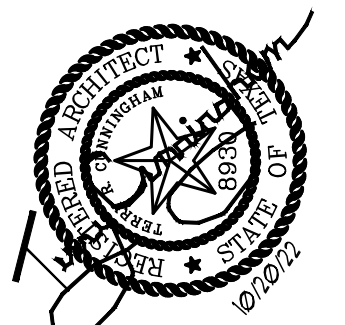
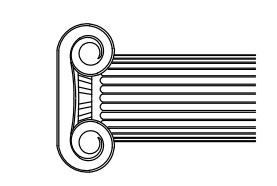


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CC# D217098366  
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**SPEARS**  
**NORTH RICHLAND HILLS**

ISSUE DATE:  
**10/20/2022**

ISSUE FOR:  
**CITY REVIEW**

SHEET TITLE:  
**SITE PLAN**

SHEET:  
**SP1**

LOT 11R, BLOCK 3  
JL AUTREY ADDITION  
CC# D205041144  
D.R.T.C.T.

LOT 4, BLOCK 1  
JACK M. ESTES JR. SUBDIVISION  
V.388-A, P.113, P.R.T.C.T.

LOT 9, BLOCK 1  
JACK M. ESTES JR. SUBDIVISION  
V.388-A, P.113, P.R.T.C.T.

LOT 9, BLOCK 1  
HENRY ADDITION  
V.A., P.493  
P.R.T.C.T.

LOT 2, BLOCK 1  
HENRY ADDITION  
V.388-133, P.42  
P.R.T.C.T.

CAROLYN J. WATERS  
CC# D216304794  
D.R.T.C.T.

**C 2- ZONING**

**R 7- ZONING**

SITE DATA LOT 1 - SF. = 15,900		
LANDSCAPE SF. = 1500.14 SF.		
PAVING SF. = 9,396.26 SF.		
OFFICE 1250 SF. = 5 SPACES	1/250	
WAREHOUSE 3,145 SF. = 2 SPACES	1/3000	
TOTAL BUILDING = 4,995 SF.		
TOTAL REQUIRED	7	
PARKING SPACES PROVIDED	12 SPACES PROVIDED	

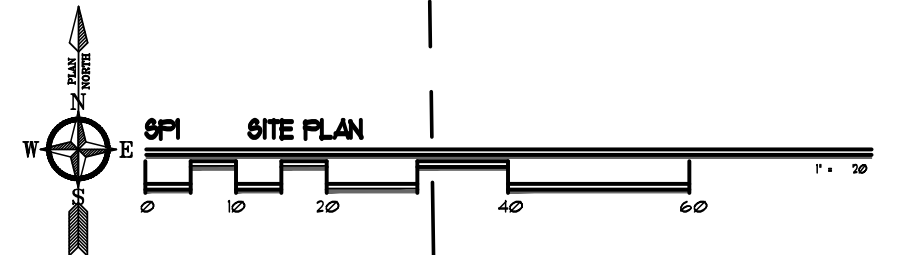
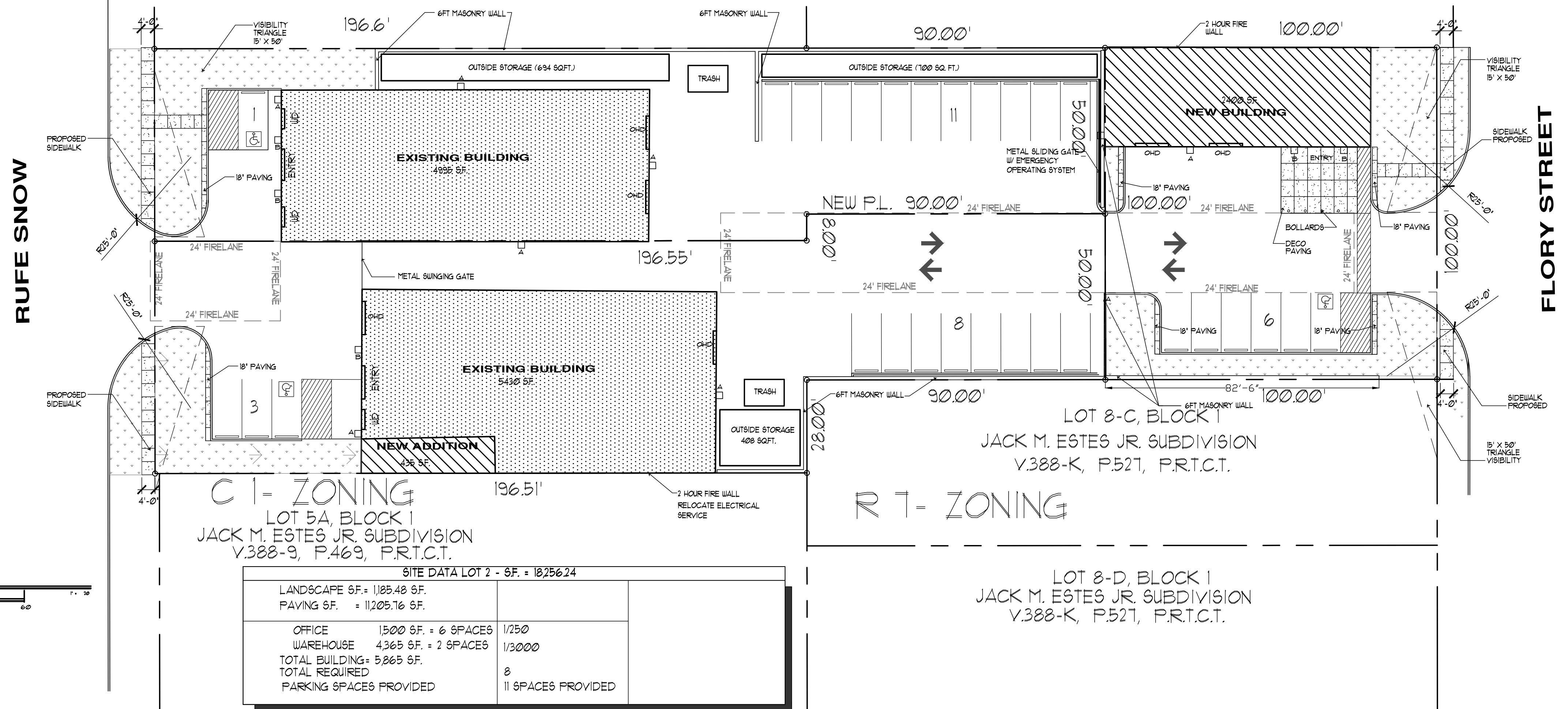
SITE DATA LOT 3 - SF. = 9,999.63		
LANDSCAPE SF. = 2,359.57 SF.		
PAVING SF. = 5,240.06 SF.		
OFFICE 150 SF. = 3 SPACES	1/250	
WAREHOUSE 1,650 SF. = 1 SPACE	1/3000	
TOTAL BUILDING = 2,400 SF.		
TOTAL REQUIRED	4	
PARKING SPACES PROVIDED	6 SPACES PROVIDED	

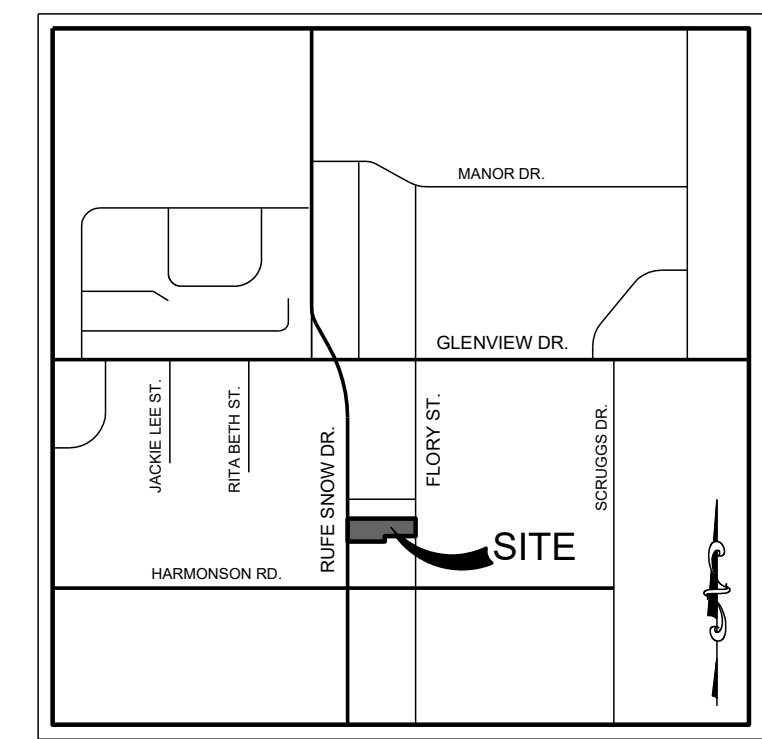
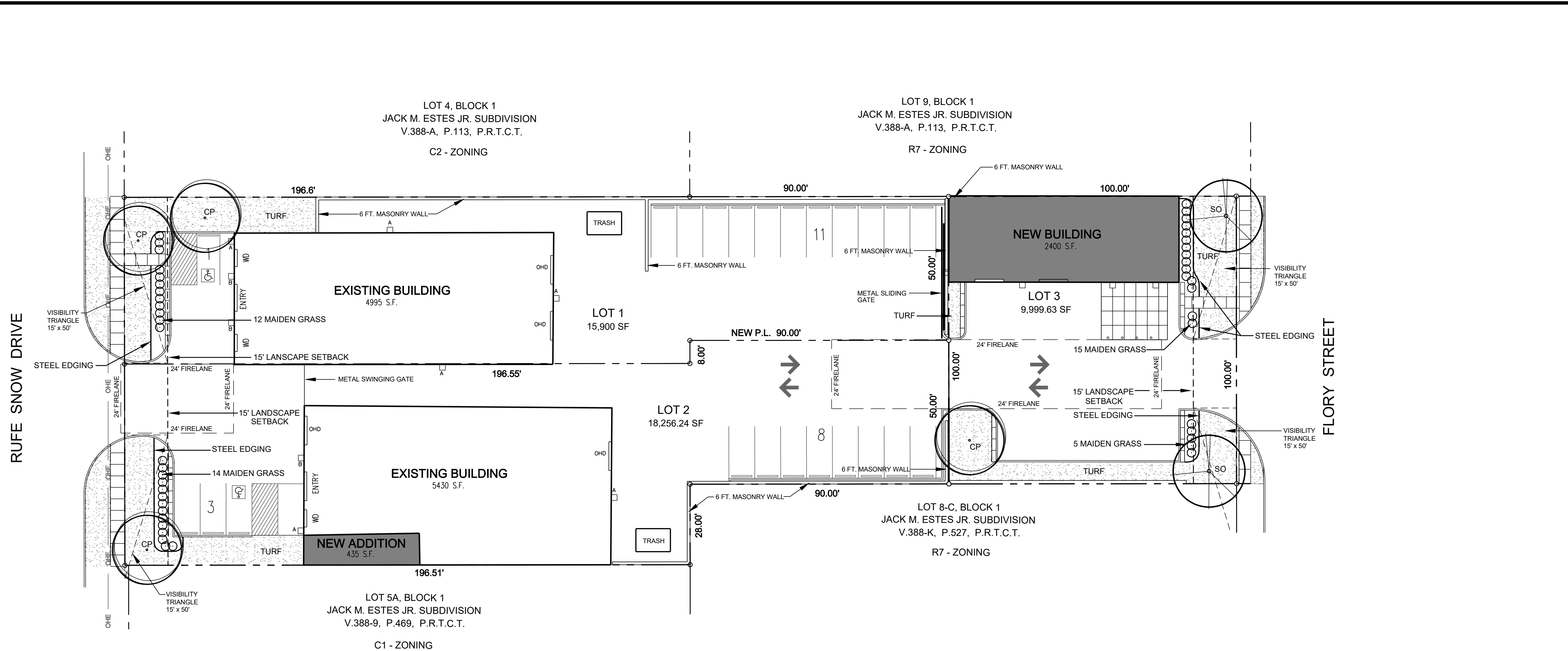
**C 1- ZONING**  
LOT 5A, BLOCK 1  
JACK M. ESTES JR. SUBDIVISION  
V.388-9, P.469, P.R.T.C.T.

LOT 8-C, BLOCK 1  
JACK M. ESTES JR. SUBDIVISION  
V.388-K, P.527, P.R.T.C.T.

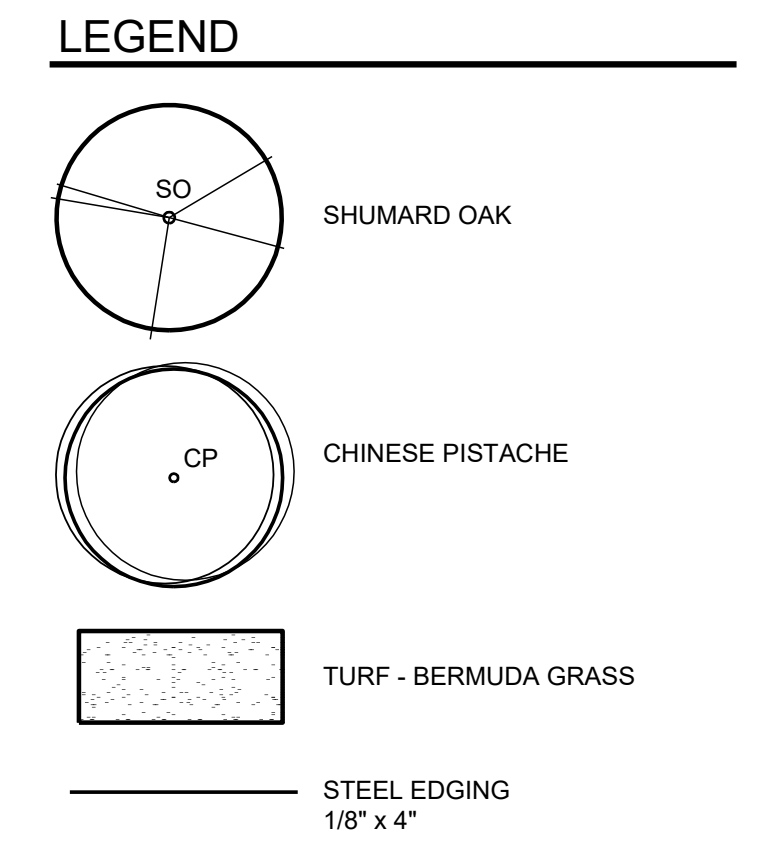
LOT 8-D, BLOCK 1  
JACK M. ESTES JR. SUBDIVISION  
V.388-K, P.527, P.R.T.C.T.

SITE DATA LOT 2 - SF. = 18,256.24		
LANDSCAPE SF. = 1,185.48 SF.		
PAVING SF. = 11,205.76 SF.		
OFFICE 1,500 SF. = 6 SPACES	1/250	
WAREHOUSE 4,365 SF. = 2 SPACES	1/3000	
TOTAL BUILDING = 5,865 SF.		
TOTAL REQUIRED	8	
PARKING SPACES PROVIDED	11 SPACES PROVIDED	





VICINITY MAP  
NO SCALE



**LANDSCAPE NOTES**

- CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK SHOWN ON THE LANDSCAPE PLANS.
- REMOVE ALL FOREIGN MATERIALS, WEEDS AND UNDESIRABLE PLANTS AND THEIR ROOTS FROM PROPOSED PLANTING AREAS PRIOR TO LANDSCAPE IMPROVEMENTS.
- ALL PROPOSED LANDSCAPE AREAS NOT SHOWN AS SHRUBS OR GROUND COVER TO BE TURF UNLESS OTHERWISE SPECIFIED.
- TREES SHALL BE HANDLED BY ROOT BALLS ONLY. DO NOT DAMAGE BALL, TRUNK, OR LOOSEN TRUNK FROM BALL. TREE TRUNKS ARE TO BE PLANTED STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR LANDSCAPE ARCHITECT TO BE STAKED.
- ALL TREES REQUIRED TO BE STAKED AND GUIED SHALL CONTINUE TO BE SO THROUGH THE WARRANTY PERIOD AT WHICH TIME THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL DETERMINE IF REMOVAL IS APPROPRIATE.
- ALL TREES LOCATIONS SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- AT NO TIME WILL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND TOP OF ROOT BALL OR POTTED SOIL LINE. SHOULD PLANT MATERIAL SETTLE, THE PLANT(S) WILL BE REPLANTED AT THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTOR'S COST.
- ALL PROPOSED BED AREAS SHALL BE TILLED TO A DEPTH OF 6". ADDING A 3" MIN. LAYER OF ORGANIC COMPOST DURING THE PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT 3" ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
- ORGANIC COMPOST IS TO BE PROVIDED BY LIVING EARTH TECHNOLOGY OR APPROVED SUPPLIER.
- WHERE SPECIFIED ON THE PLANS, BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING SPECIFIED EDGING - COLOR GREEN. ALL ENDS OF EDGING RUNS SHALL HAVE A RADIUS OR 45° ANGLE TO ELIMINATE SHARP EDGES. HAND FILING MAY BE REQUIRED TO ACHIEVE A SMOOTH EDGE.
- TRIM EDGING AT A 45° ANGLE WHEN EDGING INTERSECTS WITH A WALK OR CURB.
- ALL LANDSCAPE BEDS SHALL RECEIVE A 2" TOP DRESS LAYER OF SHREDDED HARDWOOD MULCH AND ALL TREE WELLS SHALL RECEIVE A 3" TOP DRESS LAYER OF SHREDDED HARDWOOD MULCH. ALL MULCH SHALL BE FREE OF LATENT WEED SEEDS AND OTHER PATHOGENS AND MAY NOT CONTAIN ANY OF THE FOLLOWING: MAN-MADE MATERIALS, TRASH, TREATED LUMBER, PALLETS, GRASS AND/OR LEAVES. DO NOT COVER ROOT FLARES OF TREES.
- TURF AREAS SHALL BE CLEAN OF DEBRIS AND RAKED (GRADED) SMOOTH PRIOR TO HYDROMULCH OR SOD INSTALLATION.
- ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND MATCHING CHARACTER AND BRANCHING STRUCTURE.
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS, ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY POND.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- ALL TURF AREAS SHALL BE FINE GRADED AND IRRIGATION TRENCHES COMPLETELY SETTLED PRIOR TO TURF INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, TICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY GRASS INSTALLATION.

**SOD INSTALLATION**

- REMOVE FOREIGN MATERIALS, WEEDS, AND UNDESIRABLE PLANTS AND THEIR ROOTS.
- FINE GRADE AREA(S) TO ELIMINATE ROUGH, LOW, OR SOFT AREAS, AND TO ENSURE POSITIVE DRAINAGE. ADDING TOPSOIL IF NECESSARY. FINAL GRADE TO BE 1" BELOW FINISH GRADE OF WALKS, DRIVEWAYS, CURBING AND EDGING.
- SOD SELECTION: REFERENCE THE PLANT SCHEDULE AND/OR THE PLANS FOR SELECTION TYPE.
- THE FRESHLY INSTALLED SOD SHALL BE WATERED IMMEDIATELY FOLLOWING INSTALLATION TO INSURE PROPER SOIL AND SOD MOISTURE.
- AFTER A LIGHT WATERING, ROLL THE SOD WITH A ROLLER TO ENSURE GOOD SOD TO SOIL CONTACT. THE ROLLING DEVICE SHALL NOT BE OF SUCH EXCESSIVE WEIGHT AS TO OVERLY COMPACT OR CRUSH THE SOD.
- NO SOD SHALL BE INSTALLED WHEN AIR OR SOIL TEMPERATURES ARE BELOW 32 DEGREES FAHRENHEIT.

**MASONRY WALL NOTES**

- REFERENCE ARCHITECTURAL / ENGINEERING PLANS FOR ELEVATION AND DETAILS OF THE 6" MASONRY SCREEN WALLS.

**LANDSCAPE DATA SUMMARY - LOT 2**

REQUIRED SITE LANDSCAPING	15% OF TOTAL SITE AREA	
	REQUIRED	PROVIDED
	2,385 SF	1,508.74 SF
REQUIRED LANDSCAPE SETBACK	MINIMUM 15-FOOT LANDSCAPE SETBACK	
	REQUIRED	PROVIDED
	15' SETBACK	15' SETBACK
REQUIRED STREET FRONTAGE TREES	1 TREE PER 50 FEET OF FRONTAGE	
	REQUIRED	PROVIDED
	1.2	1
REQUIRED STREET FRONTAGE SHRUBS	10 SHRUBS PER 50 FEET OF FRONTAGE	
	REQUIRED	PROVIDED
	12	12
REQUIRED PARKING LOT LANDSCAPING	5% OF TOTAL PARKING AREA TO BE LANDSCAPED	
	REQUIRED	PROVIDED
	39.75	270 SF
REQUIRED PARKING LOT TREES	1 TREE PER 20 SPACES	
	REQUIRED	PROVIDED
	0.6	1

**LANDSCAPE DATA SUMMARY - LOT 3**

REQUIRED SITE LANDSCAPING	15% OF TOTAL SITE AREA	
	REQUIRED	PROVIDED
	2,738.44 SF	1,185.48 SF
REQUIRED LANDSCAPE SETBACK	MINIMUM 15-FOOT LANDSCAPE SETBACK	
	REQUIRED	PROVIDED
	15' SETBACK	15' SETBACK
REQUIRED STREET FRONTAGE TREES	1 TREE PER 50 FEET OF FRONTAGE	
	REQUIRED	PROVIDED
	1.4	1
REQUIRED STREET FRONTAGE SHRUBS	10 SHRUBS PER 50 FEET OF FRONTAGE	
	REQUIRED	PROVIDED
	14	14
REQUIRED PARKING LOT LANDSCAPING	5% OF TOTAL PARKING AREA TO BE LANDSCAPED	
	REQUIRED	PROVIDED
	63.82 SF	340 SF
REQUIRED PARKING LOT TREES	1 TREE PER 20 SPACES	
	REQUIRED	PROVIDED
	0.55	1

**LANDSCAPE DATA SUMMARY - LOT 4**

REQUIRED SITE LANDSCAPING	15% OF TOTAL SITE AREA	
	REQUIRED	PROVIDED
	1,499.94 SF	2,359.57 SF
REQUIRED LANDSCAPE SETBACK	MINIMUM 15-FOOT LANDSCAPE SETBACK	
	REQUIRED	PROVIDED
	15' SETBACK	15' SETBACK
REQUIRED STREET FRONTAGE TREES	1 TREE PER 50 FEET OF FRONTAGE	
	REQUIRED	PROVIDED
	2	2
REQUIRED STREET FRONTAGE SHRUBS	10 SHRUBS PER 50 FEET OF FRONTAGE	
	REQUIRED	PROVIDED
	20	20
REQUIRED PARKING LOT LANDSCAPING	5% OF TOTAL PARKING AREA TO BE LANDSCAPED	
	REQUIRED	PROVIDED
	129.97 SF	399.17 SF
REQUIRED PARKING LOT TREES	1 TREE PER 20 SPACES	
	REQUIRED	PROVIDED
	0.3	1

**GENERAL NOTES**

- ALL PROPOSED LANDSCAPE AND LANDSCAPE AREAS MUST CONFORM TO THE CITY OF NORTH RICHLAND HILLS ZONING ORDINANCE DESIGN STANDARDS.
- NO PLANT MATERIAL SHALL BE PLANTED UNTIL A LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF THE PROPOSED LANDSCAPE AREAS.
- THE SITE WILL BE IRRIGATED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE SENSOR AND RAIN GAUGE THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR THE PARTICULAR TYPE OF PLANT MATERIAL USED. THE FREEZE SENSOR SHALL BE SET AT 38". THE IRRIGATION SYSTEM SHALL MEET ALL APPLICABLE REQUIREMENTS AND REGULATIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND THOSE OF THE CITY OF NORTH RICHLAND HILLS.
- ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY OF NORTH RICHLAND HILLS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES BASED ON THE DRAWING(S) AND ACTUAL FIELD DIMENSIONS. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE OWNER(S) AND SHALL NOT BE CONSIDERED ABSOLUTE. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS.
- LANDSCAPE CONTRACTOR TO RECEIVE GRADE WITHIN APPROXIMATELY 1/10TH OF FINAL GRADE.
- OWNER IS RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE FOR IRRIGATION SYSTEM, WHICH INCLUDES A HARDWIRE OF 110 VOLTS AT MINIMUM FOR THE IRRIGATION CONTROLLER.

**PLANT SCHEDULE**

QTY	COMMON NAME	SYMBOL	BOTANIC NAME	SIZE @ INSTALLATION
2	SHUMARD OAK	SO	QUERCUS SHUMARDII	3" CALIPER; 12' HEIGHT MIN.; 4' SPREAD MIN.; CONTAINER GROWN
4	CHINESE PISTACHE	CP	PISTACIA CHINENSIS	3" CALIPER; 12' HEIGHT MIN.; 4' SPREAD MIN.; CONTAINER GROWN
46	DWF. MAIDEN GRASS		MISCANTHUS SINENSIS 'ADAGIO'	1 GAL.
	TURF (BERMUDA GRASS)		CYNODON DACTYLON	SOLID SOD

**GENERAL UTILITY NOTE**

ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE LANDSCAPE ARCHITECT NEITHER ASSUMES, NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MODERNGREEN, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

**moderngreen** INC.  
LANDSCAPE ARCHITECTURE • CONSTRUCTION • MANAGEMENT

P.O. Box 2607  
Arlington, TX, 76004  
817.451.4200  
www.ModernGreen.net

**REVISIONS**

NO.	DESCRIPTION	DATE	BY

*Jack Spears*  
10/20/2022

**SPEARS**

NORTH RICHLAND HILLS, TEXAS

MG JOB NUMBER

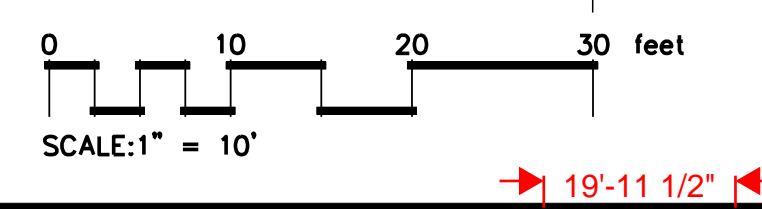
ISSUE DATE  
10.20.2022

ISSUE

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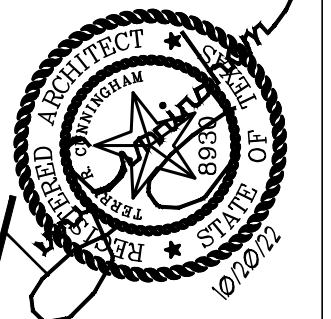
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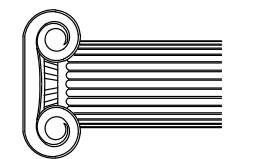


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NORTH RICHLAND HILLS

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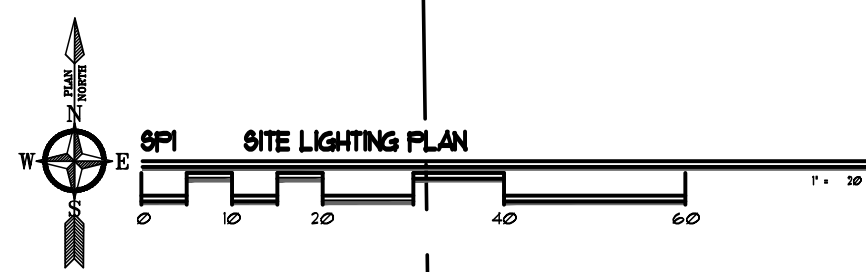
ISSUE FOR:  
CITY REVIEW

SHEET TITLE:  
SITE PLAN  
LIGHTING

SHEET:  
SLP1

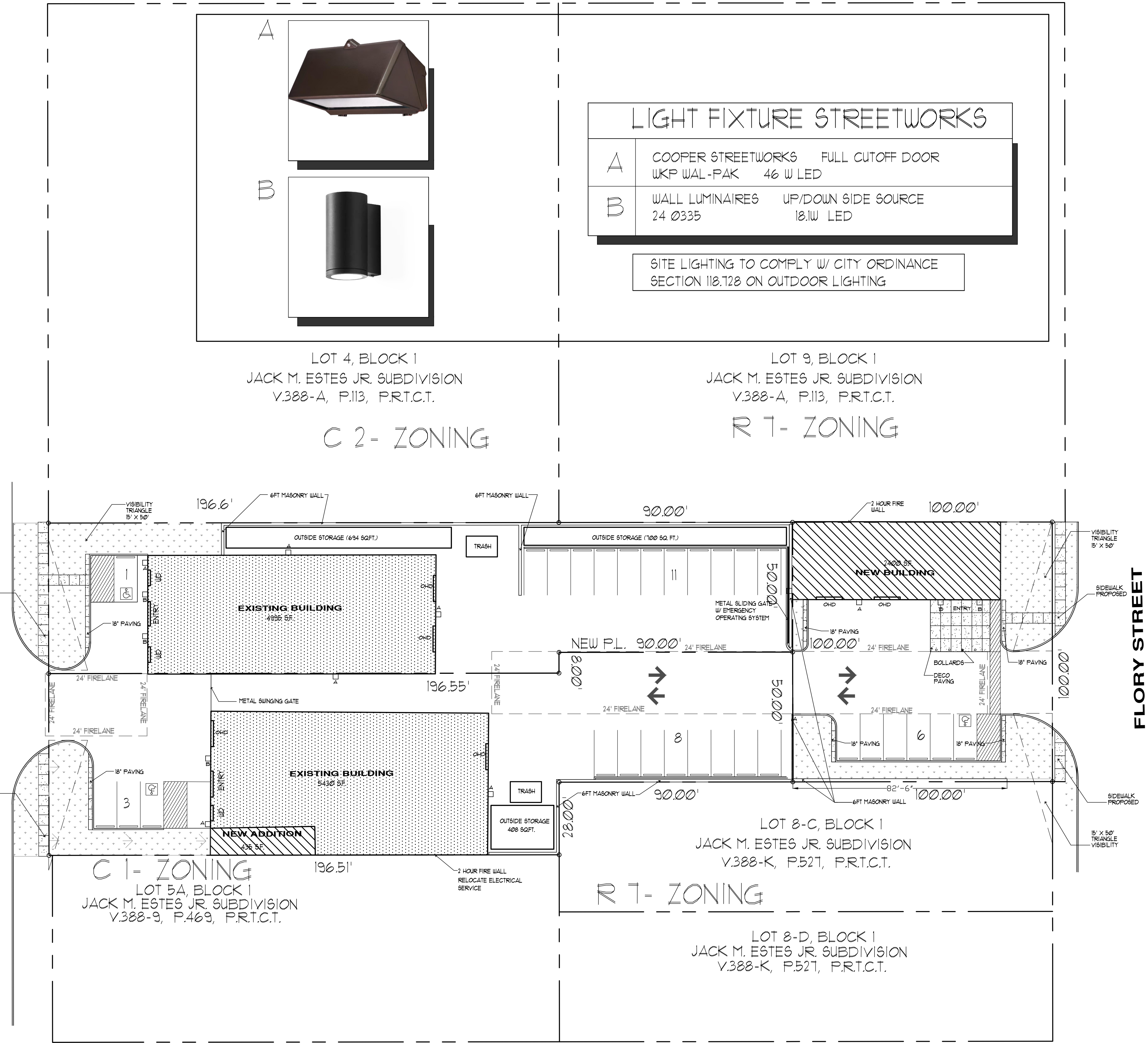
LOT 11R, BLOCK 3  
JL AUTREY ADDITION  
CC# D205041144  
D.R.T.C.T.

AROLYN J. WATERS  
# D216304794  
D.R.T.C.T.



RUFÉ SNOW

FLORY STREET



A

B

LIGHT FIXTURE STREETWORKS	
A	COOPER STREETWORKS FULL CUTOFF DOOR WKP WAL -PAK 46 W LED
B	WALL LUMINAIRES UP/DOWN SIDE SOURCE 24 Ø335 18.W LED

SITE LIGHTING TO COMPLY W/ CITY ORDINANCE  
SECTION 118.128 ON OUTDOOR LIGHTING

LOT 4, BLOCK 1  
JACK M. ESTES JR. SUBDIVISION  
V.388-A, P.113, P.R.T.C.T.

LOT 9, BLOCK 1  
JACK M. ESTES JR. SUBDIVISION  
V.388-A, P.113, P.R.T.C.T.

C 2- ZONING

R 7- ZONING

LOT 9, BLOCK 1  
HENRY ADDITION  
V.A, P.493  
P.R.T.C.T.

LOT 2, BLOCK 1  
HENRY ADDITION  
V.388-133, P.42  
P.R.T.C.T.

C 1- ZONING  
LOT 5A, BLOCK 1  
JACK M. ESTES JR. SUBDIVISION  
V.388-9, P.469, P.R.T.C.T.

LOT 8-C, BLOCK 1  
JACK M. ESTES JR. SUBDIVISION  
V.388-K, P.521, P.R.T.C.T.

LOT 8-D, BLOCK 1  
JACK M. ESTES JR. SUBDIVISION  
V.388-K, P.521, P.R.T.C.T.

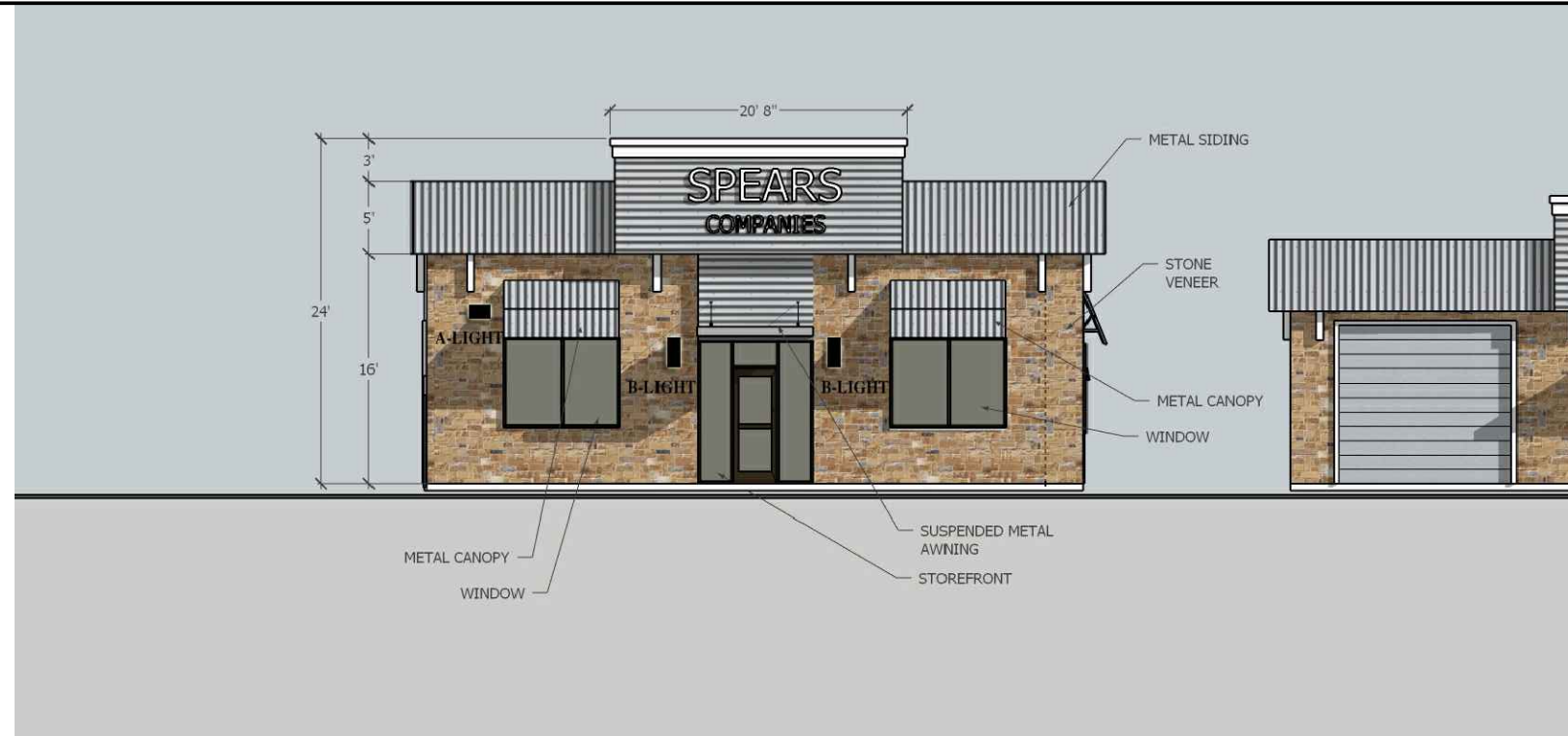
R 7- ZONING



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SPEARS CORPORATION  
BUILDINGS-CONCEPT

10/20/22  
NOT TO SCALE  
CITY REVIEW



SPEARS CORPORATION BUILDING -ELEVATION WEST



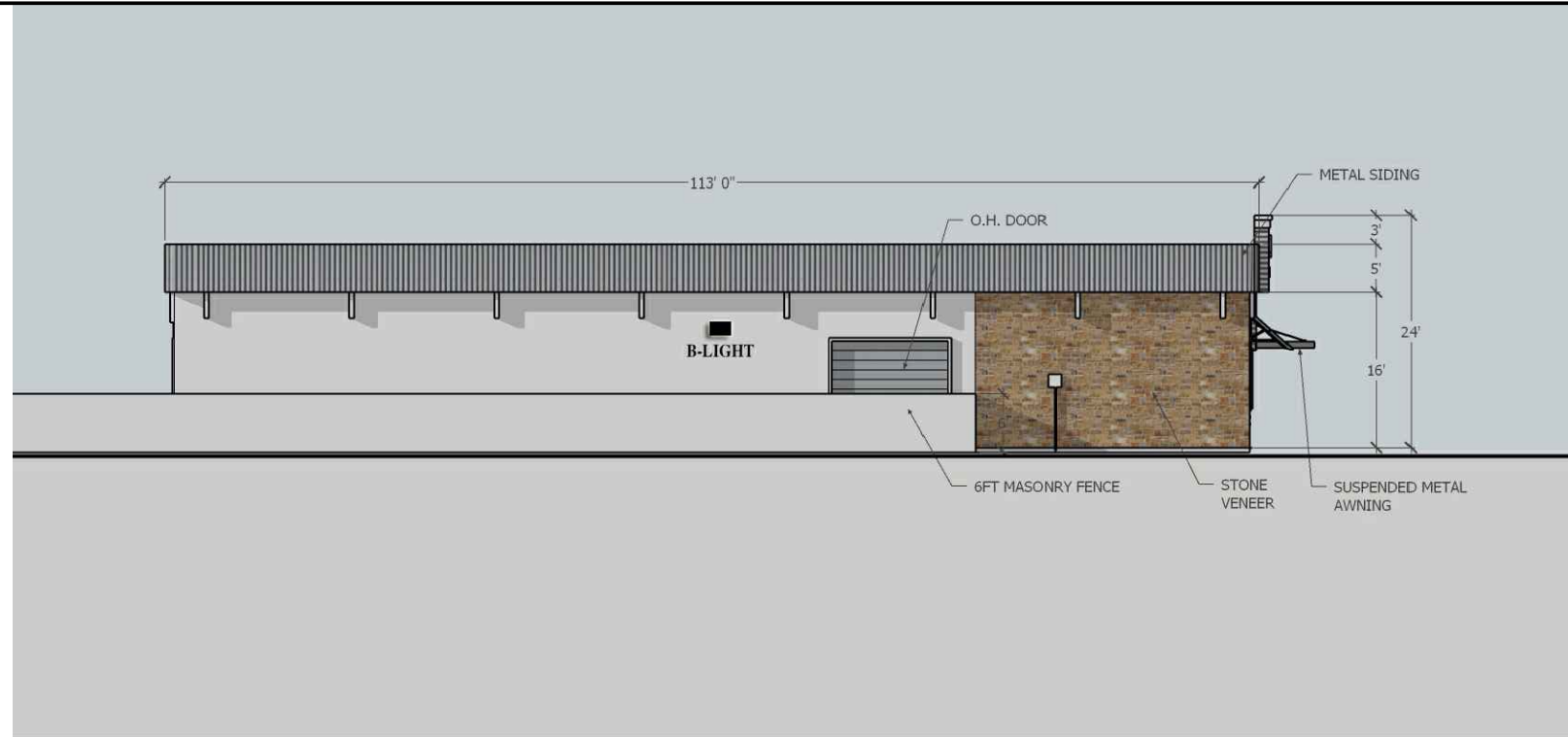
SPEARS CORPORATION BUILDING -ELEVATION EAST



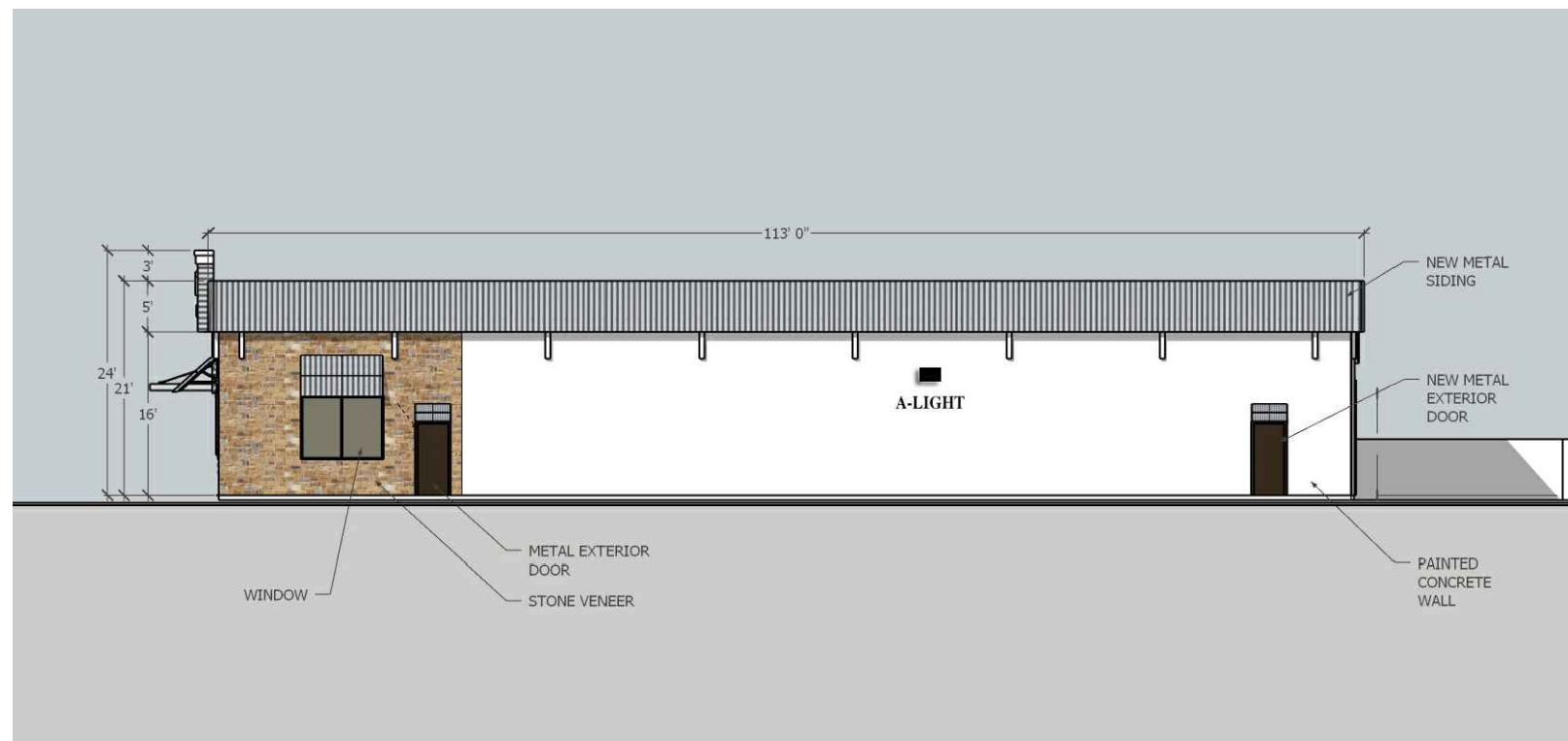
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SPEARS CORPORATION BUILDING -ELEVATION NORTH



SPEARS CORPORATION BUILDING -ELEVATION SOUTH



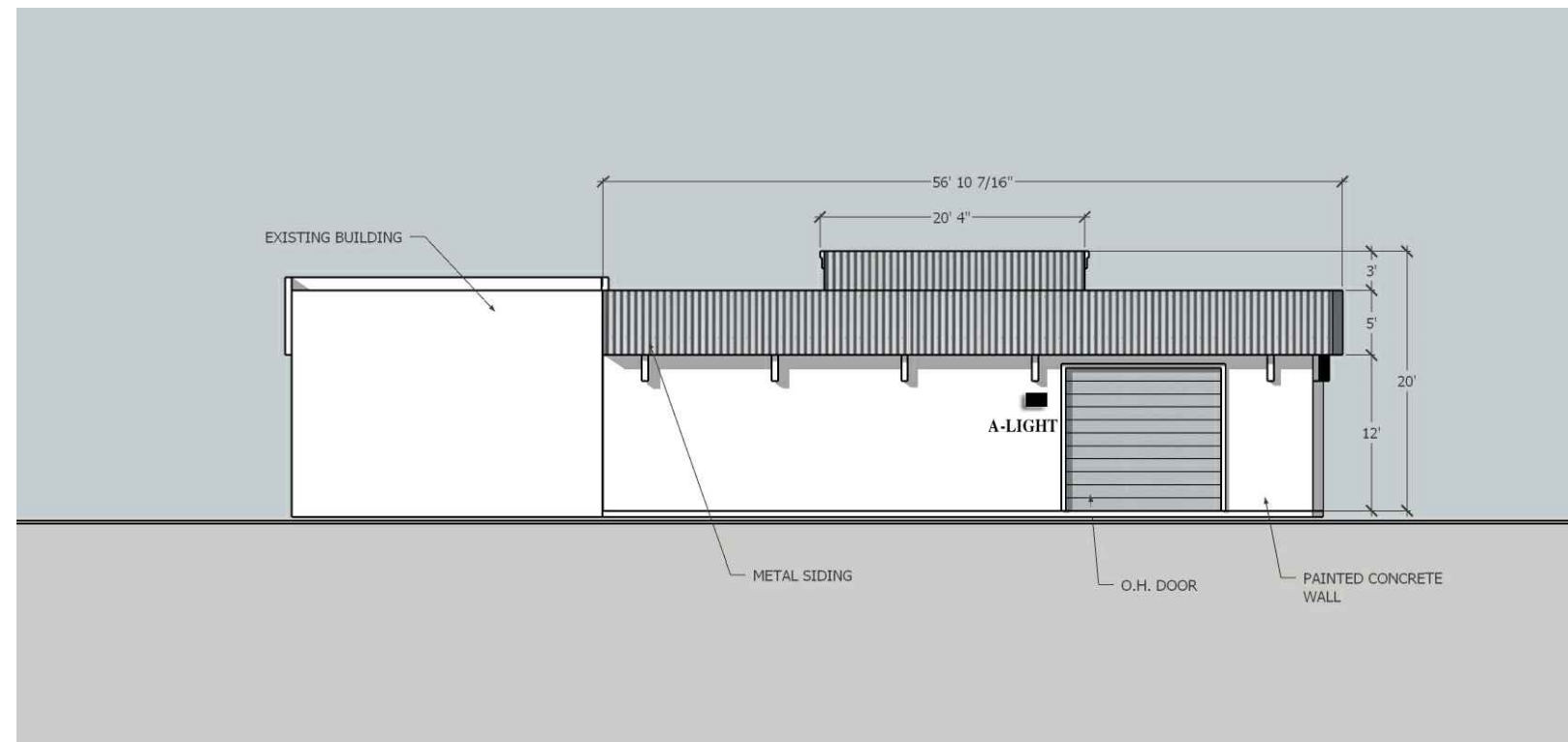
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ACE BUILDING - ELEVATION WEST



ACE BUILDING - ELEVATION EAST



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NEW BUILDING - ELEVATION NORTH



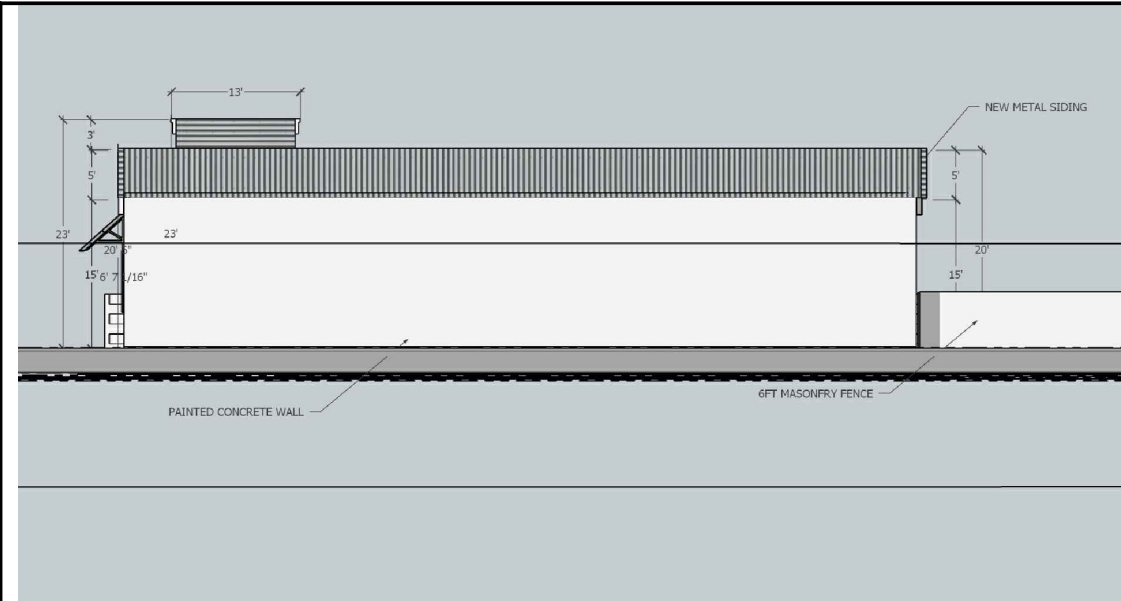
NEW BUILDING - ELEVATION SOUTH



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SPEARS CORPORATION  
 BUILDINGS-CONCEPT

12/14/22  
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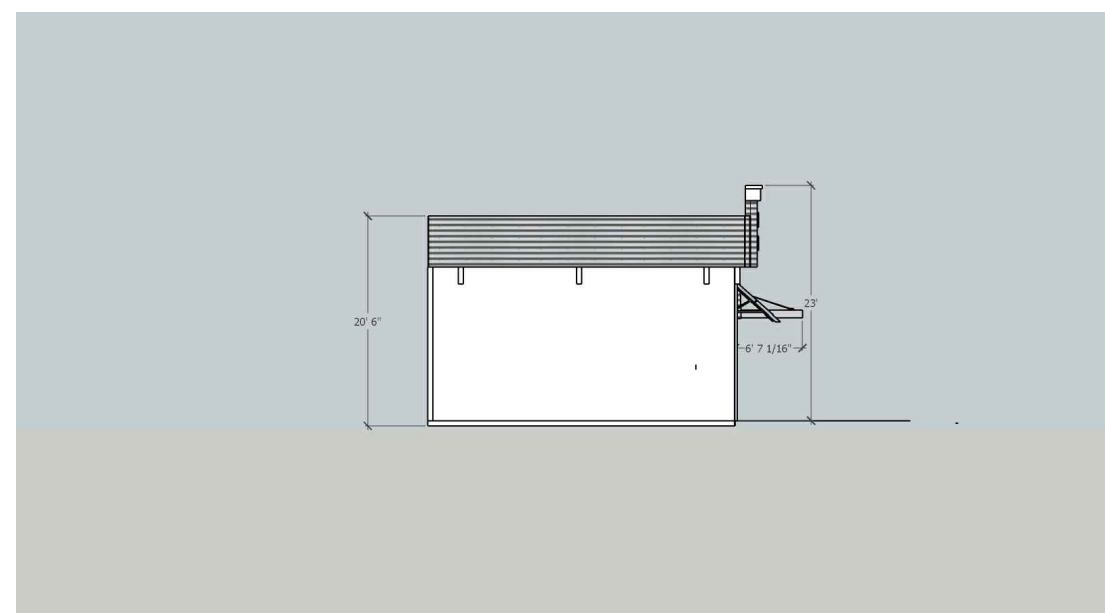
NEW BUILDING - ELEVATION NORTH



NEW BUILDING - ELEVATION EAST



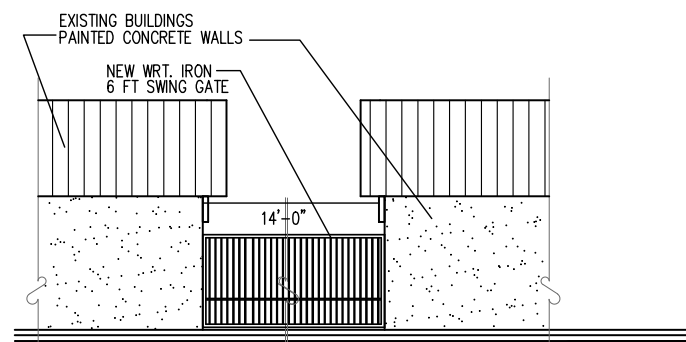
NEW BUILDING - ELEVATION SOUTH



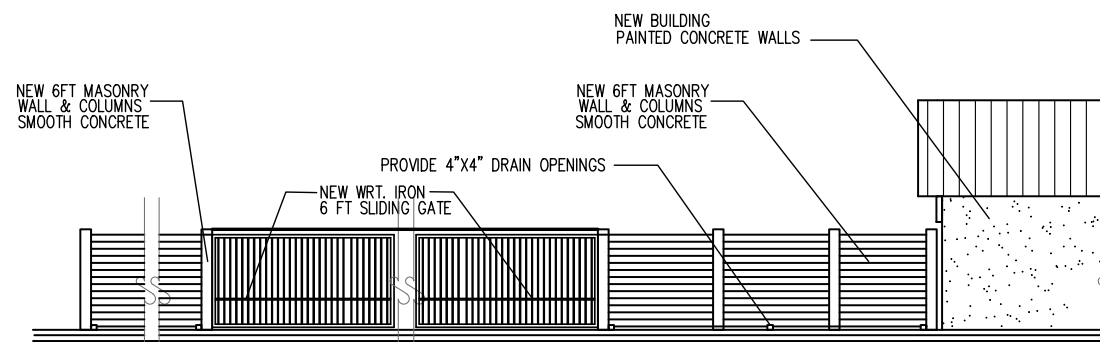
NEW BUILDING - ELEVATION WEST



Tooth Style Concrete Fence



SP1.0A SWING GATE ELEV. (EXIST. BLDG.) - A ( IRON GATE )



SP1.0B SLIDING GATE ELEV.(NEW BLDG.) - B ( IRON GATE - CMU )





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SPEARS CORPORATION BUILDING -PERSPECTIVE VIEW



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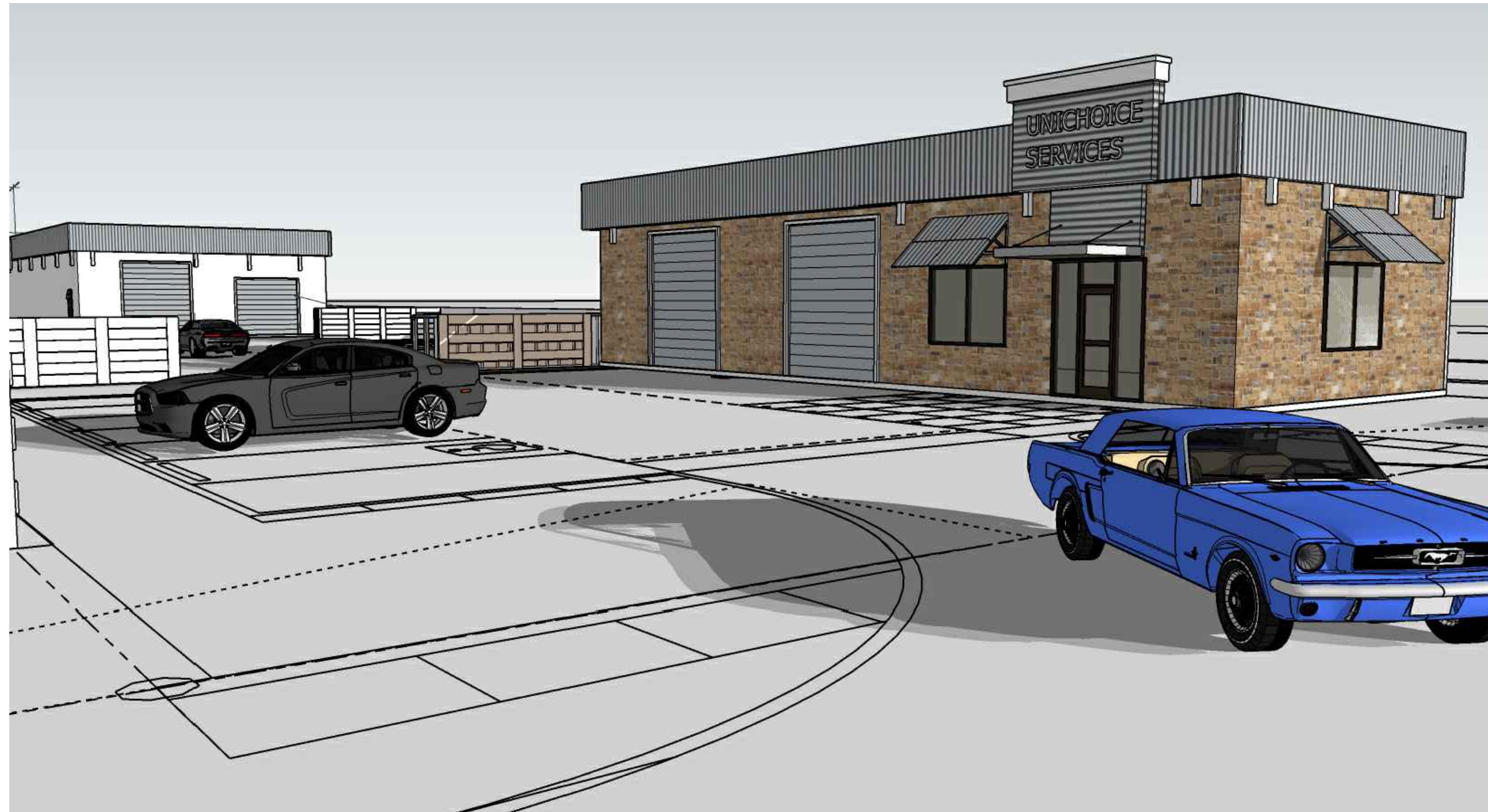
ACE BUILDING - PERSPECTIVE STREET VIEW



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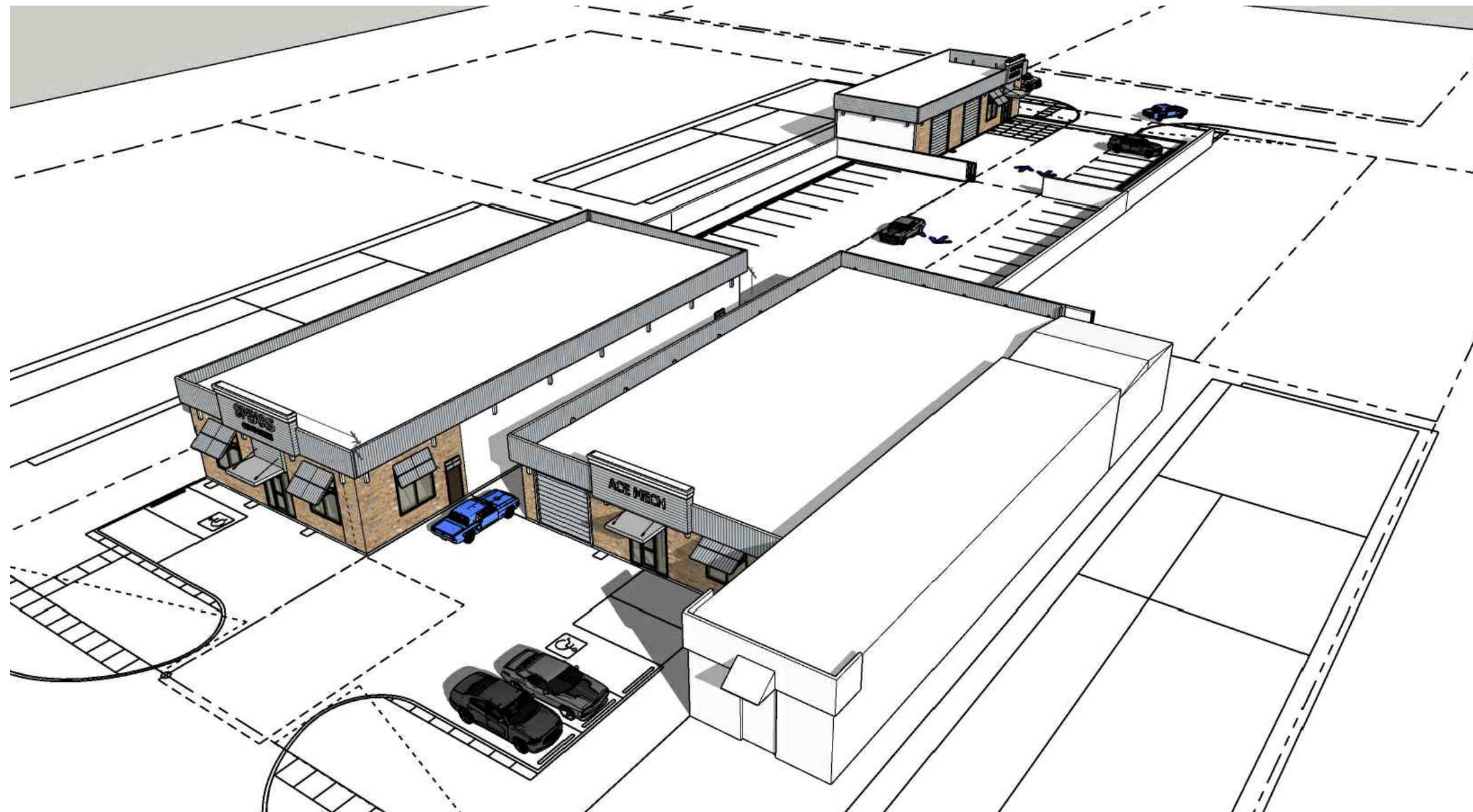
NEW BUILDING - PERSPECTIVE STREET VIEW



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SPEARS CORPORATION  
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OVERALL SITE - BIRD'S EYE VIEW