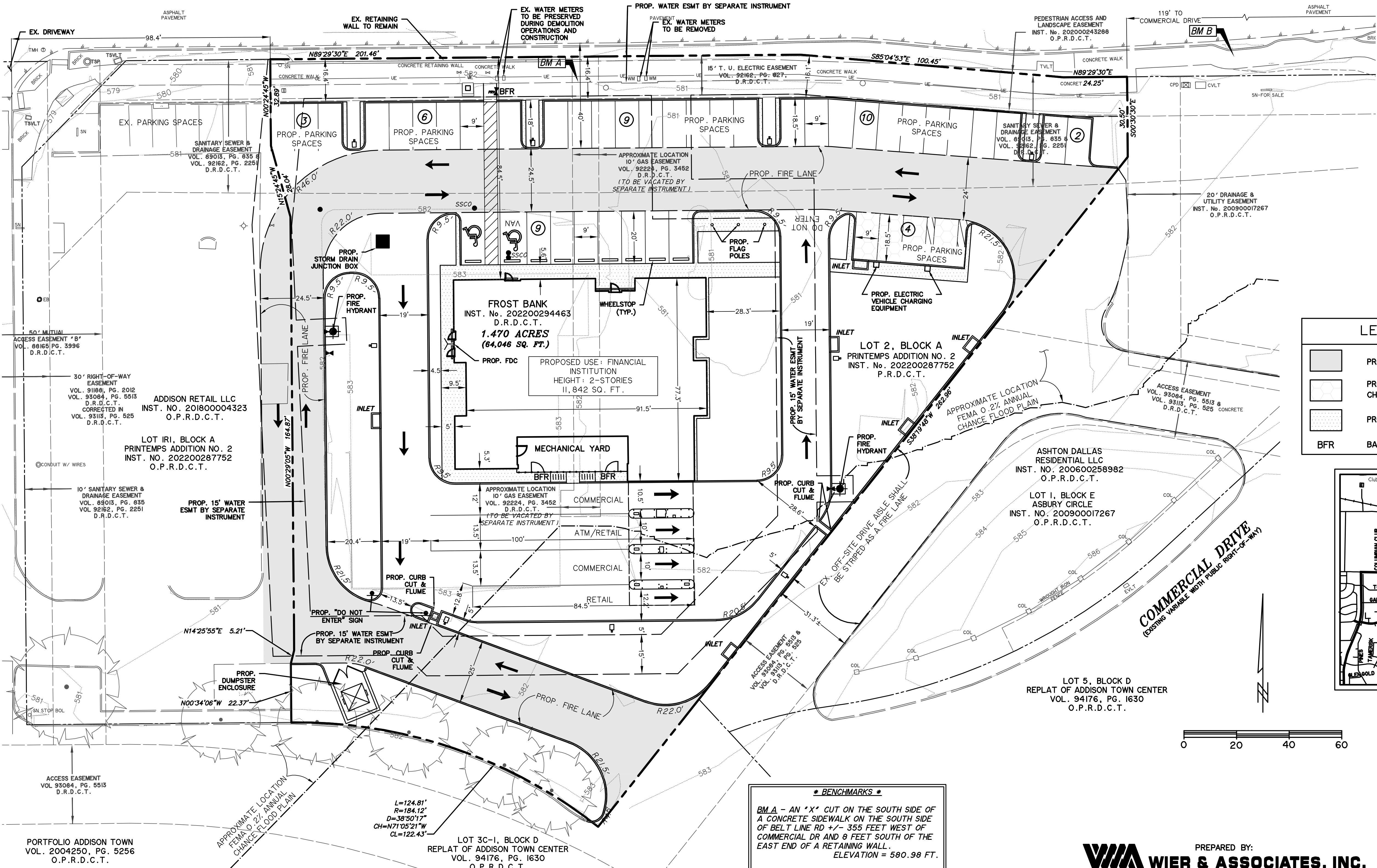


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**BELT LINE ROAD**  
(EXISTING 100' RIGHT-OF-WAY)



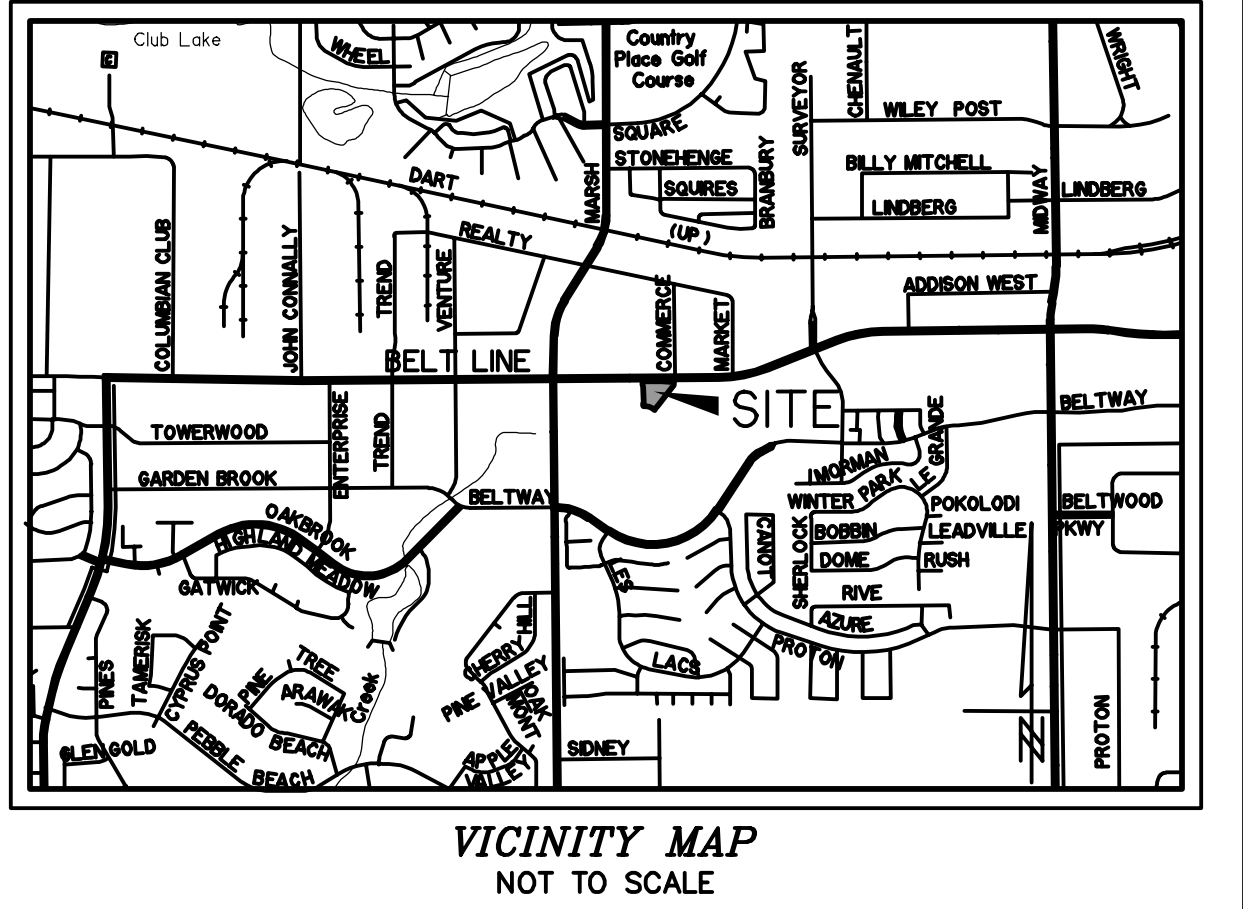
FROST BANK ADDISON SITE DATA	
PRINTEMPS ADDITION LOT 2, BLOCK A	
<b>GENERAL</b>	
EXISTING ZONING	PLANNED DEVELOPMENT (PD)- LOCAL RETAIL ORD. NO. 022-27
PROPOSED ZONING	PD AMENDMENT
CURRENT USE	VACANT BUILDING
PROPOSED USE	FINANCIAL INSTITUTION
<b>OVERALL SITE</b>	
GROSS SITE AREA	1.470 ACRES
SITE FRONTAGE	326 FT
SITE WIDTH	VARIABLE
SITE DEPTH	293 FT
IMPERVIOUS COVER	1.12 ACRES
PERVIOUS COVER	0.35 ACRES
<b>BUILDING DATA</b>	
BUILDING AREA	11,842 SQ. FT. WITHIN 2 STORIES
BUILDING HEIGHT	30 FT. 10 IN. (2-STORY)
DRIVE THRU CANOPY	1,171 SQ. FT.
BUILDING COVERAGE	20%
<b>REQUIRED PARKING</b>	
PARKING SPACE RATIO	1/300 S.F.
TOTAL PARKING REQUIRED	38
PARKING PROVIDED	43 (4 EV CHARGING)
ADA PARKING REQUIRED	2
ADA PARKING PROVIDED	2

**\* LEGEND \***

CI	CURB INLET
CONC.	CONCRETE
EB	ELECTRIC BOX
FH	FIRE HYDRANT
FOVLT	FIBER OPTIC VAULT
GL	GROUND LIGHT
GUY	GUY WIRE
ICV	IRRIGATION CONTROL VALVE
LP	LIGHT POLE
PP	POWER POLE
PPC	POWER POLE W/CONDUIT
PLP	POWER POLE W/LIGHT POLE
PPT	POWER POLE W/TRANSFORMER
SN	SIGN
SSMH	SANITARY SEWER MANHOLE
TPD	TELEPHONE PEDESTAL
TVLT	TELEPHONE VAULT
WM	WATER METER
WV	WATER VALVE
WVLT	WATER VAULT
OE	OVERHEAD ELECTRIC LINE

LEGEND	
[Pattern]	PROP. ON-SITE FIRELANE
[Pattern]	PROP. ELECTRIC VEHICLE CHARGING STALLS
[Pattern]	PROP. SIDEWALK
[Symbol]	BFR BARRIER FREE RAMP



**\* BENCHMARKS \***

**BM A** - AN "X" CUT ON THE SOUTH SIDE OF A CONCRETE SIDEWALK ON THE SOUTH SIDE OF BELT LINE RD +/- 355 FEET WEST OF COMMERCIAL DR AND 8 FEET SOUTH OF THE EAST END OF A RETAINING WALL.  
ELEVATION = 580.98 FT.

**BM B** - AN "X" CUT ON THE SOUTHWEST CORNER OF A CURB INLET ON THE SOUTH SIDE OF BELT LINE RD +/- 105 FEET WEST OF THE CENTERLINE OF COMMERCIAL DR.  
ELEVATION = 580.40 FT.

**BM C** - AN "X" CUT ON THE EAST CORNER OF A CURB INLET AT THE NORTHWEST END OF A ROW OF PARKING STALLS +/- 330 FEET SOUTH OF THE SOUTH CURBLINE OF BELT LINE RD, +/- 80 FEET SOUTHWEST OF ASBURY LN, AND +/- 300 FEET EAST OF THE CENTERLINE OF BUSINESS AVE.  
ELEVATION = 583.89 FT.

- NOTES:**
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
  - EXISTING VACANT RESTAURANT BUILDING AND SITE IS PROPOSED TO BE DEMOLISHED.
  - RETAIL BUILDING PREVIOUSLY SHOWN ON PRIOR SITE LAYOUT IS NOT PROPOSED NOT INTENDED TO BE DEVELOPED.
  - THIS PROPERTY IS LOCATED WITHIN FEMA ZONE 'X' PER FEMA PANEL 48113C0180K, EFFECTIVE 07/07/2014,

SITE PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.  
Prepared By/Or Under Direct Supervision Of Priya Acharya, PE  
Texas Registration No. 110146 On Date Shown Below.

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com

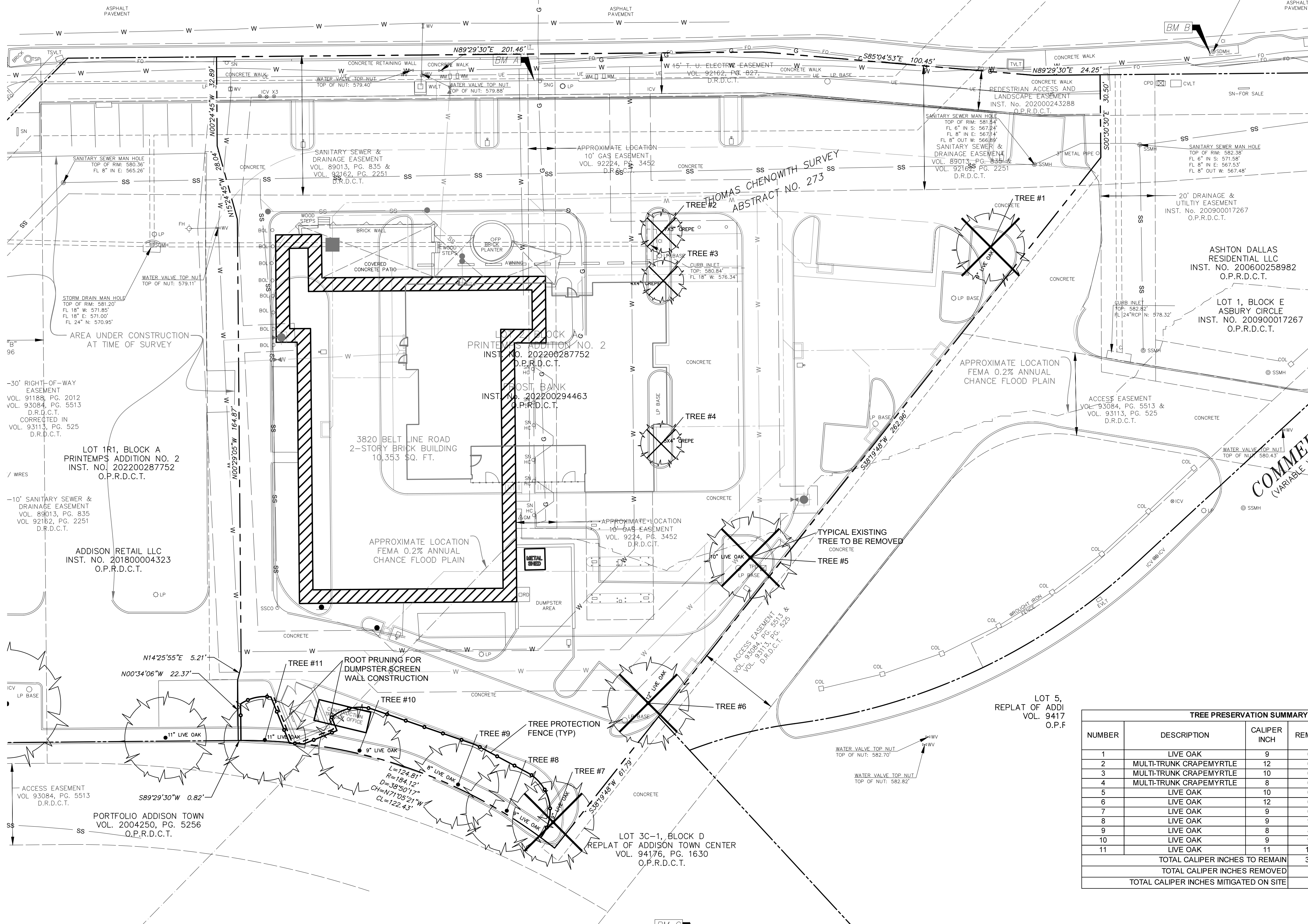
<b>DEVELOPER</b> FROST BANK ROSS WOOD 3838 ROGERS DR. SAN ANTONIO, TX 78251 210-220-5842 ROSS.WOOD@FROSTBANK.COM	<b>ARCHITECT</b> HAHNFELD HOFFER STANFORD MICHAEL HOFFER, AIA 200 BAILEY AVE., SUITE 200 FORT WORTH, TX 76107 817-921-5928 MHOFFER@HAHNFELD.COM	<b>ENGINEER</b> WIER & ASSOCIATES, Inc. PRIYA ACHARYA, P.E. 2201 E. LAMAR BLVD. STE. 200E ARLINGTON, TX 76006 817-467-7700 PRIYAA@WIERASSOCIATES.COM
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**CASE # 1871 - Z**  
**CONCEPT PLAN**  
**FROST BANK ADDISON**  
**LOT 2, BLOCK A**  
**PRINTEMPS ADDITION NO. 2**  
**3820 BELT LINE ROAD**  
**ADDISON, TEXAS 75254**

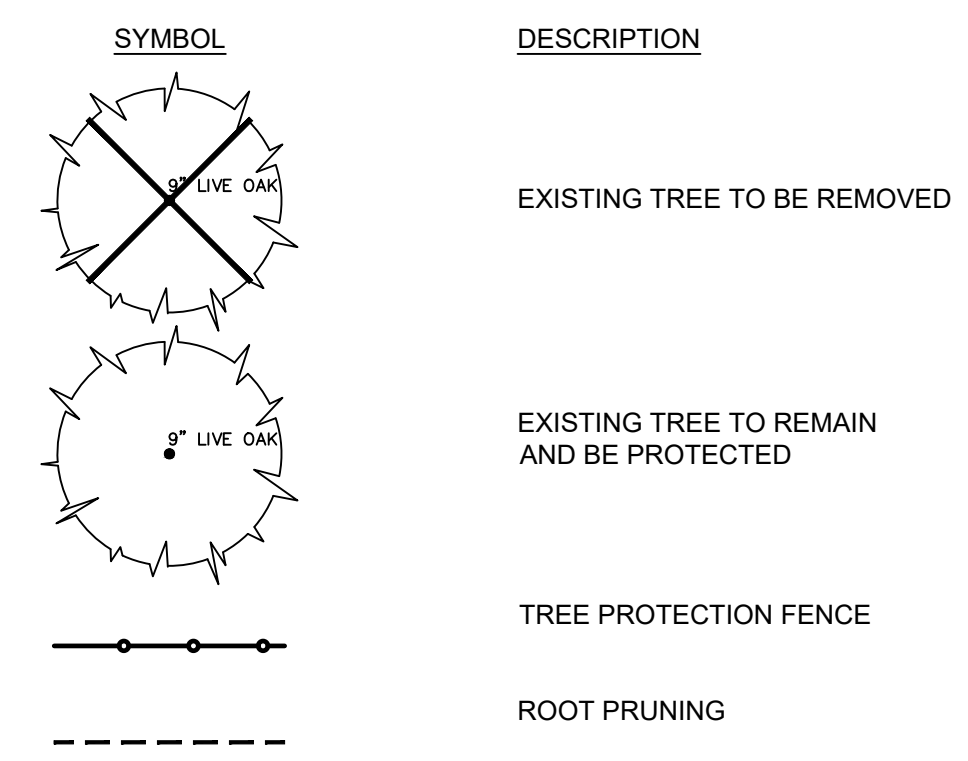
BEING 1.470 ACRES  
OF LAND LOCATED IN THE  
THOMAS CHENOWITH SURVEY,  
ABSTRACT No. 273  
CITY OF ADDISON, DALLAS COUNTY, TEXAS.

SUBMITTAL DATE: 02/15/2023  
DATE: 2/15/2023  
SHEET 1 OF 1  
DATE: 2/15/2023  
W.A. No. 22051

**BELT LINE ROAD**  
(100' RIGHT-OF-WAY)



**TREE PRESERVATION LEGEND**



**NOTE:**  
DO NOT PARK, DRIVE, STAGE MATERIALS OR OTHERWISE PLACE ANYTHING UNDER EXISTING TREES TO REMAIN, INCLUDING TREES NOT SHOWN ON THE PLANS. ALL EXISTING TREES ON SITE SHALL BE PROTECTED WITH THE UTMOST IMPORTANCE AND TREE CARE AS DIRECTED BY THE LANDSCAPE ARCHITECT.

**TREE PROTECTION AND REMOVAL SUMMARY:**  
REFER TO L1-2

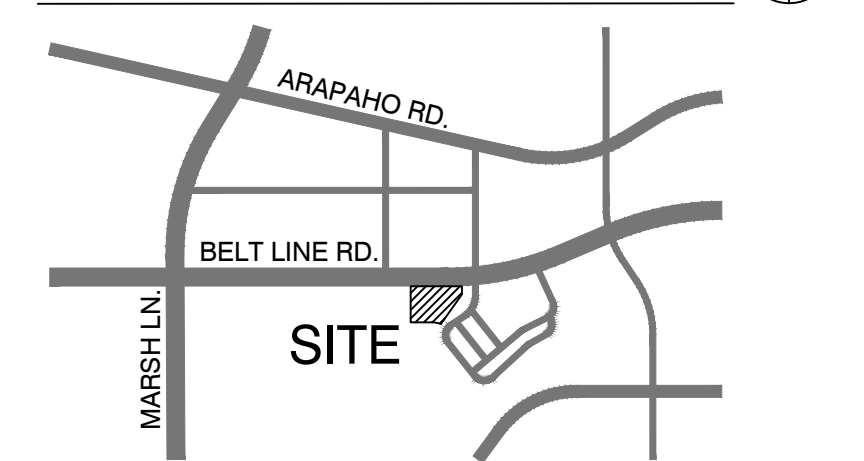
**TREE PROTECTION DETAILS:**  
REFER TO SHEET L1-2

**SPECIFICATIONS:**  
01 56 39 - TREE PROTECTION, REMOVAL AND PRUNING  
32 92 00 - TURF AND GRASSES  
33 93 00 - LANDSCAPING  
33 41 14 - LANDSCAPE DRAINAGE WITH BRIDGING STONE

**TREE PRESERVATION NOTES**

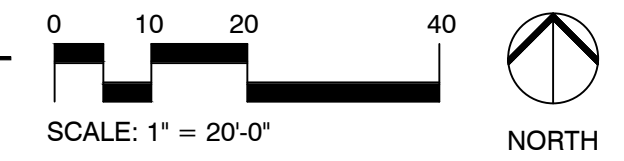
- REFER TO CIVIL DRAWING SHEETS FOR GRADING CUTS ADJACENT TO EXISTING TREES. COORDINATE W/ ARBORIST.
- REFER TO SHEET L1.02 FOR TREE PROTECTION AND PRUNING DETAILS.
- TREE PROTECTION MUST OCCUR PRIOR TO DEMOLITION OR CONSTRUCTION.
- ALL PROTECTED TREES MUST BE FLAGGED WITH COLORED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF AT LEAST 4 FEET SO AS TO BE VISIBLE TO WORKERS ON FOOT OR DRIVING EQUIPMENT.
- A PROTECTED TREE (DESIGNATED 'TO REMAIN' ON THE PLAN) MUST HAVE PROTECTIVE FENCING WHICH COMPLETELY ENCLOSES THE DRIP LINE OF THE TREE UNTIL CONSTRUCTION IS COMPLETED. FENCING TO BE HELD 3 FEET FROM EDGE OF CANOPY DRIP LINE. DURING CONSTRUCTION, NO EXCESS SOIL, ADDITIONAL FILL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS MAY BE PLACED INSIDE THE PROTECTIVE BARRIER, NOR MAY ANY SOIL BE REMOVED FROM WITHIN THE BARRIER. CONTRACTOR IS TO PROVIDE TEMPORARY, CONTINUOUS FENCING AT THE DRIP LINE, MIN. HEIGHT 4 FEET. FENCING MATERIAL - REFER TO SPECIFICATION SECTION 01 5639.
- TREE PRUNING SHALL COMPLY WITH ARBORIST'S PRACTICES AND AS PER SPECIFICATION SECTION 01 5639. REMOVE ALL DEADWOOD FROM TREE CANOPIES. PROVIDE REPAIR TO EXISTING DAMAGED TREES PER ARBORIST'S RECOMMENDATIONS. REMOVE SUCKERS FROM TRUNKS AND LIMB UP LOWER BRANCHES TO MIN. 7' CLEAR AT BOTTOM OF CANOPY, UNLESS TREE IS TOO SMALL FOR THIS PROCEDURE.

**VICINITY MAP (NO SCALE)**



TREE PRESERVATION SUMMARY					
NUMBER	DESCRIPTION	CALIPER INCH	REMAIN	REMOVE	REASON FOR REMOVAL
1	LIVE OAK	9	0	9	PARKING
2	MULTI-TRUNK CRAPEMYRTLE	12	0	12	PARKING
3	MULTI-TRUNK CRAPEMYRTLE	10	0	10	BUILDING
4	MULTI-TRUNK CRAPEMYRTLE	8	0	8	BUILDING
5	LIVE OAK	10	0	10	PARKING
6	LIVE OAK	12	0	12	PARKING
7	LIVE OAK	9	0	9	PARKING
8	LIVE OAK	9	9	0	N/A
9	LIVE OAK	8	8	0	N/A
10	LIVE OAK	9	9	0	N/A
11	LIVE OAK	11	11	0	N/A
TOTAL CALIPER INCHES TO REMAIN			37		
TOTAL CALIPER INCHES REMOVED				70	
TOTAL CALIPER INCHES MITIGATED ON SITE				70	

**1 TREE PRESERVATION PLAN**  
1" = 20'-0"



CCA Landscape Architects, Inc.  
12700 Hillcrest Road  
Suite 49  
Dallas, TX 75230  
P. 214-739-9105

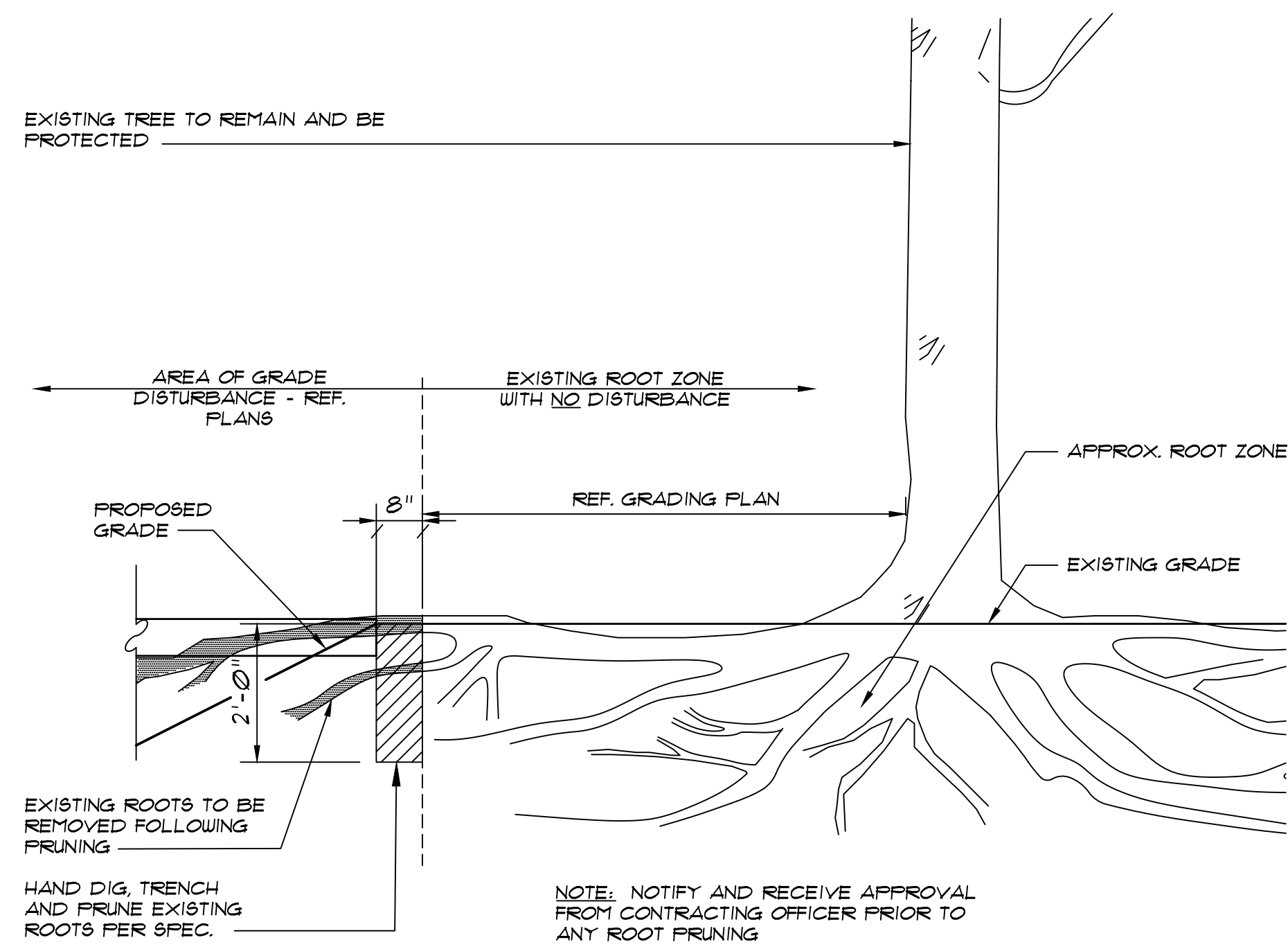


**OWNER / APPLICANT:**  
FROST BANK  
3838 ROGER ROAD  
SAN ANTONIO, TX 78251  
CONTACT: ROSS WOOD  
ross.wood@frostbank.com  
210-220-5842

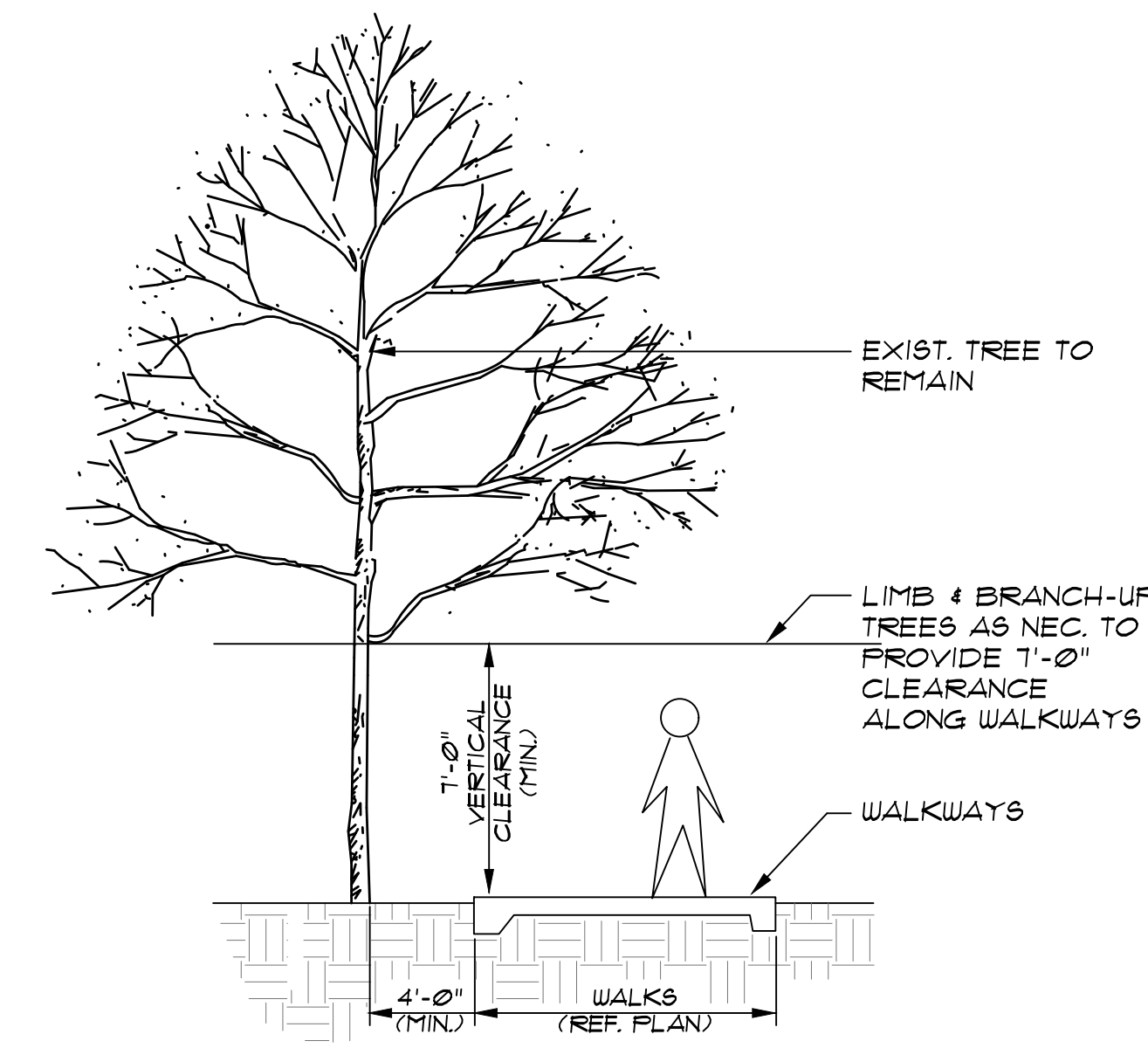
**FROST BANK, ADDISON**  
LOT 2, BLOCK A,  
PRINTEMPS ADDITION NO. 2  
THOMAS CHENOWITH SURVEY, ABSTRACT NO. 273  
3820 BELT LINE ROAD, ADDISON, TX

Revisions:	
Date: 02-15-2023	
Scale: 1" = 20'-0"	
Project No.: 22235	

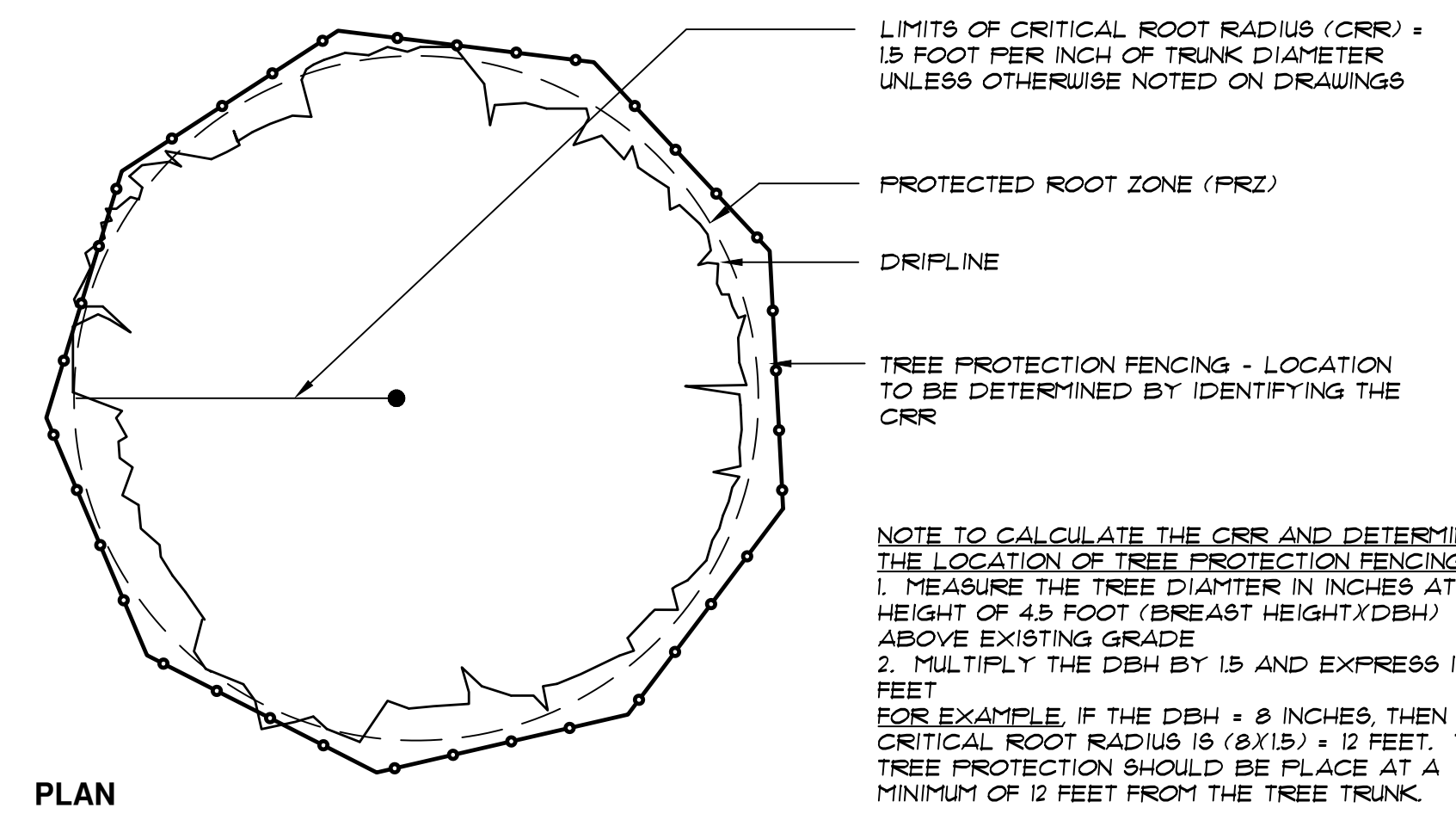
**TREE REMOVAL AND PRESERVATION PLAN**



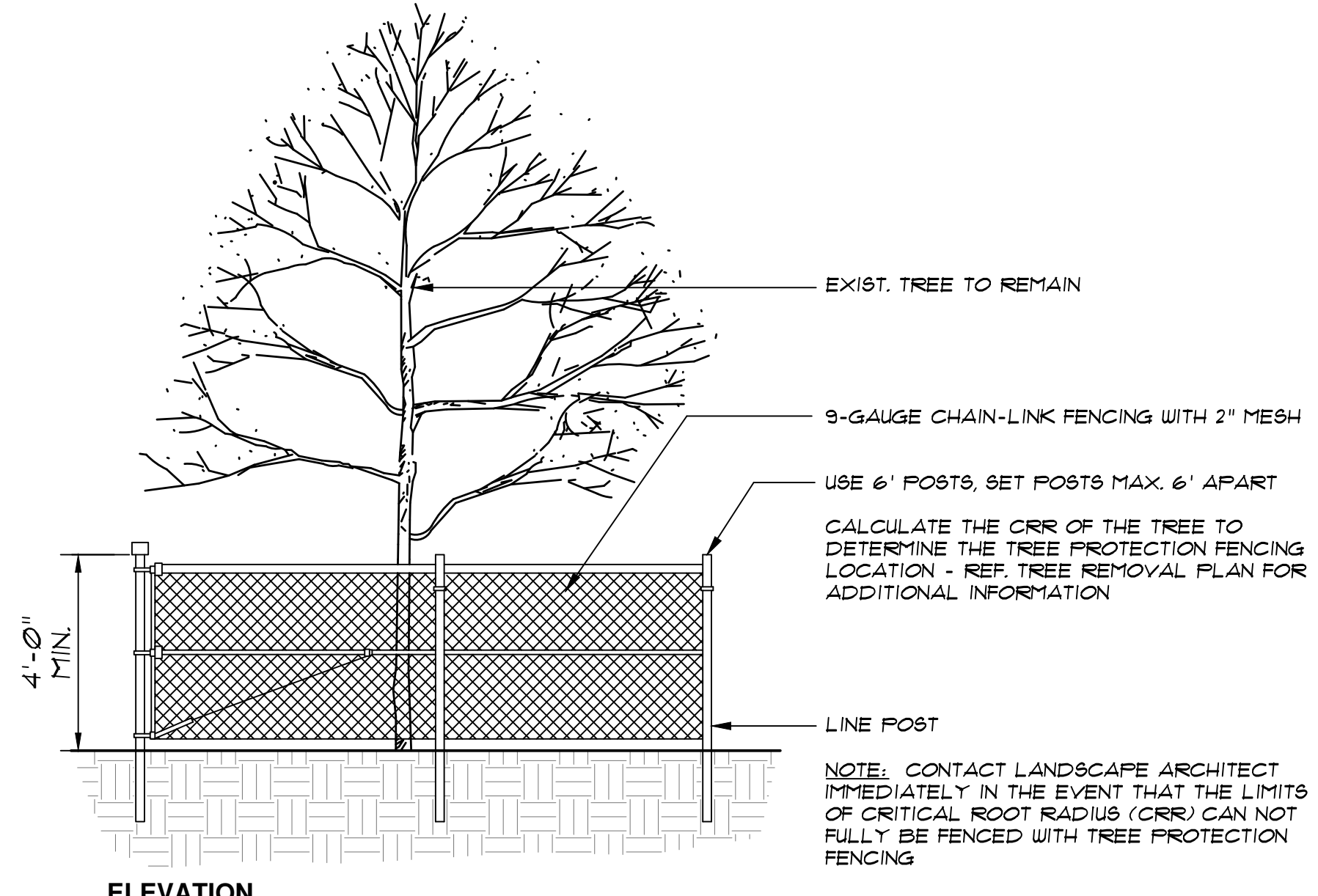
**6 ROOT PRUNING AT EXISTING TREES - SECTION**  
NTS



**4 TREE CLEARANCE AT WALK**  
NOT TO SCALE

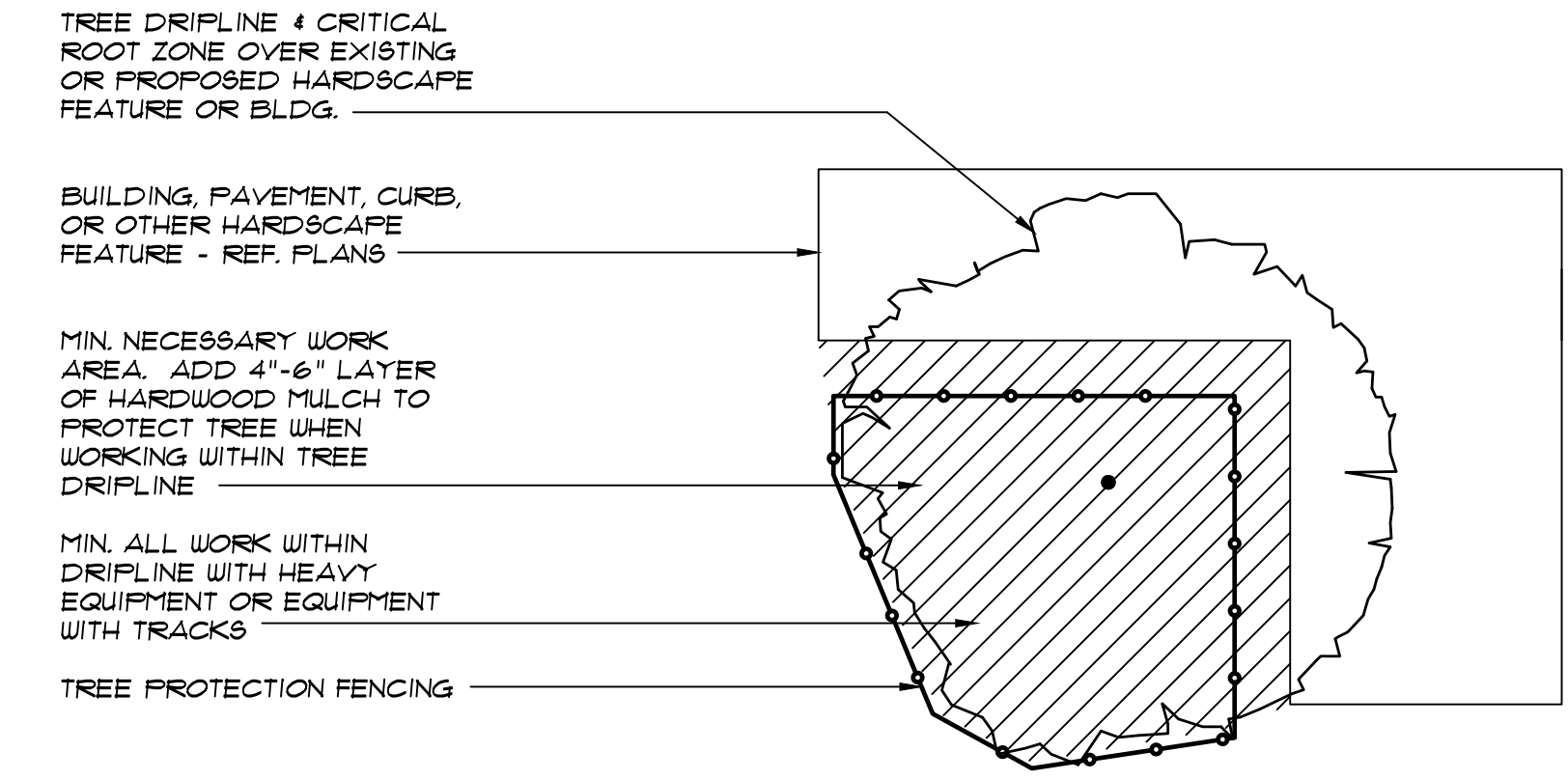


PLAN

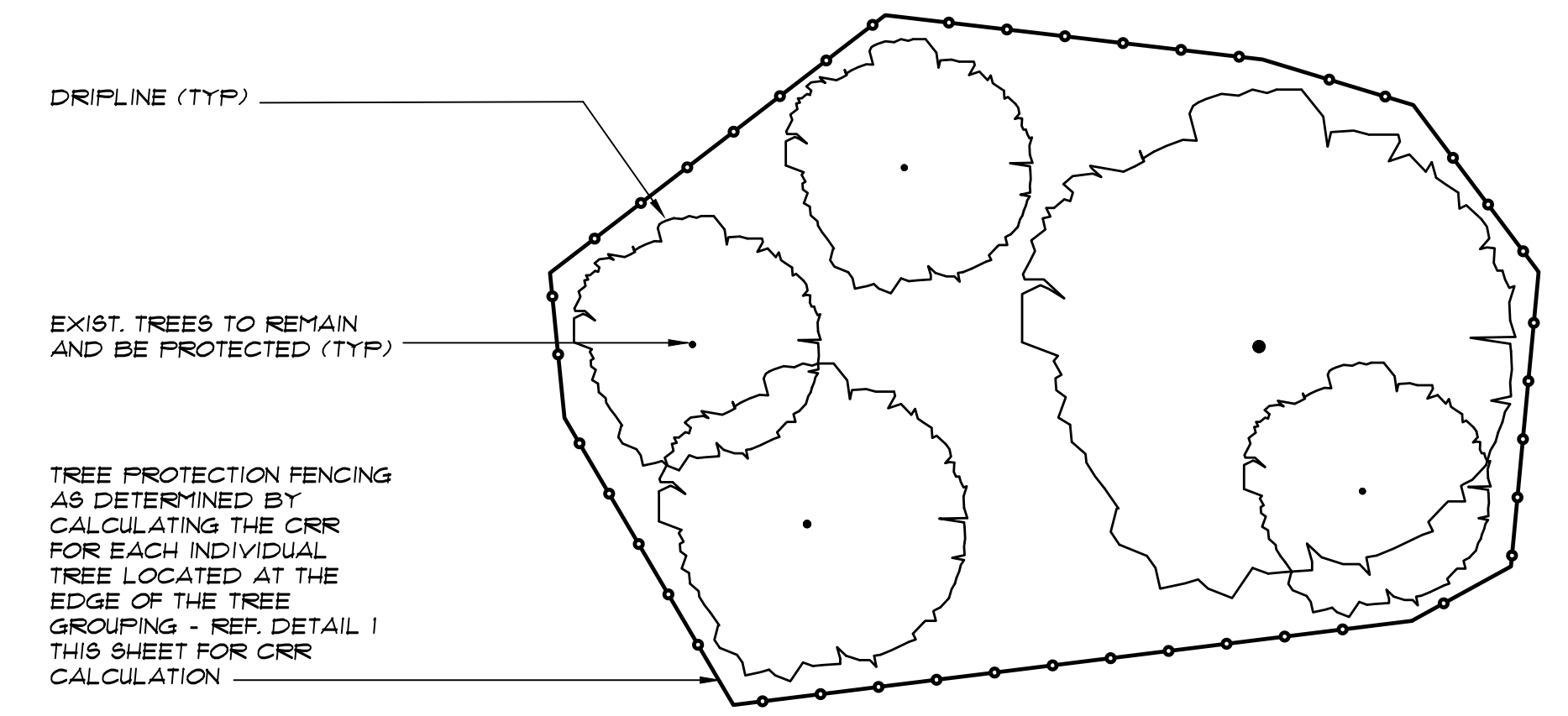


ELEVATION

**5 TREE PROTECTION FENCING - CHAIN LINK FENCE**  
NOT TO SCALE



**1 TREE PROT. FENCE NEAR CONSTRUCTION ACTIVITY**  
NOT TO SCALE



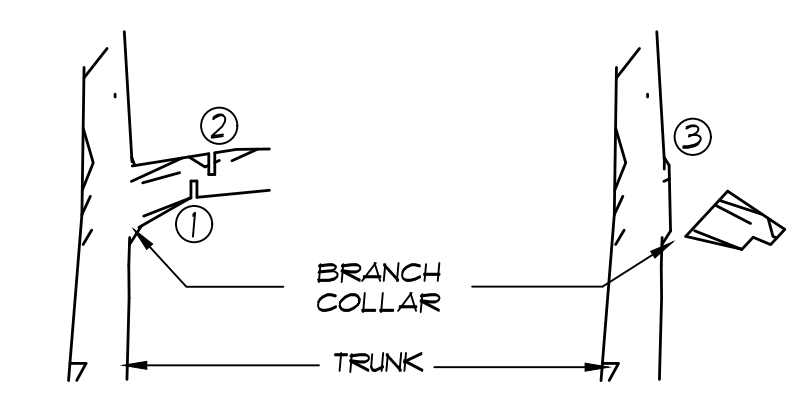
**2 TREE PROT. FENCE NEAR CONSTRUCTION ACTIVITY**  
NOT TO SCALE

USE TO REMOVE TREE LIMBS AS NECESSARY. COMPLY WITH HORTICULTURAL PRACTICES.

STEP 1: SAW BOTTOM CUT APPROX. 6"-12" AWAY FROM TRUNK AND APPROX. 1/3 OF THE WAY THROUGH THE LIMB.  
STEP 2: MAKE A SECOND CUT APPROX. 3" FURTHER FROM THE TRUNK THAN THE FIRST CUT UNTIL THE WEIGHT OF THE BRANCH FALLS THE BRANCH DOWN.  
STEP 3: CUT THE STUB BACK TO THE COLLAR OF THE BRANCH - DO NOT CUT FLUSH WITH TRUNK.

REMOVE AND DISPOSE OF ALL BRANCHES PER NOTES ON SHEET L1 AND SPECIFICATIONS.

NOTE: PRIOR TO LIMB REMOVAL ON EXISTING TREES, GET WRITTEN PERMISSION AND FIELD VERIFICATION FROM OWNER'S REPRESENTATIVE.



**3 3-CUT LIMB PRUNING**  
NOT TO SCALE

Date:	Scale:	Project No.:
02-15-2023	AS NOTED	22235

TREE PRESERVATION DETAILS



OWNER / APPLICANT:  
**FROST BANK, ADDISON**  
 3838 ROGER ROAD  
 SAN ANTONIO, TX 78251  
 CONTACT: ROSS WOOD  
 ross.wood@frostbank.com  
 210-220-5842

**FROST BANK, ADDISON**  
 LOT 2, BLOCK A  
 PRINTEMPS ADDITION NO. 2  
 THOMAS CHENOWETH SURVEY, ABSTRACT NO. 273  
 3820 BELT LINE ROAD, ADDISON, TX

Revisions:				
Date:	02-15-2023			
Scale:	1" = 20'-0"			
Project No.:	22235			

# PLANT AND MATERIAL LEGEND

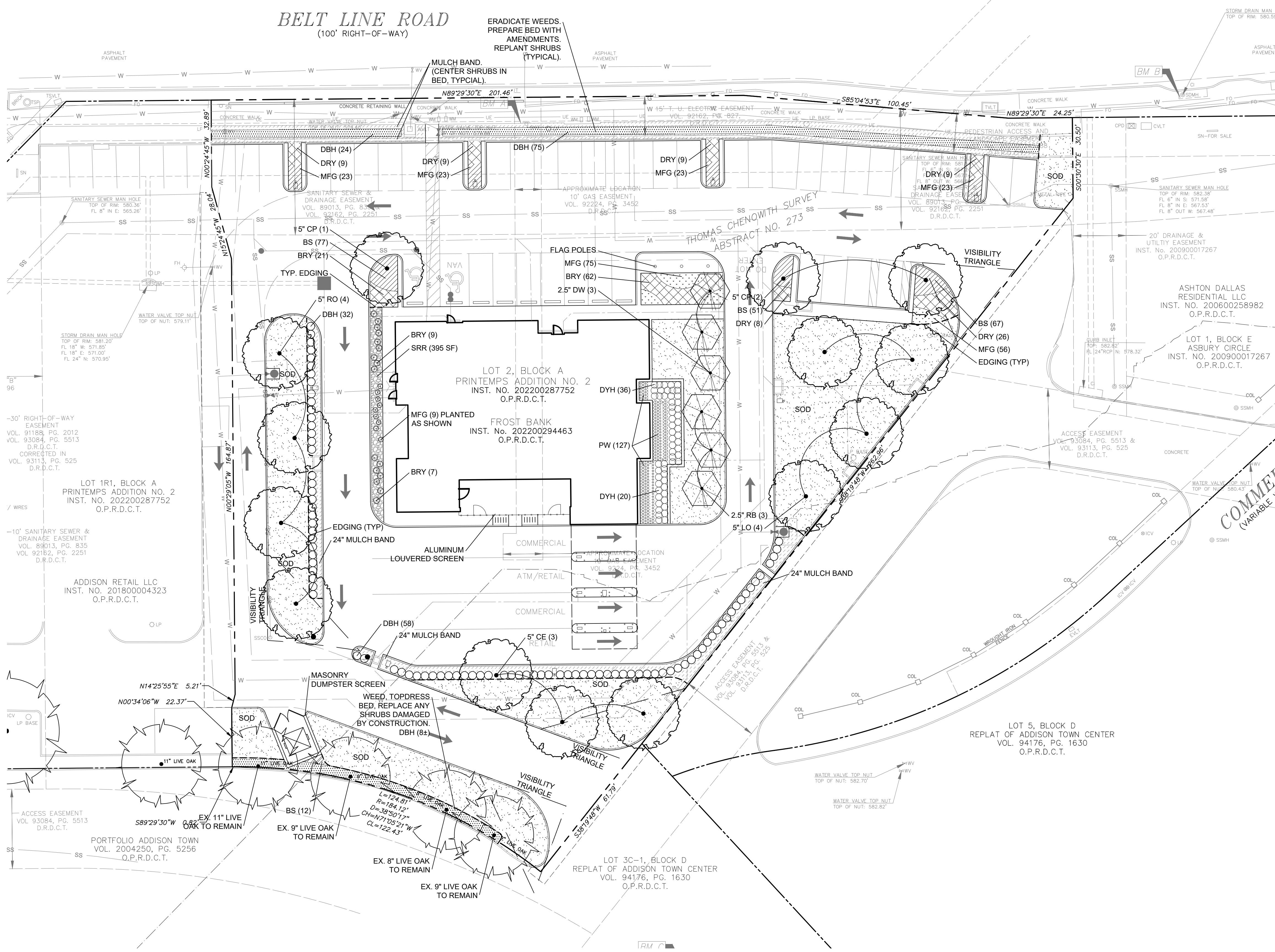
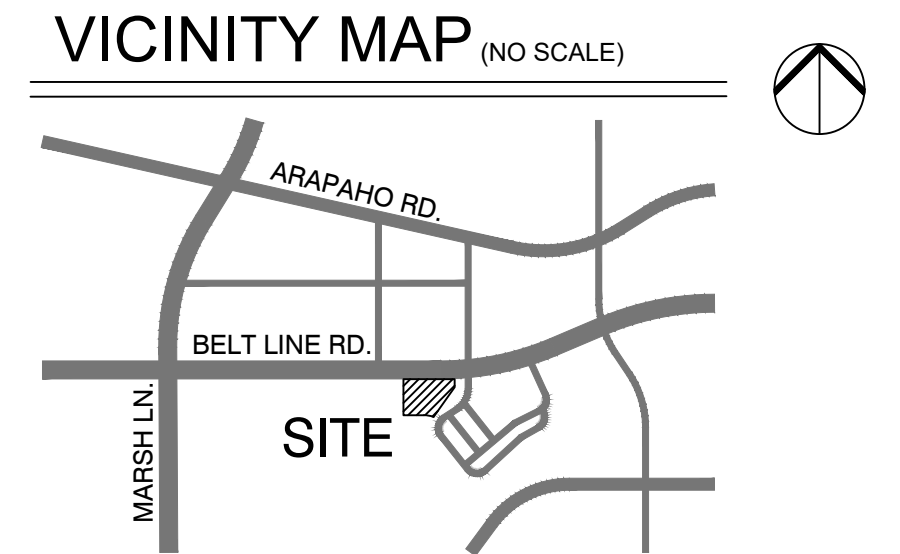
(\* INDICATES NATIVE SPECIES)

TREES	CODE	COMMON NAME / BOTANICAL NAME
<b>8"-10" HIGH CALIPER ORNAMENTAL TREES:</b>		
	DW* RB*	DESERT WILLOW / CHILOPSIS LINEARIS 'BUBBA' TEXAS REDBUD / CERCIS CANADENSIS 'TEXENSIS'
<b>5" CALIPER CANOPY TREES:</b>		
	CE* CP	CEDAR ELM / ULMUS CRASSIFOLIA CHINESE PISTACHE / PISTACIA CHINENSIS
	LO* RO*	(MALE ONLY) LIVE OAK / QUERCUS VIRGINIANA RED OAK / QUERCUS SHUMARDII
<b>SHRUBS/GROUND COVER:</b>		
	DRY*	'DESERT DUSK' RED YUCCA / HESPERALOE PARVIFLORA 'DESERT DUSK' (5 GALLON)
	BRY*	BRAKELIGHTS RED YUCCA / HESPERALOE PARVIFLORA 'BRAKELIGHTS' (5 GALLON)
	MFG*	MEXICAN FEATHER GRASS / NASELLA TENNUSISMA (1 GALLON)
	BS*	BERKELEY SEDGE / CAREX DIVULSA (1 GALLON)
	DBH	DWARF BURFORD HOLLY / ILEX CORNUTA 'DWARF BURFORD' (MIN. 7 GALLON, 24" HIGH, PLANTED 3" ON CENTER) REPLACE DEAD/DAMAGE SHRUBS IN EXISTING PARKING LOT SCREEN.
<b>GRASSES / TURF</b>		
	SOD	BERMUDA GRASS / CYNODON DACTYLON 'TIFFWAY 419'
<b>MATERIALS</b>		
	SRR	SMALL RIVER ROCK
		LANDSCAPE EDGING
		MULCH - TOPDRESSING
	5" CP (2)	TREE SIZE TREE CODE (QUANTITY)
	DBH (32)	PLANT CODE (QUANTITY)

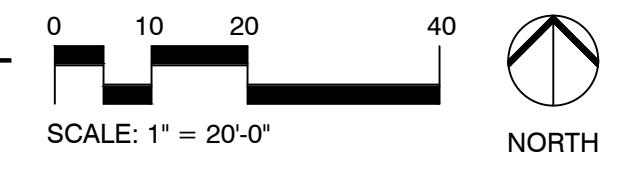
**IRRIGATION:**  
 PERMANENT IRRIGATION WILL BE PROVIDED TO ALL TREES AND SHRUBS.  
 USE EFFICIENT IRRIGATION FOR ALL PLANTING AREAS:  
 • TURF AREAS WITH MP ROTATORS WHERE APPLICABLE  
 • NEW TREES WITH POP-UP STREAM EMITTERS  
 • PLANTING BEDS TO MEET TCEQ AND TOWN OF ADDISON CODE - DRIP OR POP-UP STREAM EMITTERS

**TOWN OF ADDISON ORDINANCE SUMMARY**  
 REFER TO L3-2  
**LANDSCAPE PLANTING NOTES AND TREE REQUIREMENTS:**  
 REFER TO L3-2  
**PLANT SCHEDULE:**  
 REFER TO L3-2  
**PLANTING DETAILS:**  
 REFER TO SHEETS L3-3 AND L3-4  
**SPECIFICATIONS:**  
 01 56 39 - TREE PROTECTION, REMOVAL AND PRUNING  
 32 84 00 - LANDSCAPE IRRIGATION  
 32 92 00 - TURF AND GRASSES  
 32 93 00 - LANDSCAPING  
 33 41 14 - LANDSCAPE DRAINAGE WITH BRIDGING STONE

**SODDING NOTE:**  
 LIMITS OF SODDING ARE APPROXIMATE. CONTRACTOR SHALL SOD ALL AREAS DISTURBED BY CONSTRUCTION AS PART OF THE BASE BID.



**1 LANDSCAPE PLAN**  
 1" = 20'-0"



## LANDSCAPE PLANTING NOTES

- FINAL GRADING SHALL BE INSTALLED BY THE CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO PLANTING OR PLANTING LAYOUT.
- TREES ARE TO BE CENTERED IN EACH TREE PLANTER. CONTRACTOR SHALL STAKE OUT ALL TREE LOCATIONS FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST TREES TO EXACT LOCATION IN FIELD.
- UNLESS DIMENSIONED ON THE PLAN, ALL PROPOSED TREE LOCATIONS ARE DIAGRAMMATIC. CONTRACTOR SHALL STAKE OUT ALL INFORMAL TREE LOCATIONS IN THE FIELD USING COLORED FLAGS FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN THE FIELD.
- SHRUB/PLANT BED LAYOUTS SHALL BE STAKED FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO BED PREPARATION. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS ALL SHRUBS AS NOTED IN THE DRAWINGS TO PROVIDE FULL COVERAGE IN BEDS. ALIGNMENT SHALL BE ORIENTED FOR STAGGERED PLACEMENT TO PRIMARY VIEWING DIRECTION.
- FINISH GRADE OF SHRUB BEDS SHALL BE THREE AND ONE HALF (3 1/2") INCHES BELOW ADJACENT PAVEMENT OR CURB WHERE TOPDRESSING IS TO BE APPLIED.
- UNLESS OTHERWISE INDICATED, ALL SHRUB BEDS SHALL BE TOPDRESSED WITH A WEED BARRIER LAYER (1 ITEM) CONSISTING OF 8 LAYERS OF RECYCLED NEWSPRINT PAPER COVERED WITH THREE (3") INCH COMPACTED MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLES OF MULCH TO THE OWNER'S REPRESENTATIVE ALONG WITH SPECIFIC TEST DATA PER THE REQUIREMENTS OF THE SPECIFICATIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY, CHARACTER, AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- CONTRACTOR SHALL MEET OR EXCEED ALL MINIMUM SIZES LISTED IN PLANT SCHEDULE INCLUDING CONTAINER SIZE.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL PLANTER LEAVE-OUTS.
- EXCESS SOIL FROM LANDSCAPE GRADING TO BE REMOVED AND DISPOSED OFF-SITE BY CONTRACTOR.
- FINISH GRADES OF TOP OF TREES' UNCOVERED ROOT FLARE SHALL BE TWO (2") ABOVE THE FINISHED GRADE OF THE PLANTING BED OR TURF AREA. MULCH SHALL BE APPLIED PER THE PLANTING DETAILS.
- CONTRACTOR SHALL PATCH ALL AREAS OF DISTURBED LAWN WITH SOLID SOD COMMON BERMUDA GRASS - REF. PLANS. NEW SOD SHALL BE FLUSH TO EXISTING TURF.
- REPLACE DEAD PLANTS WITHIN SEVEN (7) DAYS AFTER DETERMINATION OF CONDITION.
- TREES (4" OR GREATER) IDENTIFIED AS A PART OF THE NATURAL LANDSCAPE TO BE REMOVED AS A PART OF DISTURBANCE, GRADING OR OTHER DEVELOPMENT MUST BE MITIGATED (REPLACED ON SITE) AT A RATE OF CALIPER INCHES PROVIDED = CALIPER INCHES BEING REMOVED.

## PLANT AND MATERIALS SCHEDULE

QTY	CODE	COMMON NAME / SCIENTIFIC NAME	SIZE	REMARKS
<b>MEDIUM AND LARGE TREES</b>				
3	CE	CEDAR ELM / ULMUS CRASSIFOLIA	5" CAL MIN	15' - 17' HEIGHT; SINGLE STRAIGHT LEADER, FULL, MATCHED CANOPIES; MALE ONLY; PLANTED AS SHOWN
3	CP	CHINESE PISTACHE (MALE ONLY) / PISTACIA CHINENSIS	5" CAL MIN	14' - 16' HEIGHT; SINGLE STRAIGHT LEADER, FULL, MATCHED CANOPIES; MALE ONLY; PLANTED AS SHOWN
4	LO	LIVE OAK / QUERCUS VIRGINIANA	5" CAL MIN	14' - 16' HEIGHT; SINGLE STRAIGHT LEADER, FULL, MATCHED CANOPIES; PLANTED AS SHOWN
4	RO	SHUMARD RED OAK / QUERCUS SHUMARDII	5" CAL MIN	16' - 18' HEIGHT; SINGLE STRAIGHT LEADER, FULL, MATCHED CANOPIES; PLANTED AS SHOWN
<b>SMALL TREES</b>				
3	DW	DESERT WILLOW / CHILOPSIS LINEARIS 'BUBBA'	2-1/2" CAL MIN	8' - 10' HEIGHT; MULTI-TRUNK, FULL, MATCHED CANOPIES, 3-5 CANES; PLANTED AS SHOWN
3	RB	TEXAS REDBUD / CERCIS CANADENSIS VAR. TEXENSIS	2-1/2" CAL MIN	8' - 10' HEIGHT; SINGLE STRAIGHT LEADER, FULL, MATCHED CANOPIES, UPRIGHT VERTICAL GROWTH; PLANTED AS SHOWN
<b>SHRUBS, PERENNIALS, ORNAMENTAL GRASSES</b>				
207	BS	BERKELEY SEDGE / CAREX DIVULSA	1 GAL	15" OC, 0.70 PLANTS/SF, TRIANGULAR SPACING; 10" MIN HEIGHT, FULL TO BASE, HEAVILY ROOTED
232	MFG	MEXICAN FEATHER GRASS / NASELLA TENUISSIMA	1 GAL	18" OC, 0.49 PLANTS/SF, TRIANGULAR SPACING; 10" MIN HEIGHT, FULL TO BASE, HEAVILY ROOTED
127	PW	PURPLELEAF WINTERCREEPER / EUONYMUS FORTUNEI	1 GAL	18" OC, 0.49 PLANTS/SF, TRIANGULAR SPACING, MIN. 3 SHOOTS, FULL TO BASE, HEAVILY ROOTED
197	DBH	DWARF BURFORD HOLLY / ILEX CORNUTA BURFORDI	7 GAL MIN. 24" MIN. HT.	36" OC, SINGLE ROW, 24" MIN HEIGHT AT PLANTING, FULL TO BASE, HEAVILY ROOTED
56	DYH	BORDEAUX DWARF YAUPON HOLLY / ILEX VOMITORIA 'BORDEAUX'	3 GAL	30" OC, SINGLE ROW, 10" MIN. HEIGHT, FULL TO BASE, HEAVILY ROOTED
70	DRY	DESERT DUSK RED YUCCA / HERSPERALOE PARVIFLORA 'DESERT DUSK'	5 GAL	28" OC, 0.21 PLANTS/SF, TRIANGULAR SPACING; 10" MIN HEIGHT, FULL TO BASE, HEAVILY ROOTED
99	BRY	BRAKELIGHTS RED YUCCA / HERSPERALOE PARVIFLORA 'BRAKELIGHTS'	5 GAL	24" OC, 0.28 PLANTS/SF, TRIANGULAR SPACING; 10" MIN HEIGHT, FULL TO BASE, HEAVILY ROOTED
<b>TURF GRASS</b>				
FIELD VERIFY	SOD	TIFWAY 419 BERMUDAGRASS / CYNODON DACTYLON 'TIFWAY 419'	SOLID SOD	REFER TO SPECS
<b>MATERIALS</b>				
FIELD VERIFY	SRR	SMALL NATIVE RIVER ROCK	CY	3-1/2" DEPTH WASHED RIVER ROCK AS PROVIDED BY WHIZ-Q STONE 1-800-948-4551. OR SMALL NATIVE GRAVEL AS PROVIDED BY CUSTOM STONE SUPPLY 1-844-576-1364; WITH TWO LAYERS OF FILTER FABRIC UNDERLAYMENT.
FIELD VERIFY		FILTER FABRIC	SF	2 OVERLAPPING LAYERS UNDER AGGREGATES, TERRATEX N08 AS MANUFACTURED BY WEBTEC, 1(800) 438-0027 AND PROVIDED LOCALLY BY HANES GEO PRODUCTS 1(800) 251-1008. REFER TO SPECS AND DETAILS.
FIELD VERIFY		COMPOST	CY	ORGANIC, WELL-DECOMPOSED, AT TURF AREAS, TREES, AND PLANTING BEDS. REFER TO SPECS AND DETAILS.
FIELD VERIFY		MULCH	CY	TOPDRESSING AT TREES AND PLANTING BEDS. REFER TO SPECS AND DETAILS.
FIELD VERIFY		TOPSOIL	CY	REFER TO SPECS AND DETAILS.
FIELD VERIFY		METAL LANDSCAPE EDGING	LF	COMMERCIAL GRADE, REFER TO SPECS AND DETAILS.

## TREE REQUIREMENTS

### ROOT SYSTEM DEVELOPMENT:

- ALL NAMED CULTIVARS SHALL BE OWN ROOT CLONES. NO GRAFTED OR BUD-GRAFTED TREES WILL BE ACCEPTED.
- ALL TREES SHALL BE 100% MECHANICALLY ROOT-PRUNED AT LEAST ONCE AND TRANSPLANTED A MINIMUM OF 3 TIMES DURING THE FIRST 3 YEARS OF THE TREE'S LIFE.
- THE TREES SHALL BE GROWN IN HEAVY CLAY SOIL AND IRRIGATED WITH DRIP IRRIGATION.
- THE TRUNK FLARE SHALL BE ABOVE GROUND AND VISIBLE AT NURSERY BEFORE HARVEST AND AFTER TRANSPLANTING INTO THE LANDSCAPE.
- THE ROOT BALLS SHALL BE HEELED IN FOR AT LEAST 30 DAYS AND HAVE A FRESH FLUSH OF NEW ROOT GROWTH INTO THE BURLAP.
- THE TREES SHALL HAVE NO GIRDLING ROOTS.

### CANOPY DEVELOPMENT:

- TREES SHALL HAVE A STRONG CENTRAL LEADER TO TOP OF THE CANOPY. THE TIP OF THE LEADER ON THE MAIN TRUNK MUST BE INTACT WITH THE TERMINAL BUD AT THE HIGHEST PART.
- NO BRANCH SHALL HAVE A DIAMETER GREATER THAN 2/3 THE TRUNK DIAMETER MEASURED DIRECTLY ABOVE THE BRANCH CROTCH. THE TREE WILL HAVE NO INCLUSIONS OR CO-DOMINANT BRANCHES.
- THE TREE CROWN SHALL BE STRUCTURALLY UNIFORM. BRANCHES SHALL BE EVENLY DISTRIBUTED AROUND THE TRUNK. THE CROWN SHALL BE FULL OF FOLIAGE EVENLY DISTRIBUTED AROUND THE TREE.

## ORDINANCE SUMMARY

<b>LANDSCAPE DESIGN STANDARDS</b>
EXISTING LANDSCAPE AREA: 9,456 SF
REQUIRED LANDSCAPE AREA:
10% OF GROSS SITE AREA IN ALL INDUSTRIAL DISTRICTS
20% OF GROSS SITE AREA IN ALL OTHER DISTRICTS
CALCULATION: 64,046.14 SF LOT AREA X 20% = 12,810 SF
PROVIDED: 15,394 SF LANDSCAPE AREA
NOTES: NOT INCLUDING STREET ROW AREA.
<b>STREET LANDSCAPE BUFFER</b>
REQUIRED:
20' WIDE LANDSCAPE BUFFER INCLUDING R.O.W.
ONE 4" CALIPER SHADE TREE PER 30 LF OF STREET FRONTAGE
EVERGREEN SHRUBS PLANTED 3' - 3-1/2' ON CENTER
CALCULATION: 325 LF FRONTAGE / 30 = 11 TREES
PROVIDED: 20' WIDE LANDSCAPE BUFFER INCLUDING R.O.W.; 11 SHADE TREES; ROW OF EVERGREEN SHRUBS (EXISTING TO BE RESTORED WHERE DEAD OR DAMAGED)
NOTES: EXISTING PARKING IS 20' 14" FROM STREET CURB ON THE WEST SIDE, AND 21' 49" FROM THE STREET CURB ON THE EAST SIDE. WIDTH VARIES IN BETWEEN. BECAUSE OF UTILITY EASEMENTS, SHADE TREES ARE PLANTED ELSEWHERE ON SITE.
<b>OFF-STREET LOADING SCREENING (6' HIGH)</b>
REQUIRED: ONE OF (OR A COMBINATION OF) THE FOLLOWING:
EVERGREEN SHRUBS PLANTED 3' ON CENTER
EVERGREEN TREES PLANTED 6' ON CENTER
FENCE, WALL, OR BERM, IN COMPLIANCE WITH THE ORDINANCE
PROVIDED: NOT APPLICABLE
NOTES: NO OFF-STREET LOADING SPACES ARE PROPOSED FOR THIS PROJECT.
<b>VISIBILITY TRIANGLES</b>
REQUIRED: CIVIL AND LANDSCAPE VAM AND VISIBILITY TRIANGLES
PROVIDED: 25' VISIBILITY TRIANGLES AT DRIVEWAYS
NOTES: THERE ARE NO DRIVEWAYS CONNECTING TO PUBLIC STREETS; ONLY DRIVEWAYS CONNECTING TO OTHER PRIVATE PARKING AND DRIVES.
<b>PARKING LOT LANDSCAPING; PERIMETER</b>
REQUIRED:
5' WIDE LANDSCAPE STRIP
ONE 4" CALIPER TREE PER 35 LF OF ADJACENCY
SHRUBS PLANTED 3' 3-1/2' ON CENTER (DEPENDING ON SPECIES)
PROVIDED: 5' WIDE LANDSCAPE STRIP; ONE 4" TREE PER 35 LF
NOTES: THE DRIVES DOWN THE SIDES OF THE BUILDING AND DRIVE UP BANKING AISLES ARE COUNTED IN THE PAVING SQUARE FOOTAGE, BUT ARE NOT COUNTED AS PARKING SINCE THEY HAVE NO SPACES ON EITHER SIDE.
<b>PARKING LOT LANDSCAPING; INTERIOR</b>
REQUIRED: 1 SHADE TREE PER 10 PARKING SPACES
ALL ISLANDS MUST BE 9 FEET WIDE
ALL PARKING SPACES MUST BE WITHIN 50 FEET OF A SINGLE TREE OR WITHIN 75 FEET OF TWO OR MORE TREES.
CALCULATION: 49 SPACES / 10 = 5 TREES
PROVIDED: 3 SHADE TREES AND 4 ORNAMENTAL TREES.
NOTES: ORNAMENTAL TREES PROVIDED WHERE THERE IS A UTILITY EASEMENT.
<b>REPLACEMENT TREES</b>
REQUIRED: REPLACE ALL CALIPER INCHES REMOVED WITH AN EQUAL NUMBER OF CALIPER INCHES TO BE PLANTED ON SITE.
CALCULATION: REMOVING 70 CALIPER INCHES OF EXISTING TREES
PROVIDED: PLANTING 14 NEW 5" CALIPER SHADE TREES
3 EACH, 5" CEDAR ELM = 15 CALIPER INCHES
3 EACH, 5" CHINESE PISTACHE = 15 CALIPER INCHES
4 EACH, 5" LIVE OAK = 20 CALIPER INCHES
4 EACH, 5" RED OAK = 20 CALIPER INCHES
TOTAL CALIPER INCHES MITIGATED ON SITE = 70 CALIPER INCHES



OWNER / APPLICANT:  
FROST BANK  
3838 ROGER ROAD  
SAN ANTONIO, TX 78251  
CONTACT: ROSS WOOD  
ross.wood@frostbank.com  
210-220-5842

FROST BANK, ADDISON  
LOT 2, BLOCK A,  
PRINTemps ADDITION NO. 2  
THOMAS CHENOWETH SURVEY, ABSTRACT NO. 273  
3820 BELT LINE ROAD, ADDISON, TX

Date:	02-15-2023
Scale:	1" = 20'-0"
Revisions:	
Project No.:	22235

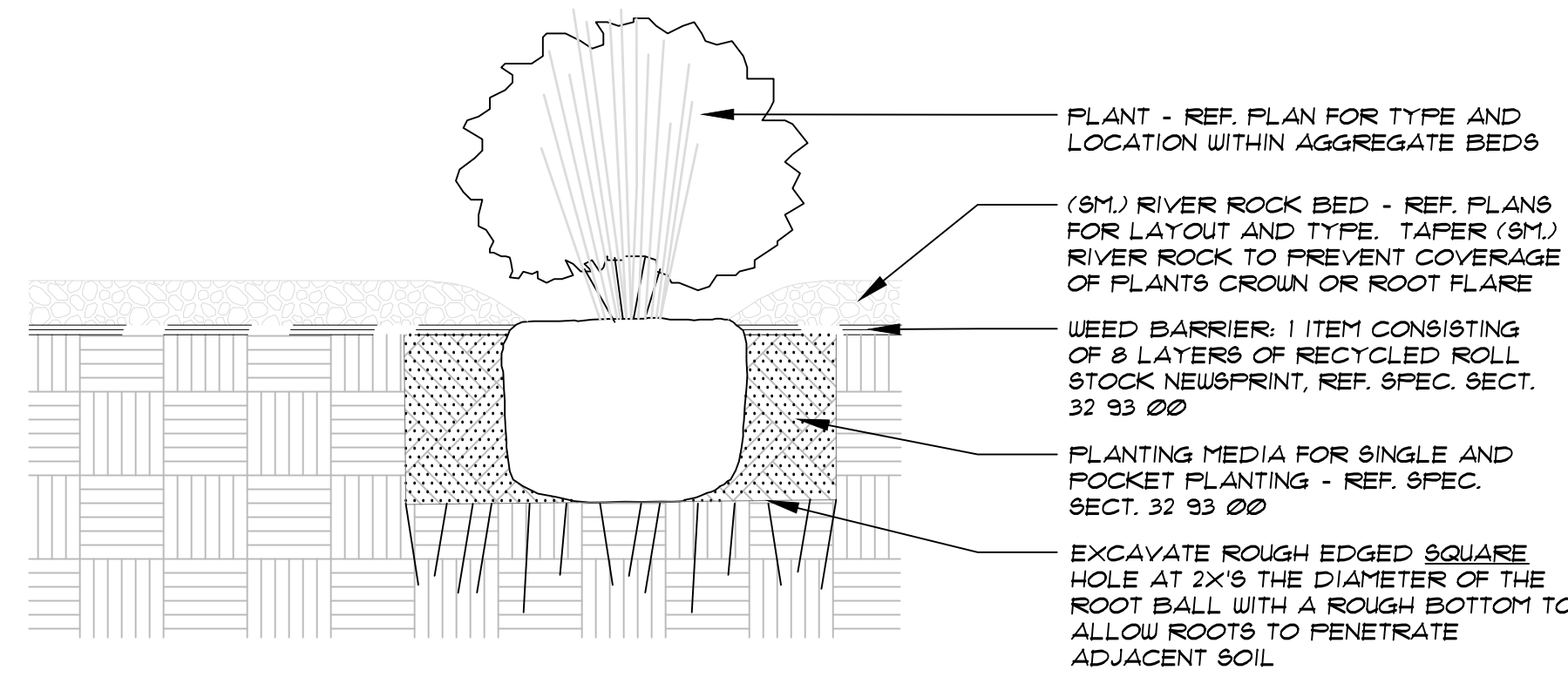
LANDSCAPE NOTES AND SCHEDULES

SHEET

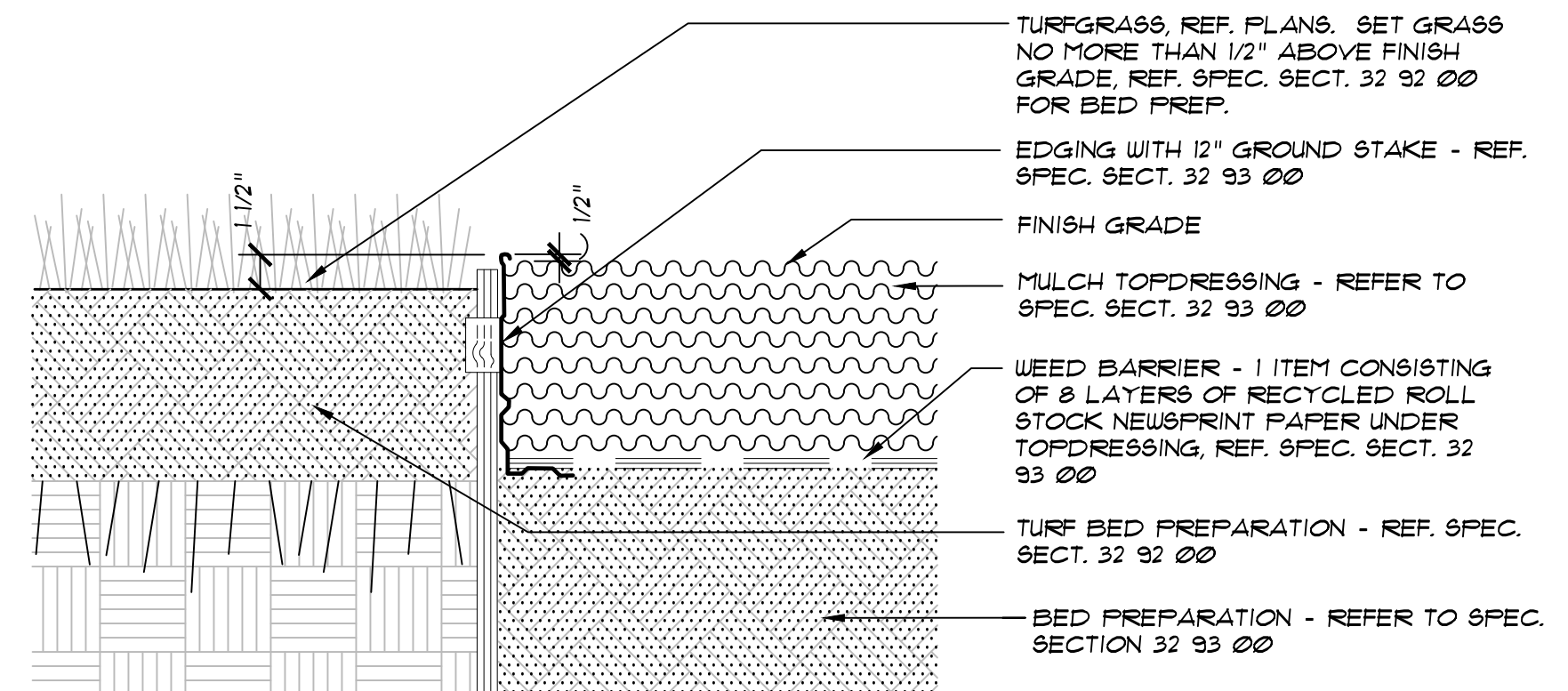
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2 OF 4

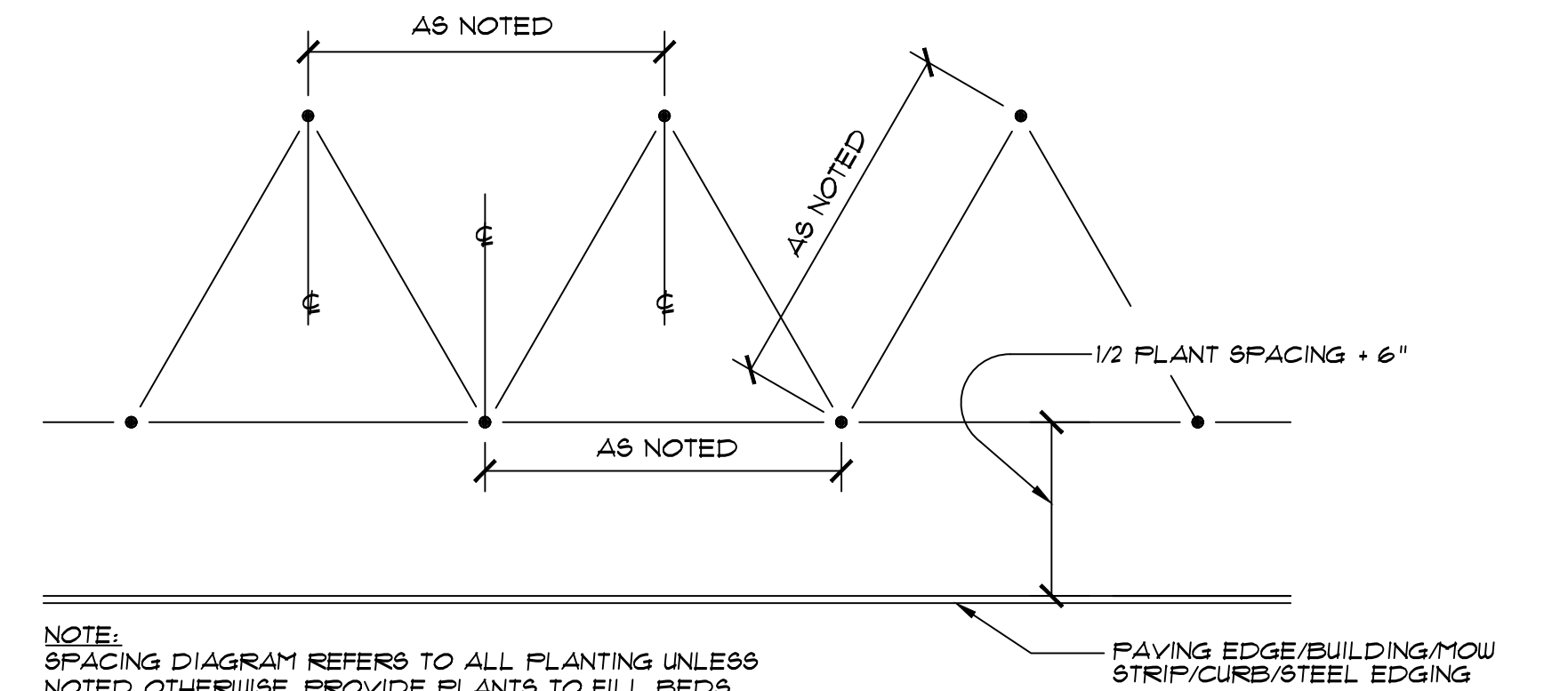
TOWN PROJECT NUMBER 1871-Z



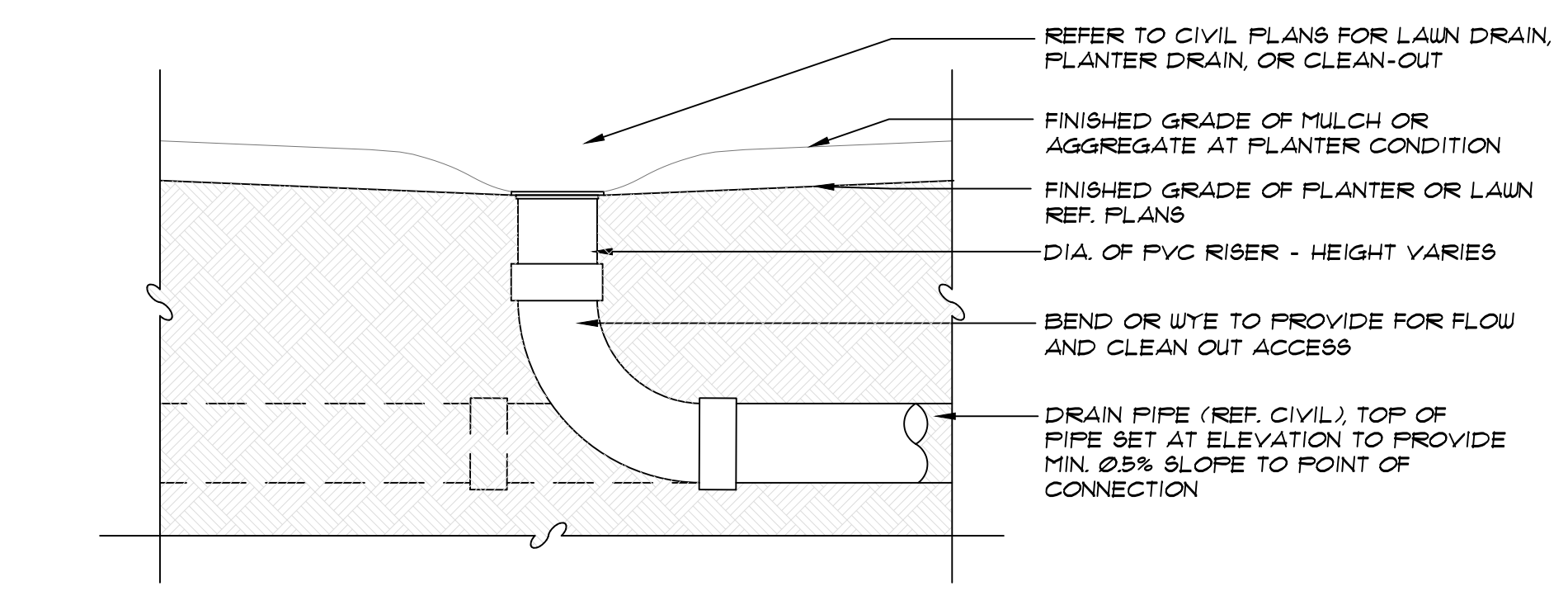
**8 SHRUB POCKET PLANTING IN RIVER ROCK - SECT.**  
NTS



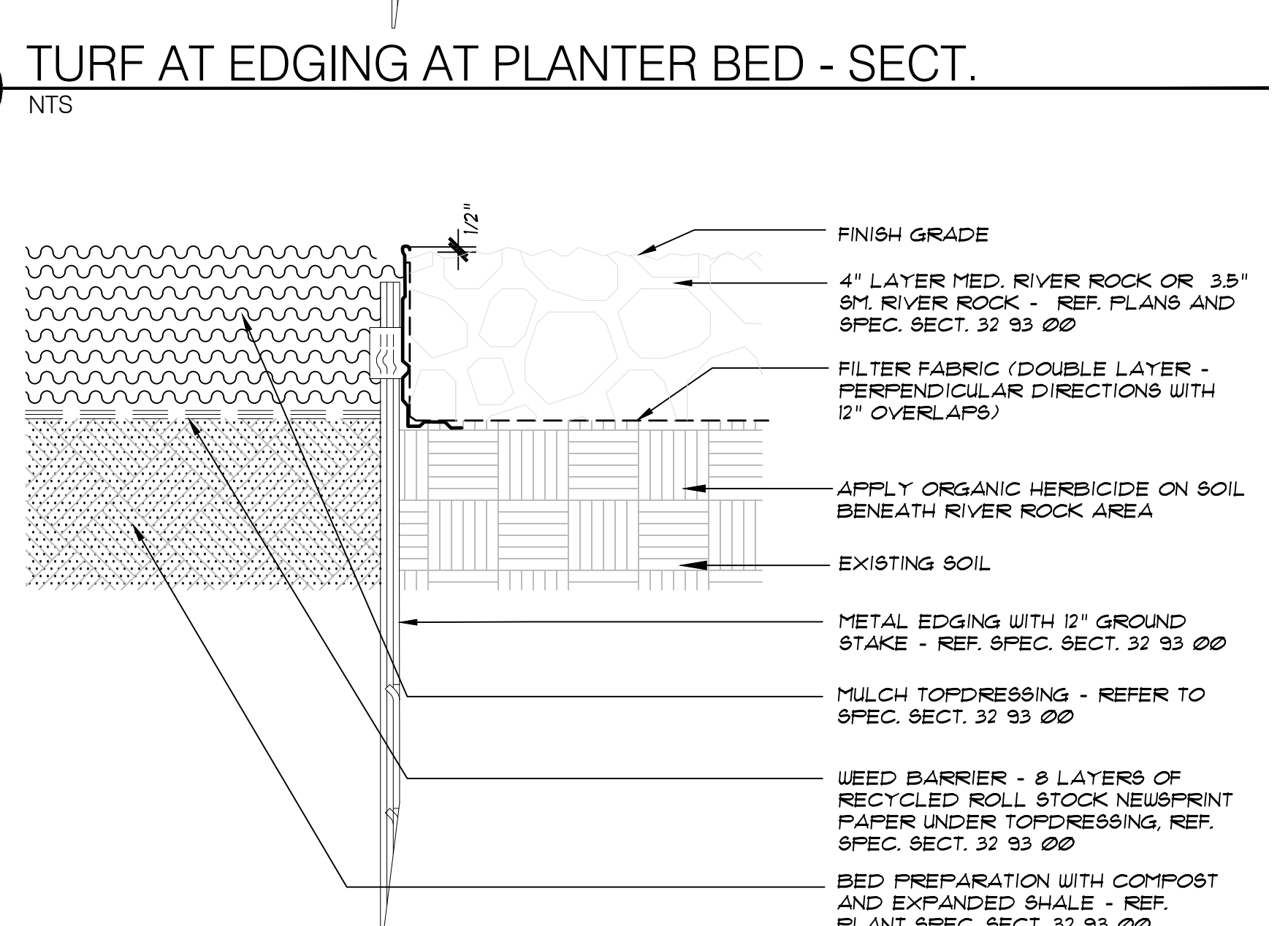
**5 TURF AT EDGING AT PLANTER BED - SECT.**  
NTS



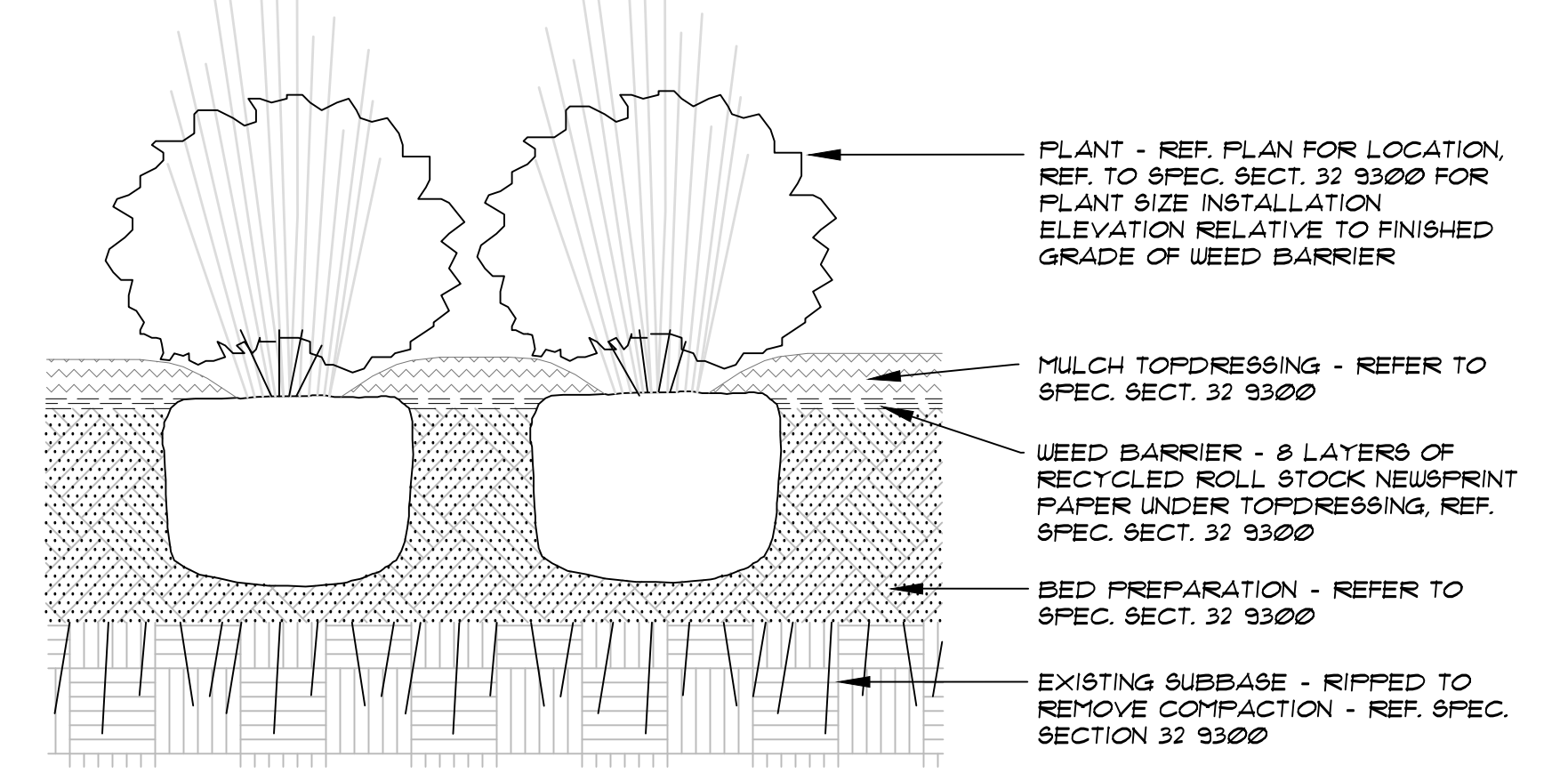
**1 TRIANGULAR SPACING - PLAN**  
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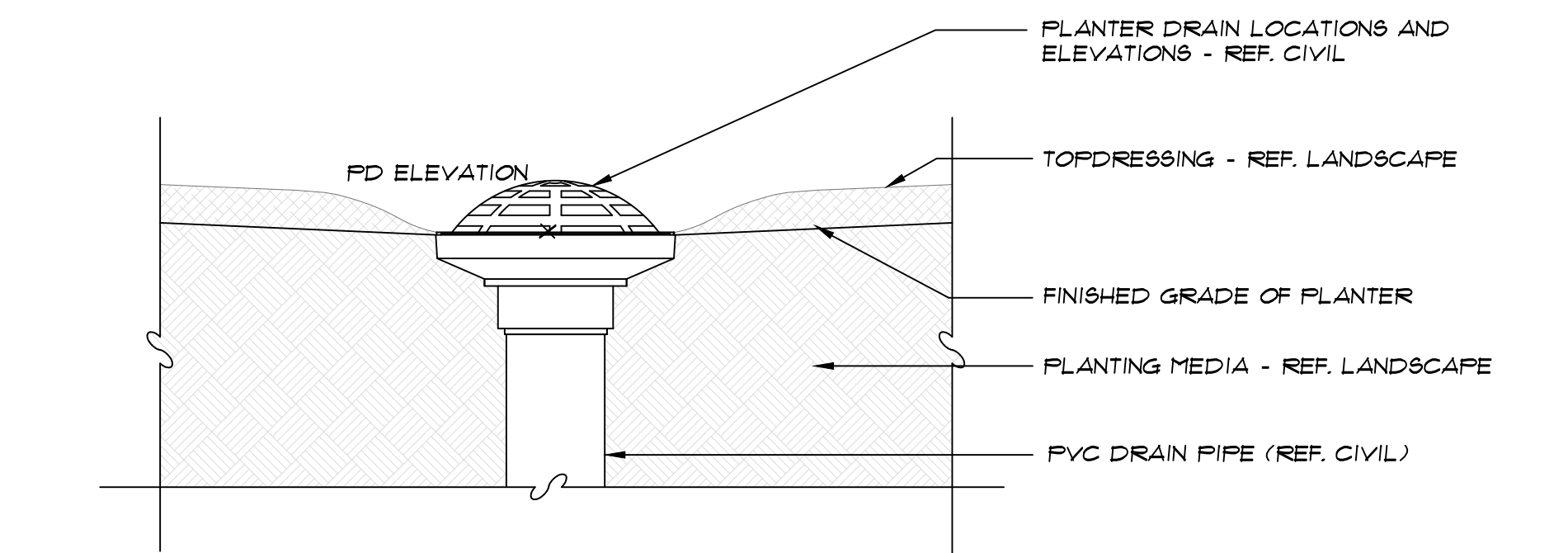
**9 TRUNK LINE - SECTION**  
1" = 1'-0"



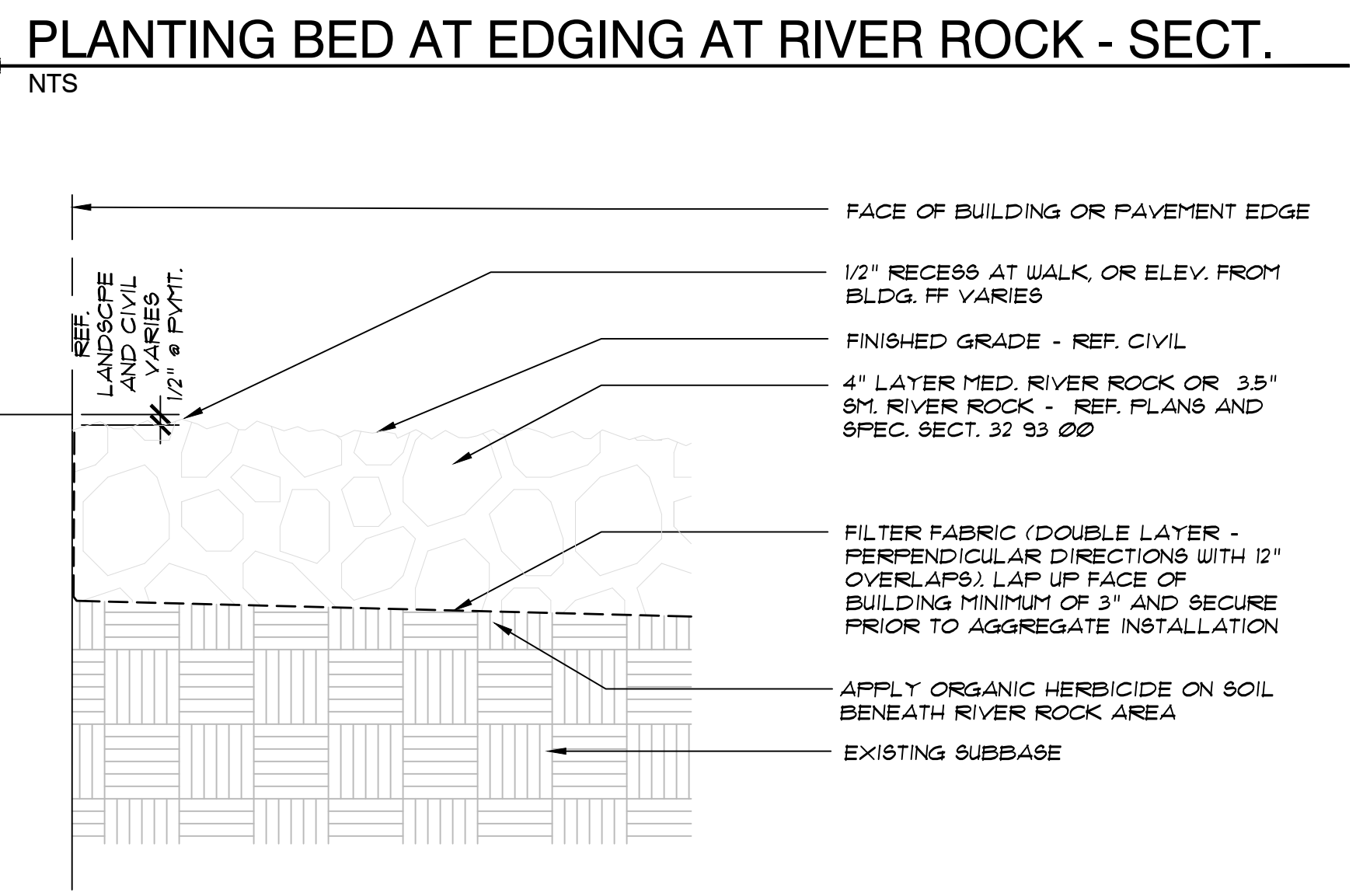
**6 PLANTING BED AT EDGING AT RIVER ROCK - SECT.**  
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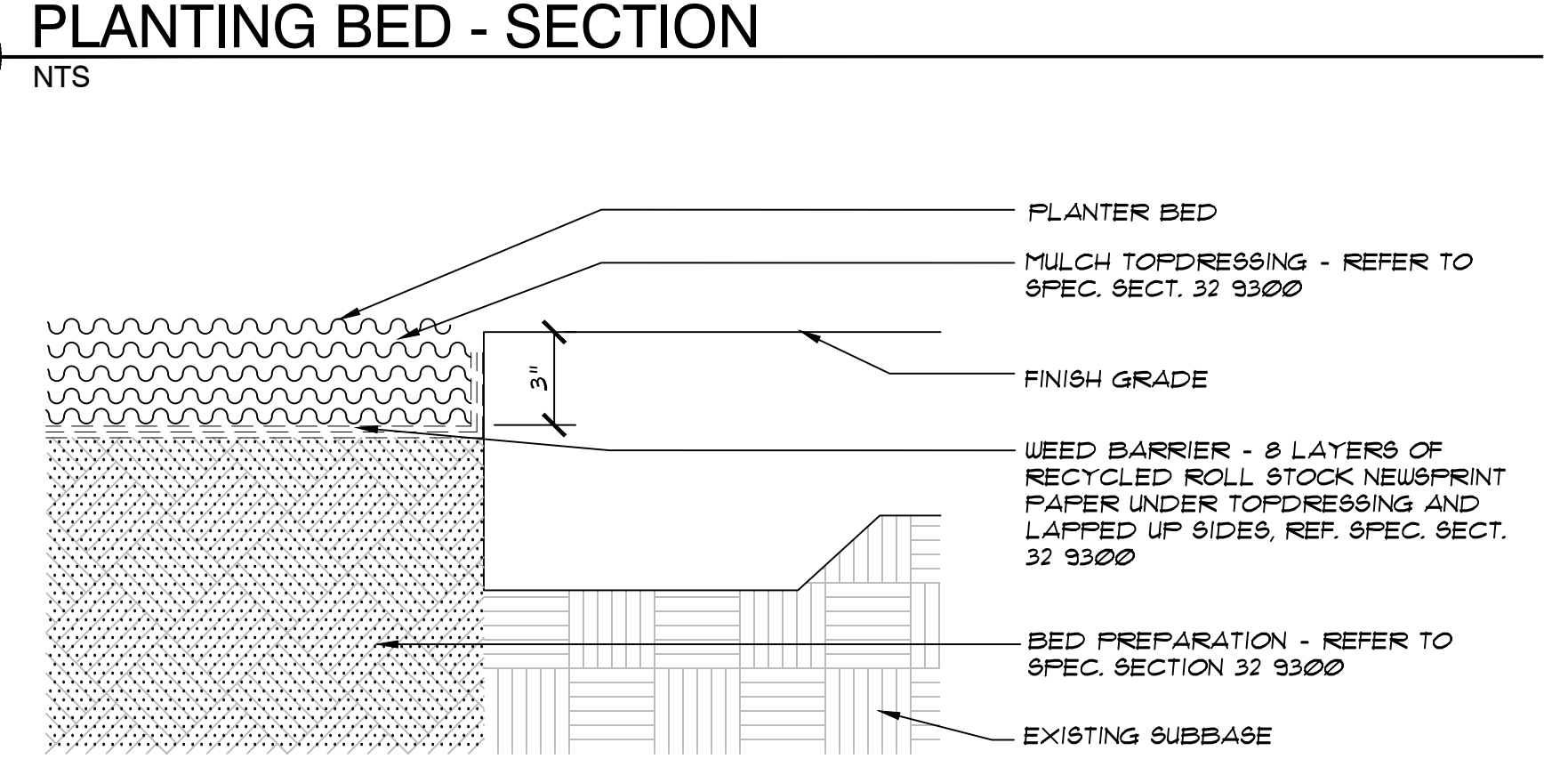
**2 PLANTING BED - SECTION**  
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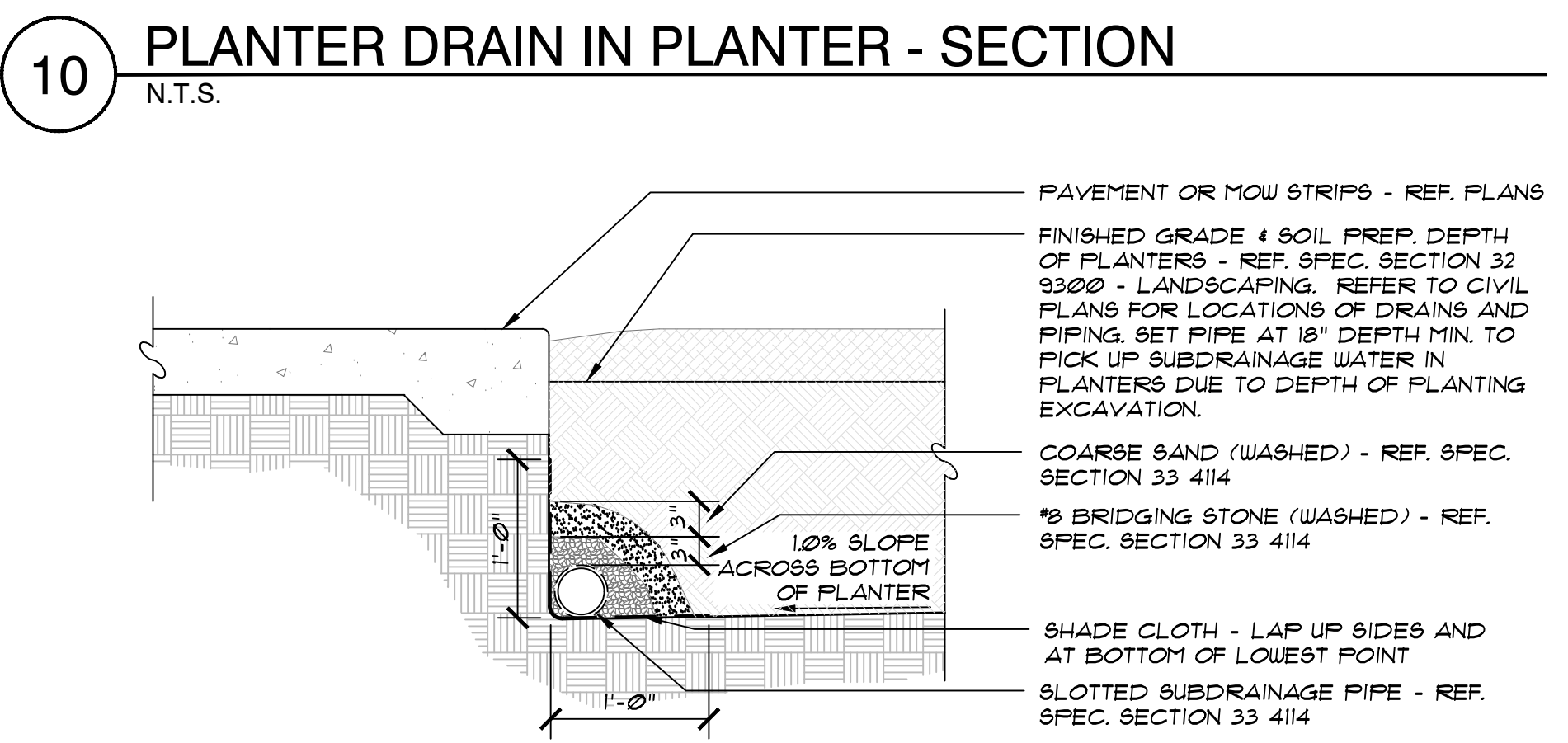
**10 PLANTER DRAIN IN PLANTER - SECTION**  
N.T.S.



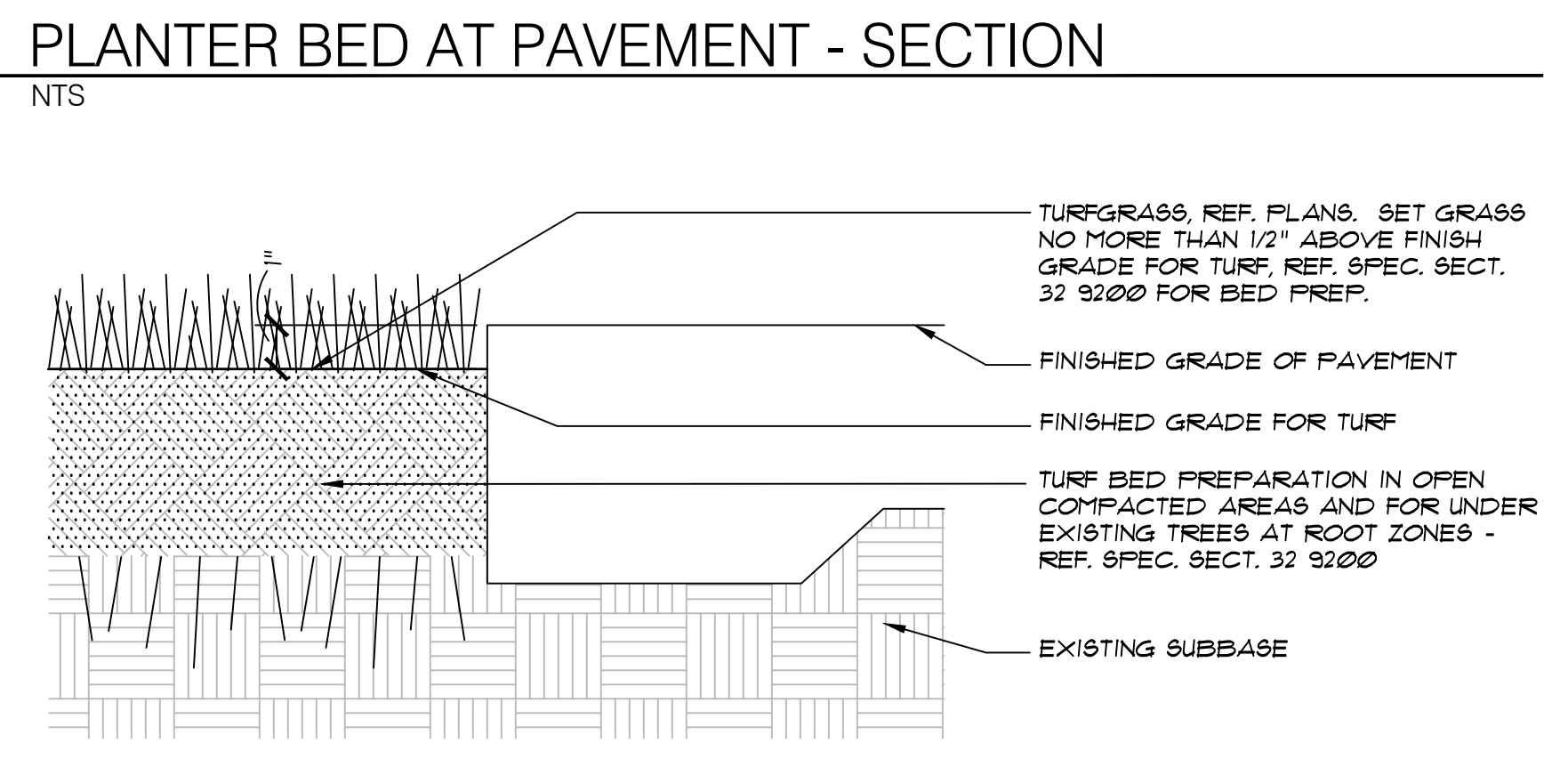
**7 RIVER ROCK AT BUILDING/PAVING- SECTION**  
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**3 PLANTER BED AT PAVEMENT - SECTION**  
NTS

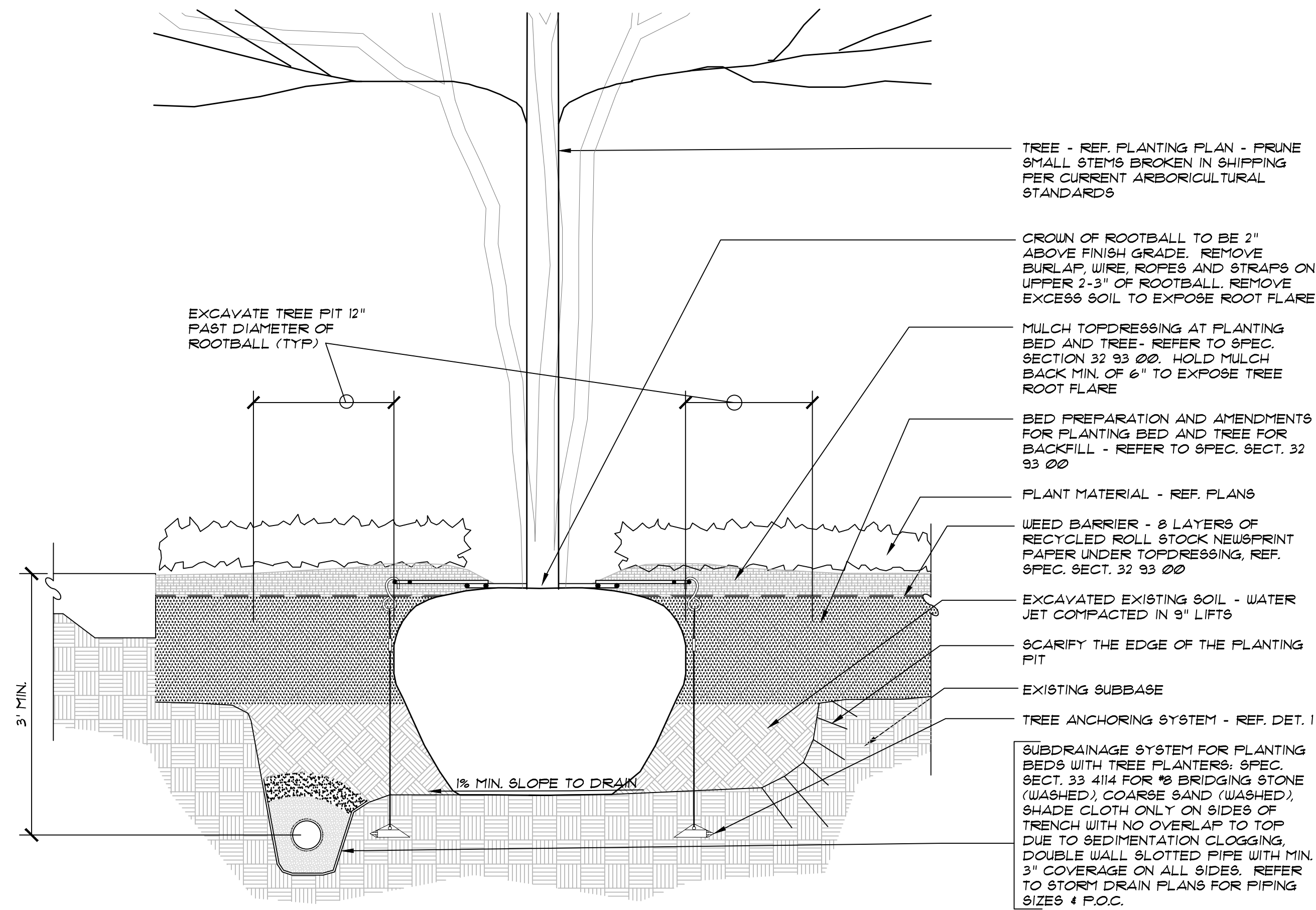


**11 SUBDRAINAGE AT EDGES OF PLANTERS - SECTION**  
1" = 1'-0"

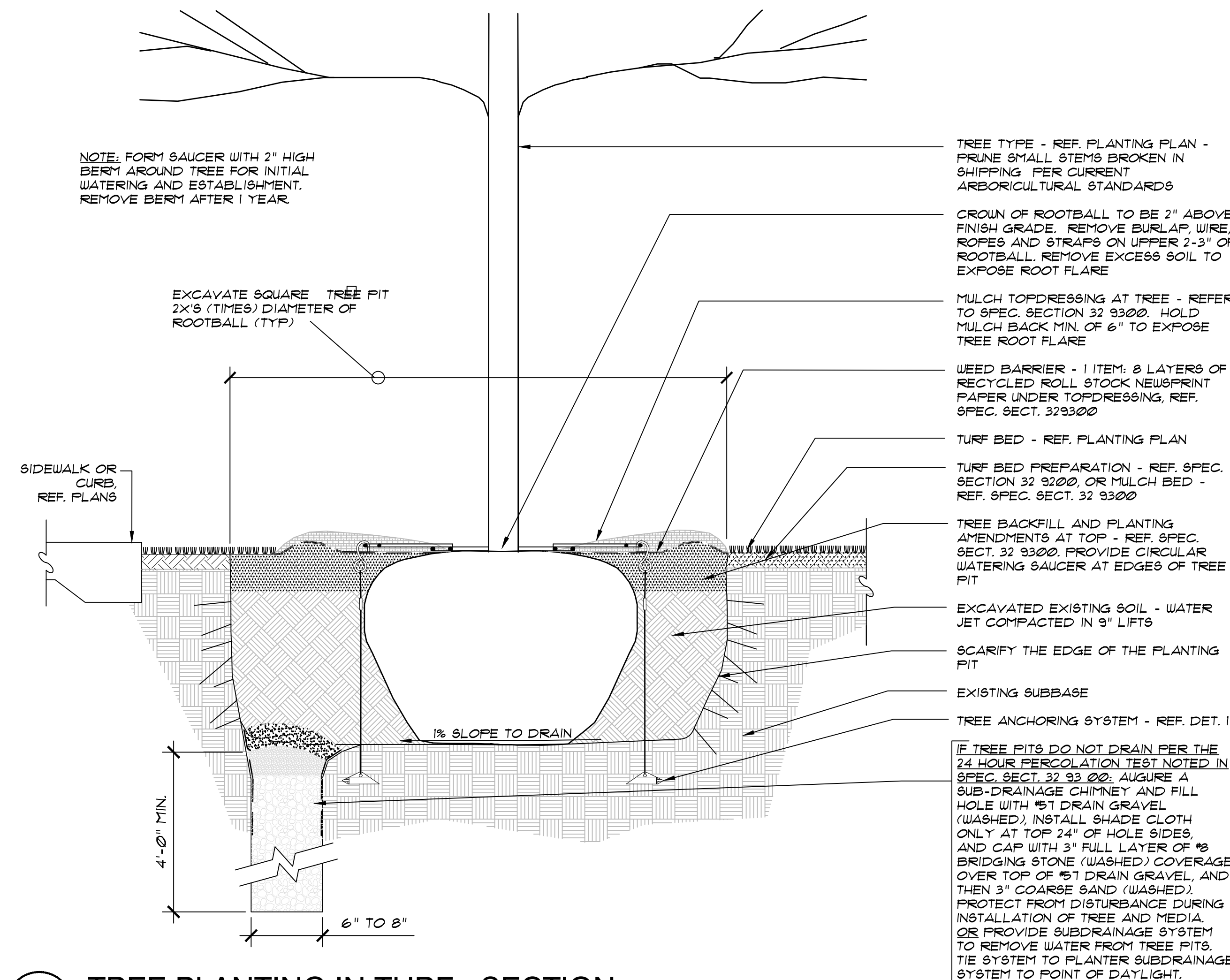


**4 LAWN AT PAVEMENT - SECTION**  
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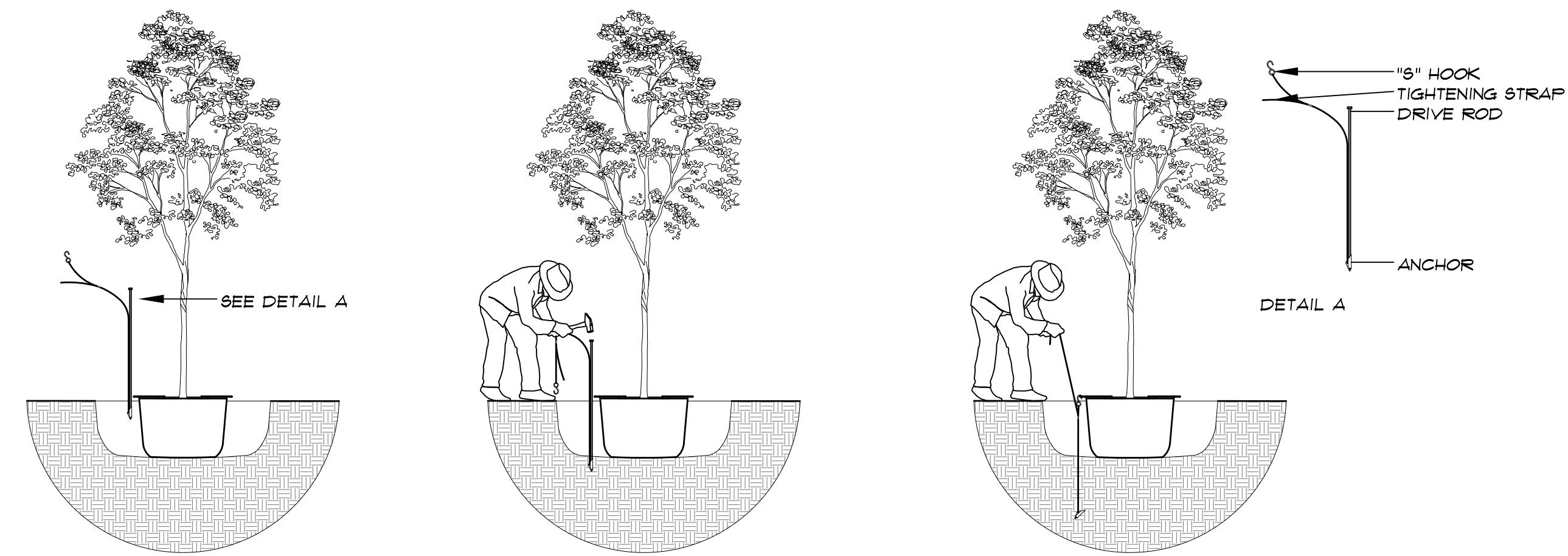
Date:	02-15-2023
Scale:	1" = 20'-0"
Revisions:	
Project No.:	22235



**3 TREE PLANTING/STAKING IN PLANTING BED - SECTION**  
NTS

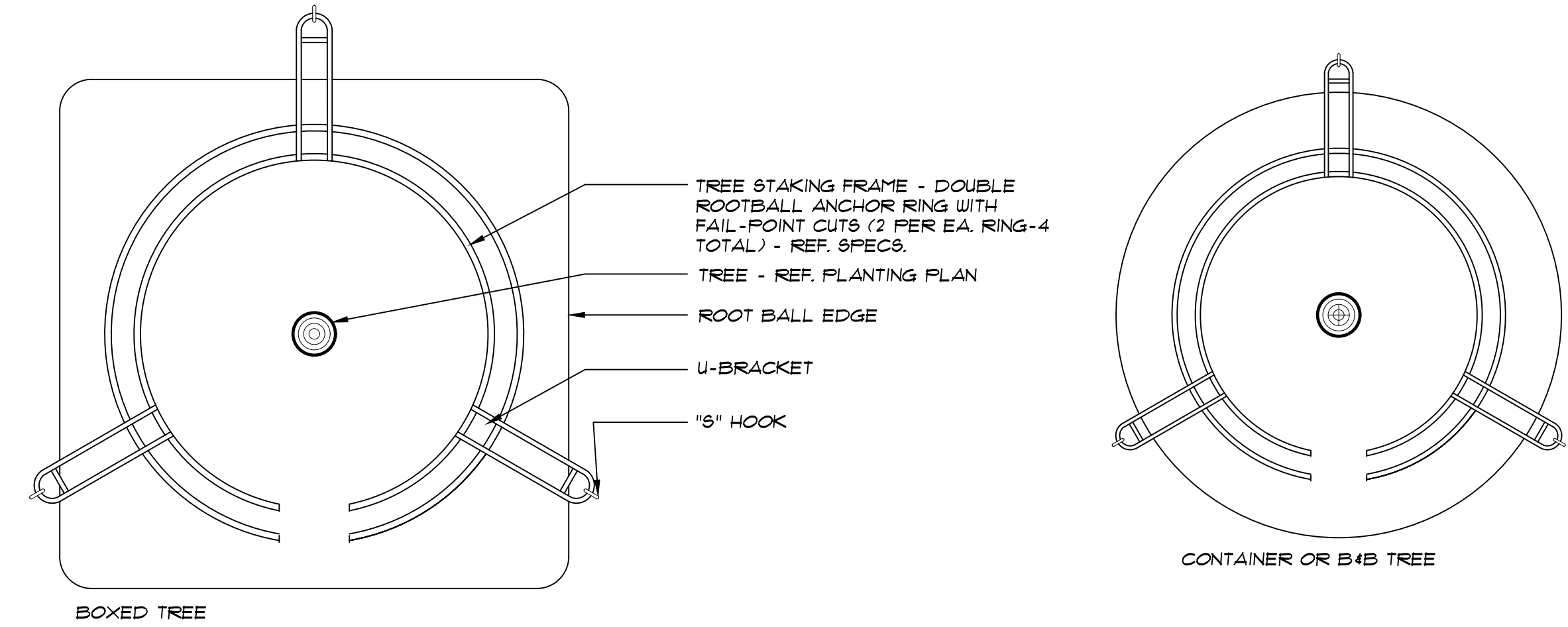


**4 TREE PLANTING IN TURF - SECTION**  
NTS



- STEP 1:**
- SET TREE IN PLANTING PIT
  - CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE
  - ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET
- STEP 2:**
- DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBBASE SOIL AT MINIMUM OF 18" TO 24" DEPTH
  - ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET
  - SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE
- STEP 3:**
- REMOVE DRIVE ROD
  - REPEAT STEPS 1 & 2 FOR ALL THREE (3) ANCHOR LOCATIONS
  - FULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR OR 6" TO 7" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE ANCHOR
  - PLACE 1/2" HOOK OVER THE END OF THE U-BRACKET
  - PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RINGS BITE INTO THE TOP OF THE ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF THE ROOT BALL
  - TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE IF NECESSARY
  - BACK FILL ONLY AFTER THE TREE IS STRAIGHTENED AND SECURE
- OPTIONAL ANCHORING SEQUENCES:**
- A. FOR ANCHOR INSTALLATION PRIOR TO TREE INSTALLATION - ANCHORS MAY BE PLACED PER THE ROOT BALL DIAMETER AND INSTALLED FROM THE BOTTOM OF THE EXCAVATED TREE PIT TO ENSURE THE DEPTH OF THE ANCHORS MEET THE REQUIRED 18" TO 24" DEPTH INTO UNDISTURBED SOILS.
- B. FOR ANCHOR INSTALLATION AFTER THE PLANTING BACKFILL - BE SURE TO MARK THE DRIVE PIN TO THE REQUIRED DEPTH TO ENSURE THAT WORKERS ARE DRIVING THE ANCHOR THE REQUIRED 18" TO 24" DEPTH INTO UNDISTURBED SOILS BELOW THE BOTTOM OF THE EXCAVATED TREE PIT. IMPROPER DEPTH OF ANCHORING WILL BE CORRECTED AS NECESSARY TO ENSURE TREE IS STABLE.

**1 TREE ANCHORING**  
NTS

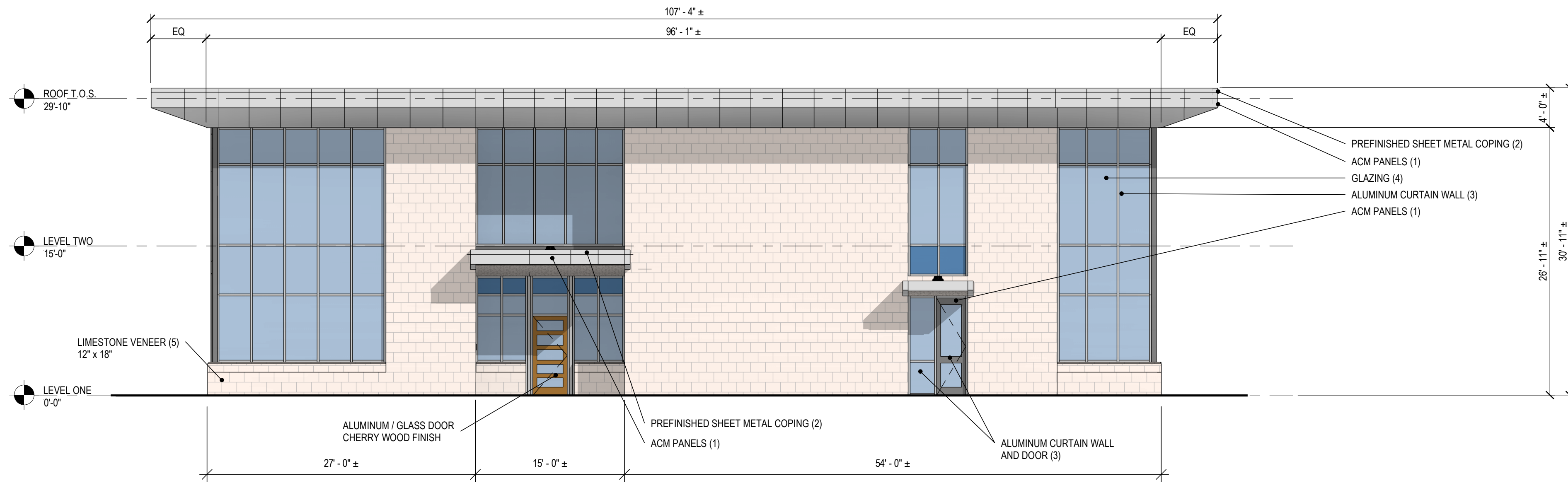


**2 TYPICAL TREE GROUND ANCHORING - PLANS**  
NTS

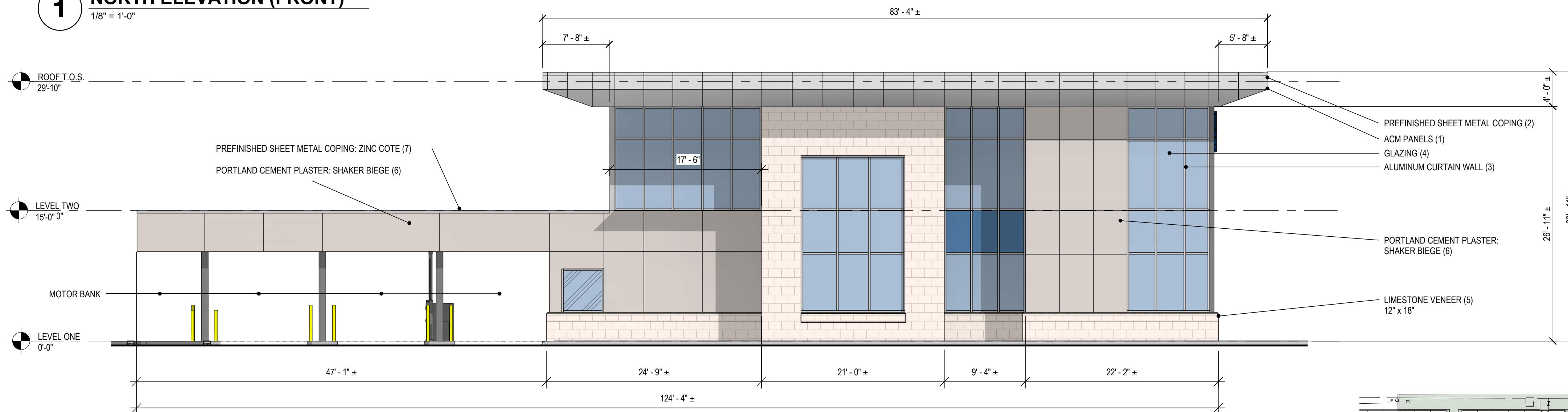
**PREPARE TREE AS PER SPECIFICATION SECTION 32 9300 PRIOR TO SETTING IN EXCAVATED PLANTING PIT:**

- REMOVE INVASIVE VEGETATION FROM TOP OF ROOT BALL.
- REMOVE EXCESS SOIL FROM TOP OF ROOT BALL TO EXPOSE TREE'S NATURAL ROOT FLARE TAPER.
- TRIM AWAY GIRDLING, CIRCLING AND SPIDER ROOTS AROUND EXPOSED ROOT FLARE.
- TOP OF PREPARED TREE SETS RELATIVE PLANTING DEPTH ABOVE FINISHED GRADE PER DETAILS AND SPECIFICATIONS.

Revisions:	Date:	Scale:	Project No.:
	02-15-2023	1" = 20'-0"	22235



**1 NORTH ELEVATION (FRONT)**  
1/8" = 1'-0"



**2 EAST ELEVATION**  
1/8" = 1'-0"



**3 NE CORNER PERSPECTIVE**

**PROJECT DESCRIPTION**

GROSS BUILDING FLOOR AREA:

Level One Floor Area 6,236± SF  
Level Two Floor Area 5,606± SF  
Total 11,842± SF

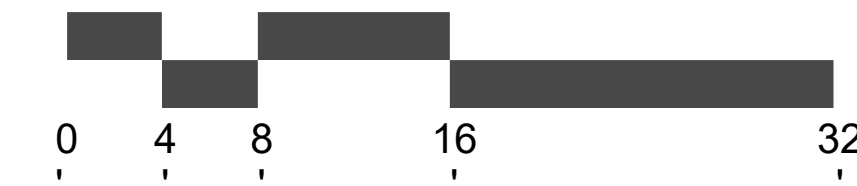
Motorbank Canopy: 1,171± SF

HEIGHT : 30'-10" above grade line

NUMBER OF FLOORS:  
2

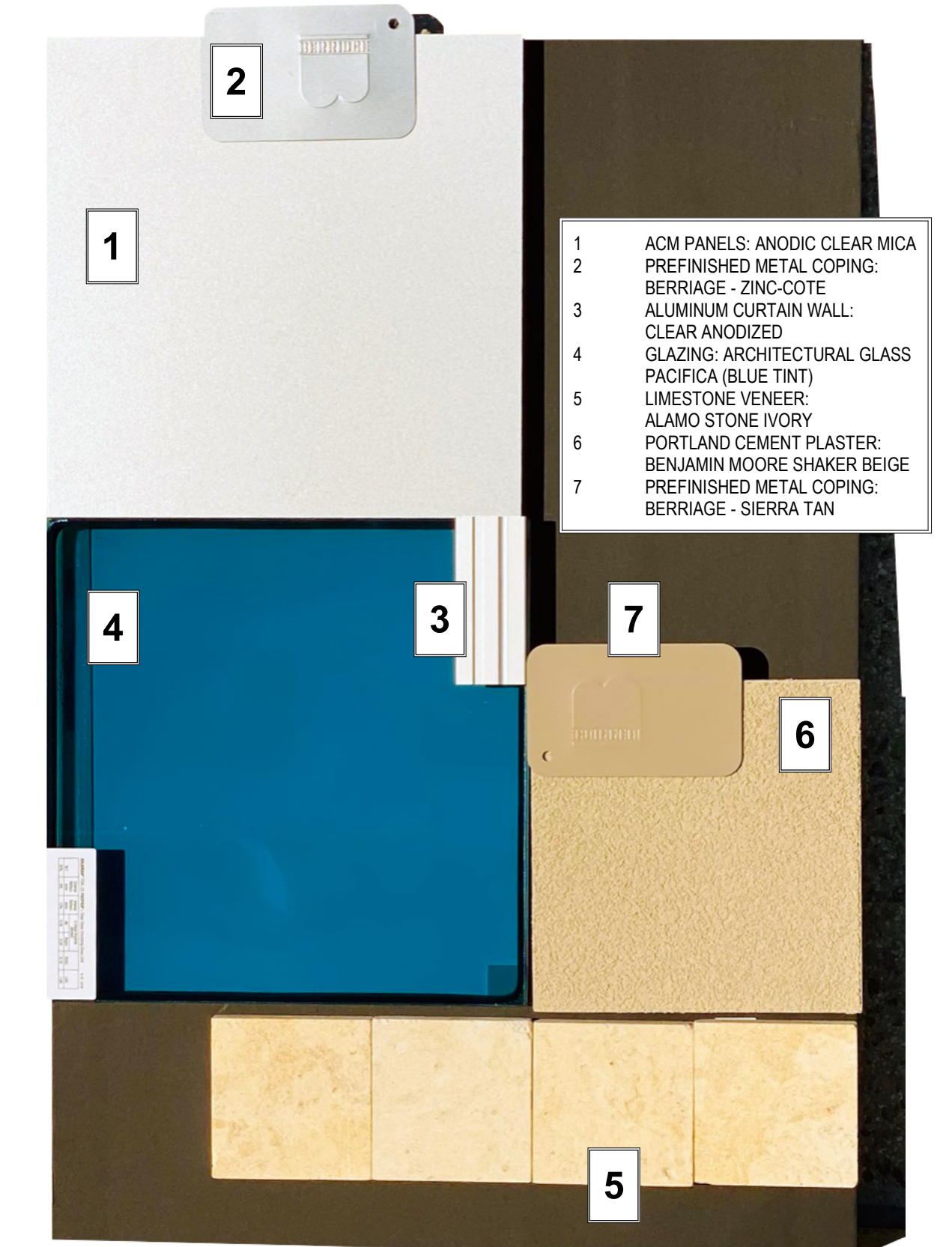
**GRAPHIC SCALE**

1/8" = 1'-0"

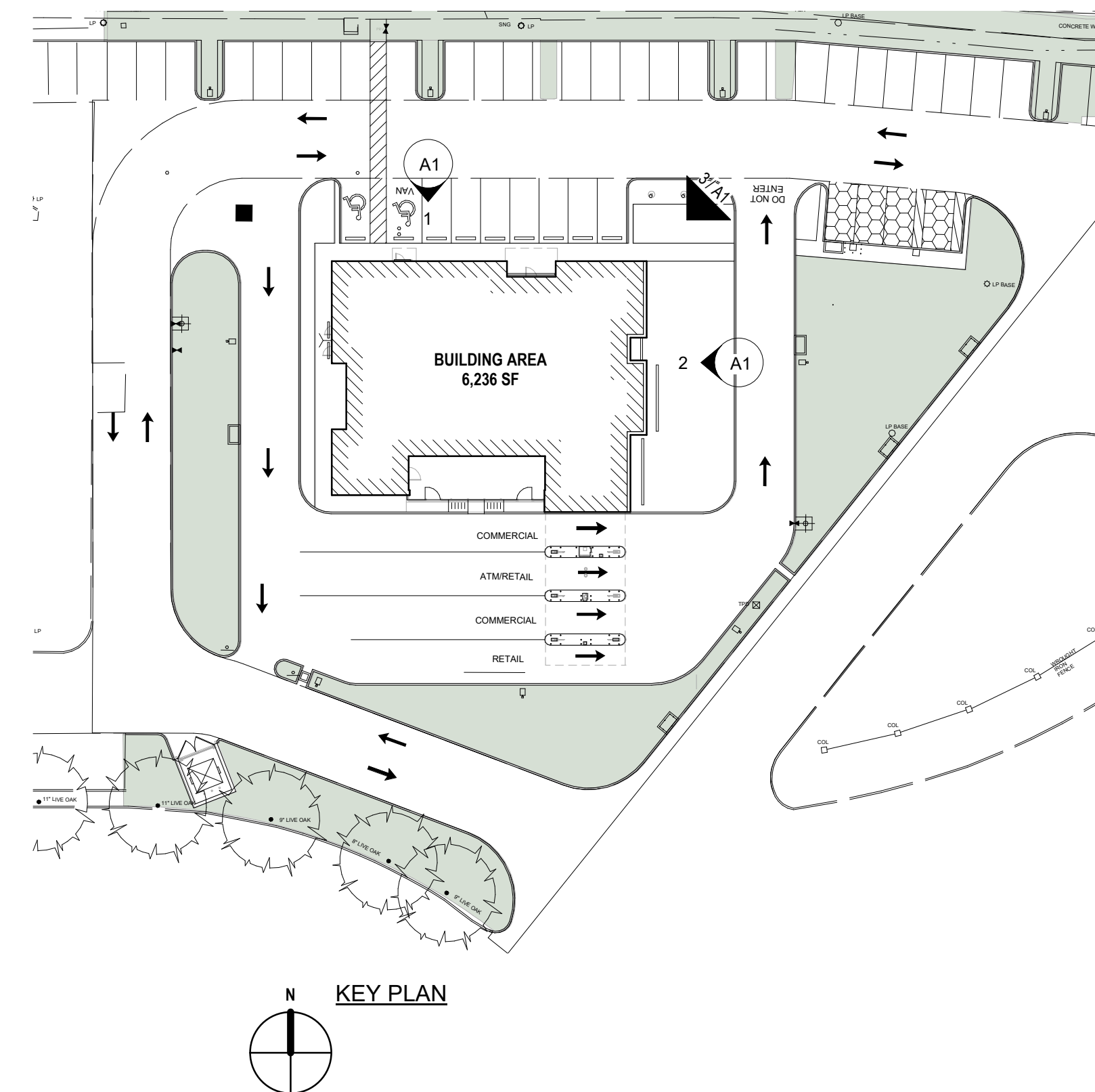


**EXTERIOR MATERIALS SCHEDULE**

MATERIAL	AREA	PERCENTAGE
<b>NORTH ELEVATION (FRONT)</b>		
ACM panels	251 SF	9%
Aluminum / Glass Curtainwall	1099 SF	40%
Limestone Veneer	1413 SF	51%
	2764 SF	
<b>EAST ELEVATION (SIDE)</b>		
ACM panels	325 SF	11%
Aluminum / Glass Curtainwall	898 SF	29%
Limestone Veneer	831 SF	27%
Portland Cement Plaster	122 SF	4%
Stucco	885 SF	29%
	3061 SF	



**EXTERIOR MATERIALS KEY**  
N.T.S.



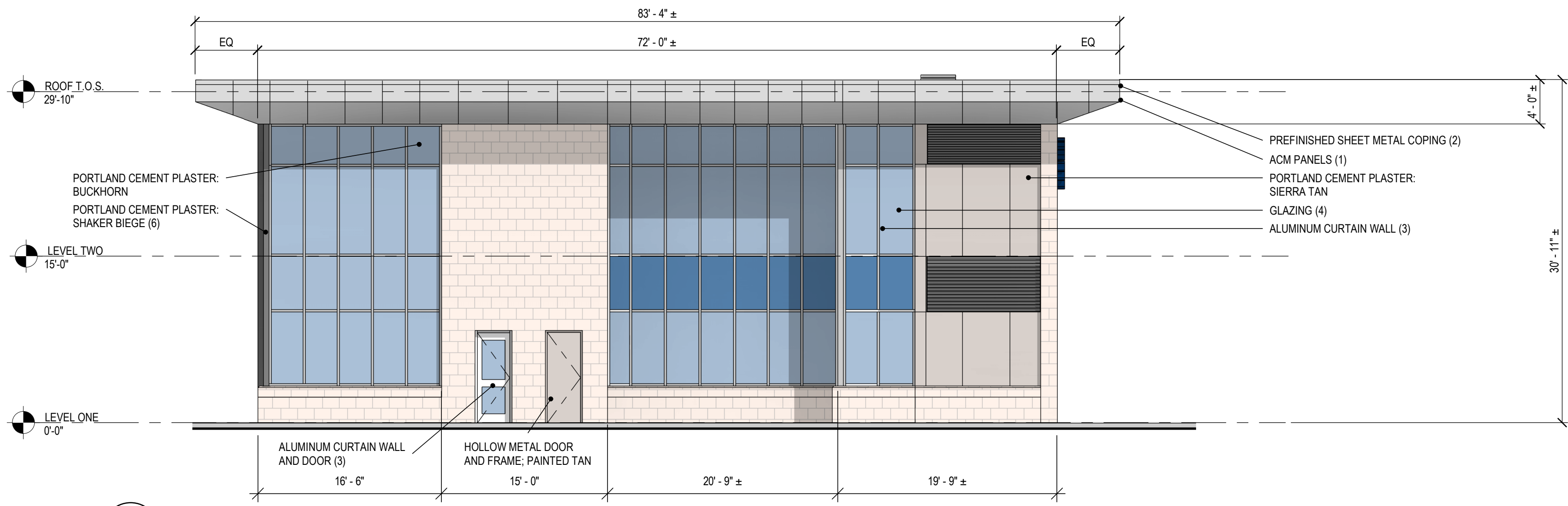
**KEY PLAN**

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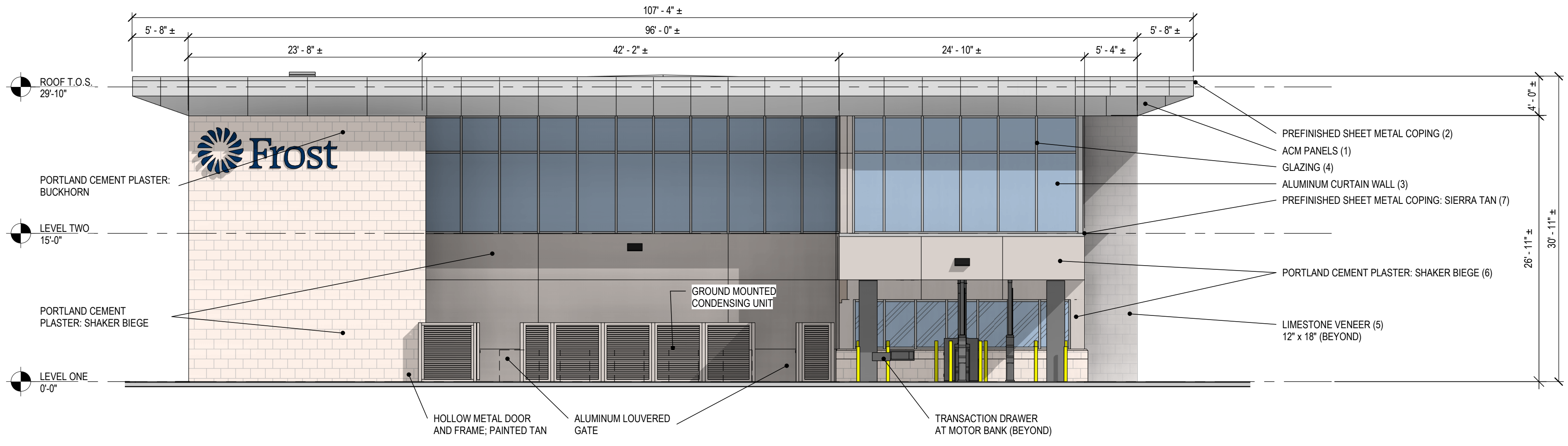
**FACADE PLAN**

TOWN PROJECT NUMBER: 1871-Z  
DATE OF ISSUE: 2023.02.15





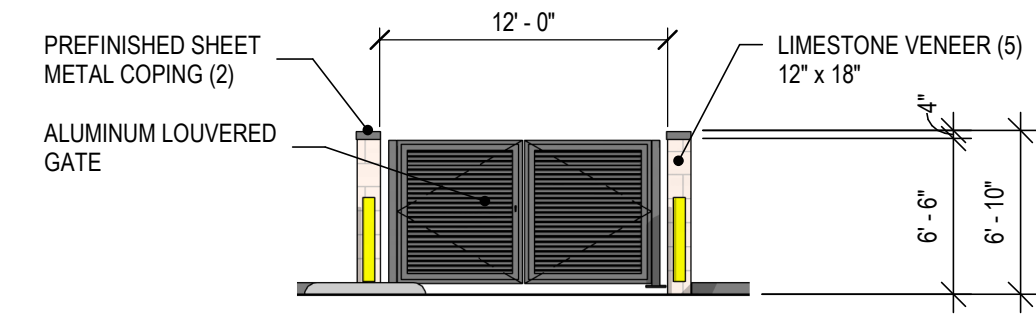
**1 WEST ELEVATION**  
1/8" = 1'-0"



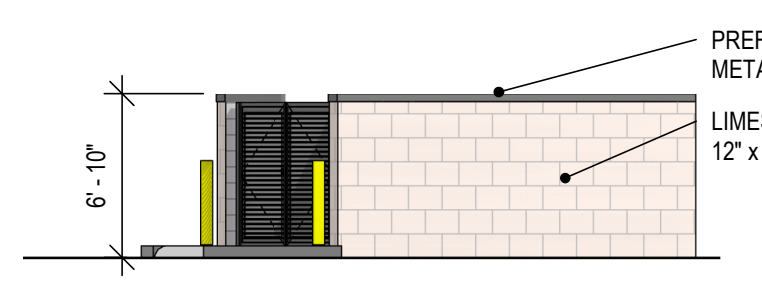
**2 SOUTH ELEVATION**  
1/8" = 1'-0"



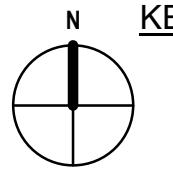
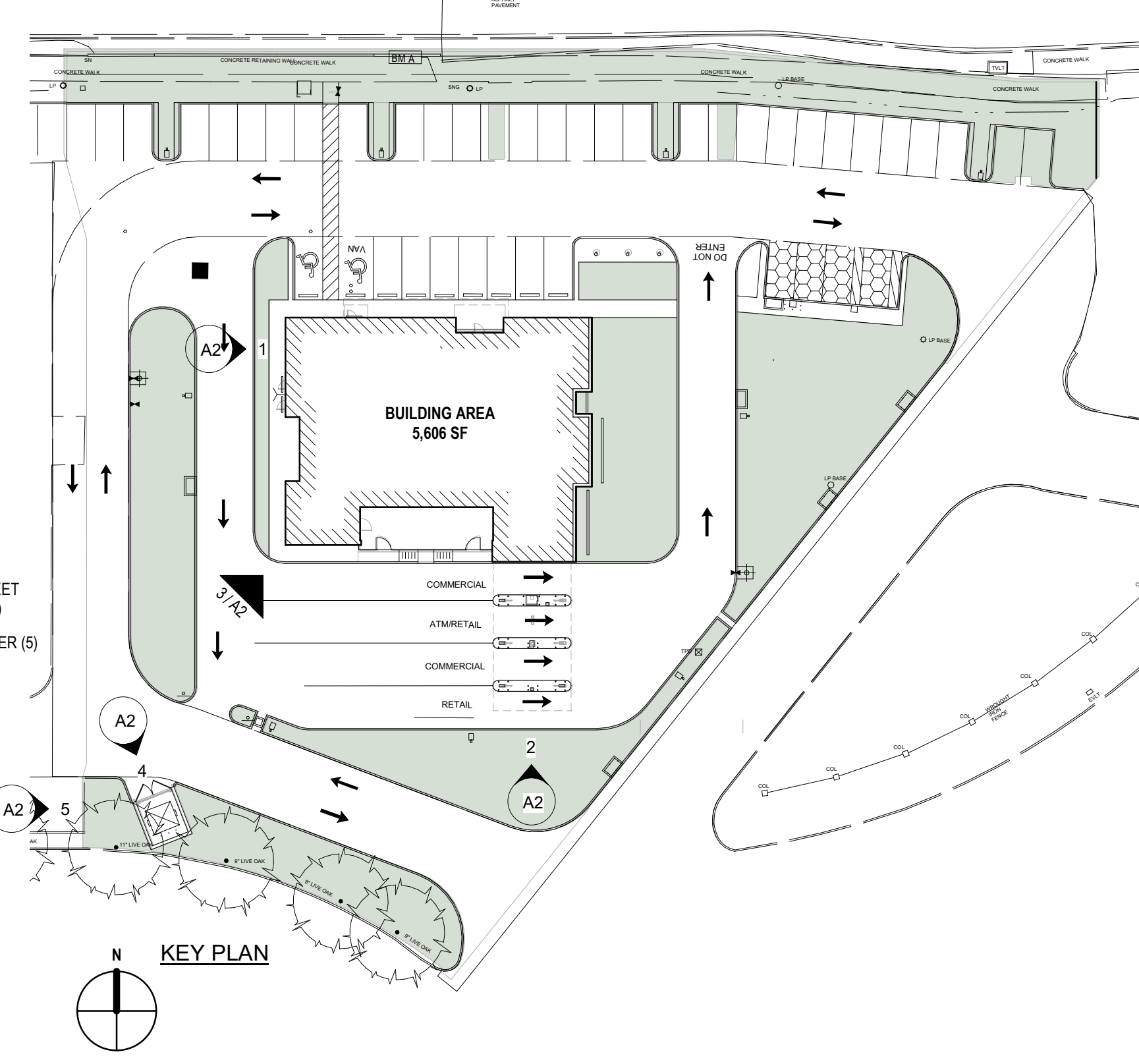
**3 SW CORNER PERSPECTIVE**



**4 DUMPSTER ENCLOSURE FRONT ELEVATION**  
1/8" = 1'-0"



**5 DUMPSTER ENCLOSURE SIDE ELEVATION**  
1/8" = 1'-0"

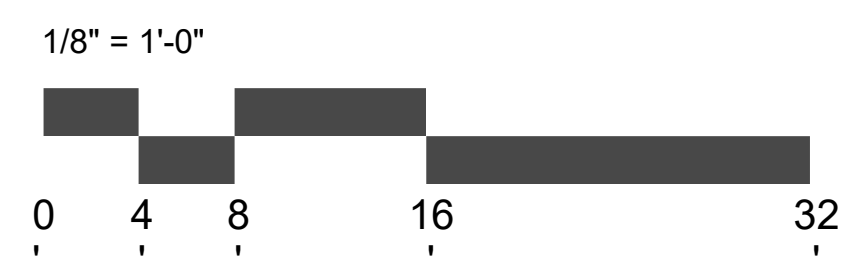


**PROJECT DESCRIPTION**

GROSS BUILDING FLOOR AREA:  
 Level One Floor Area 6,236± SF  
 Level Two Floor Area 5,606± SF  
 Total 11,842± SF  
 Motorbank Canopy: 1,171± SF  
 HEIGHT : 30'-10" above grade line

NUMBER OF FLOORS:  
 2

**GRAPHIC SCALE**



**EXTERIOR MATERIALS SCHEDULE**

MATERIAL	AREA	PERCENTAGE
<b>WEST ELEVATION (SIDE)</b>		
ACM panels	163 SF	7%
Aluminum / Glass Curtainwall	1155 SF	52%
Limestone Veneer	511 SF	23%
Stucco	399 SF	18%
	2227 SF	
<b>SOUTH ELEVATION (REAR)</b>		
ACM panels	210 SF	7%
Aluminum / Glass Curtainwall	893 SF	31%
Limestone Veneer	864 SF	30%
Portland Cement Plaster	124 SF	4%
Stucco	775 SF	27%
	2865 SF	



**EXTERIOR MATERIALS KEY**  
N.T.S.

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**FACADE PLAN**

TOWN PROJECT NUMBER: 1871-Z  
 DATE OF ISSUE: 2023.02.15

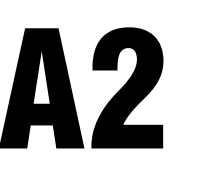


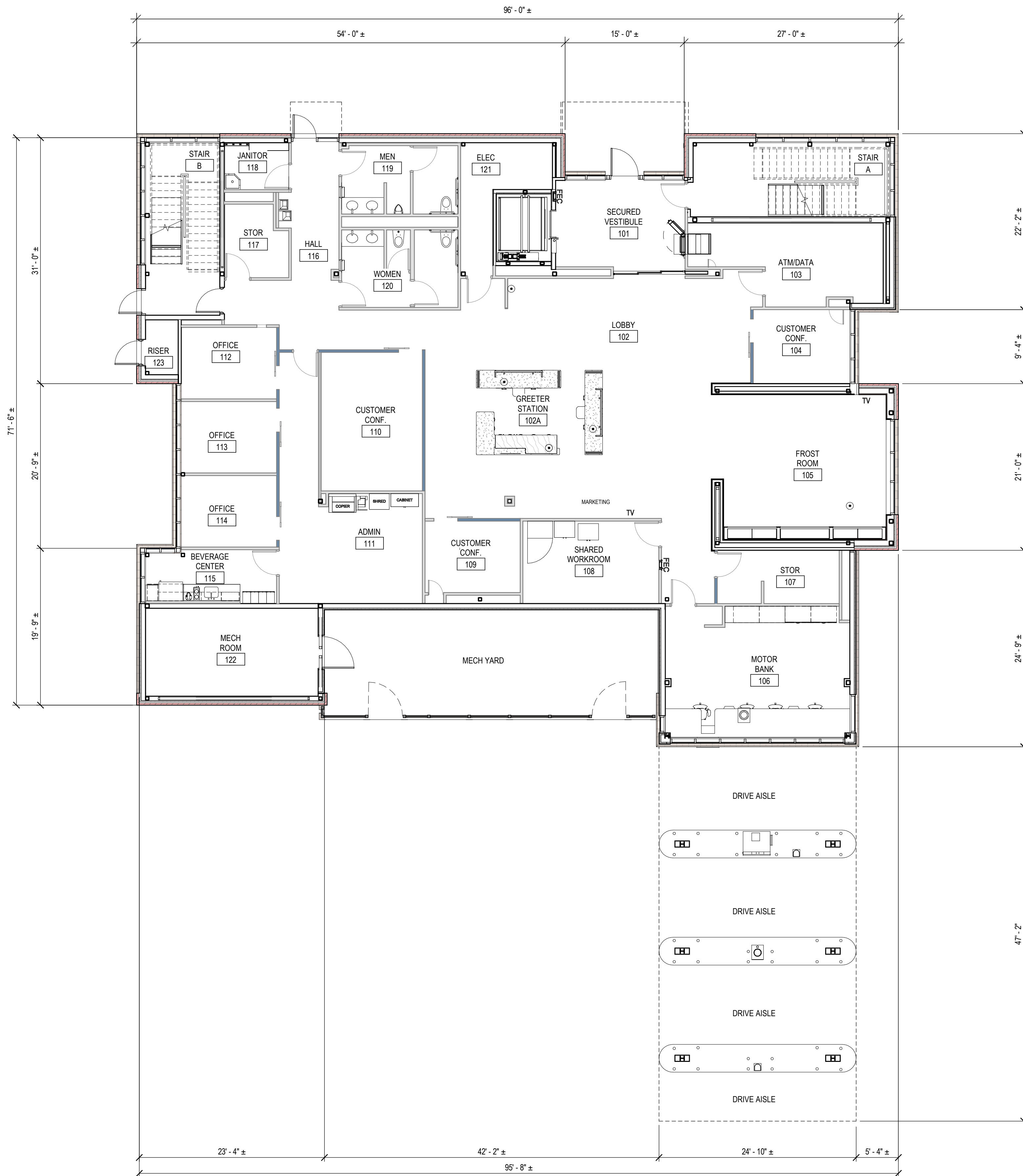
APPLICANT: FROST BANK  
 APPLICANT CONTACT: ROSS WOOD  
 3838 ROGERS RD., SAN ANTONIO, TEXAS 78251  
 CONTACT NUMBER: 210.220.5842

ARCHITECT: HAHNFELD HOFFER STANFORD  
 ARCHITECT OF RECORD: MICHAEL HOFFER  
 200 BAILEY AVENUE, FORT WORTH, TX 76107  
 817.921.5928

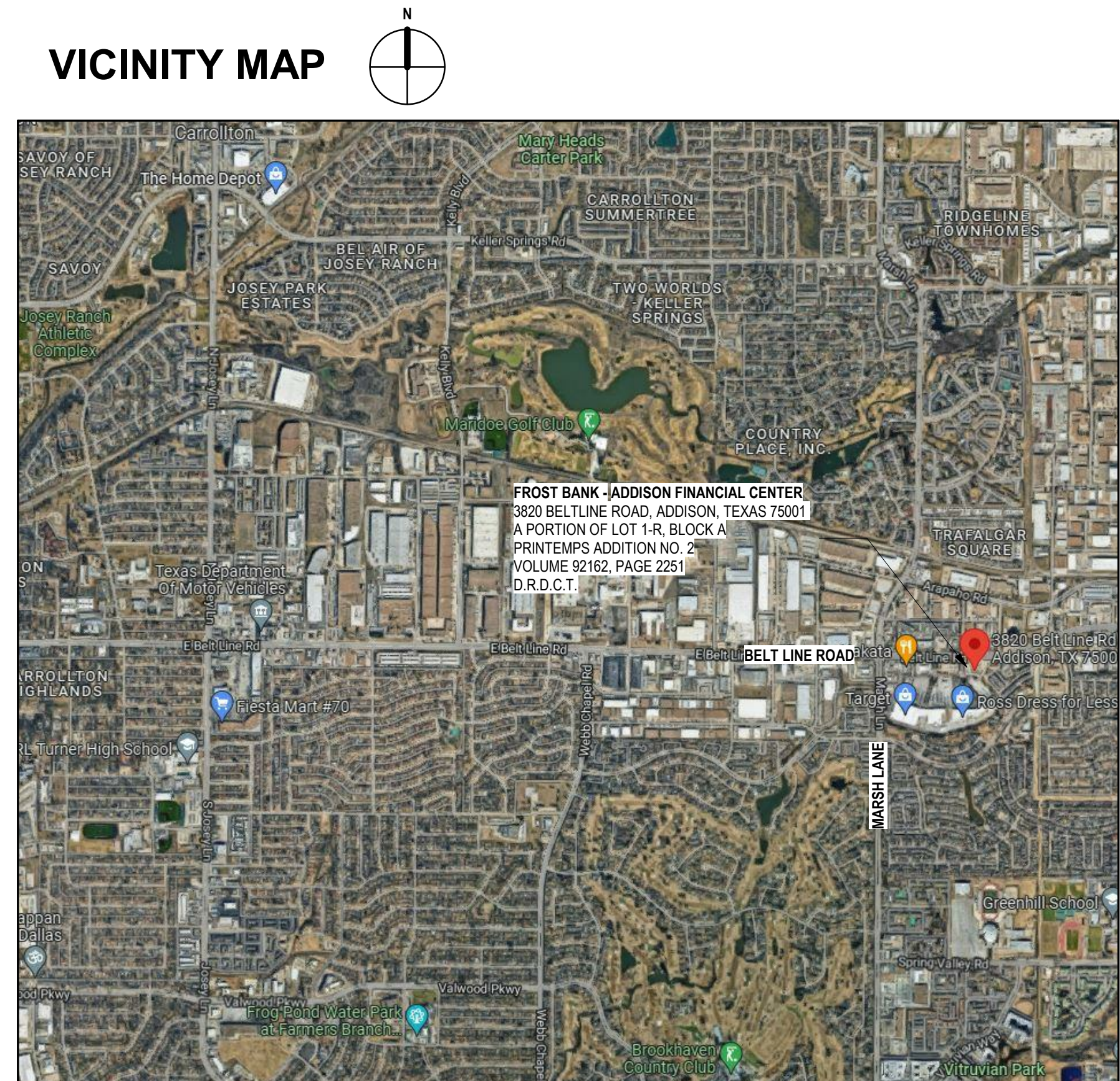
3820 BELTLINE ROAD  
 ADDISON, TEXAS 75001  
 LOT 2, BLOCK A  
 PRINTEMPS ADDITION NO.2  
 VOLUME 92162, PAGE 2251  
 D.R.D.C.T.

**FROST BANK**  
**ADDISON FINANCIAL CENTER**  
 3820 BELTLINE ROAD,  
 ADDISON, TEXAS 75001






**1 FLOOR PLAN LEVEL ONE**  
 1/8" = 1'-0"  
 PLAN NORTH



### PROJECT DESCRIPTION

GROSS BUILDING FLOOR AREA:

Level One Floor Area	6,236± SF
Level Two Floor Area	5,606± SF
Total	11,842± SF

Motorbank Canopy: 1,171± SF

HEIGHT : 30'-10" above grade line

NUMBER OF FLOORS:  
2

### GRAPHIC SCALE

1/8" = 1'-0"



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### FACADE PLAN

TOWN PROJECT NUMBER: 1871-Z

DATE OF ISSUE: 2023.02.15



architects  
planners  
interiors

APPLICANT: FROST BANK  
 APPLICANT CONTACT: ROSS WOOD  
 3838 ROGERS RD., SAN ANTONIO,  
 TEXAS 78251  
 CONTACT NUMBER: 210.220.5842

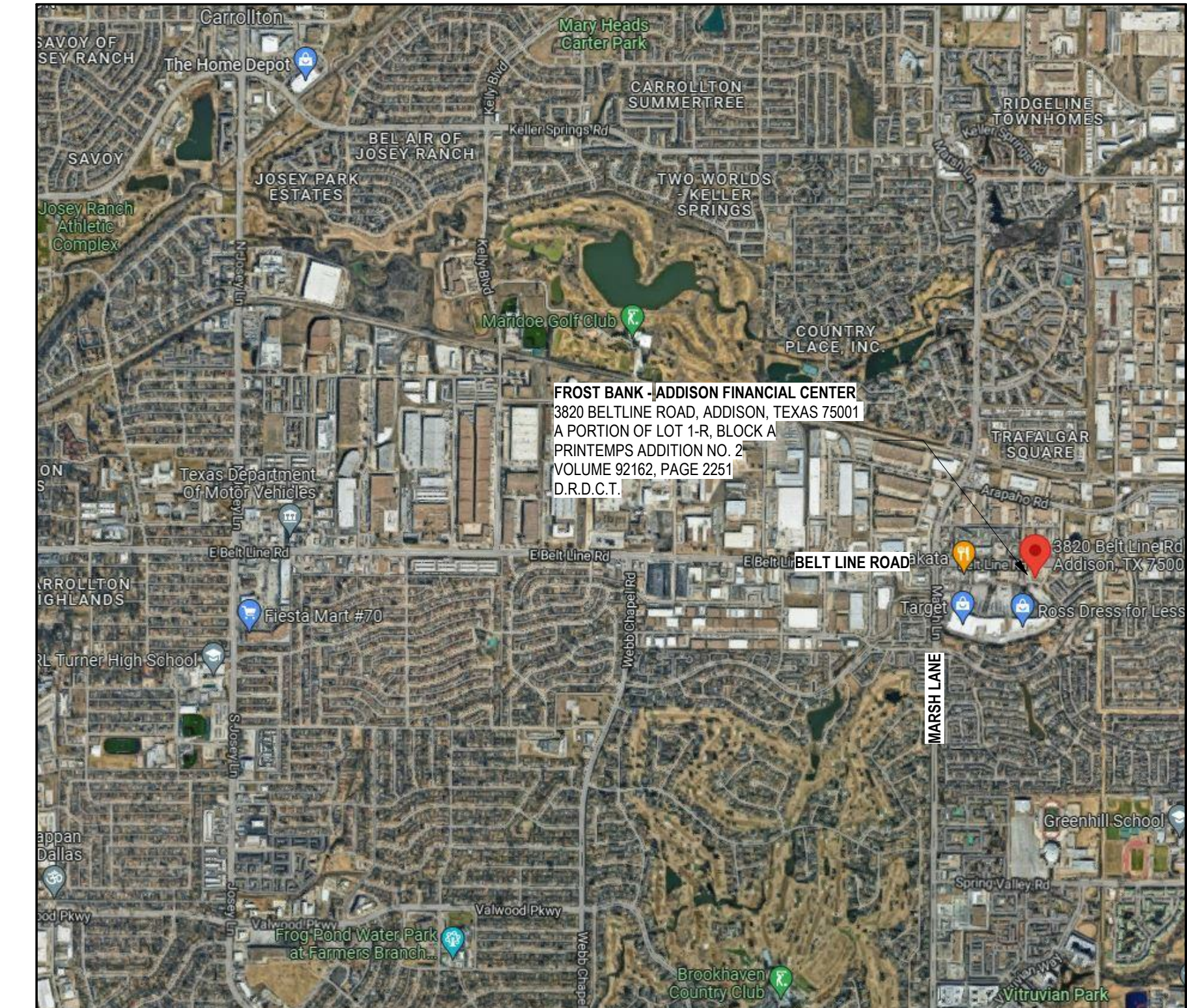
ARCHITECT: HAHNFELD HOFFER STANFORD  
 ARCHITECT OF RECORD: MICHAEL HOFFER  
 200 BAILEY AVENUE, FORT WORTH, TX 76107  
 817.921.5928

3820 BELTLINE ROAD  
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 D.R.D.C.T.

**FROST BANK**  
**ADDISON FINANCIAL CENTER**  
**3820 BELTLINE ROAD,**  
**ADDISON, TEXAS 75001**

**A3**

VICINITY MAP 



**PROJECT DESCRIPTION**

GROSS BUILDING FLOOR AREA:

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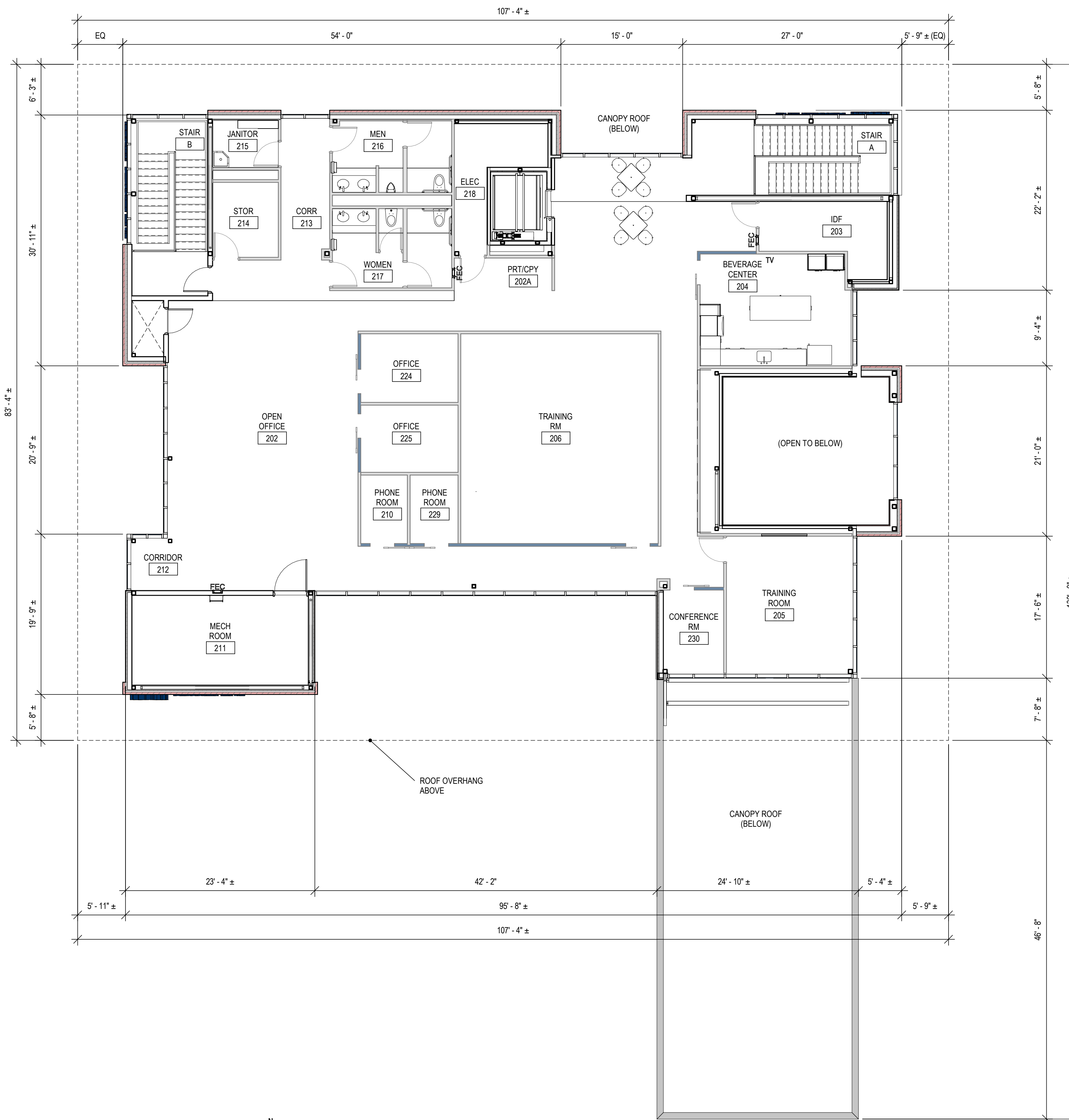


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2. All mechanical units shall be screened from public view as required by the Zoning Ordinance
3. When permitted, exposed utility boxes and conduits shall be painted to match the building
4. All signage areas and locations are subject to approval by Development Services
5. Roof access shall be provided internally, unless otherwise permitted by Chief Building Official

**FACADE PLAN**

TOWN PROJECT NUMBER: 1871-Z

DATE OF ISSUE: 2023.02.15



 **1 FLOOR PLAN LEVEL TWO**  
1/8" = 1'-0"



APPLICANT: FROST BANK  
APPLICANT CONTACT: ROSS WOOD  
3838 ROGERS RD., SAN ANTONIO,  
TEXAS 78251  
CONTACT NUMBER: 210.220.5842

ARCHITECT: HAHNFELD HOFFER STANFORD  
ARCHITECT OF RECORD: MICHAEL HOFFER  
200 BAILEY AVENUE, FORT WORTH, TX 76107  
817.921.5928

3820 BELTLINE ROAD  
ADDISON, TEXAS 75001  
LOT 2, BLOCK A  
PRINTEMPS ADDITION NO.2  
VOLUME 92162, PAGE 2251  
D.R.D.C.T.

**FROST BANK  
ADDISON FINANCIAL CENTER**  
3820 BELTLINE ROAD,  
ADDISON, TEXAS 75001

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