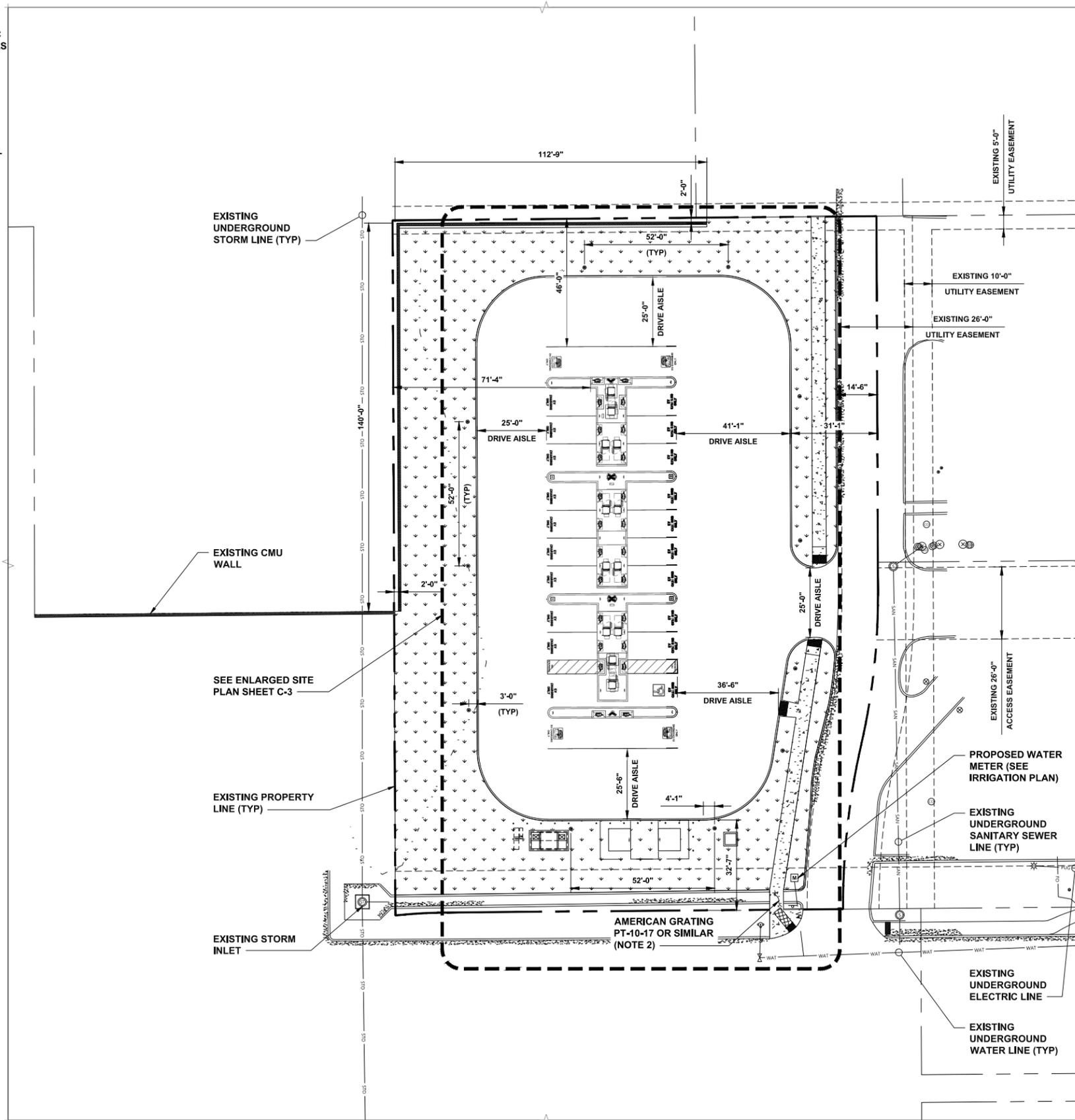


NOTES

1. NORTH RICHLAND HILLS PUBLIC WORKS CONSTRUCTION DETAILS TO BE USED FOR PROPOSED CURB RAMPS AND DRIVEWAY. SEE FIGURES 10P-1 THROUGH 12P.
2. CROSSING OVER EXISTING STORM DRAINAGE CHANNEL TO BE ADA COMPLIANT. MAINTAIN 4" MINIMUM BETWEEN CHANNEL GRADE AND BASE OF GRATING.



OVERALL SITE PLAN



ELECTRIFY AMERICA, LLC.
1950 OPPORTUNITY WAY
SUITE 1500
RESTON, VA 20190



BLACK & VEATCH

11401 LAMAR AVENUE
OVERLAND PARK, KS 66211
(913) 458-2000

PROJECT NO:	411370
DRAWN BY:	GJS
CHECKED BY:	NMB

REV	DATE	DESCRIPTION
0	02/06/26	ISSUED FOR CONSTRUCTION



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TX219019 NORTH RICHLAND HILLS
COMMON GROUND
6421 PRECINCT LINE ROAD
NORTH RICHLAND HILLS, TX 76182

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C-1



NOTES

- SOD PLANTED IN THE FALL MUST ESTABLISH ITS ROOTS BEFORE THE FIRST WINTER FROST. DETERMINE WHEN THE FIRST FROST USUALLY OCCURS, AND PLANT THE SOD NO LATER THAN ONE MONTH BEFORE THE FIRST FROST. IF THE CONSTRUCTION IS FINISHED LATER THAN ONE MONTH BEFORE THE FIRST FROST, USE STRAW UNTIL SOD CAN BE INSTALLED.
- THE CONTRACTOR SHALL RETURN SIDEWALKS, LANDSCAPING, PLANTERS, IRRIGATION SYSTEMS, AND ANY OTHER FACILITIES DISTURBED BY THE WORK TO THE SAME OR BETTER CONDITION THAN EXISTED PRIOR TO THE COMMENCEMENT OF THE WORK.
- PROPOSED ACCESSIBLE STALL AND ACCESS AISLE SHALL NOT EXCEED 2% MAX SLOPE IN ANY DIRECTION. ACCESS AISLE SHALL BE PAINTED WHITE WITH HATCH LINES SPACED A MAXIMUM OF 36" (INCHES). PROPOSED ACCESSIBLE ROUTE NOT TO EXCEED 5% MAX RUNNING SLOPE AND 2% MAX CROSS SLOPE. PAINTED LETTERING SHALL BE A MINIMUM OF 12 INCHES IN HEIGHT.
- PROPOSED JUNCTION BOX TO BE MINIMUM TIER 8 RATED WHEN IN LANDSCAPING OR TIER 22 RATED WHEN INSTALLED IN PAVEMENT. CONTRACTOR TO SIZE TO MEET LOCAL CODE.
- CONTRACTOR TO PROCURE BLACK MIN 30 GAL CAPACITY TRASH CAN WITH RAIN LID AND THE ABILITY TO BE BOLTED DOWN. SUGGESTED TRASH CAN: GLOBAL INDUSTRIAL MODEL #WB261944BK OR EQUIVALENT. MOUNT TO SURFACE COMPATIBLE WITH MANUFACTURER RECOMMENDATION.

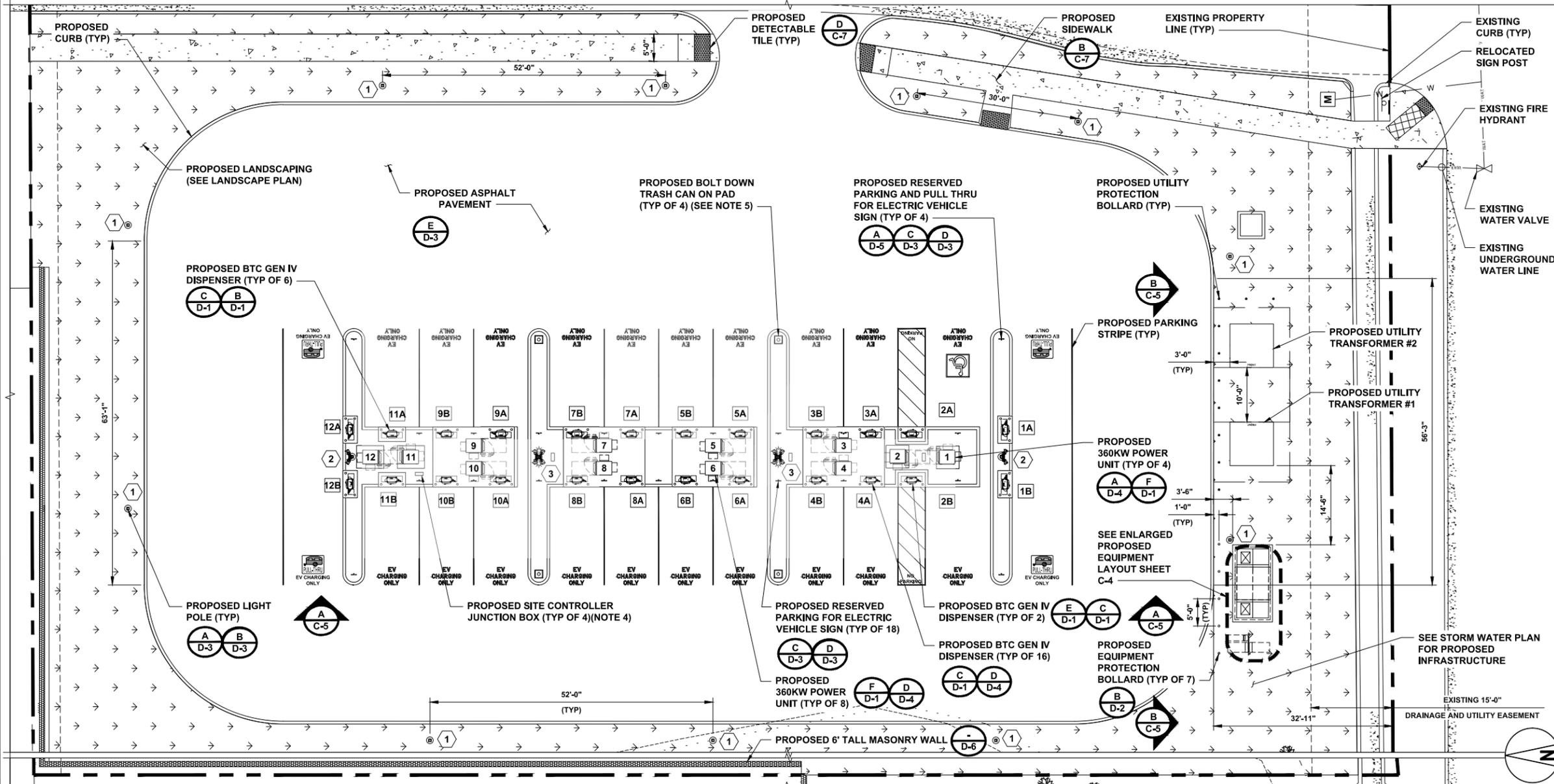
PROJECT AREA STALL COUNT	
EXISTING STALL COUNT	-
PROPOSED STALL COUNT	24
HOST APPROVED STALL COUNT	24

LIGHT POLE SCHEDULE			
SYMBOL	TYPE	QUANTITY	ORDER #
①	SINGLE HEAD NO CAMERAS	11	SEE DETAIL
②	SINGLE HEAD W/ CAMERAS	2	SEE DETAIL
③	DUAL HEAD W/ CAMERAS	2	SEE DETAIL

PROPOSED DISPENSER			PROPOSED DISPENSER		
DISPENSER NUMBER	350 KW	CONNECTOR TYPE	DISPENSER NUMBER	350 KW	CONNECTOR TYPE
1A	1*	CCS	7A	1*	CCS
1B	1*	CCS	7B	1*	CCS
2A	1*	CCS	8A	1*	CCS
2B	1*	CCS	8B	1*	CCS
3A	1*	CCS	9A	1*	CCS
3B	1*	CCS	9B	1*	CCS
4A	1*	CCS	10A	1*	CCS
4B	1*	CCS	10B	1*	CCS
5A	1*	CCS	11A	1*	CCS
5B	1*	CCS	11B	1*	CCS
6A	1*	CCS	12A	1*	CCS
6B	1*	CCS	12B	1*	CCS

*SHARED 350KW OUTPUT

*SHARED 350KW OUTPUT



ENLARGED SITE PLAN



ELECTRIFY AMERICA, LLC.
1950 OPPORTUNITY WAY
SUITE 1500
RESTON, VA 20190



BLACK & VEATCH

11401 LAMAR AVENUE
OVERLAND PARK, KS 66211
(913) 458-2000

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COMMON GROUND
6421 PRECINCT LINE ROAD
NORTH RICHLAND HILLS, TX 76182

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C-3



ELECTRIFY AMERICA, LLC.
1950 OPPORTUNITY WAY
SUITE 1500
RESTON, VA 20190



BLACK & VEATCH

11401 LAMAR AVENUE
OVERLAND PARK, KS 66211
(913) 458-2000

PROJECT NO: 411370
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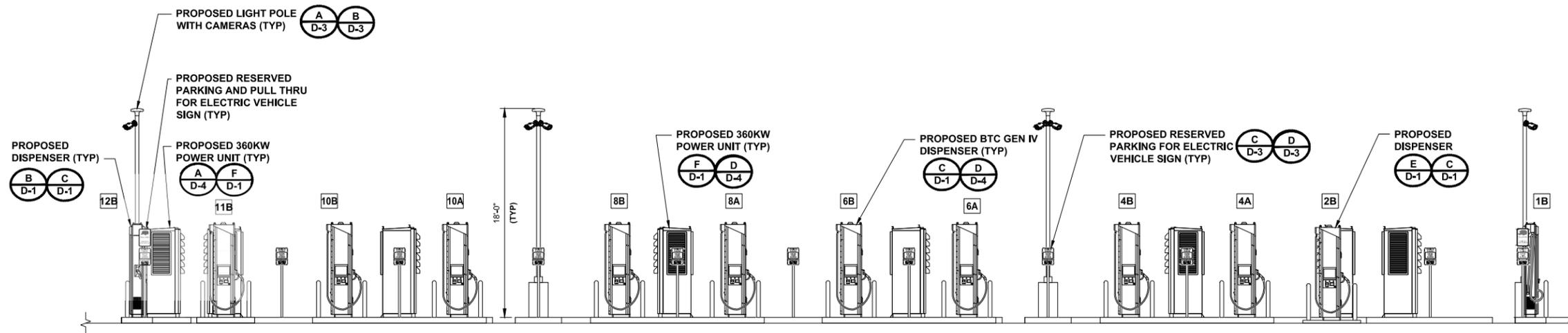


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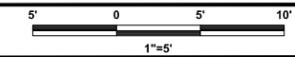
TX219019 NORTH RICHLAND HILLS
COMMON GROUND
6421 PRECINCT LINE ROAD
NORTH RICHLAND HILLS, TX 76182

SHEET TITLE
SITE ELEVATIONS

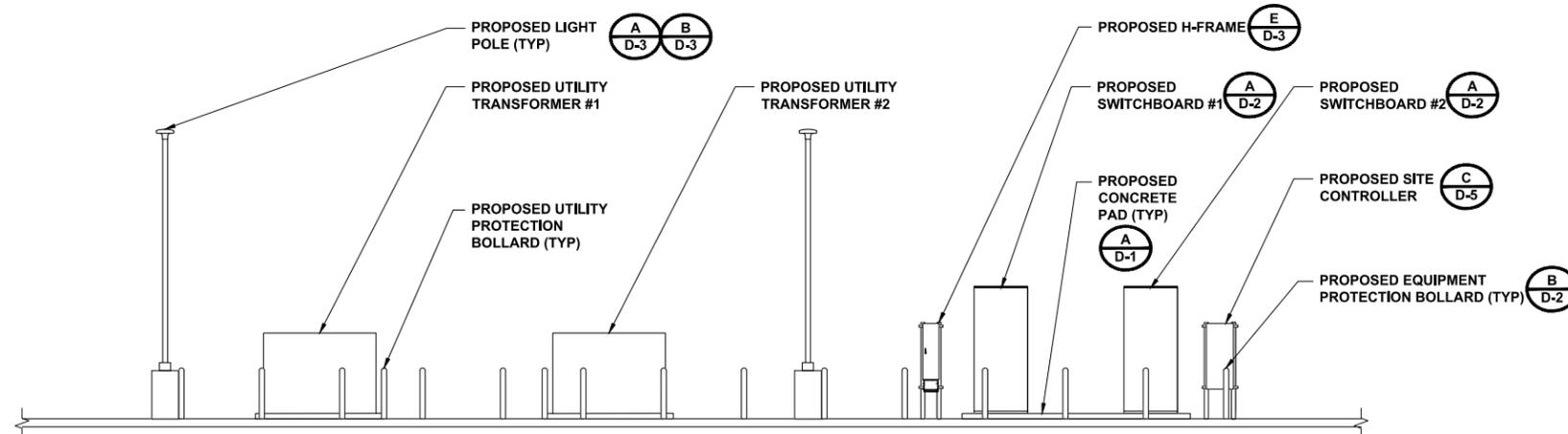
SHEET NUMBER
C-5



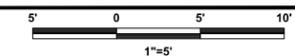
SITE ELEVATION



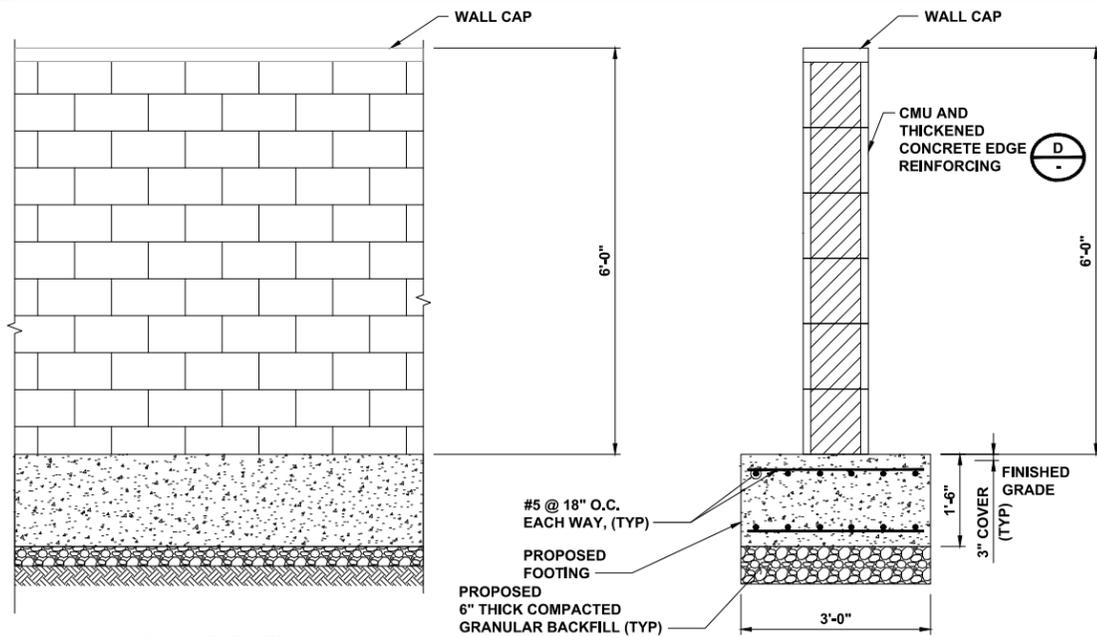
A



SITE ELEVATION



B



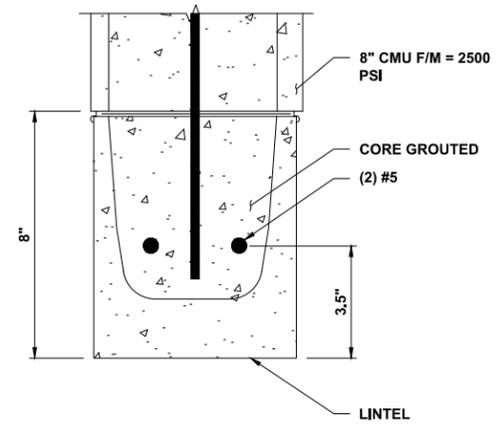
CMU WALL ELEVATION

#5 @ 18" O.C. EACH WAY, (TYP)
 PROPOSED FOOTING
 PROPOSED 6" THICK COMPACTED GRANULAR BACKFILL (TYP)

TYPICAL CMU WALL SECTION

NOTE

1. STEEL AND FASTENERS TO BE HOT DIPPED GALVANIZED.
2. CMU BLOCK TO HAVE SPLIT-FACE FINISH WITH INTEGRAL COLOR.
3. CONTRACTOR TO MATCH BLOCKS AND FACADE COLOR TO EXISTING WALL ON SOUTHWEST OF PROPERTY.
4. CONTRACTOR TO REMOVE 1 BLOCK AT THE BASE APPROXIMATELY EVERY 20 FEET TO ALLOW FOR WATER FLOW.



TYPICAL CMU WALL DETAIL

NO SCALE

A

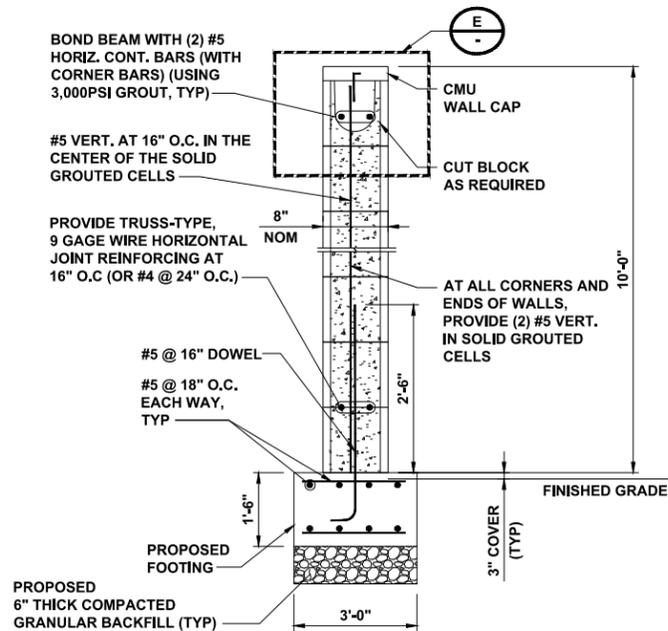
LINTEL DETAIL OF CMU WALL

NO SCALE

B

NOTES

1. USE TYPE S MORTAR.



BOND BEAM WITH (2) #5 HORIZ. CONT. BARS (WITH CORNER BARS) (USING 3,000PSI GROUT, TYP)

#5 VERT. AT 16" O.C. IN THE CENTER OF THE SOLID GROUTED CELLS

PROVIDE TRUSS-TYPE, 9 GAGE WIRE HORIZONTAL JOINT REINFORCING AT 16" O.C. (OR #4 @ 24" O.C.)

#5 @ 16" DOWEL

#5 @ 18" O.C. EACH WAY, TYP

PROPOSED FOOTING
 PROPOSED 6" THICK COMPACTED GRANULAR BACKFILL (TYP)

DETAIL NOT USED

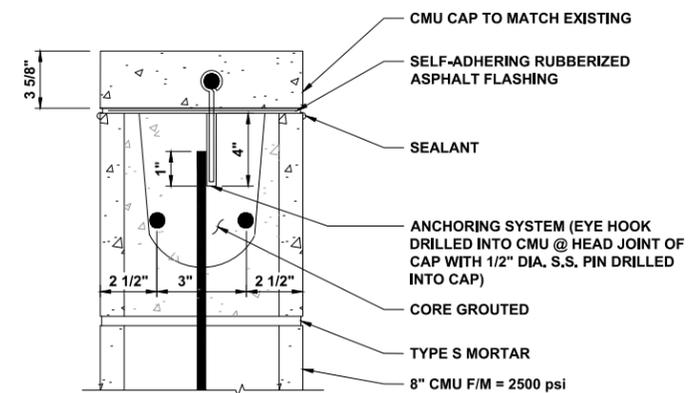
NO SCALE

C

CMU WALL REINFORCEMENT DETAIL

NO SCALE

D



CMU CAP TO MATCH EXISTING
 SELF-ADHERING RUBBERIZED ASPHALT FLASHING
 SEALANT

ANCHORING SYSTEM (EYE HOOK DRILLED INTO CMU @ HEAD JOINT OF CAP WITH 1/2" DIA. S.S. PIN DRILLED INTO CAP)

CORE GROUTED
 TYPE S MORTAR

8" CMU F/M = 2500 psi

CMU WALL PRECAST CAP DETAIL

NO SCALE

E



ELECTRIFY AMERICA, LLC.
 1950 OPPORTUNITY WAY
 SUITE 1500
 RESTON, VA 20190



BLACK & VEATCH

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TX219019 NORTH RICHLAND HILLS
 COMMON GROUND
 6421 PRECINCT LINE ROAD
 NORTH RICHLAND HILLS, TX 76182

SHEET TITLE
 EQUIPMENT DETAILS

SHEET NUMBER

D-6



ELECTRIFY AMERICA, LLC.
1950 OPPORTUNITY WAY
SUITE 1500
RESTON, VA 20190



BLACK & VEATCH

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OVERLAND PARK, KS 66211
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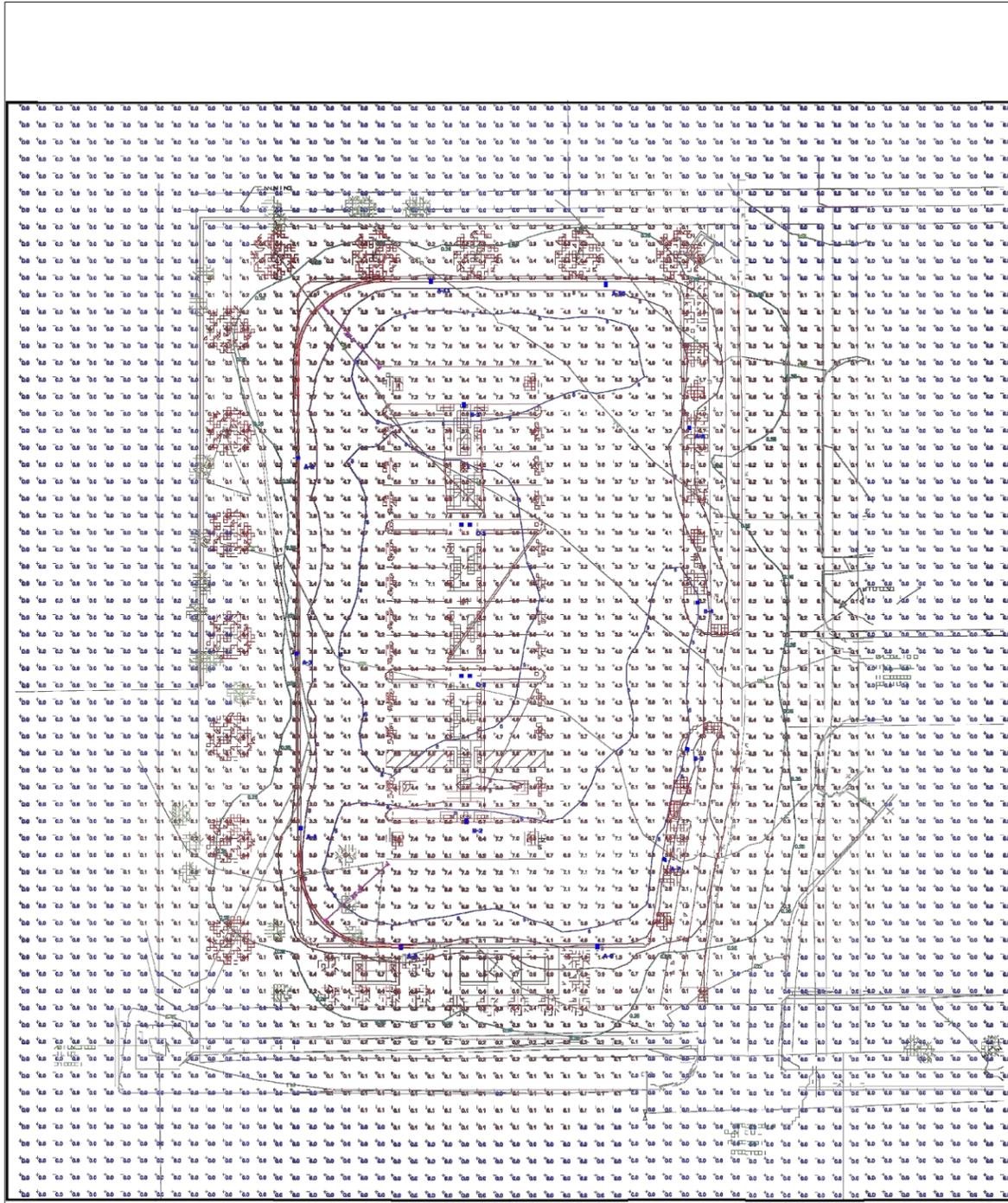


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TX219019 NORTH RICHLAND HILLS
COMMON GROUND
6421 PRECINCT LINE ROAD
NORTH RICHLAND HILLS, TX 76182

SHEET TITLE
PHOTOMETRIC ANALYSIS

SHEET NUMBER
PM-1



- NOTES**
1. ABSOLUTE 0 FC AMBIENT LIGHTING USED IN PHOTOMETRIC ANALYSIS.
 2. EXISTING LIGHTING HAS NOT BEEN MODIFIED.
 3. PHOTOMETRIC CALCS ARE SHOWN IN A 5'X5' POINT GRID IN CARDINAL DIRECTIONS.
 4. PROPOSED LIGHT FIXTURES ARE AT 18' MOUNTING HEIGHT.
 5. PROPOSED LIGHT FIXTURES ARE FULL CUTOFF.
 6. ADJACENT RESIDENTIAL PROPERTIES ARE SHIELDED VIA THE PROPOSED 6' HIGH CMU WALL.
 7. EXTERIOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF NORTH RICHLAND HILLS ORDINANCES SECTION 118-728 AFTER INSTALLATION.

D-Series Size 1 LED Area Luminaire

Specifications:

- Color Temperature: 5000K
- Color Rendering Index: 80
- Beam Spread: 120°
- Mounting Height: 18'

Ordering Information:

Series	LED	Color Temperature	Color Rendering Index	Beam Spread	Mounting Height	Notes
P2	P2	5000K	80CRI	120°	18'	Backlight Control
P2	P2	5000K	80CRI	120°	18'	Low G Rating

Shipped installed:

- DSX1 LED P2 50K 80CRI BLC3
- DSX1 LED P2 50K 80CRI T3LG

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lumens per Lamp	Distribution
□	A	9	Lithonia Lighting	DSX1 LED P2 50K 80CRI BLC3	D-Series Size 1 Area Luminaire P2 Performance Package 5000K CCT 80 CRI Type 3 Extreme Backlight Control	6548	TYPE III, SHORT, BUG RATING: B0 - U0 - G2
□	B	4	Lithonia Lighting	DSX1 LED P2 50K 80CRI T3LG	D-Series Size 1 Area Luminaire P2 Performance Package 5000K CCT 80 CRI Type 3 Low G Rating	8041	TYPE III, SHORT, BUG RATING: B1 - U0 - G2
□	C	2	Lithonia Lighting	DSX1 LED P2 50K 80CRI T3LG	D-Series Size 1 Area Luminaire P2 Performance Package 5000K CCT 80 CRI Type 3 Low G Rating	8041	TYPE III, SHORT, BUG RATING: B1 - U0 - G2

Statistics

Description	Avg	Max	Min	Max/Min	Avg/Min
Proposed Lighting	5.2 fc	9.6 fc	1.8 fc	5.3:1	2.9:1

NOTES

SCOPE OF WORK NOTES

- CONTRACTOR SHALL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR TO COMPLETE SCOPE OF WORK AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
- CONTRACTOR IS RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS, APPROVALS, AND INSPECTIONS RELATED TO SCOPE OF WORK.
- ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, AND SHALL COMPLY WITH PREVAILING ACCESSIBILITY REQUIREMENTS.
- CONTRACTOR TO VERIFY EXISTING CONDITIONS AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTS AND ACTUAL SITE CONDITIONS PRIOR TO CONSTRUCTION. DO NOT PROCEED WITH ANY PORTION OF WORK AS INDICATED IN DOCUMENTS IF OBSTRUCTIONS, DISCREPANCIES, OR UNKNOWN CONDITIONS ARE ENCOUNTERED.
- THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING, DIGGING, OR CONSTRUCTION.
- LIMITS OF WORK INDICATED ON THE DRAWINGS ARE GENERAL IN NATURE AND ARE INTENDED TO DEFINE THE GENERAL VICINITY IN WHICH THE SCOPE OF WORK EXISTS. ACTUAL LIMITS OF WORK SHALL INCLUDE ALL AREAS NECESSARY TO COMPLETE SCOPE OF DESIGN INTENT AND REESTABLISH ALL DISTURBED AREAS.
- UNLESS OTHERWISE NOTED, ALL EXISTING TREES SHALL BE PROTECTED.

SOIL PREPARATION AND TOPSOIL NOTES

- GENERAL CONTRACTOR TO PERFORM A SOIL TEST PRIOR TO LANDSCAPE WORK COMMENCING AND SHALL PROVIDE THE PROJECT LANDSCAPE ARCHITECT WITH THE RESULTS. REFERENCE THE SPECIFICATIONS FOR DETAILED REQUIREMENTS.
- GENERAL CONTRACTOR SHALL ESTABLISH A TOPSOIL MANAGEMENT PLAN/OPERATION THROUGHOUT THE CONSTRUCTION PROCESS. ON-SITE EXCESS EXCAVATIONS AND UTILITY SPOILS THAT ARE FREE OF ROCKS LARGER THAN 3/4", TRASH, DEBRIS, ROOTS, OR OTHER DELETERIOUS MATTER MAY BE USED AS GENERAL EARTH FILL BUT SHALL NOT BE USED AS TOPSOIL.
- GENERAL CONTRACTOR TO BRING ALL FUTURE PLANTING BED AREAS TO NINE (9) INCHES BELOW FINAL GRADE. ALL AREAS TO RECEIVE TURF GRASS SHALL BE BROUGHT TO SIX (6) INCHES BELOW FINAL GRADE. GENERAL CONTRACTOR TO INSTALL AND/OR COORDINATE THE INSTALLATION OF REQUIRED FERTILE TOPSOIL PER THE TOPSOIL MANAGEMENT PLAN, SOIL TEST RESULTS, AND THESE SPECIFICATIONS AND DETAILS, AND COORDINATE THE TIMING OF ROUGH GRADING, FINE GRADING, AND THE INSTALLATION OF IRRIGATION AND LANDSCAPE IMPROVEMENTS.
- THE CONTRACTOR'S BID SHALL INCLUDE ALL NECESSARY TOPSOIL (IMPORT MAY BE REQUIRED) TO BACKFILL ALL DISTURBED AREAS.
- AFTER SCARIFICATION OF THE SOIL, FIVE (5) INCHES OF FERTILE TOPSOIL SHALL BE USED TO BRING DISTURBED, FUTURE SOD TURF AREAS TO ONE (1) INCH BELOW FINAL GRADE.
- FOR FUTURE PLANTING BED PREPARATION, TILL SOIL AN ADDITIONAL SIX (6) INCHES (FIFTEEN (15) INCHES TOTAL DEPTH BELOW FINAL GRADE), APPLY FERTILIZER PER SOIL TEST RESULTS AND MANUFACTURER'S RECOMMENDATIONS, THEN ADD SIX (6) INCHES OF COMPOST AND TILL INTO A DEPTH OF TWELVE (12) INCHES (SETTLED THICKNESS), BRINGING THE TOP OF BED TO THREE (3) INCHES BELOW FINAL GRADE.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. PROVIDE UNIFORM ROUNDING AT THE TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE.

JOB CONDITION NOTES

- GENERAL CONTRACTOR TO COMPLETE WORK PRIOR TO LANDSCAPE CONTRACTOR COMMENCING WORK.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED WITH A PERMANENT BELOW-GROUND, AUTOMATIC IRRIGATION SYSTEM THAT IS DESIGNED BY A LICENSED IRRIGATOR.
 - ALL IRRIGATION SYSTEMS SHALL BE INSTALLED WITH RAIN AND FROST SENSORS AND SHALL MEET ALL APPLICABLE STATE AND LOCAL REGULATIONS.
 - ALL AREAS OTHER THAN TURF SHALL BE IRRIGATED USING NETAFLIM™ OR APPROVED EQUAL SUBTERRANEAN DRIP. DRIP IRRIGATION IS REQUIRED FOR ALL TURF AREAS NARROWER THAN 48" IN WIDTH.
 - ANY EXISTING IRRIGATION SYSTEMS UTILIZED FOR THE WATERING OF NEWLY INSTALLED LANDSCAPING ARE TO BE INSPECTED FOR FUNCTIONALITY AND REPAIRED AS NECESSARY. CONTRACTOR TO ENSURE THAT THE EXISTING SYSTEM HAS ADEQUATE CAPACITY.
 - IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO PLANTING INSTALLATION. LOCATE, PROTECT, AND MAINTAIN THE IRRIGATION SYSTEM DURING PLANTING OPERATIONS.

SUBMITTALS AND QUALITY ASSURANCE NOTES

- THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES TO THE LANDSCAPE ARCHITECT AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES. REFERENCE THE SPECIFICATIONS FOR DETAILED REQUIREMENTS.
- DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT.
- OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL PRIOR TO INSTALLATION.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED TO THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO PROVIDE A MINIMUM OF TWO (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK.
- PROVIDE MINIMUM 5% SLOPES AWAY FROM ALL STRUCTURES AND ENSURE POSITIVE DRAINAGE IS ACHIEVED THROUGHOUT.

GENERAL LANDSCAPE NOTES

- ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC., SHALL BE OF SPECIMEN QUALITY, AND SHALL MEET THE MINIMUM REQUIREMENTS AS STATED IN THE PLANT SCHEDULE AND SPECIFICATIONS.
- QUANTITIES ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY AND ARE NOT GUARANTEED TO BE ACCURATE. QUANTITIES SHOWN ON THE PLAN (INDIVIDUAL SYMBOLS) SHALL TAKE PRECEDENCE OVER LISTED QUANTITIES.
- THE GENERAL CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN IN THE DRAWINGS.
- TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD TRADE PRACTICE IN PREPARING PLANTS FOR MOVING AND IN PROPER CARE ONCE DELIVERED TO THE PROJECT SITE.
- STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR.
- SPACE PLANTINGS IN ACCORDANCE WITH THE INDICATED DIMENSIONS. MINIMALLY ADJUST SPACING AS NECESSARY TO EVENLY FILL PLANTING BEDS WITH INDICATED QUANTITY OF PLANTS. PLANT SHRUBS TO WITHIN EIGHTEEN (18) INCHES OF TREE TRUNKS, AS SHOWN AND/OR AS NECESSARY.
- ALL NON-DIMENSIONED PLANT SYMBOLS, EDGING, AND BED LINES SHALL BE SCALED FROM DRAWINGS. CURVILINEAR BED LINES ARE TO BE SMOOTH AND CONTINUOUS PER PLAN, WITHOUT ABRUPT CHANGES IN DIRECTION.
- PAINT OR STRING ALL EDGING AND BED LINE LOCATIONS ON FINAL GRADE AND STAKE THE LOCATION OF ALL PROPOSED TREES FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF PLANTING.

- PLACE PLANTINGS UPRIGHT AND PLUMB IN THE CENTER OF HOLES AND ORIENT FOR BEST APPEARANCE. PLANTS TO BE PERFECTLY UPRIGHT, REGARDLESS OF SURROUNDING GRADE; SEE DETAILS FOR PLANTING ON SLOPES.
- STAKE TREES AND LARGE SHRUBS AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS AND GRADE CHANGE (TWO STAKES UPWIND/UPHILL).
- NO TREES OR SHRUBS SHALL BE PLANTED BEFORE ACCEPTANCE OF FINE GRADING. TREE SHALL BEAR SAME RELATIONSHIP TO FINAL GRADE AS THEY BORE TO PREVIOUS GRADE.
- SEE SPECIFICATIONS AND DETAILS FOR PLANTING BED PREPARATION AND MULCHING REQUIREMENTS.
- SEE SPECIFICATIONS AND DETAILS FOR TREE PIT DIMENSIONS AND BACKFILL REQUIREMENTS.
- ALL PLANT VARIETIES MUST COME FROM A SINGLE SOURCE FOR MAINTAINING A CONSISTENT APPEARANCE.
- ALL NEW PLANTS SHALL BE CONTAINER-GROWN, UNLESS OTHERWISE NOTED IN THE PLANT SCHEDULE. MATERIAL MUST HAVE A WELL-ESTABLISHED ROOT SYSTEM THAT REACHES THE SIDES OF THE CONTAINER. THE ROOT SYSTEM MUST MAINTAIN A FIRM BALL WHEN THE CONTAINER IS REMOVED BUT SHALL NOT HAVE EXCESSIVE ROOT GROWTH ENCIRCLING THE INSIDE OF THE CONTAINER.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINAL GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- ALL SHRUB PLANTING BEDS AND LAWN AREAS ARE TO BE SEPARATED BY STEEL EDGING UNLESS OTHERWISE NOTED. NO STEEL EDGING IS TO BE INSTALLED ADJACENT TO SIDEWALKS, CURBS, FENCES, OR OTHER HARDSCAPE ELEMENTS, UNLESS SPECIFIED OTHERWISE IN THE PLANS, SPECIFICATIONS OR DETAILS.
- ROOT BARRIER TO BE INSTALLED ADJACENT TO ALL CURBS, PAVING, UTILITIES, AND STRUCTURES WHEN PROPOSED TREES ARE WITHIN 20 FEET OF THESE ELEMENTS; SEE DETAIL. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO ANY UTILITY LINE. PLACE PANELS ADJACENT APPLICABLE HARDSCAPE AND UTILITIES AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS; SEE PLAN FOR EXTENTS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIER THAT COMPLETELY ENCIRCLES THE ROOT BALL.

SOLID SOD TURF NOTES

- DO NOT PLACE SOD UNTIL FINE GRADING IS APPROVED.
- DO NOT INSTALL SOD ON FROZEN GROUND OR IF FORECAST CALLS FOR FREEZING CONDITIONS.
- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE THAT EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS ARE TO BE OVER-SEEDED WITH WINTER RYE GRASS.
- SOD SHALL BE CLEAN AND REASONABLY FREE OF WEEDS AND NOXIOUS PESTS AND INSECTS.

MAINTENANCE AND GUARANTEE NOTES

- CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL NINETY (90) DAYS AFTER FINAL ACCEPTANCE BY THE OWNER.
- CONTRACTOR SHALL PROVIDE A SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE. CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED, AND EXISTING PLANTS WITHIN OR NEAR THE LIMITS OF CONSTRUCTION, SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK.
- THE OWNER, TENANT, AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING AND IRRIGATION.
- ALL REQUIRED LANDSCAPING AREAS SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. REFERENCE SPECIFICATIONS FOR MAINTENANCE REQUIREMENTS.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREAS AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY AS NECESSARY.
- PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY OF THE COMPARABLE MATERIAL ON SITE WITHIN TEN (10) DAYS.
- REGULARLY INSPECT AND COORDINATE THE OPERATION OF THE IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED.
- ALL IRRIGATION HEADS OR LINES WHICH ARE BROKEN SHALL BE REPLACED OR REPAIRED IN A TIMELY MANNER TO PREVENT THE WASTE OF WATER AND LOSS OF PLANT LIFE.
- UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
- THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS ACCEPTED BY THE OWNER. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME	BOTANICAL NAME	QTY	SIZE	HEIGHT	SPREAD	REMARKS
SHADE TREES								
	UC	CEDAR ELM	ULMUS CRASSIFOLIA	5	3" CAL.	12' - 14'	4' - 6'	NURSERY GROWN, 6' BRANCHING HEIGHT, UPRIGHT GROWTH, STRONG CENTRAL LEADER, AND ROUNDED CANOPY.
	QS	SHUMARD OAK	QUERCUS SHUMARDII	5	3" CAL.	12' - 14'	4' - 6'	NURSERY GROWN, 6' BRANCHING HEIGHT, UPRIGHT GROWTH, STRONG CENTRAL LEADER, AND ROUNDED CANOPY.
	QV	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	8	3" CAL.	12' - 14'	4' - 6'	NURSERY GROWN, 6' BRANCHING HEIGHT, UPRIGHT GROWTH, STRONG CENTRAL LEADER, AND ROUNDED CANOPY.
SHRUBS								
	DB	DWARF BURFORD HOLLY	ILEX CORNUTA BURFORDII 'PYGMY'	18	7 GAL.	36"	24" - 36"	CONTAINER FULL, ROUND SHAPE.
	LA	MICROBURST DWARF TEXAS SAGE	LEUCOPHYLLUM X 'MICROBURST'	35	5 GAL.	24"	24" - 36"	CONTAINER FULL, ROUND SHAPE.
	IS	STOKES DWARF YAUPON HOLLY	ILEX VOMITORIA 'STOKES DWARF'	38	5 GAL.	24"	36" - 48"	CONTAINER FULL, ROUND SHAPE.
GROUND COVERS								
	CD	TIF 419 BERMUDAGRASS	CYNODON DACTYLON 'TIF 419'	11,552 SF	SOD			SOLID SOD, REFER TO NOTES AND SPECIFICATIONS

NOTE:

- ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
- ALL TREES SHALL HAVE A FULL AND UNIFORM CANOPY.
- ROOT BALLS SHOULD BE WELL-FORMED, INTACT, WITH TRUNK FIRMLY ATTACHED. MINIMUM ROOT BALL SIZE FOR A 3" CALIPER TREE IS 32".
- PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
- ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.
- DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS, CURBS, OR INSIDE PLANT BEDS.

North Richland Hills Landscape Requirements	
Landscape Area	
An area not less than 15 percent of the total lot area shall be landscaped.	
Total Lot Area: ±42,979 SF	
Minimum Required Landscape Area: ±6,447 SF (15%)	
Provided Landscape Area: ±13,768 SF (32%)	
Bufferyard	
A 15-foot bufferyard of live plant material for the entire width and distance along which the development abuts the residential district.	
Required:	Provided:
15' Bufferyard	15' Bufferyard
Masonry screening wall	Masonry Screening Wall
1 Large Tree / 30LF: 250LF/30 = 9 Trees	10 Trees
40% of Large Trees shall be evergreen: 4 x 9 = 4 Trees	4 Trees



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QUIDDITY

Texas Board of Professional Engineers
and Land Surveyors Reg. No. F-23290
4500 Mercantile Plaza Drive, Suite 2200 Fort Worth, Texas 76137
682.268.2200

PROJECT NO:	197479
DRAWN BY:	TRD
CHECKED BY:	CMK

REV	DATE	DESCRIPTION

Chelsea Kuykendall



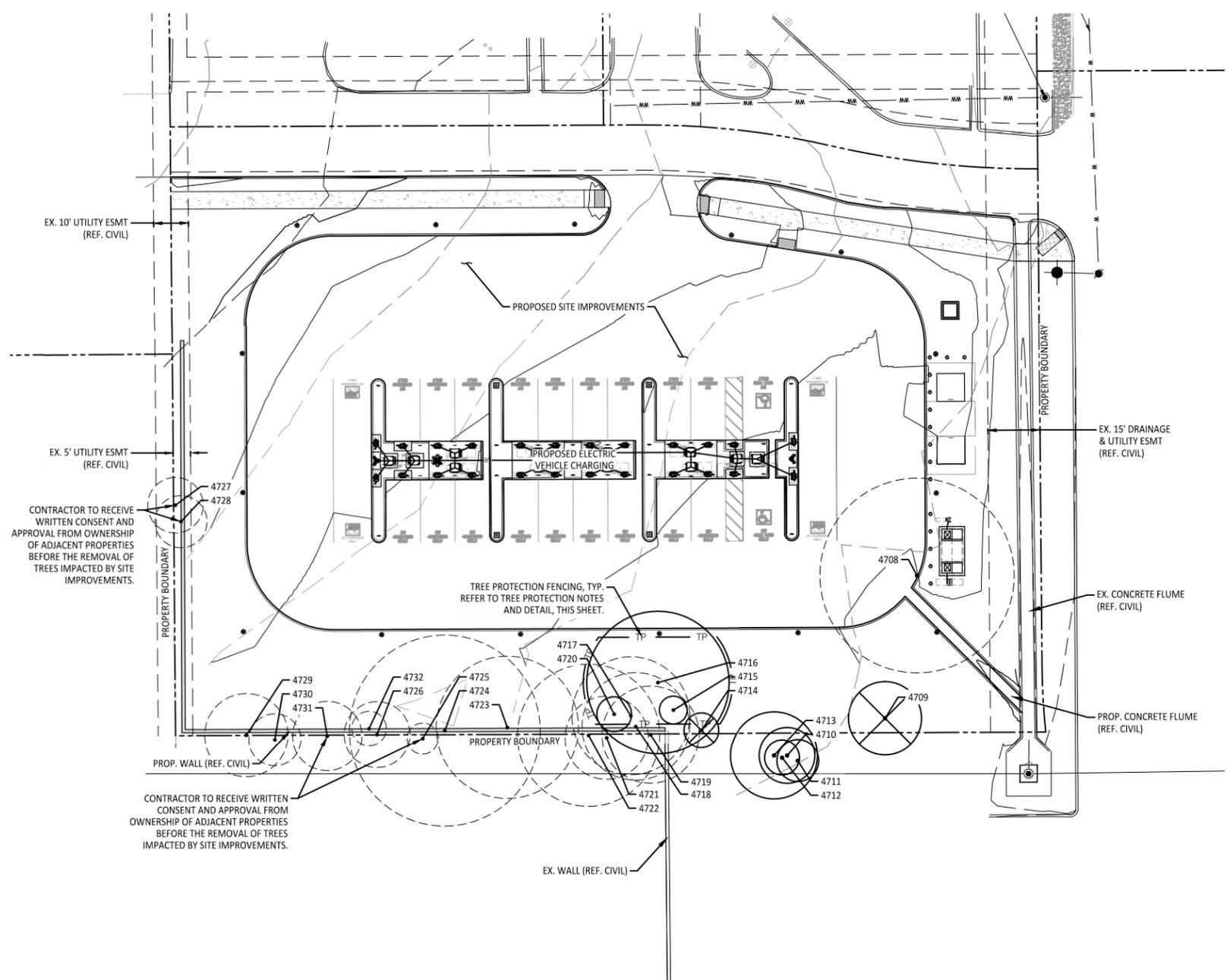
01/30/2026

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6421 PRECINCT LINE RD,
NORTH RICHLAND HILLS,
TEXAS 76182

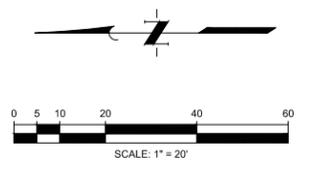
SHEET TITLE
**LANDSCAPE GENERAL
NOTES & SCHEDULE**

SHEET NUMBER
LS-1

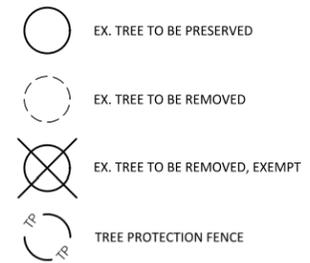


EXISTING TREE INVENTORY

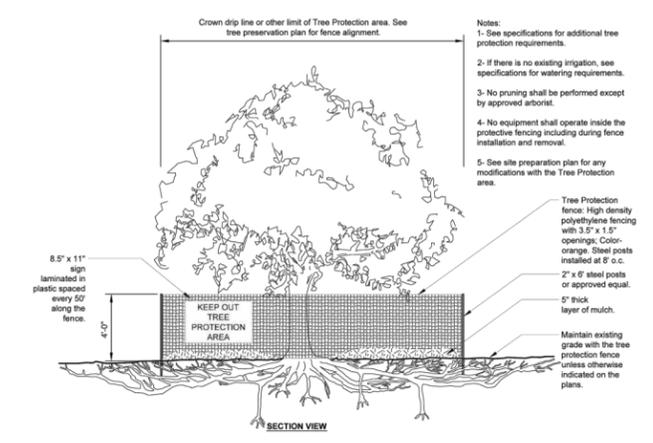
CODE	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES TO BE PRESERVED				
4720	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	5"	
4713	PYRUS CALLERYANA	BRADFORD PEAR	12.5"	
4712	PYRUS CALLERYANA	BRADFORD PEAR	5"	
4711	PYRUS CALLERYANA	BRADFORD PEAR	6"	
4716	ULMUS AMERICANA	AMERICAN ELM	20.5"	
4715	ULMUS AMERICANA	AMERICAN ELM	4"	
4710	ULMUS AMERICANA	AMERICAN ELM	8"	
TREES TO BE REMOVED				
4714	SIDEROXYLON LANUGINOSUM	GUM BUMELIA	5"	EXEMPT FROM MITIGATION. VERY POOR CONDITION.
4727	SIDEROXYLON LANUGINOSUM	GUM BUMELIA	8"	
4726	SIDEROXYLON LANUGINOSUM	GUM BUMELIA	9.5"	
4709	ULMUS AMERICANA	AMERICAN ELM	10.5"	EXEMPT FROM MITIGATION. VERY POOR CONDITION.
4731	ULMUS AMERICANA	AMERICAN ELM	10"	
4729	ULMUS AMERICANA	AMERICAN ELM	12"	
4721	ULMUS AMERICANA	AMERICAN ELM	12"	
4723	ULMUS AMERICANA	AMERICAN ELM	13.5"	
4719	ULMUS AMERICANA	AMERICAN ELM	14"	
4718	ULMUS AMERICANA	AMERICAN ELM	15.5"	
4722	ULMUS AMERICANA	AMERICAN ELM	15.5"	
4717	ULMUS AMERICANA	AMERICAN ELM	17"	
4724	ULMUS AMERICANA	AMERICAN ELM	27.5"	
4708	ULMUS AMERICANA	AMERICAN ELM	28"	
4725	ULMUS AMERICANA	AMERICAN ELM	4.5"	
4732	ULMUS AMERICANA	AMERICAN ELM	5"	
4728	ULMUS AMERICANA	AMERICAN ELM	7.5"	
4730	ULMUS AMERICANA	AMERICAN ELM	7.5"	



LEGEND



TREE MITIGATION	
Total inches:	283.5
Total inches exempt:	15.5
Total inches preserved:	61
Total inches removed:	207
Total inches to be mitigated:	207
Mitigation Method	
Total inches mitigated by planting:	54
Total inches mitigated by either:	
Offsite planting:	
Tree fund:	



TREE PROTECTION NOTES:

- CONTRACTOR TO ENSURE THAT TREE PROTECTION FENCING IS INSTALLED BEFORE GRADING COMMENCES AND MAINTAINED THROUGHOUT THE DURATION OF ANY AND ALL CONSTRUCTION ACTIVITIES.
- CONTRACTOR TO ENSURE TREE PROTECTION FENCING IS INSTALLED OUTSIDE THE DRIP LINE OF EXISTING TREES SHOWN TO REMAIN WHERE POSSIBLE.
- TREE PROTECTION FENCING LOCATED IN CLOSE PROXIMITY TO STREET INTERSECTIONS AND / OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DESIGN CRITERIA.
- CONTRACTOR TO MARK ALL TREES TO BE PRESERVED IN A MANNER TO ALLOW FOR QUICK FIELD AND PLAN COORDINATION AND SHALL NOTIFY THE CITY OF THE MARKING. THIS IS TO TAKE PLACES PRIOR TO GRADING AND ALL CONSTRUCTION ACTIVITIES. CONTRACTOR TO COMPLY WITH ALL CITY REQUIREMENTS FOR TREE PROTECTION.
- ALL EXISTING TREES SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND SHALL REMAIN PROTECTED DURING CONSTRUCTION.
- ORANGE SAFETY FENCING SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION.
- CONTRACTOR SHALL NOT DISTURB ROOTS 1 1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES TO REMAIN AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES.
- TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO LOCAL JURISDICTION'S SATISFACTION.
- ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS.
- NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
- WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY, ONCE PER WEEK DURING PERIODS OF HOT AND DRY WEATHER. SPRAY TREE CANOPY PERIODICALLY WITH WATER TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- CLOSE ALL TRENCHES WITHIN EXISTING TREE CANOPY DRIP LINES WITHIN 24 HOURS OF DIGGING.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED AND CONCLUDED, AND AFTER THE JURISDICTION PERMITS THEIR REMOVAL.

1 TREE PROTECTION DETAIL
N.T.S.



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QUIDDITY

Texas Board of Professional Engineers
and Land Surveyors Reg. No. F-33290
4500 Mercantile Plaza Drive, Suite 2200 Fort Worth, Texas 76137
682.268.2200

PROJECT NO:	197479
DRAWN BY:	TRD
CHECKED BY:	CMK

REV	DATE	DESCRIPTION



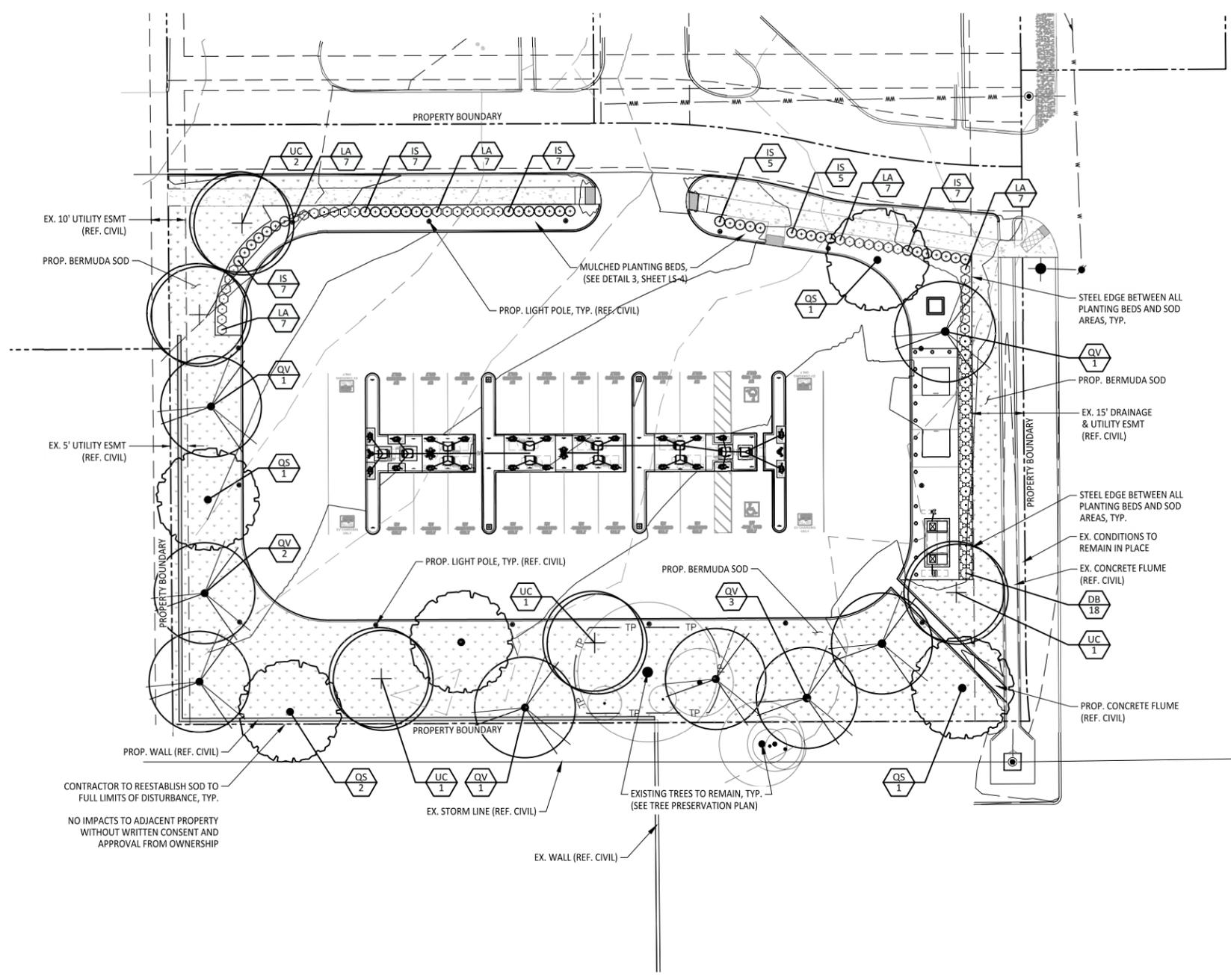
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6421 PRECINCT LINE RD,
NORTH RICHLAND HILLS,
TEXAS 76182

SHEET TITLE
**LANDSCAPE TREE
PRESERVATION PLAN**

SHEET NUMBER
LS-2



PLANT SCHEDULE

SYMBOL CODE COMMON NAME

SHADE TREES

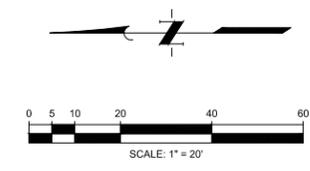
-  UC CEDAR ELM
 -  QS SHUMARD OAK
 -  QV SOUTHERN LIVE OAK
- SHRUBS**
-  DB DWARF BURFORD HOLLY
 -  LA MICROBURST DWARF TEXAS SAGE
 -  IS STOKES DWARF YAUPON HOLLY

GROUND COVERS

-  CD TIF 419 BERMUDAGRASS

EXISTING TREES

-  EXISTING TREE TO REMAIN



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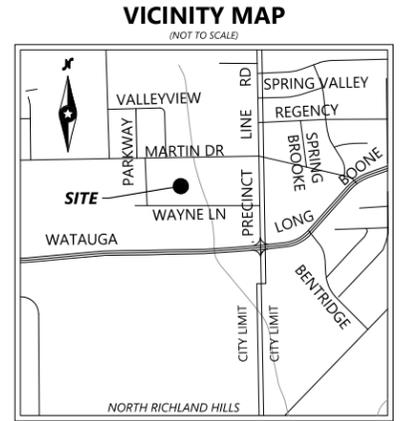
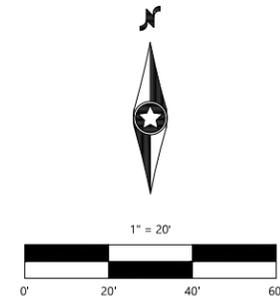
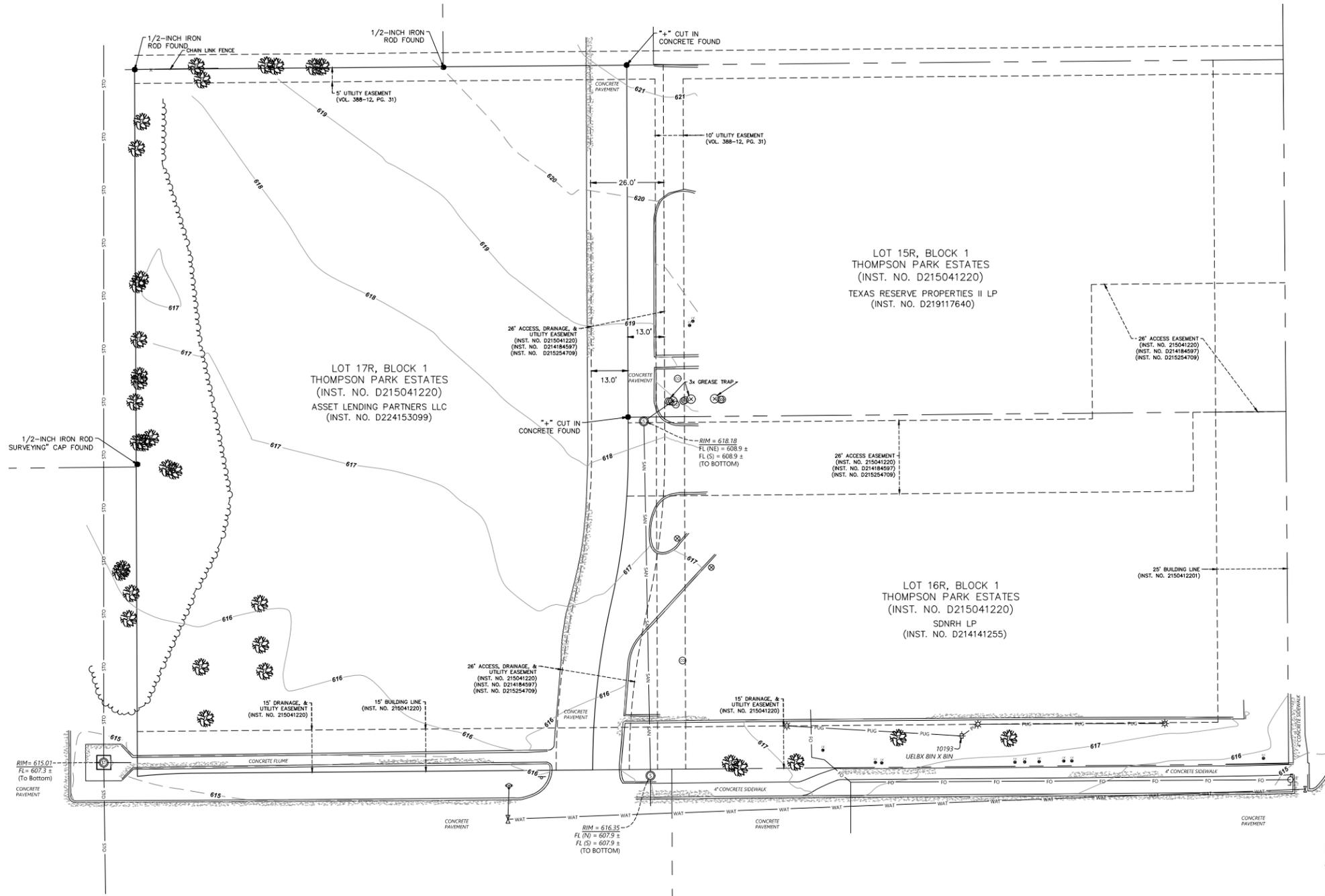
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TEXAS 76182

SHEET TITLE
LANDSCAPE PLANTING PLAN

SHEET NUMBER
LS-3



LEGEND

	SANITARY MANHOLE		POWER UNDERGROUND
	SEWER CLEANOUT		SANITARY SEWER
	STORM MANHOLE		STORM SEWER
	HYDRANT		WATERMAIN
	GATE VALVE		FIBER OPTIC
	STREET LIGHT		FENCE LINE
	POWER POLE		CURB & GUTTER
	STEEL/WOOD POST		CONCRETE SURFACE
	SIGN		TREE LINE
	IRRIGATION VALVE		BOUNDARY LINE
	DECIDUOUS TREE		RIGHT-OF-WAY LINE
	FOUND MONUMENT (SEE LABEL)		LOT LINE
			EASEMENT LINE

**LEGAL DESCRIPTION PER TITLE REPORT
ORD-3703137-C0S3C0 & ORD-370465-W7Z7Y8**

TRACT 1 (Including any improvements):

Lot 17R, Block 1 of THOMPSON PARK ESTATES, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the Replat thereof recorded under Clerk's File No. D215041220, Plat Records, Tarrant County, Texas.

TRACT 2 (Easement Estate):

Non-exclusive Easement Estate as created by Reciprocal Easement Agreement dated June 30, 2014, executed by H. Keith Bertelson, an individual and SDNRH LP, a Texas limited Partnership filed August 25, 2014, recorded under Clerk's File No. D214184597, Real Property Records, Tarrant County, Texas, as affected by First Amended recorded under Clerk's File No. D21554709, Real Property Records, Tarrant County, Texas.

SURVEYOR'S STATEMENT

I hereby certify that this plan was prepared by me and under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Texas. The field work was completed on 05/08/2025.

Dustin C. Pustejovsky, PLS 2025-05-14

Dustin C. Pustejovsky, PLS
6690
Dustin.pustejovsky@westwoodsps.com



FOR REFERENCE ONLY

GENERAL NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, US Survey Foot, based on observations made on May 8, 2025 with a combined scale factor of 1.000000.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Parker County, Texas and Incorporated Areas, Map No. 48439C0050K, Community-Panel No. 480600 0060 K, Revised Date: September 25, 2009. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- This is a topographic exhibit only. All boundary and title exception lines displayed are approximate and shown for graphical reference. The approximate boundary line was placed using found monumentation, but a full boundary survey was not performed on the subject property and this survey does not meet Texas Minimum Standards for Boundary Surveys. This survey is only intended to depict observed features and improvements shown.
- Elevations are based on NAVD88 Datum.
- The subject property is zoned "GC" General Commercial per the City of Haslet zoning map. No zoning information was provided by the client. For zoning code, contact the City of Austin planning department.
- No underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility appurtenances are shown. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

**ITEMS OF RECORD PER TITLE REPORT
ORD-3703137-C0S3C0 & ORD-370465-W7Z7Y8**

- | | | | |
|--|------------|---------------------------|-----------------------------------|
| 1) Deed | 10/22/1993 | Book 11290 Page 1814 | Does Not Affect |
| 2) Reciprocal Easement Agreement | 08/25/2014 | Instrument No. D214184597 | Affects as shown heron |
| 3) First Amendment Reciprocal Easement Agreement | 11/11/2015 | Instrument No. D215254709 | Affects as shown heron |
| 4) Easement Agreement | 06/08/2016 | Instrument No. D216123360 | Does not Affect |
| 5) Affidavit and Memorandum of Contract | 06/04/2024 | Instrument No. D224097407 | Blanket in nature |
| 6) Lots 15 thru 27, Block 1 & All of Block 2 Thompson Park Estates | | Plat Book 388 Page 12 | Affects as shown heron |
| 7) Lots 15 r, 16R and 17R, Block 1 Thompson Park Estates | 03/02/2015 | Instrument No. D215041220 | Affects; same as subject property |

DRAWN: MMJ
CHECKED: DCP
SCALE: 1" = 20'

INITIAL ISSUE: 05/08/25
REVISIONS:

PREPARED FOR:
ELECTRIFY AMERICA, LLC
RESTON, VIRGINIA 20190

**LOT 17R, BLOCK 1
THOMPSON PARK ESTATES**
BEING OUT OF THE
TANDY K. MARTIN SURVEY, ABSTRACT NO. 1055,
TARRANT COUNTY, TEXAS

Westwood
Phone (817) 562-3350 9800 HILLWOOD PKWY., STE 250
FORT WORTH, TX 76177
westwoodps.com
Westwood Professional Services, Inc.
TPSLS ENGINEERING FIRM REGISTRATION NO. 11756
TPSLS SURVEYING FIRM REGISTRATION NO. 10074501

TOPOGRAPHIC
EXHIBIT

PROJECT NUMBER: R0034170.0215 DATE: 05/08/2025

SHEET NUMBER:
1 OF 1