

PROPOSED LIGHT PAVEMENT PROPERTY MEDIUM PAVEMENT PROJECT HEAVY PAVEMENT PROPOSED SIDEWALK PROPOSED TXDOT PAVING PROPOSED PUBLIC RIGHT OF WAY SIDEWALK PROPERTY LINE PROJECT LIMITS BUILDING SETBACK FRONT OF CURB BACK OF CURB PROPOSED SAWCUT BUILDING PERIMETER

KEY NOTES

- (2) CONNECT TO EXISTING CURB
- (3) PROPOSED ACCESSIBLE ADA PARKING STALLS.
- PROPOSED ADA SIGNS. REFERENCE DETAILS (TYP).
- PROPOSED 4" WHITE PAINTED TRAFFIC STRIPES @ 45° SPACED AT 2.0' O.C.
- TRANSITION CURB FROM 6" TO 0"

- (17) PROPOSED IRRIGATION SLEEVE FOR FUTURE USE

SITE NOTES

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

EXHIBIT 2

BENCHMARKS TBM#1 TEMPORARY BENCHMARK MARK "X" ON SOUTHEAST CORNER OF CONCRETE INLET.

ELEVATION = 659.15

TBM #2 TEMPORARY BENCHMARK MARK "X" ON SOUTHEAST CORNER OF CONCRETE INLET. **ELEVATION** = 634.37'

TBM#3 TEMPORARY BENCHMARK MARK "X" ON SOUTHEAST CORNER OF CONCRETE INLET. ELEVATION = 631.85'

SHEET NUMBER

ING AND CONTROL

DIMENSION OL PLAN

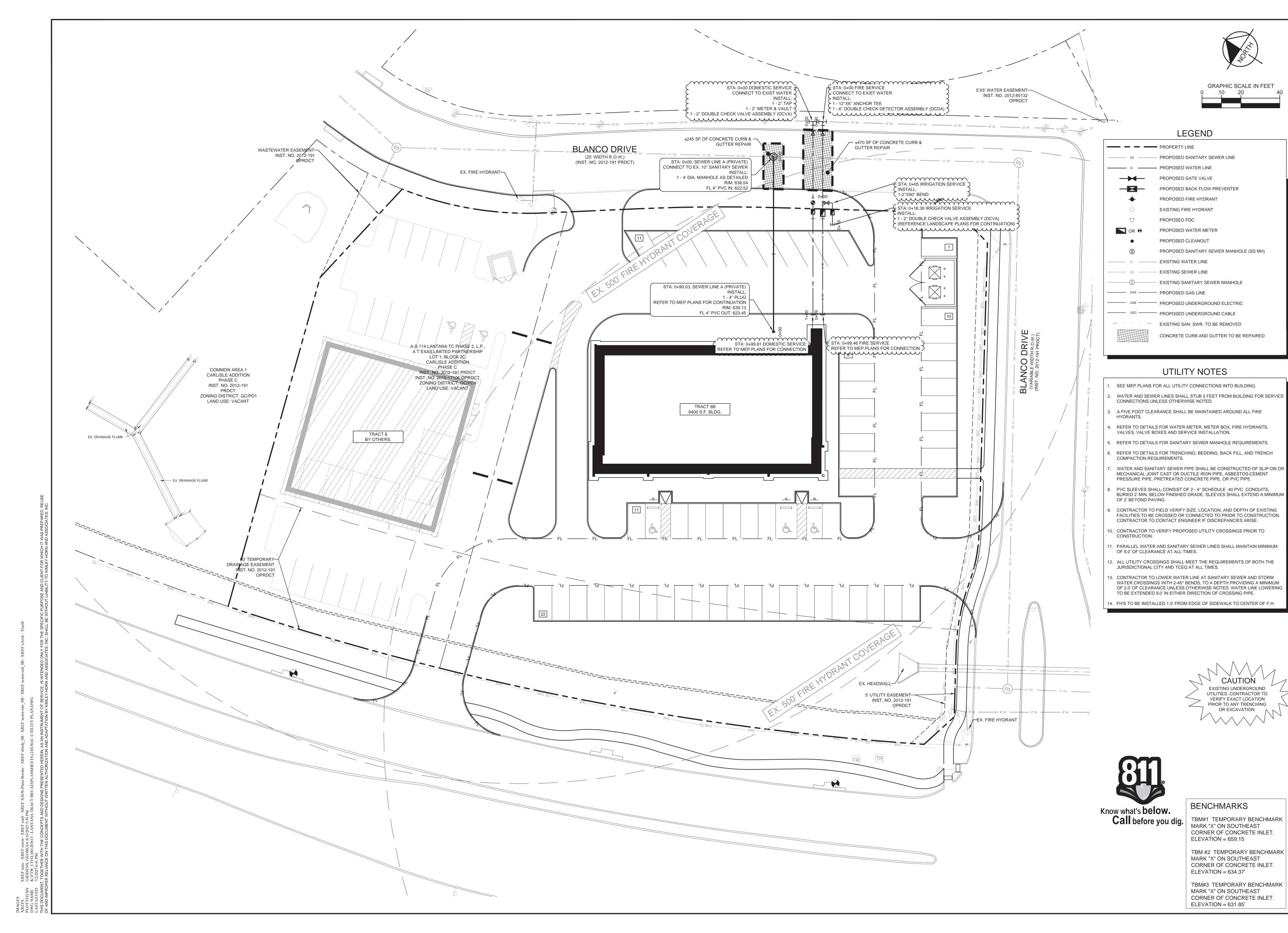
PRELIMINARY

FOR REVIEW ONLY Prepared for Concept Plan Submitte of for construction or permit purpos

Kimley » Horn

CRISTAL U. ZUBIA, P.E. . No. ____148390 ____ Date ____08/19/2025

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PRELIMINARY Kimley»Horn CRISTAL U. ZUBIA, P.E.

E. No. ___148390 ___ Date ___08/19/2025

SHEET NUMBER

TREE PROTECTION NOTES

- 1. NO CUTTING, FILLING, TRENCHING, OR SOIL COMPACTION SHALL OCCUR WITHIN THE TREE DRIPLINE AREA OTHER THAN THE PREPARATION ASSOCIATED WITH THE INSTALLATION OF STRUCTURAL SOILS.
- 3. LOCATIONS WHERE TREE PROTECTION FENCING IS ENCUMBERED BY SITE FEATURES SUCH AS WALLS,
- ARCHITECT AND LANDSCAPE ARCHITECT. 4. UTILITIES SHALL BE IDENTIFIED AND LOCATED PRIOR TO THE INSTALLATION OF TREE PROTECTION
- FENCING. THE CONTRACTOR SHALL DOCUMENT ALL UNDERGROUND UTILITIES ON A SITE PLAN DRAWN
- OWNER AND OWNER'S REPRESENTATIVE, UNLESS OTHERWISE INDICATED. 8. GUYING AND STAKING, PLANT INSTALLATION, MAINTENANCE AND PRUNING TO BE DONE PER PLANS: ALL PLANTS ARE TO BE WARRANTED (FOR REPLACEMENT) FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF THE LANDSCAPE INSTALLATION. PROMPTLY REPLACE ANY PLANTINGS DEEMED UNACCEPTABLE BY THE OWNER'S REPRESENTATIVE. REMOVE ALL TREE STAKES AND GUY WIRES AFTER TWO YEAR ESTABLISHMENT PERIOD STARTING FROM FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION. REPLACE ANY CRACKED OR DAMAGED TREE STAKES AND SECURE GUY WIRES AS NEEDED. CONTRACTOR TO PROVIDE IN WRITING TO OWNER A GUARANTEE FOR ALL PLANT MATERIAL

DISEASE. ROOT-BOUND OR INFERIOR QUALITY WILL NOT BE ACCEPTED. PLANT MATERIAL TO BE INSPECTED UPON DELIVERY OR AT THE NURSERY BEFORE DELIVERY. CONTRACTOR TO SCHEDULE INSPECTION MEETING WITH ADVANCED

NOTICE OF 24 HRS. ANY UNACCEPTABLE PLANT MATERIAL WILL BE REJECTED. CONFIRM WITH OWNER'S REPRESENTATIVE ALL FINAL SELECTIONS OF PLANT MATERIAL AND REPORT ANY DISCREPANCIES PRIOR TO INSTALLATION TO THE

3. LIGHTS AND OTHER UTILITIES, ABOVE AND BELOW GRADE, TO BE VERIFIED ON SITE PRIOR TO PLANTING AND IRRIGATION INSTALLATION. NOTIFY OWNER'S REPRESENTATIVE TO MAKE ADJUSTMENTS PRIOR TO INSTALLATION.

4. APPLY 2" SHREDDED HARDWOOD MULCH FOR ALL PLANTING BEDS. MULCH SHALL BE CERTIFIED CLEAN AND FREE OF ALL PESTS, DISEASES AND WEED SEEDS PRIOR TO DELIVERY, LANDSCAPE CONTRACTOR SHALL PROVIDE LANDSCAPE

6. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A PLANT COUNT AND DETERMINING THE QUANTITIES SHOWN ON PLAN, FOR ALL PLANTING INDICATED.CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE LANDSCAPE

7. THE QUALITY OF ALL PLANT MATERIAL TO FOLLOW THE GUIDELINES OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANT QUALITY SHALL BE GRADE A, FREE OF DAMAGE OR

- 9. CONTRACTOR TO PROVIDE A NINETY-DAY MAINTENANCE AGREEMENT FOR ALL WORK PERFORMED.

LANDSCAPE NOTES

ARCHITECT WITH COPY OR PROOF OF CERTIFICATION AND SAMPLE.

5. PLANTING SOIL MIX TO CONTAIN: 40% TOP SOIL, 30% SHREDDED BARK MULCH AND 30% SAND.

10. PLANTS ADJOINING SIGNS AND WALKS TO BE SELECTIVELY PRUNED AS REQUIRED TO PROVIDE CLEAR SITE LINES AND SAFE PASSAGE 11. PLANTS TO BE SELECTIVELY PRUNED TO REMOVE BROKEN AND DAMAGED BRANCHES. DO NOT SHEAR OR TOP ANY TREES. DO NOT CUT BACK SHRUBS TO THE GROUND UNLESS FREEZE DAMAGED 12. DO NOT SHEAR STRAP LEAVED PLANTS OR TRIM LEAVES AS A SHRUB. SELECTIVELY REMOVE DEAD AND DAMAGED LEAVES AT THE BASE BY CLEANLY CUTTING.

1. LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AREAS TO ENSURE POSITIVE DRAINAGE AND PROVIDE SMOOTH TRANSITIONS TO OTHER SITE IMPROVEMENTS.

WEED CONTROL TO BE COMPLETED PRIOR TO PREPARING PLANTING AREAS BY APPLICATION OF A 50/50 BLEND OF POST-EMERGENT HUMIC ACID COMPLEX AND ROUNDUP HERBICIDE.

- 13. NOTE THAT THIS LAYOUT IS BASED ON THE PLANS PROVIDED BY THE CONSULTANT TEAM. THERE MAY BE EXISTING CONDITIONS TO BE ACCOMMODATED THAT DIFFER FROM THE PLANS PROVIDED AND THE LANDSCAPE CONTRACTOR
- SHALL NOTIFY THE OWNER AND OWNER'S REPRESENTATIVE OF SITE CONDITIONS WHICH PREVENT INSTALLATION PER PLANS AND SPECIFICATIONS. 14. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS AND REPLACEMENTS OF ANY DAMAGED LANDSCAPE AREAS OR SITE FEATURES WITHIN AND BEYOND THE LIMITS OF WORK THAT ARE A DIRECT RESULT OF THE LANDSCAPE
- CONSTRUCTION AND/OR HIS SUB-CONTRACTOR(S). REPLACEMENT ITEMS SHALL EQUAL THE QUALITY OF ORIGINAL WORK. 15. REGULAR CLEAN UP AT THE JOB SITE AND ACCESS ROUTES SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED OR REQUIRED BY THE OWNER'S REPRESENTATIVE. DEMOLITION AND INSTALLATION SCHEDULING IS TO BE COORDINATED WITH PROJECT MANAGER DAILY AND ANY BARRIERS/PROTECTIVE DEVICES ARE TO BE INSTALLED AS NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. SPECIAL CARE SHALL BE TAKEN TO KEEP ALL VEHICULAR ROUTES
- OPEN AND PEDESTRIAN ACCESS UNOBSTRUCTED FOR SAFE PASSAGE DURING DEMOLITION AND CONSTRUCTION. 16. ALL TREE AND SHRUB PLACEMENT WILL BE APPROVED BY THE OWNER AND GENERAL CONTRACTOR PRIOR TO PLANTING. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING THE MEETING 24 HOURS IN ADVANCE FOR PLANT PLACEMENT

- 2. ALL PROTECTIVE FENCING SHALL BE INSTALLED PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES.
 REFER TO TREE PROTECTION FENCING DETAIL.
- CURBS, UTILITIES, ETC. SHALL BE FENCED BASED ON SITE CONDITIONS AND AS APPROVED BY THE
- TO SCALE AND PROVIDE THAT TO THE OWNER AND DESIGN TEAM FOR REFERENCE. 5. NO TRENCHING ALLOWED AT TREE ROOTS OVER 1" DIAMETER. TUNNEL UNDER ALL TREE ROOTS OVER 1" DIAMETER. CLEANLY CUT TREE ROOTS UNDER 1" DIAMETER WHERE NEEDED. DO NOT RIP OR SHRED

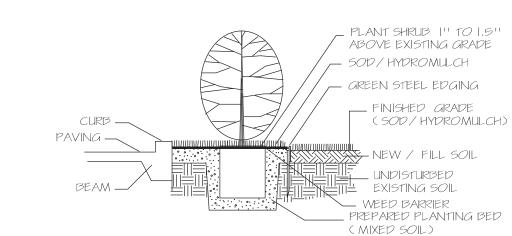
NOTE: EXISTING UNDERGROUND UTILITIES CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL & VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION . CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE DURING CONSTRUCTION. CONTRACTOR TO NOTIFY OWNER AND DESIGN TEAM OF ANY DISCREPANCIES ON THE PLANS.

PLANT LIST		SIZE
*	GROUND COVER - HYDROSEED WITH BERMUDA GRASS	AREA: 16,743 SQ FT
	OVERSTORY TREE - LIVE OAK (QUERCUS VIRGINIANA)	MIN. CALIPER: 2.5-3 INCH 12' MIN. HEIGHT SPREAD > 5'
	UNDERSTORY TREE - EAST PALATKA HOLLY (ILEX ATTENUATA)	MIN. CALIPER: 2 INCH 8' MIN. HEIGHT SPREAD > 3'
\odot	EXISTING TREE	MIN. CALIPER: 2 INCH
()	SHRUB - WAX MYRTLE (MYRICA CERIFERA)	8' O.C. 7' MIN. HEIGHT SPREAD > 4'

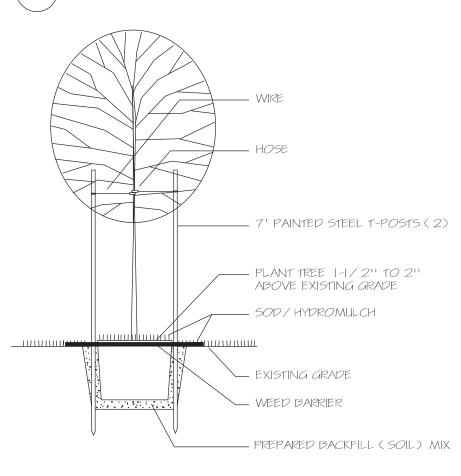
	T		T
	REQUIRED	EXISTING	PROVIDED
STREET TREES:			
1 TREE PER 30 FEET OF STREET FRONTAGE	8	3	5
BUFFERYARDS: (B/W NONRESIDENTIAL USES)			
1 OVERSTORY TREE PER 50 FEET OF PROPERTY LINE	8.52	0	9
3 UNDERSTORY TREES PER 50 FEET OF PROPERTY LINE	25.56	1	25
6 SHRUBS PER 100 FEET OF PROPERTY LINE	25.56	0	26
PARKING:			
1 TREE PER 40 PARKINGS SPACES	1.68	0	2

1. CONTRACTOR TO HYDROMULCH ALL CONSTRUCTION DISTURBED AREAS.

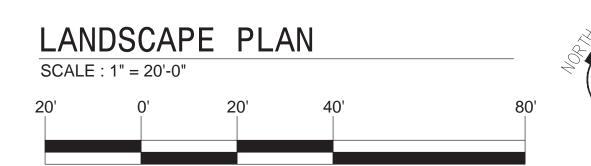
2. CONTRACTOR TO PROVIDE TEMPORARY IRRIGATION IN ALL AREAS WHERE NEW LANDSCAPING, SOD, AND HYDROMULCH IS INSTALLED TO ESTABLISH LANDSCAPING UNTIL OWNER ACCEPTANCE, IN ACCORDANCE WITH THE LANDSCAPE PLAN.



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL





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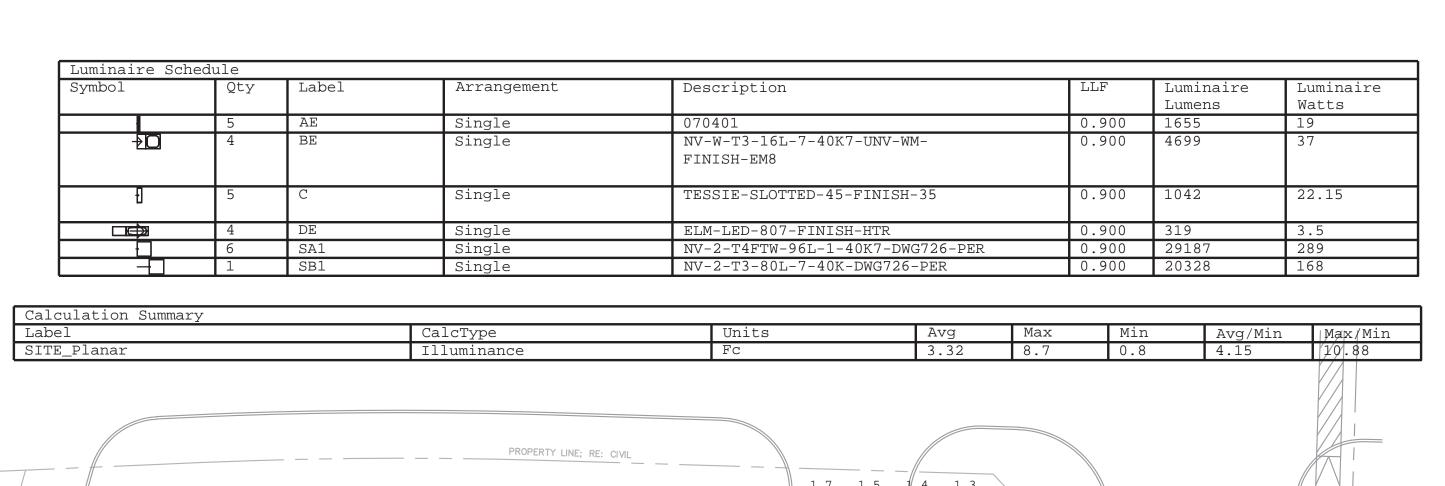


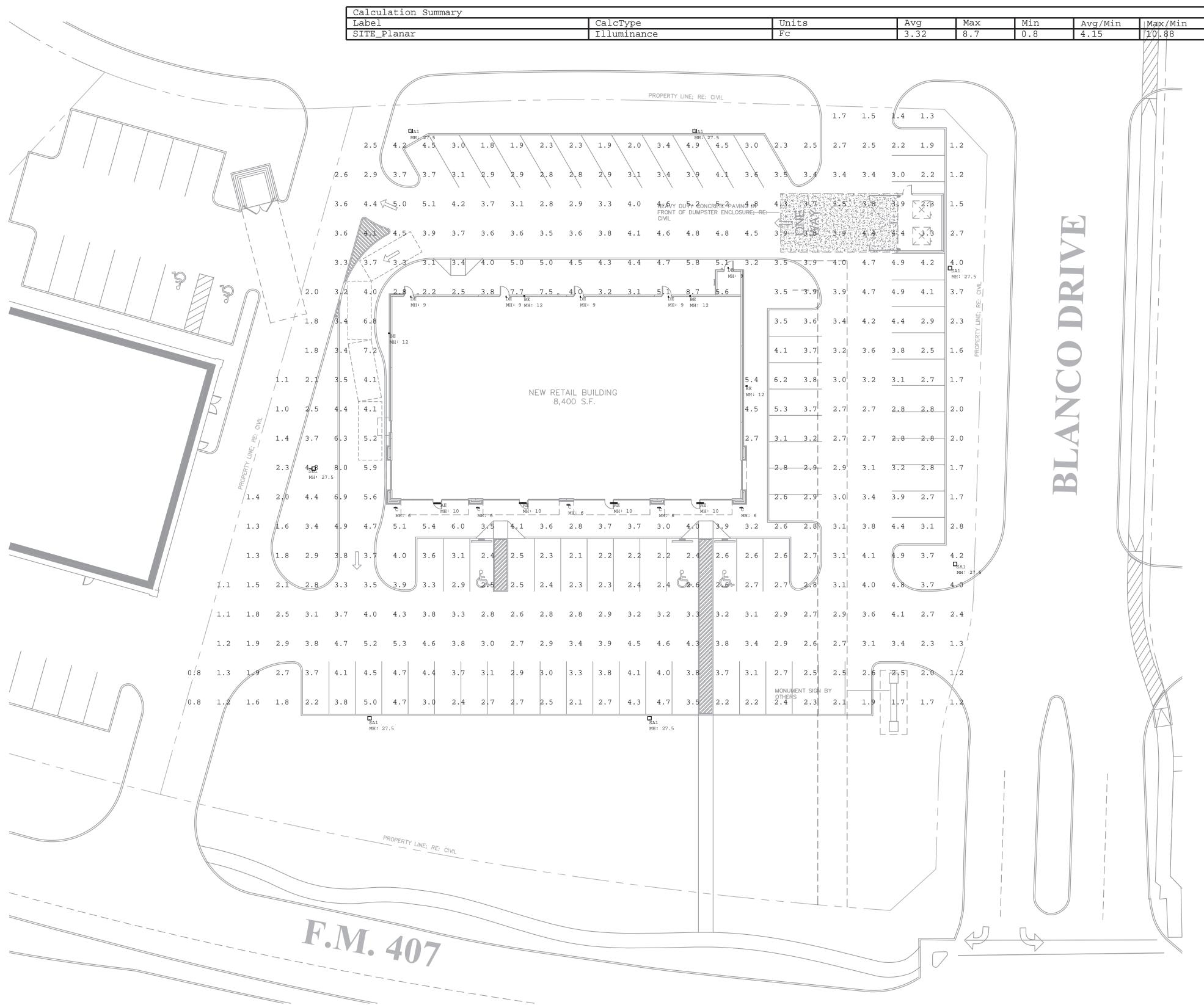
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LANDSCAPE

PROJECT #:

SHEET NO.

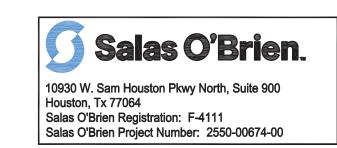


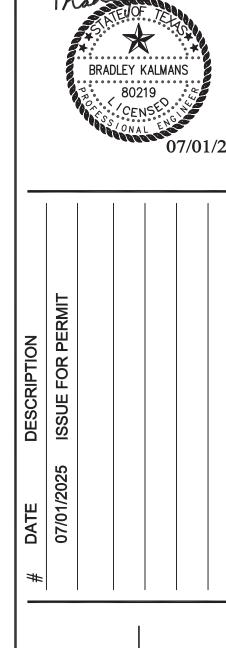


NORTH

SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"





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ANTANA RETAIL 8B

NWC F.M. 407 & JETER ROAD
BARTONVILLE, TX 76226

Drawn KC Checked JK

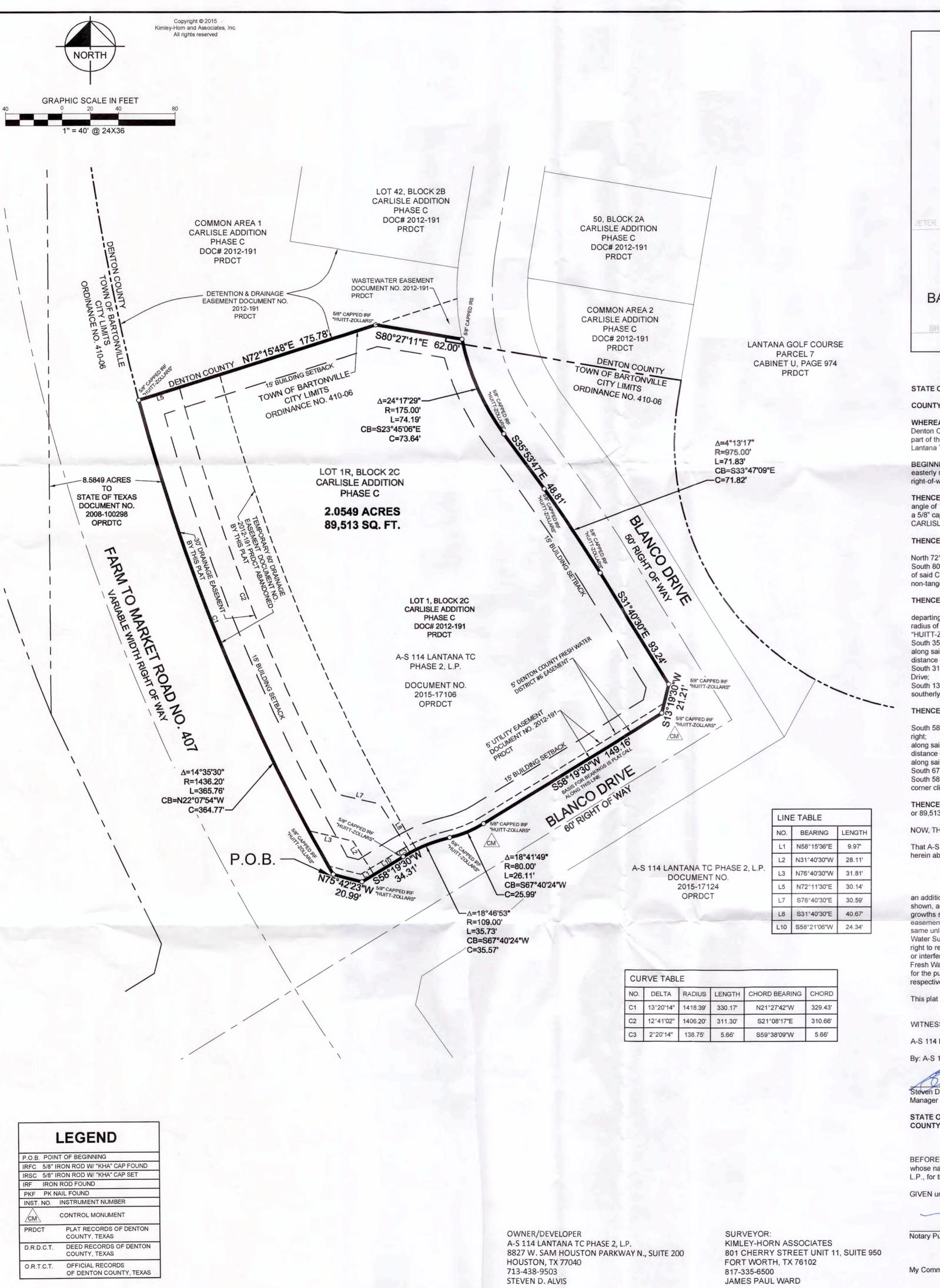
SITE PHOTOMETRIC PLAN

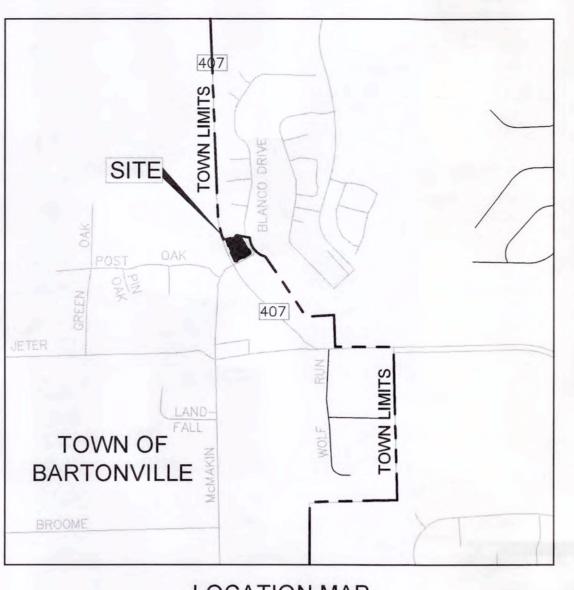
SITE PHOTOMETRIC

PROJECT #:
SHEET NO.

E001

2025-0522.00





LOCATION MAP

STATE OF TEXAS

COUNTY OF DENTON §

WHEREAS, A-S 114 Lantana TC Phase 2, LP, is the Owner of a tract of and all of Lot 1 in Block 2C of CARLISLE ADDITION, PHASE C, an addition to Denton County, Texas according to the plat thereof recorded in Document No. 2012-191 of the Official Records of Denton County, Texas and being a part of the E.P. HOLMAN SURVEY, Abstract No. 65; embracing a portion of Tract 2, being a 21.86 acre tract of land described in the deed to A-S 114 Lantana TC Phase 2, L.P., as recorded in Document No. 2015-17106 of said Official Public Records and being more particularly described as follows:

BEGINNING at a 5/8" capped iron rod found marked "HUITT-ZOLLARS" for most southwesterly corner of said Lot 1 at the westerly corner clip of the easterly right-of-way line of Farm to Market Road 407 (having a variable width right-of-way) and the north right-of-way line of Blanco Drive (having a 60' right-of-way) and being in a curve to the right;

THENCE along the west line of said Lot 1 and said east right-of-way line of Farm to Market Road No. 407 and said curve to the right having a central angle of 14°35'30", an arc length of 365.76 feet, a radius of 1436.20 feet, and a long chord bearing and distance of North 22°07'54" West, 364.77 feet to a 5/8" capped iron rod found marked "HUITT-ZOLLARS" at the northwest corner of said Lot 1 and the southwest corner of Common Area 1 in said CARLISLE ADDITION, PHASE C.

THENCE along the common line of said Lot 1 and said Common Area No. 1 the following:

North 72°15'48" East, departing said east right-of-way, a distance of 175.78 feet to a 5/8" capped iron rod set marked "KHA"; South 80°27'11" East, a distance of 62.00 feet to a capped 5/8" iron rod set marked "KHA" at the northeast comer of said Lot 1 and the southeast corner of said Common Area No. 1 and being in the west right-of-way line of said Blanco Drive (having a 50' right-of-way at this point) and being in a

THENCE southerly along the common line of said Lot 1 and said Blanco Drive the following:

departing said common line of Lot 1 and Common Area 1, along said curve to the left having a central angle of 24°17'29", and arc length of 74.19 feet, a radius of 175.00 feet, and a long chord bearing and distance of South 23°45'06" East, 73.64 feet to a 5/8" capped iron rod found marked

South 35°53'47" East, a distance of 48.81 feet to a 5/8" iron rod set marked "KHA" at the beginning of a tangent curve to the right; along said curve to the right having a central angle of 4°13'17", and arc length of 71.83 feet, a radius of 975.00 feet, and a long chord bearing and distance of South 33°47'09" East, 71.82 feet 5/8" capped iron rod found marked "HUITT-ZOLLARS"; South 31°40'30" East, a distance of 93.24 feet to a 5/8" capped iron rod found marked "HUITT-ZOLLARS" at the northerly corner clip of said Blanco

South 13°19'30" West, along last mentioned corner clip, a distance of 21.21 feet to a 5/8" capped iron rod found marked "HUITT-ZOLLARS" at the southerly corner of the last mentioned corner clip, Blanco Drive having a 60' right-of-way at this point;

THENCE westerly along the common line of said Lot 1 and said Blanco Drive the following:

South 58°19'30" West, a distance of 149.16 feet to a 5/8" capped iron rod found marked "HUITT-ZOLLARS" at the beginning of a tangent curve to the

along said curve to the right having a central angle of 18°41'49", and arc length of 26.11 feet, a radius of 80.00 feet, and a long chord bearing and distance of South 67°40'24" West, 25.99 feet 5/8" capped iron rod found marked "HUITT-ZOLLARS" at the beginning of a curve to the left; along said curve to the left having a central angle of 18°46'53", an arc length of 35.73 feet, a radius of 109.00 feet, a long chord bearing and distance of South 67°40'24" West, 35.57 feet to a 5/8" capped iron rod found marked "HUITT-ZOLLARS"; South 58°19'30" West, a distance of 34.31 feet to a 5/8" capped iron rod found marked "HUITT-ZOLLARS" at the easterly corner of first mentioned

THENCE North 75°42'23" West, along first mentioned corner clip, a distance of 20.99 feet to the POINT OF BEGINNING and containing 2.0549 acres or 89,513 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS.

That A-S 114 Lantana TC Phase 2, L.P., acting herein by and through his (its) duly authorized officers, does hereby adopt this plat designating the herein above described property as

LOT 1R, BLOCK 2C CARLISLE ADDITION, PHASE O

an addition to the Town of Bartonville, Texas., and does hereby dedicate the easements shown thereon. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Denton County Fresh Water Supply District #6 use thereof. The Town of Bartonville, Denton County Fresh Water Supply District #6 and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The Town of Bartonville, Denton County Fresh Water Supply District #6 and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the 23 day of April, 2015

A-S 114 Lantana TC Phase 2, L.P., a Texas limited partnership

By: A-S 114 Phase 2 L.C., a Texas limited liability company, its general partner

STATE OF TEXAS COUNTY OF HARRIS

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Steven D. Alvis, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of A-S 114 Lantana TC Phase 2, L.P., for the purpose and considerations therein expressed and in the capacity therein stated

1" = 40'

Date

04/15/2015

www.kimley-horn.com

061283600

1. Basis for bearings is plat call along the southeasterly line of Lot 1, Block 2C, Carlisle Addition.

- 2. According to Map No. 48121C510G, revised date April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, no part of this property is located within a special flood hazard area. 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
- 3. Wholesale water and sanitary sewer service to be provided by: Upper Trinity Regional Water District 900 North Kealy Street Lewisville, TX 75067
- Gas and electric to be provided by: COSERV 7701 South Stemmons Freeway Corinth, TX 76210

Phone 972-219-1228

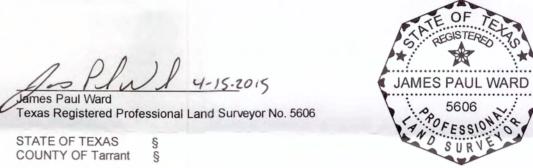
800-274-4014

NOTES:

Cable and telephone to be provided by: 2090 McGee Lane, Lewisville, TX 75077 972-318-0655

KNOW ALL MEN BY THESE PRESENTS:

That I, James Paul Ward, 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 in accordance with the Development Ordinance of the Town of Bartonville.



Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Paul Ward, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein

GIVEN under my hand and seal of office, this the

Notary Public in and for the State of Texas July 23, 2017

My Commission expires

Approved by the Town of Bartonville for filing at the office of the County Clerk of Denton County, Texas.

APPROVED BY: Planning and Zoning Commission Town of Bartonville, Texas

APPROVED BY: Town Council

REPLAT LOT 1R, BLOCK 2C CARLISLE ADDITION, PHASE C

an addition to the Town of Bartonville, Denton County, Texas being a replat of Lot 1, Block 2C, an addition to Denton County, Texas, according to the plat thereof recorded in Document No. 2012-191 of the Official Records of Denton County, Texas and being 2.055 acres in the E.P. HOLMAN SURVEY, Abstract No. 65. Replat consists of 1 commercial tract.

RECORDING INFORMATION

in the official records of: Doc Mumber: 2015-Receipt Number - 1284314

Timothy Duvall