller

LANDSCAPE ARCHITECT
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: POLASKI MICHAEL, P.L.A.

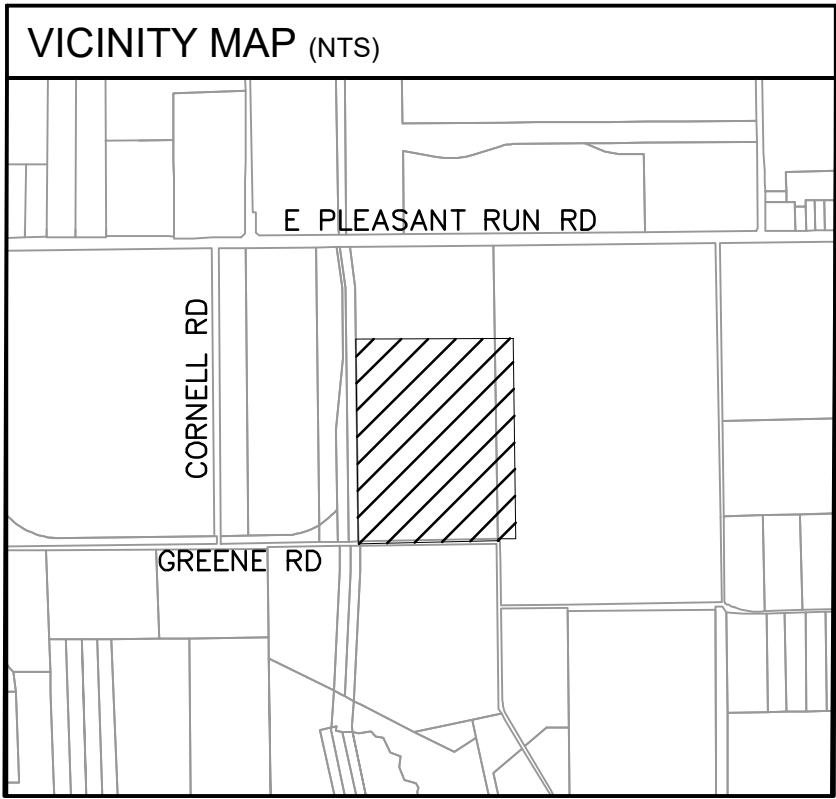
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	LP 1.12
TTF	TTF	MFP	AS SHOWN	05/12/2026	064425165	



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	QUANTITY PERCENTAGE
TREES				
	PC	15	Pistacia chinensis / Chinese Pistache	25%
	QS	15	Quercus shumardii / Shumard Red Oak	25%
	QV	14	Quercus virginiana / Southern Live Oak	23.33%
	UC	16	Ulmus crassifolia / Cedar Elm	26.67%
MISC.				
	SEED		Cynodon dactylon / Common Bermuda	

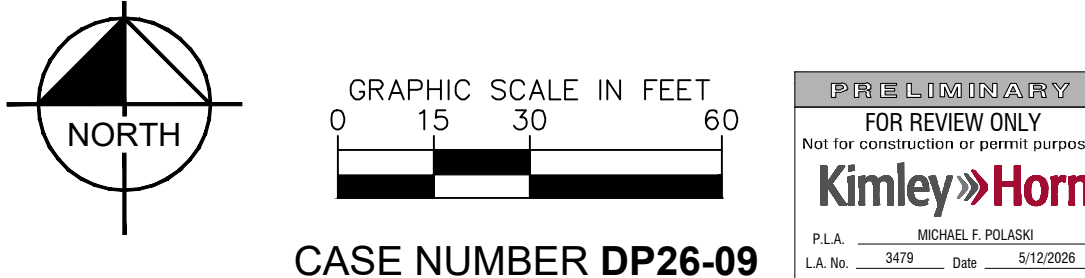
PD (ORDINANCE NO 2008-03-12) CITY OF LANCASTER, TX		
Right-of-way Landscape Requirements	REQUIRED	PROVIDED
2 and 4 Lane undivided street type should have minimum of 10' buffer width. 1 tree per 50 LF of ROW frontage. (Minimum spacing: 15 feet, Maximum spacing 50 feet) Greene Road - 1475 / 50 = 29.5	30 Canopy Trees	30 Canopy Trees
Perimeter Landscape buffer Requirements		
Type 2 perimeter buffer: 1 canopy tree 50 feet on center minimum height 14 feet.	30 Canopy Trees	30 Canopy Trees



PLANTING NOTES

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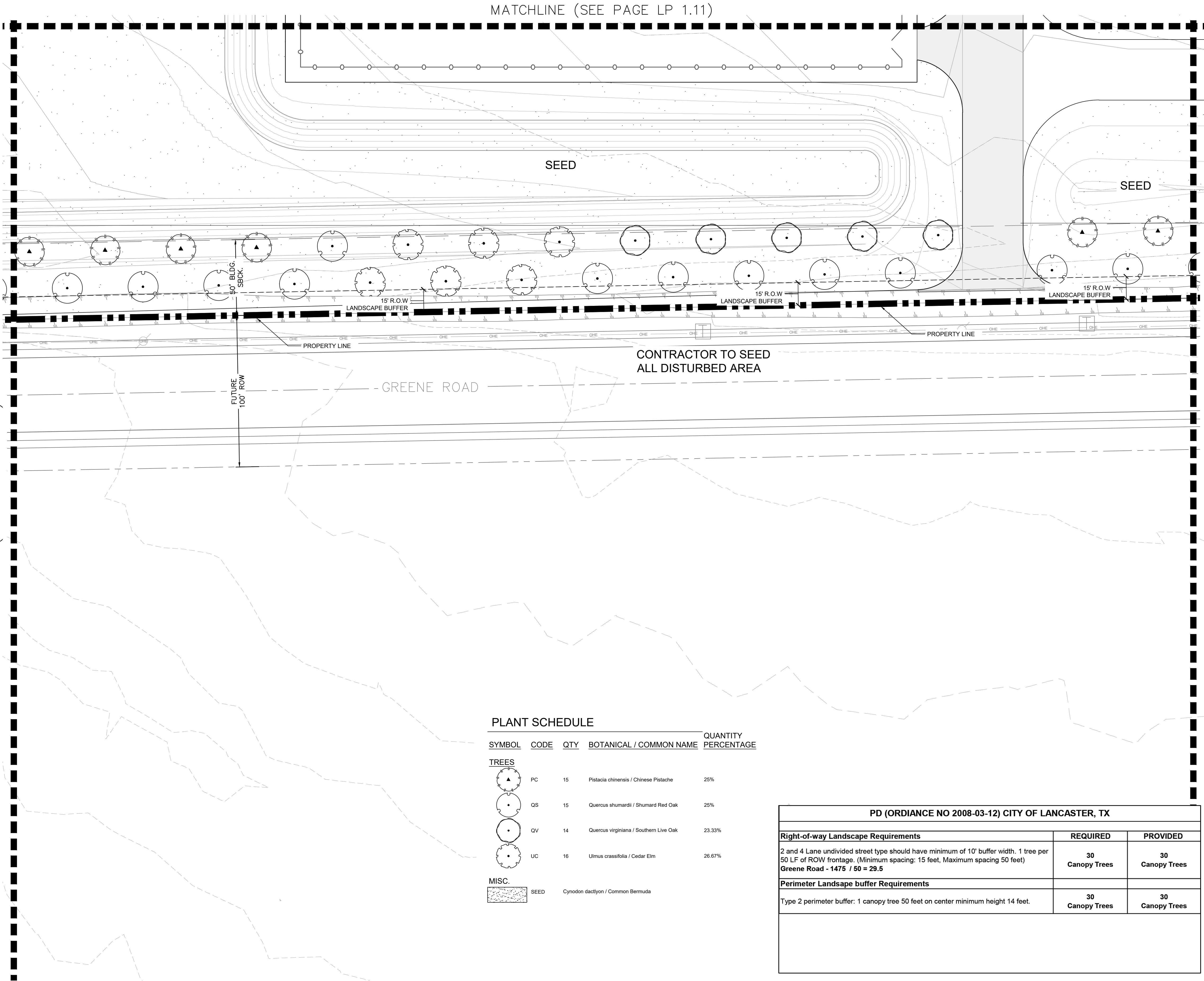
NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.



CASE NUMBER DP26-09

LANDSCAPE PLAN						
FOR						
ONCOR GREENE SWITCH STATION						
BEING 76.89 ACRES						
OUT OF THE						
THOMAS M. ELLIS SURVEY, ABSTRACT NO. 432						
AND THE						
MIDDLETON PERRY SURVEY, ABSTRACT NO. 1128						
IN THE						
CITY OF LANCASTER, DALLAS COUNTY, TEXAS						
OWNER/DEVELOPER:				LANDSCAPE ARCHITECT		
ONCOR 777 Main Street, Suite 707 Fort Worth, TX 76102 Tel: (817) 940-0863 Contact: Ashton Miller				Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: POLASKI MICHAEL, P.L.A.		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	LP
TTF	TTF	MFP	AS SHOWN	05/12/2026	064426165	

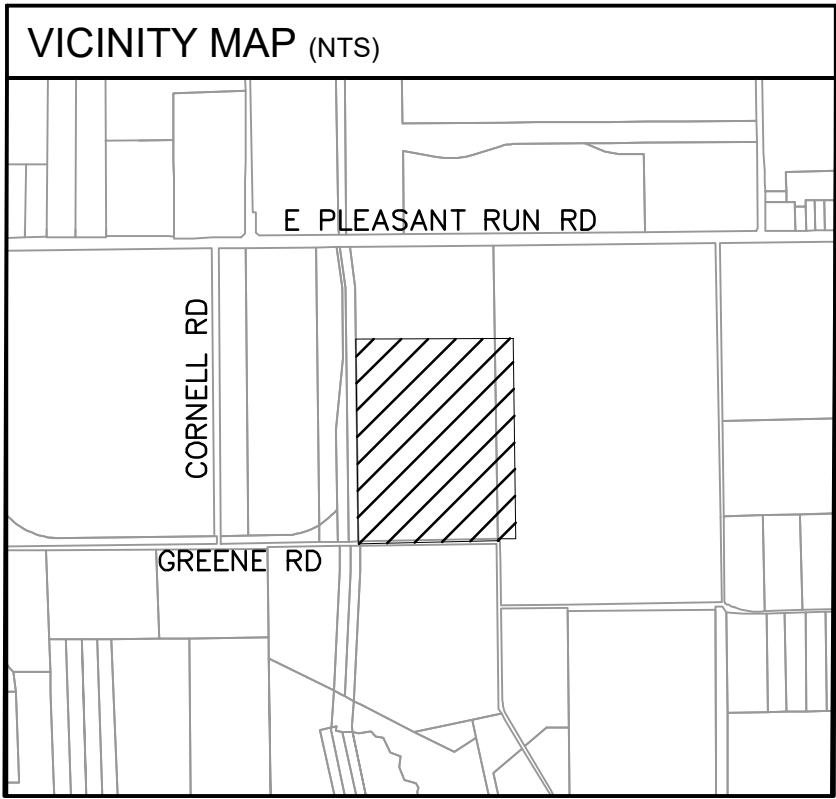
MATCHLINE (SEE PAGE LP 1.13)



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	QUANTITY PERCENTAGE
TREES				
	PC	15	Pistacia chinensis / Chinese Pistache	25%
	QS	15	Quercus shumardii / Shumard Red Oak	25%
	QV	14	Quercus virginiana / Southern Live Oak	23.33%
	UC	16	Ulmus crassifolia / Cedar Elm	26.67%
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	SEED		Cynodon dactylon / Common Bermuda	

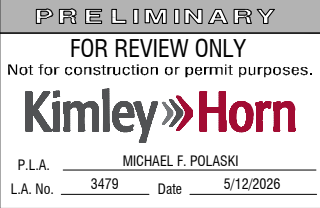
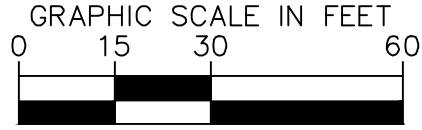
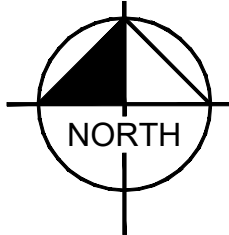
PD (ORDINANCE NO 2008-03-12) CITY OF LANCASTER, TX		
Right-of-way Landscape Requirements	REQUIRED	PROVIDED
2 and 4 Lane undivided street type should have minimum of 10' buffer width. 1 tree per 50 LF of ROW frontage. (Minimum spacing: 15 feet, Maximum spacing 50 feet) Greene Road - 1475 / 50 = 29.5	30 Canopy Trees	30 Canopy Trees
Perimeter Landscape buffer Requirements		
Type 2 perimeter buffer: 1 canopy tree 50 feet on center minimum height 14 feet.	30 Canopy Trees	30 Canopy Trees



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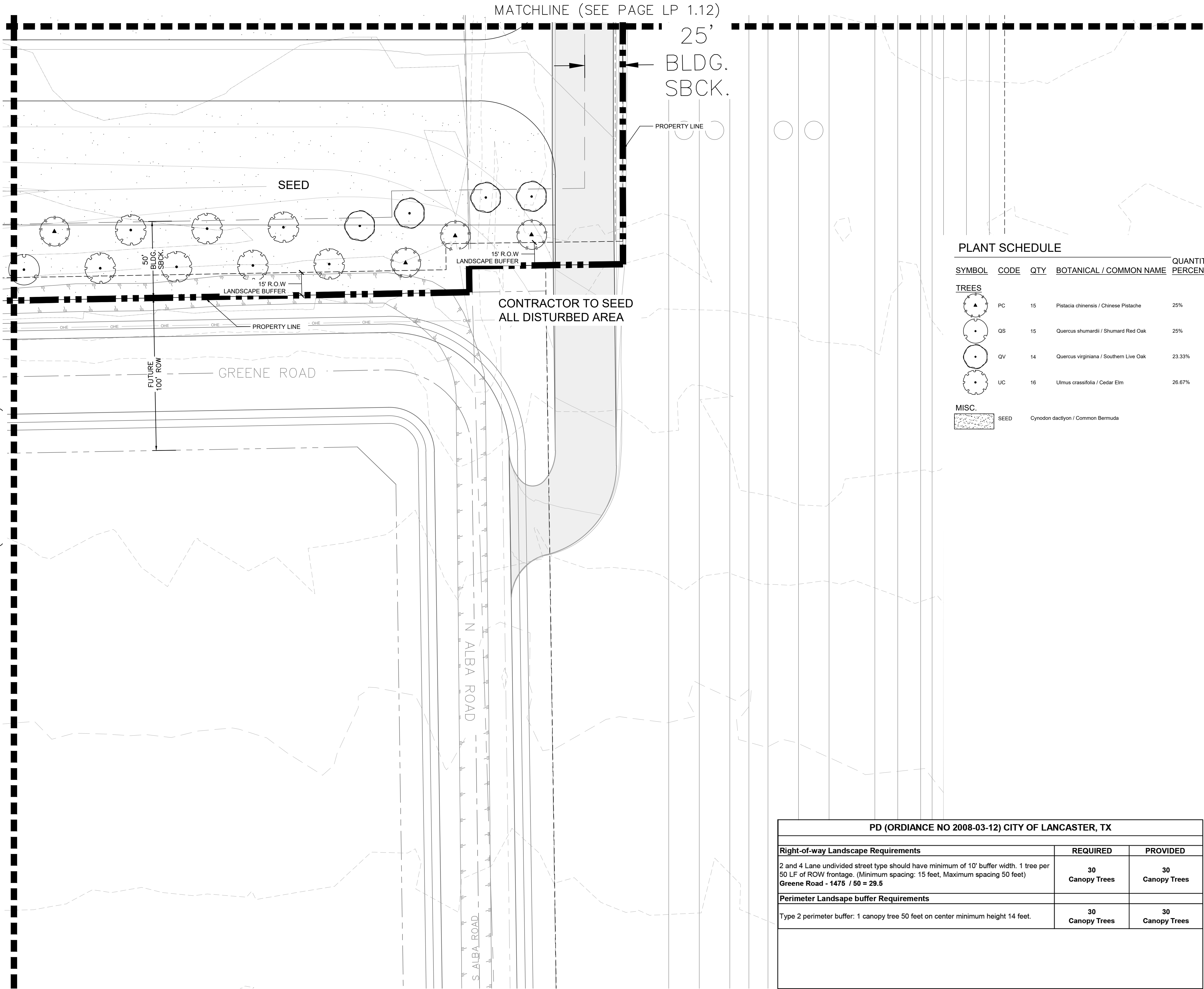
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CASE NUMBER DP26-09

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THOMAS M. ELLIS SURVEY, ABSTRACT NO. 432	
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CITY OF LANCASTER, DALLAS COUNTY, TEXAS	
OWNER/DEVELOPER: ONCOR 777 Main Street, Suite 707 Fort Worth, TX 76102 Tel: (817) 940-0863 Contact: Ashton Miller	LANDSCAPE ARCHITECT Kimley-Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: POLASKI MICHAEL, P.L.A.
DESIGNED TTF	DRAWN TTF
CHECKED MFP	SCALE AS SHOWN
DATE 05/12/2026	DATE 05/12/2026
PROJECT NO. 064426165	PROJECT NO. 064426165
LP 1.14	

MATCHLINE (SEE PAGE LP 1.14)



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	QUANTITY PERCENTAGE
TREES				
	PC	15	Pistacia chinensis / Chinese Pistache	25%
	QS	15	Quercus shumardii / Shumard Red Oak	25%
	QV	14	Quercus virginiana / Southern Live Oak	23.33%
	UC	16	Ulmus crassifolia / Cedar Elm	26.67%
MISC.				
	SEED		Cynodon dactylon / Common Bermuda	

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

NORTH

GRAPHIC SCALE IN FEET

0 15 30 60

FOR REVIEW ONLY

Kimley»Horn

P.L.A. MICHAEL F. POLASKI

L.A. No. 3478 Date 5/12/2026

CASE NUMBER DP26-09

LANDSCAPE PLAN

FOR

ONCOR GREENE SWITCH STATION

BEING 76.89 ACRES

OUT OF THE

THOMAS M. ELLIS SURVEY, ABSTRACT NO. 432

AND THE

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IN THE

CITY OF LANCASTER, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER:

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Fort Worth, TX 76102

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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	LP
TTF	TTF	MFP	AS SHOWN	05/12/2026	064426165	1.15

PLANTING NOTES

- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
- LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
- STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
- PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
- ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
- PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
- CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD AND IRRIGATED.
- ALL LANDSCAPE BEDS TO HAVE TOPSOIL/BEDDING MIX THAT MEETS LANDSCAPE SPECIFICATIONS. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
- ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.
- ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BERMUDA SEED OR SOD AND IRRIGATED UNLESS OTHERWISE SHOWN ON PLANS.
- ALL TREES TO BE PLACED A MINIMUM OF 4' FROM ANY UTILITY.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
TREES					
	PC	15	Pistacia chinensis / Chinese Pistache	3" cal, 12' ht, 4'-5' spr	Full, Straight, Single Leader
	QS	15	Quercus shumardii / Shumard Red Oak	3" cal, 14' ht, 5'-6' spr	Full, Straight, Single Leader
	QV	14	Quercus virginiana / Southern Live Oak	3" cal, 16' ht, 6' spr	Full, Straight, Single Leader
	UC	16	Ulmus crassifolia / Cedar Elm	3" cal, 14' ht, 6' spr	Full, Straight, Single Leader
MISC.					
	SEED	TBD	Cynodon dactylon / Common Bermuda		

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
4. REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
6. PLANTS MASSSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
9. PROVIDE GRASS SEEDING OR LAY BERMUODA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAYMENT AND LANDSCAPE OVERLAP. PROVIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOVING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
12. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUODA SOD AND IRRIGATED.
13. ALL LANDSCAPE BEDS TO HAVE TOPSOIL/BEDDING MIX THAT MEETS LANDSCAPE SPECIFICATIONS. INSTALL TO DEPTHS PER PLANTING DETAILS (12" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
14. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGGS/BRANCHES.
15. ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BERMUODA SEED OR SOD AND IRRIGATED UNLESS OTHERWISE SHOWN ON PLANS.
16. ALL TREES TO BE PLACED A MINIMUM OF 4' FROM ANY UTILITY.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

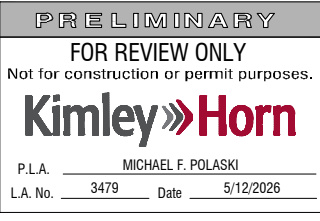
- A. SCOPE OF WORK
1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
 2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.
- B. PROTECTION OF EXISTING STRUCTURES
- ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.
- C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS OPERATION OF EQUIPMENT STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIPLINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIPLINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
- D. MATERIALS
1. GENERAL
- SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.
- MATERIALS SAMPLES
- MULCH ONE (1) CUBIC YARD
- TOPSOIL ONE (1) CUBIC YARD
- PLANTS ONE (1) OF EACH VARIETY
2. PLANT MATERIALS
- A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS. INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.
- B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OR EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
- C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS, OR OTHER DEFECTS. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY IN ONE OPERATION. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
- E. TOPSOIL
1. ASTM D5298, NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL, POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A pH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1/4 INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THIRTY PERCENT ORGANIC MATERIAL.
 2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
 3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING AREAS WITHIN INTERIOR LANDSCAPE ISLANDS AND FOUNDATION PLANTINGS. FOR ALL OTHER PLANTING AREAS, TWELVE (12) INCHES OF TOPSOIL MINIMUM TO BE PROVIDED.
 4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.
 5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOSS, OR MARSHES.
 6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.
 7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.
 8. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.
 - a. ORGANIC SOIL AMENDMENTS
 1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS, FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
 2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
 3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, AND LOCAL MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.
 4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
 5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
 6. WORM CASTINGS: EARTHWORMS.
 - b. INORGANIC SOIL AMENDMENTS
 1. LIME: ASTM C202, CLASS 0 AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 8 SIEVE AND MINIMUM OF 50 PERCENT PASSING NO. 10 SIEVE.
 2. SULFUR: GRANULAR, BIOGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING NO. 8 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
 3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFATE.
 4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.
 5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.
 - c. PLANTING SOIL MIX
 1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINCK MATERIALS OR APPROVED EQUAL.
 2. PLANTING MEDIUM CONTAINING 75 PERCENT SODDING TOPSOIL, MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS PER PLANTING DETAILS (12" MIN). FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
 2. SOD/SEED AREA TOPSOIL
- ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL, PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, WITH 20% (MIN) ORGANIC MATERIAL AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.0% OF THE TOPSOIL WILL PASS THROUGH A 100 INCH SCREEN, AND 90% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL. (MIN) CONTAINER.
- I. WATER
- WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
- J. COMMERCIAL FERTILIZER
- COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA. IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL, UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
- FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:
1. SHRUBS AND TREES - MILORGANITE OR APPROVED EQUAL.
 2. ANNUALS AND GROUND COVERS - OSMOCOTE/ESBERERA 14-14-14
 3. SOD - 2-8-4 FERTILIZER
- IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" TABLETS AT 10-10-10 OR EQUIVALENT. 21 GRAM TABLETS SHALL BE PLACED AT A DEPTH OF "ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.
- K. MULCH
- MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.
- L. DIGGING AND HANDLING
1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILT-PRO" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
 2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO COMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
 3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.
 4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.
 5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
- M. CONTAINER GROWN STOCK
1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
 2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
 3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.
 4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.
- N. COLLECTED STOCK
- WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZE OF ROOTS/STEMS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.
- O. NATIVE STOCK
- PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.
- P. MATERIALS LIST
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
- Q. FINE GRADING
1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHER BIDDING AS SHOWN ON DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
 2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE FINISHED GRADE UP TO THE FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
 3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.
- R. PLANTING PROCEDURES
1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. CONTRACTOR TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
 2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MARK AND PROTECT EXISTING UTILITIES.
 3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL. PRIOR TO THE SURFACE OF ALL PLANT BEDS, THESE MATERIALS SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. CONTRACTOR TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
 4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
 5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
 6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.
 7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK. UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SECTION H). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR PLANTING PITS DUE TO IMPROPER DRAINAGE EXISTS. UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMS AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.
 8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
 9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:
 - TWO (2) TABLETS PER 1 GAL. PLANT
 - THREE (3) TABLETS PER 1 GAL. PLANT
 - FOUR (4) TABLETS PER 1 GAL. PLANT
 - UNDER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER
 10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.
 11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC. SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
 12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.
 13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. TILL INTO TOP 4" OF THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
 14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY.
 15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.
 16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL, BY QUALIFIED PERSONNEL, TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND DIRECTIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

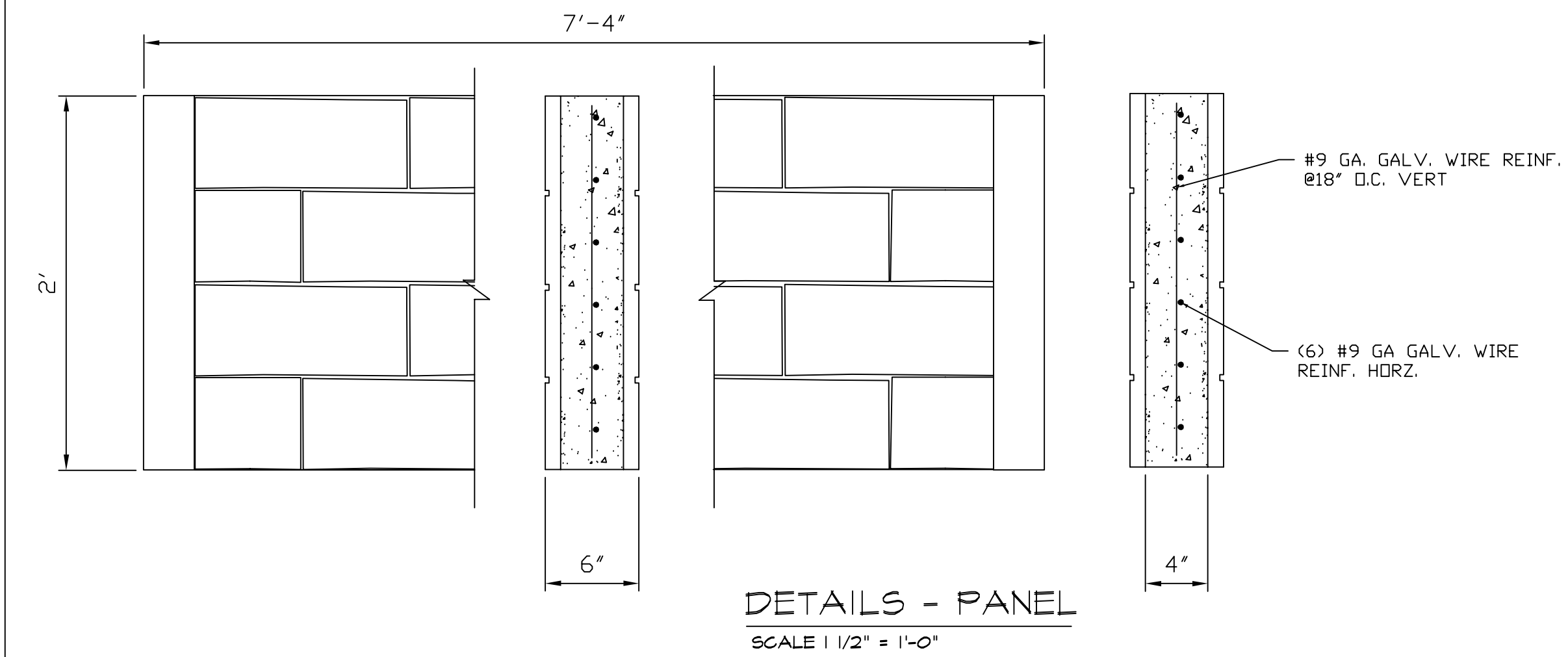
- S. LAWN SODDING
1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL, PREPARATION, AND SODDING COMPOSITE. IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.
 2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOD, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.
 3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM. UTILIZING APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
 4. SODDING
 - A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
 - B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
 - C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.
 - D. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
 5. SEEDING
 - A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MIXTURE. FURNISH TO OWNER DEALERS GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND VARIETY.
 - B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED. ADVISORY BY REGION AND SEASON AND SHALL COMPLY WITH STATE DO AND LOCAL SOIL CONSERVATION SERVICE STANDARDS FOR LAWN TURF.
 - C. DO NOT PERFORM SEEDING IN WINDY CONDITIONS.
 - D. SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
 - E. PERMANENTLY SEED AND MULCH CUT AND FILL SLOPES AS CONSTRUCTION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVENT IT IS NOT PRACTICAL, TO SEED AREAS, SLOPES SHALL BE STABILIZED WITH STRAW MULCH AND TACKIFIER, BONDED FIBER MATRIX, NETTING, BLANKETS OR OTHER MEANS TO REDUCE THE EROSION POTENTIAL OF THE AREA.
 - F. SEED LAWN AREAS BY SOWING EVENLY WITH APPROVED MECHANICAL SEEDER AT RATE OF MINIMUM OF 6 POUNDS PER 1,000 SQUARE FEET. AMOUNT WILL VARY BASED ON VARIETY AND/OR SPECIES. CUT-PACKER OR APPROVED SIMILAR EQUIPMENT MAY BE USED TO COVER SEED AND TO FORM SEEDBED IN ONE OPERATION. AREAS INACCESSIBLE TO CUT-PACKER, LIGHTLY RAKE SEEDBED GROUND WITH FLEXIBLE RAKES AT ROLL WITH WATER BALLAST ROLLER. AFTER ROLLING, MULCH WITH STRAW MULCH AT THE RATE OF 2 TONS PER ACRE.
 - G. SURFACE LAYER OF SOIL FOR SEEDING AREAS SHALL BE KEPT MOIST DURING GERMINATION PERIOD. WATER SEEDED AREAS TWICE FIRST WEEK TO MINIMUM DEPTH OF 4 INCHES WITH FINE SPRAY AND ONCE PER WEEK THEREAFTER AS NECESSARY TO SUPPLEMENT NATURAL RAIN TO EQUIVALENT OF 4 INCHES DEPTH.
 - H. CONTRACTOR TO REAPPLY SEED AS NECESSARY IN ORDER TO GET ALL SEEDED AREAS ESTABLISHED AS INTENDED.
 6. LAWN MAINTENANCE:
 - A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK INCLUDING REGROWING IF NECESSARY.
 - B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) INCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A DROUGHT RESTRICTION AREA AND MUST FOLLOW CITY/COUNTY PROTOCOL IF ANY ARE IN PLACE.
 7. CLEAN UP
- UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- U. PLANT MATERIAL MAINTENANCE
- ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.
- V. MAINTENANCE (ALTERNATE BID ITEM)
1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.
- W. GUARANTEE
1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
 2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
 3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING"; AT NO ADDITIONAL COST TO THE OWNER.
 4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTH PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.
- X. FINAL INSPECTION AND ACCEPTANCE OF WORK
- FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

CASE NUMBER DP26-09

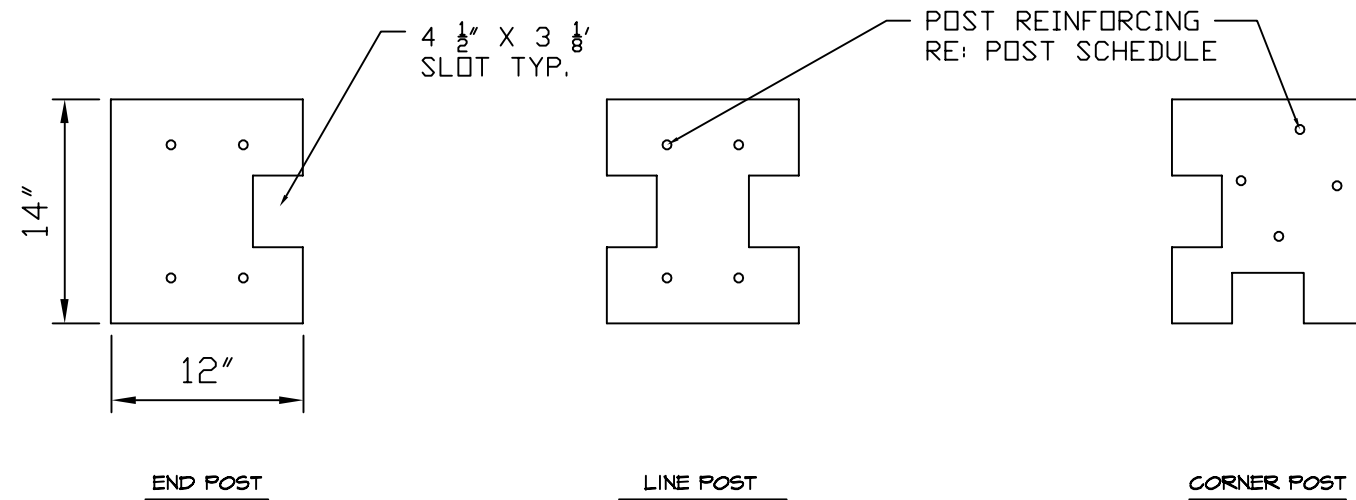
LANDSCAPE SPECIFICATIONS FOR ONCOR GREENE SWITCH STATION BEING 76.89 ACRES OUT OF THE THOMAS M. ELLIS SURVEY, ABSTRACT NO. 432 AND THE MIDDLETON PERRY SURVEY, ABSTRACT NO. 1128 IN THE CITY OF LANCASTER, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER: ONCOR 777 Main Street, Suite 707 Fort Worth, TX 76102 Tel: (817) 940-0863 Contact: Ashton Miller				LANDSCAPE ARCHITECT Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: POLASKI MICHAEL, P.L.A.		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	LP 3.02
TTF	TTF	MFP	AS SHOWN	05/12/2026	064426165	

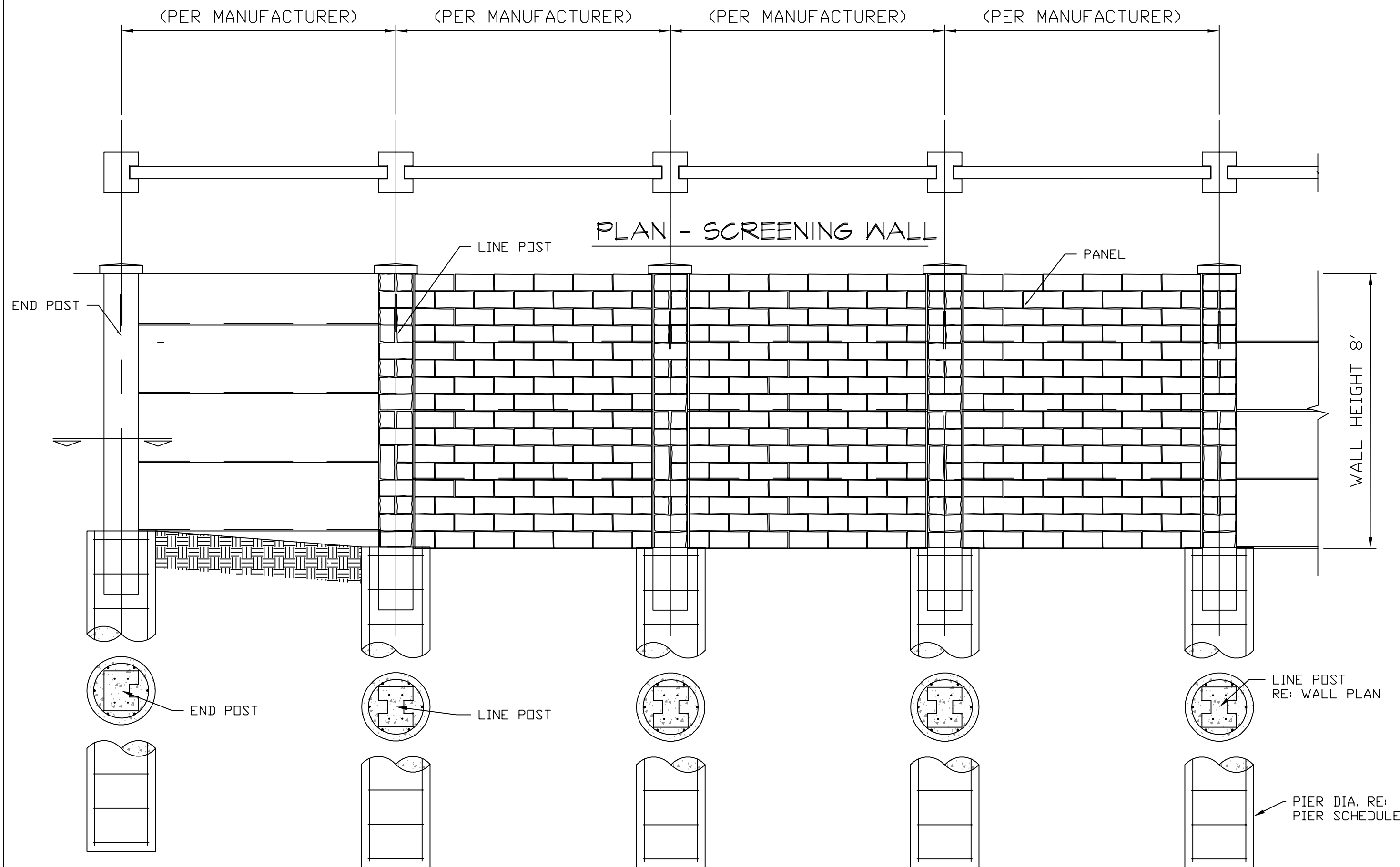




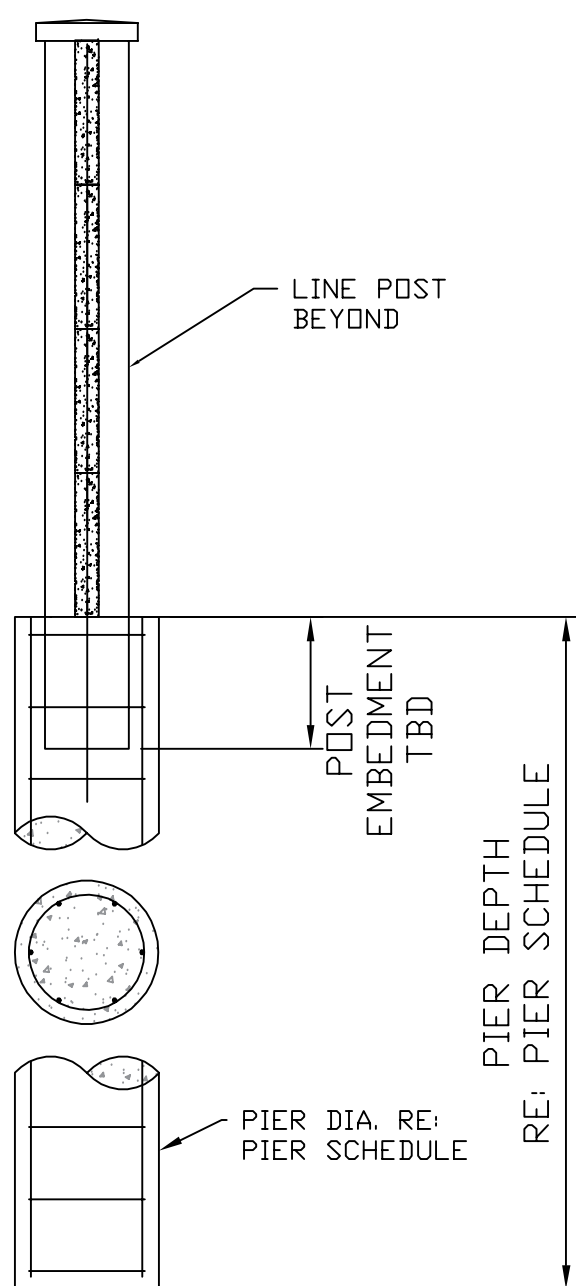
8' HEIGHT SCREEN WALL



SCALE 1" = 1'-0"



SCALE 3/8" = 1'-0"



SCALE 3/8" = 1'-0"

SPECIFICATIONS AND NOTES:

GENERAL:

- THIS DRAWING IS A GENERIC DRAWING AND IS NOT TO BE USED FOR ESTIMATING OR BUILDING PURPOSES.
- DESIGN LOADS WILL BE DETERMINED BY THE APPROPRIATE CODES AS DETERMINED BY THE LOCAL REGULATIONS.
- PRODUCT TO BE MANUFACTURED BY A NPGA CERTIFIED PLANT. STRUCTURAL PROPERTIES TO COMPLY WITH THE EVALUATION REPORT ESR-4772 BY THE 166-ES.

MANUFACTURER:
SUPERIOR CONCRETE PRODUCTS
1203 RAIDER DRIVE
EULESS, TX 76040
PHONE No.: (817) 277-9255
FAX No.: (817) 261-0194

- SCREENING WALL IS TO BE CONSTRUCTED ENTIRELY IN THE PROJECT PROPERTY.
- SHOULD DRAINAGE BE REQUIRED, THE BOTTOM PANEL SHALL BE RAISED 2'-4" ABOVE THE GRADE BY MEANS OF A CONCRETE FILLED "SCHEDULE 80 PVC PIPE" PLACED IN THE GROOVE OF THE RESPECTIVE POSTS

- WALL TO BE "TBD" INTEGRAL COLOR.

CONCRETE:

- CONCRETE MATERIALS:
 - CONCRETE SHALL BE NORMAL WEIGHT CONCRETE HAVING SAND AND GRAVEL OR CRUSHED STONE AGGREGATES, MIXED WITH ASTM-C150, TYPE I OR TYPE III PORTLAND CEMENT TO MEET MINIMUM COMPRESSIVE STRENGTH AS FOLLOWS.
 - PANELS & POSTS: 5000 PSI @ 28 DAYS
 - FOOTINGS & PIERS: 3500 PSI @ 28 DAYS
 - SIDEWALKS & NON-STRUCTURAL: 2500 PSI @ 28 DAYS
 - WATER USED FOR CONCRETE SHALL BE CLEAN WATER AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, ORGANIC OR OTHER DELETERIOUS SUBSTANCES.

2. CONCRETE WORKMANSHIP:

- FRESH POURED CONCRETE SHALL BE TAMPED INTO PLACE BY A STEEL RAMMER, SLICING TOOLS OR MECHANICAL VIBRATOR, UNTIL CONCRETE IS THOROUGHLY COMPACT AND WITHOUT VOID.
- MAKE EXCAVATIONS FOR FOOTINGS TO UNDISTURBED SOIL OR TO THE DEPTH NOTED ON THE DRAWINGS. LEAVE THE BOTTOM BEARING SURFACE CLEAN AND SMOOTH. IF FOOTING EXCAVATIONS ARE MADE DEEPER THAN INTENDED, ONLY CONCRETE SHALL BE USED FOR FILL. REMOVE ALL LOOSE MATERIAL FROM EXCAVATIONS PRIOR TO CONCRETE POUR.

REINFORCEMENT:

1. REINFORCING MATERIAL:

- DEFORMED TYPE BARS SHALL CONFORM TO ASTM-A615, GRADE 60, PLACED AS SHOWN ON THE DRAWINGS.
- ALL TIES AND STIRRUPS SHALL CONFORM TO THE REQUIREMENTS OF ASTM-A615 GRADE 40.
- PANEL REINFORCEMENT SHALL BE STEEL REINFORCING WIRE AND SHALL MEET U.S. STEEL WIRE GAGE, ASTM-A641/A641M-98, $F_y = 10,000$ PSI MIN. GALVANIZED.

2. REINFORCING WORKMANSHIP:

- REINFORCEMENT STEEL SHALL BE FABRICATED IN ACCORDANCE WITH CRSI STANDARD DETAILS. REINFORCING BARS SHALL BE COLD-BENT ONLY. USE OF HEAT TO BEND REINFORCEMENT STEEL SHALL BE CAUSE FOR REJECTION.
- REINFORCEMENT STEEL, BARS AND WIRE FABRIC, SHALL BE THOROUGHLY CLEANED BEFORE PLACING AND AGAIN BEFORE CONCRETE IS PLACED, AND SHALL BE ACCURATELY POSITIONED AND SECURED IN PLACE. PROVIDE STANDARD BAR CHAIRS FOR ALL BEAM STEEL. NO BRICK OR POROUS MATERIALS MAY BE USED TO SUPPORT THE STEEL OFF THE GROUND.
- INSTALL ALL REINFORCEMENT WITH THE FOLLOWING CLEARANCES BETWEEN REINFORCING STEEL AND FACE OF CONCRETE:
 - FOOTING, PIER, OR BEAM BOTTOMS: 3"
 - EARTH-FORMED, PIER OR BEAM SIDES: 2"
 - FORMED FOOTING, PIER OR BEAM SIDES, EXPOSED 1"
 - PRECAST EXPOSED TO WEATHER, PANELS: 3/4"
 - PRECAST EXPOSED TO WEATHER, POSTS: 1 1/4"
- SPLICES WITHIN CONTINUOUS UNSCHEDULED REINFORCING STEEL SHALL HAVE A MINIMUM LAP OF 30 BAR DIAMETERS.

SOILS:

- FOOTING SIZE IS BASED ON THE FOLLOWING MINIMUM SOIL PROPERTIES:
 - SOIL COMPACTION: 90% STD. PROCTOR
 - BEARING CAPACITY: 1500 PSF

NOTE:
1. FENCE WILL BE STEPPED
ACCORDING TO CHANGES IN
GRADE

NOTE:
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
NOT FOR ESTIMATING

REVISIONS

8' SUPERIOR CUTSTONE
GENERIC DRAWING

SUPERIOR CUTSTONE
Manufactured By
SUPERIOR CONCRETE PRODUCTS
1203 RAIDER DRIVE EULESS, TX 76040
1 (800) 942-9255 (817) 277-9255

DATE: 7/27/22
DRAWN: J.C.
JOB# _N/A_
GENERIC
DRAWING
SHEET 1
OF 1 SHEET(S)