** Revised **

AGENDA

HALTOM CITY COUNCIL REGULAR MEETING

Council Chambers - City Hall, 4801 Haltom Road

Haltom City, Texas 76117

Work Session – 6:00 P.M. Regular Session – 7:00 P.M.

Monday, June 22, 2026

CALL TO ORDER (General Comments) 6:00 P.M.

EXECUTIVE SESSION

SECTION 551.071 – Consultation with Attorney - The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to seek legal advice from the City Attorney about any matters listed on the agenda, open meetings, open records, code of ethics and conflicts of interest, appointments process and rules of procedure for boards and commissions, drone regulations, New Trinity cemetery maintenance, and pending or contemplated litigation or a settlement offer for the following cases:

- City of Haltom City v. Pecos HFC
- Ponderosa Mobile Home Park

SECTION 551.072 – Deliberation about Real Property - Deliberation regarding the purchase, exchange, lease or value of real property, and property owned or leased by the City; 5110 Northern Cross Blvd. & 4850 Old Denton Rd.

SECTION 551.087 – Deliberation Regarding Economic Development Negotiations – Deliberation regarding financial or other incentives to a business prospect.

ANNOUNCEMENTS/EVENTS – Displayed on a Scrolling Banner during executive session.

RECONVENE TO OPEN SESSION/WORKSESSION - 6:45 p.m.

REGULAR SESSION - CALL TO ORDER - 7:00 P.M.

INVOCATION & PLEDGE OF ALLEGIANCE - Led by Council Member Place 6 - DANA COFFMAN

VISITOR / CITIZENS FORUM

This time is for persons to address the Council on agenda items, except items scheduled for public hearings, which have separate comment periods. Speakers may also discuss matters not on the agenda. Please submit a Speaker's Request Form to the City Secretary and follow the instructions listed. The Council cannot discuss, debate, or take formal action on non-agenda topics presented, as doing so would violate open meetings law requirements.

REPORTS

1. 2nd QUARTER STATISTICS – Haltom City Fire Department (B. Jacobs)

CONSENT AGENDA

2. MINUTES
   Consideration and possible action to approve the Minutes of the June 8, 2026, Regular Meeting and June 11, 2026, Special Meeting. (I. Rodriguez)

3. ORDINANCE NO. 2026-005-15 - CU-001-26 - 2nd Reading (2201 N. Beach St.)
   Consideration and/or action on the application of Stephanie Pacheco requesting approval of a Conditional Use Permit for Tattoo and/or Piercing Studio use in the “C-3” Commercial District, on Lot 2, Block 45 of the Springdale Addition, being approximately 0.1721 acres, locally known as 2201 North Beach Street. (C. Rozanc)

4. ORDINANCE NO. 2026-006-15 CU-002-26 - 2nd Reading (3390 NE Loop 820 Ste 275)
   Consideration and/or action on the application of Kevin Smuckler for a Conditional Use Permit for Commercial Amusement (indoors) in the “PD-C-2” Planned Development – Mixed Use District, located on Lot 7, Block 2, of the Mercantile 820 Logistics Subdivision, being approximately 1.395 acres of land, locally known as 3990 North East Loop 820, Suite 275. (C. Rozanc)

5. ORDINANCE NO. 2026-007-15 CU-003-26 - 2nd Reading (5722 Airport Fwy)
   Consideration and/or action on the application of Stanely Redding requesting a Conditional Use Permit for warehousing and storage of heavy steel, large diameter pipe, explosive or hazardous material located on Tract 14, Abstract 24, of the John Akers Survey, being approximately 6.977 acres of land, locally known as 5722 Airport Freeway. (C. Rozanc)

6. ORDINANCE NO. 2026-008-15 Z-001-26 - 2nd Reading (5722 Airport Fwy)
   Consideration and/or action on the application of Stanely Redding requesting a rezoning from “M-1” Industrial to “M-2” Heavy Industrial on Tract 14, Abstract 24, of the John Akers Survey, being approximately 6.977 acres of land, locally known as 5722 Airport Freeway. (C. Rozanc)

7. ORDINANCE NO. 2026-010-15 CU-004-26 - 2nd Reading (5230 Denton Hwy)
   Consideration and/or take action on the application of Natalie Penalvert Berrios requesting approval of a Conditional Use Permit for Tattoo and/or Piercing Studio use in the “PD-C2” Planned Development – Commercial District for all C-2 Commercial District uses on Lot 1, Block 1 of the Family Furniture Addition, being approximately 4.03 acres, locally known as 5230 Denton Highway. (C. Rozanc)

8. ORDINANCE NO. 2026-011-15 Z-002-26 - 2nd Reading (3701 Layton Ave.)
   Consideration and/or action on the application of Mark S. Wood requesting a rezoning from “CF” Community Facility District to “SF-2” Single Family Residential District on School Tract, Block 11, of the West Browning Addition, being approximately 6.829 acres of land, locally known as 3701 Layton Avenue. (C. Rozanc)

REGULAR AGENDA

9. ORDINANCE NO. 2026-012-15 Z-003-15 - 1st Reading and Public Hearing (3304 Swan Street).
   Conduct a public hearing and consideration and/or take action on the application of Brenda Hickson for a zone change from “C-1” Commercial District to “SF-2” Single Family Residential District located on Lot O, of the Clearview Addition, being approximately 0.2337 acres of land, locally known as 3304 Swan Street. (C. Rozanc)

10. RESOLUTION NO. 2026-014-03 - Financial Assistance (Texas Water Development Board)
Consideration and/or action for approval of a Resolution requesting financial assistance from the Texas Water Development Board Drinking Water State Revolving Fund Lead Service Line Replacement Program for constructing various public improvements to the City's utility system; authorizing the City's Financial Advisors, Bond Counsel, and Engineers to coordinate the submission of the application to the Texas Water Development Board; and other matters in connection therewith. (G. Van Nieuwenhuize)

11. RESOLUTION NO. 2026-015-01 - Chapter 380 Agreement with FMJM Group (Fifth Amendment)
Consideration and/or action for approval of a Fifth Amendment to the Chapter 380 Agreement with FMJM Group, LLC, extending certain property conveyance deadlines. (R. Briggs)

12. RESOLUTION NO. 2026-016-01 - Chapter 380 Development Program & Economic Development Agreement with FMJM Group, LLC (First Amendment)
Consideration and/or action for approval of a First Amendment to the Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City and FMJM Group, LLC. for a restaurant development (R. Briggs)

CITY STAFF REPORTS

13. Property Enhancement Incentive Program (PEIP) - Economic Development Incentive Update

FUTURE AGENDA ITEMS

14. Consideration and possible action to approve items to be placed on future agendas.

BOARDS / COMMISSIONS / COMMITTEES

- RESIGNATIONS – Consider approval of resignations.
- APPOINTMENTS/REAPPOINTMENTS – Consider approval regarding appointments/reappointments.

15. APPOINTMENT
Consider approval of the appointment of Jonathan Warren to Place 5 on the Zoning Board of Adjustment, transitioning from his current position as Alternate Place 2.

EXCUSED ABSENCE OF COUNCIL MEMBERS

16. Consideration regarding action to approve an excused absence for one or more Council Members.

EXECUTIVE SESSION - Reconvene to Regular Session

Take any action deemed necessary as a result of the Executive Session

17. Consideration and/or possible approval of action(s) taken.

ADJOURNMENT

CERTIFICATION

I, IMELDA RODRIGUEZ, CITY SECRETARY OF THE CITY OF HALTOM CITY, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE OFFICIAL BULLETIN BOARDS IN CITY HALL ON THIS THE 16 th DAY OF JUNE 2026, AT 6:00 P.M., WHICH IS A PLACE READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES AND THAT SAID NOTICE WAS POSTED IN ACCORDANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE.

IMELDA B. RODRIGUEZ, CITY SECRETARY

I CERTIFY THAT THE ATTACHED NOTICE AND AGENDA OF ITEMS TO BE CONSIDERED BY THE CITY COUNCIL WAS REMOVED BY ME FROM THE CITY HALL BULLETIN BOARD ON _____ DAY OF _____, 2026.

Name:_____ **Title:** _____

This facility is wheelchair accessible. Handicapped parking spaces are available. Request for sign interpretative services must be made 48 hours ahead of the meeting. To make arrangements call 817-222-7754.



Date Posted: June 16, 2026

CITY COUNCIL MEMORANDUM

City Council Meeting:	**Monday, June 22, 2026, 6:00 PM**
Department:	**Fire**
Subject:	**2nd QUARTER STATISTICS – Haltom City Fire Department (B. Jacobs)**

BACKGROUND

Report attached.

FISCAL IMPACT

None.

Attachments

HCFD 2nd Quarter Report.pdf

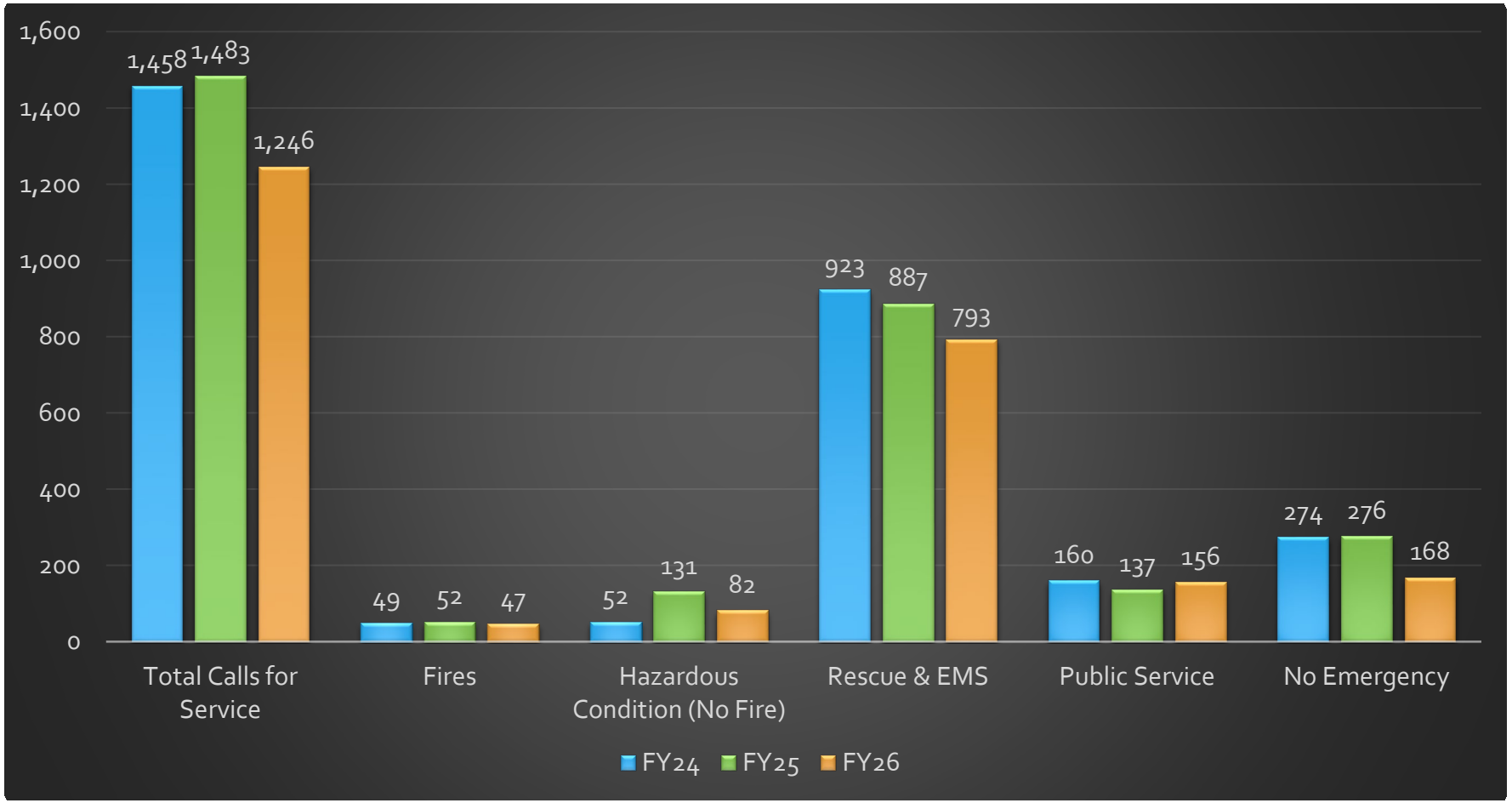
HALTOM CITY
FIRE DEPARTMENT

QUARTERLY REPORT

FD Calls for Service

2nd Quarter

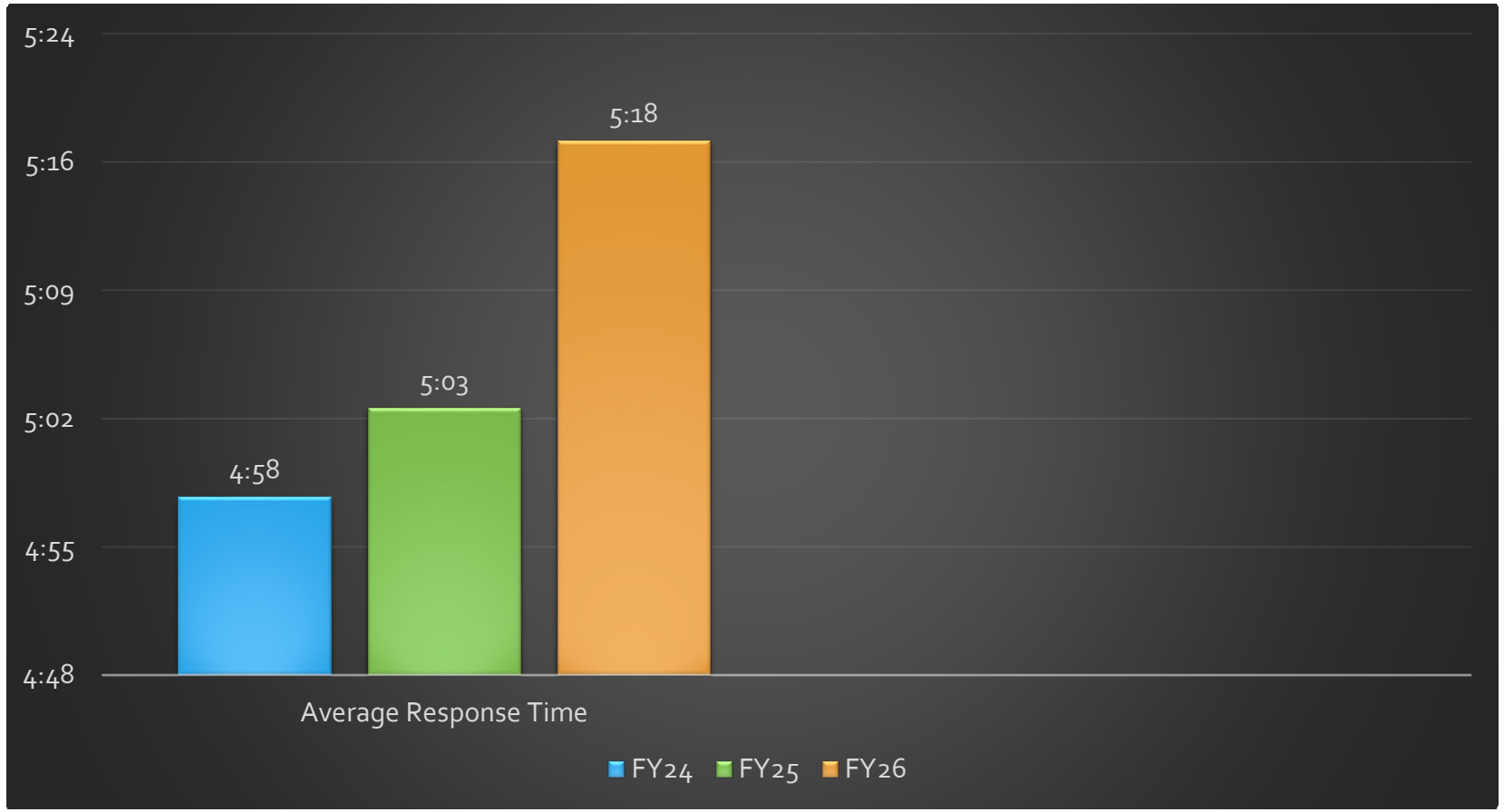
(3-Year Comparison)



FD Response Times

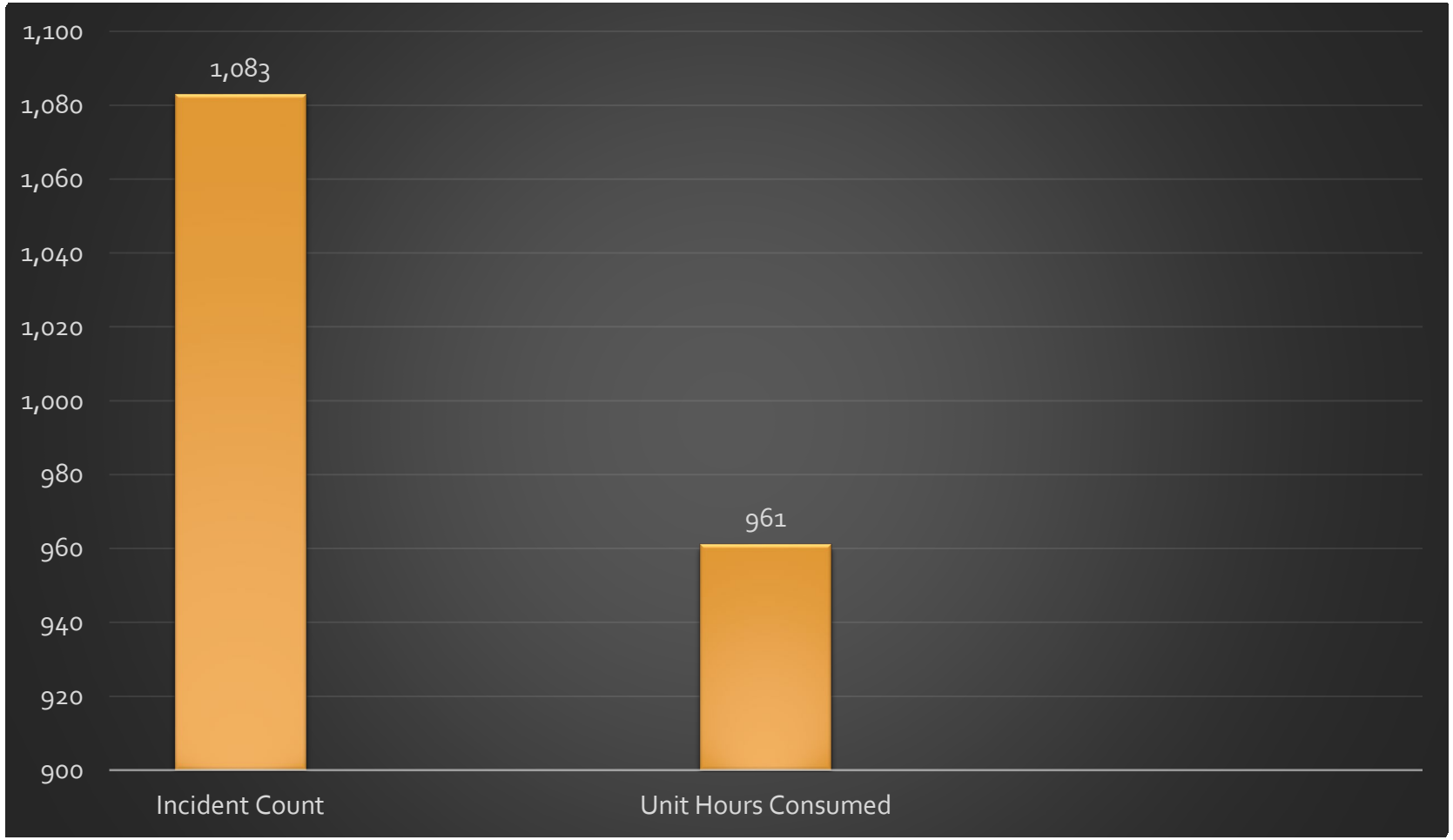
2nd Quarter

(3-Year Comparison)

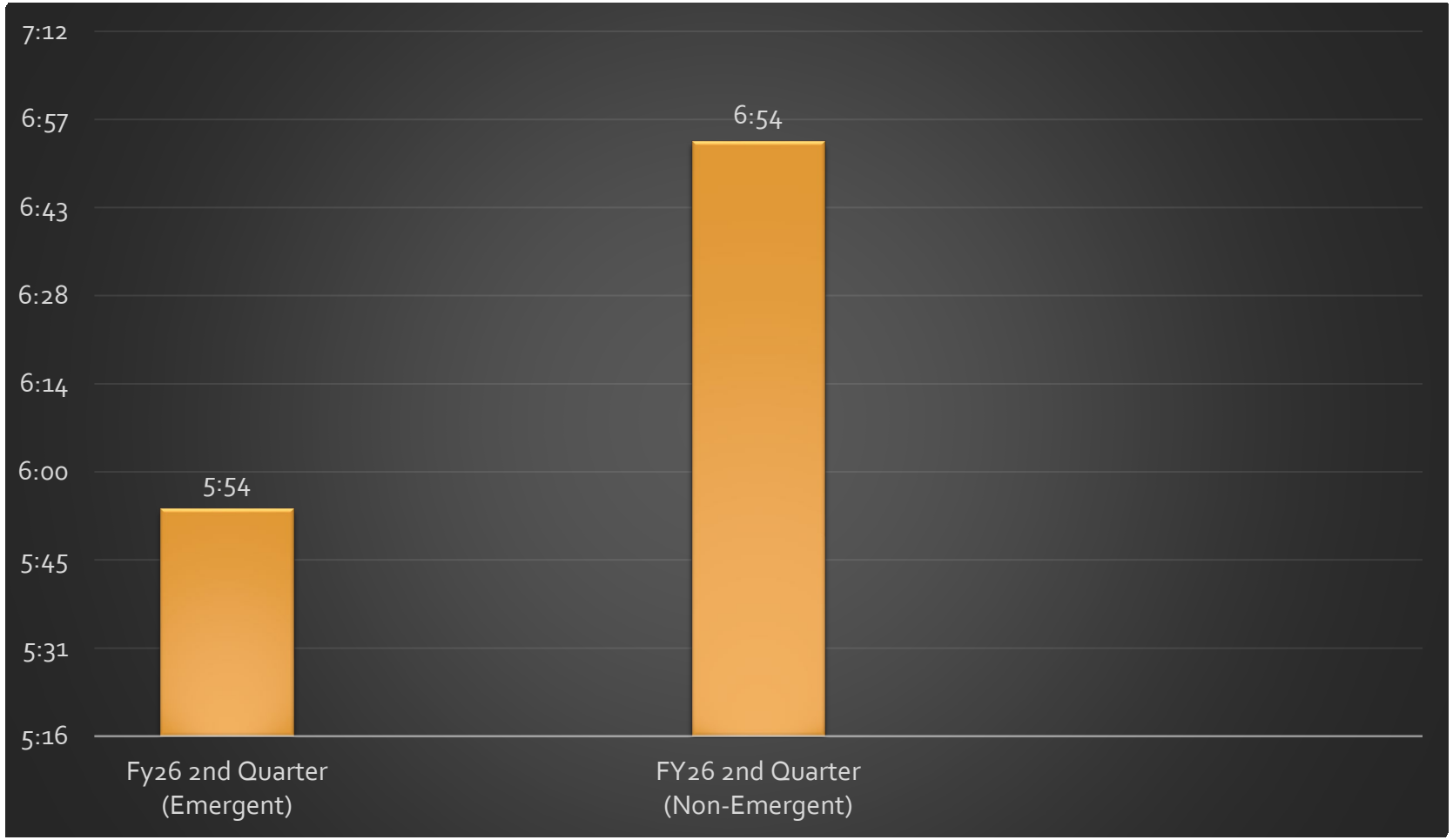


Ambulance Calls for Service

2nd Quarter

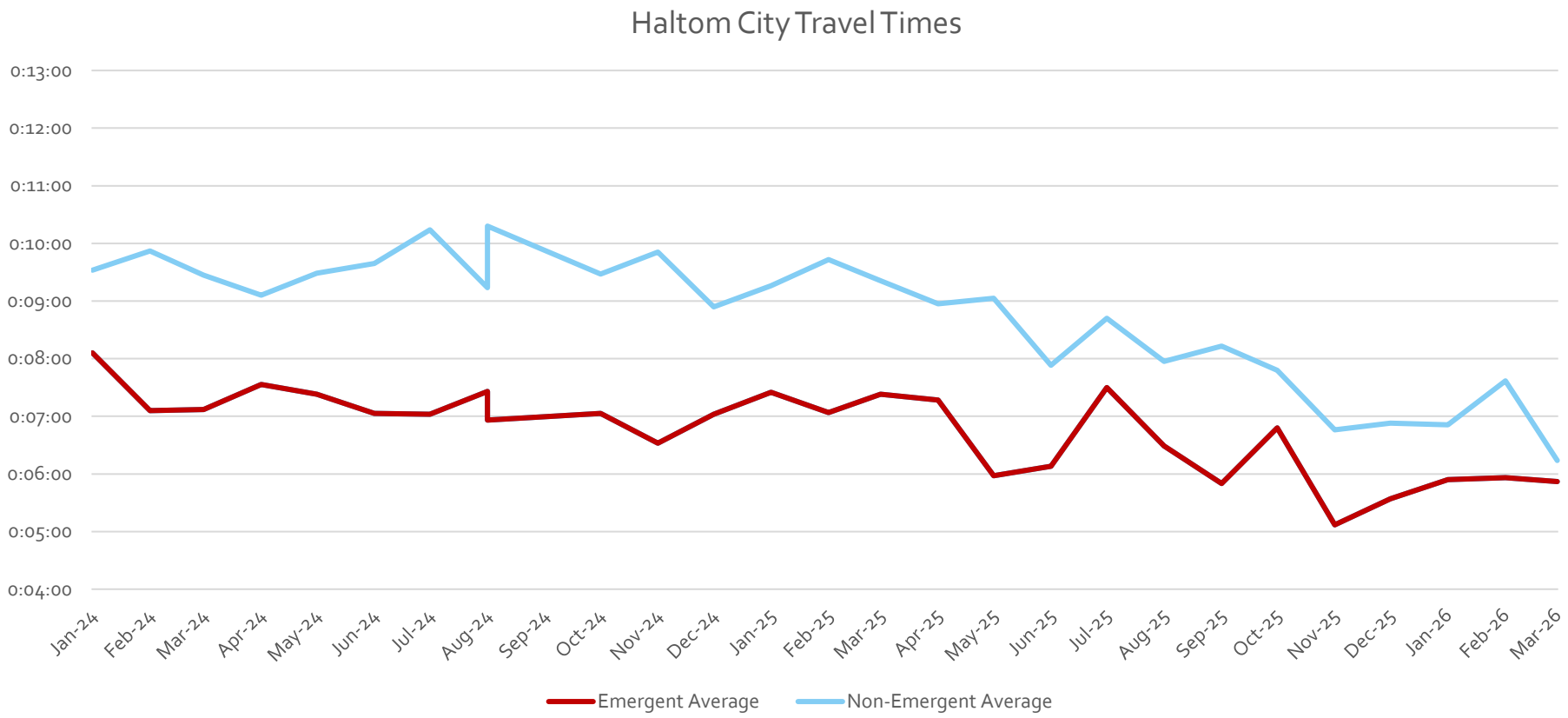


Ambulance Response Times
2nd Quarter



Ambulance Response Times

Jan 2024 – March 2026





Questions?

CITY COUNCIL MEMORANDUM

City Council Meeting:	**Monday, June 22, 2026, 6:00 PM**
Department:	**City Secretary**
Subject:	**MINUTES**

BACKGROUND

A Regular City Council Meeting was held on June 8, 2026 and a Special City Council Meeting was held on June 11, 2026.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommend to approve Minutes attached.

Attachments

060826.pdf
061126.pdf

MINUTES
CITY OF HALOM CITY
CITY COUNCIL REGULAR MEETING
JUNE 8, 2026

The City Council of Haltom City, Texas, held its regular meeting on Monday, June 8, 2026, at 6:00 p.m., in the Council Chambers at City Hall, 4801 Haltom Road, Haltom City, Texas, 76117, with the following members present:

Mayor: An Truong
Mayor Pro Tem: Don Cooper
Deputy Mayor Pro Tem: Kyle Hantz

Council Members:
Place 1 – Lin Thompson
Place 3 – Ollie Anderson
Place 4 – Scott Lindgren (Via online)
Place 5 – Troy Dunn

Absent: Place 6 – Dana Coffman

Staff Present:
Rex Phelps, City Manager (CM); Sidonna Foust, Assistant City Manager (ACM); Alicia Kreh, City Attorney (CA); Imelda B. Rodriguez, City Secretary (CS); Brian Jacobs, Fire Chief (FC); Cody Phillips, Police Chief (PC); Gregory Van Nieuwenhuize, Public Works Director (PWD); Stormy Johnson, Finance Director (FD); Cristopher Rozanc, Planning & Community Development Director (PCDD); Christi Pruitt, Parks & Recreation Director (PRD); and Nicholas L. Ballard, Communications & Marketing Specialist (CMS).

CALL TO ORDER (General Comments) – Mayor Truong called the meeting to order at 6:00 p.m.

EXECUTIVE SESSION
SECTION 551.071 – Consultation with Attorney - The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to seek legal advice from the City Attorney about any matters listed on the agenda, open meetings, open records, code of ethics and conflicts of interest, appointments process and rules of procedure for boards and commissions, drone regulations, New Trinity cemetery maintenance, and pending or contemplated litigation or a settlement offer for the following cases:

- City of Haltom City v. Pecos HFC
- Ponderosa Mobile Home Park

SECTION 551.072 – Deliberation about Real Property - Deliberation regarding the purchase, exchange, lease or value of real property, and property owned or leased by the City; 4850 Old Denton Rd.

SECTION 551.087 – Deliberation Regarding Economic Development Negotiations – Deliberation regarding financial or other incentives to a business prospect.

ANNOUNCEMENTS/EVENTS – Displayed on a Scrolling Banner during executive session.

RECONVENE TO OPEN SESSION/WORKSESSION – 6:30 PM

REPORTS

5. QUARTERLY FINANCIAL REPORT (QFR)
Review of QFR as of March 31, 2026. (H. Qaddoura)

BM Qaddoura delivered a detailed presentation on the Second QFR and no questions were posed from the Council.

6. QUARTERLY INVESTMENT REPORT (QIR)
Review of QIR as of March 31, 2026. (E. Loftis)

AFDC Loftis delivered a detailed presentation on the Second QIR and no questions were posed from the Council.

CM Phelps expressed gratitude and appreciation towards the City Council on the tremendous work they have done and recognized them for Elected Official Appreciation Day being on May 19, 2026. Mayor Truong chimed to stating that this is a team effort between the City Council and the City Administration and Department as a whole.

Police Chief Cody Phillips approached the Council and expressed his sincere gratitude to the City Council, City Administration, and the entire Haltom City organization for their support and compassion following the passing of his mother. He shared that the unique culture, strong sense of community, and genuine care demonstrated by City staff and leadership are what make Haltom City a truly special place.

REGULAR SESSION – CALL TO ORDER – 7:00 PM

INVOCATION & PLEDGE OF ALLEGIANCE – Council Member Place 5, TROY DUNN

VISITOR/CITIZENS FORUM – None submitted.

PROCLAMATIONS/RECOGNITIONS

1. PROCLAMATION – Honoring the Life of Alberta “Birdi” Blocker

2. PROCLAMATION – Honoring Wayne’s Boot & Shoe Repair

Mayor Truong and Mayor Pro Tem Cooper individually presented the proclamations to their respective recipients.

3. AWARD PRESENTATION – Office of the Medical Director (B. Jacobs)

FC Jacobs and William Gleason, Clinical Quality Manager for the Office of the Medical Director, presented the Lifesaver Awards to members of Haltom City Fire Department corresponding companies.

EMPLOYEE SERVICE AWARDS

4. YEARS OF SERVICE

Fire Department (B. Jacobs)

- Dean Michael Lewis – 30 years of Service
- Sterling Gilliland – 20 Years of Service

FC Jacobs presented the service awards to each recipient and provided a brief overview of their careers and accomplishments.

Police Department (C. Phillips)

- Andy Whitley – 25 Years of Service
- Joshual Boyd – 25 Years of Service

Recipients were not present.

CONSENT AGENDA

7. MINUTES

Consideration and possible action to approve the Minutes of May 11, 2026, Regular Meeting and May 12, 2026, Special Meeting. (I. Rodriguez)

8. RATIFICATION A/C Replacement/Repair (Haltom City Senior Center)

Consideration and/or action to ratify the emergency replacement and repair of the HVAC (A/C) system at the Haltom City Senior Center in the amount of $75,800. (R. Phelps)

9. AGREEMENT RENEWAL - North Texas Anti-Gang Center's Local Administrative Agreement

Consideration and/or action to approve the renewal of the North Texas Anti-Gang Center's Local Administrative Agreement for three years. (C. Phillips)

10. PARKS & RECREATION EQUIPMENT PURCHASE

Consideration and/or action regarding approval of budgeted purchase FY 26: a security gate project at North Park ($36,990.00), (C. Pruitt)

11. RESOLUTION NO. 2026-010-03 Purchase Policy

Consideration and/or action to approve a Resolution amending the City's Purchasing & Asset Management Policy to incorporate updates required by recent legislation and ensure compliance with applicable state laws. (S. Johnson)

Motion: Mayor Pro Tem Cooper moved to approve Consent Agenda Items 7, through 11, seconded by Council Member Dunn.

Ayes: Hantz, Thompson, Anderson, Lindgren, Dunn, and Cooper
Nays: None
Absent: Coffman
MOTION PASSED

REGULAR AGENDA

12. ELECTION OF MAYOR PRO TEM
Consideration and/or action regarding the election of the Mayor Pro Tem. (I. Rodriguez)

Mayor Truong stated that he would like all City Council members to have the opportunity to serve as Mayor Pro Tem accordingly. He and Deputy Mayor Pro Tem Hantz proceed to present Mayor Pro Tem Cooper with a Certificate of Appreciation. Mayor Pro Tem Cooper expressed words of appreciation for the honor to service in this capacity.

Mayor Truong then nominated Deputy Mayor Pro Tem Kyle Hantz for the position of Mayor Pro Tem.

Motion: Council Member Dunn moved to approve the appointment of Deputy Mayor Pro Tem Kyle Hantz as Mayor Pro Tem, seconded by Council Member Anderson.

Ayes: Thompson, Hantz, Anderson, Lindgren, Dunn, and Cooper
Nays: None
Absent: Coffman
MOTION PASSED

13. ELECTION OF DEPUTY MAYOR PRO TEM
Consideration and/or action regarding the election of Deputy Mayor Pro Tem. (I. Rodriguez)

Mayor Truong nominated Council Member Troy Dunn as Deputy Mayor Pro Tem.

Motion: Council Member Cooper moved to approve the appointment of Troy Dunn as Deputy Mayor Pro Tem, seconded by Mayor Pro Tem Hantz.

Ayes: Thompson, Hantz, Anderson, Lindgren, Dunn, and Cooper
Nays: None
Absent: Coffman
MOTION PASSED

14. RESOLUTION NO. 2026-009-01 - New Trinity Cemetery (Operation and Maintenance)
Consideration and/or action regarding approval of a resolution authorizing the filing of a petition pursuant to Chapter 713 of the Texas Health and Safety Code for the transfer of management and control of New Trinity Cemetery to the American Legion for purposes of restoration, operation, and maintenance. (R. Phelps)

CM Phelps briefed the Council on the details of the resolution; no questions were posed.

Motion: Council Member Cooper moved to approve item 14, seconded by Council Member Anderson.

Ayes: Thompson, Hantz, Anderson, Lindgren, Dunn, and Cooper
Nays: None
Absent: Coffman
MOTION PASSED

15. RESOLUTION NO. 2026-008-11 Abandonment/Vacation of Portions of Easements
Consideration and/or action regarding approval of a resolution to abandon/vacate portions of sanitary sewer easements within the High Pointe Apartments Addition (Lot 1 of Block A) and to authorize the Mayor to execute the corresponding Quitclaim Deeds. (G. Van Nieuwenhuize)

PWD Van Nieuwenhuize presented and informed the Council on the details of the resolution; no questions were posed.

Motion: Mayor Pro Tem Hantz moved to approve item 15, seconded by Deputy Mayor Pro Dunn.

Ayes: Thompson, Hantz, Anderson, Lindgren, Dunn, and Cooper
Nays: None
Absent: Coffman
MOTION PASSED

16. RESOLUTION NO. 2026-010-01 - License Agreement (4850 Old Denton Rd.)
Consideration and/or action to approve a resolution regarding a License Agreement authorizing My Stomping Grounds to use approximately 2.5 acres of City-owned property located at 4850 Old Denton Rd. for overflow parking related to the adjacent business. (S. Foust)

ACM Foust informed the Council of the details of the agreement license; no questions were posed.

Motion: Council Member Thompson moved to approve item 16, seconded by Council Member Cooper.

Ayes: Thompson, Hantz, Anderson, Lindgren, Dunn, and Cooper
Nays: None
Absent: Coffman
MOTION PASSED

17. ORDINANCE NO. 2026-009-01 Food Permits - 2nd Reading
Consideration and/or action to approve an ordinance amending Sec. 46-124, “Food Permits,” of the Code of Ordinances, specifically Ord. No. O-2012-004-11, § 3, regarding Mobile Food Units. (R. Briggs)

ACM Foust informed the Council Members of the ordinance amendment; no questions were posed.

Motion: Council Member Lindgren moved to approve item 17 on second reading, seconded by Deputy Mayor Pro Tem Dunn.

Ayes: Anderson, Hantz, Lindgren, Dunn, Cooper
Nays: Thompson
Absent: Coffman
MOTION PASSED

18. ORDINANCE NO. 2026-005-15 - CU-001-26 - 1st Reading and Public Hearing (2201 N. Beach St.)
Conduct a public hearing and consideration and/or action on the application of Stephanie Pacheco requesting approval of a Conditional Use Permit for Tattoo and/or Piercing Studio use in the “C-3” Commercial District, on

Lot 2, Block 45 of the Springdale Addition, being approximately 0.1721 acres, locally known as 2201 North Beach Street. (C. Rozanc)

CM Phelps introduced Chris Rozanc to being promoted to Planning and Community Development Director who has ample experience.

PCDD Rozanc delivered a detailed presentation to the City Council regarding the Conditional Use Permit (CUP) request for tattoo and/or piercing studio and responded to questions from Council Members.

Mayor Truong opened the public hearing at 7:41 p.m. The applicant, Ms. Pacheco, approached the Council and inquired whether there were any questions regarding her request.

With no further comments received, Mayor Truong closed the public hearing at 7:42 p.m.

Motion: Mayor Pro Tem Hantz moved to approve item 18 on first reading, seconded by Deputy Mayor Pro Tem Dunn.

Ayes: Thompson, Hantz, Anderson, Lindgren, Dunn, and Cooper
Nays: None
Absent: Coffman
MOTION PASSED

19. ORDINANCE NO. 2026-006-15 CU-002-26 - 1st Reading and Public Hearing (3390 NE Loop 820 Ste 275) Conduct a public hearing and consideration and/or action on the application of Kevin Smuckler for a Conditional Use Permit for Commercial Amusement (indoors) in the "PD-C-2" Planned Development – Mixed Use District, located on Lot 7, Block 2, of the Mercantile 820 Logistics Subdivision, being approximately 1.395 acres of land, locally known as 3990 North East Loop 820, Suite 275. (C. Rozanc)

PCDD Rozanc delivered a detailed presentation to the City Council regarding the Conditional Use Permit (CUP) request for commercial amusement use and responded to questions from Council Members.

Mayor Truong opened the public hearing at 7:44 p.m. A property owner addressed the Council in opposition to the request, expressing concerns regarding the similarity of the proposed business name and business type to her existing establishment located within the same shopping center. The applicant also addressed the Council and responded to the concerns raised.

In response to the concerns presented, City Attorney Kreh clarified that the Council's consideration is limited to determining whether the proposed use is appropriate for the area and meets the criteria for approval of the Conditional Use Permit. She further stated that the name of the business is not a factor in determining whether the proposed use is appropriate for the surrounding area.

With no further comments received, Mayor Truong closed the public hearing at 7:54 p.m.

Motion: Mayor Pro Tem Hantz moved to approve Item 19 on first reading, seconded by Council Member Thompson.

Ayes: Thompson, Hantz, Anderson, Lindgren, Dunn, and Cooper
Nays: None
Absent: Coffman
MOTION PASSED.

20. ORDINANCE NO. 2026-008-15 Z-001-26 - 1st Reading and Public Hearing (5722 Airport Fwy) Conduct a public hearing and consideration and/or action on the application of Stanely Redding requesting a rezoning from "M-1" Industrial to "M-2" Heavy Industrial on Tract 14, Abstract 24, of the John Akers Survey, being approximately 6.977 acres of land, locally known as 5722 Airport Freeway. (C. Rozanc)

PCDD Rozanc delivered a detailed presentation to the City Council regarding the rezone request for 5722 Airport Freeway and responded to questions from Council Members.

Mayor Truong opened the public hearing at 7:56 p.m. Mr. Stanley Redding, the applicant, addressed the Council and provided an overview of the requested zoning change, outlining the purpose and intent of the rezoning application.

With no further public comments received, the hearing was closed at 7:59 p.m.

Motion: Council Member Lindgren moved to approve item 20 on first reading, seconded by Deputy Mayor Pro Tem Dunn.

Ayes: Thompson, Hantz, Anderson, Lindgren, Dunn, and Cooper
Nays: None
Absent: Coffman
MOTION PASSED

21. ORDINANCE NO. 2026-007-15 CU-003-26 - 1st Reading and Public Hearing (5722 Airport Fwy) Conduct a public hearing and consideration and/or action on the application of Stanely Redding requesting a Conditional Use Permit for warehousing and storage of heavy steel, large diameter pipe, explosive or hazardous material located on Tract 14, Abstract 24, of the John Akers Survey, being approximately 6.977 acres of land, locally known as 5722 Airport Freeway. (C. Rozanc)

PCDD Rozanc delivered a detailed presentation to the City Council regarding the Conditional Use Permit (CUP) for warehousing and storage and responded to questions from Council Members.

Mayor Truong opened the public hearing at 8:01 p.m. With no public comments received, the hearing was closed at 8:02 p.m.

Motion: Mayor Pro Tem Hantz moved to approve item 21 on first reading, seconded by Council Member Cooper.

Ayes: Thompson, Hantz, Anderson, Lindgren, Dunn, and Cooper
Nays: None
Absent: Coffman
MOTION PASSED

22. ORDINANCE NO. 2026-010-15 CU-004-26 - 1st Reading and Public Hearing (5230 Denton Hwy) Conduct a public hearing and consideration and/or take action on the application of Natalie Penalvert Berrios requesting approval of a Conditional Use Permit for Tattoo and/or Piercing Studio use in the "PD-C2" Planned Development – Commercial District for all C-2 Commercial District uses on Lot 1, Block 1 of the Family Furniture Addition, being approximately 4.03 acres, locally known as 5230 Denton Highway. (C. Rozanc)

PCDD Rozanc delivered a detailed presentation to the City Council regarding the Conditional Use Permit (CUP) for tattoo and/or piercing studio; and responded to questions from Council Members.

Mayor Truong opened the public hearing at 8:05 p.m. With no public comments received, the hearing was closed at 8:06 p.m.

Motion: Mayor Pro Tem Hantz moved to approve item 22 on first reading, seconded by Council Member Anderson.

Ayes: Thompson, Hantz, Anderson, Lindgren, Dunn, and Cooper
Nays: None
Absent: Coffman
MOTION PASSED

23. ORDINANCE NO. 2026-011-15 Z-002-26 - 1st Reading and Public Hearing (3701 Layton Ave.) Conduct a public hearing and consideration and/or action on the application of Mark S. Wood requesting a rezoning from "CF" Community Facility District to "SF-2" Single Family Residential District on School Tract, Block 11, of the West Browning Addition, being approximately 6.829 acres of land, locally known as 3701 Layton Avenue. (C. Rozanc)

PCDD Rozanc delivered a detailed presentation to the City Council regarding the rezone request for 3107 Layton Avenue; and responded to questions from Council Members.

Mayor Truong opened the public hearing at 8:08 p.m. Mr. Mark S. Wood, the applicant, addressed the Council and provided an overview of the requested zoning change, outlining the purpose and intent of the rezoning application.

With no further public comments received, the hearing was closed at 8:12 p.m.

Motion: Mayor Pro Tem Hantz moved to approve item 23 on first reading, seconded by Deputy Mayor Pro Tem Dunn.

Ayes: Thompson, Hantz, Anderson, Lindgren, Dunn, and Cooper
Nays: None
Absent: Coffman
MOTION PASSED

CITY STAFF REPORTS

24. North Park Water Well

PRD Pruitt delivered an update to the Council Members on the status of the North Park Water Well.

FUTURE AGENDA ITEMS
Consideration and possible action to approve items to be placed on future agendas.

25. Action(s) taken. None

BOARDS/COMMISSIONS/COMMITTEES

- RESIGNATIONS – Consider approval of resignations.
- APPOINTMENTS/REAPPOINTMENTS – Consider approval regarding appointments/reappointments.

26. RESIGNATION
Consideration and/or action regarding approval of acceptance of resignation of Joel Beeson of the Zoning Board of Adjustment.

Motion: Council Member Lindgren moved to accept the resignation, seconded by Council Member Cooper.

Ayes: Thompson, Hantz, Anderson, Lindgren, Dunn, and Cooper
Nays: None
Absent: Coffman
MOTION PASSED

27. APPOINTMENT
Consideration and/or action regarding approval of the appointment of Jimi Valdez as an Alternate Member of Planning and Zoning Commission.

Motion: Council Member Lindgren moved to approve the appointment, seconded by Council Member Coffman.

Ayes: Thompson, Hantz, Anderson, Lindgren, Dunn, and Cooper
Nays: None
Absent: Coffman
MOTION PASSED

EXCUSED ABSENCE OF COUNCIL MEMBERS
Consideration regarding excused absences of Council Members according to Article III, Sec. 3.07 (a), attendance requirement of the Haltom City Charter.

28. Excused Absence.

Motion: Council Member Cooper moved to excuse the absence of Council Member Dana Coffman, seconded by Mayor Pro Tem Hantz.

Ayes: Thompson, Hantz, Anderson, Lindgren, Dunn, and Cooper
Nays: None
Absent: Coffman
MOTION PASSED

EXECUTIVE SESSION – Reconvene to Regular Session
Take any action deemed necessary as a result of the Executive Session

29. Action(s) taken. None

ADJOURMENT

Mayor Truong adjourned the meeting at 8:17 PM.

APPROVED BY:

_____
Dr. An Truong
Mayor

RESPECTFULLY SUBMITTED BY:

_____
Imelda B. Rodriguez, TRMC
City Secretary

MINUTES
CITY OF HALOM CITY
CITY COUNCIL SPECIAL MEETING
JUNE 11, 2026

The City Council of Haltom City, Texas, held a special meeting on Thursday, June 11, 2026, at 5:30 p.m., at the Haltom City Senior Center, 3201 Friendly Lane, Haltom City, Texas, 76117, with the following members present:

Mayor Pro Tem: Kyle Hantz
Deputy Mayor Pro Tem: Troy Dunn

Council Members:
Place 1 – Lin Thompson
Place 3 – Ollie Anderson
Place 6 – Dana Coffman
Place 7 – Don Cooper

Absent: Dr. An Truong, Mayor and Scott Lindgren, Council Member Place 4

Staff Present:
Rex Phelps, City Manager (CM); Sidonna Foust, Assistant City Manager (ACM); Imelda B. Rodriguez, City Secretary (CS); Brian Jacobs, Fire Chief (FC); Cody Phillips, Police Chief (PC); Gregory Van Nieuwenhuize, Public Works Director (PWD); Stormy Johnson, Finance Director (FD); Hikmat Qaddoura, Budget Manager (BM); Elise Loftis, Asst. Director of Finance/Controller (ADFC); Selina McBeth, Asst. Director of Finance/ customer Services (ADFC); Cristopher Rozanc, Planning & Community Development Director (PCDD); Christi Pruitt, Parks & Recreation Director (PRD); Erica Gill, Library Director (LD); Robert Briggs, Director of Economic Development (DED) and BJ Lancaster, Systems Administrator (SA).

CALL TO ORDER (General Comments) – Mayor Pro Tem Hantz called the meeting to order at 5:30 p.m.

OTHER BUSINESS

1. RESOLUTION NO. 2026-012-01: Juneteenth Find-A-Grave Legacy Project
Consideration and possible action to approve a resolution recognizing and commending the Juneteenth Find-A-Grave Legacy Project and declaring June 20, 2026, as a Day of Remembrance, Preservation, and Reconnection in Haltom City. (R. Phelps)

City Manager Rex Phelps briefed the Council on the details of the resolution.

Rev. Kyev P. Tatum, Sr., addressed the Council, expressed his gratitude for their support, and provided additional remarks regarding the item.

Motion: Council Member Thompson moved to approve the resolution, seconded by Council Member Cooper.
Ayes: Thompson, Hantz, Anderson, Dunn, Coffman, and Cooper,
Nays: None

Absent: Lindgren
Motion Passed

BUDGET WORKSHOP

2. PRESENTATION AND DISCUSSION: Review of the proposed departmental needs for Fiscal Year 2026-2027, considering strategic goals and priorities.

Budget Presentation

City Manager Phelps presented a preliminary budget outlook for Fiscal Year 2026-2027. Assistant City Manager Foust advised the Council that the Tarrant Appraisal District (TAD) will not be conducting a reassessment of property valuations this year, as the newly elected board members voted to extend the reassessment cycle from two years to three years. City Manager Phelps and Assistant City Manager Foust responded to questions from the Council.

Department Directors then individually presented their proposed Decision Packages and departmental budget requests and addressed questions from the Council.

The presentations included the following:

- **Library**
  - Patio Upgrade (Library Donation Fund)
- **Information Technology**
  - Dark Fiber Maintenance
  - Server Room AC/UPS Maintenance (LEC/City Hall)
  - ADA Website Compliance
- **Fire Department**
  - Fire Inspector
  - Paramedic Incentive Pay Increase
  - Positive Pressure Ventilation (PPV) Fans
- **Police Department**
  - Crime Control and Prevention District (CCPD)
- **Parks and Recreation**
  - Dog Park (Parks Division)
  - Parks Donation Fund
- **Public Works**
  - Building Maintenance Division (General Fund)
  - Building Maintenance Mechanic
  - ADA Compliance for City Buildings
  - City Building Upgrades
  - Street Maintenance Division (General Fund)
  - New Rental Line Item
  - Aerial Lift Insulated Boom Truck
  - 11-Ton Double Drum Steel Roller
  - Increase to Street Maintenance Line Item (Fund 31)

  - Engineering Division (Water and Sewer Fund) – GIS Data Development
  - Increase to Service Agreement Line Item
  - Water and Sewer Maintenance Division – Compact Mini Excavator
  - Drainage and Construction Division
  - Sheepfoot Roller (Fund 41)
  - Heavy-Duty Utility Trailer (Fund 41)
  - Heavy-Duty Utility Trailer with Fold-Down Ramps (Drainage Division/Fund 45)
  - TerrainCut Commercial Front Mower (Drainage Division/Fund 45)
  - Zero-Turn Mower (Drainage Division/Fund 45)
- **Human Resources and Risk Management**
  - Compensation Options

No formal action was taken on this item.

CITIZEN FORM – Opportunity for citizen to ask questions, provide feedback, or express concerns regarding the proposed FY 20226-2026 Budgetary priorities.

None submitted.

By consensus of the Council the following motion was made Council Member Thompson moved to excuse the absences of Mayor Truong and Council Member Lindgren, seconded by Council Member Anderson.
Ayes: Hantz, Thompson, Anderson, Dunn, Coffman and Cooper
Nays: None
Absent: Lindgren
Motion Passed

ADJOURMENT

Mayor Truong adjourned the meeting at 7:13 PM.

APPROVED BY:

_____
Dr. An Truong
Mayor

RESPECTFULLY SUBMITTED BY:

_____
Imelda B. Rodriguez, TRMC
City Secretary

CITY COUNCIL MEMORANDUM

City Council Meeting:	**Monday, June 22, 2026, 6:00 PM**
Department:	**Planning & Community Development**
Subject:	**ORDINANCE NO. 2026-005-15 - CU-001-26 - 2nd Reading (2201 N. Beach St.)**

BACKGROUND

The applicant is proposing a tattoo studio in the “C-3” Commercial District which requires approval of a Conditional Use Permit. The applicant states this will be a modern tattoo studio that doubles as a curated retail space offering plants, crystals, incense, and small gifts. The goals is to create a welcoming, aesthetic environment that appeals not only to tattoo clients but also to their companions and walk-in retail shoppers. The concept of the business is to offer an inviting, clean, calming, boutique-style environment that has a duel retail aspect.

On November 28, 2016 City Council passed ordinance O-2016-024-15 which allows Tattoo and/or Piercing Studio in the “C-3” Commercial District with a Conditional Use Permit.

FISCAL IMPACT

None.

RECOMMENDATION

Attachments

CU-001-26 Packet.pdf
2026-005-15 CU-001-26 2201 N Beach St.pdf

STAFF REPORT

CITY OF HALTOM CITY

MEETING DATE: 5/12/26	TO: P&Z Commission	FROM: Glenna Batchelor, Planning and Community Development	SUBJECT: CU-001-26 2201 N. Beach St Tattoo and/or Piercing Studio

CU-001-26
Application of Stephanie Pacheco requesting approval of a Conditional Use Permit for Tattoo and/or Piercing Studio use in the "C-3" Commercial District, on Lot 2, Block 45 of the Springdale Addition, being approximately 0.1721 acres, locally known as 2201 North Beach Street.

EXISTING ZONING/LAND USE
"C-3" - Commercial District.

ADJACENT ZONING/USES
North - "C-3" Commercial District (Residential)
South - "C-3" Commercial District (Vacant)
West - "C-3" Commercial District (Residential)
East - "C-3" Commercial District (Shopping Center)

ANALYSIS
The applicant is proposing a tattoo studio in the "C-3" Commercial District which requires approval of a Conditional Use Permit. The applicant states this will be a modern tattoo studio that doubles as a curated retail space offering plants, crystals, incense, and small gifts. The goals is to create a welcoming, aesthetic environment that appeals not only to tattoo clients but also to their companions and walk-in retail shoppers. The concept of the business is to offer an inviting, clean, calming, boutique-style environment that has a duel retail aspect.

On November 28, 2016 City Council passed ordinance O-2016-024-15 which allows Tattoo and/or Piercing Studio in the "C-3" Commercial District with a Conditional Use Permit.

TRANSPORTATION
The site has frontage on North Beach Street and Hollis Street. The proposed conditional use permit is not anticipated to significantly increase the average daily trips to and from the subject site nor significantly impact the adjacent roadway systems as long as the developer complies with all relevant City ordinances.

DRAINAGE
Based on available information, the site is located in flood zone X located within the FEMA designated 100-year floodplain and no significant drainage impacts are expected to result from development at this site, as long as the developer complies with all relevant City ordinances.

WATER & SANITARY SEWER
Water and sanitary sewer services are available to the subject site.

FIRE PREVENTION
The Fire Station #2 provides protection to this site. The estimated fire response time is three minutes, which is in keeping with the City's recommended standards.

FRANCHISE UTILITIES & STREET LIGHTS
Overhead utilities exist on the east and west side of the subject site's frontage to North Beach Street. There are streetlights intermittently located on the east and west side of North Beach Street.

ROUGH PROPORTIONALITY DETERMINATION
The developer is responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure needed to support the development in accordance with the City's design criteria.

COMPREHENSIVE LAND USE PLAN
The City's Comprehensive Land Use Plan (CLUP) designates the subject site as Retail, Office, Service Commercial District which is intended to build on the City's commerce including offices and office buildings and general retail. The proposed tattoo and/or piercing studio can be considered a Retail or Commercial Service use.

NOTIFICATION
The legal notice regarding the public hearing was published in the April 23, 2026 *Tarrant County Commercial Record.*

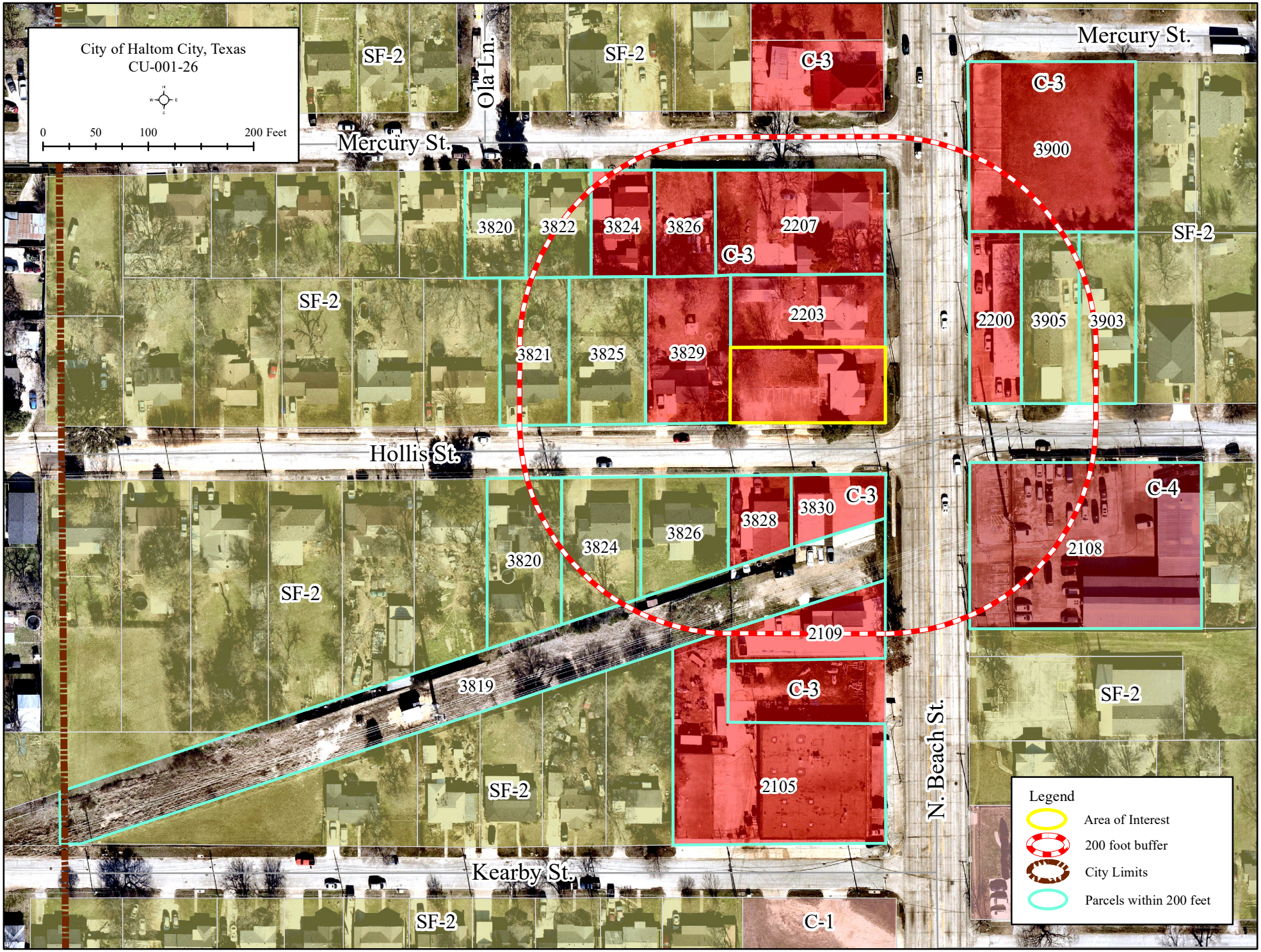
Written notice of the variance request was mailed to twenty-three (23) property owners within 200' of the site on April 27, 2026.

0 - In Favor / No Objections

0 - Opposed

0 - Returned to Sender

ATTACHMENTS
1. GIS Aerial Map
2. Cover Letter/Business Plan
3. Application
4. Site Plan
5. Draft Ordinance with Exhibits A & B
6. List of Property Owners within 200'


City of Haltom City, Texas
CU-001-26
0
50
100
200 Feet
SF-2
Ola Ln.
Mercury St.
C-3
3900
3820
3822
3824
3826
2207
2203
3821
3825
3829
2200
3905
3903
Hollis St.
C-4
2108
3828
3830
2109
2105
N. Beach St.
3819
Kearby St.
C-1
Legend
Area of Interest
200 foot buffer
City Limits
Parcels within 200 feet

CITY OF HALTOM CITY, TEXAS

4801 Haltom Rd, Post Office Box 14246, Haltom City, Texas, 76117, 817-222-7757

APPLICATION FOR CONDITIONAL USE PERMIT WITH SITE PLAN APPROVAL PLANNING & ZONING COMMISSION

Type of Project: Tattoo / gift Shop

File Number:

Date: 4/14/26

I, Stephanie Pacheco (please print), the undersigned applicant hereby make application for Conditional Use Permit in the City of Haltom City per Section 36.

Property Address: 2201 N. Beach St.

Present Zoning: C3 Proposed Use: tattoo Studio / plant Shop

Legal Description: Lot: Block: Subdivision: Springdale Add.

Tract: 1103.02 (census tract) Survey: Abstract:

Number of Lot(s): 1 Acres/SqFt: 0.172

Copies Required: The applicant shall submit three (3) full size blue line prints, one (1) 11" x 17" reduction of the Site Plan and Exhibit Overview of Request. Complete signed applications must be submitted to Planning & Zoning at least twenty-five (25) days prior to the scheduled Planning & Zoning Commission Meetings, which are held on the second (2nd) and fourth (4th) Tuesdays of each month. All Conditional Use Permit site plans require public notification and public hearings.

Filing Fee: The Conditional Use Permit shall be accompanied by a filing fee as specified by Section 32. No application will be accepted or processed unless the filing fee has been paid. The fee is non-refundable to the Applicant, regardless of the action taken on the request.

The undersigned hereby certifies that the above named subdivision and accompanying data is true and correct. All provisions of laws and ordinances governing this subdivision will be complied with whether specified herein or not. The scheduling of this application on the agenda of the Planning & Zoning Commission and City Council for consideration does not presume the approval of the above mentioned subdivision.

Stephanie Pacheco (signature of applicant) 4/14/26 (date) smroshto@gmail.com (email)

5808 Capital St 76119 (address of applicant) 504-237-4546 (telephone & fax number)

Owner: (please print) (signature)

Address: Phone: Fax:

FOR CITY USE ONLY

Application Fee $300.00

Submittal Review by: Staff Signature: Date:

Application Review by: Staff Signature: Date:

Receipt Number: Date:

EVENT	DATE	ACTION
P & Z:		
City Council First Reading (if applicable):		
City Council Second Reading (if applicable):		

From: Something Something else
To: Erik J. Smith
Subject: Cover letter at end
Date: Monday, April 13, 2026 11:19:01 PM

CAUTION: This email originated from outside Haltom City. Please use caution and do not click links or open attachments without verifying the sender. Also, never enter your Username, Password or sensitive information on linked pages from this email.

Business Plan: Tattoo Studio + Plant & Gift Shop

Tattoo Garden Co LLC

1. Concept Overview

A modern tattoo studio that doubles as a curated retail space offering plants, crystals, incense, and small gifts. The goal is to create a welcoming, aesthetic environment that appeals not only to tattoo clients but also to their companions and walk-in retail shoppers.

Core idea:

* Tattoo studio = primary revenue driver
* Retail shop = secondary income + brand experience + customer retention

2. Target Market:

Primary Customers:

* Clients aged 20–40 (core focus)
* First-time tattoo clients (less intimidating environment)
* Returning tattoo collectors who value aesthetic spaces

Secondary Customers:

* Significant others / friends waiting during appointments
* Local plant lovers & gift shoppers
* Walk-in retail customers (no tattoo intent)

3. Unique Value Proposition

Most tattoo shops can feel intimidating / uninviting. This concept stands out by offering:

* A clean, calming, boutique-style environment
* A multi-purpose destination (tattoos + shopping)
* A space where companions want to spend time
* Strong Instagram / TikTok visual appeal

4. Revenue Streams

A. Tattoo Services (Primary)

* Custom tattoos (hourly or per piece)
* Flash designs
* Fine-line / minimalist tattoos (high demand among new age clients)
* Piercing (optional add-on)

B. Retail Sales (Secondary)

* Plants (low-maintenance, aesthetic varieties)
* Crystals & spiritual items
* Incense, candles, oils
* Stickers, small art, prints
* Jewelry (especially handmade or local artists)

C. Add-On Opportunities

* Aftercare kits (high-margin)
* Merchandise (branded apparel, tote bags)
* Workshops (plant care, tattoo aftercare, art nights)

5. Space Layout Strategy

Split the space into zones:

1. Front Area (Retail Boutique)

  * Plants, gifts, checkout

* Bright, inviting, street-facing
* Encourages walk-ins

2. Middle (Waiting / Lounge Area)

* Comfortable seating
* Complementary soda / water
* Instagram-friendly decor

3. Back (Tattoo Stations)

* Clean, sterile, professional
* Semi-private for comfort

Design Theme Ideas:

* “Botanical modern”
* Earth tones + soft lighting
* Natural textures (wood, stone, linen)

6. Brand Identity: Tattoo Garden Co LLC
(applying for when lease is signed)

Brand Feel:

* Feminine but not exclusive
* Calm / artistic
* Inclusive and beginner-friendly

7. Marketing Strategy

Social Media (Critical)

* Instagram & TikTok = main drivers
* Content ideas:
* Tattoo process videos
* Plant care tips
* “Day in the studio” clips
* Retail product highlights

Local Marketing

Collaborate with:

* Nail salons
* Hair stylists
* Yoga studios

Host small events:

* Flash tattoo days
* Plant pop-ups
* Girls' night events

Promotions

* "Bring a friend" discounts
* Loyalty cards (tattoos or retail)
* Bundle deals:
* Tattoo + aftercare kit
* Tattoo day discount on retail items

8. Startup Costs (Rough Estimate)

Tattoo Studio:

* Licensing & permits: $1k–$5k

Retail Setup:

* Initial inventory: $5k
* Shelving, displays: $3k

Space:

* Lease: 1st & last month rent ($3600.)

9. Operations Plan

Staffing:

* 2–4 tattoo artists (commission or booth rent)

* 1 retail associate (can double as front desk)
* Owner/operator initially

Hours:

* 11 AM –10 PM (retail-friendly hours)
* Tattoos by appointment + walk-ins

10. Growth Opportunities

* Expand into e-commerce (plants + gifts + merch)
* Add cosmetic tattooing (brows, lips)
* Offer tattoo apprenticeships
* Launch your own product line (candles, aftercare, etc.)

11. Risks & How to Mitigate

Risk: Retail doesn't perform

* Keep inventory small and curated
* Focus on high-margin, low-cost items

Risk: Tattoo shop traffic slow at start

* Hire artists with existing clientele
* Heavy social media push before opening

Risk: Concept confusion

* Make branding clear:
Tattoo studio first, boutique second

12. What Makes This Concept Strong

This model works because:

* Monetizing idle time (people waiting can be shopping)
* Attracting non-traditional tattoo customers
* Creating a destination experience, not just a service

Tattoo Garden Co LLC
2201 N Beach St
Haltom City, TX 76111
504 (237-4546) until land line is established
tattoogardenco@yahoo.com (active)
4/14/2026

Dear Erik Smith,

Thank you for taking the time to review the business plan for Tattoo Garden Co LLC, a unique tattoo studio combined with a curated plant and gift shop. Our vision is to create a welcoming, creative space where art, self-expression, and lifestyle meet – offering customers an experience that goes beyond traditional tattoo shops.

Tattoo Garden Co LLC aims to redefine the traditional tattoo experience by offering a calm, aesthetically pleasing atmosphere enhanced by greenery, local art, and carefully selected gift items. Customers will be able to receive high-quality custom tattoos while also browsing houseplants and creative gifts- making each visit memorable, inspiring, and approachable.

The studio will focus on :

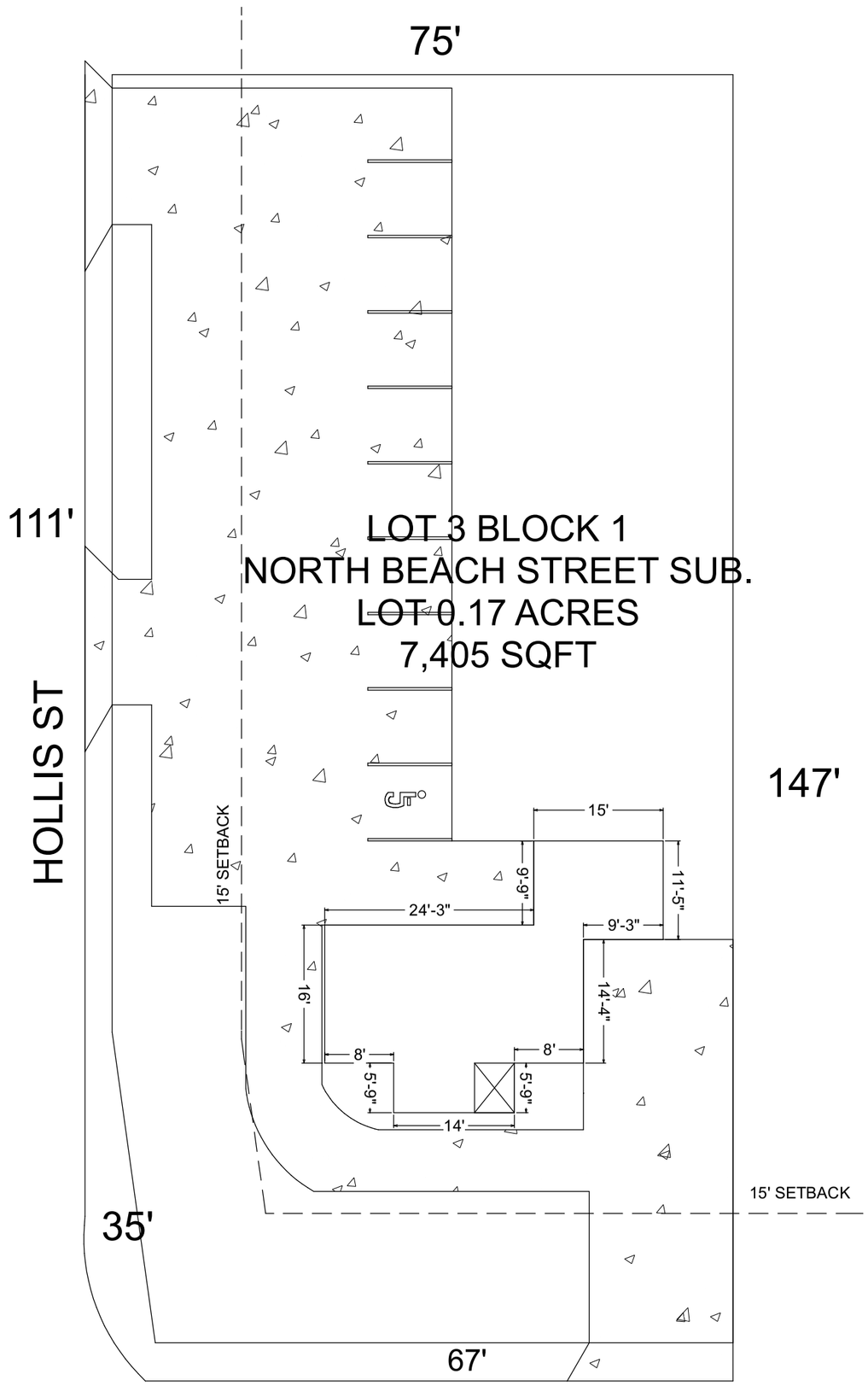
- Professional, licensed tattoo artists specializing in custom designs
- A curated selection of indoor plants
- Unique gifts, locally made art, and lifestyle items
- A welcoming, clean, and comfortable environment for both new and experienced

tattoo clients.

- Community engagement through events and artist collaborations.

We are confident that Tattoo Garden Co LLC will become a standout destination in the community. Thank you for your time & consideration. I look forward to the opportunity to discuss this further and answer any questions that you may have.

Sincerely,
Stephanie & Jorge Pacheco
Tattoo Graden Co LLC



11X17 PAPER SIZE SCALE: 1" = 15'	2201 N BEACH ST HALTOM CITY, 76111 CUSTOMER:	DRAFTING DREAMZ, LLC 5050 QUORUM DR STE 700 DALLAS, TX 75254 469-662-4803 DRAWN BY: DATE:	FLOOR PLAN	SHEET NUMBER 1 REVISION #:

ORDINANCE NO. O-2026-005-15

CASE NO. CU-001-26

AN ORDINANCE AMENDING ORDINANCE NO. O-2002-032-15, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF HALTOM CITY, TEXAS, BY APPROVING A CONDITIONAL USE PERMIT FOR TATTOO STUDIO AND/OR PIERCING STUDIO USE ON CERTAIN PROPERTY IN THE CITY OF HALTOM CITY, TEXAS; AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Haltom City is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Haltom City heretofore adopted Ordinance No. O-2002-032-15, as amended, the Zoning Ordinance of the City of Haltom City, Texas, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, in accordance with Section 39 of the Zoning Ordinance, the owner of property consisting of approximately 0.1721 acres of land located on Lot 2, Block 45 of the Springdale Addition, locally known as 2201 North Beach Street (hereinafter-referenced as the "Property"), has filed an application for approval of a Conditional Use Permit for tattoo and/or piercing studio use on said property; and

WHEREAS, the Planning and Zoning Commission of the City of Haltom City, Texas held a public hearing on May 12, 2026 and the City Council of the City of Haltom City, Texas

DRAFT

held a public hearing on June 8, 2026 with respect to the Conditional Use permit described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the approval of the Conditional Use Permit.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HALTOM CITY, TEXAS, THAT:

SECTION 1.

Ordinance No. O-2002-032-15, as amended, is hereby amended by approving a Conditional Use Permit for tattoo studio use at the property consisting of approximately 0.1721 acres of land located at 2201 North Beach Street and being more fully described as Lot 2, Block 45 of the Springdale Addition, locally known as 2201 North Beach Street.

SECTION 2.

The official zoning map of the City of Haltom City is hereby amended and the City Secretary is directed to revise the zoning map to reflect the Conditional Use Permit as set forth above.

SECTION 3.

The use of the Property described above shall be subject to the restrictions, terms and conditions set forth in Exhibit “A” Design Standards and Exhibit “B” Site Plan attached hereto and shall further be subject to all the applicable regulations contained in the Zoning Ordinance and all other applicable and pertinent ordinances of the City of Haltom City, Texas.

DRAFT

SECTION 4.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Haltom City, Texas (1998), as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 5.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 6.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

All rights and remedies of the City of Haltom City, Texas, are expressly saved as to any and all violations of the provisions of Ordinance No. O-2002-032-15 or any ordinances

DRAFT

governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 8.

The City Secretary of the City of Haltom City, Texas, is hereby directed to publish in the official newspaper of the City of Haltom City, Texas, the caption, Section 1, penalty clause, publication clause and effective date clause of this Ordinance one (1) time within ten (10) days after the first reading of this Ordinance as required by Section 10.01 of the Charter of the City of Haltom City, Texas.

SECTION 9.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

DRAFT

PASSED AND APPROVED ON FIRST READING THIS _____ DAY OF _____, 2026.

PASSED AND APPROVED ON SECOND READING THIS _____ DAY OF _____, 2026.

_____
Mayor
ATTEST:

_____
City Secretary

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

_____
City Attorney

DRAFT

Exhibit "A"
Design Standards

1. The tattoo studio use is restricted to the address of 2201 North Beach Street.

2. The hours of operations shall be limited to 11:00AM to 10:00PM seven days a week.

3. The tenant space shall be equipped with interior and exterior surveillance cameras.

4. If there is any conflict between Exhibit "A" Design Standards and Exhibit "B"' Site Plan, the provisions in Exhibit "A" Design Standards shall control.

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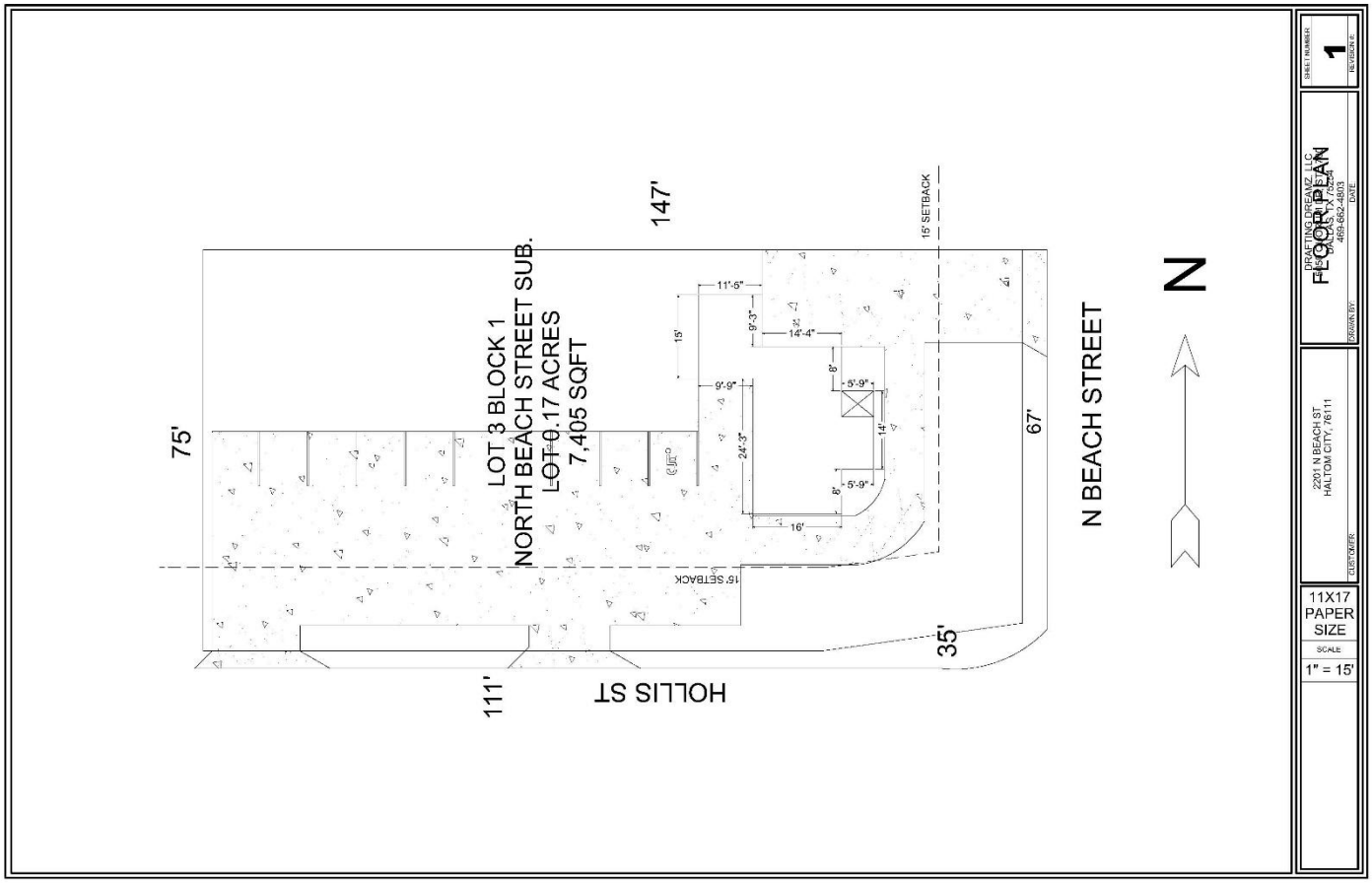
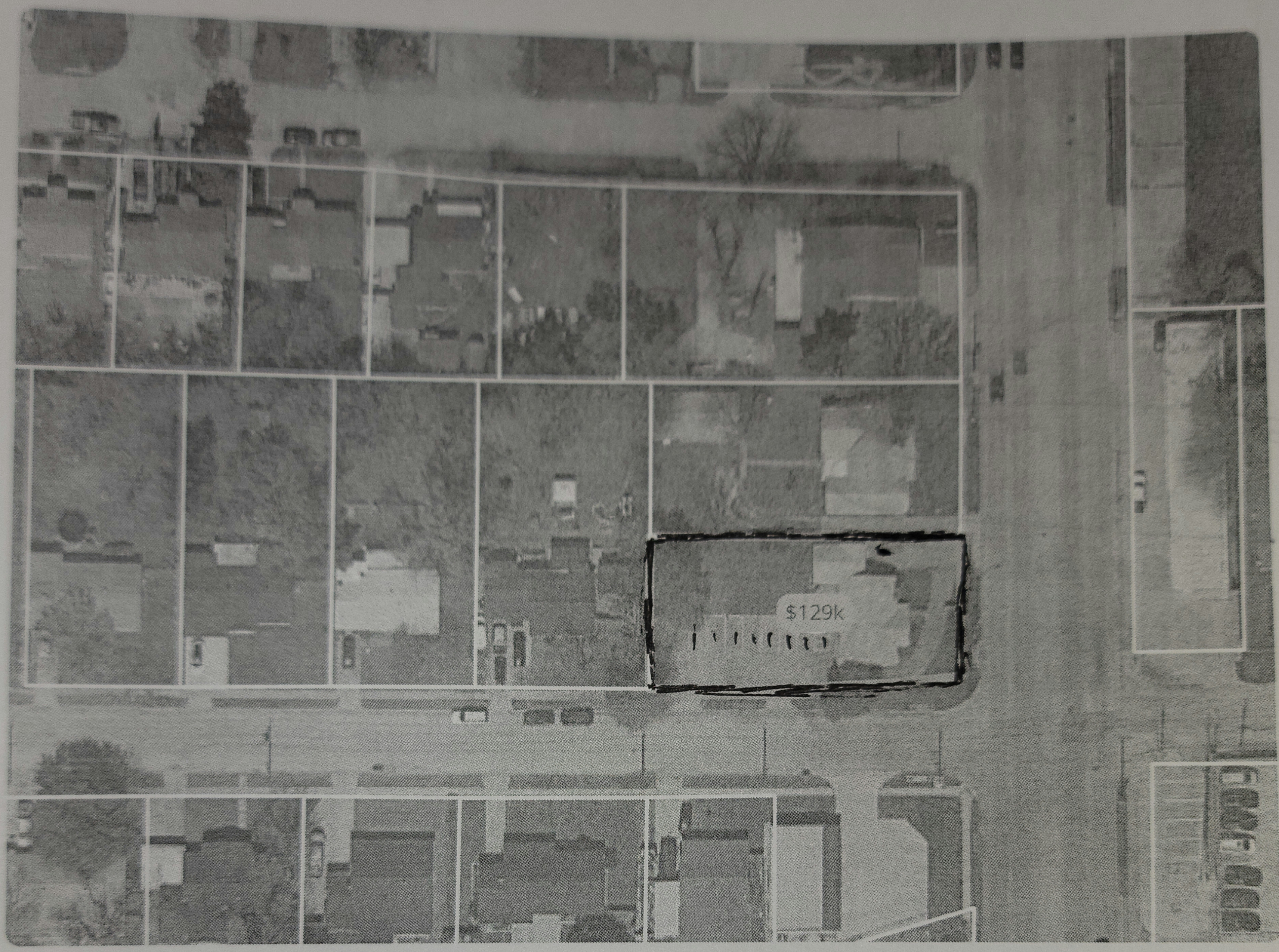
Exhibit "B"
Site Plan



Lot Information



Overview

LEGAL DESCRIPTION
2 45SPRINGDALE ADD1813 11

LAND USE CODE
OFFICE Building

COUNTY LAND USE CODE
48439

COUNTY
Tarrant

SUBDIVISION NAME
Springdale Add

TYPE OF DEED
Warranty Deed

















TAXPIN	AccountNum	Zoning	SitusAddr	Owner_Name
24890--1	01635999	C-3	3900 Mercury St	HASSAN, HASHIM SABIR
32120-1-1	41516109	C-3	3826 Mercury St	MACHUCA, SERGIO
32120-1-10	02198509	C-3	2207 N Beach St	REYES, ISMEL
32120-1-2	02198517	C-3	3824 Mercury St	RAMIREZ-AGUAYO, VERONICA
32120-1-3	02198525	SF-2	3822 Mercury St	RODARTE, DORA ALICIA
32120-1-4	02198533	SF-2	3820 Mercury St	REYNOSO, HUMBERTO
40005-42-1	02919680	C-3	2109 N Beach St	JUAREZ SHERLEY
40005-42-3	02919702	C-3	2105 N Beach St	TUCKER, DONALD BRUCE
40005-43A	02919796	Unk.	3819 Kearby St	ONCOR ELECTRIC DELIVERY CO LLC
40005-44-1A	02919850	C-3	3830 Hollis St	RANGEL, J
40005-44-1B	02919869	C-3	3828 Hollis St	RANGEL, J JESUS
40005-44-2A	02919877	SF-2	3826 Hollis St	NICHOLS, PRISCILLA
40005-44-3A	02919885	SF-2	3824 Hollis St	ZEH, RICHARD
40005-44-4A	02919893	SF-2	3820 Hollis St	VELOZ, RUDY
40005-45-1	02920077	C-3	2203 N Beach St	MONDY, MARY
40005-45-2	02920085	C-3	2201 N Beach St	LTT INVESTMENT CORP
40005-45-A	02919982	C-3	3829 Hollis St	VARGAS, JOSE SIMON
40005-45-B	02919990	SF-2	3825 Hollis St	DELGADO, ARTURO
40005-45-C	02920018	SF-2	3821 Hollis St	CERDA, YANET
A1654-1C	04254023	C-4	2108 N Beach St	GUYT PROPERTIES LLC
A1654-1C07	04254104	SF-2	3905 Hollis St	HEDGPATH, RICHARD G
A1654-1C07A	04254112	SF-2	3903 Hollis St	LUGO, JUAN CARLOS
A1654-1C34	04254430	C-3	2200 N Beach St	BDY PROPERTIES LLC

Owner_Addr	Owner_City	Owner_Zip
4006 NE 28TH ST	HALTOM CITY, TX	76111
7905 W THUNDERBIRD RD UNIT 320	PEORIA, AZ	85381
5288 DILLION CIR	HALTOM CITY, TX	76137
3824 MERCURY ST	HALTOM CITY, TX	76111
3571 MESQUITE RD	FORT WORTH, TX	76111
3820 MERCURY ST	FORT WORTH, TX	76111
2109 N BEACH ST	FORT WORTH, TX	76111
6720 OLIVER DR	NORTH RICHLAND HILLS, TX	76180
PO BOX 139100	DALLAS, TX	75313
6321 CANYON TRL	FORT WORTH, TX	76135
6321 CANYON TRL	FORT WORTH, TX	76135
3826 HOLLIS ST	HALTOM CITY, TX	76111
2853 MEADE DR	GRAND PRAIRIE, TX	75052
3820 HOLLIS ST	HALTOM CITY, TX	76111
2203 N BEACH ST	HALTOM CITY, TX	76111
4365 SOUTHERN AVE	DALLAS, TX	75205
3829 HOLLIS ST	FORT WORTH, TX	76111
3825 HOLLIS ST	HALTOM CITY, TX	76111
3821 HOLLIS ST	FORT WORTH, TX	76111
2105 N BEACH ST	FORT WORTH, TX	76111
3903 HOLLIS ST	FORT WORTH, TX	76111
3905 HOLLIS ST	HALTOM CITY, TX	76111
1104 HIDDEN LAKE DR	BURLESON, TX	76028

LegalDescr
MARTHA SUBDIVISION Lot 1
PENNEY, C A ADDITION Block 1 Lot 1
PENNEY, C A ADDITION Block 1 Lot 10
PENNEY, C A ADDITION Block 1 Lot 2
PENNEY, C A ADDITION Block 1 Lot 3
PENNEY, C A ADDITION Block 1 Lot 4
SPRINGDALE ADDITION Block 42 Lot 1
SPRINGDALE ADDITION Block 42 Lot 3 4 & 5
SPRINGDALE ADDITION Block 43A
SPRINGDALE ADDITION Block 44 Lot 1A
SPRINGDALE ADDITION Block 44 Lot 1B
SPRINGDALE ADDITION Block 44 Lot 2A
SPRINGDALE ADDITION Block 44 Lot 3A
SPRINGDALE ADDITION Block 44 Lot 4A
SPRINGDALE ADDITION Block 45 Lot 1
SPRINGDALE ADDITION Block 45 Lot 2
SPRINGDALE ADDITION Block 45 Lot A
SPRINGDALE ADDITION Block 45 Lot B
SPRINGDALE ADDITION Block 45 Lot C
WALKER, JOEL SURVEY Abstract 1654 Tract 1C
WALKER, JOEL SURVEY Abstract 1654 Tract 1C7
WALKER, JOEL SURVEY Abstract 1654 Tract 1C7A
WALKER, JOEL SURVEY Abstract 1654 Tract 1C34

ORDINANCE NO. O-2026-005-15

CASE NO. CU-001-26

AN ORDINANCE AMENDING ORDINANCE NO. O-2002-032-15, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF HALTOM CITY, TEXAS, BY APPROVING A CONDITIONAL USE PERMIT FOR TATTOO STUDIO AND/OR PIERCING STUDIO USE ON CERTAIN PROPERTY IN THE CITY OF HALTOM CITY, TEXAS; AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Haltom City is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Haltom City heretofore adopted Ordinance No. O-2002-032-15, as amended, the Zoning Ordinance of the City of Haltom City, Texas, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, in accordance with Section 39 of the Zoning Ordinance, the owner of property consisting of approximately 0.1721 acres of land located on Lot 2, Block 45 of the Springdale Addition, locally known as 2201 North Beach Street (hereinafter-referenced as the “Property”), has filed an application for approval of a Conditional Use Permit for tattoo and/or piercing studio use on said property; and

WHEREAS, the Planning and Zoning Commission of the City of Haltom City, Texas held a public hearing on May 12, 2026 and the City Council of the City of Haltom City, Texas

held a public hearing on June 8, 2026 with respect to the Conditional Use permit described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the approval of the Conditional Use Permit.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HALTOM CITY, TEXAS, THAT:

SECTION 1.

Ordinance No. O-2002-032-15, as amended, is hereby amended by approving a Conditional Use Permit for tattoo studio use at the property consisting of approximately 0.1721 acres of land located at 2201 North Beach Street and being more fully described as Lot 2, Block 45 of the Springdale Addition, locally known as 2201 North Beach Street.

SECTION 2.

The official zoning map of the City of Haltom City is hereby amended and the City Secretary is directed to revise the zoning map to reflect the Conditional Use Permit as set forth above.

SECTION 3.

The use of the Property described above shall be subject to the restrictions, terms and conditions set forth in Exhibit “A” Design Standards and Exhibit “B” Site Plan attached hereto and shall further be subject to all the applicable regulations contained in the Zoning Ordinance and all other applicable and pertinent ordinances of the City of Haltom City, Texas.

SECTION 4.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Haltom City, Texas (1998), as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 5.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 6.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

All rights and remedies of the City of Haltom City, Texas, are expressly saved as to any and all violations of the provisions of Ordinance No. O-2002-032-15 or any ordinances

governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 8.

The City Secretary of the City of Haltom City, Texas, is hereby directed to publish in the official newspaper of the City of Haltom City, Texas, the caption, Section 1, penalty clause, publication clause and effective date clause of this Ordinance one (1) time within ten (10) days after the first reading of this Ordinance as required by Section 10.01 of the Charter of the City of Haltom City, Texas.

SECTION 9.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON FIRST READING THIS 8TH DAY OF JUNE, 2026.

PASSED AND APPROVED ON SECOND READING THIS 22ND DAY OF JUNE, 2026.

_____
Dr. An Troung
Mayor

ATTEST:

_____
Imelda B. Rodriguez, TRMC
City Secretary

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

_____
City Attorney

Exhibit "A"
Design Standards

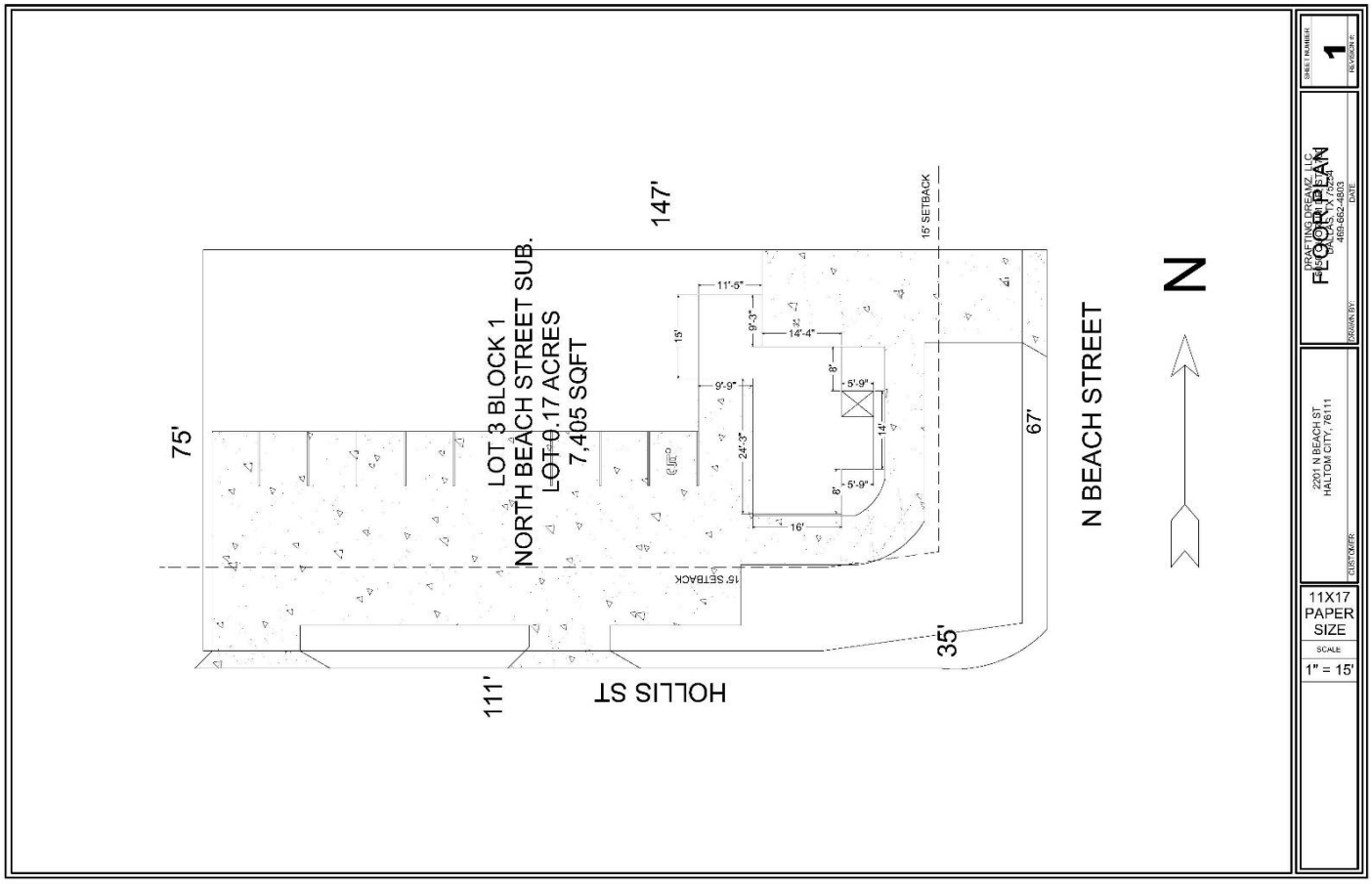
1. The tattoo studio use is restricted to the address of 2201 North Beach Street.

2. The hours of operations shall be limited to 11:00AM to 10:00PM seven days a week.

3. The tenant space shall be equipped with interior and exterior surveillance cameras.

4. If there is any conflict between Exhibit "A" Design Standards and Exhibit "B"' Site Plan, the provisions in Exhibit "A" Design Standards shall control.

Exhibit "B"
Site Plan



CITY COUNCIL MEMORANDUM

City Council Meeting:	**Monday, June 22, 2026, 6:00 PM**
Department:	**Planning & Community Development**
Subject:	**ORDINANCE NO. 2026-006-15 CU-002-26 - 2nd Reading (3390 NE Loop 820 Ste 275)**

BACKGROUND

The applicant, Kevin Smuckler, is requesting an indoor amusement business. The business, Claw Mania will specialize in offering vending machines with a claw that will provide prizes.

The applicant will have roughly 70 machines. The space is 4,297 square feet in the new H-Mart shopping center. The applicant currently has two locations in Texas located in Houston and Carrollton.

General hours of operation for the business will be:

Sunday – Thursday: 11 am – 9 pm
Friday – Saturday: 11 am – 10 pm

FISCAL IMPACT

None.

RECOMMENDATION

Attachments

CU-002-26 Packet.pdf
2026-006-15 CU-002-26 3990 NE Loop 820 STE 275.pdf

STAFF REPORT
CITY OF HALTOM CITY

MEETING DATE: 5/12/26	TO: P&Z Commission	FROM: Glenna Batchelor Director of Planning and Community Development	SUBJECT: CU-002-26 Commercial Amusement Indoor 3990 NE Loop 820, Suite 275

CU-002-26
Application of Kevin Smuckler for a Conditional Use Permit for Commercial Amusement (indoors) in the "PD-C-2" Planned Development – Mixed Use District, located on Lot 7, Block 2, of the Mercantile 820 Logistics Subdivision, being approximately 1.395 acres of land, locally known as 3990 North East Loop 820, Suite 275.

EXISTING ZONING/LAND USE
"PD - C-2" Planned Development – Mixed Use / Shopping Center

ADJACENT ZONING/USES
North - "C-2" Commercial / Vacant
South - "PD - C-2" Planned Development – Mixed Use / Shopping Center
East - "PD - C-2" Planned Development – Mixed Use / Shopping Center
West - "PD - C-2" Planned Development – Mixed Use / Shopping Center

ANALYSIS
The applicant, Kevin Smuckler, is requesting an indoor amusement business. The business, Claw Mania will specialize in offering vending machines with a claw that will provide prizes.

The applicant will have roughly 70 machines. The space is 4,297 square feet in the new H-Mart shopping center. The applicant currently has two locations in Texas located in Houston and Carrollton.

General hours of operation for the business will be:

Sunday – Thursday: 11 am – 9 pm
Friday – Saturday: 11 am – 10 pm

TRANSPORTATION

The site will have access from North East Loop 820 and North Beach Street. The proposed use will significantly increase the average daily trips to and from the subject site and is not anticipated to significantly impact the adjacent roadway systems as long as the developer complies with all relevant City ordinances.

DRAINAGE

Based on available information, this property is located in flood zone X and no significant drainage impacts are expected to result from development of this site, as long as the developer complies with all relevant City ordinances.

WATER & SANITARY SEWER

Water and sanitary sewer services are available to the subject site.

FIRE PREVENTION

Fire Station # 3 provides protection to this site. The estimated fire response time is in keeping with the City's recommended standards.

FRANCHISE UTILITIES & STREET LIGHTS

Overhead utilities exist along the North Beach Street. Street lights in the area are on utility poles along North Beach Street. There is significant interior lighting for the property. The property is at an intersection with traffic lights.

COMPREHENSIVE LAND USE PLAN

The City's Comprehensive Land Use Plan (CLUP) designates the subject site as Retail, Office, Service Commercial which is intended to build on the City's commerce including offices and office buildings and general retail. The proposed use can be considered a Retail or Commercial Service use.

NOTIFICATION

The legal notice regarding the public hearing was published in the April 23, 2026, *Tarrant County Commercial Record*.

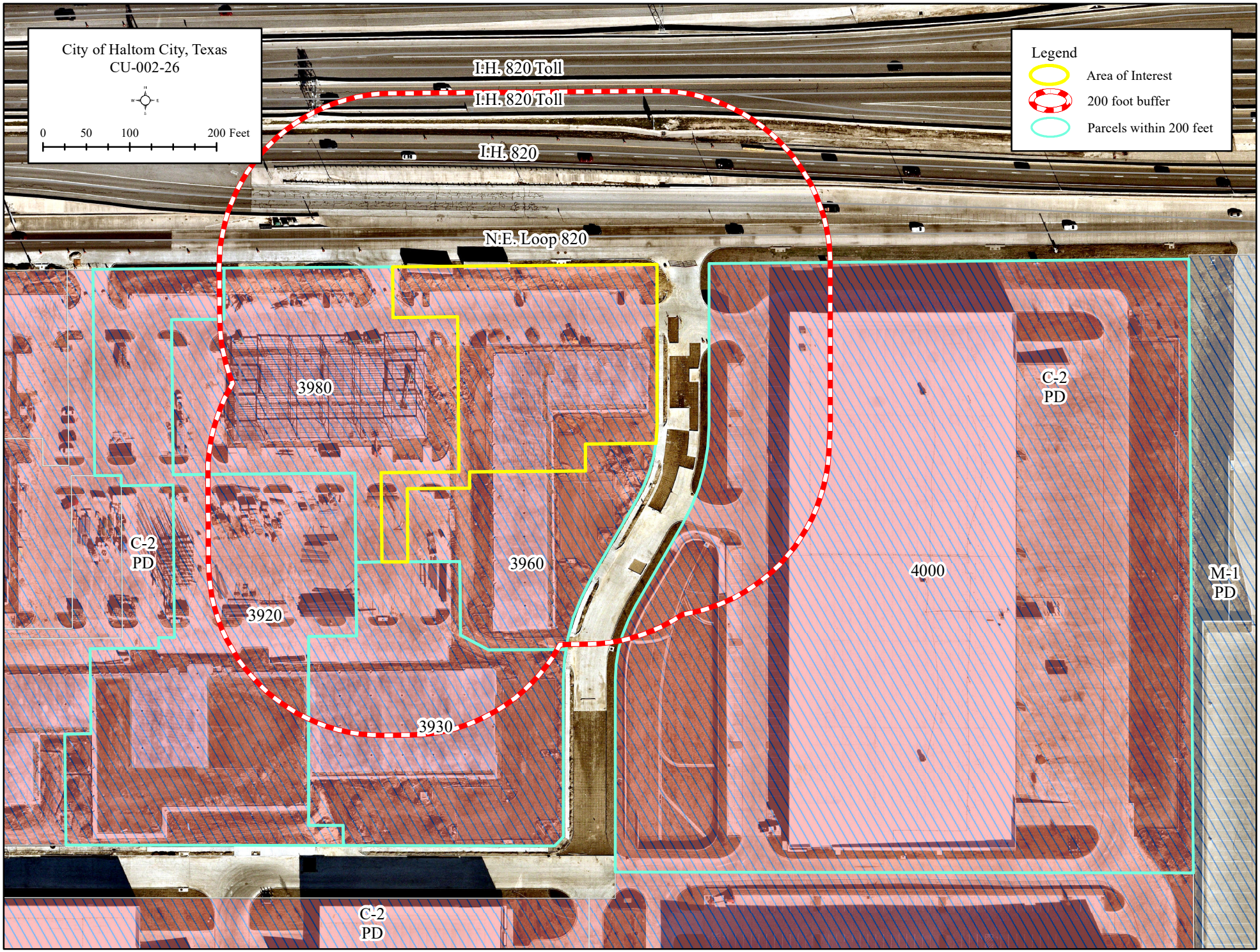
Notification was mailed to all property owners within 200 feet on April 27, 2026 and five (5) property owners were notified.

0	In Favor / No Objections
0	Opposed
0	Returned to Sender

ATTACHMENTS

1. Application
2. Letter of Intent/Business Plan
3. GIS Aerial Map with Zoning

4. Site Plan
5. List of Property Owners within 200'
6. Draft Ordinance with Exhibits A


City of Haltom City, Texas
CU-002-26
0
50
100
200 Feet
Legend
Area of Interest
200 foot buffer
Parcels within 200 feet
I-H. 820 Toll
I-H. 820 Toll
I-H. 820
N.E. Loop 820
3980
3960
3920
3930
4000
C-2
PD
C-2
PD
C-2
PD
M-1
PD

CITY OF HALTOM CITY, TEXAS

5024 Broadway Avenue, Post Office Box 14246, Haltom City, Texas, 76117, 817-222-7757

APPLICATION FOR CONDITIONAL USE PERMIT WITH SITE PLAN APPROVAL PLANNING & ZONING COMMISSION

Type of Project:	File Number:_____ Date:_____

I, Kevin Smuckler - DBA: Claw Mania Kingdom (please print), the undersigned applicant hereby make application for Conditional Use Permit in the City of Haltom City per Section 36.

Property Address: 3990 NE Loop 820, Suite 275, Haltom City, TX 76117

Present Zoning: C2 Commercial Proposed Use: Arcade

Legal Description: Lot:_____ Block:_____ Subdivision:_____

Tract:_____ Survey:_____ Abstract:_____

Number of Lot(s): 1 Acres/SqFt: 4,276 SqFt

Copies Required: The applicant shall submit three (3) full size blue line prints, one (1) 11" x 17" reduction of the Site Plan and Exhibit Overview of Request. Complete signed applications must be submitted to Planning & Zoning at least twenty-five (25) days prior to the scheduled Planning & Zoning Commission Meetings, which are held on the second (2nd) and fourth (4th) Tuesdays of each month. All Conditional Use Permit site plans require public notification and public hearings.

Filing Fee: The Conditional Use Permit shall be accompanied by a filing fee as specified by Section 32. No application will be accepted or processed unless the filing fee has been paid. The fee is non-refundable to the Applicant, regardless of the action taken on the request.

The undersigned hereby certifies that the above named subdivision and accompanying data is true and correct. All provisions of laws and ordinances governing this subdivision will be complied with whether specified herein or not. The scheduling of this application on the agenda of the Planning & Zoning Commission and City Council for consideration does not presume the approval of the above mentioned subdivision.

_____ (signature of applicant) _____ (date) cmk.kbs@gmail.com (email)

1225 E. Crosby Rd, Suite A21, Carrollton TX 75006 (address of applicant) (469) 209-5222 (telephone & fax number)

Owner: Haltom City Forest Properties (please print) _____ (signature)

Address: 3044 Old Denton Road, Suite 310, Carrollton TX 75007 Phone: (469) 895-6643 Fax:_____

FOR CITY USE ONLY

Application Fee $300.00

Submittal Review by: Staff Signature:_____ Date:_____

Application Review by: Staff Signature:_____ Date:_____

Receipt Number:_____ Date:_____

EVENT	DATE	ACTION
P & Z:		
City Council First Reading (if applicable):		
City Council Second Reading (if applicable):		

CONDITIONAL USE PERMIT CHECKLIST

Complete Application

Fee Paid (for Conditional Use Permit)

Survey or Site Plan in 11x17 size format. If submitting 24x36 prints, 3 copies must be submitted of all Site Plans are prints.

Detailed letter of intent on company letterhead (where applicable) addressed to the Planning and Zoning Commission and City Council.

Drawing of proposed structure with detailed measurements in 11x17 size format.

Completed Building permit application with contractor information, work to be performed, material and cost estimates (If applicable).

Picture(s)

Must have signature, address & phone number of applicant and property owner.

** All applications will first be reviewed by Staff and then taken before the Planning and Zoning Commission and City Council. IF approved by the City Council, then a building permit or Certificate of Occupancy will need to be obtained either by applicant and/or a licensed contractor. A separate fee is charged for the building permit.

SITE PLAN CHECKLIST

Items listed in this checklist must be provided by the applicant, signed and returned to the City staff along with the copies of the completed Conditional Use Permit Application for approval. This is a summary of the information that shall be provided. For a complete listing of required elements see the City of Haltom City Zoning Ordinance. This summary is provided for the applicants benefit, however, fulfilling the requirements of this summary checklist does not relieve the applicant or his/her agent from the responsibility of satisfying all the requirements of the Zoning Ordinance, Subdivision Ordinance, and other development-related ordinances of the City of Haltom City.

____ A scale drawing showing any proposed public or private street(s) and alley(s); building site(s) or building lot(s); any area(s) proposed for dedication, or reserved as parks, parkways, playgrounds, utility and garbage easements, school sites, street widening, street changes; points of ingress and egress from existing public streets and an accurate survey of the boundary of the tract.

____ Topography with contour interval of not less than two foot (2') intervals.

____ Where multiple types of land use are proposed, a land use plan delineating the specific areas to be devoted to various uses shall be required.

____ Where building(s) are proposed, a site plan showing the locations of each building and the minimum distance between building(s), and between building(s) and the property lines, street lines and/or alley lines shall be submitted.

____ The square footage of each proposed building on the site.

____ Front, side, and rear building elevations of all proposed structures.

____ The height of the building(s) and type of construction materials.

____ A plan indicating the arrangement and provision of off-street parking, off-street loading, and points of entry from adjoining thoroughfares.

____ Landscape Plan.

____ Fire lanes as designated by the Fire Department.

____ The location of all fire hydrants.

____ A table showing land area, building area, parking area and a ratio of building area and land area, and a ratio of building/parking area and land area.

____ The location of all outdoor facilities for waste disposal.

____ The type, location, height, and orientation of all external illumination facilities.

____ The location, size, height, and orientation of all proposed signs.

____ The 100 year flood plain and floodway limit locations. Specify flood plain map number and date.

____ A drainage plan shall be made a part of the Site Plan for the development projects influenced by or containing major drainage ways or containing flood prone areas as determined by the City Engineer.

____ A table of performance standards if deemed necessary by the Zoning Administrator because of the characteristics of the activities to be conducted on this site.

____ All pedestrian walks, malls, and open area(s) for use by tenants or the public; the types of surfacing of such paving or turfing to be used at all locations on the site.

____ Scale, north arrow, date of site plan preparation, and name(s) and address(es) of those responsible for the preparation of the site plan.

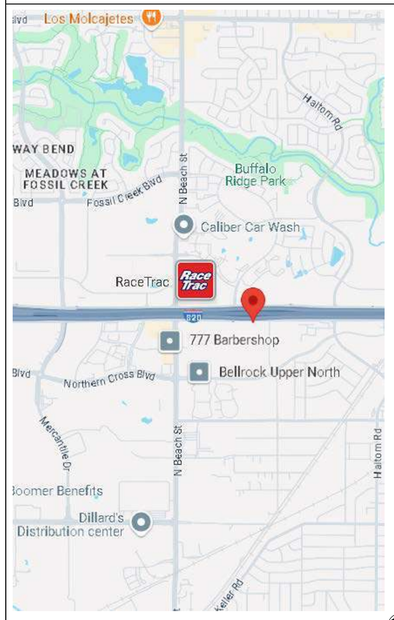
INTERIOR FINISH OUT BY TENANT

CLAW MANIA KINGDOM

3990 N.E. LOOP 820 SUITE #275

HALTOM CITY TX 76137

VICINITY MAP



N
TRUE

MINIMUM OCCUPANT LOAD

OCCUPANCY	ROOM	AREA IN SQ.FT	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
CUSTOMER AREA	ARCADE AREA	2700	11 SF PER PERSON	245
NON CUSTOMER AREA				
	REGISTER & DISPLAY	230	EXCLUDED	
	MEN	60	EXCLUDED	
	WOMEN	60	EXCLUDED	
	OFFICE	200	150 SF PER PERSON	1
	STORAGE	520	500 SF PER PERSON	1
TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT			TOTAL	247

BUILDING KEY PLAN

N
TRUE

SHEET INDEX

			DATE	DESCRIPTION
GENERAL	G000	COVER SHEET & KEY PLAN		
	G001	KEY NOTES/GENERAL NOTES		
	G002	ADA/TAS NOTES #1		
	G003	ADA/TAS NOTES #2		
ARCHITECTURAL	A100	SITE PLAN-BUILDING KEY PLAN		
	A001	EXISTING FLOOR PLAN		
	A100	LIFE SAFETY -EGRESS PLAN		
	A101	PROPOSED FLOOR PLAN		
	A102	FLOOR FINISH OUT PLAN		
	A103	WALL SECTION & DETAILS		
	A104	FIRE RATING WALL		
	A105	RESTROOM DETAILS		
	A200	REFLECTED CEILING		
ELECTRICAL	E100	ELECTRICAL SPECS		
	E200	POWER PLAN		
	E300	MECH. POWER PLAN		
	E400	LIGHTING PLAN		
	E500	RISER DIAGRAM-ELECTRICAL DETAILS		
MECHANICAL	M100	MECHANICAL NOTES		
	M200	HVAC PLAN		
	M300	HVAC ROOF PLAN		
	M400	HVAC DETAIL/SCHEDULE		
PLUMBING	P100	PLUMBING NOTES		
	P200	PLUMBING PLAN		
	P300	PLUMBING DETAILS/PLUMBING SCHEDULE AND RISER DIAGRAM		

PROJECT SUMMARY

JURISDICTIONS: THE CITY OF HALTOM CITY BUILDING DEPARTMENT

APPLICABLE CODES INFORMATION:
2024 INTERNATIONAL BUILDING CODE (IBC)
2024 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2024 INTERNATIONAL FIRE CODE (IFC)
2024 INTERNATIONAL FUEL AND GAS CODE (IFGC)
2024 INTERNATIONAL MECHANICAL CODE (IMC)
2024 INTERNATIONAL PLUMBING CODE (IPC)
2023 NATIONAL ELECTRICAL CODE (NEC)
ALL CURRENT LOCAL AMENDMENTS ARE ALSO PART OF EACH OF THE FOLLOWING CODES

TAS 2012
TDLR REGISTRATION #

OCCUPANCY TYPES	A3
TYPE OF CONSTRUCTION	TYPE IIB FULLY SPRINKLED
BUILDING AREA	4,297 SF
PREVIOUS USE	VACANT
PROPOSED USE	ARCADE GAME PLACE-INDOOR RECREATION
SCOPE OF WORK	INTERIOR FINISH OUT BY NEW TENANT

BUILDING AREA AND EXIT REQUIREMENTS

BUILDING	BLDG SQ.FT	TOTAL OCCUPANCY	EXIT WIDTH REQ'D	EXIT WIDTH PROV'D
A3	4,297 SF	247	49.4"(0.2X162)	132.0"

NUMBER OF EXITS REQUIRED : 2
EXITS PROVIDED : 2
MAXIMUM TRAVEL DISTANCE TO EXIT (FT.) WITH SPRINKLER SYSTEM NO GREATER THAN 250 FT.
NO DEAD END FOR THIS PROJECT (NOT TO EXCEED 20')

TOTAL OCCUPANCY : 247 (A3)

INTERIOR FINISH OUT MATERIAL REQUIREMENT

INTERIOR WALL & CEILING FINISHES : CLASS C
SMOKE DEVELOPED = 0-450
INTERIOR FLOOR FINISHES: COMPLY W/ DOC FF-1 PILL TEST (CPSC 16 CFR 1630)

WATER FIXTURE COUNTS

ASSEMBLY "A" CLASSIFICATION	OCCUPANCY	WATER CLOSETS REQ'D MALE/FEMALE	WATER CLOSETS PROV'D MALE/FEMALE	LAVATORIES REQ'D MALE/FEMALE	LAVATORIES PROV'D MALE/FEMALE	SERVICE SINK MOP SINK/ UTILITY SINK	WATER FOUNTAIN
		1 PER 75	1 PER 75	1 PER 200	1 PER 200	1	
	A3	1 MALE 1 FEMALE TOTAL 2	1 MALE 1 FEMALE TOTAL 2	1 MALE 1 FEMALE TOTAL 2	1 MALE 1 FEMALE TOTAL 2	1 PROVIDED	

NOTE TOTAL OCCUPANCY LOAD 247 PERSONS
50% MALE AND 50% FEMALE OCCUPANCY
ALL ACCESSIBLE /TAS/ADA

1. FIRE ALARM AND FIRE SPRINKLER SYSTEMS ARE UNDER SEPARATE PERMIT(IF APPLICABLE)
2. SIGN PERMIT IS UNDER SEPARATE PERMIT

SYMBOL LEGEND

01 DETAIL TITLE DESCRIPTION — DRAWING TITLE
XX/AX.XX / XX/AX.XX — ENLARGED DETAIL REFERENCE SYMBOL, ID NUMBER, SHEET WHERE DETAIL LOCATED
XX / AX.XX — SECTION ID NUMBER, SHEET WHERE SECTION LOCATED
XX/AX.XX — ELEVATION ID NUMBER, SHEET WHERE SECTION LOCATED
CEILING HEIGHT — ELEV.(HEIGHT) MARK
XX / XX — PARTITION W/SOUND INSULATION
XX / XX — PARTITION WITHOUT SOUND INSULATION

ROOM NAME — ROOM NUMBER
02 — DEMO/EXISTING
XX — BUILDING KEY
WX — KITCHEN EQUIPMENT ITEM
WX — WINDOW NUMBER
LX — DOOR NUMBER
XX — NOTE BY NUMBER
XXX — FINISH MATERIAL

XX — REVISION DATA
REVISED AREA CLOUDED

FINISH OUT INDICATOR
EXISTING/NEW: CEILING, WALL, BASE, FLOOR

DIRECTORY

LANDLORD

TENANT — CLAW MANIA KINGDOM

DESIGN TEAM — ROUUM DESIGN
12200 N STEMMONS FRWY #303
FARMERS BRANCH TX 75234
214-908-1139
INFO.JNFASSOCIATES@GMAIL.COM

GENERAL CONTRACTOR

LANDLORD NOTES:
1.ALL ROOF PENETRATION TO BE DONE BY LANDLORD'S ROOFER AT TENANT GC'S COST.
2.ALL CONCRETE SLAB CORING SHALL BE APPROVED BY LANDLORD
3.ALL EXTERIOR CONDUIT, METER CANS, DISCONNECTIONS,etc. TO BE PAINTED TO MATCH REAR OF BUILDING.
4.ALL GAS PIPES LOCATED ON REAR OF BUILDING TO BE PAINTED TO MATCH REAR OF BUILDING.
5.ALL GAS AND CONDENSATE LINE SUPPORTS TO HAVE ROOF MEMBRANE SLIP SHEET OR ISOLATOR UNDER IT TO PROTECT THE ROOF.
6.DIMENSION FIGURED FROM CENTER OF DEMISING WALL TO CENTER OF DEMISING WALL
7.ALL EXTERIOR WORK (STORE FRONT) SHALL BE CONFIRMED BY LANDLORD

NUMBER | REVISION/ISSUE | DATE

JNF ASSOCIATES
JNF ARCHITECTURE
12200 N.STEMMONS FRWY #303
DALLAS TX 75234
214-908-1139
J.JNFASSOCIATES@GMAIL.COM

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PROJECT NAME / ADDRESS

INTERIOR FINISH OUT BY TENANT
CLAW MANIA KINGDOM
3990 NE LOOP 820 SUITE #275
HALTOM CITY TX 76137

REFERENCE NUMBER

SHEET TITLE

SHEET NUMBER

G0.00

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE PROJECT SITE, INVESTIGATE, AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO BIDDING THE PROJECT. ADDITIONAL COSTS WILL NOT BE AWARDED FOR EXISTING CONDITIONS WHICH ARE VISIBLE AND/OR CAN BE REASONABLY ANTICIPATED.

2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, SITE GRADES, ETC. PRIOR TO CONSTRUCTION, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES THAT COULD AFFECT THE DESIGN AND FINISH-OUT OF THE PROJECT.

3. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CITY AND STATE CODES AND STANDARDS

4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL UTILITY COMPANIES AND PERFORMING ALL WORK REQUIRED BY THEM.

5. THE CONTRACTOR SHALL PICK-UP ALL REQUIRED PERMITS AND CERTIFICATE OF OCCUPANCY. TAP FEES & ANY OTHER FEES SHALL BE PAID BY THE CONTRACTOR. THE OWNER SHALL PAY FOR THE PERMITS & CERTIFICATE OF OCCUPANCY.

6. THE CONTRACTOR IS RESPONSIBLE FOR INSURING PROPER FILLING AND COMPACTION OF UTILITY COMPANY TRENCHES, BOTH INTERIOR & EXTERIOR.

7. CONTRACTOR TO PROTECT ALL EXISTING BUILDINGS AND ALL EXISTING ABOVE AND BELOW GRADE UTILITIES. CONTRACTOR WILL REPAIR ALL DAMAGE TO EXISTING CONDITIONS.

8. ALL EXCAVATION, TRENCHING, ETC. REQUIRED IN ROCK SUBGRADE TO BE PART OF CONTRACT, EXCEPT AS RELATING TO SITE WORK. SHORE AND BRACE ALL EXCAVATIONS IN ACCORDANCE WITH CITY, STATE AND O.S.H.A. REQUIREMENTS.

9. ALL ACCESSIBLE ROUTES SHALL BE SLOPED 4.75% MAX. IN THE DIRECTION OF TRAVEL AND 1.75% ON CROSS SLOPES. ALL LANDINGS SHALL NOT EXCEED 1.75% IN ALL DIRECTIONS.

10. CONTRACTOR TO EXERCISE EXTREME CARE IN CONSTRUCTION TO OR ADJACENT TO EXISTING BUILDINGS. PROVIDE ALL SHORING OR OTHER PROJECTION NECESSARY TO PREVENT DISTURBING BUILDING SUBGRADE OR FOUNDATIONS.

11. CONTRACTOR IS TO INSTALL RAMPS AND SIGNAGE FOR ACCESSIBILITY PER CITY, STATE, AND A.D.A REQUIREMENTS. ALL CURB AND EXIT DOOR RAMPS, INTERIOR & EXTERIOR, ARE TO HAVE HEAVY BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL.

12. ALL MAIN AND BRANCH SPRINKLER LINES, ELECTRICAL AND PLUMBING LINES ARE TO BE RUN AS HIGH AS POSSIBLE WITHIN THE ROOF STRUCTURE SPACE WHEREVER THIS IS POSSIBLE. WHEN LINES ARE RUN BELOW ROOF STRUCTURE, THEY ARE TO BE HELD AS TIGHT AS POSSIBLE TO BOTTOM OF STRUCT. ALL LINES ARE TO BE SUSPENDED FROM TOP JOIST AND GIRDER CHORDS. ANY CHANGE IN LINE ROUTING ARE TO BE AS 90 PARALLEL TO STRUCTURE.

13. PROVIDE ADEQUATE BLOCKING AS REQUIRED TO SUPPORT ELECTRIC PANELS, ACCESS ROOF LADDER, HANDRAILS, WALL MOUNTED SIGNAGE, ETC.

14. DO NOT SUSPEND ANY ITEMS FROM THE BOTTOM JOIST CHORD, HORIZ. BRIDGING OR X-BRACING, OR PIPING AND CONDUITS, METAL ROOF OR FLOOR DECKS AND/OR ANY WORK BY OTHER TRADES. REFER TO STRUCT. DWGS. FOR JOIST LOADS NOT SHOWN ON THE STRUCT. FRAMING PLAN(S) CONSULT ARCHITECT AND STRUCTURAL ENGINEER IF THE DETAIL(S) IS/ARE NOT PROVIDED OR MAY NOT APPLICABLE TO SPECIFIC LOADING CONDITION(S).

15. UNLESS OTHERWISE INDICATED, EACH SUBCONTRACTOR AND GENERAL CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING & SUPPORTING ALL ITEMS FROM THE ROOF STRUCTURE FOR GRAVITY LOADS AND TO RESIST SEISMIC MOVEMENTS AS REQ'D. BY ALL APPLICABLE CODES. (ANY BRACING W/ A SIGNIFICANT VISUAL IMPACT IS SUBJECT TO ARCHITECT APPROVAL)

16. CONTRACTOR IS RESPONSIBLE VERIFYING AND PRICING ALL A.D.A. REQUIREMENTS, PRIOR TO START OF CONSTRUCTION.

17. CONTRACTOR TO PROVIDE TEMPORARY SAFETY GUARD RAILS AT ALL FLOOR OPENINGS UNTIL TENANT CONSTRUCTION STARTS.

18. AN APPROVED SINGLE SET OF PLANS (BUILDING, FIRE SPRINKLER, FIRE ALARM, ETC.) SHALL BE ON THE JOB SITE DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE THE ACTUAL LOCATION OF APPROVED PLANS TO CONSIDE W/ INSPECTIONS TAKING PLACE.

19. ALL EXIT DOOR HARDWARE IS TO COMPLY WITH LOCAL, STATE, AND FEDERAL A.D.A. REQUIREMENTS, WHETHER SPECIFICALLY INDICATED IN HARDWARE NOTES OR SPECIFICATIONS. THIS INCLUDES, BUT NOT NECESSARILY LIMITED TO: DOOR CLOSURES, LATCH SETS, LOCK SETS, PRIVACY SETS, PANIC HARDWARE, CONTROLLERS, AUTOMATIC BOLTS AND DOOR MOUNTED ELECTRICAL STRIKES AND ALAMRS.

20. ALL EXPOSED EXTERIOR WALL MOUNTED CONDUITS BUSS GUTTERS, JUNCTION BOXES, PANEL BOXES, METERS, PIPES, ETC. ARE TO BE THREE 3 COAT PAINTED WITH COLOR TO BE SELECTED BY THE ARCHITECT. ALL EXPOSED CONDUIT PIPES JUNCTION BOXES ROOF SCUTTLES ETC. ABOVE THE ROOF BOTH IN MID FIELD AREAS AND ON BACKS OF PARAPETS ARE TO BE THREE (3) COATS PAINTED; COLOR TO BE SELECTED BY THE ARCHITECT.

21. ALL EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY. SALES AREA ENTRANCE DOORS SHALL HAVE A SIGN STATING "THESE DOORS SHALL REMAIN UNLOCKED DURING BUSINESS CONTRACTOR IN RESPONSIBLE FOR LETTERS MIN. OR AS REQUIRED BY CODE."

22. MOUNTING HEIGHTS. WHERE MOUNTING HEIGHTS ARE NOT INDICATED INSTALL COMPONENTS AT MOUNTING HEIGHTS REQUIRED BY THE MOST RECENT ISSUE OF THE AMERICANS WITH DISABILITIES ACT FOR ANY PARTICULAR APPLICATION INDICATED. REFER ANY QUESTIONABLE MOUNTING HEIGHT DECISIONS TO THE ARCHITECT FOR FINAL DECISION.

23. CONTRACTOR IS REFER TO M.E.P. DRAWING AND PROJECT MANUAL IF ANY FOR ANY HINGED ACCESS PANELS NOT INDICATE IN ARCH. DWGS AND PROJ. MANUAL. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL ACCESS PANEL LOCATIONS FOR DRYWALL, TILE, E.I.F.S., AND PLASTER WORK WITH ALL TRADES.

24. HAZARDOUS MAT'LS. MAY NOT BE STORED, USED OR DISPENSED.

25. SIGN CONTRACTOR SHALL OBTAIN SEPARATE APPROVALS AND PERMITS FROM OWNER AND APPLICABLE JURISDICTIONS PRIOR TO INSTALLATION OF ANY SIGN.

26. WOOD PRODUCTS THAT ARE USED IN NON-COMBUSTIBLE BLDGS. SHALL BE PRESSURE-TREATED WITH AN APPROVED FIRE RETARDANT IN ACCORDANCE WITH THE 1997 UBC CODE.

27. PROVIDE AN APPROVED FIRE SPRINKLER SYSTEM PER NFPA STANDARDS AND THE APPLICABLE A BUILDING CODE AND AS REGULATED BY LOCAL CITY AUTHORITIES. SUBMIT DRAWINGS FOR APPROVAL PRIOR TO COMMENCING WORK.

28. TYPICAL NOTES APPLY TO ALL SIMILAR CONDITIONS. TYPICAL DETAILS ARE COMMON CONSTRUCTION CONDITIONS AND APPLY TO ALL CIRCUMSTANCES UNLESS NOTED OTHERWISE.

29. THE DRAWINGS AND THE PROJECT IS CONSIDERED PARTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR THE REVIEW AND CONFORMANCE TO ALL CONTRACT DOCUMENTS. IN THE CASE OF APPARENT CONFLICTS AND DISCREPANCIES BETWEEN THE DRAWINGS AND THE PROJECT MANUAL AND WITHIN THE DRAWING AND THE PROJECT MANUAL DOCUMENTS THEMSELVES, CONTRACTOR IS TO NOTIFY ARCHITECT IN WRITING OF SUCH APPARENT CONFLICTS AND REQUEST CLARIFICATION FROM THE ARCHITECT. NO ADDITIONAL COSTS OR DELAYS IN SCHEDULE WILL BE ACCEPTED DUE TO CONTRACTOR'S MISINTERPRETATIONS AND FAILURES TO REQUEST CLARIFICATIONS.

TERMS AND ABBREVIATIONS

A

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ACC	ACCESS
ACFL	ACCESS FLOOR
AP	ACCESS PANEL
AC	ACOUSTICAL
ACPL	ACOUSTICAL PLASTER
ACT	ACOUSTICAL TILE
ACR	ACRYLIC PLASTIC
ADH	ADHESIVE
ADJ	ADJACENT
ADJT	ADJUSTABLE
AGG	AGGREGATE
A/C	AIR CONDITIONING
ALT	ALTERNATE
AL	ALUMINUM
ANC	ANCHOR, ANCHORAGE
AB	ANCHOR BOLT
ANOD	ANODIZED
ARCH	ARCHITECT, ARCHITECTURAL
AD	AREA DRAIN
ASPH	ASPHALT
AT	ASPHALT TILE
AUTO	AUTOMATIC
AWN	AWNING

B

BKR	BACKER
BSMT	BASEMENT
BL	BASE LINE
BM	BEAM
BRG	BEARING
BPL	BEARING PLATE
BEL	BELOW
BM	BENCH MARK
BET	BETWEEN
BVL	BEVELED
BEY	BEYOND
BLK	BLOCK
BLKG	BLOCKING
BD	BOARD
BS	BOTH SIDES
BOT	BOTTOM
BRKT	BRACKET
BRS	BRASS
BRK	BRICK
BRZ	BRONZE
BLDG	BUILDING
BUR	BUILT UP ROOFING
BRGL	BULLET RESISTANT GLASS
BO	BY OWNER

C

CAB	CABINET
CAN	CANVAS
CPT	CARPET
CSMU	CASEMENT
CI	CAST IRON
CST	CAST STONE
CB	CATCH BASIN
CLG	CEILING
CHT	CEILING HEIGHT
CEM	CEMENT
CM	CENTIMETER (S)
CER	CERAMIC
CT	CERAMIC TILE
CHBD	CHALKBOARD
CHAM	CHAMFER
CHIM	CHIMNEY
CR	CHROMIUM
CIR	CIRCLE
CIRC	CIRCUMFERENCE
CLR	CLEAR, CLEARNACE
CLS	CLOSURE
CGL	COATED GLASS
COL	COLUMN
COMB	COMBINATION
COM	COMMON
COMPT	COMPARTMENT
COMPO	COMPOSITION, COMPOSITE
COMP	COMPRESS, (ED), (ION), (IBLE)
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUE, CONTINUOUS
CONTR	CONTRACT, CONTRACTOR
CJT	CONTROL JOINT
CPR	COPPER
CG	CORNER GUARD
CORR	CORRUGATED
CTR	COUNTER
CS	COUNTER SINK
CRS	COURSE
CFT	CUBIC FOOT
CYD	CUBIC YARD

D

DPR	DAMPER
DP	DAMP PROOFING
DL	DEAD LOAD
DEM	DEMOLISH, DEMOLITION
DMT	DE-MOUNTABLE
DTL	DETAIL
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DSP	DISPENSER
DIV	DIVISION
DR	DOOR
DTA	DOVETAIL ANCHOR
DTS	DOVETAIL ANCHOR SLOT
DN	DOWN
DS	DOWNSPOUT
DT	DRAIN TILE
DWR	DRAWER
DWG	DRAWING
DF	DRINKING FOUNTAIN
DW	DUMBWATER

E

EA	EACH
EF	EACH FACE
EW	EACH WAY
ESMNT	EASEMENT
E	EAST
ELAS	ELASTIC
ELEC	ELECTRIC, (AL)
EP	ELECTRICAL PANEL-BOARD
EWC	ELECTRIC WATER COOLER
EL	ELEVATION (VERTICAL HEIGHT)
ELE	ELEVATION (VIEW)
ELEV	ELEVATOR
EMER	EMERGENCY
ENC	ENCLOSE, (URE)
EQ	EQUAL
EQP	EQUIPMENT
ESC	ESCALATOR
EST	ESTIMATE
EXH	EXHAUST
EXG	EXISTING
EXMP	EXPANDED METAL PLATE
EB	EXPANSION BOLT
EJT	EXPANSION JOINT
EXP	EXPOSED
EXT	EXTERIOR

F

FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FAS	FASTEN, FASTENER
FN	FENCE
FBD	FIBERBOARD
FGL	FIBERGLASS
FIN	FINISH, (ED)
FFE	FINISHED FLOOR ELEVATION
FFL	FINISHED FLOOR LINE
FA	FIRE ALARM
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHS	FIRE HOSE STATION
FPL	FIREPLACE
FP	FIREPROOF
FRT	FIRE-RETARDANT
FIXT	FIXTURE
FLG	FLASHING
FLX	FLEXIBLE
FG	FLOAT GLASS
FLR	FLOOR, (ING)
FD	FLOOR DRAIN
FL	FLOW LINE
FUR	FLUORESCENT
FJT	FLUSH JOINT
FTG	FOOTING
FND	FOUNDATION
FR	FRAME, (D), (ING)
FS	FULL SIZE
FUR	FURRED, (ING)
FUT	FUTURE

G

GA	GAGE, GAUGE
GV	GALVANIZED
GKT	GASKET, (ED)
GC	GENERAL CONTRACT, (OR)
GL	GLASS, GLAZING
GLB	GLASS BLOCK
GCMU	GLAZED CON MASONRY UNITS
GLAM	GLUED LAMINATE
GB	GRAB BAR
GD	GRADE, GRADING
GRN	GRANITE
GRT	GRATE, (ING)
GVL	GRAVEL
GRHS	GREENHOUSE
GT	GROUT
GRD	GUARD
GUT	GUTTER
GPDW	GYPSUM DRY WALL
GPL	GYPSUM LATH
GPPL	GYPSUM PLASTER
GPT	GYPSUM TILE
GPW	GYPSUM WALLBOARD

H

HC	HANDICAP
HRL	HAND-RAIL
HBD	HARDBOARD
HDW	HARDWARE
HWD	HARDWOOD
HDR	HEADER
HTG	HEATING
HVAC	HEATING/ VENTILATING AIR CONDITIONING
HD	HEAVY DUTY
HT	HEIGHT
HPT	HIGH POINT
HCR	HOLLOW CORE
HOR	HORIZONTAL
HB	HOSE BIBB

I

INCAN	INCANDESCENT
INCIN	INCINERATOR
INCL	INCLUDE, (ED), (ING)
ID	INSIDE DIAMETER
INS	INSULATE, (ED), (ING)
INSC	INSULATING CONCRETE
IGL	INSULATING GLASS
INT	INTERIOR
INTM	INTERMEDIATE
INV	INVERT

J

JC	JANITOR'S CLOSET
JT	JOINT
JF	JOINT FILLER
J	JOIST

K

KPL	KICKPLATE
KIT	KITCHEN
KO	KNOCKOUT

L

LBL	LABEL
LAB	LABORATORY
LAD	LADDER
LB	LAG BOLT
LAM	LAMINATE, (ED)
LGL	LAMINATED GLASS
LAV	LAVATORY
LO	LAYOUT
LH	LEFT HAND
L	LENGTH
LT	LIGHT
LW	LIGHTWEIGHT
LMS	LIMESTONE
LTL	LINTEL
LL	LIVE LOAD
LOC	LOCATE
LLD	LOOSE LAID
LVR	LOUVER
LPT	LOW POINT

M

MB	MACHINE BOLT
MH	MANHOLE
MFR	MANUFACTURE, (ER)
MRB	MARBLE
MAS	MASONRY
MTL	MATERIAL
MAX	MAXIMUM
MECH	MECHANIC, (AL)
MC	MEDICINE CABINET
MED	MEDIUM
MDO	MEDIUM DENSITY OVERLAY
MBR	MEMBER
MMB	MEMBRANE
MET	METAL
M	METER, (S)
MW	MICROWAVE
MM	MILLIMETER, (S)
MIN	MINIMUM
MIR	MIRROR
MGL	MIRROR GLASS (FRAMED)
MISC	MISCELLANEOUS
MOD	MODULAR
MLD	MOLDING, MOLDING
MR	MOP RECEPTOR
MT	MOUNT, (ED), (ING)
MOV	MOVABLE
MULL	MULLION

N

NL	NAILABLE
NAT	NATURAL
NI	NICKEL
NR	NOISE REDUCTION
NOM	NOMINAL
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO	NUMBER

O

OC	ON CENTER, (S)
OP	OPAQUE
OPG	OPENING
OPH	OPPOSITE HAND
ORN	ORNAMENTAL
OD	OUTSIDE DIAMETER
OA	OVERALL
OH	OVERHEAD

P

PNT	PAINT, (ED)
PNL	PANEL, (ING)
PB	PANIC BAR
PTD	PAPER TOWER DISPENSER
PTR	PAPER TOWER RECEPTOR
PAR	PARALLEL
PRPT	PARAPET
PK	PARKING
PBD	PARTICLE BOARD
PTN	PARTITION
PV	PAVE, (D), (ING)
PVMT	PAVEMENT
PERF	PERFORATE, (ED)
PER	PERIMETER
PTR	PLANTER
PLTG	PLANTING
PLAS	PLASTER
PLA	PLASTIC
PLAM	PLASTIC LAMINATE
PL	PLATE
PG	PLATE GLASS
PWD	PLYWOOD
PT	POINT
PVC	POLYVINYL CHLORIDE
PE	PORCELAIN ENAMEL
PCPL	PORTLAND CEMENT PLASTER
PD	POUND, (S)
PCF	POUNDS PER CUBIC FOOT
PLF	POUNDS PER LINEAR FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PCC	PRECAST CONCRETE
PFB	PREFABRICATE, (ED)
PFN	PRE-FINISHED
PRF	PREFORMED
PREM	PRE-MOLDED
PT	PRESSURE TREATED
PL	PROPERTY LINE

Q

QT	QUARRY TILE

R

RFH	ROOF HATCH
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
RCP	ROUND CONCRETE PIPE
ROK	ROWLOCK
RB	RUBBER BASE
RBT	RUBBER TILE
RBL	RUBBLE STONE
RBT	RABBET, REBATE
RAD	RADIUS
RFT	RAFTER
RL	RAIL, (ING)
REC	RECESS. (ED)
REF	REFER, (ENCE)
RFL	REFLECT, (ED), (IVE), (OR)
REFR	REFRIGERATOR
REG	REGISTER
REIN	REINFORCE, (ED), (ING)
RECP	REINFORCED CONCRETE PIPE
REM	REMOVE, (ABLE)
REQ'D	REQUIRED
RES	RESILIENT
RET	RETURN
RA	RETURN AIR
RVS	REVERSE (SIDE)
REV	REVISE, (S), REVISE, (ED)
TH	RIGHT HAND
ROW	RIGHT OF WAY
R	RISER
RVT	RIVET
R&S	ROD AND SHELF
RD	ROOF DRAIN

S

SFGL	SAFETY GLASS
SCH	SCHEDULE
SCN	SCREEN, (ED)
SCUP	SCUPPER
SNT	SEALANT
STG	SEATING
SEC	SECTION
SVYD	SERVICE YARD
SSK	SERVICE SINK
SHTH	SHEATH, (ING)
SHT	SHEET
SG	SHEET GLASS
SH	SHELF, SHELVING
SHNG	SHINGLE, (S)
SHU	SHUTTER, (S)
SIDG	SIDING
SIM	SIMILAR
SKL	SKYLIGHT
SL	SLEEVE
SLO	SLOPE
SOL	SOLDIER
SC	SOLID CORE
SP	SOUNDPROOF
S	SOUTH
SPC	SPACE, (R)
SGL	SPANDREL GLASS
SPK	SPEAKER
SPL	SPECIAL
SPEC	SPECIFICATION
SPH	SPLASH
SQ	SQUARE
SST	STAINLESS STEEL
STGL	STAINED GLASS
STD	STANDARD
STA	STATION
ST	STEEL
STO	STORAGE
SF	STOREFRONT
SD	STORM DRAIN
STR	STRUCTURAL
STCO	STUCCO
SFLR	SUB-FLOOR
SA	SUPPLY AIR
SUS	SUSPENDED
SYD	SIDE YARD
SYM	SYMMETRY, (ETRICAL)
SYN	SYNTHETIC
SYS	SYSTEM

T

TKBD	TACK-BOARD
TEL	TELEPHONE
TV	TELEVISION
TG	TEMPERED GLASS
TIG	TEMPERED, INSULATED GLASS
TZ	TERRAZZO
THK	THICK, (NESS)
THR	THRESHOLD
TBRL	TO BE RELOCATED
TOBR	TO BE REMOVED
TPD	TOILET PAPER DISPENSER
TPTN	TOILET PARTITION
TOL	TOLERANCE
T&C	TONGUE AND GROOVE
TSL	TOP OF CONCRETE SLAB
TC	TOP OF CURB
TJ	TOP OF JOIST
TP	TOP OF PLATE
TST	TOP OF STEEL
TSF	TOP OF SUBFLOOR
TW	TOP OF WALL
TPG	TOPPING
TOR	TO REMAIN
TB	TOWER BAR
TR	TRANSOM
T	TREAD
TRNB	TURNBUCKLE
TYP	TYPICAL

U

UC	UNDERCUT
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UTL	UTILITY

V

VJ	V-JOINT
VB	VAPOR BARRIER
VAR	VARNISH
VNR	VENEER
VERT	VERTICAL
VG	VERTICAL GRAIN
VIN	VINYL
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VF	VINYL FABRIC
VT	VINYL TILE
VICP	VITREOUS CLAY PIPE

W

WSCT	WAINSCOT
WH	WALL HUNG
WC	WATER CLOSET
WHTR	WATER HEATER
WP	WATERPROOFING
WR	WATER RESISTANT
WS	WATER-STOP
WST	WEATHER-STRIP, (ING)
WWF	WELDED WIRE FABRIC
W	WEST
WHS	WHEEL STOP
WID	WIDTH, WIDE
WIN	WINDOW
WG	WIRED GLASS
WM	WIRE MESH
WO	WITHOUT
WD	WOOD
WI	WROUGHT IRON

DATE
REVISION/ISSUE
NUMBER

JNF ASSOCIATES
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PROJECT NAME / ADDRESS

INTERIOR FINISH OUT BY TENANT
CLAW MANIA KINGDOM
3990 NE LOOP 820 SUITE #275
HALTOM CITY TX 76137

REFERENCE NUMBER

SHEET TITLE

SHEET NUMBER

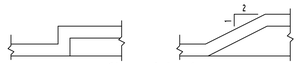
G0.01

402: ACCESSIBLE ROUTE

402.2 Components
Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

403.3 Slope
Running slope shall not exceed 1:20. If slope exceeds 1:20, refer to `ramps' or `curb ramps' sections. Cross slope shall not exceed 1:48.

403.4 Changes in Level
- Up to 1/4": requires no edge treatment (vertical edge permitted).
- 1/4" to 1/2": Edge shall be beveled with a slope no greater than 1:2.
- Greater than 1/2": Requires curb ramp, ramp, elevator, or platform lift.
- Stairs shall not be part of an accessible route.



Changes in Level

403.5.1 Width
Minimum clear width of walking surfaces shall be 36" (except as allowed at doors).

403.5.2 Clear Width at Turns
Where the accessible route makes a 180 degree turn around an element which is less than 48" wide, clear width shall be 42" minimum approaching the turn, 48" minimum at the turn and 42" minimum leaving the turn.

403.5.3 Passing Space
An accessible route with a clear width less than 60" shall provide passing spaces at intervals of 200' maximum. Passing spaces shall be either: a space 60" minimum by 60" minimum; or, an intersection of two walking surfaces providing a T-shaped space complying with turning space requirements, where the base and arms of the "T" extend 48" minimum beyond the intersection.

307.4 Vertical Clearance
Vertical clearance shall be 80" high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80" high. The leading edge of such guardrail or barrier shall be located 27" maximum above the finish floor or ground.

705.1 Detectable Warnings (Required within Public Right-of-Way & Platform Edges))
At Hazardous Vehicular Areas. If a walk within an accessible route crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings, or other elements between the pedestrian areas and vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning 24" wide, complying with the requirements below.

Detectable Warnings: Surface shall consist of raised truncated domes with the following features:
- Diameter: 0.9" nominal,
- Height: 0.2" nominal,
- Surface: Shall visually contrast with adjoining surfaces.

302.2 Carpet
Carpet or carpet tile shall:
- Be securely attached;
- Have a firm cushion, pad, or backing (or none);
- Have a level loop, textured loop, level cut pile, or level cut/uncut pile texture;
- Have a maximum pile thickness of 1/2";
- Have exposed edges fastened with edge trim the entire length of exposed edge.

302.3 Openings (Gratings)
Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2" diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

304.3 Turning Space
- The circular turning space shall be a space of 60" diameter minimum. The space shall be permitted to include knee and toe clearance.
- The T-shaped turning space shall be a T-shaped space within a 60" square minimum with arms and base 36" wide minimum. Each arm shall be clear of obstructions 12" minimum in each direction and the base shall be clear of obstructions 24" minimum.

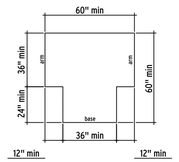


Figure 304.3.2
T-Shaped Turning Space

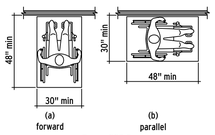


Figure 305.5
Clear Floor or Ground Space

305 Clear Floor Space
The clear floor or ground space shall be 30" by 48", and may be positioned for either a forward or parallel approach.
- If a forward approach clear floor space extends more than 24" into an alcove, the minimum alcove width shall be 36".
- If a parallel approached clear floor space extends more than 15" into an alcove, the minimum alcove length shall be 60".

306 Knee and Toe Clearance
Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with required knee and toe clearance. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.

306.2 Toe Clearance
- Space under an element between the finish floor and 9" above the finish floor shall be considered toe clearance.
- Toe clearance shall extend 25" maximum under an element.
- Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17" minimum under the element.
- Space extending greater than 6" beyond the available knee clearance at 9" above the finish floor shall not be considered toe clearance.
- Toe clearance shall be 30" wide minimum.

306.3 Knee Clearance
- Space under an element between 9" and 27" above the finish floor shall be considered knee clearance.
- Knee clearance shall extend 25" maximum under an element at 9" above the finish floor.
- Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep minimum at 9" above the finish floor, and 8" deep minimum at 27" above the finish floor.
- Between 9" and 27" above the finish floor, the knee clearance shall be permitted to reduce at a rate of 1" in depth for each 6" in height.
- Knee clearance shall be 30" wide minimum.

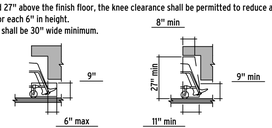
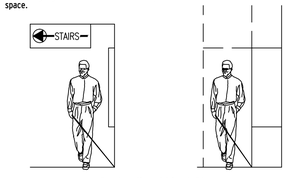


Figure 306.2 & 306.3
Toe & Knee Clearance

307 Protruding Object
- Objects projecting from walls with their leading edges between 27" and 80" above the finished floor shall protrude no more than 4" into walks or corridors.
- Objects projecting from walls with their leading edges at or below 27" above the finished floor may protrude any amount.
- Free-standing objects mounted on posts or pylons shall overhang 12" maximum when located 27" to 80" above the finished floor or ground.
- Protruding objects shall not reduce the required clear width of an accessible route or maneuvering space.



Protruding Object Clearances

308 Reach Ranges
- Where a forward reach is unobstructed, the high forward reach shall be 48" maximum and the low forward reach shall be 15" minimum above finish floor or ground.
- Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" maximum where the reach depth is 20" maximum. Where the reach depth exceeds 20", the high forward reach shall be 44" maximum and the reach depth shall be 25" maximum.
- Where a parallel approach is unobstructed, the high side reach shall be 48" maximum and the low side reach shall be 15" minimum above finish floor.
- Where a high side reach is over an obstruction, the height of the obstruction shall be 34" maximum and the depth of the obstruction shall be 24" maximum. The high side reach shall be 48" maximum for a reach depth up to 10", and 46" for a reach depth between 10"-24" above finish floor.

309 Operable Parts
All controls and operating mechanisms in accessible spaces, along accessible routes, and as parts of accessible elements, shall comply with the following:
- Clear floor space shall be provided to allow forward or parallel approach.
- Heights of all operable portions shall comply with the reach ranges. Electrical and communications system receptacles on walls shall be 15" minimum above the floor.
- Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds maximum.

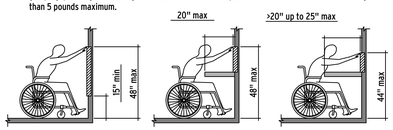


Figure 308.2.1
Unobstructed Forward Reach

Figure 308.2.2
Obstructed High Forward Reach

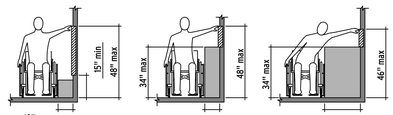


Figure 308.3.1
Unobstructed Side Reach

Figure 308.3.2
Obstructed High Side Reach

502: PARKING SPACES

502.2 Vehicle Spaces
Accessible spaces shall have the following minimum dimensions, measured from the centerlines of the markings:
- Car parking space width: 96"
- Van parking space width: 132"
- Vertical clearance: 98" minimum
  Exception: Van parking spaces shall be permitted to be 96" wide minimum where access aisle is 96" wide minimum.

502.3 Access Aisle
- Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.
- Access aisle serving car and van spaces, width: 60" minimum
- Vertical clearance: 98" minimum
- Length: Full length of parking spaces they serve
- Marking: Shall be marked so as to discourage parking in them.
- Location: Shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

502.4 Floor or ground Surfaces - Slope
Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. (Curb ramps are not permitted within the required area of access aisles and loading zones.)
  Exception: Slopes not steeper than 1:48 shall be permitted.

502.6 Identification - Signage
Accessible parking spaces shall be designated as reserved by a sign showing the International Symbol of Accessibility.
- Signs identifying van parking spaces shall contain the designation "VAN ACCESSIBLE."
- Signs shall be 60" minimum above the finish floor or ground surface measured to the bottom of the sign.

503.1 Passenger Loading Zones
Passenger loading zones shall have the following minimum dimensions:
- Vehicle pull-up space width: 96" wide minimum and 20' long minimum
- Access aisle width: 60" minimum
- Access aisle length: full length of the vehicle pull-up space served
- Marking: Access aisles shall be marked so as to discourage parking in them.
- Vertical clearance: 114" at loading zone and along at least one vehicular route to the loading zone.

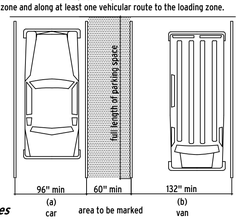


Figure 502.2
Vehicle Parking Spaces

406: CURB RAMPS

406.1 General
Requirements of curb ramps:
- Maximum slope of ramp run: 1:12
- Maximum slope of flared sides: 1:10
- Maximum slope of adjacent surfaces and counter slopes: 1:20
- Minimum clear width: 36"
- Landing clear length shall be 36" minimum and clear width shall be at least as wide as the ramp run.

406.5 Location
Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.

705.1 Detectable Warnings (Required within Public Right-of-Way & Platform Edges)
Required for full width and depth of ramp. Surface shall consist of truncated domes with following features:
- Diameter: 0.9" nominal
- Height: 0.2" nominal
- Center to Center spacing: 1.6" minimum and 2.4" maximum
- The surface shall visually contrast with adjacent walking surfaces.
- The material providing contrast shall be an integral part of the walking surface.

406.6 Diagonal Curb Ramps
Diagonal or corner type curb ramps with returned curb, shall have edges parallel to pedestrian flow. The bottom of diagonal curb ramps shall have clear space 48" minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide 48" minimum clear space within the markings. Diagonal curb ramps with flared sides shall have a segment of curb 24" long minimum located on each side of the curb ramp and within the marked crossing.

406.7 Islands
Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides, with minimum 48" long and 36" wide level area between.

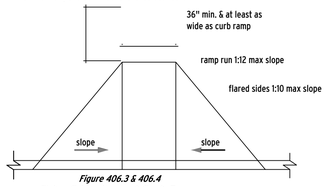


Figure 406.3 & 406.4
Sides & Landings at Curb Ramps

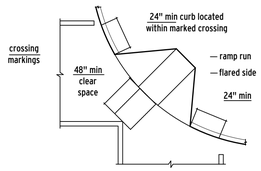


Figure 406.6
Diagonal or Corner Type Curb Ramps

405: RAMPS

405.1 Where Required
Wherever the slope of the accessible route exceeds 1:20 (5%).
- Ramp runs shall have a running slope not steeper than 1:12 (8.3%).
- Cross slope of ramp runs shall not be steeper than 1:48 (2%).
- Changes in level other than the running slope and cross slope are not permitted on ramp runs.
- The clear width of a ramp run and, where handrails are provided, the clear width between ahndrails shall be 36" minimum.
- The rise for any ramp run shall be 30" maximum.
-

405.7 Landings
Level landings required at top and bottom of each run, with the following features:
- Slopes not steeper than 1:48 (2%) shall be permitted.
- Clear width shall be at least as wide as the widest ramp run leading to the landing.
- Clear length shall be 60" minimum.
- If ramp changes direction at landing, landing shall be minimum 60" by 60" clear.
- Where doorways are located adjacent to a ramp landing, maneuvering clearances required at doors shall be permitted to overlap the required landing area.

405.8 Handrails
Ramp runs with a rise greater than 6" shall have handrails.
Refer to 505: HANDRAILS for requirements.

302.1 Surfaces
Ramp surface shall be firm, stable, and slip-resistent. (If carpeted, refer to requirements under 401: ACCESSIBLE ROUTE.)

405.9 Edge Protection
Edge protection shall be provided on each side of ramp runs and at each side of ramp landings.

405.9.1 Extended Floor or Ground Surface
The floor or ground surface of the ramp run or landing shall extend 12" minium beyond the inside face of a handrail. The extended surface prevents wheelchair casters and crutch tips from slipping off the ramp surface.

405.9.2 Curb or Barrier
A curb or barrier shall be provided that prevents the passage of a 4" diameter sphere, where any portion of the sphere is within 4" of the finish floor or ground surface.

405.10 Wet Conditions
Outdoor ramps, their approaches and landings shall be designed to prevent the accumulation of water.

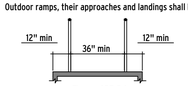


Figure 405.9.1
Extended Floor or Ground Surface Edge Protection

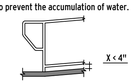


Figure 405.9.2
Curb or Barrier Edge Protection

504: STAIRWAYS

504.2 Treads and Risers
All steps on a flight of stairs shall have uniform riser heights and tread depths. Risers shall be 4" high minimum and 7" high maximum. Treads shall be 11" deep minimum. Open risers are not permitted.

504.5 Nosings
The radius of curvature at the leading edge of the tread shall be 1/2" maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from the vertical. The permitted projection of the nosing shall extend 1 1/2" maximum over the tread below.

504.7 Wet Conditions
Outdoor stairs and their approaches shall be designed so that water will not accumulate on walking surfaces.

505: HANDRAILS

505.1 Where Required
- Handrails shall be provided on both sides of stairs and ramps where required along walking surfaces, ramps, and stairs.
- Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.
- Top of gripping surfaces of handrails shall be 34" minimum and 38 " maximum verticaly above walking surfaces, stair nosings, and ramp surfaces, and at a consistent height above surfaces.
- Clearance between handrail gripping surfaces and adjacent surfaces shall be 1 1/2" maximum.
- Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20% of their length.
- Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/4" minimum and 2" maximum.
- Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4" minimum and 6 1/4" maximum, and a cross section dimension of 2 1/4" maximum.
- Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges.
- Handrails shall not rotate within their fittings.

505.10 Handrail Extensions
- Top & Bottom at Ramps: Ramp handrails shall extend horizontally above the landing for 12" minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.
- Top Extension at Stairs: At the top of a stair flight, handrails shall extend horizontally above the landing for 12" minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.
- Bottom Extension at Stairs: At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

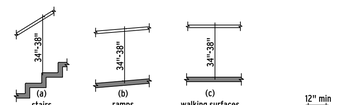


Figure 505.4
Handrail Height

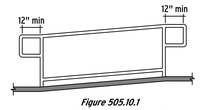


Figure 505.10.1
Top & Bottom Handrail Extension at Ramps



Figure 505.10.3
Bottom Handrail @ Stairs



Figure 505.10.2
Top Handrail @ Stairs

404: DOORS, DOORWAYS, & GATES

404.1 General
Doors, doorways, and gates that are part of an accessible route shall comply with this section.

404.2.1 Revolving Doors, Gates, and Turnstiles
Revolving doors, revolving gates, and turnstiles shall not be part of an accessible route.

404.2.2 Double-leaf Doors and Gates
At least one of the active leaves of doorways with two leaves shall comply with this section.

404.2.3 Clear Width
Door openings shall provide a clear opening of 32" minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and stop, with the door open 90 degrees. Openings more than 24" deep shall provide a clear opening of 36" minimum. There shall be no projections into the required clear opening width lower than 34" above the finish floor or ground. Projections into the clear opening width between 34" and 80" above finish floor or ground shall not exceed 4".
  Exception: Door closers and door stops shall be permitted to be 78" minimum above the finish floor or ground.

404.2.4 Maneuvering Clearances
- Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance, as shown in Figures 404.2.4.1. and 404.2.4.2.
- Maneuvering clearances, in addition to doorway width, are required at recessed doors and gates (all dimensions are minimum), as shown in Figure 404.2.4.3.

404.2.5 Thresholds
Thresholds, if provided at doorways, shall be 1/2 inch high maximum.

404.2.6 Doors in Series and Gates in Series
The distance between two hinged or pivoted doors in series and gates in series shall be 48" minimum plus the width of doors or gates swinging into the space.

404.2.6 Door and Gate Hardware
Handles, pulls, latches, locks, and other operable parts on doors and gates shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate.
- Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs.
- Operable parts of such hardware shall be 34" minimum and 48" maximum above the finish floor or ground.
- Where sliding doors are in the fully open position, operating hardware shall be exposed andusable from both sides.
- The force required to activate operable parts shall be 5 pounds maximum.

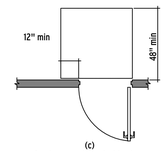
404.2.8.1 Door Closers and Gate Closers
Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

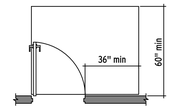
404.2.9 Door and Gate Opening Force
Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows:
1. Interior hinged doors and gates: 5 pounds maximum.
2. Sliding or folding doors: 5 pounds maximum.

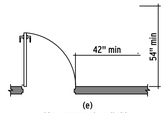
These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door in a closed position.

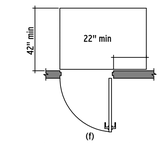
404.2.11 Vision Lights
Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43" maximum above the finish floor.
  Exception: Vision lights with the lowest part more than 66" from the finish floor or ground shall not be required to comply with 404.2.11.

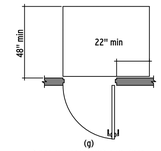
404.3 Automatic Doors and Power-Assisted Doors and Gates
Full-powered automatic doors shall comply with ANSI/BHMA A156.10-1999.
Low-energy and power-assisted doors shall comply with ANSI A156.19 (1997 or 2002 edition).
Doorways shall provide a clear opening of 32" minimum in power-on and power-off mode. The minimum clear width for automatic door systems in a doorway shall be based on the clear opening provided by all leaves in the open position.

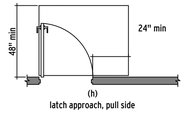


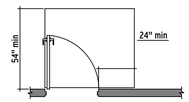


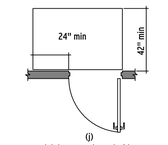












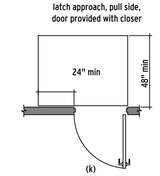


Figure 404.2.4.1
Maneuvering Clearances at Manual Swing Doors & Gates

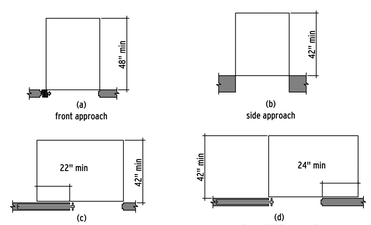


Figure 404.2.4.2
Maneuvering Clearances at Doorways without Doors, Sliding Doors, Gates, & Folding Doors

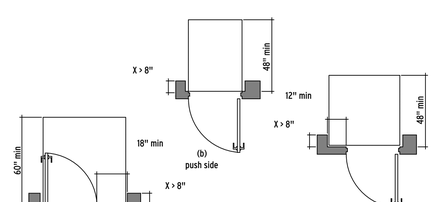


Figure 404.2.4.3
Maneuvering Clearances at Recessed Doors & Gates

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HALTOM CITY TX 76137

REFERENCE NUMBER

SHEET TITLE

SHEET NUMBER

G0.02

NUMBER | REVISION/ISSUE | DATE

602: DRINKING FOUNTAINS

211.2 Minimum Number
No fewer than two drinking fountains shall be provided. One drinking fountain shall comply with low spout height requirements and one with high spout requirements.
Exception: Where a single drinking fountain complies with both requirements, it shall be permitted to be substituted for two separate drinking fountains.

602.2 Clear Floor Space
Units shall have a clear floor or ground space complying with required Clear Floor Areas and Knee and Toe Clearances of 2012 TAS, positioned for a forward approach and centered on the unit.

602.3 Operable Parts
Controls shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds maximum.

602.4 Spout Height
Spout outlets shall be 36" maximum above the finish floor.

602.5 Spout Location
The spout shall be located 15" minimum from the vertical support and 5" maximum from the front edge of the unit, including bumpers.

602.7 Drinking Fountains for Standing Persons
Spout outlets of drinking fountains for standing persons shall be 38" minimum and 43" maximum above the finish floor.



603: TOILET AND BATHING ROOMS

603.2 Clearances
- All accessible fixtures and controls shall be on an accessible route.
- Compliant turning space shall be provided within the room.
- required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap.
- Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

703 Signs
Where all toilet and bathrooms are not accessible, accessible toilet and bathrooms shall be identified by a sign showing the International Symbol of Accessibility. Refer to Section 703 SIGNS.

604: WATER CLOSETS AND TOILET COMPARTMENTS

604.2 Location
- The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16" minimum to 18" maximum from the side wall or partition, except that the water closet shall be 17" minimum and 19" maximum from the side wall or partition in the ambulatory accessible toilet compartment.
- Clearance around a water closet shall be 60" minimum measured perpendicular from the side wall and 56" minimum measured perpendicular from the rear wall.
- The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.
- When the door to a toilet room is placed directly in front of the water closet, the water closet cannot overlap the required maneuvering clearance for the door inside the room.

604.4 Seats
The seat height of a water closet above the finish floor shall be 17" minimum and 19" maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

604.5 Grab Bars
Grab bars shall be provided on the side wall closest to the water closet and on the rear wall, per section 609: GRAB BARS.

604.5.1 Side Wall
The side wall grab bar shall be 42" long minimum, located 12" maximum from the rear wall and extending 54" minimum from the rear wall.

604.5.2 Rear Wall
the rear wall grab bar shall be 36" long minimum and extend from the centerline of the water closet 12" minimum on one side and 24" minimum on the other side.

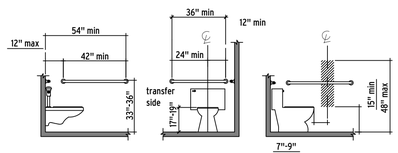

Figure 604.5.1 & 604.5.2
Side & Rear Wall Grab Bars

Figure 604.7
Dispenser Outlet Location

604.6 Flush Controls
- Controls shall be hand operated or automatic.
- Controls shall be located on the open side of the water closet
- Controls shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.
- The force required to activate controls shall be no greater than 5 pounds maximum.

604.7 Dispensers
Toilet paper dispensers shall be installed on the side wall, below the grab bar, 7" minimum and 9" maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15" minimum and 48" maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

604.8 Toilet Compartments
Standard Wheelchair Accessible Compartments shall be:
- 60" wide minimum measured perpendicular to the side wall.
- 59" deep minimum for floor mounted water closets, and 56" deep minimum for wall hung water closets, measured perpendicular to the rear wall.
- The required minimum space cannot be obstructed by baby changing tables or other fixtures or conveniences, except as specified in Overlap.
- Toilet compartment doors, including door hardware, shall comply with 404 DOORS, except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42" minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4" maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4" maximum from the front partition. The door shall be self-closing. A door pull shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area. Clear width of opening at door shall be 32" minimum, per DOORS 404.2.3.
- Toe Clearance: The front partition and at least one side partition shall provide a toe clearance of 9" minimum above the finish floor and 6" deep minimum beyond the compartment-side face of the partition, exclusive of partition support members.

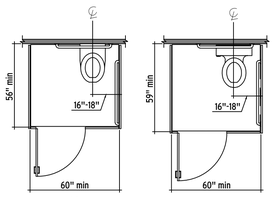

Figure 604.8.1.1
Size of Wheelchair Accessible Compartment

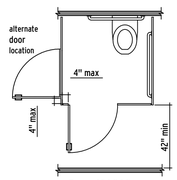

Figure 604.8.1.2
Wheelchair Accessible Compartment Doors

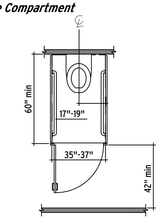

Figure 604.8.2
Ambulatory Accessible Compartment

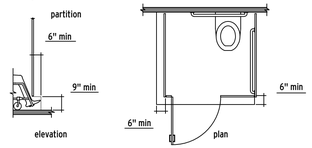

Figure 604.8.1.4
Wheelchair Accessible Compartment Toe Clearance

Ambulatory Accessible Compartments (required when more than 6 water closets or combination of water closets and urinals are provided) shall be:
- 60" minimum deep,
- 35" minimum and 37" maximum wide.
- Doors shall not swing into the minimum required compartment area.
- A side grab bar shall be provided on both sides of the compartment.

608.3 Coat Hooks & Shelves
Coat hooks shall be located within one of the reach ranges specified in 308 Reach Ranges. Shelves shall be located 40" minimum and 48" maximum above finish floor.

605: URINALS

605.2 Height and Depth
Urinals shall be stall-type or wall hung with the rim at 17" maximum above the finish floor. Urinals shall be 13 1/2" deep minimum measured from the outer face of the urinal rim to the back of the fixture.

605.3 Clear Floor Space
A clear space 30" wide by 48" deep minimum positioned for forward approach shall be provided. This space shall adjoin or overlap an accessible route.

605.4 Flush Controls
Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Forward Reach Ranges and Operable Parts requirements of the 2012 TAS.

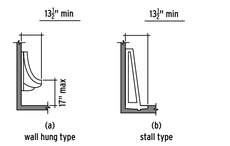

Figure 605.2
Height & Depth of Urinals



606: LAVATORIES & SINKS / 603: MIRRORS

606.2 Clear Floor Space
A clear floor space 30" by 48", positioned for a forward approach, and required Knee and Toe Clearances shall be provided. The clear floor space shall adjoin or overlap an accessible route.

606.3 Height
Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34" maximum above the finish floor or ground.

606.4 Faucets
- Controls shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.
- The force required to activate controls shall be no greater than 5 pounds maximum.
- Hand-operated metering faucets shall remain open for 10 seconds minimum.

606.5 Exposed Pipes and Surfaces
Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

603.3 Mirrors
- Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40" maximum above the finish floor. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35" maximum above the finish floor.
- A single full-length mirror can accommodate a greater number of people, including children. In order for mirrors to be usable by people who are ambulatory and people who use wheelchairs, the top edge of mirrors should be 74" minimum from finish floor.



608: SHOWER COMPARTMENTS

608.2.1 Transfer Type Shower Compartments
Transfer type shower compartments shall be 36" x 36" clear inside dimensions measured at the center points of opposing sides and shall have a 36" wide minimum entry on the face of the shower compartment. Clearance of 36" wide minimum x 48" long minimum measured from the control wall shall be provided.

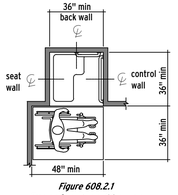

Figure 608.2.1
Transfer Type Shower

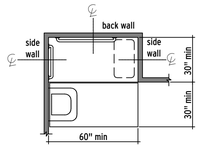

Figure 608.2.2
Standard Roll-In Type Shower

608.2.2 Standard Roll-In Type Shower Compartments
Standard roll-in type shower compartments shall be 30" wide minimum by 60" deep minimum clear inside dimensions measured at center points of opposing sides and shall have a 60" wide minimum entry on the face of the shower compartment.
- A 30" wide minimum x 60" long minimum clearance shall be provided adjacent to the open face of the shower compartment.

608..2.3 Alternate Roll-In Type Shower Compartments
Alternate roll-in type shower compartments shall be 36" x 60" minimum clear inside dimensions measured at center points of opposing sides. A 36" wide minimum entry shall be provided at one end of the long side of the compartment.

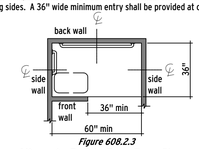

Figure 608.2.3
Alternate Roll-In Type Shower

608.3 Grab Bars
Where multiple grab bars are used in a single shower, required horizontal grab bars shall be installed at the same height.
- In transfer type showers, grab bars shall be provided across the control panel wall and back wall to a point 18" from the control wall.
- Where a seat is provided in standard roll-in type showers, grab bars shall be provided on the back wall and the side wall opposite the seat. Grab bars shall not be provided above the seat. Where a seat is not provided in standard roll-in showers, grab bars shall be provided on 3 walls. Grab bars shall be installed 6" maximum from adjacent walls.
- In alternate roll-in type showers, grab bars shall be provided on the back wall and side wall farthest from the entry. Grab bars shall not be provided above the seat. Grab bars shall be installed 6" maximum from adjacent walls.

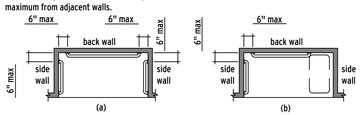

Figure 608.3.2
Grab Bars for Standard Roll-In Type Showers

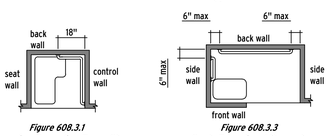

Figure 608.3.1
Grab Bars for Transfer Type Showers

Figure 608.3.3
Grab Bars for Alternate Roll-In Type Showers

608.4 Seats
A folding or non-folding seat shall be provided in transfer type showers.

608.5 Controls
Operable parts shall be placed within the reach ranges specified and be operable with one hand, and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds. maximum.
- In transfer type showers, the controls, faucets, and shower spray unit shall be installed on the side wall opposite the seat 38" minimum and 48" maximum above the shower floor and shall be located on the control wall 15" maximum from the centerline of the seat toward the shower opening.
- In standard roll-in type showers, the controls, faucets, and shower spray unit shall be located above the grab bar, but no higher than 48" above the shower floor. Where a seat is provided, the controls, faucets, and shower spray unit shall be installed on the back wall adjacent to the seat wall and shall be located 27" maximum from the seat wall.
- In alternate roll-in type showers, the controls, faucets, and spray unit shall be located above the grab bar, but no higher than 48" above the shower floor. If there a seat is provided, the controls, faucets, and shower spray unit shall be located on the side wall adjacent to the seat 27" maximum from the side wall behind the seat or shall be located on the back wall opposite the seat 15" maximum, left or right, of the centerline of the seat. Where a seat is not provided, the controls, faucets, and shower spray unit shall be installed on the side wall farthest from the entry.

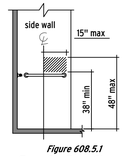

Figure 608.5.1
Transfer Type Shower Control Location

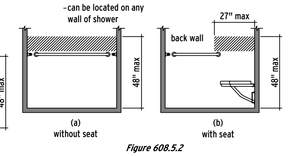

Figure 608.5.2
Standard Roll-In Type Shower Control Location

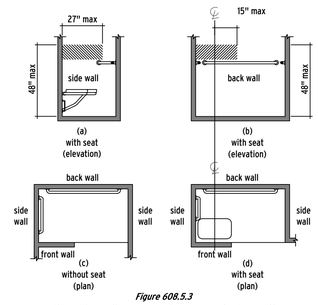

Figure 608.5.3
Alternate Roll-In Type Shower Control Location

608.6 Shower Spray Unit and Water
A shower spray unit with a hose 59" long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars. Shower spray units shall deliver water that is 120 degrees F. maximum.

608.7 Thresholds
Thresholds in roll-in type shower compartments shall be 1/2" high maximum. In transfer type showers, thresholds 1/2" high maximum shall be beveled, rounded, or vertical.

608.8 Shower Enclosures
Enclosures for shower compartments shall not obstruct controls, faucets , and shower spray units or obstruct transfer from wheelchairs onto shower seats.

609: GRAB BARS

609.2 & 609.3 Cross Section and Spacing
Grab bars with circular cross sections shall have an outside diameter of 1 1/4" minimum and 2" maximum. Grab bars with non-circular cross sections shall have a cross section dimension of 2 inches maximum and a perimeter dimension of 4" minimum and 4.8" maximum The space between grab bars and adjacent walls shall be 1-1/2".

609.4 Position of Grab Bars
Grab bars shall be installed in a horizontal position, 33" minimum and 36" maximum above the finish floor measured to the top of the gripping surface, except that at children's water closets grab bars shall be installed 18" min. and 27" max. above finish floor

609.5 Surface Hazards
Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements and shall have rounded edges.

609.6 Fittings
Grab bars shall not rotate in their fittings.

609.8 Structural Strength
Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds in applied at any point ont he grab bar, fastener, mounting device, or supporting structure.

610: SEATS

610.3 Shower Compartment Seats
- Where a seat is provided in a standard roll-in shower, it shall be a folding type, shall be installed on the side wall adjacent to the controls, and shall extend from the back wall to a point within 3" of the compartment entry.
- Where a seat is provided in an alternate roll-in type shower, it shall be a folding type, shall be installed on the front wall opposite the back wall, and shall extend from the adjacent side wall to a point within 3" of the compartment entry.
- In transfer-type showers, the seat shall extend from the back wall to a point within 3" of the compartment entry.
- The top of the seat shall be 17" minimum and 19" maximum above the bathroom finish floor.

610.3.1 Rectangular Seats
The rear edge of a rectangular seat shall be 2 1/2" maximum, and the front edge shall be 15" minimum and 16" maximum from the seat wall. The side edge of the seat shall be 1 1/2" maximum from the adjacent wall.

610.3.2 L-Shaped Seats
The rear edge of an L-shaped seat shall be 2 1/2" maximum, and the front edge 15" minimum and 16" maximum from the seat wall. The rear edge of the "L" portion of the seat shall be 1 1/2" maximum from the wall and the front edge shall be 14" minimum and 15" maximum from the wall. The end of the "L" shall be 22" minimum and 23" maximum from the main seat wall.

610.4 Structural Strength
Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds is applied at any point on the seat, fastener, mounting device, or supporting structure.

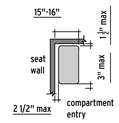

Figure 610.3.1
Rectangular Shower Seat

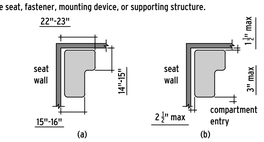

Figure 610.3.2
L-Shaped Shower Seat

803: DRESSING, FITTING & LOCKER ROOMS / 903: BENCHES

803.4 Benches
A bench shall be provided within the room.

903 Benches
- Clear floor space (30"x48") shall be provided and shall be positioned at the end of the bench seat and parallel to the short axis of the bench.
- Benches shall have seats that are 42" long minimum and 20" minimum to 24" maximum deep.
- The bench shall provide back support or shall be affixed to a wall. Back support shall be 42" long minimum; shall extend from a point 2" maximum above the seat to a point 18" minimum above the seat; and shall be 2 1/2" maximum from the rear edge of the seat measured horizontally.
- Top of the bench seat surface shall be 17" minimum and 19" maximum above the finish floor.
- Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds is applied at any point.
- Where installed in wet locations, surface shall be slip resistant and shall not accumulate water.

703: SIGNS

216.2 Designations
Interior and exterior signs identifying permanent rooms and spaces shall comply with the requirements for:
- Raised and Braille Characters and Pictograms
- Finish and Contrast
- Mounting Location and Height

703.1 Where Applicable
Elements and spaces of accessible facilities which shall be identified by the International Symbol of Accessibility are:
- Parking spaces designated as reserved for persons with disabilities;
- Accessible passenger loading zones;
- Accessible entrances when not all are accessible (inaccessible entrances shall have directional signage to indicate route to nearest accessible entrance);
- Accessible toilet and bathing facilities when not all are accessible.

703.2 Raised Characters
Raised characters shall be:
- 1/32" minimum above their background,
- uppercase,
- sans serif (not italic, oblique, script, highly decorative, or other unusual forms),
- a font where width of uppercase letter "O" is 55% minimum and 110% maximum of the height of uppercase letter "I",
- height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I".
- (Refer to full text of 2012 TAS for signs mounted greater than 70" above finish floor.)

703.3 Braille
- Braille shall be Grade 2 and positioned below the corresponding text.
- (Refer to full text of 2012 TAS for specifics of Braille requirements.)

703.4 Installation Height and Location
- Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.
- Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door.

703.5.1 Finish and Contrast
Characters and their background shall have a non- glare finish. Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

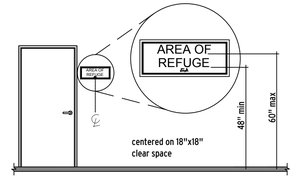

Figure 703.4.1
Height of Tactile Characters Above Finish Floor

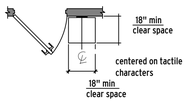

Figure 703.4.2
Location of Tactile Signs at Doors

703.6 Pictograms
Pictograms shall have a field height of 6" minimum. Characters and braille shall not be located in the pictogram field. Pictograms and their field shall have a non-glare finish. Pictograms shall contrast with their field with either a light pictogram on a dark field or a dark pictogram on a light field. Pictograms shall have text descriptors located directly below the pictogram field.

703.7 Symbols of Accessibility
- Facilities and elements required to be identified as accessible shall use the International Symbol of Accessibility.
- Text Telephones, when required, shall be identified by the International TTY Symbol.
- Volume Control Telephones, when required, shall be identified by a pictogram of a telephone handset with radiating sound waves on a square field.
- Assistive Listening Systems, when required, shall be identified by the International Symbol of Access for Hearing Loss.

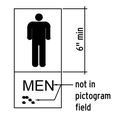

Figure 703.6.1
Pictogram Field



Figure 703.7.2.1
International Symbol of Accessibility



TTY



Volume Control



Hearing Loss

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DATE
REVISION/ISSUE
NUMBER

PROJECT NAME / ADDRESS

INTERIOR FINISH OUT BY TENANT
CLAW MANIA KINGDOM
3990 NE LOOP 820 SUITE #275
HALTOM CITY TX 76137

REFERENCE NUMBER

SHEET TITLE

SHEET NUMBER

G0.03



01 EXISTING LEASE OUT PLAN
3/32"=1'-00"

N
PLAN

NUMBER	REVISION/ISSUE	DATE

JNF ASSOCIATES
JNF ARCHITECTURE
12200 N.STEMMONS FRWY #303
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214-908-1139
J.JNFASSOCIATES@GMAIL.COM

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INTERIOR FINISH OUT BY TENANT
CLAW MANIA KINGDOM
3990 NE LOOP 820 SUITE #275
HALTOM CITY TX 76137

REFERENCE NUMBER

SHEET TITLE

SHEET NUMBER

A0.01

GENERAL NOTES

1. TERMINATE AND CAP ANY UTILITY IN WALLS, CEILINGS, FLOORS TO BE REMOVED AND NOT INTENDED FOR REUSE.
2. PREPARE AND PATCH SURFACES THAT RECEIVE NEW FINISHES AS REQUIRED BY REMOVING OR RELOCATING DEVICES, WIRING OR OTHER EXISTING APPURTENANCES NO LONGER APPROPRIATE FOR THE NEW USE OF THE ROOM
3. GC TO COORDINATE WITH OWNER ALL REQUIRED TRENCHING LOCATIONS FOR NEW UNDER SLAB PLUMBING RUNS AND TIE-INS
4. MECHANICAL & ELECTRIC ROOM TO BE RECONFIGURED PER NEW DESIGN IF REQUIRED.TO BE DETERMINATE BY GC/OWNER
5. ASBESTOS SURVEY REQUIRED PRIOR TO ANY DEMOLITION WORK

SYMBOL/KEY

D1
PROPOSED DEMISING WALL

E0
EXISTING EXTERIOR WALL

DENOTES EXISTING PARTITIONS/ITEMS TO REMAIN

EW EXISTING WINDOW TO REMAIN
EW EXISTING WINDOW TO REMAIN
ED EXISTING DOOR TO REMAIN
DE EXISTING ENTRANCE DOOR TO BE CLOSED OUT FOR "NOT TO USE"

EXISTING PLAN KEY NOTE

01 EXISTING CONCRETE SLAB TO REMAIN
PROVIDE GET READY CONDITION FOR NEW CERAMIC TILE FINISH PER NEW FINISH OUT SCHEDULE

02 EXISTING LEAVE OUT FOR PLUMBING CONNECTION

03 PROVIDE ENTRANCE DOOR TO BE CLOSED

04 N/A

05 PROPOSED DEMISING WALL
LEASE LINE CONFIRMATION REQ'D BY CONTRACTOR

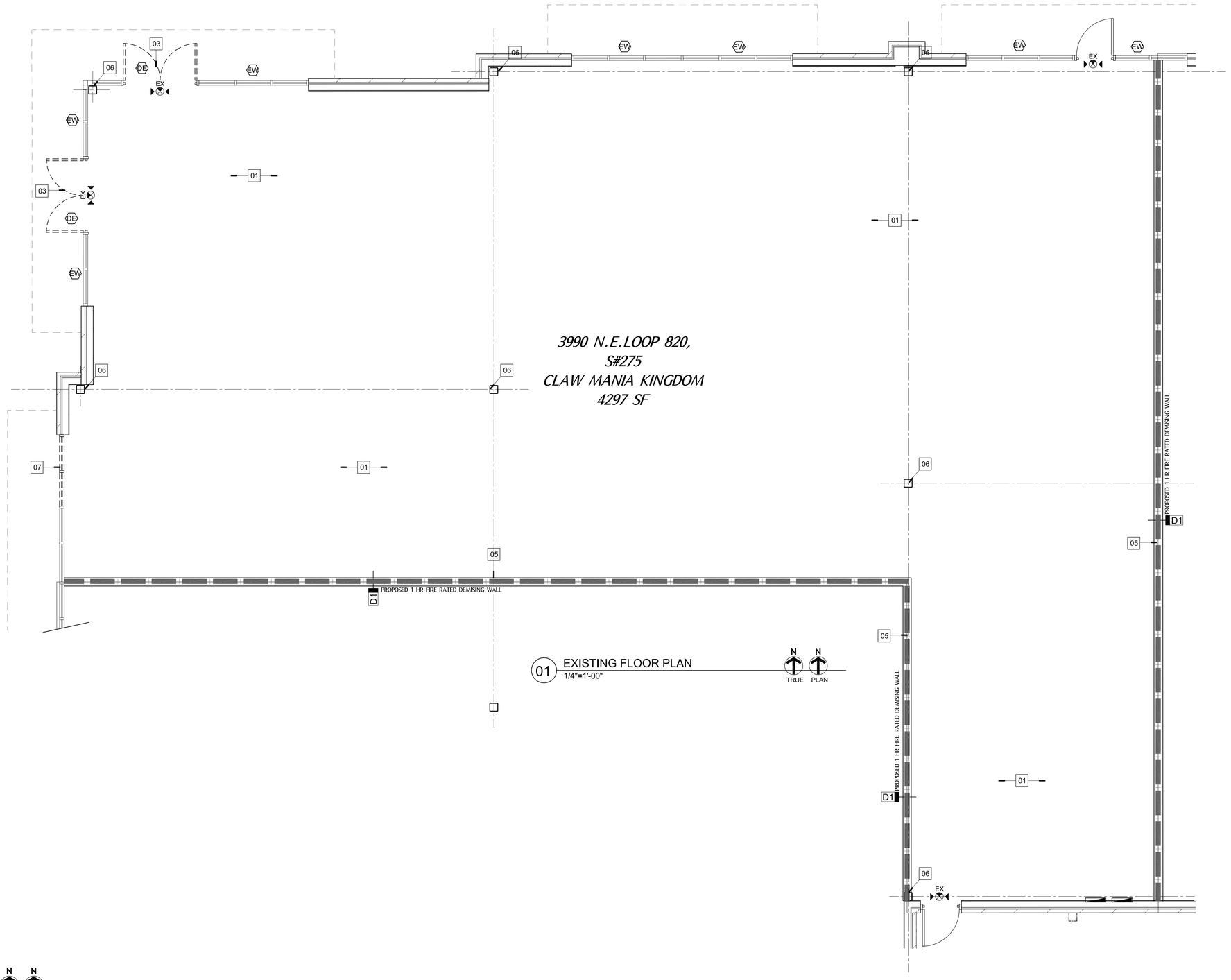
06 EXISTING STRUCTURAL COLUMN TO REMAIN

07 PROVIDE NEW OPENING FOR ENTRANCE DOOR TO BE RELOCATED / MATCH TO EXISTING

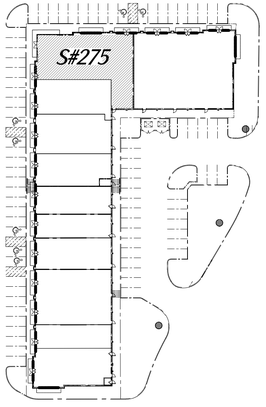
08 N/A

09 N/A

10 N/A



01 EXISTING FLOOR PLAN
1/4"=1'-00"



02 BUILDING KEY PLAN
NTS

N TRUE N PLAN

NUMBER	REVISION/ISSUE	DATE

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JNF ARCHITECTURE
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PROJECT NAME / ADDRESS

INTERIOR FINISH OUT BY TENANT
CLAW MANIA KINGDOM
3990 NE LOOP 820 SUITE #275
HALTOM CITY TX 76137

REFERENCE NUMBER

SHEET TITLE

SHEET NUMBER

A0.01

PROJECT SUMMARY

JURISDICTIONS: THE CITY OF HALTOM CITY BUILDING DEPARTMENT

APPLICABLE CODES INFORMATION:
2024 INTERNATIONAL BUILDING CODE (IBC)
2024 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2024 INTERNATIONAL FIRE CODE (IFC)
2024 INTERNATIONAL FUEL AND GAS CODE (IFGC)
2024 INTERNATIONAL MECHANICAL CODE (IMC)
2024 INTERNATIONAL PLUMBING CODE (IPC)
2023 NATIONAL ELECTRICAL CODE (NEC)
ALL CURRENT LOCAL AMENDMENTS ARE ALSO PART OF EACH OF THE FOLLOWING CODES

TAS 2012
TDLR REGISTRATION #
ZONING O-2/PD-45

OCCUPANCY TYPES	A3
TYPE OF CONSTRUCTION	TYPE IIB FULLY SPRINKLED
BUILDING AREA	4,297 SF
PREVIOUS USE	VACANT
PROPOSED USE	ARCADE GAME PLACE-INDOOR RECREATION
SCOPE OF WORK	INTERIOR FINISH OUT BY NEW TENANT

SYMBOL

DIAGONAL DISTANCE

MAX.TRAVEL DISTANCE

EGRESS ROUTE

EM — EMERGENCY LIGHT FIXTURE/ MIN. 90 MINUTE BACK UP BATTERY, HARD WIRED UNIT AUTOMATICALLY RECHARGES BATTERY

EX — EXIT LIGHT WITH MINIMUM.90 MIN. BATTERY BACKUP

WP — EXTERIOR EXIT DISCHARGE LIGHTING AT THE FRONT AND THE REAR/WATER PROOF MOUNTED WITHIN 5'.
THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT THE FLOOR
LEVEL NOT LESS THAN 1 FOOT-CANDLE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
(90 MINUTE MINIMUM BATTERY BACKUP) 2021 INTERNATIONAL FIRE CODE SECTION 1006.

00 — ACTUAL OCCUPANCY LOAD / PROVIDED EXIT WIDTH

BUILDING AREA AND EXIT REQUIREMENTS

BUILDING	BLDG SQ.FT	TOTAL OCCUPANCY	EXIT WIDTH REQ'D	EXIT WIDTH PROV'D
A3	4,297 SF	247	49.4"(0.2X162)	132.0"

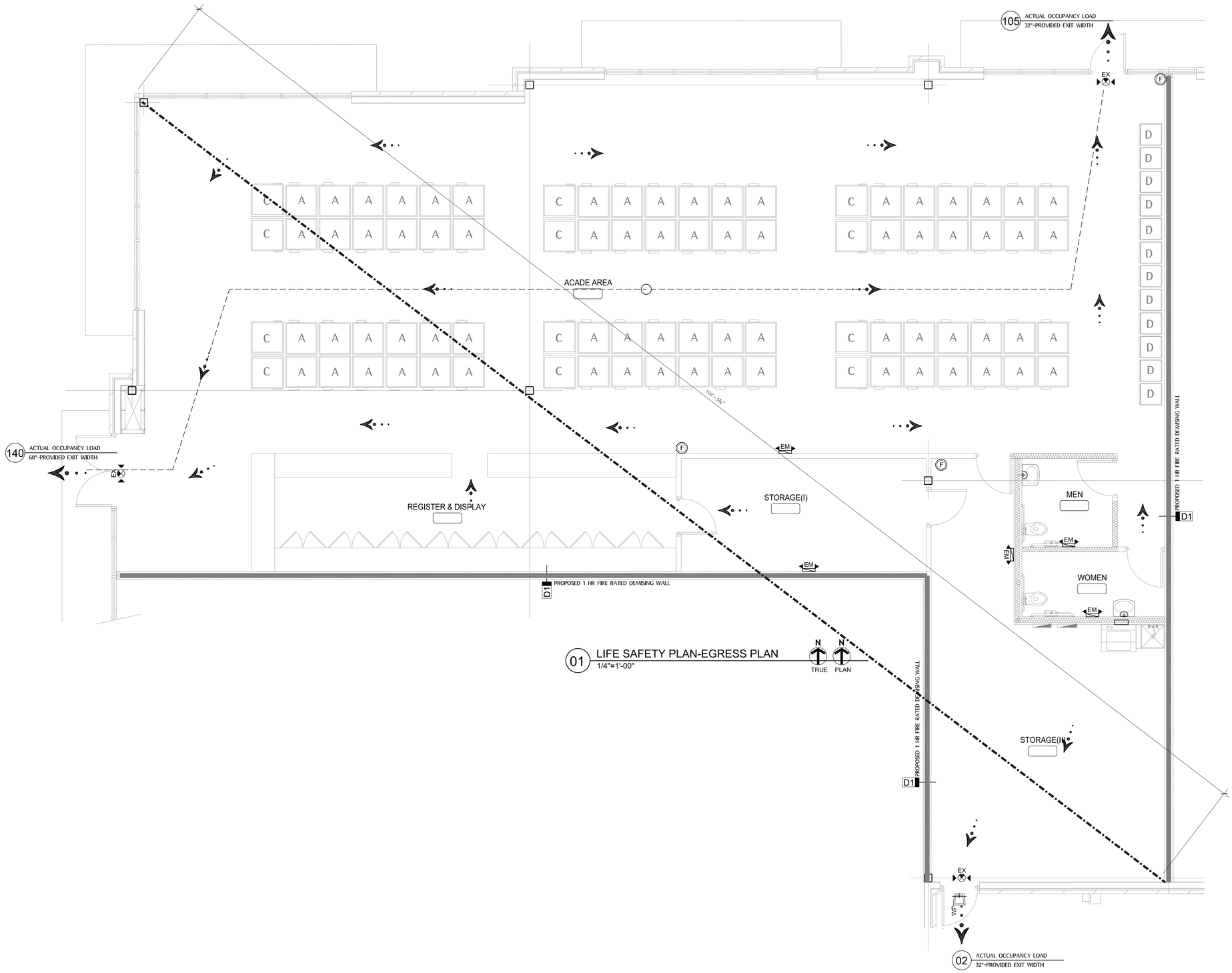
NUMBER OF EXITS REQUIRED : 2
EXITS PROVIDED : 2
MAXIMUM TRAVEL DISTANCE TO EXIT (FT.) WITH SPRINKLER SYSTEM NO GREATER THAN 250 FT. NO DEAD END FOR THIS PROJECT (NOT TO EXCEED 20')

TOTAL OCCUPANCY : 247 (A3)

FIRE EXTINGUISHER NOTES

(F) FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH 2024 INTERNATIONAL FIRE CODE SECTION 906. MINIMUM RATING SHALL BE ONE 2A:10B:C RATED EXTINGUISHER/3000 SQ. FT. FLOOR SPACE. TRAVEL DISTANCE SHALL NOT EXCEED 75 FT. TO ANY FIRE EXTINGUISHER. THE FIRE EXTINGUISHER(S) SHALL HAVE A CURRENT INSPECTION/SERVICE TAG FROM A LICENSED FIRE EXTINGUISHER COMPANY.

OCCUPANCY	ROOM	AREA IN SQ.FT	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
CUSTOMER AREA	ARCADE AREA	2700	11 SF PER PERSON	245
NON CUSTOMER AREA	REGISTER & DISPLAY	230	EXCLUDED	
	MEN	60	EXCLUDED	
	WOMEN	60	EXCLUDED	
	STORAGE(I)	200	300 SF PER PERSON	1
	STORAGE(II)	520	500 SF PER PERSON	1
TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT			TOTAL	247



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3990 NE LOOP 820 SUITE #275
HALTOM CITY TX 76137

REFERENCE NUMBER

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A1.00

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. DIMENSIONS ARE FOR CONSTRUCTION REFERENCE. ALL DIMENSIONS SHOULD BE FILED VERIFIED AT TIME OF BID AND PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY TO ARCHITECT.
2. ALL PARTITION DIMENSIONS ARE TO FACE OF GYPSUM BOARD AND/OR NOMINAL FACE OF MASONRY U.N.O.
3. GYPSUM BOARD CONTROL JOINTS 30'-0" O.C. MAX. GYPSUM BOARD AT LAY-IN CEILING SHALL EXTEND A MINIMUM OF 6" ABOVE CEILING.
4. PROVIDE METAL CORNER BEAD AT ALL GYP. BOARD OUTSIDE CORNERS AND METAL J-BEAD AT ALL EXPOSED GYP. BOARD ENDS.
5. GENERAL CONTRACTOR SHALL COORDINATE ALL BLOCKING LOCATIONS AND SPECIFICATION WITH EQUIPMENT.
6. ALL FURRING TO RUN VERTICAL.
7. CONTRACTOR TO SEAL ALL PIPE, DUCT, AND JOIST PENETRATIONS. CAULK ALL PENETRATIONS AND OPENINGS TO PREVENT WATER AND AIR INFILTRATION.
8. FINISH FLOOR ELEVATION (0'-0") IS FOR REFERENCE ONLY.
9. PLUMBING WALLS SHALL HAVE WATER RESISTANT GYPSUM BOARD.
10. DURING CONSTRUCTION PORTABLE FIRE EXTINGUISHERS SHALL BE ON SITE IN EVERY STORAGE AND CONSTRUCTION SHED AND WHERE SPECIAL HAZARD EXIST.
11. PRIOR TO PREPARING GYPSUM BOARD WALLS FOR FINAL FINISH, CONFIRM ALL REQUIRED BLOCKING HAS BEEN INSTALLED FOR TV MONITORS, SCREEN, RESTROOM FIXTURES, ETC.
12. INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH CLASS B AND CLASS C REQUIREMENTS FOR SPRINKLED BUILDINGS AND GLASS A AND CLASS B FOR NON-SPRINKLED BUILDINGS. GYPSUM BOARD W/PAINT FINISH SHALL BE PREPPED WITH LEVEL 5 FINISH U.N.O.
13. ALL STUDS SHALL BE 16" O.C. UNLESS NOTED OTHERWISE.
14. MAXIMUM COUNTERTOP HEIGHT FOR MILLWORK IS +34" A.F.F
15. ALL PERIMETER FURRING AND INSULATION SHALL EXTEND TO EXISTING METAL DECK U.N.O.
16. INSTALL 12" HEIGHT, 5/8" CONCRETE BACKER BOARD AT BASE OF ALL PARTITIONS.
17. FOR EXTERIOR WALL CONSTRUCTION, REFER TO WALL SECTIONS.
18. REFER TO INTERIOR ELEVATIONS FOR REQUIRED FINISHES.
19. ALL EXTERIOR MOUNTED ITEMS TO MATCH EXISTING BUILDING COLOR

BUILDING KEY NOTES

01. ELECTRIC PANEL 400 AMP/3P/
02. EXTERIOR EXIT DISCHARGE LIGHTING AT EXIT WATER PROOF MOUNTED WITHIN 5'.
03. EXIT LIGHT W/ MIN. 90 MINUTE BACKUP BATTERY
04. W.H ABOVE ELECTRIC
05. MOP SINK
06. EXISTING COLUMN TO REMAIN
07. CUSTOMER SERVICE COUNTER
08. DISPLAY SHELVE
09. EQUIPMENT CONTACTOR SWITCH
10. EXISTING DOOR TO BE CLOSED.
11. WASHER & DRYER MACHINE STACKABLE
12. WALL DRAIN
13. VENT CHASE FOR DRYER
14. MULLION ON STOREFRONT
15. ADD INTERIOR WALL TO BOX UP TO DECK
16. PICTURE DECORATIVE WALL

ARCADE EQUIPMENT LIST

	DESCRIPTION	QTY	NOTE
A	TIDE PLAY STAR 2	26	
B	TWO GRABS AND TOW CLIPS	24	
C	SCISSORS	34	
D	GASHAPON	12	
	TOTAL	96	

FIRE EXTINGUISHER NOTES

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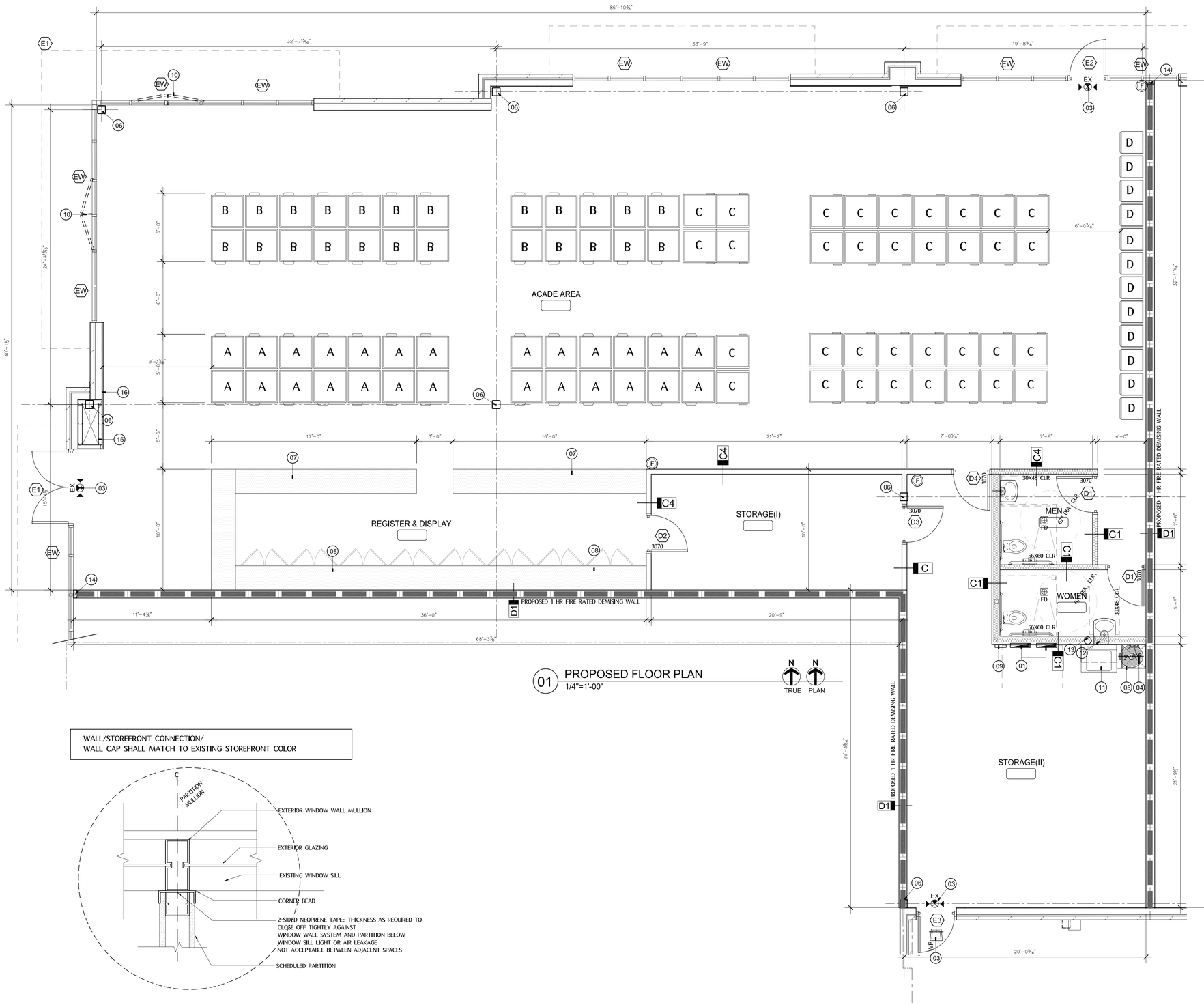
KEY NOTES

(EW) EXISTING WINDOW TO REMAIN

(E*) EXISTING DOOR TO REMAIN



01 PROPOSED FLOOR PLAN
1/4"=1'-00"

N TRUE N PLAN

WALL/STOREFRONT CONNECTION/
WALL CAP SHALL MATCH TO EXISTING STOREFRONT COLOR

02 MULLION CONNECTION DETAIL
NTS

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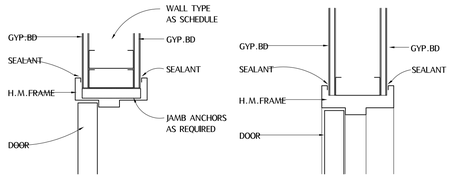
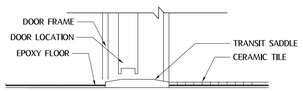
INTERIOR DOOR FRAME DETAIL NTS



THRESHOLD FOR CERAMIC TILE TO EPOXY FLOOR NTS



FINISH OUT NOTE NTS

PATTERN AND COLOR FOR TILE SHALL BE DETERMINED BY OWNER

CERAMIC TILE AT REST ROOM ONLY

CRM-1

EPOXY FLOOR

EPY

SYMBOL	DESCRIPTION
	FLOOR FINISH TRANSITION
E	EXISTING TO REMAIN
X	NOTE REFERENCE
XX-X	FINISH SPECIFICATION
XX	WALL FINISH SPECIFICATION

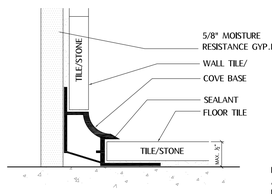
(FRP) FRP PANEL FINISH

(CRT) CERAMIC TILE FINISH

BATT INSULATION

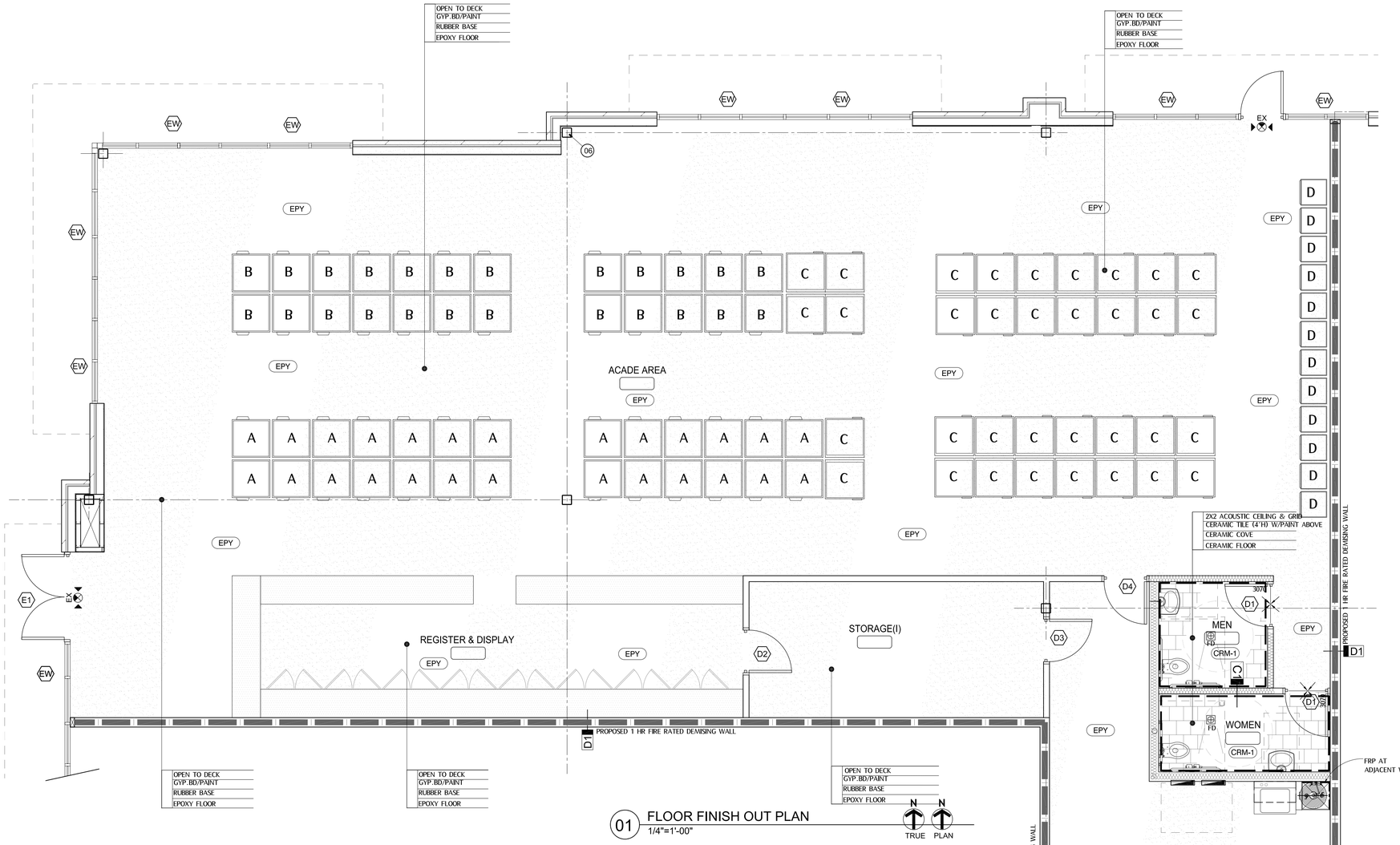
MATERIAL JOINT

COVE BASE AT WET AREA NTS



PROVIDE WATERPROOFING 6'' UP WALL AND 12'' ONTO FLOOR AT ALL WET AREAS.

LEVEL CHANGE UP TO 1/4" IS ACCEPTABLE. IF BETWEEN 1/4" & 1/2" PROVIDE SLOPED TRANSITION NOT GREATER THAN 1:2
DO NOT EXCEED 1/2" LEVEL CHANGE WHERE TILE FLOORING OCCURS



01 FLOOR FINISH OUT PLAN
1/4"=1'-00"

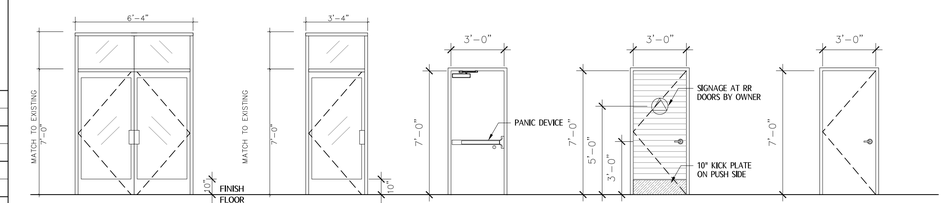
N TRUE N PLAN

INTERIOR FINISH OUT #1

ROOM #	FLOOR: HARDWOOD FLOORING (TBD)	FLOOR: CERAMIC TILE	FLOOR: EPOXY CONCRETE	FLOOR: VCT FLOOR	FLOOR: QUARRY TILE	FLOOR: MANU.	FLOOR: EXISTING	BASE: RUBBER	BASE: CERAMIC COVE BASE	BASE: WOOD BASE	BASE: QUARRY COVE BASE	BASE: CARPET	BASE: MANUFACTURER'S SPEC.	BASE: EXISTING	WALLS: CERAMIC TILE UP TO CEILING	WALLS: 5/8" TYPE 'X" GYP. BD. PAINT FINISH	WALLS: CERAMIC TILE 4'(H) ON GYP.BD W/PAINT ABOVE	WALLS: FRP UP TO CEILING	WALLS: WINDOW GLAZING W/ALUM. FRAME	WALLS: MANUFACTURER'S SPEC.	WALLS: EXISTING	CEILING: GYP.BD DRY WALL CEILING	CEILING: DRY WALL SOFFIT	CEILING: OPEN CEILING WITH PAINT FINISH	CEILING: ACOUSTIC CEILING TILE 2'X4' OR 2'X2'	CEILING: VINYL COATED KITCHEN CEILING TILE 2'X4'	CEILING: MANUFACTURER'S SPEC.	CEILING: EXISTING	NOTE
ARCADE AREA			●					●								●								●						
REGISTER & DISPLAY			●					●								●								●						
STORAGE(I)			●					●								●								●						
STORAGE(II)			●					●								●								●						
MEN		●							●							●									●					
WOMEN		●							●							●									●					

DOOR SCHEDULE

SYM	QTY	TYPE	OPENING SIZE	MATERIAL	THK.	FIN.	HARDWARE	FIRE RATE	LOCATION	REMARK
E1	1	C	6'-0" x 7'-0"	STOREFRONT		ALLUM	-	-	ENTRY	NEW MATCH TO EXISTING. LANDLORD APPROVAL REQ'D
E2 E3	2	C	3'-0" x 7'-0"	STOREFRONT		ALLUM	-	-	ENTRY	EXISTING
D1	2	C	3'-0" x 7'-0"	HOLLOW WOOD		PAINT	SELF CLOSER	-	RESTROOM	NEW
D2 D3 D4	3	C	3'-0" x 7'-0"	HOLLOW WOOD		PAINT	OFFICE LOCK SET	-	OFFICE	NEW



E1 PROPOSED STORE FRONT DOUBLE DOOR ALUM. FRAME WITH TEMPER GLAZING GLASS PROVIDE MIN.10" KICKPLATE AT BOTTOM RAIL ALL DOOR HARDWARE COMPLY WITH TAS 2012 MATCH TO EXISTING W/LANDLORD APPROVEL

E2 EXISTING FRONT SINGLE DOOR

E3 EXISTING DOOR TO REMAIN

D1 RESTROOM W/HOLLOW METAL FRAME

D2 D3 D4 OFFICE & STORAGE W/HOLLOW METAL FRAME

NUMBER	REVISION/ISSUE	DATE

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HALTOM CITY TX 76137

REFERENCE NUMBER

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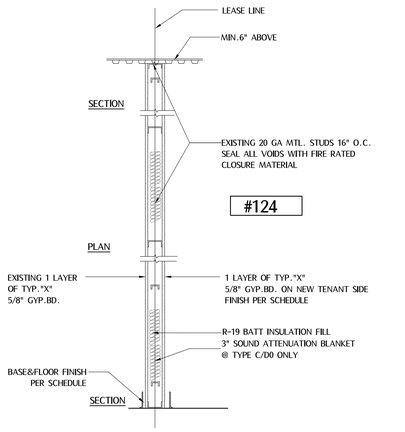
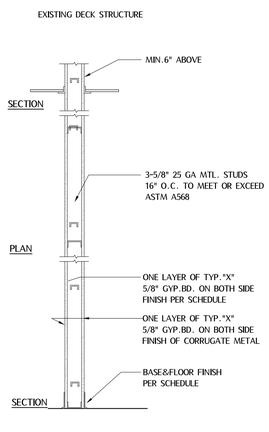
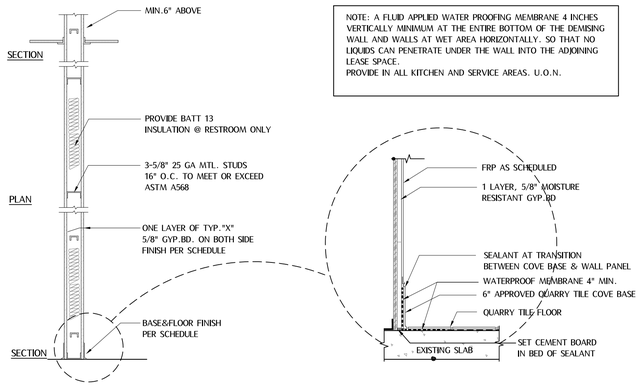
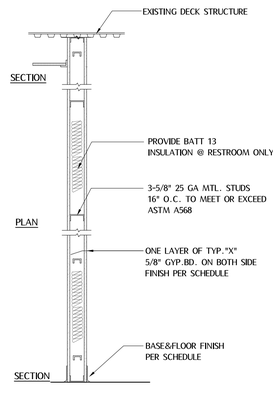
A1.02



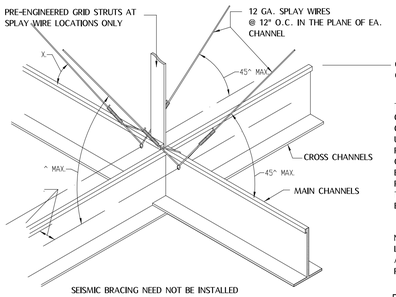




NOTE: A FLUID APPLIED WATER PROOFING MEMBRANE 4 INCHES VERTICALLY MINIMUM AT THE ENTIRE BOTTOM OF THE DEMISING WALL AND WALLS AT WET AREA HORIZONTALLY. SO THAT NO LIQUIDS CAN PENETRATE UNDER THE WALL INTO THE ADJOINING LEASE SPACE.
PROVIDE IN ALL KITCHEN AND SERVICE AREAS. U.O.N.



WALL DETAILS NTS

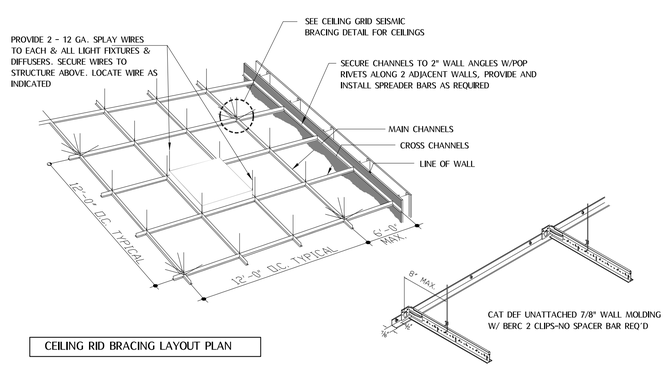


THE UNATTACHED PERIMETER SHALL HAVE A MINIMUM OF 1/2" CLEARANCE AT ENDS OF COMPONENTS.
CONTINUOUS SPACER BAR TO BE LOCKED TO COMPONENTS ON THE UNATTACHED WALL.
PERIMETER TERMINAL COMPONENT ENDS MUST BE SUPPORTED BY A 12 GAUGE WIRE ON ALL WALLS.
BRACING WIRES TO BE ATTACHED AT A MAXIMUM 45 DEGREES TO THE PLANE OF THE CEILING AND PARALLEL TO COMPONENTS INTERSECTING AT THE BRACE LOCATION. BRACE WIRES TO BE TAUT AND TIRE AT BOTH ENDS WIRE A MINIMUM OF THREE TIGHT WRAPS

NOTE;
LAY IN ACOUSTICAL CEILING SHALL HAVE " HEAVY DUTY" CEILING GRID AND SHALL COMPLY WITH ASTM C635, ASCE 7-50, AS WELL AS CISCA REQUIREMENTS

CEILING GRID - SEISMIC BRACING DETAIL.

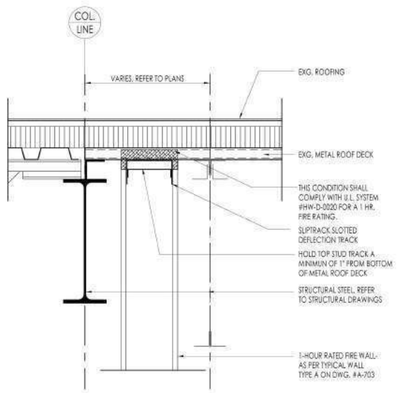
SUSPENDED CEILING DETAIL NTS



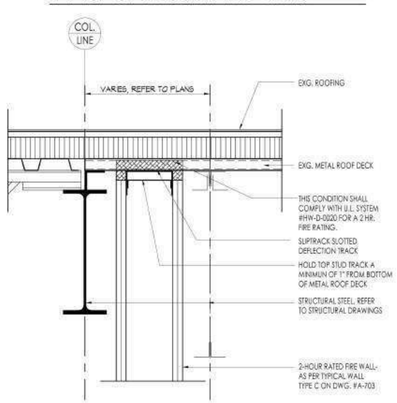
CEILING RID BRACING LAYOUT PLAN

SUSPENDED CEILING DETAIL NTS

TYPICAL JOINT SYSTEM DETAIL - AT TOP OF 1-HOUR RATED WALLS



TYPICAL JOINT SYSTEM DETAIL - AT TOP OF 2-HOUR RATED WALLS

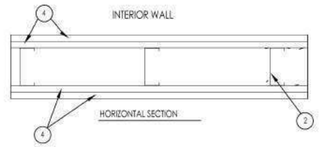


WALL U.L. DESIGN NO. U-419

NOTE:
THIS WALL ASSEMBLY TYPICAL FOR 1-HOUR FIRE-RATED PARTITIONS OF TENANTS, OR 2-HOUR FIRE BARRIER WALLS AS SHOWN ON PLANS

DESIGN NO. U419

NON BEARING WALL RATINGS - 1, 2, 3, OR 4 HRS. (SEE ITEMS 3 & 4)



1. FLOOR AND CEILING RUNNERS (NOT SHOWN), CHANNEL SHAPED, FABRICATED FROM MIN. 20 MSG CORROSION- PROTECTED STEEL WITH MIN. 1" LEGS, ATTACHED TO FLOOR AND CEILING WITH FASTENERS 24" O.C., MAX.

2. STEEL STUDS - CHANNEL SHAPED FROM MIN. 20 MSG CORROSION-PROTECTED STEEL MIN. WIDTH AS INDICATED IN ITEM #4; STUDS SPACED A MAX. OF 24" O.C.,

3. WALLBOARD, GYPSUM - GYPSUM PANELS WITH BEVELED, SQUARE, OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY. VERTICAL JOINTS CENTERED OVER STUDS, AND STAGGERED ONE STUD CAVITY ON OPPOSITE SIDES OF STUDS. VERTICAL JOINTS IN MULTILAYER SYSTEMS SHALL BE STAGGERED ONE STUD CAVITY. HORIZONTAL EDGE JOINTS AND BUTT JOINTS ON OPPOSITE SIDES OF STUDS NEED NOT BE STAGGERED. HORIZONTAL EDGE JOINTS AND BUTT JOINTS IN MULTILAYER SYSTEMS SHALL BE STAGGERED A MIN. OF 12 INCHES. TOTAL GYPSUM THICKNESS SHALL BE AS FOLLOWS:

RATING	MIN. STUD DEPTH	# OF GYP.BD. LAYERS
1 HR.	2 1/2"	1 LAYER 5/8"
2 HRS.	3 1/2"	2 LAYERS, 5/8" EACH
3 HRS.	6"	2 LAYERS, 3/4" EACH

U.S. GYPSUM CO. - 5/8" THICK TYPE SCX, SHX, WRX, IP-X1, AR. C, WRC, OR IP-X2, 3/4" THICK TYPE IP-X3 OR ULTRACODE

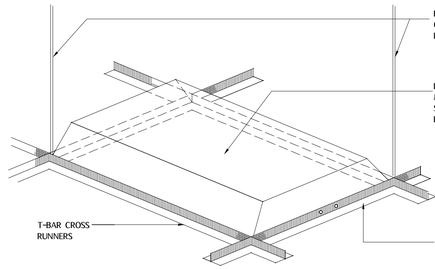
4. FASTENERS (NOT SHOWN) - TYPE S OR S-12 STEEL SCREWS USED TO ATTACH PANELS TO STUDS. SINGLE LAYER SYSTEMS - 1" LONG FOR 5/8" THICK PANELS, SPACED 8" O.C. WHEN PANELS ARE APPLIED HORIZONTALLY, AND 12" O.C. WHEN APPLIED VERTICALLY. TWO LAYER SYSTEMS - FIRST LAYER, 1" LONG FOR 5/8" THICK PANELS, OR 1 1/4" LONG FOR 3/4" THICK PANELS, SPACED 16" O.C., SECOND LAYER, 1 5/8" LONG FOR 5/8" THICK PANELS, OR 2 1/4" LONG FOR 3/4" THICK PANELS, SPACED 16" O.C. WITH SCREWS OFFSET 8" FROM FIRST LAYER.

5. FURRING CHANNELS (OPTIONAL)

6. JOINT TAPE AND COMPOUND - VINYL OR CASEIN. DRY OR PREMIXED JOINT COMPOUND APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS OF OUTER LAYERS. PAPER TAPE, NOM. 2" WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS OF OUTER PANELS.

* BEARING THE UL CLASSIFICATION MARKING

METAL STUD SCHEDULE NTS

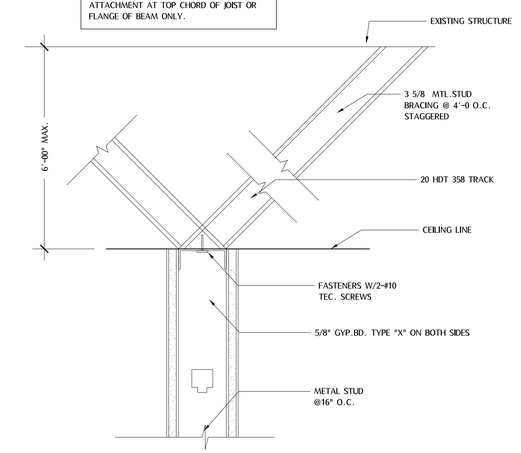


FIXTURE BRACING NTS

SIZE	GA	TYPE	16" O.C.	24" O.C.	NOTE
			MAX.UNSUPPORTED HEIGHT	(1), (2), (3)	
1 5/8"	25	ST	9'-6"	8'-3"	
2 1/2"	25	ST	12'-6"	10'-9"	
	22	ST	13'-0"	11'-6"	
	20	ST	13'-10"	12'-0"	
3 5/8"	25	ST	16'-0"	13'-6"	
	22	ST	17'-3"	15'-0"	
	20	ST	17'-11"	15'-7"	
	20	SJ	18'-6"	16'-9"	
	18	SJ	19'-3"		
	16	SJ	20'-0"		
	14	SJ	22'-0"		
4"	25	ST	17'-3"	14'-3"	
	22	ST	18'-6"	16'-3"	
	20	ST	19'-2"	16'-10"	
	20	SJ	19'-10"	18'-0"	
	18	SJ	20'-7"		
	16	SJ	22'-0"		
	14	SJ	24'-0"		
6"	25	ST	20'-0"	15'-0"	
	22	ST	25'-3"	22'-0"	
	20	ST	26'-1"	22'-10"	
	20	SJ	26'-6"	18'-0"	
	18	SJ	26'-8"		
	16	SJ	30'-0"		
	14	SJ	32'-0"		
7 1/4"	18	SJ	32'-0"		
	16	SJ	34'-0"		
	14	SJ	37'-0"		
8"	18	SJ	34'-6"		
	16	SJ	37'-4"		
	14	SJ	39'-6"		

METAL STUD SCHEDULE NTS

TOP TRACK NTS



NOTES

1. BASED ON INTERIOR NON-BEARING PARTITIONS WITH ONE LAYER OF GYP.BD EACH SIDE. USE GAUGE, TYPE AS SCHEDULED UNLESS NOTED OTHER ON DRAWINGS. RUNNER TRACK AGUES TO MATCH STUD.
2. WALL OVER 12'-00" HIGH TO BE LATERALLY BRACED.
3. @8'-00" O.C. VERTICAL W/1 1/2, 16 GA. COLD ROLLED CHARNELS CLIP ANCHORED TO METAL STUD.

DATE
REVISION/ISSUE
NUMBER

JNF ASSOCIATES
ARCHITECTURE
12200 N.STEMMONS FRWY #303
DALLAS TX 75234
214-908-1139
J.JNFASSOCIATES@GMAIL.COM

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PROJECT NAME / ADDRESS

INTERIOR FINISH OUT BY TENANT
CLAW MANIA KINGDOM
3990 NE LOOP 820 SUITE #275
HALTOM CITY TX 76137

REFERENCE NUMBER

SHEET TITLE

SHEET NUMBER

A1.03

ONLINE CERTIFICATIONS DIRECTORY

Design No. U419
BXUV.U419
Fire Resistance Ratings - ANSI/UL 263

Page Bottom

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Listed or Classified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered as Classified, Listed, or Recognized.

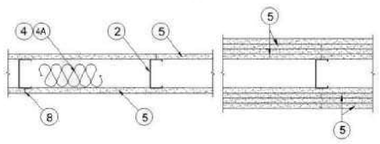
Fire-resistance Ratings - ANSI/UL 263

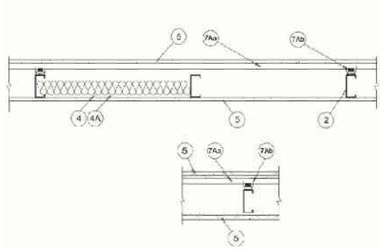
See General Information for Fire-resistance Ratings - ANSI/UL 263

Design No. U419

February 19, 2013

Nonbearing Wall Ratings — 1, 2, 3 or 4 Hr (See Items 4 & 5)





1. **Floor and Ceiling Runners** — (Not shown) — For use with Item 2 - Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth to accommodate stud size, with min 1-1/4 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max.

1A. **Framing Members* - Floor and Ceiling Runners —** (Not shown) - In lieu of Item 1 — For use with Item 2A, proprietary channel shaped, min 3-5/8 in. deep, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC max. Effective thickness is 0.034 in.

CLARKDIETRICH BUILDING SYSTEMS — UltraSTEEL®.

1B. **Framing Members* - Floor and Ceiling Runners —** (Not shown - In lieu of Item 1) —For use with Item 2A, proprietary channel shaped, min. 2-1/2 in. deep, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling fasteners 24 in. OC. max. Effective thickness is 0.034 in.

CLARKDIETRICH BUILDING SYSTEMS — UltraSTEEL®.

1C. **Framing Members* - Floor and Ceiling Runner —** Not shown - In lieu of Item 1 — For use with Item 2C, proprietary channel shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC max.

CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper25™ Track

CRACO MFG INC — SmartTrack™

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper25™ Track

PHILLIPS MFG CO L L C — Viper25™ Track

1D. **Framing Members* - Floor and Ceilling Runner —** Not shown - In lieu of Item 1 — For use with Item 2D, proprietary channel shaped runners, 1-1/4 in. wide by 3-5/8 in. deep fabricated from min 0.020 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper20™ Track

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track

PHILLIPS MFG CO L L C — Viper20™ Track

1E. **Framing Members*— Floor and Ceiling Runners —** (Not shown) — In lieu of Item 1 - Channel shaped, attached to floor and ceiling with fasteners 24 in. OC. max.

ALLSTEEL & GYPSUM PRODUCTS INC — Type SUPREME Framing System

CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — Type SUPREME Framing System

QUAIL RUN BUILDING MATERIALS INC — Type SUPREME Framing System

SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME Framing System

STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME Framing System

UNITED METAL PRODUCTS INC — Type SUPREME Framing System

1F. **Floor and Ceiling Runners —** (Not shown)—For use with Item 2B- Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, min depth to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners spaced max 24 in. OC.

1G. **Framing Members* — Floor and Ceiling Runners —** (Not shown, As an alternate to Item 1) — For use with Items 2F, 5F or 5G or SI only, channel shaped, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC. max.

CLARKDIETRICH BUILDING SYSTEMS — CD ProTRAK

DMFCWBS L L C — ProTRAK

MBA BUILDING SUPPLIES — ProTRAK

RAM SALES L L C — Ram ProTRAK

SOUTHEASTERN STUD & COMPONENTS INC — PrcTRAK

STEEL STRUCTURAL SYSTEMS L L C — Tri-S ProTRAK

1H. **Framing Members* - Floor and Ceilling Runner —** Not shown - In lieu of Item 1 — For use with Item 2G, proprietary channel shaped runners, minimum width to accommodate stud size, with 1- 1/8 in. long legs fabricated from min 0.015 in. (min bare metal thickness) galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

SUPER STUD BUILDING PRODUCTS — The Edge

1I. **Framing Members* - Floor and Ceilling Runner —** For use with Item 2H, proprietary channel shaped runners, minimum width to accommodate stud size attached to floor and ceiling with fasteners 24 in. OC max.

STUDCO BUILDING SYSTEMS — CROCSTUD Track

1J. **Floor and Ceiling Runners —** (Not shown) — Channel shaped, fabricated from min 0.02 in. galv steel, min width to accommodate stud size, with min 1 in. long legs, for use with studs specified below and fabricated from min 0.02 in. galv steel or thicker, attached to floor and ceiling with fasteners spaced max 24 in. OC.

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track VT100.

1K. **Framing Members*— Floor and Ceiling Runners —** (Not shown, As an alternate to Item 1) — For use with Items 2I, channel shaped, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC. max.

TELLING INDUSTRIES L L C — TRUE-TRACK™

1L. **Framing Members* - Floor and Ceiling Runner —** Not shown - In lieu of Item 1 — For use with Item 2J, proprietary channel shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC max.

TELLING INDUSTRIES L L C — Viper25™ Track

1M. **Framing Members* - Floor and Ceiling Runner —** Not shown - In lieu of Item 1 — For use with Item 2K, proprietary channel shaped runners, 1-1/4 in. wide by 3-5/8 in. deep fabricated from min 0.020 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

TELLING INDUSTRIES L L C — Viper20™ Track

2. **Steel Studs —** Channel shaped, fabricated from min 25 MSG corrosion-protected steel. min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

2A. **Framing Members* - Steel Studs —** In lieu of Item 2 - Proprietary channel shaped studs, min. depth as indicated under Item 5, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height. Allowable use of studs is shown in the table below. For direct attachment of gypsum board only. Effective thickness is 0.034 in.

CLARKDIETRICH BUILDING SYSTEMS — UltraSTEEL®.

2B. **Steel Studs —** (As an alternate to Item 2, For use with Items 5h & 5E) Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, 3-1/2 in. min depth, spaced a max of 16 in. OC. Studs friction-fit into floor and ceiling runners. Studs to be cut 5/8 to 3/4 in. less than assembly height.

2C. **Framing Members* - Steel Studs —** (As an alternate to Item 2, For use with Items SC or SI) - Proprietary channel shaped studs, 3-5/8 in. deep spaced a max of 24 in. OC. Studs to be cut 3/4 in less than the assembly height and installed with a ½ in. gap between the end of the stud and track at the bottom of the wall. For direct attachment of gypsum board only.

CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper25™

CRACO MFG INC — SmartStud™

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper25™

PHILLIPS MFG CO L L C — Viper25™

2D. **Framing Members* - Metal Studs —** Not shown - In lieu of Item 2 — For use with Item 1D, proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max if 24 in. OC, fabricated from min 0.020 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in lengths than assembly heights.

CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper20™

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™

PHILLIPS MFG CO L L C — Viper20™

2E. **Framing Members*— Steel Studs —** In lieu of Item 2 - For Use with Item 1E- Channel shaped studs, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/4 in. ess than assembly height.

ALLSTEEL & GYPSUM PRODUCTS INC — Type SUPREME Framing System

CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — Type SUPREME Framing System

QUAIL RUN BUILDING MATERIALS INC — Type SUPREME Framing System

SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME Framing System

STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME Framing System

UNITED METAL PRODUCTS INC — Type SUPREME Framing System

2F. **Framing Members*— Steel Studs —** (Not shows, As an alternate to Item 2) —For use with Items 1G, 5f or 5G or SI only, channel shaped studs, min depth as indicated under Item 5F, 5G or 5I, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.

CLARKDIETRICH BUILDING SYSTEMS — CD ProSTJD

DMFCWBS L L C — ProSTUD

MBA BUILDING SUPPLIES — ProSTUD

RAM SALES L L C — Ram ProSTJD

SOUTHEASTERN STUD & COMPONENTS INC — PrcSTUD

STEEL STRUCTURAL SYSTEMS L L C — Tri-S ProSTUD

2G. **Framing Members* - Metal Studs —** Not shown - In lieu of Item 2 — For use with Item 1H, proprietary channel shaped steel studs, minimum width indicated under Item 5, 1-1/4 in. deep fabricated from min 0.015 in. (min bare metal thickness) galvanized steel. Studs 3/8 ir. to 3/4 in. less in lengths than assembly heights

SUPER STUD BUILDING PRODUCTS — The Edge

2H. **Framing Members* - Steel Studs —** Not shown - In lieu of Item 2 - For use with Item 1I. Proprietary channel shaped studs, minimum width indicated under Item 5, Studs to be cut 3/8 to 3/4 in less than the assembly height.

STUDCO BUILDING SYSTEMS — CROCSTUD

2I. **Framing Members*— Steel Studs —** (No: shown, As an alternate to Item 2) —For use with Items 1K, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.

TELLING INDUSTRIES L L C — TRUE-STUD™

2J. **Framing Members* - Steel Studs —** (As an alternate to Item 2, For use with Items SC or SL) - Proprietary channel shaped studs, 3-5/8 in. deep spaced a max of 24 in. CC. Studs to be cut 3/4 in less than the assembly height and installed with a ½ in. gap between the end of the stud and tracc at the bottom of the wall. For direct attachment of gypsum board only.

TELLING INDUSTRIES L L C — Viper25™

2K. **Framing Members* - Metal Studs —** Not shows - In lieu of Item 2 — For use with Item 1M, proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max if 24 in. OC, fabricated from min 0.02C in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in lengths than assembly heights

TELLING INDUSTRIES L L C — Viper20™

3. **Wood Structural Panel Sheathing —** (Optional, For use with Item 5 Only.)- (Not Shown) - 4 ft wide, 7/16 in. thick oriented strand board (OSB) or 15/32 in. thick structural 1 sheathing (plywood) complying with DOC PS1 or PS2, or APA Standard PRP-108, manufactured with exterior glue, applied horizontally or vertically to the steel studs. Vertical joints centered on studs, and staggered one stud space from wallboard joints. Attached to studs with flat-head self-drilling capping screws with a min. head diam. of 0.292 in. at maximum 6 in. OC. in the per meter and 12 in. OC. in the field. When used, fastener lengths for gypsum panels increased by min. 1/2 in.

4. **Batts and Blankets* —** (Required as indicated under Item 5) — Mineral wool batts, friction fitted between studs and runners. Min mon thickness as indicated under Item 5. See **Batts and Blankets (BKNV or BZJZ) Categories** for names classified companies.

4A. **Batts and Blankets* —** (Optional) — Traced in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See **Batts and Blankets (BKNV or BZJZ) Categories** for names of Classified companies.

5. **Gypsum Board* —** Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:

Gypsum Board Protection on Each Side of Wall

Rating, Hr	Min Stud Depth, ia. Items 2, 2B, 2E, 2G and 2H	Min Stud Depth, in. Item 2A	No. of Layers & Thins of Panel	Min Thins of Insulation (Item 4)
1	3-1/2	3-5/8	1 layer, 5/8 in. thick	Optional
1	2-1/2	3-5/8	1 layer, 1/2 in. thick	1-1/2 in.
1	1-5/8	3-5/8	1 layer, 3/4 in. thick	Optional
2	1-5/8	2-1/2	2 layers, 1/2 in. thick	Optional
2	2-1/2	2-1/2	2 layers, 5/8 in. thick	Optional
2	3-1/2	3-5/8	1 layer, 3/4 in. thick	3 in.
3	1-5/8	2-1/2	3 layers, 1/2 in. thick	Optional
3	1-5/8	2-1/2	2 layers, 3/4 in. thick	Optional
3	1-5/8	2-1/2	3 layers, 5/8 in. thick	Optional
4	1-5/8	2-1/2	4 layers, 5/8 in. thick	Optional
4	1-5/8	2-1/2	4 layers, 1/2 in. thick	Optional
4	2-1/2	2-1/2	2 layers, 3/4 in. thick	2 in.

CGC INC — 1/2 in. thick Type C, IP-X2 or IPC-AR WRC, 5/8 in. thick Type AR, C, IP-AR, IP-X1, I^-X2, IPC-AR, SCX, SHX, WRX or WRC; 3/4 in. thick Types IP-X3 or ULTRACODE

UNITED STATES GYPSUM CO — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type SCX, SGX, SHX, WRX, IP-X1, AR, C, WRC, FRX-G, IP-AR, IP-X2, IPC-AR ; 3/4 in. thick Types IP-X3 or ULTRACODE

USG MEXICO S A DE C V — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX, WRC or; 3/4 in. thick Types IP-X3 or ULTRACODE

When Item 7B, Steel Framing Members*, is used, Nonbearing Wall Rating is limited to 1 Hr. Min. stud depth is 3-1/2 in., min. thickness of insulation (Item 4) is 3 in., and two layers of gypsum board panels (1/2 in. or 5/8 in. thick) shall be attached to furring channels as described in Item 6. One layer of gypsum board panels (1/2 in. or 5/8 in. thick) attached to opposite side of stud without furring channels as described in Item 6.

5A. **Gypsum Board* —** (As an alternate to Item 5) — 5/8 in. thick, 24 to 54 in. wide, applied horizontally as the outer layer to one side of the assembly. Secured as described in Item 6.

CGC INC — Type SHX.

UNITED STATES GYPSUM CO — Type FRX-G, SHX.

USG MEXICO S A DE C V — Type SHX.

5B. **Gypsum Board* —** (Not Shown) - As an alternate to Item 5 when used as the base layer on one or both sides of wall when 5/8 in or ¾ in. thick products are specified. For direct attachment only to steel studs Item 2B, (not to be used with Item 3) - Nom 5/8 in. or ¾ in. may be used as alternate to all 5/8 in. or ¾ in. shown in Item 5, Wallboard Protection on Each Side of Wall table. Nom 5/8 in. or ¼ in. thick lead backed gypsum panels with beveled, square or tapered edges applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Gypsum board secured to 22 MSG steel studs Item 2B with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. To be used with Lead Batten Strps (see Item 11) or Lead Discs or Tabs (see Item 12).

RAY-BAR ENGINEERING CORP — Type RB-LBG

5C. **Gypsum Board* —** (For Use With Item 2C) Rating Limited to 1 Hour. 5/8 in. thick, 48 in. wide, Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. (Vertical Application) - The gypsum board s to be installed on each side of the studs with : in. long Type S coated steel screws spaced 8 in. OC starting 4 in. from the edge of the board at the vertical edges and 12 in. OC starting 5 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in. from the board edge. Fasteners shall not penetrate through both the stud and the track at the same time. Vertical joints are to be centered over studs and staggered one stud cavity on opposite sides of studs. (Horizontal-Application) - The gypsum board is to be installed on each side of the studs with : in. long Type S coated steel screws spaced 8 in. OC starting 4 in. from the edge of the board at the vertical edges and 12 in. OC starting 5 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in. from the board edge. Fasteners shall not penetrate through both the stud and the track at the same time. All horizontal joints are to be backed as outlined under section 71 of Volume 1 in the Fire Resistive Directory.

CGC INC — Type SCX.

UNITED STATES GYPSUM CO — Type SCX, SGX.

USG MEXICO S A DE C V — Type SCX.

5D. **Gypsum Board* —** (As an alternate to Item 5) — 5/8 in. thick, 48 in. wide, applied vertically or horizontally. Secured as described in Item 6. For use with Items 1 and 2 only.

UNITED STATES GYPSUM CO — Type USGX.

5E. **Gypsum Board* —** (Not Shown) - As an alternate to Item 5 when used as the base layer on one or both sides of wall when 1/2 in. or 5/8 in thick products are specified, For direct attachment only to steel studs Item 2B, (not to be used with Item 3). Nominal 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 (or No. 6 sy 1-1/4 in. long bugle head fine driller) steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field.

NEW ENGLAND LEAD BURNING CO INC, DBA NELCO — Nelco

5F. **Gypsum Board* —** (As an alternate to Item 5) — For use with Items 1G and 2F and limited to 1 Hour Rating only. Gypsum panels with beveled, square or tapered edges, applied vertically, and fastened to the steel studs with 1 in. long Type S screws spaced 8 ir. OC along vertical and bottom edges and 12 in. OC in the field. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Steel stud depth shall be a minimum 3-5/8 in.

UNITED STATES GYPSUM CO — 5/8 in. thick Type SCX, SGX.

5G. **Gypsum Board* —** (As an alternate to Item 5) — For use with Items 1G and 2F only. Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally, as specified in the table below and fastened to the steel studs as described in Item 6. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 2 hr, 3 hr and 4 hr ratings are as follows:

Gypsum Board Protection on Each Side of Wall

Rating, Hr	Min Stud Depth, in. Item 2F	No. of Layers & Thickness of Panel	Min "thkns of Insulation (Item 4)
2	1-5/8	2 layers, 1/2 in. thick	Optional
2	1-5/8	2 layers, 5/8 in. thick	Optional
3	1-5/8	3 layers, 1/2 in. thick	Optional
3	1-5/8	3 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 1/2 in. thick	Optional

CGC INC — 1/2 in. thick Type C, IP-X2 or IPC-AR; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, or; 3/4 in. thicks Type IP-X3 or ULTRACODE

UNITED STATES GYPSUM CO — 1/2 in. thick Type C, IP-X2, IPC-AR or; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, or; 3/4 in. thick Types IP-X3 or ULTRACODE

USG MEXICO S A DE C V — 1/2 in. thick Type C, IP-X2, IPC-AR or; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, or; 3/4 in. thick Types IP-X3 or ULTRACODE

5H. **Gypsum Board* —** (Not Shown) - As an alternate to Item 5 when used as the base layer on one or both sides of wall when 5/8 or 3/4 in thick products are specified For direct attachment only to steel studs Item 2B, (not to be used with Item 3) - Nom 5/8 or 3/4 in. may be used as alternate to all 5/8 or 3/4 in. shown in Item 5, Wallboard Protection on Each Side of Wall table. Nom 5/8 or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges. applied vertically. Vertical joints centered over 20 MSG steel studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in .OC at perimeter and 12 in. OC in the field. Gypsum board secured to 20 MSG steel studs Item 2B with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. For Joint Compound see Item 5. To be used with Lead Batten Strips (see Item 11A) or Lead Discs (see Item 12A).

MAYCO INDUSTRIES INC — Type X-Ray Shielded Gypsum

5I. **Gypsum Board* —** (As an alternate to Item 5) - Nom. 5/8 in. thick gypsum panels with beveled, square or tapered edges installed as described in Item 5. Steel stud minimum depth shall be as indicated in Item 5

CGC INC — Type ULX

UNITED STATES GYPSUM CO — Type ULX

USG MEXICO S A DE C V — Type ULX

5J. **Gypsum Board* —** (Not Shown) - (As an alternate to Item 5 when used as the base layer on one or both sides o' wall when 1/2 in. or 5/8 in thick products are specified, For direct attachment only to steel studs Item 2B, net to be used with Item 3). Non 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws gypsum panel steel screws spaced 8 in. OC at perimeter and 12 in. OC in tne field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 3 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead disc, nominal 3/8 in. diam by max 0.085 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".

RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

6. **Fasteners —** (Not shown) — For use with Items 2 and 2F - Type S or S-12 steel screws used to attach panels to studs (Item 2) or furring channels (Item 7). **Single layer systems:** 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 8 in. OC when panels are applied horizontally, or 8 in. OC along vertical and bottom edges and 12 in. OC in the field when panels are applied vertically. **Two layer systems:** First layer- 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels or 2-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC with screws offset 8 in. from first layer. **Two layer systems applied horizontally:** First layer- 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in., 5/8 in. thick panels or 2-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC. Screws offset min 6 in. from layer below. **Four-layer systems:** First layer- 1 in. long for 1/2 and 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in., 5/8 in. thick panels or 2-1/2 in. long for 3/4 in. thick panels or 3 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below.

thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels or 2-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC with screws offset 8 in. from first layer.**Three-layer systems:** First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in., 5/8 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below. **Four-layer systems:** First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in., 5/8 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below. Four-layer systems: First layer- 1 in. long for 1/2 and 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in., 5/8 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below.

6A. **Fasteners —** (Not shown) —For use with Item 2A - Type S or S-12 steel screws used to attach panels to studs (Item 2A). **Single layer systems:** 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 8-1/2 in. OC with additional screws 1 in. and 2-1/2 in. from edges of the board when panels are horizontally. or 8 in. OC along vertical and bottom edges and 12 in. OC in the field when panels are applied vertically. **Two layer systems applied vertically:** First layer- 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels or 2-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC with screws offset 8 in. from first layer. **Two layer systems applied horizontally:** First layer- 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC starting 8 in. from each edge of the board with an additional screw place 1-1/4 in. from each edge of the board. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels or 2-1/4 in. long for 3/4 in. thick panels spaced 16 in. OC starting 8 in. from each edge of the board with an additional screw placed 1-1/4 in. from each edge of the board with screws offset 8 in. from first layer. **Three-layer systems:** First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in., 5/8 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below. For all layers, an additional screw shall be placed 1-1/4 in. from each edge of the board. **Four-layer systems:** First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 24 in. OC. Fourth layer- 2-5/8 in. long for 1/2 in. thick panels or 3 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below.

Fasteners — (Not shown) — For use with Items 2 and 2F - Type S or S-12 steel screws used to attach panels to studs (Item 2A). **Single layer systems:** 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 8 in. OC when panels are applied horizontally, or 8 in. OC along vertical and bottom edges and 12 in. OC in the field when panels are applied vertically. **Two layer systems:** First layer- 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels or 2-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC with screws offset 8 in. from first layer.**Three-layer systems:** First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in., 5/8 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below. **Four-layer systems:** First layer- 1 in. long for 1/2 and 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below.

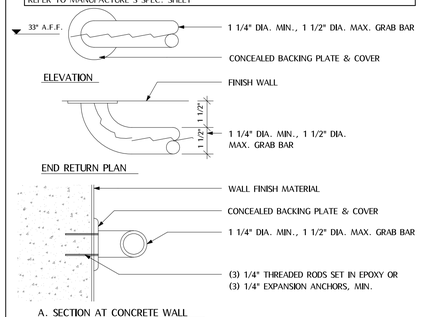
7. **Furring Channels** — (Optional, not shown, for single or double layer systems) — Resilient furring channels fabricated from min 25 MSG corrosion-protected steel, spaced vertically a max of 24 in. OC. Flange portion attached to each intersecting stud with 1/2 in. long Type S-12 steel screws. Not for use with Item 5A and 5E.

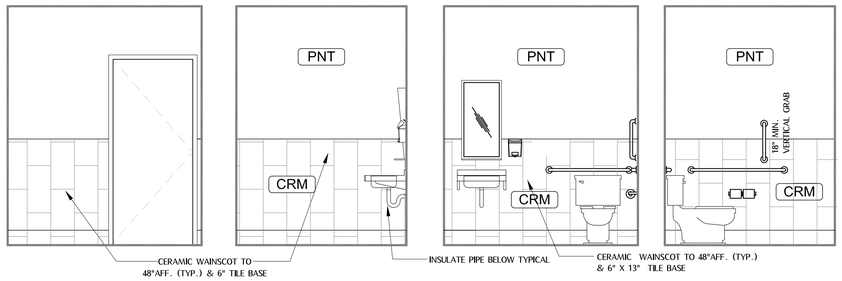
7A. **Framing Members* —** (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 7, furring channels and Steel Framing Members as described below:

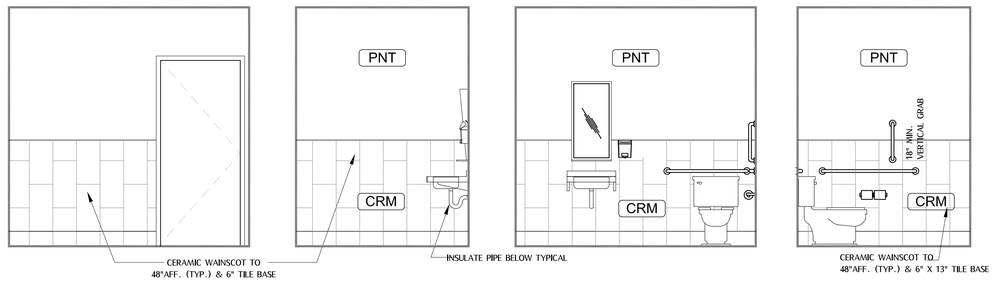
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 7-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A and 5E.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Aa) to studs (Item 2). Clips spaced max. 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to studs with No. 8 x 9/15 in. minimum self-dr

NOTE: GRAB BAR AND ITS INSTALLATION SHALL RESIST A 250 lbs POINT LOAD
REFER TO MANUFACTURE'S SPEC. SHEET







PNT PAINT COLOR TBD

CRM CERAMIC TILE (COLOR TBD)

DATE
REVISION/ISSUE
NUMBER

JNF ASSOCIATES
JNF ARCHITECTURE
12200 N.STEMMONS FRWY #303
DALLAS TX 75234
214-908-1139
J.JNFASSOCIATES@GMAIL.COM

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PROJECT NAME / ADDRESS

INTERIOR FINISH OUT BY TENANT
CLAW MANIA KINGDOM
3990 NE LOOP 820 SUITE #275
HALTOM CITY TX 76137

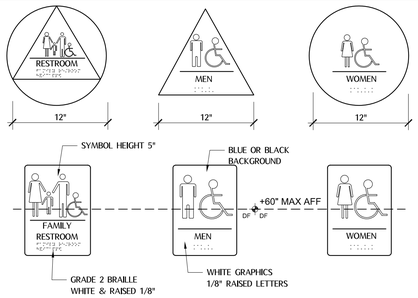
REFERENCE NUMBER

SHEET TITLE

SHEET NUMBER

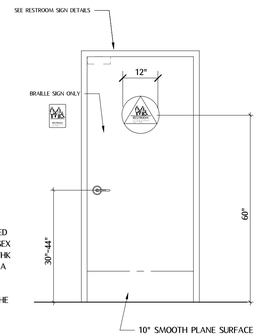
A1.05

12 RESTROOM SIGN NTS



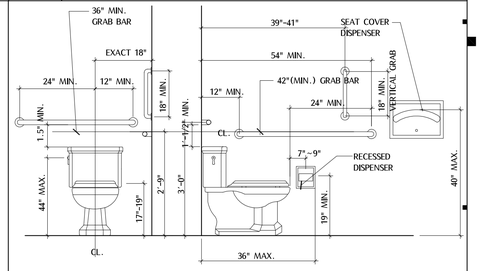
NOTE:
1. CENTER OF SIGNS SHALL BE MOUNTED AT 60" A.F.F AT THE CENTERLINE OF THE DOOR.
2. ALL SIGNS SHALL BE CONSTRUCTED OF 1/4" THK SOLID PLASTIC. UNISEX SIGN SHALL CONSIST OF A 1/4" THK PLASTIC TRIANGLE MOUNTED ON A 1/4" PLASTIC CIRCLE. SEE LACB 1117B.5
3. BRAILLE LETTER SHOULD BE CORRESPONDING DG II BRAILLE

11 ADA RESTROOM DETAIL REFERENCE ONLY NTS



NOTE:
1. CENTER OF SIGNS SHALL BE MOUNTED AT 60" A.F.F AT THE CENTERLINE OF THE DOOR.
2. ALL SIGNS SHALL BE CONSTRUCTED OF 1/4" THK SOLID PLASTIC. UNISEX SIGN SHALL CONSIST OF A 1/4" THK PLASTIC TRIANGLE MOUNTED ON A 1/4" PLASTIC CIRCLE. SEE LACB 1117B.5
3. DOOR HARDWARE SHALL BE OF THE LEVER OR PUSH-PULL TYPE, MOUNTED 30" TO 44" ABOVE THE FLOOR SHOW DETAIN ON PLAN

12 N/A

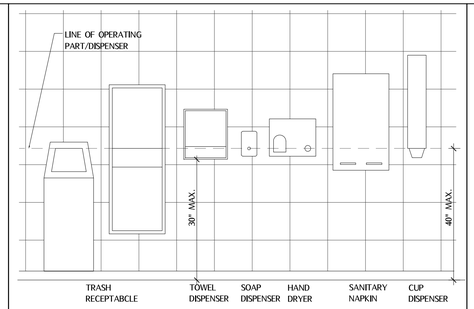


NOTE:
1. REFER TO FLOOR PLANS FOR ADDITIONAL DIMENSIONS AND INFORMATION.
2. FLUSH VALVE MUST BE MOUNTED ON THE WIDE SIDE OF THE TOILET COMPARTMENT.
3. MAXIMUM PRESSURE TO OPERATE TOILET VALVE SHALL BE FIRE POUNDS.
4. GRAM BAR SHALL BE 250 POUND CAPACITY.
5. GRAB BARS & DISPENSERS TO BE STAINLESS STEEL U.N.O.
6. FLUSH HANDLE ON WIDE SIDE

10 RESTROOM SIGN NTS

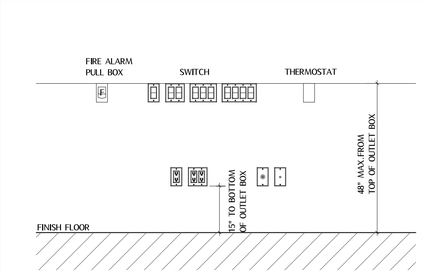
9 H.C DOOR (TYP.) NTS

8 ACCESSORIES HEIGHT NTS



NOTE:
THIS DETAIL IS TO SHOW MAXIMUM ALLOWABLE HEIGHTS FOR ALL OPERABLE CONTROLS OF THE ACCESSORY TO BE INSTALLED SEE INTERIOR ELEVATIONS FOR ANY ADDITIONAL INFORMATION AND DIMENSIONS

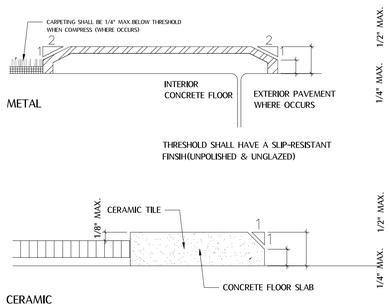
7 SWITCH & OUTLET HEIGHTS NTS



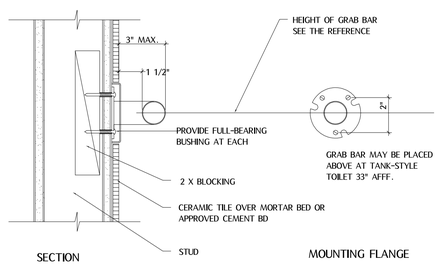
NOTE:
1. THIS DETAIL IS TO SHOW MIN. AND MAX. ALLOWABLE HEIGHTS. SEE INTERIOR ELEVATIONS FOR ANY ADDITIONAL INFORMATION AND DIMENSIONS
2. ELECTRIC RECEPTACLE OUTLETS ON BRANCH CIRCUITS FOR 30 AMPS OR LESS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLETS BOX NOR LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISH FLOOR

6 TOILET FACILITY NTS

5 THRESHOLDS NTS

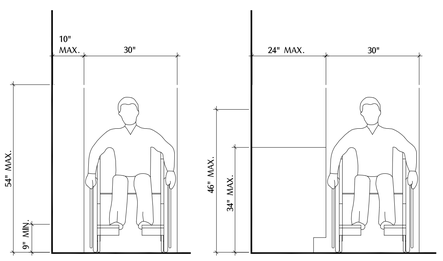


4 TYP.GRAB BAR DETAIL NTS

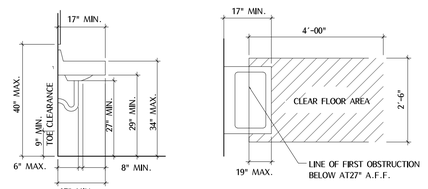


ALL GRAB BAR COMPONENTS- THE BARS, BRACKETS, SUPPORTS, FASTENERS, MOUNTING DEVICES,ETC.-SHALL BE DESIGNED AND INSTALLED SUCH THAT THE APPLICATION OF A 250 LB POINT LOAD ON ANY PORTION OF THE BAR SHALL NOT CAUSE AN COMPONENT TO EXCEED ITS MAXIMUM BENDING MOVEMENT.SHEAR STRESS, OR TENSILE STRENGTH NOR SHALL THE GRAB BARS ROTATE WITHIN THEIR FITTINGS.

3 WATER CLOSET SIDE REACH LIMITS NTS

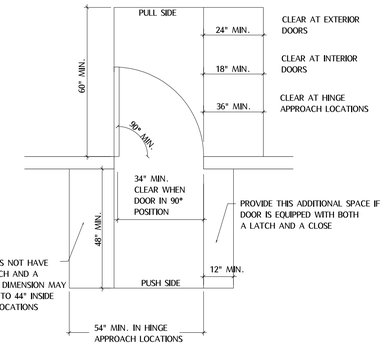


2 LABORATORIES NTS

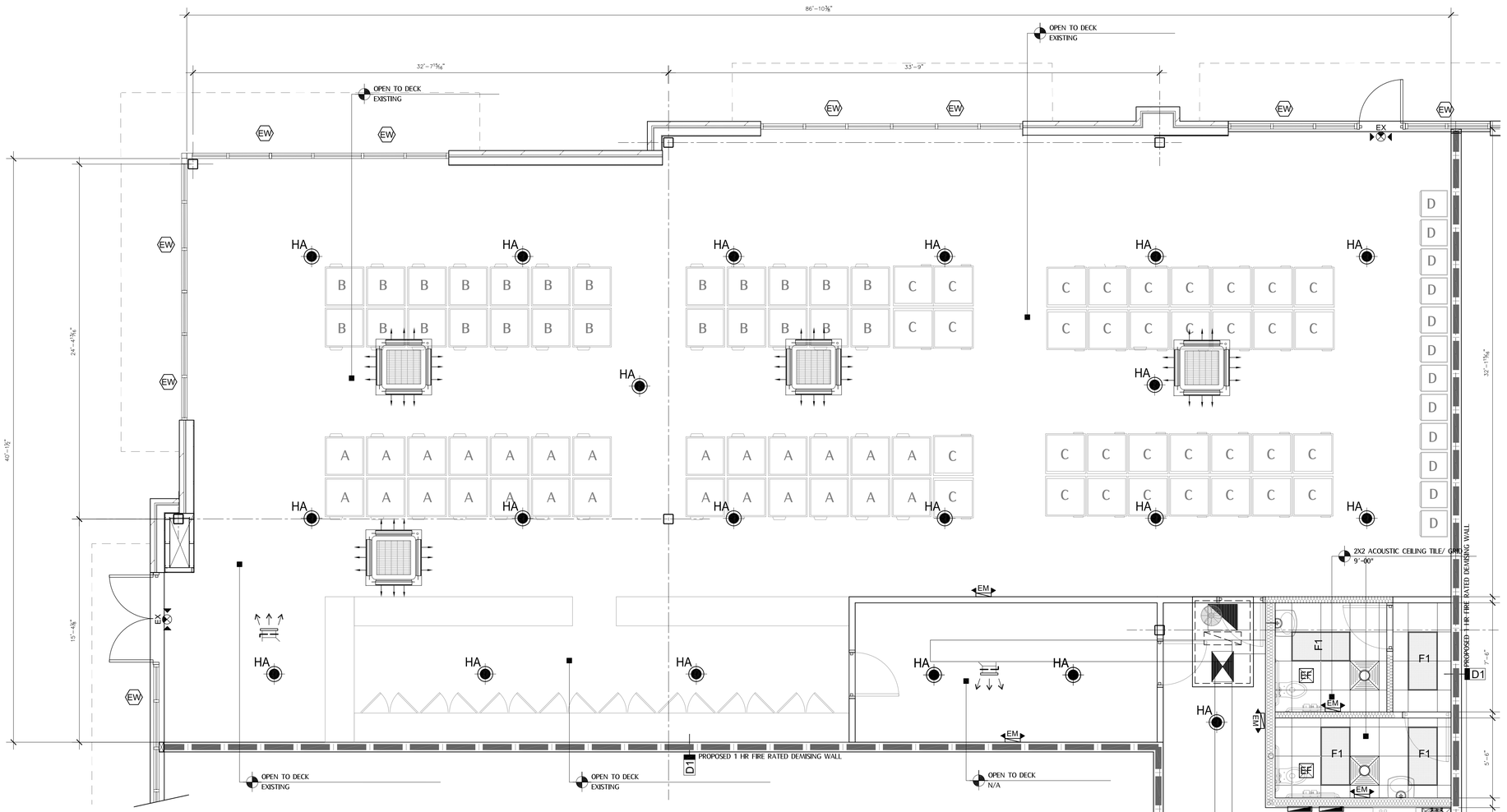


NOTE:
1. HOT WATER DRAIN PIPES TO BE INSULATED AND /OR PROTECTED FROM TOUCH.
2. FAUCET CONTROLS SHALL BE LEVER TYPE WITH MAXIMUM OPERATING FORCE OF 5 POUNDS
3. SEE CLOSING VALVE SHALL REMAIN OPEN A MIN. OF 10 SECONDS.
4. REFER TO FLOOR PLAN FOR ADDITIONAL DIMENSION AND INFORMATION.
5. IF A MIN. 9" HEIGHT OF TOE CLEARANCE IS PROVIDED. A MAX. OF 6" OF THE 48" OF CLEAR FLOOR SPACE REQUIRED AT THE FIXTURE MAY EXTEND INTO THE TOE SPACE

1 CLEAR AREAS AT DOORS NTS



IF DOOR DOES NOT HAVE BOTH A LATCH AND A CLOSER,THIS DIMENSION MAY BE REDUCED TO 44" INSIDE APPROACH LOCATIONS



01 REFLECTED CEILING PLAN
1/4"=1'-0"

N TRUE N PLAN

LIGHT FIXTURE SCHEDULE

SYM.	DESCRIPTION	MANUFACTURER	MODEL #	LAMP	WATTS	QTY	REMARKS
EX	EXIT/EMERGENCY SIGN	HIGH LITES	HBP-PLED5-R-DEH-RC REMOTE CAPACITY	LED	11	3	EMERGENCY LIGHT FIXTURE/ MIN. 90 MINUTE BACK UP BATTERY, HARD WIRED UNIT AUTOMATICALLY RECHARGES BATTERY
EM	EMERGENCY LIGHT (TYPE A)	HIGH LITES	HL-120 2H6AD WHITE	LED	11	5	DOUBLE HEAD UNIT(WHITE) MOUNT PER PLAN
WP	EXTERIOR EXIT DISCHARGE LIGHT	MATCH TO EXISTING	TBD	LED	11	1	EXIT LIGHT WITH MINIMUM.90 MIN. BATTERY BACKUP
F1	RECESSED 2'-x4' LED PANEL LIGHT INPUT: 100-277V, 60Hz, 40W/50W/60W	TBD	TBD	LED	60	4	CRI > 80 CCT : 3500K / 4000K / 5000K
HA	PENDANT SPOT LIGHT	TBD	TBD	LED	150	20	HIGH BAY LED LIGHT

NOTE
1. ALL LIGHTING FIXTURES SHALL BE FINAL SELECTED BY OWNER / ARCHITECT.
2. EXACT LOCATION AND MOUNTING HEIGHTS OF ALL LIGHTING FIXTURES SHALL BE VERIFIED WITH ARCHITECT PRIOR TO ROUGH-IN

LIGHTING & CEILING LEGEND SYMBOL NOT SCALED

SYM.	DESCRIPTION	SYM.	DESCRIPTION
	2'X2' CEILING TILE AND GRID	X	REFERENCE NOTE
	2'X4' CEILING TILE AND GRID		BLDG. STANDARD EXIT SIGN
	5/8" GYP.BD CEILING / SOFFIT		CEILING HEIGHT/TYPE TRANSITION
E	EXISTING TO REMAIN	XX'-XX" AFF TOP OF SLAB	CEILING HEIGHT INDICATOR
R	EXISTING TO BE CAPPED/REMOVED. PATCH/REPAIR WALL AND PREPARE TO RECEIVE NEW SCHEDULED FINISHES.		AIR LAY IN SUPPLY DIFFUSER 24"X24"
S	LIGHT SWITCH		RAGR RETURN GRILLE 24"X24"
S_D	DIMMER LIGHT SWITCH. LOWER CASE LETTER INDICATES CIRCUIT	EF	BLDG. STANDARD EXHAUST FAN WITH SWITCH AS REQUIRED BY CODE - WHITE
S_{3x}	3-WAY SWITCH. LOWER CASE LETTER INDICATES CIRCUIT		
S_{OCS}	OCCUPANCY SENSORS ARE REQUIRED IN ROOMS WITH TWO OR MORE LIGHTS OR SHALL BE DUAL SWITCHED (B) OCCUPANCY SENSORS ARE REQUIRED IN RESTROOMS.		
M	MOTION SENSOR		

NUMBER	REVISION/ISSUE	DATE

JNF ASSOCIATES
ARCHITECTURE
12200 N.STEMMONS FRWY #303
DALLAS TX 75234
214-908-1139
J.JNFASSOCIATES@GMAIL.COM

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PROJECT NAME / ADDRESS

INTERIOR FINISH OUT BY TENANT
CLAW MANIA KINGDOM
3990 NE LOOP 820 SUITE #275
HALTOM CITY TX 76137

REFERENCE NUMBER

SHEET TITLE

SHEET NUMBER

A2.00

1. BEFORE SUBMITTING BID, THE ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FULLY ACQUAINT HIMSELF WITH THE JOB CONDITION, SERVICE REQUIREMENTS BY UTILITY COMPANY AND CONNECTIONS, AND OTHER CONDITIONS INCLUDING TRANSFORMER PAD, ALL NECESSARY PULL BOXES, JUNCTION BOXES, SIZE AND NUMBER OF CONDUITS AND CONDUCTORS, CONDUIT FITTINGS, SERVICE COMPONENTS, PANEL-BOARDS, ETC., WHETHER SHOWN ON DRAWINGS OR NOT, TO MAKE A COMPLETE AND OPERABLE ELECTRICAL SYSTEM WITHOUT ADDITIONAL COST TO OWNER.

2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL LOCAL LAWS, RULES AND REGULATIONS OF ALL LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION. IN CASE OF CONFLICT BETWEEN REQUIREMENTS, THE MOST RESTRICTIVE SHALL APPLY. FOLLOW THE LOCAL LAWS, RULES AND REGULATIONS FOR ANY CONFLICTS BETWEEN THE CONTRACT DRAWINGS, THE LAWS, RULES AND REGULATION.

3. THIS CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND ARRANGE ALL REQUIRED INSPECTIONS FOR THE EXECUTION OF THE WORK UNDER THIS CONTRACT. HE SHALL FURNISH ALL INSTRUMENTS AND PERFORM ALL TESTS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION. HE SHALL ALSO CORRECT ALL FAILURES AND REPLACE ANY DAMAGED PORTIONS OF THE WORK RESULTING FROM THESE TESTS. THE COST OF THE FOREGOING ITEMS SHALL BE PAID BY THE CONTRACTOR.

4. THE CONTRACTOR SHALL COORDINATE CLOSELY WITH THE OWNER AND OTHER TRADES FOR ALL PHASES AND SCHEDULING OF WORK, AND AUTHORIZED IN WRITING BY THE OWNER AT LEAST ONE WEEK PRIOR TO THE EXECUTION OF ANY WORK.

5. ALL MATERIAL FURNISHED AND INSTALLED UNDER THIS CONTRACT SHALL BE NEW AND UL LISTED, FREE FROM ALL DEFECTS, AND SHALL BE GUARANTEED FOR A PERIOD OF ONE(1) YEAR FROM DATE OF ACCEPTANCE OF THE WORK.

6. THE ELECTRICAL DRAWINGS, CONDUIT RUNS, WIRING AND ELECTRICAL INFORMATION ARE DIAGRAMMATIC ONLY. DO NOT SCALE THE ELECTRICAL DRAWINGS TO DETERMINE THE LOCATION OF EQUIPMENT OR OUTLETS.

7. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATIONS OF ALL LIGHTING FIXTURES, CEILING MOUNTED OUTLETS AND EQUIPMENT.

8. ALL RECEPTACLES AND OUTLET MOUNTING HEIGHTS AND EXACT LOCATION SHALL BE COORDINATED WITH ARCHITECTURAL, DRAWINGS ELEVATIONS PRIOR TO ROUGH-IN WORK.

9. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY TYPES OF CEILING SYSTEMS AND TO FURNISH APPROVED LIGHTING FIXTURES OF THE TYPE REQUIRED FOR MOUNTING IN RELATED CEILINGS. FIXTURES SHALL BE COMPLETE WITH NECESSARY MOUNTING HARDWARE AND ACCESSORIES. FIXTURES LOCATED IN DAMP OR WET LOCATION SHALL BE LABELED FOR USE IN SUCH LOCATIONS.

10. ALL RECESSED LIGHTING FIXTURES, SPEAKERS, PANEL-BOARDS, SWITCHS, ETC., MOUNTED IN FIRE RATED STRUCTURES SHALL BE ENCLOSED WITH AN APPROVED ENCLOSURE CARRYING THE SAME FIRE RATING AS THE STRUCTURE.

11. ELECTRICAL OUTLETS ON OPPOSITE SIDES OF FIRE RATED WALLS AND PARTITIONS MUST BE SEPARATED BY DISTANCE OF 24 INCHES HORIZONTAL, U.B.C. 4304 OPENINGS IN FIRE RATED WALLS GREATER THAN 16 SQ. INCHES MUST BE FIRE STOPPED.

12. SEAL ALL PENETRATIONS THROUGH FIRE RATED WALLS, CEILINGS, FLOORS, ETC., TO MAINTAIN THE FIRE RATING. FURNISH AND INSTALL FIRE RATED ENCLOSURE FOR ALL EQUIPMENT PENETRATING INTO FIRE RATED ENVELOPES, SPACES ETC.

13. PORTIONS OF THE CEILING SYSTEMS MAY BE INACCESSIBLE. THEREFORE, THE CONTRACTOR SHALL STRATEGICALLY LOCATE ACCESS BOXES, ETC., WHICH SHALL BE READILY ACCESSIBLE. ALL LIGHTING FIXTURE WIRING, BALLASTS, J-BOXES, ETC. SHALL BE ACCESSIBLE FROM FIXTURE OPENING.

14. ALL WIRING AND ELECTRICAL EQUIPMENT INSTALLED FOR MECHANICAL AND PLUMBING EQUIPMENT SHALL BE IN ACCORDANCE WITH DIVISION 15 AND ASSOCIATED DRAWINGS. CONTRACTOR TO OBTAIN THE REQUIRED MECHANICAL AND PLUMBING DRAWINGS AND PROVIDE ALL EQUIPMENT, RACEWAYS, WIRING, ETC., AS INDICATED THERE ON AS PROVIDE UNDER THE ELECTRICAL WORK.

15. ALL FINAL CONNECTIONS TO OWNER FURNISHED EQUIPMENT SHALL BE MADE BY THE CONTRACTOR UNLESS OTHERWISE NOTED. VERIFY ELECTRICAL CHARACTERISTICS AND U.L. LISTING PRIOR TO CONNECTION.

16. THE CONTRACTOR SHALL VERIFY THE LOAD INPUT VOLTAGE OF ALL EQUIPMENT PRIOR TO INSTALLATION. ACCEPTING ANY EQUIPMENT RESULTING IN LOAD INCREASE SHALL BE THE RESPONSIBILITY OF CONTRACTOR.

17. PROVIDE AN ADDITIONAL JUNCTION BOX (SIZE AS REQUIRED) WHERE THE NUMBER OF CONDUCTORS EXCEEDS THE MAXIMUM ALLOWED FOR A GIVEN JUNCTION POINT OR OUTLET.

18. CONDUCTORS SHALL BE THHN/THWN 600 VOLT INSULATION COPPER UNLESS OTHERWISE NOTED. USE PROPER TEMPERATURE RATING OF CONDUCTORS BASED ON THE AMBIENT AIR TEMPERATURE WHERE CONDUCTORS ARE BEING USED. HIGHER AMPACITY CONDUCTORS AND LAGER RACEWAY SHALL BE PROVIDED TO OFFSET THE AMPACITY CORRECTION FACTORS AS INDICATED IN NEC TABLE 310 AND ELSEWHERE IN CODE.

19. DO ALL DRILLING CUTTING, CHANNELING AND PATCHING REQUIRED TO COMPLETE ELECTRICAL WORK AS INDICATED OR HEREIN SPECIFIED. ALL HOLES, CURBS, ETC., IN FLOORS, CEILINGS AND WALLS SHALL BE PATCHED, UNLESS INDICATED OTHERWISE. PAINT ALL EXPOSED ELECTRICAL RACEWAYS, CABINETS, ENCLOSURES AND FITTINGS TO MATCH IN COLOR ADJACENT SURFACES IN FINISHED AREAS.

20. EMERGENCY LIGHTING SHALL BE PROVIDED PER U.B.C. OR LOCAL CODE AND SHALL BE DESIGNED TO PROVIDE MINIMUM REQUIRED FOOT-CANDLES AND LUMENS.

21. BRANCH CONTROL CIRCUITING MAY NOT BE INDICATED ON THESE PLANS. CONTRACTOR IS RESPONSIBLE TO COMPLETE THE BRANCH CIRCUIT WIRING IN ACCORDANCE WITH PLAN NOTES AND AS PERMITTED BY LATEST NATIONAL ELECTRICAL CODE (N.E.C.) AND ANY LOCAL SUPPLEMENT. CONTRACTOR SHALL SUBMIT FINISH DRAWINGS AS A PART OF SHOP DRAWING SUBMITTAL TO ARCHITECT AND AUTHORITY HAVING JURISDICTION.

22. FURNISH COMPLETE OPERATIONS AND MAINTENANCE INSTRUCTIONS FOR ALL SYSTEMS AND EQUIPMENT INSTALLED TO BUILDING OWNER AND BUILDING REPRESENTATIVES.

23. FURNISH COMPLETE SET OF AS-BUILT DRAWINGS FOR ALL ELECTRICAL POWER SYSTEMS WITHIN 90 DAYS OF SYSTEM ACCEPTANCE.

24. LIGHTING SYSTEMS MUST BE TESTED TO ENSURE PROPER CALIBRATION, ADJUSTMENT, PROGRAMMING AND OPERATIONS.

25. ALL ELECTRICAL DEVICES TO BE WHITE WITH BRUSHED STAINLESS STEEL COVER PLATES.

26. FURNISH REQUIRED ALL ABOVE GROUND METALLIC PIPING (WATER, GAS, ELECTRICAL CONDUIT, ETC) BE BONDED PR NEC 250.52, 250.70 AND 250.104(B)

NOT ALL NOTES APPLY WHERE EQUIPMENT, ETC. ARE NOT PART OF THIS PROJECT

1. THE WORK SHALL COMPLY WITH THE MINIMUM STANDARDS IN THE LATEST EDITIONS OF THE FOLLOWING LISTED CODES AND LOCAL ORDINANCES:

   A. NFPA NO. 70, "NATIONAL ELECTRICAL CODE"
   B. NECA "STANDARD OF INSTALLATION"
   C. UNDERWRITERS' LABORATORIES, INC., STANDARDS.
   D. OTHER LOCAL CODES, ORDINANCES, AND LAWS APPLICABLE TO THE PLACE OF THE WORK

2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL ITEMS OF ELECTRICAL EQUIPMENT TO THE ENGINEER FOR REVIEW. ITEMS TO BE INCLUDED:

   A. LIGHT FIXTURES
   B. LIGHTING CONTROLS

3. THE INTENT OF THE SPECIFICATION AND THE DRAWINGS IS TO PROVIDE A COMPLETE AND FULLY OPERATIONAL ELECTRICAL SYSTEM. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO COMPLETE THE ELECTRICAL WORK.

4. THE ELECTRICAL CONTRACTOR SHALL THOROUGHLY EXAMINE ALL AREAS WHERE EQUIPMENT, CONDUIT, AND WIRING WILL BE INSTALLED AND WILL REPORT ANY CONDITION THAT, IN HIS OPINION, PREVENTS THE PROPER INSTALLATION OF THE ELECTRICAL WORK.

5. CODES, ASSOCIATIONS AND STANDARDS: LOCAL GOVERNING CODES AND AUTHORITIES, TRADE ASSOCIATION STANDARDS AND PUBLICATIONS ARE EXTENSION OF THE CONTRACT DOCUMENTS, AND HERBY IMPOSED AS APPLICABLE TO THE WORK IN EACH INSTANCE. IN GENERAL, EACH MANUFACTURER, FABRICATIONS APPLICABLE TO HIS PORTION OF THE WORK. THEREFORE, COPIES HAVE NOT BEEN BOUND WITH THESE SPECIFICATIONS.

6. THE ELECTRICAL CONTRACTOR SHALL PROCURE AND PAY FOR ALL PERMITS, FEES AND INSPECTIONS NECESSARY TO COMPLETE THE ELECTRICAL WORK.

7. THE ELECTRICAL CONTRACTOR SHALL UNCONDITIONALLY WARRANT ALL WORK TO BE FREE OF DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY LICENSEE AND WILL REPAIR OR REPLACE ANY DEFECTIVE WORK PROMPTLY AND WITHOUT CHARGE AND RESTORE ANY OTHER EXISTING WORK DAMAGED IN THE COURSE OF REPAIRING DEFECTIVE MATERIALS AND WORKMANSHIP.

8. THE ELECTRICAL CONTRACTOR SHALL COORDINATE ELECTRICAL WORK WITH OTHER TRADES. DO NOT SCALE DISTANCES OFF THE ELECTRICAL DRAWINGS; USE ACTUAL BUILDING DIMENSIONS.

9. PROVIDE ALL NEW MATERIAL AND EQUIPMENT UNLESS NOTED OTHERWISE. ALL EQUIPMENT SHALL BE UL APPROVED AND LABELED, OR OTHER APPROVED TESTING ORGANIZATION WHICH HAS ACCEPTANCE BY THE LOCAL JURISDICTION, FOR THE PURPOSE FOR WHICH THEY ARE USED, IN ADDITION TO MEETING ALL REQUIREMENTS OF THE CURRENT APPLICABLE CODES AND REGULATIONS. NO SUBSTITUTION TO MATERIALS SPECIFIED WILL BE ALLOWED UNLESS NOTED OTHERWISE.

10. PERFORM CUTTING, CORING, FITTING, REPAIRING AND FINISHING OF THE WORK NECESSARY FOR THE INSTALLATION OF THE EQUIPMENT OF ELECTRICAL SYSTEM.

TYPICAL BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED IN ACCORDANCE WITH MAXIMUM LENGTH LIMITATIONS, AS FOLLOWS:				
TYPICAL 1P-20A, 120V, 1 PHASE BRANCH CIRCUIT (LENGTHS SHOWN IN FEET):				
WIRE SIZE (AWG):	#12	#10	#8	#6
800 VA OR LESS	140	220	350	-
800 VA TO 1200 VA	90	150	230	370
1200 VA TO 1400 VA	80	120	200	310
1400 VA TO 1920 VA	50	90	140	230
NOTE: GROUNDING CONDUCTORS SHALL BE SIZED IN ACCORDANCE WITH ARTICLE 250-120 OF NFPA 70, 2020 NATIONAL ELECTRICAL CODE (NEC)				

1. RACEWAY SYSTEMS:

   A. ALL WIRING SHALL BE INSTALLED IN CONDUIT

   B. RIGID CONDUIT: (RMC) OR INTERMEDIATE METAL CONDUIT (IMC) AS REQUIRED OR PERMITTED BY THE N.E.C

   C. ELECTRIC METALLIC TUBING (EMT): CONDUIT MAY BE EMT WHERE INSTALLED ABOVE GYPBOARD OR ACCESSIBLE CEILINGS, CONCEALED WITHIN GYPBOARD WALLS OR WHERE EXPOSED 6'-0" ABOVE FLOOR IN AIR CONDITIONED SPACES. EMT SHALL NOT BE USED FOR MEDIUM VOLTAGE CIRCUITS. MAXIMUM SIZE 1-1/2". USE COMPRESSION FITTINGS, SET-SCREW TYPE ARE NOT ACCEPTABLE.

   D. NON-METALLIC CONDUIT (NMC): PVC SCHEDULE 40, DIRECT BURIED OR CONCRETE ENCASED WITH GROUND WIRE.

   E. FLEXIBLE METAL CONDUIT: FLEXIBLE METAL CONDUIT SHALL BE USED FOR FIXTURE WHIPS ONLY. MINIMUM SIZE 3/8"

   F. CONDUIT ANCHORING: CONDUIT SHALL BE SECURELY ANCHORED WITH SPLIT RING HANGERS, CONDUIT STRAPS, OR OTHER DEVICES SPECIFICALLY DESIGNED FOR THE PURPOSE. WIRE TIES ARE SPECIFICALLY NOT PERMITTED.

2. CONDUCTORS:

   A. CONDUCTORS SHALL BE COPPER, TYPE THW, THHN/THWN. TYPE RHW UNDERGROUND IN RACEWAY

   B. NUMBER 10 AND SMALLER SHALL BE SOLID. NUMBER 8 AND LAGER SHALL BE STRANDED.

3. OUTLET BOXES:

   A. PROVIDE GALVANIZED STEEL INTERIOR OUTLET WIRING BOXES OF THE TYPE, SHAPE, AND SIZE, INCLUDING DEPTH OF BOX, TO SUIT EACH RESPECTIVE LOCATION AND INSTALLATION. BOXES SHALL BE CONSTRUCTED WITH STAMPED KNOCKOUTS IN BACK AND SIDES, AND WITH THREADED HOLES WITH SCREWS FOR SECURING BOX COVERS OR WIRING DEVICES.

   B. LIGHTING FIXTURE BOXES SHALL BE 4 INCHES SQUARE, DEPTH AS REQUIRED BY CONDUCTORS, AND SUPPORTS AS REQUIRED.

   C. WET LOCATIONS OR SURFACE MOUNTED: CAST-METAL HUB TYPE, GASKETED; APPLETON FS AND FD "UNILETS"

   D. MASONRY, CONCRETE OR TILE WALLS: SQUARE-CORNERED TILE TYPE.

   E. OTHER BOXES: AS REQUIRED BY THE INSTALLATION.

4. DEVICE PLATES:

   A. RECEPTACLE AND SWITCH: ONE PIECE, STAINLESS STEEL WITH MATCHING SCREWS. COLOR AS SELECTED BY THE OWNER.

   B. OTHERS: AS INDICATED ON DRAWINGS OR AS SELECTED BY THE OWNER/ARCHITECT.

5. RECEPTACLES:

   A. DUPLEX CONVENIENCE: 15 AMPERE, 125 VOLTS, COLOR AS SELECTED BY OWNER, P & S 5262-1, OR EQUAL.

6. SWITCHES:

   A. SWITCHES SHALL BE 15 OR 20 AMP, 120/277 VOLT, POLES AS REQUIRED.

7. GROUNDING

   A. INSTALL EQUIPMENT GROUNDING CONDUCTOR IN ALL FEEDER AND BRANCH CIRCUITS.
   B. ALL MAJOR PARTS NOT CARRYING CURRENT, INCLUDING BUT NOT LIMITED TO, SECONDARY FEEDER CIRCUIT, EQUIPMENT AND PANELBOARD ENCLOSURES, PULL AND JUNCTION BOXES, SHALL BE PROPERLY GROUNDED. METALLIC RACEWAYS SHALL UTILIZE DOUBLE LOCKNUTS AND OTHER FITTINGS AS PROVIDING GROUND CONTINUITY. INSTALL EQUIPMENT GROUNDING CONDUCTOR IN ALL FEEDER AND BRANCH CIRCUITS. PROVIDE ISOLATED GROUNDING CONDUCTORS AS SHOWN.

8. LIGHTING FIXTURES:

   A. SUPPORTS SHALL BE ADEQUATE FOR THE FIXTURE WEIGHT, SWIVEL TYPE IF REQUIRED FOR LEVELING. FIXTURES SHALL BE SUPPORTED FROM THE STRUCTURE, NOT CEILING MATERIALS.

AC	ALTERNATING CURRENT	
AFC	AVAILABLE FAULT CURRENT	
AFF	ABOVE FINISHED FLOOR	
AFG	ABOVE FINISHED GRADE	
AHJ	AUTHORITY HAVING JURISDICTION	
AHU	AIR HANDLE UNIT	
AIC	AMPERE INTERRUPTING CURRENT	
ALT	ALTERNATE	
AM	AMMETER	
AMP	AMPERES	
ARCH	ARCHITECT, ARCHITECTURAL	
APPROX	APPROXIMATE; APPROXIMATELY	
AT	AMPERE TRIP	
AWG	AMERICAN WIRE GAUGE	
BKBD	BACKBOARD	
BKR	BREAKER	
BLDG	BUILDING	
C	CONDUIT	
CATV	CABLE TELEVISION SYSTEM	
CB	CIRCUIT BREAKER	
CCTV	CLOSED CIRCUIT TELEVISION	
CLG	CEILING	
CKT	CIRCUIT	
DS	DISCONNECT SWITCH	
DIA	DIAMETER	
DIM	DIMENSION	
DISC	DISCONNECT	
DP	DISTRIBUTION PANEL	
DWG	DRAWING	
EA	EACH	
EC	EMPTY CONDUIT	
EF	EXHAUST FAN	
EHU	ELECTRICAL HEATER UNIT	
EM	EMERGENCY	
EMT	ELECTRICAL METALLIC TUBING	
ELECT	ELECTRICAL	
EQUIP	EQUIPMENT	
EWC	ELECTRICAL WATER COOLER	
EWH	ELECTRICAL WATER HEATER	
EXIST	EXISTING	
FA	FIRE ALARM	
FCU	FAN COIL UNIT (RE. MECH)	
FACP	FIRE ALARM CONTROL PANEL	
FAAP	FIRE ALARM ANNUNCIATOR PANEL	
FLA	FULL LOAD AMPS	
FLUOR	FLUORESCENT	
FMC	FLEXIBLE METAL CONDUIT	
FPB	FAN-POWERED BOX (RE. MECH)	
FT	FEET, FOOT	
FUT	FUTURE	

GC	GENERAL CONTRACTOR	
GFI	GROUND FAULT INTERRUPTER	
GF/CI	GROUND FAULT PROTECTION	
HP	HORSEPOWER	
HAVC	HEATING, VENTILATING AND AIR-CONDITIONING	
IC	INTERRUPTING CAPACITY	
IER	INTERRUPTING EQUIPMENT RATING	
IG	ISOLATED GROUND	
IN	INCH	
INCAND	INCANDESCENT	
J-BOX	JUNCTION BOX	
KAIC	1,000 AMP INTERRUPTING CURRENT	
KCMIL	1,000 CIRCULAR MILS	
KV	KILOVOLT	
KVA	KILOVOLT - AMPS	
KWH	KILOWATT - HOUR	
LC	LIGHTING CONTACTOR	
LF	LINEAR FEET	
LTG	LIGHTING	
MAX	MAXIMUM	
MCA	MINIMUM CIRCUIT AMPACITY	
MCB	MAIN CIRCUIT BREAKER	
MDB	MAIN DISTRIBUTION PANEL	
MECH	MECHANICAL	
MFR	MANUFACTURER	
MGB	MAIN GROUND BAR	
MH	MANHOLE, METAL HALIDE	
MIN	MINIMUM	
MLO	MAIN LUGS ONLY	
MSB	MAIN SWITCHBOARD	
MTD	MOUNTED	
N	NEUTRAL	
N/A	NOT AVAILABLE / NOT APPLICABLE	
NEC	NATIONAL ELECTRICAL CODE	
NF	NON - FUSED	
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	
NIC	NOT IN CONTRACT	
NL	NIGHT LIGHT	
NTS	NOT TO SCALE	
OC	ON CENTER	

PVC	POLYVINYL CHLORIDE	
PWR	POWER	
QTY	QUANTITY	
RCP	REFLECTED CEILING PLAN	
RE	REFER, REFERENCE	
RCPT	RECEPTACLE	
REQ'D	REQUIRED	
REV	REVISION, REVISED	
RGS, RCS	RIGID GALVANIZED STEEL CONDUIT	
RLA	RUNNING LOAD AMPS	
RLA	RUNNING LOAD AMPS	
RM	ROOM	
RTU	ROOF TOP UNIT	
SC	SHORT CIRCUIT	
SECT	SECTION	
SF	SUPPLY FAN	
SHT	SHEET	
S.N.	SOLID NEUTRAL	
SP	SPARE	
SPEC	SPECIFICATION	
SQ	SQUARE	
SS	STAINLESS STEEL	
STD	STANDARD	
ST	STEEL	
SURF	SURFACE	
SW	SWITCH	
T	THERMOSTAT	
TB	TERMINAL BOARD, TERMINAL BOX	
TBB	TELEPHONE BACKBOARD	
TBD	TO BE DETERMINED	
TC	TIME CLOCK	
TELE	TELEPHONE	
TV	TELEVISION	
TYP	TYPICAL	
U/F	UNDERFLOOR	
U/G	UNDERGROUND	
UH	UNIT HEATER	
UL	UNDERWRITERS LABORATORIES, INC.	
UNK	UNKNOWN	
UNO	UNLESS NOTED OTHERWISE	
V	VOLT(S)	
VA	VOLT-AMPERE	
W	WATT, WIDTH, WIRE	
W/	WITH	
W/O	WITHOUT	
WP	WEATHER PROOF	
XFMR	TRANSFORMER	

POWER SYSTEM

SYM.	DESCRIPTION	REMARKS
	120 / 208V PANEL 408 / 277V PANEL	
	DISCONNECT SWITCH	
TR	TRANSFORMER	
M	MOTOR WITH DESIGNATION	
J	JUNCTION BOX TO SUIT THE FIELD CONDITIONS	
P	PULL BOX	
	GROUNDING ELECTRODE CONNECTION	
L-1	HOMERUN TO PANEL 'L', CIRCUIT 1	
L-1,3,5	CIRCUIT HOMERUN - THREE CIRCUITS INDICATED	
#10	RACEWAY CONCEALED IN CEILING OR WALL. HASH MARKS INDICATE NUMBER OF WIRE. #12 AWG WIRE UNLESS OTHERWISE NOTED. TWO WIRES PLUS GROUND IF NO HASH SHOWN LONG HASH MARK DENOTES NEUTRAL. ALL CONDUIT PROVIDED W/ GROUND WIRE.	

RECEPTACLES

SYM.	DESCRIPTION	REMARKS
	DUPLEX RECEPTACLE 20A (TYP.) GROUNDING TYPE	115V +18" AFF OR VERFY.
	QUADRUPLEX RECEPTACLE 20A (TYP.) GROUNDING TYPE,	115V +18" AFF OR VERFY.
	GFCI CONVENIENCE OUTLET, 20A GROUNDING TYPE RECEPTACLES IN BATHROOM, LAUNDRY ROOM, AND KITCHEN SINK AND EXTERIOR LOCATION SHALL BE GROUND FAULT TYEP (GFI)	115V +18" AFF OR VERFY.
	DUPLEX RECEPTACLE OUTLET, 20A CEILING MOUNTED / GROUNDING TYPE	
	DUPLEX RECEPTACLE OUTLET, 20A FLOOR MOUNTED / GROUNDING TYPE	
	208V RECEPTACLE OUTLET COORDINATE NEMA TYPE AND ALL REQUIREMENTS WITH EQUIPMENT	115V +18" AFF OR VERFY.
WP	RECEPTACLE LETTER DESIGNATIONS AS FOLLOWS • WP - WEATHERPROOF • WG - WEATHERPROOF & GFCI • IG - ISOLATED GROUND • PD - POWER DOWN FROM CEILING • TV	115V +18" AFF OR AS NOTED.

LIGHTING FIXTURES & SWITCHES

SYM.	DESCRIPTION	REMARKS
F1	2'x4' LED LAY IN	
F2	2'x2' LED LAY IN	
D1	HALO 6" RECESSED LED DOWNLIGHT	
D2	HALO 4" RECESSED LED DOWNLIGHT	
$	SINGLE POLE TOGGLE SWITCH 36"-48" AFF	+36"-48" AFF
$ OSC	OCCUPANCY SENSOR SWITCH 36"-48" AFF	+36"-48" AFF
$ •	SWITCH LETTER DESIGNATIONS AS FOLLOWS • 3 : THREE WAY SWITCH 20 AMP • OCS : OCCUPANCY SENSOR SWITCH • M : MOTION SWITCH WITH MANUAL OVERRIDE • D : DIMMER SWITCH • TV	+36"-48" AFF

COMMUNICATIONS

SYM.	DESCRIPTION	REMARKS
	TELEPHONE OUTLET (1) WALL MOUNTED	+18" AFF OR AS NOTED.
	DATA OUTLET WALL MOUNTED	+18" AFF OR AS NOTED.
	COMBINATION TELEPHONE / DATA OUTLET WALL MOUNTED	+18" AFF OR AS NOTED.
EX	EXIT / EMERGENCY SIGN (MIN. 90 MINUTE BACK UP BATTERY)	
EM	BATTERY PACK EMERGENCY LIGHTING (MIN. 90 MINUTE BACK UP BATTERY)	
WP	EXTERIOR EXIT DISCHARGE LIGHT	

DATE
REVISION/ISSUE
NUMBER

JNF ASSOCIATES
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PROJECT NAME / ADDRESS

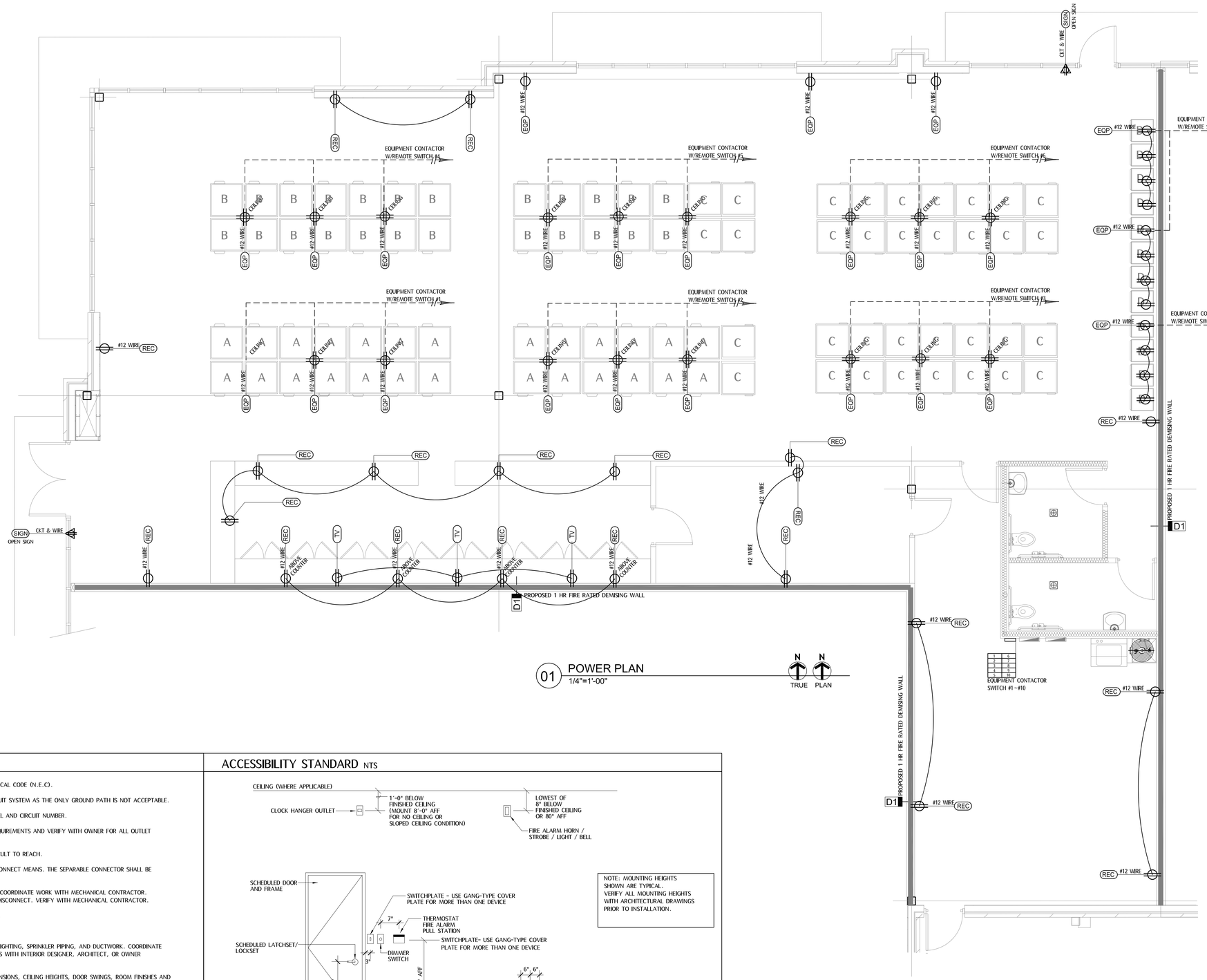
INTERIOR FINISH OUT BY TENANT
CLAW MANIA KINGDOM
3990 NE LOOP 820 SUITE #275
HALTOM CITY TX 76137

REFERENCE NUMBER

SHEET TITLE

SHEET NUMBER

E1.00



01 POWER PLAN
1/4"=1'-00"

POWER GENERAL NOTES

1. ALL ELECTRICAL WORK INCLUDED IN THIS PROJECT SHALL MEET THE REQUIREMENTS OF THE 2024 NATIONAL ELECTRICAL CODE (N.E.C).
2. ALL RECEPTACLE, AND EQUIPMENT BRANCH CIRCUIT CONDUITS SHALL CONTAIN A GROUND WIRE. USING THE CONDUIT SYSTEM AS THE ONLY GROUND PATH IS NOT ACCEPTABLE.
3. CONTRACTOR TO PROVIDE LABEL ON EACH OUTLET AND DISCONNECT MEANS INDICATING THE POWER SOURCE PANEL AND CIRCUIT NUMBER.
4. ELECTRICAL CONTRACTOR TO VERIFY WITH MANUFACTURER FOR ALL KITCHEN EQUIPMENT POWER/CONNECTION REQUIREMENTS AND VERIFY WITH OWNER FOR ALL OUTLET HEIGHTS BEFORE ROUGH-IN.
5. CONTRACTOR HAS OPTION TO USE GFCI BREAKER INSTEAD OF GFCI OUTLET FOR KITCHEN OUTLETS THAT ARE DIFFICULT TO REACH.
6. CONTRACTOR HAS OPTION TO USE CORD-AND-PLUG-CONNECTED INSTEAD OF DISCONNECT SWITCH FOR LOCAL DISCONNECT MEANS. THE SEPARABLE CONNECTOR SHALL BE ACCESSIBLE, THE RATING SHALL NOT LESS THEN THE OVER CURRENT DEVICE.
7. ALL DISCONNECT SWITCHES SHOWN ARE NON-FUSED WITH AMPERAGE/POLES AS REQUIRED TO MATCH EQUIPMENT. COORDINATE WORK WITH MECHANICAL CONTRACTOR. ELECTRICAL CONTRACTOR SHALL PROVIDE DISCONNECTS FOR ALL HVAC EQUIPMENT THAT IS NOT PROVIDED WITH DISCONNECT. VERIFY WITH MECHANICAL CONTRACTOR.
8. FINAL CONNECTION TO ALL ROTATING/VIBRATING EQUIPMENT SHALL BE MADE WITH LIQUID-TITE FLEXIBLE CONDUIT.
9. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATION OF HVAC EQUIPMENT
10. COORDINATE WORK WITH ALL OTHER TRADES. GIVE SPECIAL CONSIDERATION TO COORDINATING INSTALLATION OF LIGHTING, SPRINKLER PIPING, AND DUCTWORK. COORDINATE WALL OUTLET LOCATIONS WITH MILLWORK. VERIFY EXACT LOCATION, COLOR AND FINISH OF OUTLETS AND DEVICES WITH INTERIOR DESIGNER, ARCHITECT, OR OWNER REPRESENTATIVE PRIOR TO INSTALLATION.
11. REFER TO ARCHITECTURAL, STRUCTURAL, AND MECHANICAL DRAWINGS FOR GUIDANCE AND VERIFICATION OF DIMENSIONS, CEILING HEIGHTS, DOOR SWINGS, ROOM FINISHES AND LOCATION OF DUCTWORK, PIPES, STRUCTURAL STEEL, EQUIPMENT, CABINET WORK AND WAREHOUSE STORAGE LAYOUT.
12. EXISTING UTILITY DATA ARE NOT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE AND VERIFY THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. VERIFY EXISTING UTILITIES, UNDERGROUND PIPING, TELEPHONE, GAS, NETWORK, FIBER OPTIC, ETC., PRIOR TO BID.
13. ADVISE ENGINEER AND ARCHITECT OF ANY CONCERN OR QUESTIONS PRIOR TO PROCEEDING WITH THE WORK.

ACCESSIBILITY STANDARD NTS

NOTE: MOUNTING HEIGHTS SHOWN ARE TYPICAL. VERIFY ALL MOUNTING HEIGHTS WITH ARCHITECTURAL DRAWINGS PRIOR TO INSTALLATION.

NUMBER	REVISION/ISSUE	DATE

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PROJECT NAME / ADDRESS

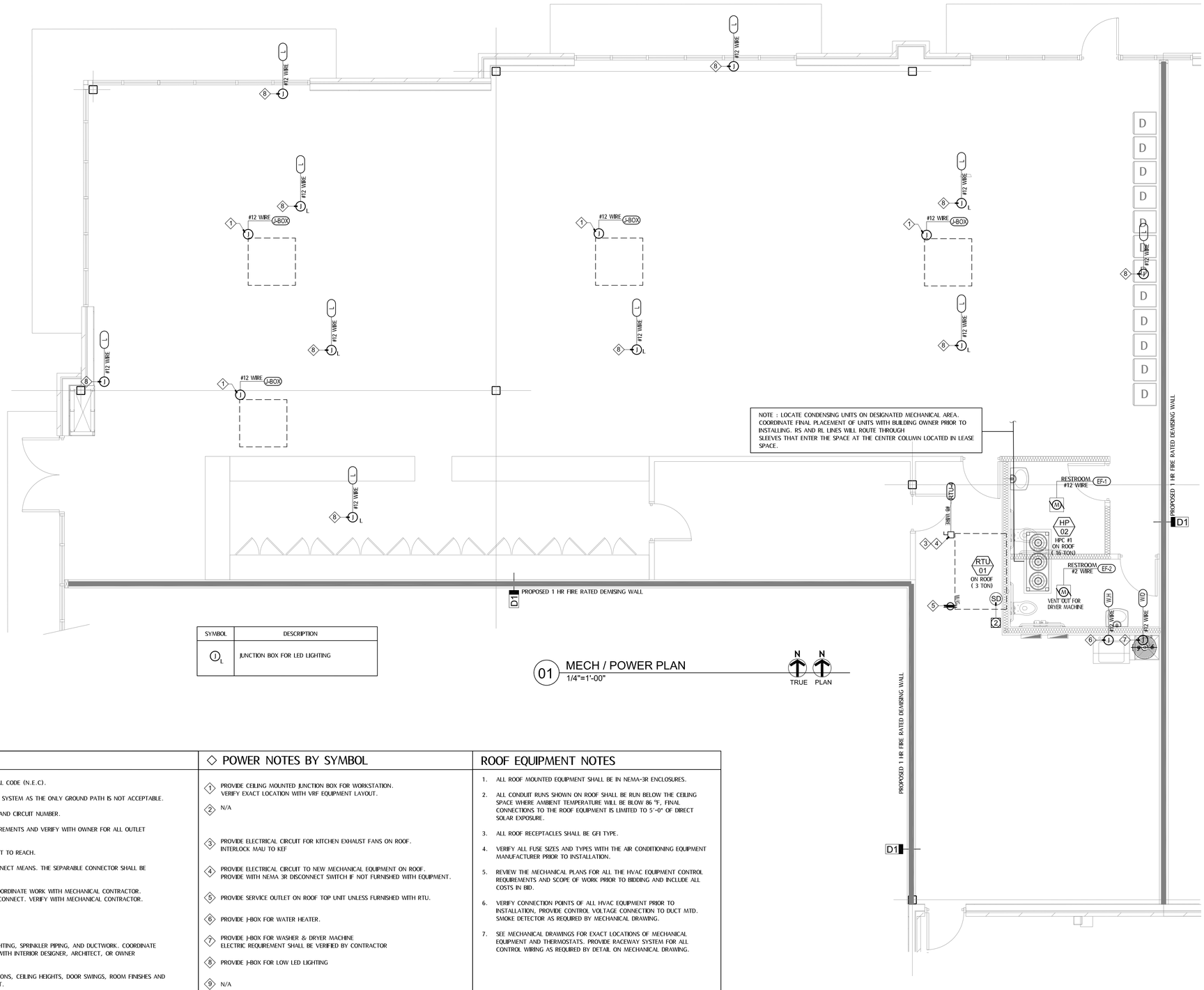
INTERIOR FINISH OUT BY TENANT
CLAW MANIA KINGDOM
3990 NE LOOP 820 SUITE #275
HALTOM CITY TX 76137

REFERENCE NUMBER

SHEET TITLE

SHEET NUMBER

E2.00



SYMBOL	DESCRIPTION
J L	JUNCTION BOX FOR LED LIGHTING

01 MECH / POWER PLAN
1/4"=1'-00"

N TRUE N PLAN

POWER GENERAL NOTES

1. ALL ELECTRICAL WORK INCLUDED IN THIS PROJECT SHALL MEET THE REQUIREMENTS OF THE 2024 NATIONAL ELECTRICAL CODE (N.E.C).
2. ALL RECEPTACLE, AND EQUIPMENT BRANCH CIRCUIT CONDUITS SHALL CONTAIN A GROUND WIRE. USING THE CONDUIT SYSTEM AS THE ONLY GROUND PATH IS NOT ACCEPTABLE.
3. CONTRACTOR TO PROVIDE LABEL ON EACH OUTLET AND DISCONNECT MEANS INDICATING THE POWER SOURCE PANEL AND CIRCUIT NUMBER.
4. ELECTRICAL CONTRACTOR TO VERIFY WITH MANUFACTURER FOR ALL KITCHEN EQUIPMENT POWER/CONNECTION REQUIREMENTS AND VERIFY WITH OWNER FOR ALL OUTLET HEIGHTS BEFORE ROUGH-IN.
5. CONTRACTOR HAS OPTION TO USE GFCI BREAKER INSTEAD OF GFCI OUTLET FOR KITCHEN OUTLETS THAT ARE DIFFICULT TO REACH.
6. CONTRACTOR HAS OPTION TO USE CORD-AND-PLUG-CONNECTED INSTEAD OF DISCONNECT SWITCH FOR LOCAL DISCONNECT MEANS. THE SEPARABLE CONNECTOR SHALL BE ACCESSIBLE, THE RATING SHALL NOT LESS THEN THE OVER CURRENT DEVICE.
7. ALL DISCONNECT SWITCHES SHOWN ARE NON-FUSED WITH AMPERAGE/POLES AS REQUIRED TO MATCH EQUIPMENT. COORDINATE WORK WITH MECHANICAL CONTRACTOR. ELECTRICAL CONTRACTOR SHALL PROVIDE DISCONNECTS FOR ALL HVAC EQUIPMENT THAT IS NOT PROVIDED WITH DISCONNECT. VERIFY WITH MECHANICAL CONTRACTOR.
8. FINAL CONNECTION TO ALL ROTATING/VIBRATING EQUIPMENT SHALL BE MADE WITH LIQUID-TITE FLEXIBLE CONDUIT.
9. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATION OF HVAC EQUIPMENT
10. COORDINATE WORK WITH ALL OTHER TRADES. GIVE SPECIAL CONSIDERATION TO COORDINATING INSTALLATION OF LIGHTING, SPRINKLER PIPING, AND DUCTWORK. COORDINATE WALL OUTLET LOCATIONS WITH MILLWORK. VERIFY EXACT LOCATION, COLOR AND FINISH OF OUTLETS AND DEVICES WITH INTERIOR DESIGNER, ARCHITECT, OR OWNER REPRESENTATIVE PRIOR TO INSTALLATION.
11. REFER TO ARCHITECTURAL, STRUCTURAL, AND MECHANICAL DRAWINGS FOR GUIDANCE AND VERIFICATION OF DIMENSIONS, CEILING HEIGHTS, DOOR SWINGS, ROOM FINISHES AND LOCATION OF DUCTWORK, PIPES, STRUCTURAL STEEL, EQUIPMENT, CABINET WORK AND WAREHOUSE STORAGE LAYOUT.
12. EXISTING UTILITY DATA ARE NOT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE AND VERIFY THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. VERIFY EXISTING UTILITIES, UNDERGROUND PIPING, TELEPHONE, GAS, NETWORK, FIBER OPTIC, ETC., PRIOR TO BID.
13. ADVISE ENGINEER AND ARCHITECT OF ANY CONCERN OR QUESTIONS PRIOR TO PROCEEDING WITH THE WORK.

◇ POWER NOTES BY SYMBOL

1. PROVIDE CEILING MOUNTED JUNCTION BOX FOR WORKSTATION. VERIFY EXACT LOCATION WITH VRF EQUIPMENT LAYOUT.
2. N/A
3. PROVIDE ELECTRICAL CIRCUIT FOR KITCHEN EXHAUST FANS ON ROOF. INTERLOCK MAU TO KEF
4. PROVIDE ELECTRICAL CIRCUIT TO NEW MECHANICAL EQUIPMENT ON ROOF. PROVIDE WITH NEMA 3R DISCONNECT SWITCH IF NOT FURNISHED WITH EQUIPMENT.
5. PROVIDE SERVICE OUTLET ON ROOF TOP UNIT UNLESS FURNISHED WITH RTU.
6. PROVIDE J-BOX FOR WATER HEATER.
7. PROVIDE J-BOX FOR WASHER & DRYER MACHINE ELECTRIC REQUIREMENT SHALL BE VERIFIED BY CONTRACTOR
8. PROVIDE J-BOX FOR LOW LED LIGHTING
9. N/A
10. N/A

ROOF EQUIPMENT NOTES

1. ALL ROOF MOUNTED EQUIPMENT SHALL BE IN NEMA-3R ENCLOSURES.
2. ALL CONDUIT RUNS SHOWN ON ROOF SHALL BE RUN BELOW THE CEILING SPACE WHERE AMBIENT TEMPERATURE WILL BE BLOW 86 °F, FINAL CONNECTIONS TO THE ROOF EQUIPMENT IS LIMITED TO 5'-0" OF DIRECT SOLAR EXPOSURE.
3. ALL ROOF RECEPTACLES SHALL BE GFI TYPE.
4. VERIFY ALL FUSE SIZES AND TYPES WITH THE AIR CONDITIONING EQUIPMENT MANUFACTURER PRIOR TO INSTALLATION.
5. REVIEW THE MECHANICAL PLANS FOR ALL THE HVAC EQUIPMENT CONTROL REQUIREMENTS AND SCOPE OF WORK PRIOR TO BIDDING AND INCLUDE ALL COSTS IN BID.
6. VERIFY CONNECTION POINTS OF ALL HVAC EQUIPMENT PRIOR TO INSTALLATION, PROVIDE CONTROL VOLTAGE CONNECTION TO DUCT MTD. SMOKE DETECTOR AS REQUIRED BY MECHANICAL DRAWING.
7. SEE MECHANICAL DRAWINGS FOR EXACT LOCATIONS OF MECHANICAL EQUIPMENT AND THERMOSTATS. PROVIDE RACEWAY SYSTEM FOR ALL CONTROL WIRING AS REQUIRED BY DETAIL ON MECHANICAL DRAWING.

NUMBER	REVISION/ISSUE	DATE

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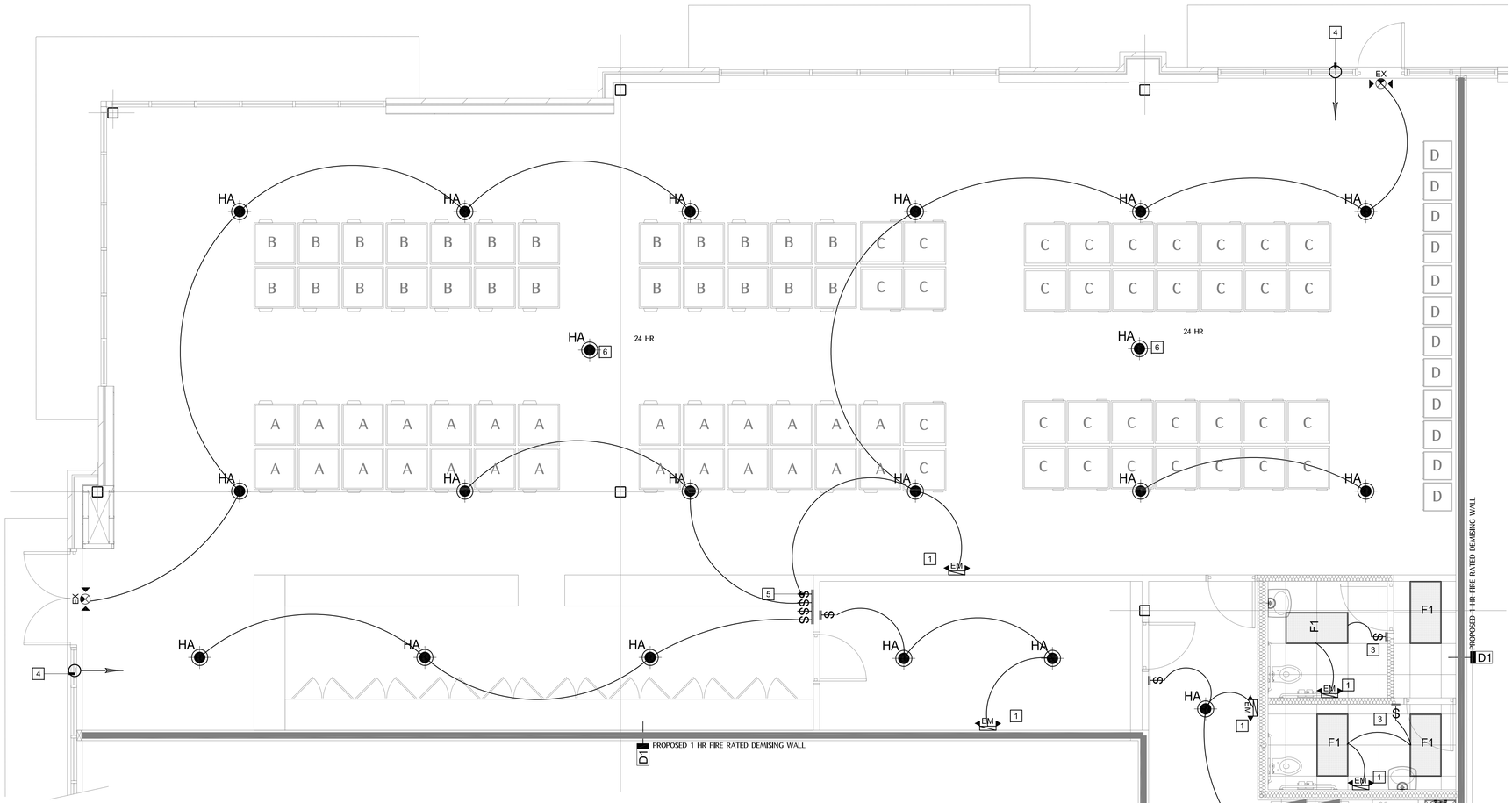
LIGHTING PLAN NOTES

1. ALL EXIT LIGHT AND EMERGENCY BATTERY PACKS SHALL BE CONNECTED AHEAD OF ALL SWITCHING/CONTROL DEVICES FOR CONTINUOUS POWER
2. ALL SWITCHES SHALL BE MOUNTED PER ADA TAS REQUIREMENTS.
3. ALL ROOM CONTROLLERS SHALL BE MOUNTED ABOVE ACCESSIBLE CEILING EXCEPT MOUNT AT STRUCTURE FOR AREAS WITHOUT CEILINGS.
4. REFER TO ARCHITECTURAL SHEET FOR CEILING CONDITIONS.
5. PROVIDE STRUCTURAL SUPPORTS ACCEPTABLE ARCHITECT FOR INSTALLATION OF FIXTURES IN AREAS WITHOUT CEILING. SUBMIT DETAIL FOR ARCHITECT APPROVAL.
6. ADVISE ENGINEER AND ARCHITECT OF ANY CONCERN OR QUESTIONS PRIOR TO PROCEEDING WITH THE WORK.
7. COORDINATE WORK WITH ALL OTHER TRADES. GIVE SPECIAL CONSIDERATION TO COORDINATING INSTALLATION OF LIGHTING, SPRINKLER PIPING, AND DUCTWORK. COORDINATE WALL SWITCHES WITH DOOR SWINGS. VERIFY EXACT LOCATION, COLOR AND FINISH OF OUTLETS AND DEVICES WITH INTERIOR DESIGNER, ARCHITECT, OR OWNER REPRESENTATIVE PRIOR TO INSTALLATION.
8. REFER TO ARCHITECTURAL, STRUCTURAL, AND MECHANICAL DRAWINGS FOR GUIDANCE AND VERIFICATION OF DIMENSIONS, CEILING HEIGHTS, DOOR DUCTWORK, PIPES, STRUCTURAL STEEL, EQUIPMENT, CABINET WORK, AND WAREHOUSE STORAGE LAYOUT.
9. INSTALL CEILING LIGHTING FIXTURES AS INDICATED ON ARCHITECTURAL REFELCTED CEILING PLANS AND/OR ON ELECTRICAL PLANS.
10. INSTALL WALL LIGHTING FIXTURES, WALL SWITCHES, WALL OUTLETS AND WALL MOUNTED EQUIPMENT FOR PROPER SIGNAL AND COMMUNICATIONS, IN COORDINATION WITH DETAILS, SECTIONS, ELEVATIONS AND ROOM FINISHES SHOWN ON ARCHITECTURAL DRAWINGS.
11. EXTERIOR LIGHT CIRCUIT SHALL BE CONTROLLED VIA EXISTING COMMON LIGHTING CONTRACTOR AND EXISTING ASTRONOMICAL TIME CLOCK. VERIFY IN FIELD.

☐ LIGHTING NOTES BY SYMBOL

1. EMERGENCY EGRESS LIGHT FIXTURE IS TO BE CONNECTED TO UN-SWITCHED LEG OF EXISTING HOUSE EXTERIOR LIGHTING CIRCUIT. FIELD VERIFY EXISTING CONDITIONS.
2. PROVIDE ADDITIONAL HOT WIRE FOR EXIT SIGN, EMERGENCY LIGHT.
3. PROVIDE "SENSOR SWITCH", DUAL TECHNOLOGY WALL MOUNTED MOTION SENSOR FOR AUTOMATIC CONTROL OF LIGHTS IN THIS ROOM. COORDINATE WITH OWNER/ARCHITECT FOR TIME-OUT ON SENSOR.
4. DISCONNECT & J-BOX FOR SIGN. PROVIDE DEDICATED NEUTRAL FOR ALL SIGNS. FIELD VERIFY J-BOX/SIGN LOCATION AND REQUIREMENTS WITH OWNER.
5. SWITCH BANK LOCATION
6. PROVIDE 24 HR ON SECURITY LIGHT



01 LIGHTING PLAN
1/4"=1'-00"

N TRUE N PLAN

LIGHT FIXTURE SCHEDULE

SYM.	DESCRIPTION	MANUFACTURER	MODEL #	LAMP	WATTS	QTY	REMARKS
EX	EXIT/EMERGENCY SIGN	HIGH LITES	HBP-PLED5-R-DEH-RC REMOTE CAPACITY	LED	11	3	EMERGENCY LIGHT FIXTURE/ MIN. 90 MINUTE BACK UP BATTERY, HARD WIRED UNIT AUTOMATICALLY RECHARGES BATTERY
EM	EMERGENCY LIGHT (TYPE A)	HIGH LITES	HL-120 2H6AD WHITE	LED	11	5	DOUBLE HEAD UNIT(WHITE) MOUNT PER PLAN
WP	EXTERIOR EXIT DISCHARGE LIGHT	MATCH TO EXISTING	TBD	LED	11	1	EXIT LIGHT WITH MINIMUM.90 MIN. BATTERY BACKUP
F1	RECESSED 2'x4' LED PANEL LIGHT INPUT: 100-277V, 60Hz, 40W/50W/60W	TBD	TBD	LED	60	4	CRI > 80 CCT : 3500K / 4000K / 5000K
HA	PENDANT SPOT LIGHT	TBD	TBD	LED	150	20	HIGH BAY LED LIGHT

NOTE
1. ALL LIGHTING FIXTURES SHALL BE FINAL SELECTED BY OWNER / ARCHITECT.
2. EXACT LOCATION AND MOUNTING HEIGHTS OF ALL LIGHTING FIXTURES SHALL BE VERIFIED WITH ARCHITECT PRIOR TO ROUGH-IN

LIGHTING & CEILING LEGEND SYMBOL NOT SCALED

SYM.	DESCRIPTION	SYM.	DESCRIPTION
	2'X2' CEILING TILE AND GRID	X	REFERENCE NOTE
	2'X4' CEILING TILE AND GRID		BLDG. STANDARD EXIT SIGN
	5/8" GYP.BD CEILING / SOFFIT		CEILING HEIGHT/TYPE TRANSITION
E	EXISTING TO REMAIN	XX'-XX" AFF TOP OF SLAB	CEILING HEIGHT INDICATOR
R	EXISTING TO BE CAPPED/REMOVED. PATCH/REPAIR WALL AND PREPARE TO RECEIVE NEW SCHEDULED FINISHES.		AIR LAY IN SUPPLY DIFFUSER 24"X24"
S	LIGHT SWITCH		RAGR RETURN GRILLE 24"X24"
S_D	DIMMER LIGHT SWITCH. LOWER CASE LETTER INDICATES CIRCUIT	EF	BLDG. STANDARD EXHAUST FAN WITH SWITCH AS REQUIRED BY CODE - WHITE
S_{3x}	3-WAY SWITCH. LOWER CASE LETTER INDICATES CIRCUIT		
S_{OCS}	OCCUPANCY SENSORS ARE REQUIRED IN ROOMS WITH TWO OR MORE LIGHTS OR SHALL BE DUAL SWITCHED (B) OCCUPANCY SENSORS ARE REQUIRED IN RESTROOMS.		
M	MOTION SENSOR		

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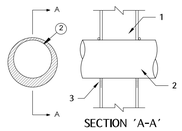
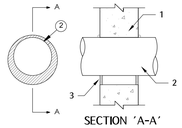


SECTION 'A-A'

NOTES:

1. RATED GYPSUM WALLBOARD ASSEMBLY.
2. MAX. 4" EMT OR 1" FLEXIBLE METALLIC CONDUIT. THE ANNULUS SPACE WITHIN THE FIRESTOP SYSTEM SHALL RANGE FROM POINT OF CONTACT TO 1-3/4" MAX.
3. SPECSEAL SERIES 100 SEALANT INSTALLED WITHIN ANNULUS TO 5/8" DEPTH. AT POINT CONTACT, INSTALL A 3/8" BEAD AT PENETRANT/GYPSUM WALLBOARD INTERFACE.

TYPICAL 1-HOUR PENETRATION



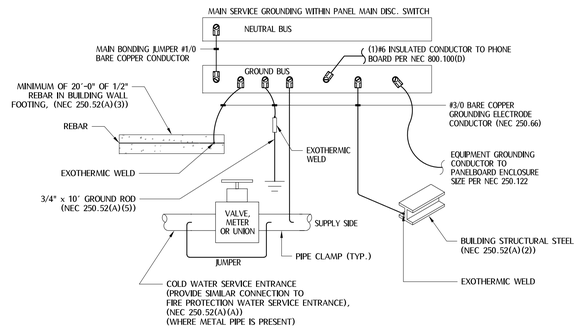
SECTION 'A-A'

NOTES:

1. CONCRETE OR CONCRETE BLOCK WALL.
2. MAX. 4" EMT OR 1" FLEXIBLE METALLIC CONDUIT. THE ANNULUS SPACE WITHIN THE FIRESTOP SYSTEM SHALL RANGE FROM POINT OF CONTACT TO 1-3/4" MAX.
3. SPECSEAL SERIES 100 SEALANT INSTALLED WITHIN ANNULUS TO 5/8" DEPTH. AT POINT CONTACT, INSTALL A 3/8" BEAD AT PENETRANT/GYPSUM WALLBOARD INTERFACE.

TYPICAL 2-HOUR PENETRATION

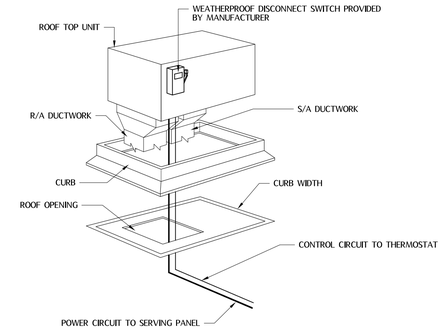
FIRE RATED WALL PENETRATION DETAIL NTS



NOTES:

1. ALL GROUNDING SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 250 OF NATIONAL ELECTRICAL CODE.
2. ALL GROUNDING ELECTRODE CONDUCTORS SHALL BE COPPER #3/0 UNLESS NOTED OTHERWISE.
3. PREFER TO ELECTRICAL SPECIFICATIONS FOR ADDITIONAL GROUNDING REQUIREMENTS.

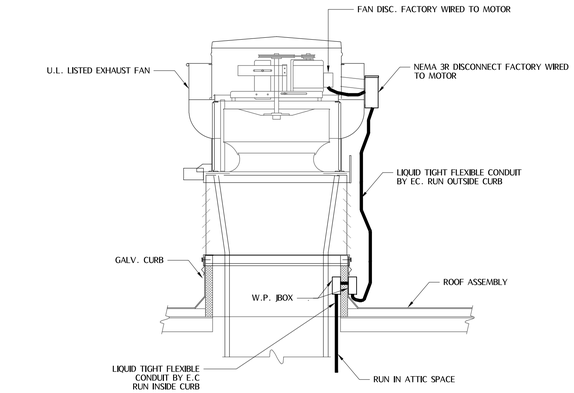
GROUNDING OF MAIN SERVICE ENTRANCE NTS



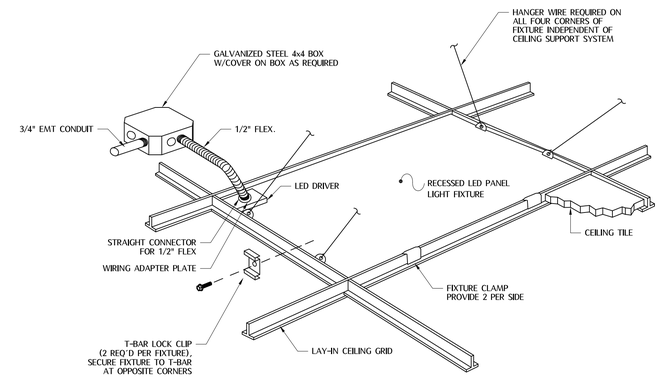
NOTES:

ALL WIRING BY ELECTRICAL CONTRACTOR.

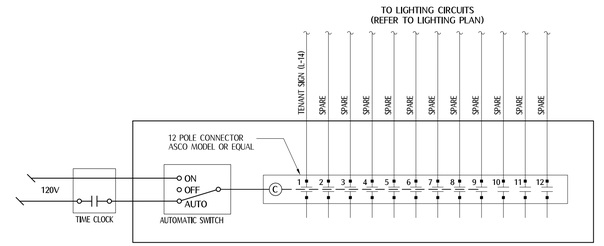
ROOF TOP UNIT WIRING DIAGRAM NTS



EXHAUST FAN ELECTRICAL CONNECTION DETAIL NTS



TYPICAL LAY-IN LED PANEL FIXTURE MOUNTING DETAIL NTS



LIGHTING CONTACTOR NOTES:

A. LIGHTING CONTACTOR SHALL BE MECHANICALLY HELD, 12-POLE RELAY THAT WILL MAINTAIN SWITCH POSITION UPON LOSS OF POWER, WHIT 30 AMP, 600 VOLT CONTACTS CAPABLE OF SWITCHING LARGE METAL HALIDE LIGHTING LOADS WITHOUT CONTACT WELDING, AND 120/208 VOLT COIL; ASCO MODEL #918 REMOTE CONTROL (RC) LIGHTING CONTACTOR, OR APPROVED EQUAL.

B. TIME CLOCK SHALL BE ELECTRONIC TIME CONTROLLER WITH FOUR CHANNELS, MOMENTARY CONTACTS, ASTRONOMICAL DIAL, 365 DAY CALENDAR, PARAGON TIME AND ENERGY CONTROLS MODEL #EC74/505, OR APPROVED EQUAL BY TORK.

C. PROVIDE MORE RELAYS IF NECESSARY.

LIGHTING CONTACTOR DIAGRAM NTS

NOTES BY SYMBOL

- (A) LANDLORD'S EXISTING ELECTRICAL SERVICE EQUIPMENT. VERIFY EXISTING CONDITIONS
- (B) ELECTRIC SERVICE METER ENCLOSURE AND BASE PROVIDED PER THE UTILITY COMPANY REQUIREMENTS. UTILITY COMPANY WILL PROVIDE THE METER
- (C) GROUND DETAIL REFER TO SHEET NO. E6.00
- (D) TIME CLOCK TORK IN NEMA 1 ENCLOSURE
- (E) LIGHTING CONTACTOR.
- (F) CONTROL WIRING IN 1/2" CONDUIT.

** CONTRACTOR SHALL VISIT THE JOB SITE, COMPLETELY REVIEW CONTRACT DOCUMENTS, AND FIELD VERIFY EXTENT OF WORK AND EXACT LOCATIONS AND CONDITIONS OF ALL NEW AND EXISTING CONSTRUCTION, ELEVATIONS SERVICE POINTS, ETC. AS REQUIRED FOR A COMPLETE AND CORRECTLY OPERATING SYSTEM. CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR, OWNER REP., LANDLORD REP., AND REPORT ANY CONFLICTS OR PROBLEMS WHICH MAY ARISE PRIOR TO LOCATING AND INSTALLING ANY SERVICES, CONTRACTOR SHALL INCLUDE ALL COSTS IN HIS BID AS REQUIRED TO CORRECT CONFLICTS WITH NO ADDITIONAL EXPENSE TO THE OWNER.

NOTES:

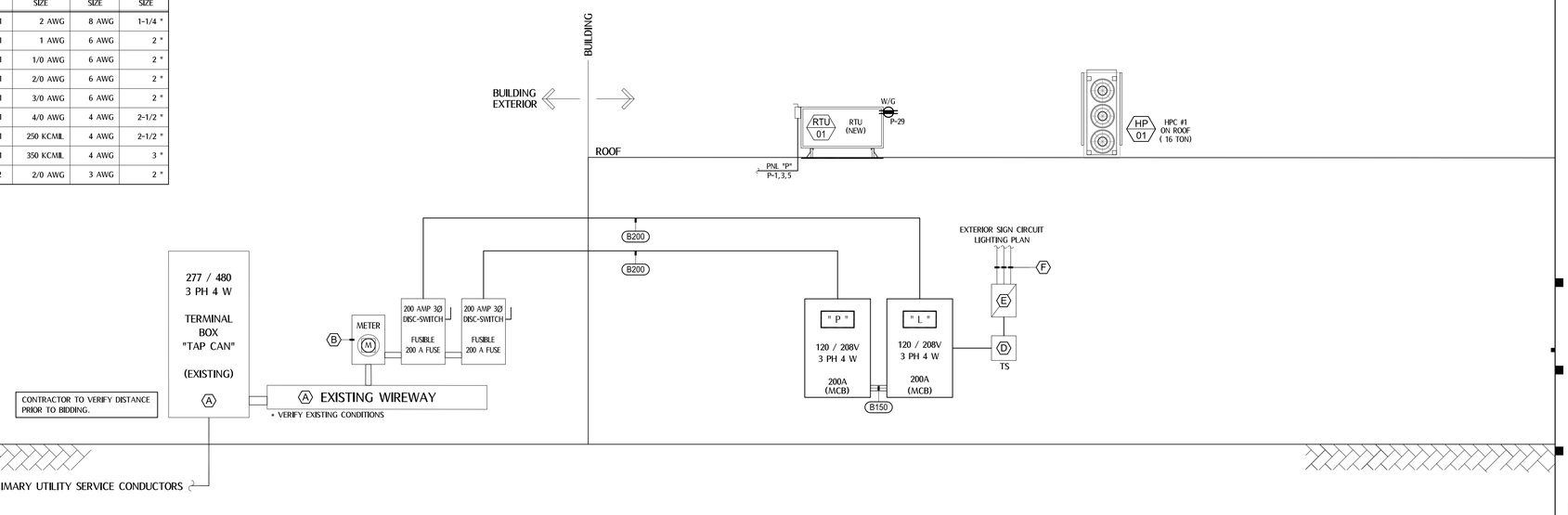
COORDINATE ELECTRICAL SERVICE REQUIREMENT WITH LOCAL ELECTRIC UTILITY COMPANY PRIOR TO STARTING ANY ELECTRIC SERVICE WORK.

** GENERAL CONTRACTOR SHALL VERIFY EXACT EQUIPMENT SUPPLIED TO JOBSITE WITH EQUIPMENT SPECIFIED. GENERAL CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO EQUIPMENT SUPPLIED PRIOR TO ANY INSTALLATIONS.

FEEDER SCHEDULE

COPPER

AMPS (A)	3 COND	4 COND	RUNS	CONDUCTOR SIZE	GROUND SIZE	CONDUIT SIZE
100	A100	B100	1	2 AWG	8 AWG	1-1/4 "
125	A125	B125	1	1 AWG	6 AWG	2 "
150	A150	B150	1	1/0 AWG	6 AWG	2 "
175	A175	B175	1	2/0 AWG	6 AWG	2 "
200	A200	B200	1	3/0 AWG	6 AWG	2 "
225	A225	B225	1	4/0 AWG	4 AWG	2-1/2 "
250	A250	B250	1	250 KCMIL	4 AWG	2-1/2 "
300	A300	B300	1	350 KCMIL	4 AWG	3 "
350	A350	B350	2	2/0 AWG	3 AWG	2 "



1 ELECTRIC RISER DIAGRAM NTS

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MECHANICAL LEGEND

1. CODES, RULES AND REGULATIONS

   A) ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES AND CODES.

   B) WHEN THE DRAWINGS CALL FOR MATERIALS OR CONSTRUCTION OF A BETTER QUALITY OR LARGER SIZES THAN REQUIRED BY THE ABOVE MENTIONED CODES AND RULES, WORK SHALL BE AS SPECIFIED OR SHOWN RATHER THAN AS REQUIRED BY CODE. ALL ITEMS OR FEATURES OF THE MECHANICAL SYSTEMS REQUIRED BY CODE SHALL BE INCLUDED, EVEN THOUGH NOT SPECIFIED HEREIN.

   C) INSTALLATION OF THE SYSTEMS SHALL BE IN ACCORDANCE WITH THE ABOVE MENTIONED CODES AND REGULATIONS AND ALSO SHALL CONFORM TO GOOD, ACCEPTED MECHANICAL PRACTICES.

2. COORDINATE ALL MECHANICAL WORK W/ARCHITECTURAL, ELECTRICAL, STRUCTURAL, SUBCONTRACTOR & OTHER TRADES TO AVOID INTERFERENCES.
3. COORDINATE LOCATIONS OF OPENING THROUGH FLOOR, WALL & ROOF W/ARCHITECTURAL, ELECTRICAL & STRUCTURAL DRAWINGS.
4. SEAL & TAPE ALL OPENINGS IN DUCTWORK AIRTIGHT AFTER TESTING.
5. ALL SIZES FOR DUCT, GRILLE, REGISTER, DIFFUSER & LOUVER SHALL BE IN INCHES.
6. CHECK & VERIFY ALL FIELD CONDITIONS & ACTUAL DIMENSIONS BEFORE PREPARING SHOP DRAWINGS & BEGINNING INSTALLATION NOTIFY ARCHITECT IMMEDIATELY OF AND ALL DISCREPANCIES.
7. TEST & BALANCE ALL EXHAUST SYSTEM ACCORDING TO CFM INDICATED ON PLANS.
8. ALL APPLIANCE AND PLUMBING VENTS SHALL BE AT LEAST TEN(10) FEET IN A HORIZONTAL DIRECTION, OR THREE (3) FEET ABOVE THE OUTSIDE-AIR INTAKES FOR HAVA UNITS.
9. GREASE HOOD EXHAUST DUCT SHALL SLOPE NOT LESS THAN 1/4" PER LINEAR FOOT TOWARD THE HOOD SO THAT GREASE CANNOT BECOME POCKETED IN ANY PORTION OF EXHAUST DUCT.
10. PROVIDE CLEANOUT OPENING WITH TIGHT-FITTING DOOR IN GREASE DUCT AND FIRED RATED ENCLOSURE MATERIAL & CONSTRUCTION SHALL COMPLY WITH INTERNATIONAL MECHANICAL CODE.

** CONTRACTOR TO BE AWARE OF OBSTRUCTIONS AND BE PREPARED TO OFFSET DUCT AND PIPING BOTH VERTICAL AND HORIZONTALLY TO ROUTE MECHANICAL SYSTEM

CONTRACTOR SHALL EVALUATE EXISTING RTU AND DETERMINE IF EQUIPMENT CAN BE REUSED. CONTRACTOR SHALL PROVIDE REPORT TO OWNER AND COORDINATE WITH OWNER PRIOR TO PURCHASE IN THE EVENT A NEW RTU IS REQUIRED.

ALL EXISTING FLEX DUCT AND AIR DEVICES SHALL BE REMOVED BACK TO DUCT TAP. CAP AND SEAL ALL OPENINGS.

MECHANICAL LEGEND

SYM.	DESCRIPTION	REMARKS
	AIR LAY IN SUPPLY DIFFUSER 24"x24"	
R	RAGR RETURN GRILLE 24"x24"	
EF	BLDG. STANDARD EXHAUST FAN WITH SWITCH AS REQUIRED BY CODE - WHITE	
	SUPPLY AIR DUCTWORK THROUGH HORIZONTAL PARTITION	
	RETURN AIR AND OUTSIDE AIR DUCTWORK THROUGH HORIZONTAL PARTITION	
	EXHAUST AIR DUCTWORK THROUGH HORIZONTAL PARTITION	
	FLEXIBLE DUCTWORK	
T	THERMOSTAT	
H	HUMIDISTAT	
SD	SMOKE DETECTOR IN RETURN AIR DUCT > 2,000 CFM	

MECHANICAL SPECIFICATIONS

PART 1 - GENERAL

SCOPE

FURNISH, INSTALL, TEST, PLACE INTO OPERATION AND GUARANTEE, COMPLETE, OPERABLE, AND APPROVED MECHANICAL AND PLUMBING WORK. SECURE AND PAY FOR ALL MATERIALS, EQUIPMENT, LABOR, SUPERVISION, FEES, TESTS, PERMITS, AND ALL OTHER COSTS REQUIRED.

REGULATIONS IN EFFECT

NATIONAL, STATE, AND CITY CODES, ORDINANCES, ETC., HAVING JURISDICTION, RULES AND REQUIREMENTS OF UTILITY SERVING AGENCIES.

NO ADDITIONAL FUNDS WILL BE ALLOCATED FOR WORK REQUIRED TO CONFORM TO REGULATIONS AND REQUIREMENTS.

QUALIFICATION OF WORKMEN

USE SUFFICIENT JOURNEYMEN CRAFTSMEN AND COMPETENT SUPERVISORS, TO ENSURE PROMPT, PROPER, AND SAFE EXECUTION OF WORK.

DESIGN DRAWINGS

DESIGN DRAWINGS ARE DIAGRAMMATIC AND ONLY DEFINE BASIC FUNCTIONS REQUIRED. PROVIDE ALL WORK, MATERIAL, ETC., TO ACCOMPLISH THESE REQUIREMENTS. MINOR DEVIATIONS FROM DESIGN LAYOUT ARE ANTICIPATED AND ARE A PART OF WORK INCLUDED, HOWEVER MAKE NO CHANGES THAT ALTER CHARACTER OF WORK. DO NOT SCALE DESIGN DRAWINGS.

SHOP DRAWINGS

INDEXED BROCHURE COMPLETELY DESCRIBING MAJOR PRODUCTS AND SYSTEMS (SEVEN HARD BOUND COPIES)

FOR INFORMATION AND COORDINATION ONLY. PROVIDE SUFFICIENT DATA TO CLEARLY DEFINE THE WORK REQUIRED OF OTHER TRADES FOR PROPER INSTALLATION, OPERATION, AND SERVICE OF EQUIPMENT.

SHOP DRAWINGS ARE NOT A FORUM FOR CHANGES IN PROJECT SCOPE OR REQUIREMENTS.

PART 2 - PRODUCT

GENERAL

NEW AND UNUSED PRODUCTS OF ESTABLISHED AND REPUTABLE AMERICAN MANUFACTURERS. SIMILAR ITEMS SHALL BE OF SAME MANUFACTURER.

COMPLETE AND OPERABLE SYSTEMS. INCLUDE ANY AND ALL ACCESSORIES REQUIRED FOR PROPER OPERATION AS THOUGH SPECIFICALLY INDICATED. SUCH AS; FILTERS, CONDENSATE DRAINS WITH VENTED TRAPS, RELIEF VALVES, SERVICE VALVES AND STOPS, THERMOSTATS, LOW VOLTAGE WIRING, VIBRATION ISOLATORS AND ITEMS SPECIFICALLY RECOMMENDED BY MANUFACTURER.

REFERENCE TO A MANUFACTURER'S PRODUCT IS TO ESTABLISH TYPE, QUALITY, AND PERFORMANCE REQUIRED. THESE QUALIFICATIONS ARE IN ADDITION TO REQUIREMENTS SHOWN ELESEWHERE.

AIR CONDITIONING UNITS

AIR COOLED DIRECT EXPANSION TYPE UNIT WITH REVERSE CYCLE HEATING. DECORATIVE WEATHERPROOF CABINET, ENAMEL FINISH. FACTORY PRE-WIRED INCLUDING CONTROLS, SAFETIES, MOTOR STARTERS, ETC.. BALANCED CENTRIFUGAL MULTI-SPEED SUPPLY AIR BLOWER, ACCESSIBLE FOR LUBRICATION. VERTICAL DISCHARGE CONDENSER FAN.

REFRIGERANT SYSTEM; HERMETIC COMPRESSORS WITH FIVE(5) YEAR WARRANTY. COPPER PIPING THROUGHOUT. INCLUDE SERVICE AND CHARGING VALVES, FILTER DRYER, HIGH-LOW PRESSURE CONTROLS, REFRIGERANT ACCUMULATOR, AND CRANKCASE HEATER.

TOILET EXHAUST FANS

CEILING MOUNTED, CENTRIFUGAL DIRECT-DRIVE. STATICALLY AND DYNAMICALLY BALANCED. FURNISH WITH OVERLOAD PROTECTION, DISCONNECT, BACK-DRAFT DAMPER. ACOUSTIC LINED HOUSINGS IN UNITS OVER 100 CFM.

DUCTWORK

GALVANIZED STEEL. MATERIAL GAGES, JOINTS, SUPPORTS AND BRACING IN COMPLIANCE WITH MECHANICAL CODE AND SMACNA RECOMMENDATIONS.

FLEXIBLE DUCT FOR AIR CONDITIONING TERMINAL BRANCHES; 1" THICK FIBERGLASS DUCT SUPPORTED OVER SPRING STEEL WIRE HELIX. WOVEN FIBERGLASS MESH LINER AND FIBERGLASS REINFORCED METALIZED OUTER JACKET. UL-181 (CLAS 1) AND NFPA 90A AND 90B

DUCT INSULATION

1 1/2" THICK BY 0.5 PCF FIBERGLASS WITH VAPOR BARRIER BLANKET ON METALLIC AIR CONDITIONING SUPPLY (R-6 MINIMUM) AND RETURN DUCTWORK BELOW ROOF. 1" THICK NEOPRENE COATED DUCT LINER ON DUCTWORK ABOVE ROOF (R-8 MINIMUM).

GRILLES, REGISTERS, AND DIFFUSERS

DIFFUSERS: RECTANGULAR MULTIPLE CONE FIXED PATTERN TYPE (FACE PATTERN SELECTED TO SUIT AIR PATTERN REQUIRED). REMOVABLE CORE/OPPOSED BLADED VOLUME CONTROL/ENAMEL FINISH.

FILTER GRILLES: FIXED PIN-SET BARS AT APPROXIMATELY 400, WITH HINGED FACE. ALUMINUM OR ENAMELED STEEL.

SELECT AND SIZE AIR DISTRIBUTION DEVICES IN ACCORDANCE WITH THE REQUIREMENTS OF EACH APPLICATION. DEVICES, GENERALLY, SHALL PROVIDE UNIFORM, DRAFT-FREE AND QUIET AIR DISTRIBUTION, RIGID FRAMES, COMPATIBLE WITH SURFACE OR STRUCTURE.

PART 3 - EXECUTION

GENERAL

PERFORM ALL WORK IN BEST PRACTICE. ARRANGE FOR GREATEST PRACTICAL EASE OF OPERATION AND SERVICE. INSTALL SQUARELY WITH BUILDING LINES. PROVIDE RIGID, PERMANENT, LEVEL, BASES AND SUPPORTS. ELIMINATE VIBRATION AND RATTLING.

FOLLOW THESE SPECIFICATIONS AND MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES.

COVER AND PROTECT ALL EQUIPMENT AND MATERIALS FROM WEATHER, THEFT, ETC., PLUG OR CAP ALL OPEN ENDS OF INSTALLED PIPING AND DUCTWORK.

EXCAVATION AND BACKFILL

ACCURATELY GRADE BOTTOM OF TRENCHES TO PROVIDE UNIFORM CONTINUOUS BEARING AND SUPPORT FOR PIPE. BACKFILL IN SIX INCH (6") MECHANICALLY COMPACTED LAYERS, FREE OF ROCKS, WOOD, AND DEBRIS. JETTING IS NOT AN ACCEPTABLE MEANS OF COMPACTION.

ROUGH-IN AND FINAL CONNECTIONS

THE DRAWINGS INDICATE GENERAL ARRANGEMENTS ONLY. PROVIDE ROUGH-IN AND FINAL CONNECTIONS FOR FIXTURES AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S SUGGESTIONS AND PRODUCT REQUIREMENTS.

DUCTWORK

RIGID AND AIRTIGHT. TIGHTLY FITTED JOINT WITH NO VOIDS. CLOSE MINOR GAPS WITH CANVAS TAPE SET INTO AND SEALED WITH BRUSH APPLIED ADHESIVE, OR WITH SILICONE CAULKING COMPOUND. DO NOT UTILIZE PRESSURE SENSITIVE TAPE.

THROAT RADIUS OF ELBOWS EQUAL TO DUCT WIDTH OR USE SQUARE ELBOWS WITH TURNING VANES. TRANSITIONS NOT TO EXCEED 4 TO 1 RATIO.

SIZES SHOWN ARE NET INSIDE DIMENSIONS.

SEAL ALL JOINTS OF DUCTWORK ABOVE ROOF WITH GLASS FIBER TAPE EMBEDDED IN ROOFING CEMENT. APPLY SECOND COAT OF CEMENT AFTER FIRST HAS SET AND FINISH WITH TWO COATS OF ALUMINUM ROOFING PAINT.

SHIP-LAP CUT ALL JOINTS IN FIBERGLASS DUCTWORK. USE METAL REINFORCING AT ALL CONNECTIONS. CLOSE WITH THERMAL ACTIVATED TAPE.

CONNECT FLEXIBLE DUCT TO RIGID TRUNK DUCTS WITH FACTORY FABRICATED FITTINGS WITH DAMPER AND SCOOP (WHERE 'TAP-INS' SERVE SINGLE OUTLETS, AND WHERE TAP-IN DAMPER IS ACCESSIBLE. OUTLET DAMPER MAYBE OMITTED.) SECURE FLEX DUCT WITH PANDUIT CLAMPS, INSTALLED TO FACTORY RECOMMENDED TENSION.

DUCT INSULATION

WRAP NO VOIDS AND 4" MINIMUM OVERLAP. SECURE WITH WIRES NOT EXCEEDING 18" SPACING.

APPLY INTERNAL DUCT LINER WITH FULL COVERAGE OF ADHESIVE AND SEAL EDGES. PROVIDE MECHANICAL FASTENERS AT 16" SPACING. PROVIDE CONTINUOUS Z CLIP OVER LEADING EDGE AT AIR CONDITIONING UNIT DISCHARGE.

AIR DISTRIBUTION DEVICES

INSTALL TIGHTLY AND SQUARE WITH BUILDING LINES. VERIFY EXACT POSITIONING OF ALL DEVICES WITH ARCHITECTURAL DRAWINGS AND NOTES. FLANGED DEVICES SHALL BE SEALED AIR TIGHT WITH SPONGE RUBBER GASKETS. ADJUST BLADES AND DAMPERS FOR PROPER AIR DISTRIBUTION AND FLOW.

COMMISSIONING

VERIFY PROPER POWER TO ELECTRIC MOTORS AND CONTROLS. TEST AND ADJUST CONTROLS AND SYSTEMS AND CONFIRM PROPER OPERATION.

AN INDEPENDENT AABC OR NEBB CERTIFIED CONTRACTOR SHALL BALANCE AIR DISTRIBUTION TO VALUES LISTED ON DRAWINGS. A FINAL COPY OF THE TEST AND BALANCE REPORT SHALL BE PROVIDED TO THE ENGINEER UPON COMPLETION OF THE REPORT. A PROJECT SHALL NOT BE CONSIDERED IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS UNTIL SUCH A REPORT HAS BEEN PROVIDED TO THE ENGINEER.

BEFORE ACCEPTANCE AND FINAL PAYMENT, IT SHALL BE DEMONSTRATED THAT ALL APPARATUS IS FUNCTIONING PROPERLY AND EFFICIENTLY. THE CONTRACTOR SHALL MAKE A THOROUGH TEST OF EACH SUPPLY, RETURN, AND EXHAUST SYSTEMS TO ASSURE THAT EACH DIFFUSER AND REGISTER HAS THE PROPER QUANTITY OF AIR IN ACCORDANCE WITH AABC OR NEBB.

THE TEST AND BALANCE CONTRACTOR HAS THE RIGHT TO COMMUNICATE ANY INFORMATION TO THE MECHANICAL ENGINEER.

UPON REQUEST OF OWNER, AND AT HIS CONVENIENCE, PROVIDE SUFFICIENT QUALIFIED PERSONNEL AND TIME, TO INSTRUCT OWNER OR HIS REPRESENTATIVE IN THE SAFE AND PROPER OPERATION OF SYSTEMS PROVIDED.

ABBREVIATIONS

ACU	AIR CONDITIONING UNIT
AD	AREA DRAIN
AFC	ABOVE FINISH CEILING
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLE UNIT
AFC	AVAILABLE FAULT CURRENT
ALT	ALTERNATE
AUX	AUXILIARY
BFC	BELOW FINISHED CEILING
BFG	BELOW FINISHED GRADE
BOD	BOTTOM OF DUCT
BLDG	BUILDING
BOP	BOTTOM OF PIPE
BOS	BOTTOM OF STRUCTURE
BTC	BRANCH TO CONNECTION
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CI	CAST IRON
CLG	CEILING
CO	CLEAN-OUT
CP	CONTROL PANEL
CT	COOLING TOWER
CU	CONDENSING UNIT
CW	COLD WATER (DOMESTIC)
DED	DEDOCATED
DF	DRINKING FOUNTAIN
DFA	DOWN FROM ABOVE
DN	DOWN
DS	DOWNSPOUT
EF	EXHAUST FAN
ELEV	ELEVATION
EMERG	EMERGENCY
EHU	ELECTRICAL HEATER UNIT
EM	EMERGENCY
ESP	EXTERNAL STATIC PRESSURE
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPLOSION PROOF
FBO	FURNISHED BY OWNER
FCO	FLOOR CLEANOUT
FCU	FAN COIL UNIT
FD	FIRE DAMPER OR FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDVC	FIRE DEPT VALVE CABINET
FHVC	FIRE HOSE VALVE CABINET
FEF	FLUE EXHAUST FAN
FL	FLOW LINE
F.P.C	FIRE PROTECTION CONTRACTOR
FS	FLOOR SINK
GCO	GRADE CLEANOUT
GPM	GALLONS PER MINUTE

HB	HOSE BIBB
HC	HEATING COIL
HD	HUB DRAIN OR HEAD
HE	HEAT EXCHANGER
HOA	HAND-OFF-AUTO
HP	HORSEPOWER
HTG	HEATING
HW	HOT WATER (DOMESTIC)
HWP	HOT WATER PUMP
HWR	HOT WATER RETURN (DOMESTIC)
IBO	INSTALLED BY OTHERS
IND	INDICATING
INSUL	INSULATION
KW	KILOWATT(S)
KWH	KILOWATT - HOUR
MCA	MINIMUM CIRCUIT AMPACITY
MCC	MOTOR CONTROL CENTER
MD	MOTORIZED DAMPER
MOCP	MAXIMUM OVER-CURRENT PROTECTION
MTR	MOTOR
MVD	MANUAL VOLUME DAMPER
NC	NORMALLY CLOSED
NFWH	NON FREEZE WALL HYDRANT
NIC	NON IN CONTRACT
NO	NORMALLY OPEN
NIC	NOT IN CONTRACT
OA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
ORD	OVERFLOW ROOF DRAIN
OH	OVERHEAD
PD	PLANTER DRAIN
PL	PILOT LIGHT
PVC	POLYVINYL CHLORIDE
PIV	POST INDICATOR VALVE
RA	RETURN AIR
RAG	RETURN AIR GRILLE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RLA	RUNNING LOAD AMPS
RPM	REVOLUTIONS PER MINUTE
RTU	ROOF TOP UNIT
S	SINK (PLBG) / SENSOR (MECH)
SA	SUPPLY AIR
SD	SMOKE DETECTOR OR STORM DRAIN
SF	SQUARE FOOT
SU	STUB-UP
S/S	SPLIT SYSTEM (DX)
SS	SANITARY SEWER

TEMP	TEMPORARY
TOD	TOP OF DUCT
TOP	TOP OF PIPE
TSP	TOTAL STATIC PRESSURE
T-STAT	THERMOSTAT
U/F	UNDERFLOOR
UR	URINAL
UG	UNDERGROUND
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
VAV	VARIABLE AIR VALVE (OR VOLUME)
VFD	VARIABLE FREQUENCY DRIVE
VTR	VENT THRU ROOF
VERT	VERTICAL
WC	WATER CLOSET
WCO	WALL CLEANOUT
WF	WATER FIXTURE
WH	WATER HEATER
YH	YARD HYDRANT
ZC	ZONE CONTROL

REVISION/ISSUE
NUMBER
DATE

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INTERIOR FINISH OUT BY TENANT
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3990 NE LOOP 820 SUITE #275
HALTOM CITY TX 76137

REFERENCE NUMBER

SHEET TITLE

SHEET NUMBER

M1.00

MECHANICAL GENERAL NOTES

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   C) INSTALLATION OF THE SYSTEMS SHALL BE IN ACCORDANCE WITH THE ABOVE MENTIONED CODES AND REGULATIONS AND ALSO SHALL CONFORM TO GOOD, ACCEPTED MECHANICAL PRACTICES.

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6. SUPPLY, RETURN, RESTROOM EXHAUST DUCT CONSTRUCTION SHALL BE GALVANIZED STEEL. GAUGES, SWAY BRACING AND SUSPENSION SHALL CONFORM TO SMACNA STANDARDS. SEAL ALL SEAMS AND JOINT AIR AND WATERTIGHT. FLEXIBLE ALUMINUM DUCTWORK OR FIBERGLASS DUCTBOARD IS NOT ALLOWED (UNO)
7. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES.
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9. THE LOCATION OF ALL ROOF PENETRATIONS SHALL BE COORDINATED WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
10. ALL SUPPLY AND RETURN AIR DUCTWORK IN CONCEALED SPACES TO BE WRAPPED WITH 1" THICK 0.75 LB/FT3 DENSITY FIBERGLASS INSULATION. JOINTS TO OVERLAP 3" MINIMUM.
11. MANUAL VOLUME DAMPERS OR ADJUSTABLE EXTRACTORS TO BE INSULATED IN ALL BRANCH TAKE-OFFS. ALL DAMPERS ARE TO HAVE LOCKING QUADRANTS.
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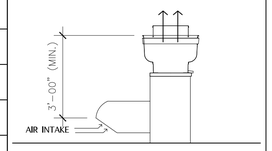
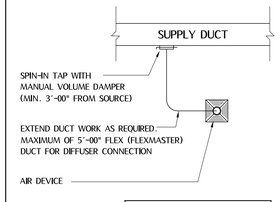
LEGEND

SYMBOL	DESCRIPTION
	AIR LAY IN SUPPLY DIFFUSER 24"X24"
	RAGR RETURN GRILLE 24"X24"
SD	SMOKE DETECTOR IN RETURN AIR DUCT > 2,000 CFM
	BLDG. STANDARD EXHAUST FAN WITH SWITCH AS REQUIRED BY CODE - WHITE

ALL SYMBOLS NOT NECESSARILY USED



TYP.DUCT DETAIL(TYP.)

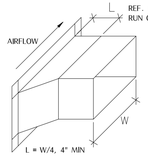


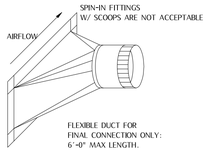
TYPICAL MAIN DUCT SIZE

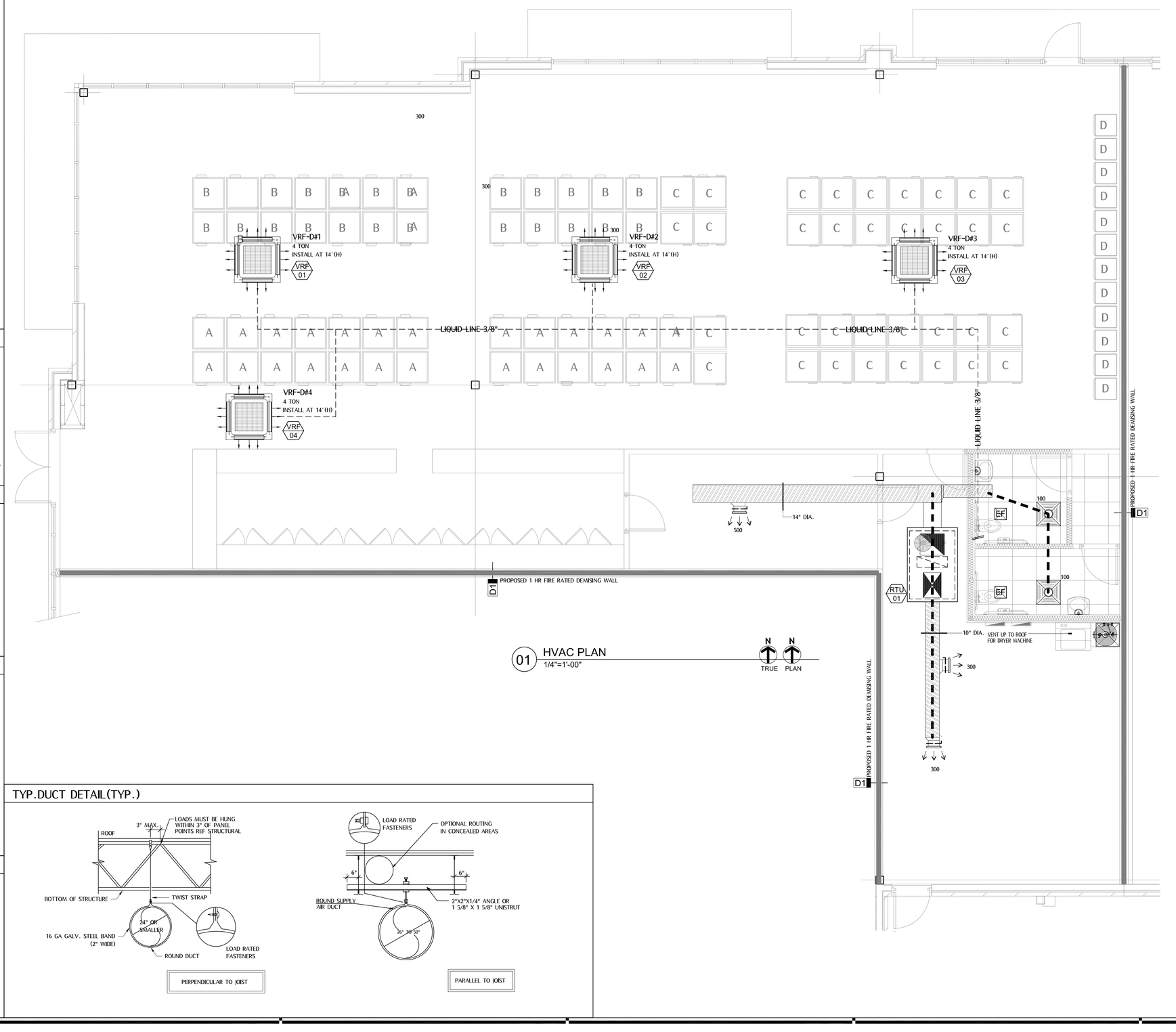
TYPICAL MAIN DUCT SIZE VS. CFM @ 0.08/800 FOOT:

INLET SIZE	CFM RANGE
6"	180 CFM
8"	275 CFM
10" OR (10" x 8")	350 CFM
12" OR (12" x 10")	575 CFM
14" OR (12" x 12")	900 CFM
16" OR (14" x 14")	1,300 CFM
18" OR (20" x 14")	1,800 CFM
20" OR (24" x 14")	2,300 CFM
24" OR (24" x 20")	3,900 CFM
(24" x 16")	3,000 CFM
(24" x 24")	5,000 CFM
(30" x 16")	4,000 CFM
36" OR (36" x 30")	10,000 CFM

BRANCH DUCT FITTING







01 HVAC PLAN
1/4"=1'-0"

N TRUE N PLAN

TYP.DUCT DETAIL(TYP.)

DATE
REVISION/ISSUE
NUMBER

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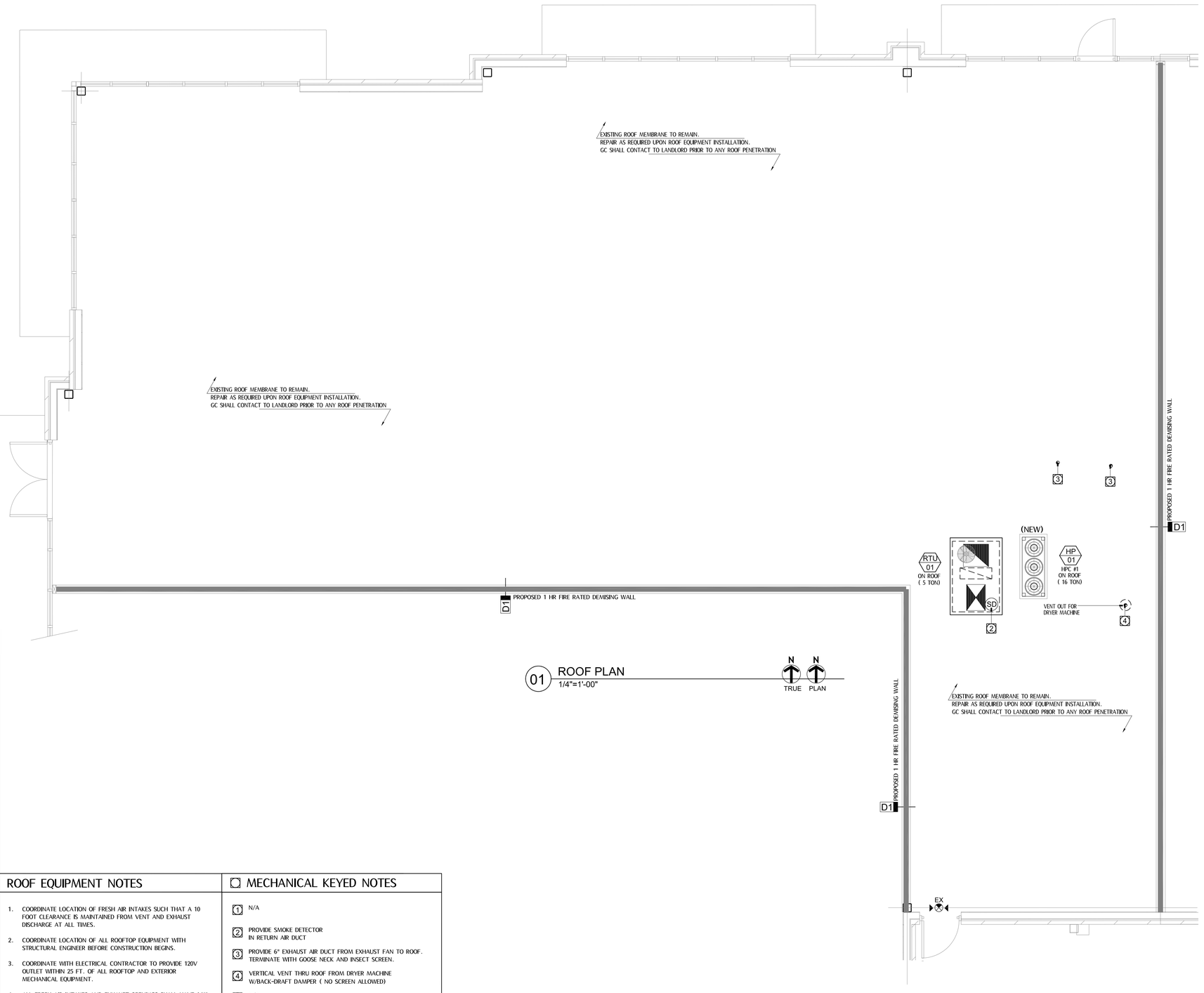

01 ROOF PLAN
1/4"=1'-00"

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ROOF EQUIPMENT NOTES

1. COORDINATE LOCATION OF FRESH AIR INTAKES SUCH THAT A 10 FOOT CLEARANCE IS MAINTAINED FROM VENT AND EXHAUST DISCHARGE AT ALL TIMES.
2. COORDINATE LOCATION OF ALL ROOFTOP EQUIPMENT WITH STRUCTURAL ENGINEER BEFORE CONSTRUCTION BEGINS.
3. COORDINATE WITH ELECTRICAL CONTRACTOR TO PROVIDE 120V OUTLET WITHIN 25 FT. OF ALL ROOFTOP AND EXTERIOR MECHANICAL EQUIPMENT.
4. ALL FRESH AIR INTAKES AND EXHAUST OPENINGS SHALL HAVE 1/4" MESH BIRD SCREENS.

MECHANICAL KEYED NOTES

1. N/A
2. PROVIDE SMOKE DETECTOR IN RETURN AIR DUCT
3. PROVIDE 6" EXHAUST AIR DUCT FROM EXHAUST FAN TO ROOF. TERMINATE WITH GOOSE NECK AND INSECT SCREEN.
4. VERTICAL VENT THRU ROOF FROM DRYER MACHINE W/BACK-DRAFT DAMPER (NO SCREEN ALLOWED)
5. N/A
6. N/A

NUMBER | REVISION/ISSUE | DATE

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214-908-1139
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HVAC SCHEDULE

GENERAL DATA								COOLING DATA				HEATING DATA				ELECTRICAL DATA						
MARK	MANUFACTURER	MODEL	NOMINAL TONS	MOTOR HP	MIN. OA (CFM)	ESP (IN. W.G)	SUPPLY AIR (CFM)	ENT.( ) DB/WB	AMB. ( )	SENSIBLE (MBH)	TOTAL (MBH)	ENT.( ) DB		CAPACITY (MBH)		VOLTAGE	PHASE	UNIT MCA	UNIT MOCP	COND. DRAIN (IN)	WEIGHT (LBS)	REMARKS
														INPUT	OUTPUT							
RTU #1	TRANE	-	3	1.0		0.8	1200	78.6/66.2	105	68.3	72.1	58.4		150	120	230	3	39.3	50	1	928	NOTE 2,3 PROVIDE WITH ENTHALPY BASED ECONOMIZER

NOTES:

1. MULTIPLE UNITS HAVE THE SAME DESIGNATION. VERIFY EXACT NUMBER OF UNITS WITH THE FLOOR PLANS.
2. PROVIDE SINGLE POINT ELECTRICAL CONNECTION WITH INTEGRAL DISCONNECT SWITCH.
3. EXTERNAL STATIC PRESSURE (E.S.P.) IS DUCTWORK AND GRILLES ONLY. BHP SHOULD INCLUDE TWICE INITIAL FILTER LOSSES.

AIR DISTRIBUTION DEVICES SCHEDULE

MARK	DUTY	DESCRIPTION	MFGR./MODEL NO#	
A	SUPPLY	24"x24" LOUVERED FACE/LAY-IN	TITUS / TMS	SQUARE STEEL CONCENTRIC LOUVER FACE CEILING. DIFFUSER WITH ROUND NECK INLET
B	RETUREN	24"x24" LOUVERED FACE/LAY-IN	TITUS / 350RL	35 D. FIXED DEFLECTION STEEL GRILLE WITH BLADES ON 3/4" BLADE SPACING WITH BLADES PARALLEL TO LONG DIMENSION

(T) THERMOSTAT

LOCATE THERMOSTAT ON WALL ADJACENT TO DOOR OR OPENING.
7 DAY PROGRAMMABLE WITH NIGHT SETBACK. MOUNTED AT 48" AFF (ADA) COORDINATE EXACT LOCATION WITH TENANT'S FIXTURES AND FINISHES

EXHAUSTING FAN SCHEDULE

MARK	SERVICE	LOCATION	TYPE	CFM	S.P	MIN. WHEEL DIA.	MAX.FAN RPM.	DRIVE TYPE	MOTOR DATA HP/RPM/VOLTS/PHASE	MANUFACTURER	MODEL #	NOTE	
REF-1	RESTROOM (M)	CEILING	CENTRIF.	100	0.25			DIRECT	150W/1,050/115/1	GREENHECK	SP-B100		
REF-2	RESTROOM (W)	CEILING	CENTRIF.	100	0.25			DIRECT	150W/1,050/115/1	GREENHECK	SP-B100		

System Specifications

Performance	US Ton (nominal)		16
	Capacity (Btu/h) [1]	Nominal / Rated Cooling	192,000 / 184,000
		Nominal / Rated Heating	216,000 / 206,000
	EER	Ducted / Mixed / Non-Ducted	11.8 / 11.0 / 10.2
	IEER	Ducted / Mixed / Non-Ducted	24.1 / 23.3 / 22.5
	High Heat COP	Ducted / Mixed / Non-Ducted	3.55 / 3.37 / 3.2
Power	Voltage	(ø/V/Hz)	3 / 208-230 / 60
	Maximum Circuit Breaker (MCCB/ELB/ELCB)		70
	Minimum Circuit Ampacity (MCA)		60
	SCCR	kA	5
Indoor Units	Total Capacity (%)		50 - 184% Of outdoor unit capacity [2]
	Maximum Indoor Unit Quantity		33
Compressor	Type X Qty.		Inverter Scroll X 2
	RLA (A)		24.4
	Compressor Modulation Range		6 - 100%
Refrigerant	R410A Factory Charge (lbs.)		27.6
Pipe Connections	Liquid X Suction (inches)		5/8 X 1 1/8
Refrigerant Pipe Limitations [3]	Max. Length - ODU to Farthest IDU (feet)		656 (722 equivalent)
	Max. Vertical Separation	ODU to IDU (feet) [4]	361
		Highest/Lowest IDU (feet)	164
	Max. Total Refrigerant Pipe Length (feet)		3,280
Condenser Fan	Fan	Type X Qty.	Propeller X 2
		Output (CFM)	12,855
	Motor	Type	DC
		Output (W)	630 X 2
		FLA (A)	4.6 (each)
	Max. External Static Pressure (in. WC)		0.31
Dimensions	W X H X D	Inches	73 1/4 X 66 3/4 X 30 1/8
	Weight	lbs.	822.3
	Shipping Weight	lbs.	880.1
Sound Level	dB (A)	Max.	63
Operating Temperatures	Cooling [5]	°F (°C)	5 -122 (-15 - 50)
	Heating	°F (°C)	-22 - 75 (-30 - 24)
Safety Certifications			ETL & ETLc
Protection Devices	Intelligent logic to ensure proper operation within unit design limitations and operational parameters.		
	High pressure sensor, low pressure sensor, over-voltage protection, compressor over- current protection, current transformer, fan motor voltage protection, fan motor thermal protection, overheat protection, phase detection protection, high voltage fuses		

Specifications

Performance[1]	Nominal Capacity	Cooling (Btu/h)	48,000
		Heating (Btu/h)	54,000
Power	Voltage (ø/V/Hz)		1 / 208-230 / 60
	Nominal Running Current (A)		0.95
	MCA		1.45
	MOP		15
Fan	Type		Turbo (1)
	Motor	Type	BLDC
		Output (W)	97
Airflow	CFM (UL)	L / M / H	901 / 1,130 / 1,377
Refrigerant	Type		R410A
	Control Method		Electronic Expansion Valve
Piping Connections	Liquid (flare)	Inches	3/8
	Suction (flare)	Inches	5/8
	Drain	Inches	VP25 (OD 1 1/4, ID 1)
Unit Dimensions	W X H X D	Inches	33 1/16 X 11 3/8 X 33 1/16
	Weight	lbs.	47.4
Fascia Panel (required)[2]	Model Number (WindFree™)		PC4NUFMUN
	L X W X H	Inches	37 3/8 X 37 3/8 X 2 1/2
	Weight	lbs.	13.89
Sound Level	L / M / H	dB(A)	35 / 39 / 45
Accessories	Fascia Panel (WindFree™)		☑ PC4NUFMUN
	External Contact Control		☐ MIM-B14U
	Motion Occupancy Sensor		☐ MCR-SMCU
	External Temperature Sensor		☐ MRW-TAU
	Wireless Remote Controller		☐ AR-EH04U
	CN83 Pigtail (for 12VDC VENT output)		☐ DB39-01263A
	MTFC - Multi-Tenant Function Controller		☐ MCM-C210N
	MERV 13 Filter		☐ MF-C6A0
Safety Certifications			ETL (UL 1995)

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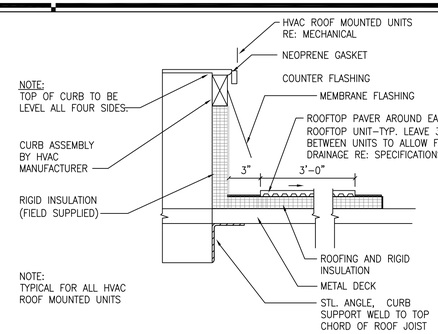
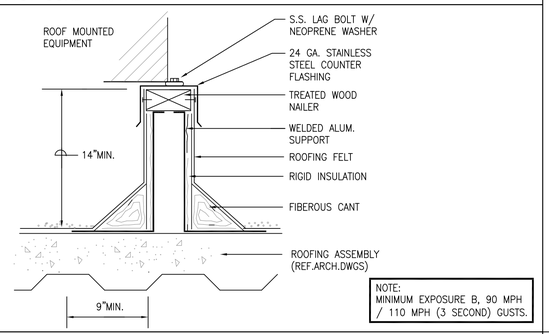


R.T.U. CURB NTS



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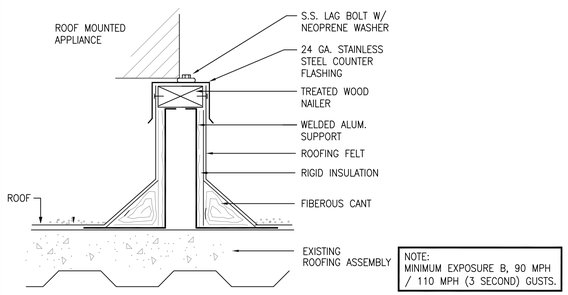
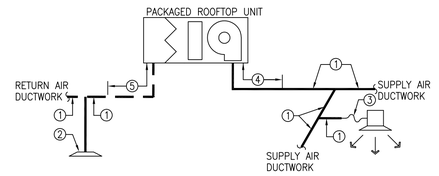
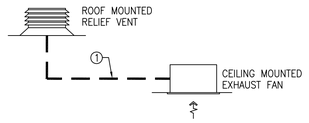


APPLIANCE ANCHORING DETAILS NTS



PACKAGED ROOFTOP UNIT

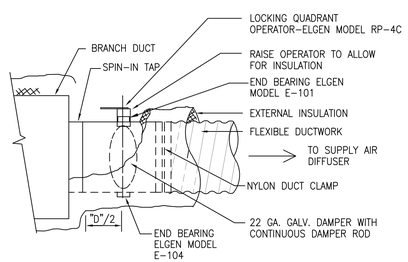


EXHAUST AIR SYSTEMS

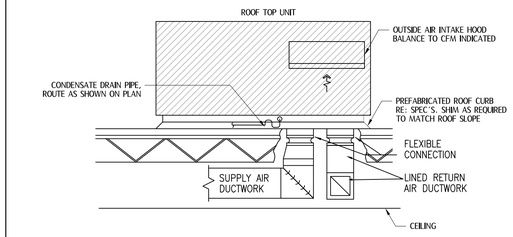
NOTES

1. SHEETMETAL DUCTWORK WITH EXTERNAL DUCTWORK INSULATION AS SPECIFIED.
2. EXTERNAL INSULATION (MIN. R–6) ON BACK PAN OF RETURN AIR GRILLE.
3. FLEXIBLE DUCTWORK WITH EXTERNAL DUCTWORK INSULATION AS SPECIFIED.
4. SHEETMETAL DUCTWORK WITH EXTERNAL DUCTWORK INSULATION AS SPECIFIED AND 1" THICK 1–1/2 LB LINER FROM AIR HANDLING UNIT DISCHARGE TO 10'–0" DOWNSTREAM.
5. SHEETMETAL DUCTWORK WITH EXTERNAL DUCTWORK INSULATION AS SPECIFIED AND 1" THICK 1–1/2 LB LINER 10'–0" UPSTREAM OF ROOF TOP UNIT TO RETURN AIR INLET.

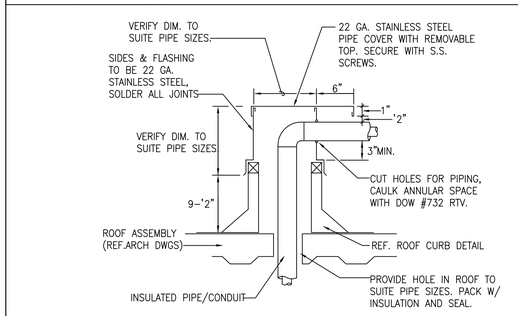
DUCT LINER & INSULATION DETAIL NTS



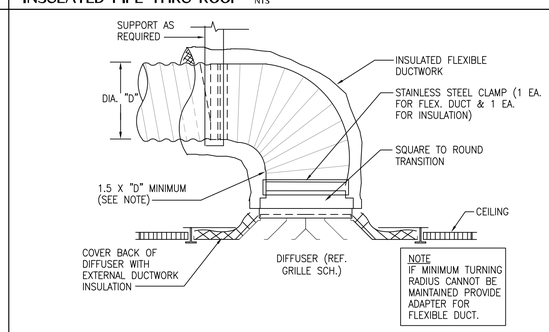
FLEXIBLE DUCT TAP NTS



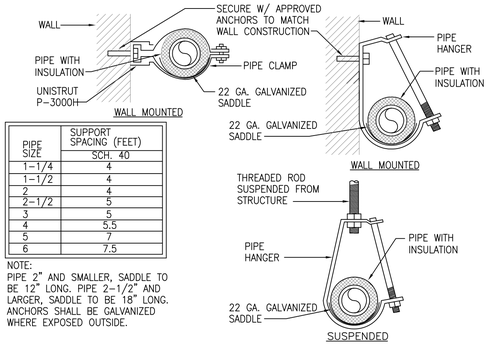
ROOFTOP UNIT ELEVATION NTS



INSULATED PIPE THRU ROOF NTS



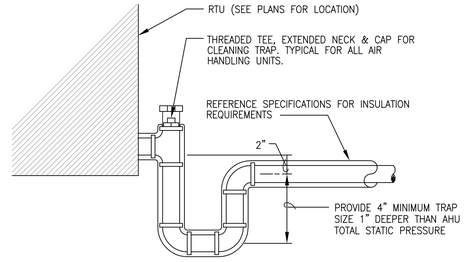
FLEX DUCT CONNECTION AT SUPPLY AIR DIFFUSER NTS



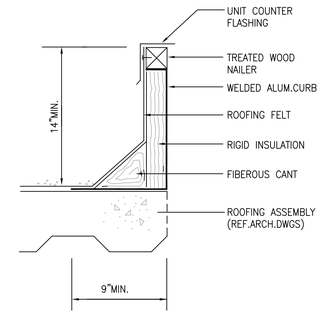
PIPE SIZE	SUPPORT SPACING (FEET) SCH. 40
1–1/4	4
1–1/2	4
2	4
2–1/2	5
3	5
4	5.5
5	7
6	7.5

NOTE:
PIPE 2" AND SMALLER, SADDLE TO BE 12" LONG. PIPE 2–1/2" AND LARGER, SADDLE TO BE 18" LONG. ANCHORS SHALL BE GALVANIZED WHERE EXPOSED OUTSIDE.

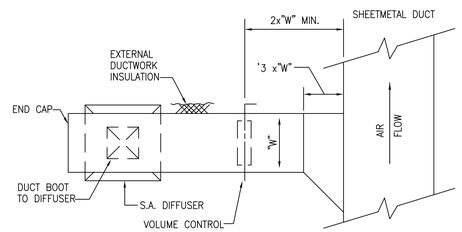
CONDENSATE DRAIN SUPPORT & INSULATION NTS



CONDENSATE DRAIN PIPING AT RTU NTS



ROOF CURB NTS



RIGID DUCT TAP TO SINGLE SUPPLY AIR DIFFUSER NTS

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PLUMBING LEGEND

SYM.	DESCRIPTION	REMARKS
GAS	NATURAL GAS PIPING	
G.W.	GREASE WASTE PIPING	
S.S	SANITARY SEWER	
	COLD WATER PIPING (CW)	
HW HW	HOT WATER PIPING (HW)	
	CONDENSATE WATER OR VENT PIPING	
FEW	FILTERED WATER	
	FLOW DIRECTIONAL ARROW	
	RISER DOWN (ELBOW)	
	RISER UP (ELBOW)	
	FLOOR CLEANOUT (FCO)	
	CLEANOUT (WALL OR CEILING) (CO)	
	UNION	
	CAP ON END OF PIPE	
	NEW CONNECTION TO EXISTING	
	SHUT-OFF VALVE	
	BALANCING VALVE (BV)	
	SOLENOID VALVE (SV)	
	BALL VALVE (BV)	
FS	FLOOR SINK (FS)	EX : EXISTING
FD	FLOOR DRAIN (FD)	EX : EXISTING
HD	HUB DRAIN (HD)	RD : ROOF DRAIN OD : OVERFLOW DRAIN
	VENT	
	CW/HW CONNECTION PROVIDE SUPPLY SHUT OFF VALVE AT ALL FIXTURE AND EQUIPMENT	
	GAS METER AND ADJUSTABLE PRESSURE REGULATOR	

PLUMBING SCOPE & SPECIFICATION

THE WORK OF THIS SECTION SHALL INCLUDE, BUT NOT BE LIMITED TO:

A. A DOMESTIC HOT AND COLD WATER DISTRIBUTION SYSTEM TO SERVE ALL FIXTURES, AND EQUIPMENT.
B. SANITARY SOIL WASTE AND VENT SYSTEMS TO SERVE ALL FIXTURES AND EQUIPMENT.
DRAWINGS ARE DIAGRAMMATIC; CONFIRM DIMENSIONS AND LOCATIONS IN THE FIELD, ADVISE OF MAJOR DISCREPANCIES.
GUARANTEE LABOR AND MATERIALS FOR ONE YEAR.
ADHERE TO ALL APPLICABLE LOCAL CODES AND REGULATIONS.
CONTRACTOR SHALL OBTAIN REQUIRED PERMITS AND PAY ALL FEES.

VALVES

VALVES SHALL BE MANUFACTURED BY NIBCO, HAMMOND, POWELL, STOCKHAM, WATTS OR EQUIVALENT APPROVED BY THE ENGINEER.
BALL VALVES SHALL HAVE CAST BRONZE BODY, BLOWOUT PROOF STEMS, FULL SIZE PORT, 316 STAINLESS STEEL TRIM, TEFLON SEAT AND SEAL AND THRUST WASHERS. VALVES 2" AND SMALLER SHALL BE NIBCO T-585-70-66 OR APPROVED EQUIVALENT.

UNIONS

UNIONS IN COPPER OR BRASS LINES SHALL BE BRASS, THREADED PATTERN UNIONS.

EXCAVATION

EXCAVATE TRENCHES FOR UNDERGROUND PIPING TO THE REQUIRED DEPTH.
CUT THE BOTTOM OF THE TRENCH OR EXCAVATION TO UNIFORM GRADE.
EXCAVATE 6" BELOW GRADE. FILL WITH BEDDING MATERIAL (SAND) AND TAMP WELL.
LAY OUT ALIGNMENT OF PIPE TRENCHES TO AVOID OBSTRUCTIONS. PROVIDE ASSURANCE THAT PROPOSED ROUTE OF PIPE WILL NOT INTERFERE WITH BUILDING FOUNDATION BEFORE ARCHITECT / ENGINEER BEFORE PROCEEDING.

BACKFILL

BACKFILL SHALL NOT BE PLACED UNTIL THE WORK HAS BEEN INSPECTED, TESTED AND APPROVED. USE SUITABLE FRIABLE SOILS AS BACKFILL MATERIAL. DO NOT USE PEAT, SILT, MUCK, DEBRIS OR OTHER ORGANIC MATERIALS. DEPOSIT BACKFILL IN UNIFORM LAYERS.
PLACE BACKFILL MATERIAL IN UNIFORM LAYERS, 8" MAXIMUM LOOSE MEASURE. COMPACT TO NOT LESS THAN 95% OF MAXIMUM SOIL DENSITY AS DETERMINED BY ASTM D698 STANDARD PROCTOR.

PLUMBING PIPING HANGER SPACING

MAXIMUM SPACING SHALL BE 10 FOOT.

CLEANING, TESTING AND ADJUSTING

THIS CONTRACTOR SHALL FURNISH ALL LABOR, TOOLS, INSTRUCTIONS, AND SUPERVISION REQUIRED FOR THE PERFORMANCE OF ALL TESTS, CLEANING, AND MAKING NECESSARY ADJUSTMENTS TO OPERATION OF ALL FIXTURES AND EQUIPMENT.

PIPING INSULATION

ALL COLD & HOT WATER PIPING, FITTINGS AND VALVES SHALL BE INSULATED WITH NOMINAL 1-1/2" WALL THICKNESS FIBERGLASS PIPE INSULATION, OR AN APPROVED EQUAL HAVING FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DENSITY OF 50 OR LESS WHEN TESTED BY ASTM E-84 METHOD.

PIPE INSULATION SHALL BE INSTALLED ACCORDING TO THE PROCEDURES OUTLINED BY THE MANUFACTURE.

FITTING COVER INSULATION SHALL BE FABRICATED AND INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDED PROCEDURES. SWEAT FITTINGS SHALL BE INSULATED WITH MITER CUT PIECES OF FIBERGLASS PIPE INSULATION THE SAME SIZE AS ON ADJACENT PIPING. THREADED FITTINGS SHALL BE INSULATED WITH SLEEVED FITTING COVERS FABRICATED FROM MITER CUT PIECES OF FIBERGLASS PIPE INSULATION ACCORDING TO THE MANUFACTURER'S SLEEVING SIZE RECOMMENDATIONS AND SHALL BE OVERLAPPED 2" AND SEALED TO THE ADJACENT PIPE INSULATION.
ALL VALVES SHALL BE INSULATED WITH CUT PIECES OF FIBERGLASS PIPE INSULATIONS.
ALL JOINTS AND MITER CUT PIECES ARE TO BE SEALED PER MANUFACTURER'S RECOMMENDATIONS.

SUPPORTING HANGERS SHALL BE DESIGNED TO RESIST COMPRESSION; SUPPORTING DEVICES SUCH AS SHORT WOOD DOWELS OR WOOD BLOCKS SHALL BE USED IN COMBINATION WITH GALVANIZED SHEET METAL HANGER SHIELDS.
THE WOOD SUPPORTING DEVICES SHALL BE THE SAME THICKNESS AS THE INSULATION AND SEALED TO THE INSULATION WITH FACTORY APPROVED CONTACT ADHESIVE.

INSTALL THERMAL INSULATION ON CLEAN, DRY SURFACES AFTER ALL TESTING AND INSPECTION IS COMPLETED.
INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THESE SPECIFICATIONS AND WITH MANUFACTURER'S INSTRUCTIONS.

PIPE MATERIAL LIST

DOMESTIC WATER PIPING

ABOVE SLAB INSIDE THE BUILDING SHALL BE SEAMLESS ASTM B 88 TYPE L COPPER WATER TUBE WITH WROUGHT COPPER FITTINGS, ANSI B16.22. SOLDER MATERIAL SHALL BE 99.8% LEAD FREE AND COMPLIANT WITH THE "SAFE WATER DRINKING ACT". THE USE OF DRILLED-T CONNECTIONS IS NOT PERMITTED. PEX TUBING CONFORMING TO ALL STANDARD APPLICABLE CODE REQUIREMENTS FOR COMMERCIAL APPLICATIONS IS APPROVED AS ALTERNATE TO COPPER.

BELOW SLAB SHALL BE ASTM B 88 TYPE K COPPER WATER TUBE WITH WROUGHT COPPER FITTINGS, ANSI B16.22. ALL JOINTS SHALL BE BRAZED.

CONDENSATE AND INDIRECT DRAIN PIPING SHALL BE

TYPE M COPPER TUBING UP TO 1" ID, TYPE DWV TUBING AND COPPER FITTINGS FOR 1-1/4" AND LAGER SIZES, AND 95-5 SOLDER JOINTS. PEX TUBING CONFORMING TO ALL STANDARD APPLICABLE CODE REQUIREMENTS FOR COMMERCIAL APPLICATIONS IS APPROVED AS ALTERNATE.

SANITARY SOIL WASTE AND VENT PIPING SHALL BE

ABOVE SLAB INSIDE BUILDING SHALL BE SCHEDULE 40 DWV POLYVINYL CHLORIDE PIPE AND FITTINGS CONFORMING TO ASTM D-1784-82 WITH SOLVENT WELDED JOINTS.
IN AIR SUPPLY OR RETURN PLENUMS, AND/OR WHERE FIRE RATED WALLS, PARTITIONS, OR FLOORS ARE PENETRATED, CONTRACTOR SHALL PROVIDE NO-HUB CAST IRON SYSTEM CONFORMING TO CISPI STANDARD NO. 301-75. NEOPRENE GASKETS SHALL CONFORM TO ASTM STANDARD C564-75.

BELOW SLAB SHALL BE SCHEDULE 40 DWV POLYVINYL CHLORIDE PIPE AND FITTINGS CONFORMING TO ASTM D-1784-82 WITH SOLVENT WELDED JOINT.

ABBREVIATIONS

ACU	AIR CONDITIONING UNIT
AD	AREA DRAIN
AFC	ABOVE FINISH CEILING
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLE UNIT
AFC	AVAILABLE FAULT CURRENT
ALT	ALTERNATE
AUX	AUXILIARY
BFC	BELOW FINISHED CEILING
BFG	BELOW FINISHED GRADE
BOD	BOTTOM OF DUCT
BLDG	BUILDING
BOP	BOTTOM OF PIPE
BOS	BOTTOM OF STRUCTURE
BTC	BRANCH TO CONNECTION
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CI	CAST IRON
CLG	CEILING
CO	CLEAN-OUT
CP	CONTROL PANEL
CT	COOLING TOWER
CU	CONDENSING UNIT
CW	COLD WATER (DOMESTIC)
DED	DEDOCATED
DF	DRINKING FOUNTAIN
DFA	DOWN FROM ABOVE
DN	DOWN
DS	DOWNSPOUT
EF	EXHAUST FAN
ELEV	ELEVATION
EMERG	EMERGENCY
EHU	ELECTRICAL HEATER UNIT
EM	EMERGENCY
ESP	EXTERNAL STATIC PRESSURE
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPLOSION PROOF
FBO	FURNISHED BY OWNER
FCO	FLOOR CLEANOUT
FCU	FAN COIL UNIT
FD	FIRE DAMPER OR FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDVC	FIRE DEPT VALVE CABINET
FHVC	FIRE HOSE VALVE CABINET
FEF	FLUE EXHAUST FAN
FL	FLOW LINE
F.P.C	FIRE PROTECTION CONTRACTOR
FS	FLOOR SINK
GCO	GRADE CLEANOUT
GPM	GALLONS PER MINUTE
HB	HOSE BIBB
HC	HEATING COIL
HD	HUB DRAIN OR HEAD
HE	HEAT EXCHANGER
HOA	HAND-OFF-AUTO
HP	HORSEPOWER
HTG	HEATING
HW	HOT WATER (DOMESTIC)
HWP	HOT WATER PUMP
HWR	HOT WATER RETURN (DOMESTIC)
IBO	INSTALLED BY OTHERS
IND	INDICATING
INSUL	INSULATION
KW	KILOWATT(S)
KWH	KILOWATT - HOUR
MCA	MINIMUM CIRCUIT AMPACITY
MCC	MOTOR CONTROL CENTER
MD	MOTORIZED DAMPER
MOCP	MAXIMUM OVER-CURRENT PROTECTION
MTR	MOTOR
MVD	MANUAL VOLUME DAMPER
NC	NORMALLY CLOSED
NFWH	NON FREEZE WALL HYDRANT
NIC	NON IN CONTRACT
NO	NORMALLY OPEN
NIC	NOT IN CONTRACT
OA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
ORD	OVERFLOW ROOF DRAIN
OH	OVERHEAD
PD	PLANTER DRAIN
PL	PILOT LIGHT
PVC	POLYVINYL CHLORIDE
PIV	POST INDICATOR VALVE
RA	RETURN AIR
RAG	RETURN AIR GRILLE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RLA	RUNNING LOAD AMPS
RPM	REVOLUTIONS PER MINUTE
RTU	ROOF TOP UNIT
S	SINK (PLBG) / SENSOR (MECH)
SA	SUPPLY AIR
SD	SMOKE DETECTOR OR STORM DRAIN
SF	SQUARE FOOT
SU	STUB-UP
S/S	SPLIT SYSTEM (DX)
SS	SANITARY SEWER
TEMP	TEMPORARY
TOD	TOP OF DUCT
TOP	TOP OF PIPE
TSP	TOTAL STATIC PRESSURE
T-STAT	THERMOSTAT
U/F	UNDERFLOOR
UR	URINAL
UG	UNDERGROUND
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
VAV	VARIABLE AIR VALVE (OR VOLUME)
VFD	VARIABLE FREQUENCY DRIVE
VTR	VENT THRU ROOF
VERT	VERTICAL
WC	WATER CLOSET
WCO	WALL CLEANOUT
WF	WATER FIXTURE
WH	WATER HEATER
YH	YARD HYDRANT
ZC	ZONE CONTROL

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PROJECT NAME / ADDRESS

INTERIOR FINISH OUT BY TENANT
CLAW MANIA KINGDOM
3990 NE LOOP 820 SUITE #275
HALTOM CITY TX 76137

REFERENCE NUMBER

SHEET TITLE

SHEET NUMBER

P1.00

PLUMBING GENERAL NOTES

1. SAW-CUT AND REMOVE EXISTING FLOOR SLAB/PAVING AS REQUIRED TO PROVIDE NEW FIXTURES, GREASE TRAP, SAMPLE WELL, CLEANOUTS, AND UNDER-SLAB WASTE AND VENT PIPING. PATCH AND REFINISH FLOOR/PAVING TO MATCH EXISTING. ALL SUCH WORK IS TO BE DONE IN ACCORDANCE WITH THE LANDLORD'S REQUIREMENTS.
2. FIELD VERIFY EXACT LOCATION, SIZE, DEPTH, DIRECTION OF FLOW, CAPACITY, PIPE MATERIAL AND CONDITION OF EXISTING SANITARY WASTE AND DOMESTIC WATER PIPING PRIOR TO BEGINNING CONSTRUCTION TO ENSURE THAT PROPER CONNECTIONS TO AND EXTENSION OF SUCH UTILITIES CAN BE MADE.
3. CONTRACTOR SHALL COORDINATE ROUTING OF PIPING BELOW SLAB WITH COLUMN FOOTINGS, GRADE BEAMS, UNDERGROUND PLUMBING AND ELECTRICAL UTILITIES, AND OTHER SUB-SURFACE BUILDING ELEMENTS.
4. BEFORE MAKING ANY CONNECTIONS AND AGAIN UPON COMPLETION OF WORK, THOROUGHLY ROD OUT AND FLUSH SANITARY PIPING TO ENSURE THEY ARE FREE FROM BLOCKAGES.
5. AT CONNECTION TO EXISTING COLD WATER MAIN, PROVIDE WATER METER IF REQUIRED PER LANDLORD'S REQUIREMENTS AND/OR TENANT'S LEASE AGREEMENT.
6. PRIOR TO BEGINNING CONSTRUCTION, COORDINATE PLUMBING BACK-FLOW PREVENTION REQUIREMENTS WITH THE LOCAL CODE AUTHORITY AND PROVIDE AS DIRECTED.
7. CONTRACTOR SHALL COORDINATE ROUTING OF PIPING IN CEILING SPACES WITH MECHANICAL AND ELECTRICAL EQUIPMENT, DUCTWORK AND CONDUIT. SHOULD A CONFLICT OCCUR THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO INSTALLING AN ALTERNATE PIPING PLAN.
8. MAINTAIN MINIMUM 10'-0" DISTANCE BETWEEN VENT TERMINALS THROUGH ROOF AND ALL FRESH AIR INTAKES.
9. COORDINATE ALL FIXTURE AND EQUIPMENT LOCATIONS AND CONNECTION REQUIREMENTS WITH LATEST ARCHITECTURAL DRAWINGS AND SPECIFICATIONS PRIOR TO ANY ROUGH-INS.
10. DO NOT ROUGH-IN FROM THESE DRAWINGS. REFER TO LATEST ARCHITECTURAL DRAWINGS FOR DIMENSIONED LOCATION.
11. CONTRACTOR TO COORDINATE ALL REMODEL WORK WITH THE WORK OF OTHER TRADES TO AVOID CONFLICTS AND TO MINIMIZE INTERRUPTION OF SERVICE.
12. CONTRACTOR TO FIELD VERIFY AS NECESSARY THE EXACT ROUTING AND SIZES OF ALL PIPING.
13. ALL WORK, METHODS AND INSTALLATIONS INVOLVED IN THE PLUMBING DESIGN SHALL BE IN ACCORDANCE WITH THE CITY BUILDING CODE AND INSPECTION REGULATIONS AND ALL OTHER OFFICIALS HAVING JURISDICTION.
14. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE LANDLORD'S MOST RECENT RULES AND REGULATIONS FOR TENANT FINISH-OUT. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH SUCH RULES AND REGULATIONS.

PLUMBING KEYED NOTES (DOMESTIC WATER SUPPLY)

[A] APPROXIMATE LOCATION OF EXISTING OVERHEAD WATER MAIN. FIELD VERIFY EXACT LOCATION AND SIZE.

[B] CONNECT TO EXISTING WATER LINE ABOVE CEILING. FIELD VERIFY EXACT LOCATION AND SIZE. PROVIDE VALVE AT CONNECTION. PROVIDE REMOTE READING SUB-METER AS REQUIRED BY LANDLORD BASE BUILDING WATER METER READING SYSTEM. CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS WITH THE LANDLORD PRIOR TO CONSTRUCTION.

[C] REMOTE DISPLAY FOR WATER SUB-METER. COORDINATE EXACT LOCATION WITH LANDLORD.

[D] PROVIDE ELECTRIC WATER HEATER WH-1 WITH 1" COLD & HOT WATER CONNECTIONS. INSTALL WATER HEATER ON 18" TALL ANGLE IRON PLATFORM. ROUTE WATER HEATER T&P DISCHARGE AND DRAIN LINE TO MOP SINK.

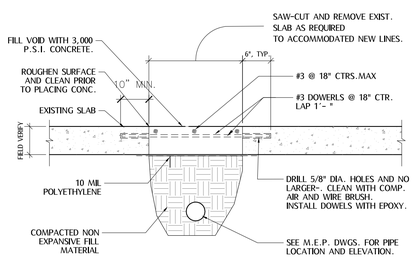
PLUMBING KEYED NOTES (WASTE & VENT)

[1] APPROXIMATE LOCATION OF EXISTING UNDERGROUND SANITARY. FIELD VERIFY EXACT LOCATION AND SIZE.

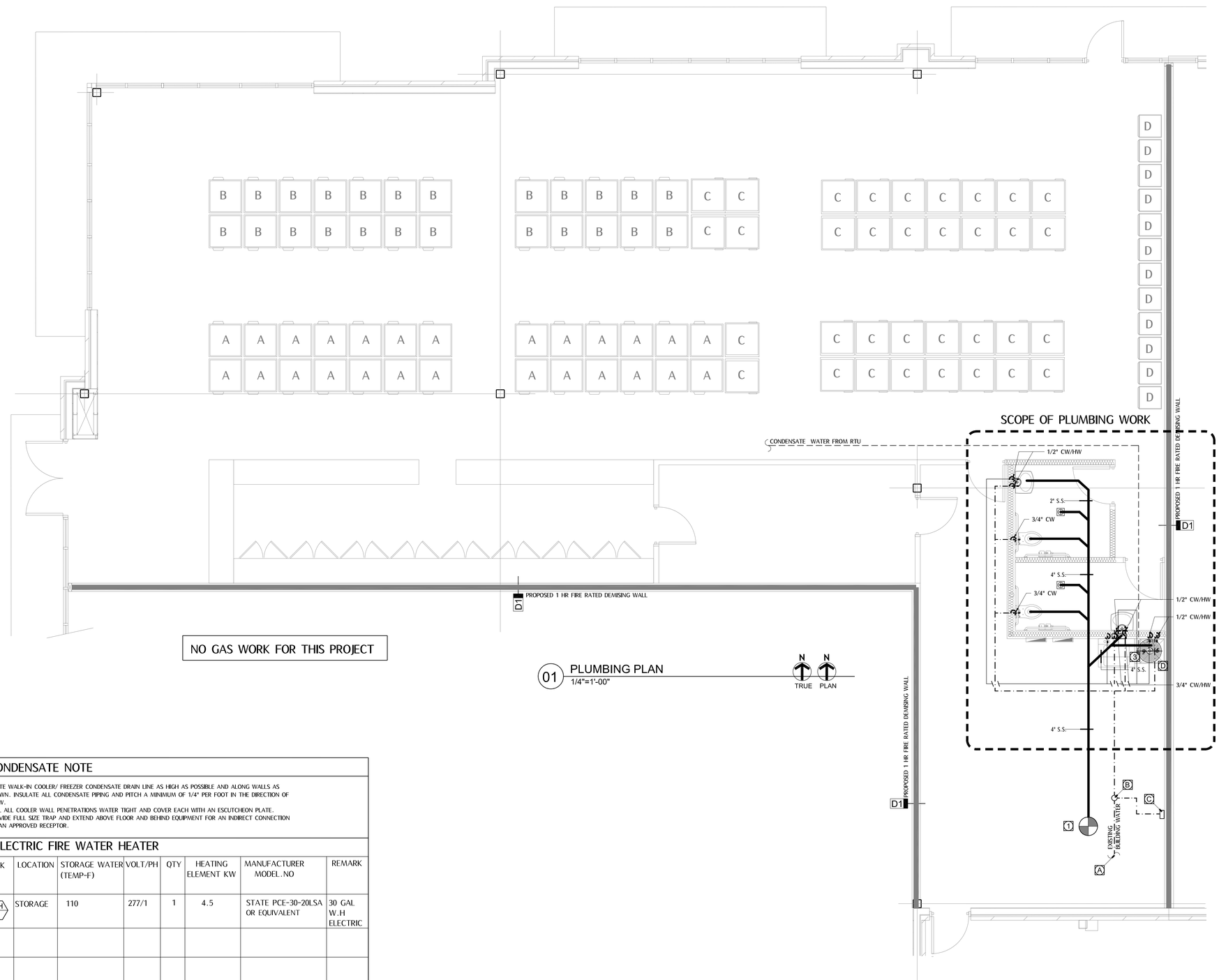
[2] CONNECT TO EXISTING SANITARY SEWER LINE BELOW SLAB. FIELD VERIFY EXACT LOCATION AND SIZE.

[3] PROVIDE CONDENSATE DISCHARGES FROM RTU W/ AIR GAP TO MOP SINK

SLAB CUT DETAIL



1. AREAS OF EXISTING CONCRETE TO BE REMOVED TO INCORPORATE TENANT'S CONDUITS(PLUMBING&ELECTRIC) MUST BE MIN.18" WIDE.
2. REINFORCING: INSTALL #3 DOWELS AT 18" ON CENTER DRILLED 10" INTO SLAB EACH SIDE AND SET IN EPOXY.
3. FIELD VERIFICATION NEEDED FOR EXISTING VTR FOR REUSE
4. COORDINATED ALL NEW LINE LOCATIONS WITH M.E.P. DRAWINGS.
5. SEE ARCHITECTURAL DWGS. FOR LOCATION WHERE SLAB SLOPES TOWARD NEW FLOOR DRAINS.



NO GAS WORK FOR THIS PROJECT

01 PLUMBING PLAN
1/4"=1'-00"

N TRUE N PLAN

SCOPE OF PLUMBING WORK

CONDENSATE NOTE

ROUTE WALK-IN COOLER/ FREEZER CONDENSATE DRAIN LINE AS HIGH AS POSSIBLE AND ALONG WALLS AS SHOWN. INSULATE ALL CONDENSATE PIPING AND PITCH A MINIMUM OF 1/4" PER FOOT IN THE DIRECTION OF FLOW.
SEAL ALL COOLER WALL PENETRATIONS WATER TIGHT AND COVER EACH WITH AN ESCUTCHEON PLATE.
PROVIDE FULL SIZE TRAP AND EXTEND ABOVE FLOOR AND BEHIND EQUIPMENT FOR AN INDIRECT CONNECTION TO AN APPROVED RECEPTOR.

ELECTRIC FIRE WATER HEATER

MARK	LOCATION	STORAGE WATER (TEMP-F)	VOLT/PH	QTY	HEATING ELEMENT KW	MANUFACTURER MODEL.NO	REMARK
WH 01	STORAGE	110	277/1	1	4.5	STATE PCE-30-20LSA OR EQUIVALENT	30 GAL W.H ELECTRIC

REMARKS

1. PROVIDE WITH A CIRCULATION PUMP AND ALL APPURTENANCES.
2. PROVIDE AND INSTALL PLENUM GRADE FLUE/EXHAUST AND AIR INTAKE PER MANUFACTURES REQUIREMENTS.
3. PROVIDE WITH EXPANSION TANK IF APPLICABLE.

DATE
REVISION/ISSUE
NUMBER

JNF ASSOCIATES
JNF ARCHITECTURE
12200 N.STEMMONS FRWY #303
DALLAS TX 75234
214-908-1139
J.JNFASSOCIATES@GMAIL.COM

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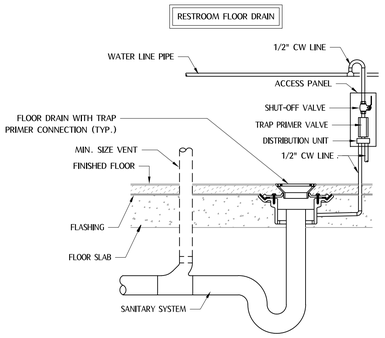
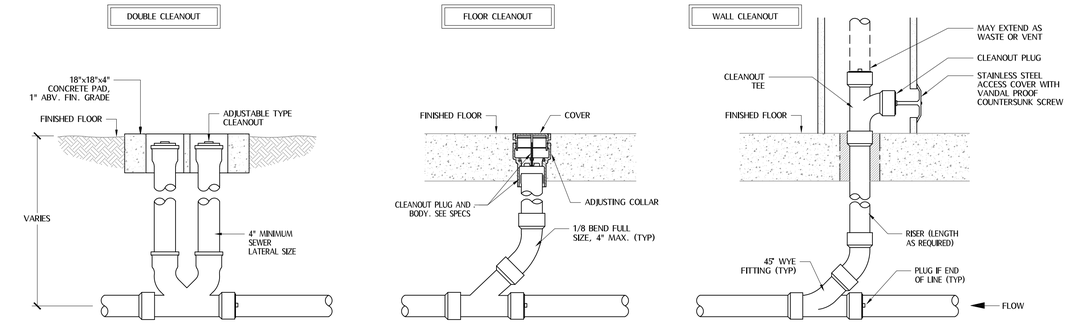
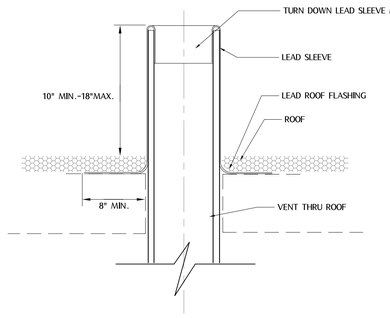
P2.00



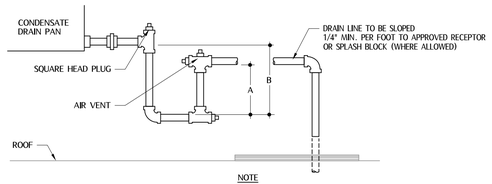
DRAINAGE DETAILS NTS



CLEANOUT DETAILS NTS



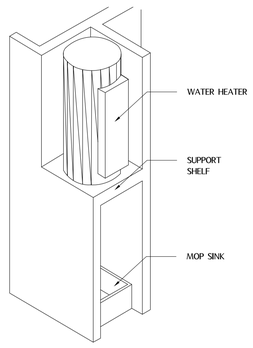
VENT THRU DETAIL NTS



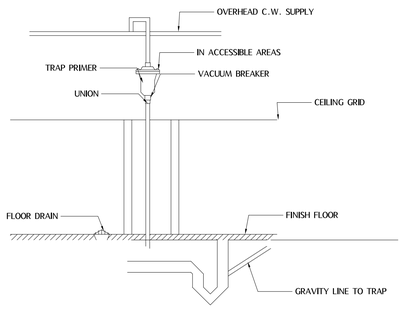
NOTE

1. FILL TRAP MANUALLY ON INITIAL START-UP.
2. TRAP EACH COMPONENT DRAIN CONNECTION.
3. A = NEGATIVE STATIC PRESSURE = 2"
4. B = 2x NEGATIVE STATIC PRESSURE = 4"

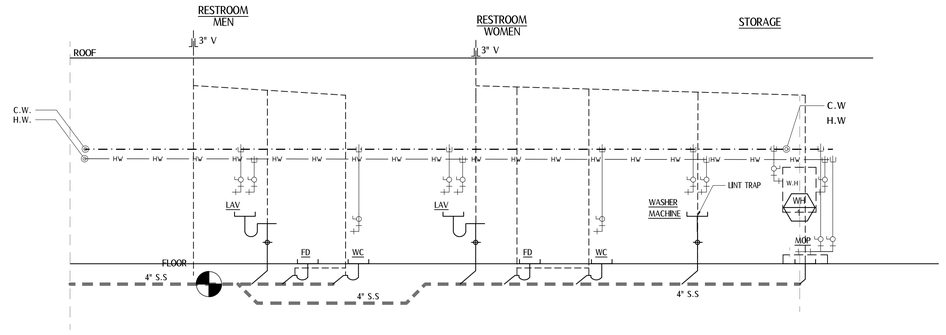
ROOF CONDENSATE DRAIN DISCHARGE DETAIL NTS



W.H & MOP SINK ISOMETRIC



TRAP PRIMER DETAIL (TYP.) NTS



01 PLUMBING RISER DIAGRAM #1 (NON GREASE LINE)
NTS

DATE
REVISION/ISSUE
NUMBER

JNF ASSOCIATES
ARCHITECTURE
12200 N.STEMMONS FRWY #303
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Business Plan: Claw Mania Kingdom

Executive Summary
Claw Mania Kingdom is a vibrant, family-oriented entertainment destination designed to bring joy and unforgettable experiences through a variety of interactive arcade games. With two highly successful locations already thriving in Houston and Carrollton, Claw Mania Kingdom is expanding to provide a larger-scale arcade experience featuring **claw and arcade machines**, catering to families, individuals, and groups of all ages. Our focus on creating a wholesome, fun-filled environment makes us a unique and valuable addition to the community.

Mission Statement
At Claw Mania Kingdom, we aim to foster moments of joy, laughter, and family bonding by providing an immersive entertainment experience in a safe, inclusive, and family-friendly environment.

Business Model
Our business model combines modern arcade technology with timeless family fun. Here's how it works:

1. **Revenue Streams:**
    - **Pay-to-Play Machines:** State-of-the-art arcade games with varying play costs, tailored to different skill levels and interests.
    - **Prize Redemptions:** Claw machines with high-quality prizes, encouraging repeat visits.
2. **Customer Experience:**
    - A clean, safe, and friendly environment.
    - High-quality machines maintained for smooth operation.
    - Attentive customer service to assist with gameplay and enhance satisfaction.
3. **Marketing StrategyCustomer**
    - **Local Outreach:** Collaborate with schools, youth organizations, and community events to establish brand presence.
    - **Digital Campaigns:** Leverage social media and email newsletters to promote new games, events, and promotions.

Operational Details

- **Location and Facility:**
    - A spacious venue with a bright, colorful design.
    - Clear signage, comfortable seating areas, and ample parking for family convenience.
- **Games and Machines:**
    - High-quality arcade machines consisting of
        - Claw
        - Small Claw
        - Scissor Rope Cutting
        - Toy Capsule dispenser
    - Regular updates to the game selection to maintain guest excitement and satisfaction.

- **Staffing:**
    - Well-trained team members dedicated to maintaining a fun, safe, and efficient experience.

Track Record of Success
Our existing Houston locations have demonstrated the popularity and profitability of our model:

1. Positive community feedback and high customer retention rates.
2. Proven ability to operate at high capacity while maintaining exceptional service quality.
3. 2600+ Google Reviews with 4.9 out of 5 Star rating.

Target Audience
Our primary audience includes:

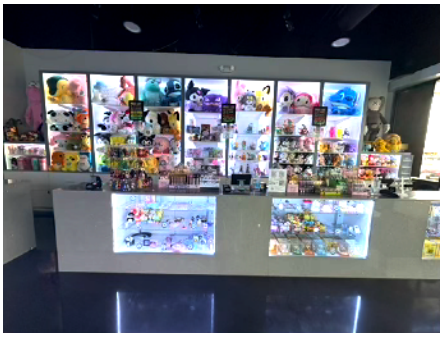
1. Families seeking affordable, fun outings.
2. Youth groups and schools organizing events.
3. Casual gamers and arcade enthusiasts.
4. Tourists exploring local entertainment options.

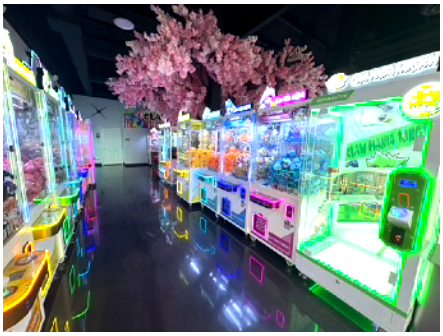
Community Benefits

- **Family Entertainment:** A safe, enjoyable place for families to bond and make long lasting memories.

Media Links

- News Article secrethouston.com
- Instagram
- Facebook
- Tik Tok
- Google Reviews
- Website







ORDINANCE NO. O-2026-006-15

CASE NO. CU-002-26

AN ORDINANCE AMENDING ORDINANCE NO. O-2002-032-15, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF HALTOM CITY, TEXAS, BY APPROVING A CONDITIONAL USE PERMIT FOR COMMERCIAL AMUSEMENT (INDOORS) ON CERTAIN PROPERTY IN THE CITY OF HALTOM CITY, TEXAS; AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Haltom City is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Haltom City heretofore adopted Ordinance No. O-2002-032-15, as amended, the Zoning Ordinance of the City of Haltom City, Texas, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, in accordance with Section 39 of the Zoning Ordinance, the owner of property consisting of approximately 1.395 acres of land located on Lot 7, Block 2 of the Mercantile 820 Logistics Subdivision, locally known as 3990 North East Loop 820, Suite 275, being 4,276 square feet of lease space (hereinafter-referenced as the “Property”), has filed an application for approval of a Conditional Use Permit to allow a commercial amusement (indoors) operation; and

WHEREAS, the Planning and Zoning Commission of the City of Haltom City, Texas held a public hearing on May 12, 2026 and the City Council of the City of Haltom City, Texas held a public hearing on June 8, 2026 with respect to the Conditional Use Permit described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the approval of the Conditional Use Permit.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HALTOM CITY, TEXAS, THAT:

SECTION 1.

Ordinance No. O-2002-032-15, as amended, is hereby amended by approving a Conditional Use Permit on the property consisting of approximately 1.395 acres of land located on Lot 7, Block 2 of the Mercantile 820 Logistics Subdivision, locally known as 3990 North East Loop 820, Suite 275, being 4,276 square feet of lease space to allow the operation of a commercial amusement (indoors) business on that portion of the property containing approximately 4,276 square feet of lease space, locally known as 3990 North East Loop 820, Suite 275.

SECTION 2.

The official zoning map of the City of Haltom City is hereby amended and the City Secretary is directed to revise the zoning map to reflect the Conditional Use Permit as set forth above.

SECTION 3.

The use of the Property described above shall be subject to the restrictions, terms and conditions set forth in Exhibit “A” Site Plan attached hereto and shall further be subject to all the applicable regulations contained in the Zoning Ordinance and all other applicable and pertinent ordinances of the City of Haltom City, Texas.

SECTION 4.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Haltom City, Texas (1998), as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 5.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 6.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

All rights and remedies of the City of Haltom City, Texas, are expressly saved as to any and all violations of the provisions of Ordinance No. O-2002-032-15 or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 8.

The City Secretary of the City of Haltom City, Texas, is hereby directed to publish in the official newspaper of the City of Haltom City, Texas, the caption, Section 1, penalty clause, publication clause and effective date clause of this Ordinance one (1) time within ten (10) days after the first reading of this Ordinance as required by Section 10.01 of the Charter of the City of Haltom City, Texas.

SECTION 9.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON FIRST READING THIS _____ DAY OF _____, 2026.

PASSED AND APPROVED ON SECOND READING THIS _____ DAY OF _____, 2026.

_____
Mayor
ATTEST:

_____
City Secretary

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

_____
City Attorney

Exhibit 'A'
Site Plan



TAXPIN	AccountNum	Zoning	ZoningAlt	SitusAddr	Owner_Name
25766M-1-3	43213572	C-2	PD	4000 NE Loop 820	MERCANTILE PARTNERS
25766M-2-1	43215133	C-2	PD	3920 NE Loop 820	GSC RE HALTOM CITY LLC
25766M-2-6	43215184	C-2	PD	3980 NE Loop 820	HOUSE OF CHOI LLC
25766M-2-7	43215192	C-2	PD	3990 NE Loop 820	HALTOM CITY FOREST PROPERTIES
25766M-2-8	43215206	C-2	PD	3930 NE Loop 820	HALTOM CITY FOREST PROPERTIES
25766M-2-9	43215214	C-2	PD	3960 NE Loop 820	FHH INVESTMENT LLC

Owner_Addr	Owner_City	Owner_Zip
3811 TURTLE CREEK BLVD STE 150	DALLAS, TX	75219
300 CHUBB AVE	LYNDHURST, NJ	7071
2625 N JOSEY LN STE 340	CARROLLTON, TX	75007
105 DECKER CT SUITE 100	IRVING, TX	75062
105 DECKER CT SUITE 100	IRVING, TX	75062
267 KAIALII PL	HONOLULU, HI	96821

LegalDescr
MERCANTILE 820 LOGISTICS PARK Block 1 Lot 3
MERCANTILE 820 LOGISTICS PARK Block 2 Lot 1
MERCANTILE 820 LOGISTICS PARK Block 2 Lot 6
MERCANTILE 820 LOGISTICS PARK Block 2 Lot 7
MERCANTILE 820 LOGISTICS PARK Block 2 Lot 8
MERCANTILE 820 LOGISTICS PARK Block 2 Lot 9

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CASE NO. CU-002-26

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Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

All rights and remedies of the City of Haltom City, Texas, are expressly saved as to any and all violations of the provisions of Ordinance No. O-2002-032-15 or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 8.

The City Secretary of the City of Haltom City, Texas, is hereby directed to publish in the official newspaper of the City of Haltom City, Texas, the caption, Section 1, penalty clause, publication clause and effective date clause of this Ordinance one (1) time within ten (10) days after the first reading of this Ordinance as required by Section 10.01 of the Charter of the City of Haltom City, Texas.

SECTION 9.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON FIRST READING THIS 8th DAY OF JUNE, 2026.

PASSED AND APPROVED ON SECOND READING THIS 22ND DAY OF JUNE, 2026.

_____
Dr. An Troung
Mayor

ATTEST:

_____
Imelda B. Rodriguez, TRMC
City Secretary

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

_____
City Attorney

Exhibit 'A'
Site Plan



CITY COUNCIL MEMORANDUM

City Council Meeting:	**Monday, June 22, 2026, 6:00 PM**
Department:	**Planning & Community Development**
Subject:	**ORDINANCE NO. 2026-007-15 CU-003-26 - 2nd Reading (5722 Airport Fwy)**

BACKGROUND

Application of Stanely Redding requesting a Conditional Use Permit for warehousing and storage of heavy steel, large diameter pipe, explosive or hazardous material located on Tract 14, Abstract 24, of the John Akers Survey, being approximately 6.977 acres of land, locally known as 5722 Airport Freeway.

FISCAL IMPACT

None.

RECOMMENDATION

Attachments

CU-003-26 Packet.pdf
2026-007-15 CU-003-26 5722 Airport Fwy.pdf

STAFF REPORT
CITY OF HALTOM CITY

MEETING DATE: 5/12/26	TO: P&Z Commission	FROM: Chris Rozanc Director of Planning and Community Development	SUBJECT: CU-003-26 5722 Airport Freeway Hazardous Material

CU-003-24
Application of Stanely Redding requesting a Conditional Use Permit for warehousing and storage of heavy steel, large diameter pipe, explosive or hazardous material located on Tract 14, Abstract 24, of the John Akers Survey, being approximately 6.977 acres of land, locally known as 5722 Airport Freeway.

EXISTING ZONING/LAND USE
"M-1" Industrial District – Vacant

ADJACENT ZONING/USES
North - "M-2" Heavy Industrial District / Office and Residential
South - "M-1" Industrial District / Industrial
West - "M-2" Heavy Industrial District / Meals on Wheels
East - "M-1" Industrial District / Carpet Outlet

ANALYSIS
The applicant, Stanley Redding, representing Airgas a liquid air company is requesting a conditional use permit to allow for warehousing and storage of heavy steel, large diameter pipe, explosive or hazardous.

Airgas operates multiple locations throughout the Dallas-Fort Worth Metroplex and proposes to relocate and consolidate its existing Fort Worth retail and fill plant operations into a single facility at this site.

The proposed development consists of ground-up commercial industrial construction of two (2) partially conditioned, one-story buildings with associate site improvements to support both retail and fill plant operations.

Within the packet provided to the Planning and Zoning Commission and ultimately City Council there is a list of the hazardous chemicals the company will have onsite.

TRANSPORTATION

The site has access on Airport Freeway. The proposed use will increase the average daily trips to and from the subject site and will impact the adjacent roadway systems. The applicant will have to develop the site, based upon all relevant City and Tx DOT ordinances.

STORMWATER DRAINAGE

Based on available information, this property is located in FEMA Flood Zone X, within the 0.2 percent annual chance of flooding. This development will need to comply with all stormwater design and management criteria.

WATER & SANITARY SEWER

Public Water and sanitary sewer are available to the subject site.

FIRE PREVENTION

The Fire Station #2 provides protection to this site. The estimated fire response time is in keeping with the City's recommended standards.

FRANCHISE UTILITIES & STREET LIGHTS

Overhead utilities exist along the south side of Airport Freeway. There are streetlights intermittently in the area.

COMPREHENSIVE LAND USE PLAN

The City's Comprehensive Land Use Plan (CLUP) designates the subject site as Retail, Office, Service Commercial Corridor which is intended to build on the City's commerce including offices and office buildings and general retail. Along with the CUP the applicant has requested a rezone. The rezone ordinance proposes to amend the CLUP to Industrial.

NOTIFICATION

The legal notice regarding the public hearing was published in the April 23, 2026 *Tarrant County Commercial Record.*

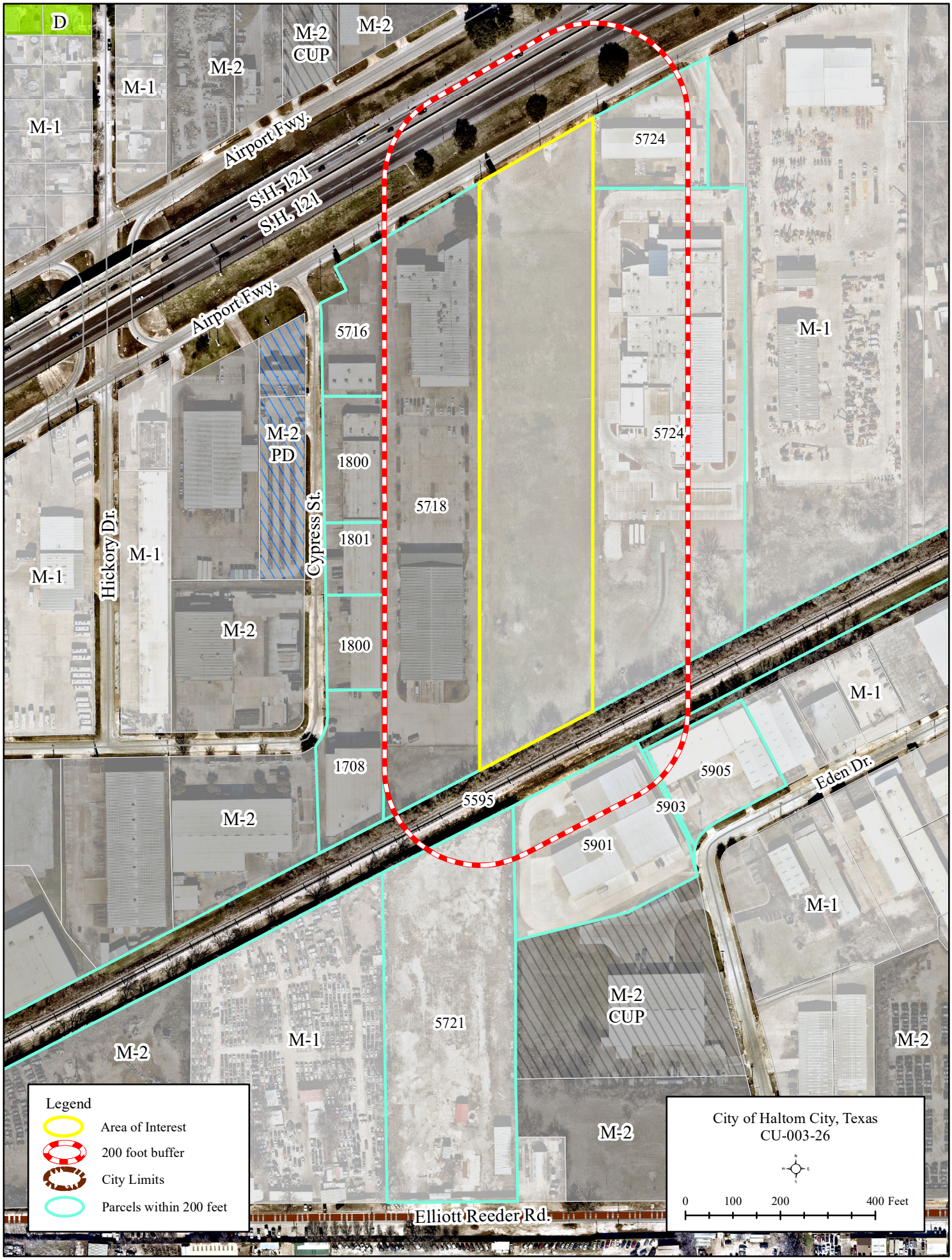
Notification was mailed to all property owners within 200 feet on April 27, 2026; eleven (11) property owners were notified.

0	In Favor / No Objections
0	Opposed
0	Returned to Sender

ATTACHMENTS

1. Application
2. Letter of Intent
3. GIS Aerial Map with Zoning

4. Chemical List
5. List of Property Owners within 200'
6. Draft Ordinance with Exhibit “A”


D
M-2
M-2
CUP
M-2
M-1
M-1
Airport Fwy.
S.H. 121
S.H. 121
Airport Fwy.
5724
M-1
5716
M-2
PD
1800
5718
5724
1801
Hickory Dr.
Cypress St.
M-1
M-1
M-2
1800
M-1
1708
5905
Eden Dr.
5595
5903
M-2
5901
M-1
M-2
CUP
5721
M-1
M-2
M-2
M-2
Elliott Reeder Rd.
Legend
Area of Interest
200 foot buffer
City Limits
Parcels within 200 feet
City of Haltom City, Texas
CU-003-26
0
100
200
400 Feet

CITY OF HALTOM CITY, TEXAS
4801 Haltom Rd, Post Office Box 14246, Haltom City, Texas, 76117, 817-222-7757

APPLICATION FOR CONDITIONAL USE PERMIT WITH SITE PLAN APPROVAL PLANNING & ZONING COMMISSION

Type of Project: Welding Gas Retail and Production Facility	File Number: CU-003-26 Date: 4/21/26

I, Stanley Redding (please print), the undersigned applicant hereby make application for Conditional Use Permit in the City of Haltom City per Section 36.

Property Address: 5722 Airport Freeway, Haltom City, TX 76117

Present Zoning: M-1 Proposed Use: M-2

Legal Description: Lot: _____ Block: _____ Subdivision: _____

Tract: 14 Survey: John Akers Abstract: 24

Number of Lot(s): 1 Acres/SqFt: 6.94/302,477

Copies Required: The applicant shall submit three (3) full size blue line prints, one (1) 11" x 17" reduction of the Site Plan and Exhibit Overview of Request. Complete signed applications must be subm...y-five (25) days prior to the scheduled Planning & Zoning Commission Meetings, w...ourth (4th) Tuesdays of each month. All Conditional Use Permit site plans require put...

Filing Fee: The Conditional Use Permit shall be accompanied by a filing fee a...n will be accepted or processed unless the filing fee has been paid. The fee is non...of the action taken on the request.

26-000926
pd 4/16

The undersigned hereby certifies that the above named subdivision and accom...ions of laws and ordinances governing this subdivision will be complied with whether ...of this application on the agenda of the Planning & Zoning Commission and City C...ne the approval of the above mentioned subdivision.

Stanley Redding (signature of applicant) 4-14-26 (date) Stanley.Redding@Airgas.com (email)

801 W Carrier Pkwy Grand Prairie TX 75050 (address of applicant) 214-893-1892 (telephone & fax number)

Owner: Thad Green (please print) Thad Green (signature)

Address: 5718 Airport Fwy, Haltom City, TX 76117 Phone: 877-730-1948 Fax: _____

FOR CITY USE ONLY

Application Fee $300.00

Submittal Review by: Staff Signature: _____ Date: _____

Application Review by: Staff Signature: _____ Date: _____

Receipt Number: _____ Date: _____

EVENT	DATE	ACTION
P & Z:		
City Council First Reading (if applicable):		
City Council Second Reading (if applicable):		

Hazardous Chemical Listing

Product Name	Synonym	Hazard Class	UN #	CAS #	Max. Expected Qty	Max Container Size	Location
Acetylene	Acetylene	2.1 Acetylene, Dissolved	UN1001	74-86-2	400,000 c.f.	AC 5 cradle (10)	Outdoor Flammable Storage
Air	Compressed Air	2.2 Nonflammable Gas	UN1002	7727-37-9 NI, 7782-44-7 OX	100,000 c.f.	300 size cyl. Cradle (12)	Outdoor Inert Storage
Ametalene	Chemtane	2.1 Flammable Gas	UN1978	74-98-6	3,000 lbs	1000 gal bulk tank	Outdoor Flammable Storage
Argon	Argon, Compressed	2.2 Nonflammable Gas	UN1006	7440-37-1	500,000 c.f.	300 size cylinder	Outdoor Storage / Fill Plant
Argon	Argon, Refrigerated Liquid	2.2 Nonflammable Gas	UN1951	7440-37-1	675,000 c.f.	6000 gal bulk tank	Outdoor Bulk Tank Pad
Carbon Dioxide	Carbonic Acid Gas, Dry Ice	2.2 Nonflammable Gas	UN1013	124-38-9	5,000 lbs	50 pound cyl	Outdoor Storage
Carbon Dioxide, Liquid	Carbonic Acid Gas, Dry Ice	2.2 Nonflammable Gas	UN2187	124-38-9	70,000 lbs	30 ton bulk tank	Outdoor Bulk Tank Pad
Helium	Helium	2.2 Nonflammable Gas	UN1046	7440-59-7	200,000 c.f.	140,000 c.f. Tube Trailer	Outdoor Storage / Outdoor Bulk Tank Pad / Fill Plant
Hydrogen	Hydrogen	2.1 Flammable Gas	UN1049	1333-74-0	300,000 c.f.	140,000 c.f. Tube Trailer	Outdoor Flammable Storage / Hydrogen Fill Area
Methane	Fire Damp, Marsh Gas	2.1 Flammable Gas	UN1971	74-82-8	5,000 c.f.	300 size cylinder	Outdoor Flammable Storage
Nitrogen	Nitrogen, Compressed	2.2 Nonflammable Gas	UN1066	7727-37-9	382,396 c.f.	Tube Trailer	Outdoor Storage / Fill Plant
Nitrogen	Nitrogen, Refrigerated Liquid	2.2 Nonflammable Gas	UN1977	7727-37-9	850,000 c.f.	9000 gal bulk tank	Outdoor Bulk Tank Pad
Nitrous Oxide	Nitrous Oxide	2.2 Nonflammable Gas, Oxidizer 5.1	UN1070	10024-97-2	35,000 lbs	14 ton bulk tank	Outdoor Bulk Tank Pad
Oxygen	Oxygen, Compressed	2.2 Nonflammable Gas	UN1072	7782-44-7	250,000 c.f	300 size cylinder cradle (16)	Outdoor Storage / Fill Plant
Oxygen	Oxygen, Refrigerated Liquid	2.2 Nonflammable Gas, Oxidizer 5.1	UN1073	7782-44-7	1,200,000 c.f.	11,000 gal bulk tank	Outdoor Bulk Tank Pad
Propane	n-Propane, Liquefied Petroleum	2.1 Flammable Gas	UN1978	74-98-6	8,000 lbs	1000 gal bulk tank	Outdoor Flammable Storage
Propylene	Propylene	2.1 Flammable Gas	UN1077	115-07-1	5,000 lbs.	420 lb cylinder	Outdoor Flammable Storage


Airgas

Airgas®

an Air Liquide company

PROJECT RENDERING
NTS 7

ALTERNATES
NTS 4



SITE MAP
NTS 3



SITE AERIAL
NTS 2

A/C	AIR CONDITIONING	MEP	MECHANICAL, ELECTRICAL & PLUMBING
ACP	ACOUSTICAL PANEL	MFR.	MANUFACTURER
ACT.	ACOUSTICAL TILE	MH.	MANHOLE
A.D.	AREA DRAIN	MIN.	MINIMUM
A.D.A.	AMERICANS WITH DISABILITIES ACT (1990)	MISC.	MISCELLANEOUS
ADJ.	ADJUSTIBLE	M.O.	MASONRY OPENING
A.F.F.	ABOVE FINISH FLOOR	MOD.	MODULE
A.F.G.	ABOVE FINISH GRADE	MTL.	METAL
ALUM.	ALUMINUM	M.T.P.	METAL TOILET PARTITIONS
ALT.	ALTERNATE	N.D.	NAPKIN DISPOSAL
∠	ANGLE	N.I.C.	NOT IN CONTRACT
ASPH.	ASPHALT	NO.	NUMBER
BD.	BOARD	N.T.S.	NOT TO SCALE
BLDG.	BUILDING	N.V.	NAPKIN VENDOR
BLK.	BLOCK	O.C.	ON CENTER
BM.	BEAM	O.D.	OUTSIDE DIAMETER
B.U.R.	BUILT-UP ROOF	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
CHNL.	CHANNEL	O.H.	OPPOSITE HAND
CAB., CABT.	CABINET	OPNG.	OPENING
CFMF	COLD FORMED METAL FRAMING	OPP.	OPPOSITE
C.J.	CONTROL JOINT	P.C.	PRECAST
℄	CENTER LINE	P.H.	PAPER HOLDER
CLG.	CEILING	PL.	PLATE
C.M.U.	CONCRETE MASONRY UNIT	P.L.	PROPERTY LINE
COL.	COLUMN	P.LAM.	PLASTIC LAMINATE
COMP.	COMPRESSIBLE	PLUMB.	PLUMBING
CONC.	CONCRETE	PLWD.	PLYWOOD
COND.	CONDITION	POL.	POLISHED
CONT.	CONTINUOUS	P.P.	POWER POLE
CORR.	CORRIDOR	PR.	PAIR
CPT.	CARPET	PT.	POINT
CT.	CERAMIC TILE	PTD.	PAINTED
CTSK.	COUNTERSINK	P.W.B.	PREFINISHED WALL BOARD
C.W.	COLD WATER	QT.	QUARRY TILE
D.F.	DRINKING FOUNTAIN	R.	RADIUS
DIA.	DIAMETER	R.D.	ROOF DRAIN
DIM.	DIMENSION	RE.	REFERENCE
D.P.	DAMPPROOFING	RECP.	RECEPTACLE
DTL.	DETAIL	REINF.	REINFORCE
D.S.	DOWNSPOUT	RES.	RESILIENT
DWG.	DRAWING	RTT.	RESILIENT TERRAZZO TILE
EA.	EACH	REQ., REQD.	REQUIRED
EDF	ELECTRIC DRINKING FOUNTAIN	REV.	REVISED
EL.	ELEVATION (HEIGHT)	RF.	RECREATIONAL RESILIENT FLOORING
ELEC., ELECT.	ELECTRICAL	R.S.S.	ROD STOCK AND SEALANT
E.E.	ELEVATION (DRAWING)	SC.	SEALED CONCRETE
E.J.	EXPANSION JOINT	SCH., SCHED.	SCHEDULE(D)
EQ.	EQUAL	SCPL.	SOLID CORE PLASTIC LAMINATE
EQUIP.	EQUIPMENT	S.D.	SOAP DISPENSER
EXIST.	EXISTING	SECT.	SECTION
EXP.	EXPANSION	SHT.	SHEET
EXT.	EXTERIOR	SIM.	SIMILAR
FB.	FACE BRICK	SPC.	SPECIAL COATING SYSTEM
FD.	FLOOR DRAIN	SPEC., SPECS.	SPECIFICATIONS
F.E.	FIRE EXTINGUISHER	SQ.	SQUARE
F.E.C.	FIRE EXTINGUISHER CAB.	S.S.	SOLID SURFACE
F.H.C.	FIRE HOSE CAB.	SS., ST. STL.	STAINLESS STEEL
FIN.	FINISH	STL.	STEEL
FIXT.	FIXTURE	STR., STRUCT.	STRUCTURAL
FLR.	FLOOR	SUSP.	SUSPENDED
FLSHG.	FLASHING	SVF.	SHEET VINYL FLOORING
FLUOR.	FLUORESCENT	SVDF.	SHEET VINYL DANCE FLOORING
GA.	GAUGE	T.A.S.	TEXAS ACCESSIBILITY STANDARDS
GALV.	GALVANIZED	T.B.	TACK BOARD
G.B.	GRAB BAR	T.D.R.	TOWEL DISPENSER & RECEPTACLE
GCMU	GLAZED CONCRETE MASONRY UNIT(S)	TEL.	TELEPHONE
GEN.	GENERAL	TERR.	TERRAZZO
GFRC.	GLASS FIBER REINFORCED CONCRETE	THK.	THICK
G.I.	GALVANIZED IRON	T.O.	TOP OF
GL.	GLASS	T.O.B.	TOP OF WOOD BLOCKING
GR.	GRADE	T.O.M.	TOP OF MASONRY
GTP.	GLAZED TILE PAVER(S)	T.O.S.	TOP OF STEEL
GYP.	GYPSUM	T.T.D.	TOILET TISSUE DISPENSER
HC.	HANDICAPPED ACCESSIBLE	TYP.	TYPICAL
HGT.	HEIGHT	UL	UNDERWRITERS' LABORATORIES
HM.	HOLLOW METAL	U.N.O.	UNLESS NOTED OTHERWISE
HORIZ.	HORIZONTAL	UR.	URINAL
H.W.	HOT WATER	V.	VENT
I.D.	INSIDE DIAMETER	V.C.T.	VINYL COMPOSITION TILE
INSUL.	INSULATION	VENT.	VENTILATING
INT.	INTERIOR	VER.	VERIFY
I.P.S.	IRON PIPE SIZE	VERT.	VERTICAL
JT.	JOINT	VCB	PREFINISHED VINYL CLAD GYP. BD. RELOCATABLE WALL PANEL
LAM.	LAMINATE	V.I.F.	VERIFY IN FIELD
LAV.	LAVATORY	VWC	VINYL WALL COVERING
L.P.	LIGHTPOLE	W/	WITH
LT.	LIGHT	W.C.	WATER CLOSET
LT. WT.	LIGHT WEIGHT	WD.	WOOD
MANUF., MFR.	MANUFACTURER	WDW.	WINDOW
MAS.	MASONRY	W.P.	WATERPROOFING
MATL.	MATERIAL	W.S.	WEATHERSTRIP
MAX.	MAXIMUM	WT.	WEIGHT
MB.	MARKER BOARD	W.W.	WATER WELL
MECH.	MECHANICAL	W.W.F.	WELDED WIRE FABRIC
MEM. W.P.	MEMBRANE WATERPROOFING		

ABBREVIATIONS
NTS 9

ARCHITECTURAL DRAWINGS
A0.00 INDEX, CONVENTIONS, LOCATION MAP
A0.01 CODE SHEET
A0.02 GENERAL NOTES AND CONDITIONS
A0.03 SPECIFICATIONS
A0.04 SPECIFICATIONS
A0.05 SPECIFICATIONS
A0.06 SPECIFICATIONS
A0.07 SPECIFICATIONS
A0.08 SPECIFICATIONS
A0.09 SPECIFICATIONS
A0.13 GENERAL NOTES/ FINISH SPECS/ DOOR SCHEDULE
A0.20 PARTITION TYPES

CIVIL DRAWINGS
C-1.0 COVER
REPLAT
SURVEY
C-1.1 GENERAL NOTES
C-2.0 DEMOLITION PLAN
C-3.0 SITE PLAN
C-3.1 SITE DETAILS
C-3.2 DIMENSION CONTROL PLAN
C-4.0 GRADING PLAN
C-5.0 PRE-DRAINAGE PLAN
C-6.0 POST-DRAINAGE PLAN
C-6.1 STORM SEWER PLAN
C-6.2 STORM SEWER DETAILS
C-6.3 STORM SEWER PROFILES 1
C-6.4 STORM SEWER PROFILES 2
C-6.5 STORM SEWER PROFILES 3
C-6.6 STORM SEWER PROFILES 4
C-6.7 POST-DRAINAGE CALCULATIONS
C-7.0 EROSION CONTROL PLAN
C-7.1 EROSION CONTROL DETAILS
C-8.0 PAVING PLAN
C-8.1 PAVING DETAILS
C-9.0 WATER PLAN 1 OF 2
C-9.1 WATER PLAN 2 OF 2
C-9.2 WASTEWATER PLAN 1 OF 2
C-9.3 WASTEWATER PLAN 2 OF 2
C-9.4 WASTEWATER PROFILES 1 OF 2
C-9.5 WASTEWATER PROFILES 2 OF 2
C-9.6 FRANCHISE UTILITY PLAN
C-9.7 UTILITY DETAILS

LANDSCAPE DRAWINGS
L.1 LANDSCAPE PLAN
L.2 LANDSCAPE SPECIFICATIONS
L.3 IRRIGATION PLAN
L.4 IRRIGATION SPECIFICATIONS

ARCHITECTURAL DRAWINGS
A1.00 ARCHITECTURAL SITE PLAN
A1.01 ARCHITECTURAL SITE DETAILS
A1.05 BUILDING ROOF PLAN
A1.06 BUILDING ROOF PLAN
A1.11 TYPE-1 & TYPE-2 FLOOR PLANS
A1.12 TYPE-3 & TYPE-4 FLOOR PLANS
A1.13 TYPE-5 & TYPE-6 FLOOR PLANS
A1.14 TYPE-7 FLOOR PLAN
A1.21 TYPE-1 & TYPE-2 REFLECTED CEILING PLANS
A1.22 TYPE-3 & TYPE-4 REFLECTED CEILING PLANS
A1.23 TYPE-5 & TYPE-6 REFLECTED CEILING PLANS
A1.24 TYPE-7 REFLECTED CEILING PLAN
A2.01 TYPE-1 & TYPE-2 EXTERIOR ELEVATIONS
A2.02 TYPE-3 & TYPE-4 EXTERIOR ELEVATIONS
A2.03 TYPE-5 & TYPE-6 EXTERIOR ELEVATIONS
A2.04 TYPE-7 EXTERIOR ELEVATIONS
A3.01 BUILDING SECTIONS
A3.02 BUILDING SECTIONS
A3.03 BUILDING SECTIONS
A3.10 WALL SECTIONS
A3.11 WALL SECTIONS
A3.12 WALL SECTIONS
A4.01 DOOR & EXTERIOR DETAILS

STRUCTURAL DRAWINGS
S01 GENERAL NOTES
S11 FOUNDATION DETAILS AND SECTIONS
S12 FOUNDATION PLAN

MEP DRAWINGS
MEP 1.00 COVER SHEET MEP
MEP 1.01 SPECIFICATIONS MEP
MEP 1.02 SITE PLAN-MEP

MECHANICAL
M2.01 OVERALL PLAN - MECHANICAL
M2.02 OVERALL PLAN - MECHANICAL
M2.03 OVERALL PLAN - MECHANICAL
M3.01 ENLARGED FLOOR PLANS - MECHANICAL
M3.02 ENLARGED FLOOR PLAN - MECHANICAL
M5.01 SCHEDULES & DETAILS - MECHANICAL

ELECTRICAL
E2.01 OVERALL PLAN - ELECTRICAL
E2.02 OVERALL PLAN - ELECTRICAL
E2.03 OVERALL PLAN - ELECTRICAL
E3.01 ENLARGED FLOOR PLAN - ELECTRICAL
E3.02 ENLARGED FLOOR PLAN - ELECTRICAL
E5.01 SCHEDULES & DETAILS - ELECTRICAL
E5.02 SCHEDULES & DETAILS - ELECTRICAL
E5.03 SCHEDULES & DETAILS - ELECTRICAL

PLUMBING
P2.00 OVERALL PLAN - PLUMBING
P2.01 OVERALL PLAN - PLUMBING
P2.02 OVERALL PLAN - PLUMBING
P2.03 OVERALL PLAN - PLUMBING
P3.00 ENLARGED UNDERFLOOR PLANS - PLUMBING
P3.01 ENLARGED FLOOR PLAN - PLUMBING
P3.02 ENLARGED FLOOR PLANS - PLUMBING
P3.03 ENLARGED FLOOR PLAN - PLUMBING
P5.01 SCHEDULES & DETAILS - PLUMBING

SHEET INDEX
NTS 6

DRAWING TITLE — First Floor Plan, 1/8"=1'-0"
SECTION CUT KEY — 1 / A400
ELEVATION KEY — 1 / A200
INTERIOR ELEVATION KEY — 1 / A300
COLUMN LINE/GRID KEY — 4
CHANGE CLOUD and A/R TAG
DETAIL KEY — 1 / A430
DOOR KEY — 1
WINDOW KEY — 1
BENCHMARK — 0'-0" AFF.
ELEVATION MARK — 9'-0"
KEYED NOTE — 1
NORTH ARROWS — N
WALL TYPE KEY — A1.1
MILLWORK KEY — MA-100
ROOM NAME KEY — STORAGE
CLG HEIGHT KEY
FINISH KEY — W-1

SYMBOLS
NTS 8

OWNER
AIRGAS

ARCHITECT
97W, LLC
901 S MAIN ST
FORT WORTH, TX 76104
TEL. 817.882.6940
CONTACT: STEVEN HALLIDAY

STRUCTURAL ENGINEER
HnH ENGINEERING
6421 CAMP BOWIE BLVD #416
FORT WORTH, TX 76116
TEL. 817.723.4066
CONTACT: WILL HERBERT

GENERAL CONTRACTOR

MEP ENGINEER
FLANAGAN ENGINEERING LLC.
THE FORT WORTH CLUB
306 W 7TH ST. SUITE #303 FORT WORTH, TX 76102
TEL. 817.704.0473
CONTACT: MICHAEL SIEBENTHALL

CIVIL ENGINEER
FLANAGAN ENGINEERING LLC.
THE FORT WORTH CLUB
306 W 7TH ST. SUITE #303 FORT WORTH, TX 76102
TEL. 940.327.7963
CONTACT: REECE FLANAGAN

PEMB COMPANY
PRIME METAL BUILDING & COMPONENTS
19320 US-377,
DUBLIN, TX 76446
TEL. 254.445.4462
CONTACT: LOGAN SYNATZSKE

PROJECT CONTACT LIST
NTS 5

PROJECT ADDRESS
5722 AIRPORT FREEWAY
FORT WORTH, TX 76117

PROJECT SCOPE
GROUND UP CONSTRUCTION OF (2) PARTIALLY CONDITIONED ONE STORY PRE ENGINEERED METAL BUILDINGS WITH SITE IMPROVEMENTS

PROPOSED OCCUPANCIES: S-1, H-3, M, B

TYPICAL CONSTRUCTION TYPE: 2B
FIRE SUPPRESSION: FULLY SPRINKLERED

PARKING SUMMARY:
REFER TO CIVIL DRAWINGS

BUILDING CODE
2018 INTERNATIONAL BUILDING CODE
2023 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2021 FIRE CODE
2012 TEXAS ACCESSIBILITY STANDARDS

ZONING
"M-1" - INDUSTRIAL DISTRICT

TDLR REGISTRATION
TABSXXXXX

PROJECT INFORMATION
NTS 1

ISSUE HISTORY

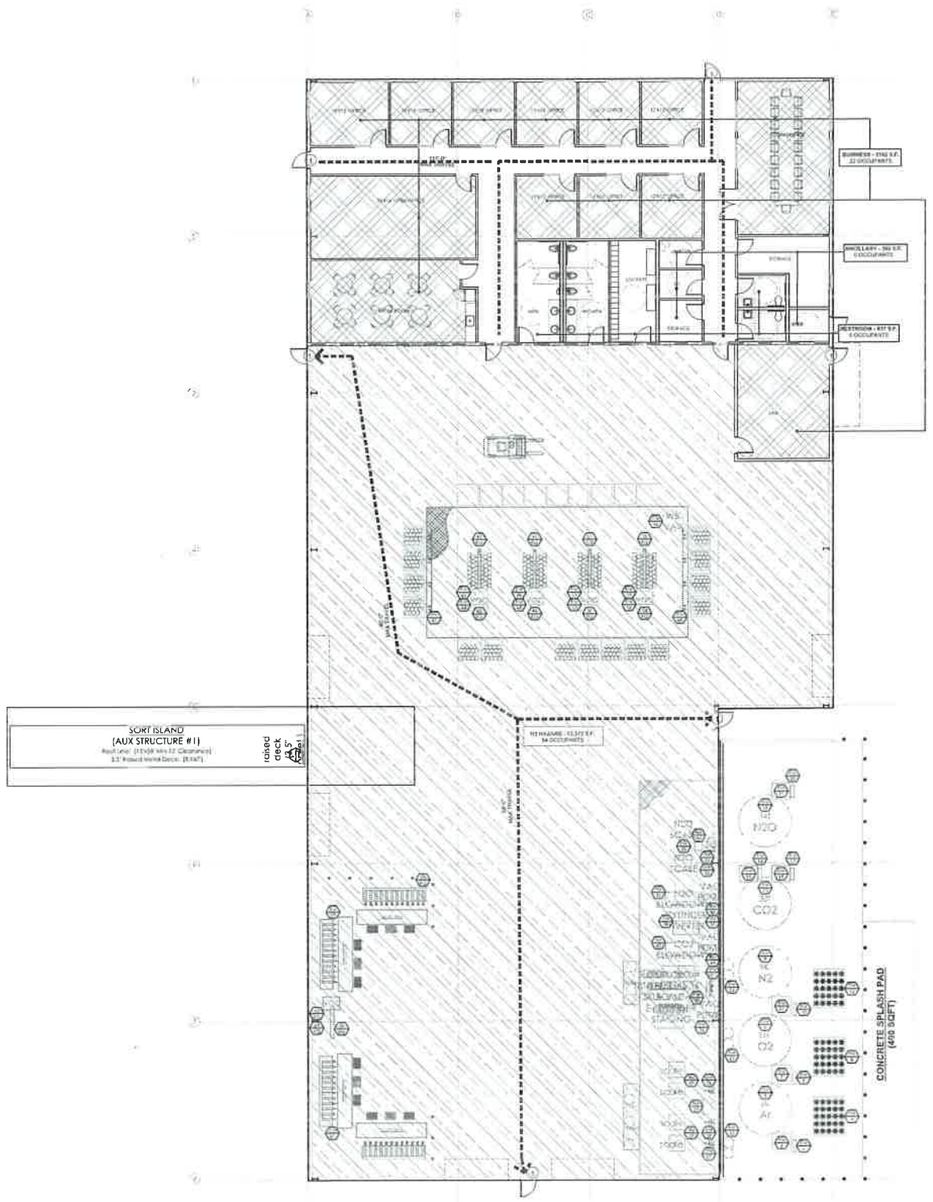
No.	Description	Date
1	ISSUED FOR PRICING	01/10/2025

901 S. MAIN STREET
FORT WORTH, TX 76104
e:info@studio97w.com

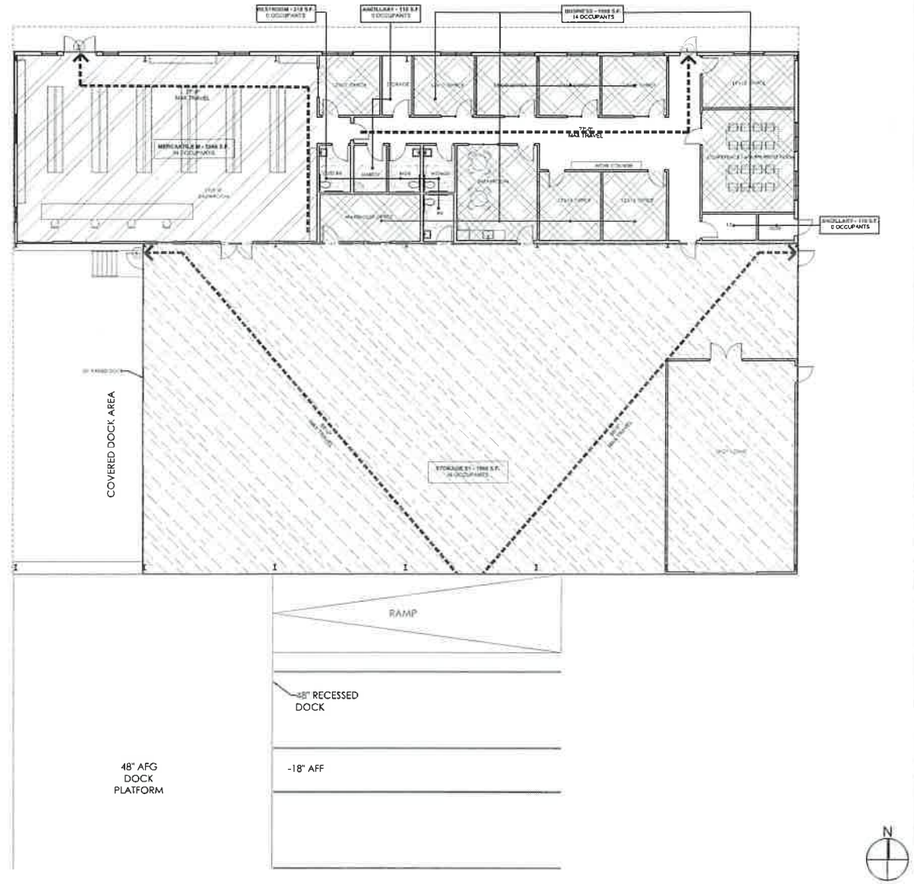
AIRGAS
5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

PROJECT NO. 26103
SCALE VARIES
SHEET TITLE **COVER SHEET**
SHEET NUMBER **A0.00**

"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION" ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603



EGRESS PLAN- RETAIL BUILDING 4



EGRESS PLAN- BUILDING 3 3

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601)

BUILDING ELEMENT	TYPE II-B RATING
PRIMARY STRUCTURAL FRAME INCLUDING: COLUMNS/BEAMS/GIRDERS/TRUSSES	0 HR
BEARING WALLS: EXTERIOR	0 HR
INTERIOR	0 HR
EXTERIOR NON BEARING WALLS (TABLE 602)	
X < 5	2 HR
5 ≤ X < 10	1 HR
10' < X 30'	0 HR
X > 30'	0 HR
INTERIOR NON-BEARING WALLS AND PARTITIONS	0 HR
FLOOR & FLOOR/CEILING ASSEMBLIES	0 HR
ROOF & ROOF/CEILING ASSEMBLIES	0 HR

MINIMUM CORRIDOR WIDTH ALLOWANCE:
(IBC - SEC 1018.3)
44" MIN.

MAXIMUM LENGTH OF DEAD END CORRIDORS:
(IBC - SEC 1020.4 - W/SPRINKLER SYSTEM)
50' MAX.

MAXIMUM EXIT ACCESS TRAVEL DISTANCE:
(IBC - TAB 1016.2 - W/ SPRINKLER SYSTEM)
'S-1' OCCUPANCY - 250' MAX.
'B' OCCUPANCY -200' MAX.
'H3' OCCUPANCY -100' MAX.

MINIMUM NUMBER OF EXITS PER STORY:
(IBC - TAB 1006.2.1) - 1 REQUIRED/ 1 MIN PROVIDED PER SPACE.
OCC LOAD LESS THAN 29

MAXIMUM COMMON PATH OF EGRESS TRAVEL:
(IBC - SEC 1006.2.1 - W/ SPRINKLER SYSTEM)
<30 'S-1' OCCUPANCY - 100' MAX. (TO CHOICE OF 2 EXIT PATHS)
'B' OCCUPANCY -100' MAX (TO CHOICE OF 2 EXIT PATHS)
'H3' OCCUPANCY -25' MAX (TO CHOICE OF 2 EXIT PATHS)

PROPOSED OCCUPANCY CALCULATIONS PER BUILDING TYPE :

BLDG 1: RETAIL

OCCUPANCY TYPE	AREA	OCCUPANT LOAD
BUSINESS	1999 G.S.F.	14 OCCUPANTS @ 1 PER 150 G.S.F.
STORAGE S1	7900 G.S.F.	27 OCCUPANTS @ 1 PER 300 G.S.F.
ANCILLARY	420 G.S.F.	0 OCCUPANTS
TOTAL BUILDING 1	13,476 G.S.F.	41 OCCUPANTS

BLDG 2: FILL PLANT

OCCUPANCY TYPE	AREA	OCCUPANT LOAD
BUSINESS	3,162 G.S.F.	22 OCCUPANTS @ 1 PER 150 G.S.F.
H3 (INDUSTRIAL)	13,372 G.S.F.	134 OCCUPANTS @ 1 PER 100 G.S.F.
ANCILLARY	1,029G.S.F.	0 OCCUPANTS
TOTAL BUILDING TYPES 1-2	17,220G.S.F.	156 OCCUPANTS

CODE STUDY N.T.S. 2

OCC./EGRESS LEGEND:

INTERIOR & EXTERIOR EGRESS

1. 3'-0" EXIT DOOR (33.2" CLR.)
2. PAIR 3'-0" DOOR (66.4" CLR.) AT .2"/PERSON = 332 PERSONS

S1 STORAGE OCCUPANCY

H-3 OCCUPANCY

BUSINESS OCCUPANCY

MERCANTILE OCCUPANCY

1 HR RATED WALL

2 HOUR RATED PARTITION
REFER TO PARTITION TYPES

EGRESS PATH OF TRAVEL

★ FEC FIRE EXTINGUISHER (ON BRACKET)

PROJECT SCOPE

GROUND UP CONSTRUCTION OF (2) FULLY SPRINKLERED, PARTIALLY CONDITIONED ONE STORY PRE ENGINEERED METAL BUILDING'S WITH SITE IMPROVEMENTS.

PROPOSED OCCUPANCIES:	S-1 H-3 M B
TYPICAL CONSTRUCTION TYPE	2B
FIRE SUPPRESSION	FULLY SPRINKLERED

CODE STUDY AND EGRESS LEGEND 1

ISSUE HISTORY

NO.	Description	Date
1	ISSUED FOR PRICING	07/10/2025

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AIRGAS

5722 AIRPORT FREEWAY
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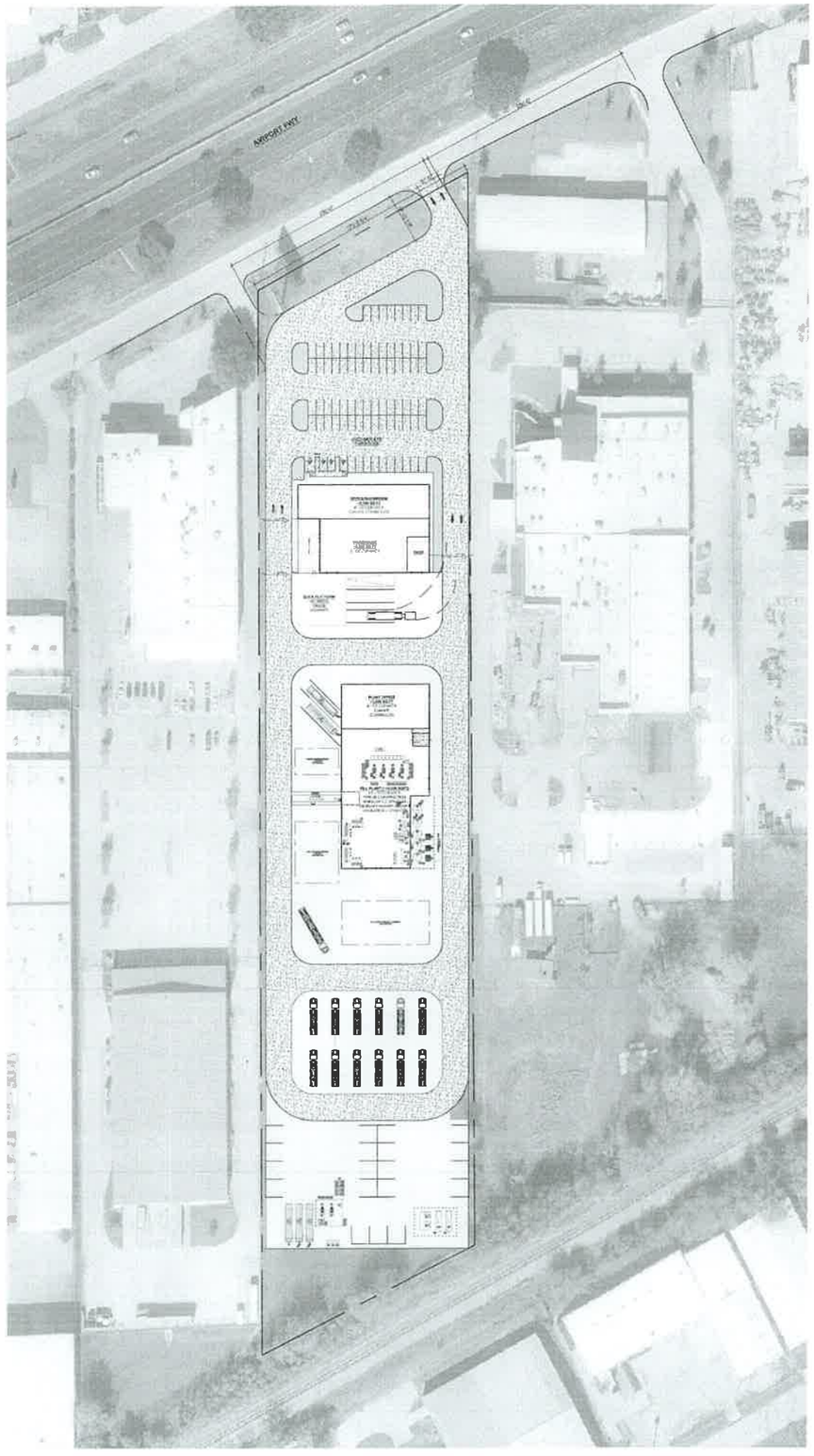
PROJECT NO. 26103
SCALE VARIES
SHEET TITLE CODE SHEET
SHEET NUMBER A0.01

"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION" ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603



ARCHITECTURAL SITE PLAN

2

GENERAL SITE PLAN NOTES:

1. FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. REMOVE EXISTING VEGETATION AS REQUIRED. VERIFY EXACT CONDITIONS ON SITE.
3. PROVIDE CONCRETE WALKS AS INDICATED ON PLAN. CONTROL JOINTS AT 5'-0" O.C. MAX AND EXPANSION JOINTS @ 20'-0" O.C. MAX UNLESS NOTED OTHERWISE.
4. REFERENCE MEP SITE PLAN FOR LOCATIONS OF SITE LIGHTING/PLUMBING REQUIREMENTS.
5. REFER TO CIVIL DRAWINGS FOR SITE GRADING AND SUBSURFACE DRAINAGE SYSTEMS.
6. REFER TO CIVIL DRAWINGS FOR LOCATION OF CONTROL JOINTS AND EXPANSION JOINTS FOR CONCRETE PAVED AREAS.
7. REFER TO CIVIL DRAWINGS FOR DIMENSION CONTROL OF DRIVES AND CURB RADII
8. REFERENCE FLOOR PLAN DRAWINGS FOR ALL BUILDING DIMENSIONS.
9. DUMPSTER AND MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY. SEE ZONING ORDINANCE 6.301D, REFER CIVIL.
10. REFER TO CIVIL DRAWINGS FOR SITE DEMOLITION.
11. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPING
12. REFER TO CIVIL FOR R.O.W. WORK.
13. OWNER RESPONSIBLE FOR COORDINATING MAILBOX LOCATION W/ UNITED STATES POSTAL SERVICE.

ACCESSIBILITY NOTES

1. PARKING SPACES AND ACCESS AISLE SURFACE SLOPES NOT TO EXCEED 1:50 (2%) IN ALL DIRECTIONS.
2. COMPLY WITH SECTION 4 OF THE 2012 TEXAS ACCESSIBILITY STANDARDS.

SITE PLAN DEMOLITION KEYED NOTES:

1. REPLACE LIGHT FIXTURE WITH LED'S (SL) ON ALL EXISTING LIGHT POLES. REF LIGHT FIXTURE 'SL' ON 2/A1.21 FOR LIGHT FIXTURE SPECIFICATIONS
2. EXISTING FENCE & GATES TO REMAIN
3. EXISTING CONCRETE DRIVE TO REMAIN
4. EXISTING CONCRETE PAVING TO REMAIN
5. EXISTING GRAVEL AREA TO REMAIN
6. NEW CONCRETE SIDEWALK
7. NEW CONCRETE PARKING
8. 4" PAINTED PARKING STALL BORDER OR STRIPE
9. ACCESSIBLE VAN SPACE. COMPLY WITH SECTION 502 OF THE TEXAS ACCESSIBILITY STANDARDS.
10. PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY. COMPLY WITH SECTION 703.7.2.1 OF THE TEXAS ACCESSIBILITY STANDARDS
11. ADD "VIALATORS SUBJECT TO FINE & TOWING" TO EXISTING ACCESSIBLE PARKING STALL SIGN
12. EXISTING TREE TO REMAIN. PROTECT DURING CONSTRUCTION
13. RELOCATED PROPANE TANK
14. EXISTING GENERATOR TO REMAIN
15. EXISTING GRASS AREA TO REMAIN
16. NEW ACCESS AISLE. REFER TO ACCESSIBILITY NOTES.
17. NEW WHEEL STOP
18. NEW LANDSCAPE AREA
19. AREA FOR NEW ROCK FLUME FOR EXISTING PIPE
20. NEW EV CHARGER: SUPPLY POWER AND CONCRETE PAD PER MANUFACTURER SPECS
21. NEW EXTERIOR QUAD OUTLET ON PEDESTAL FOR HYBRID CAR PARKING
22. TRANSFORMER TO REMAIN, PROTECT DURING CONSTRUCTION.
23. NEW MAN GATE IN EXISTING GATE

N/A

GENERAL & KEYED NOTES

1

ISSUE HISTORY

NO.	Description	Date
1	AGENCY PRICING	01/10/2025

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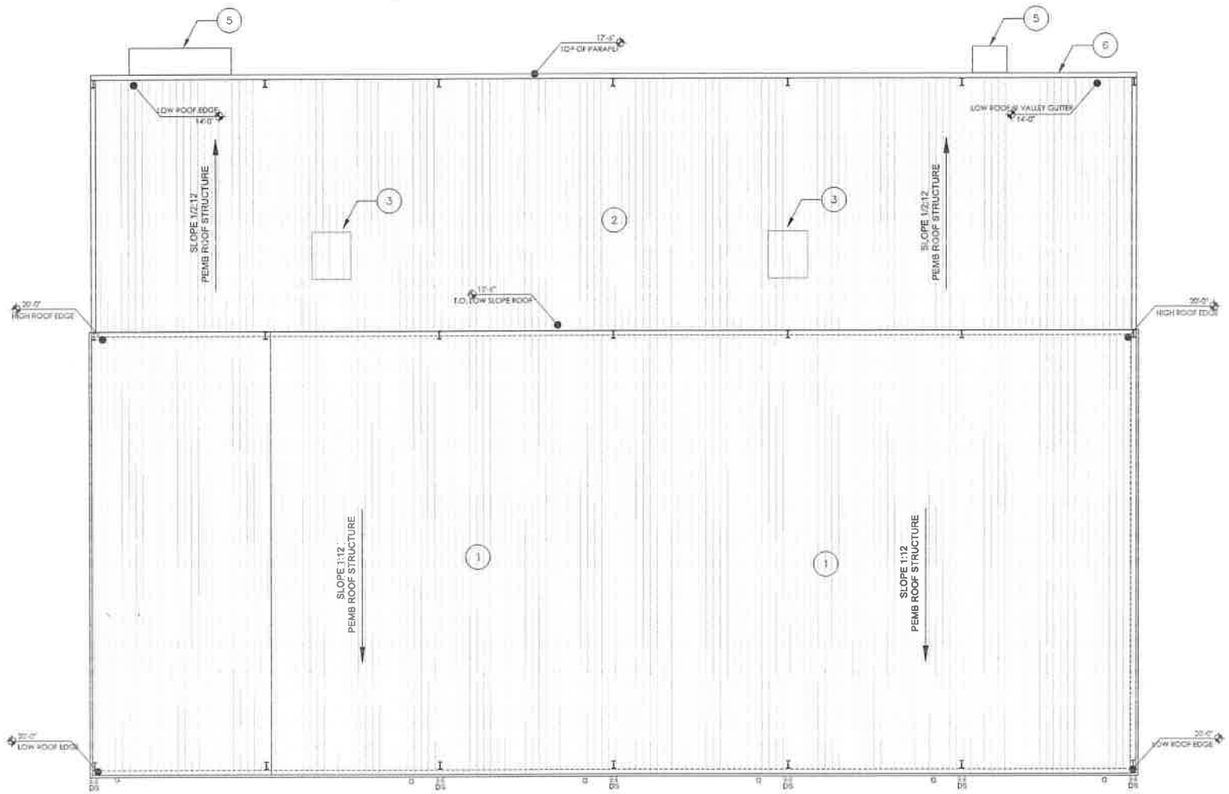
PROJECT NO: 24103
SCALE: VARIES
SHEET TITLE: ARCHITECTURAL SITE PLAN
SHEET NUMBER: A1.01

"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION" ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603



ROOF PLAN - RETAIL 3

KEYED NOTES:

1. PREFINISHED METAL PANEL ROOF SYSTEM, SLOPE 1:12. NO ROOF TOP EQUIPMENT IS PROPOSED
2. LOW SLOPE PREFINISHED METAL PANEL ROOF SYSTEM, SLOPE 1/2:12. ROOF TOP EQUIPMENT IS PROPOSED
3. HVAC ROOF TOP UNIT, LOCATION TBD
4. PREFINISHED GUTTER AND DOWNSPOUTS
5. WALL MOUNTED AWNING. REF PEMB DRAWINGS , EP-2
6. PARAPET WALL (BY PEMB)

RIDGE LINE

DS — DOWNSPOUT (EXTERNAL ROOF DRAIN)

G — GUTTER

KEYED NOTES & LEGEND 2

GENERAL ROOF PLAN NOTES:

1. CONTRACTOR SHALL REVIEW AND COORDINATE WITH ARCHITECTURAL, MEP, & STRUCTURAL PLANS TO ASCERTAIN EXACT CONDITIONS AND COMPONENTS RELATED TO THE WORK DESCRIBED BY THESE DOCUMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH ACCEPTED MANUFACTURER'S PRINTED INSTRUCTIONS AND NRCA STANDARDS.

2. DIMENSIONS, DETAILS, EQUIPMENT SIZE AND LOCATION SHOWN ON THESE ROOF PLAN AND ROOF DETAILS ARE FOR INFORMATION AND REFERENCE ONLY. EXACT SIZE, LOCATION, TYPE OF MATERIAL AND TYPE OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE SUBCONTRACTOR TO CONFIRM AND GENERAL CONTRACTOR TO COORDINATE.

3. ALL CRICKETS AND TAPERED INSULATION SHALL BE INSTALLED WITH A FINISHED 1/4" PER FOOT MIN. SLOPE.

4. CRICKET THE UP SLOPE SIDE OF ALL SQUARE CURBS AND PROJECTIONS OVER 20" IN WIDTH.

5. REFER TO NOMENCLATURE FOR TYPE OF ROOF SYSTEM.

6. ALL PIPING/ CONDUITS/ ETC. SHALL BE A MIN. 10" ABOVE ROOF SURFACE. PROVIDE PORTABLE PIPE HANGERS WITH PROTECTION PADS. - MEP CONTRACTOR SHALL PROVIDE SUPPORTS FOR NEW LINES.

7. PROVIDE 22 ga. STAINLESS STEEL, 2D FINISH, TREATED WOOD CURB AND BOX HOOD AT ALL GAS LINE AND WATER LINE ROOF PENETRATIONS (RE: GENERAL DETAILS).

8. PROVIDE WALKWAY PROTECTION PADS AROUND ALL A/C UNITS, AND AT ALL ROOF TOP ACCESS DOORS AND LADDERS (TOP & BOTTOM)

9. ISOLATE ALL HEAT PIPES/FLUES AS RECOMMENDED & OUTLINED IN THE NRCA MANUAL FOR ISOLATED STACK FLASHING.

10. AFTER SUBSTANTIAL COMPLETION THE GENERAL CONTRACTOR SHALL EXAMINE AND ENSURE DRAIN LINES, GUTTERS AND DOWNSPOUTS ARE FREE OF DEBRIS AND BLOCKAGE, FLUSH WITH WATER TO ENSURE THAT DRAINS FLOW FREELY, WHERE APPLICABLE.

11. REFER TO MEP DRAWINGS FOR SIZE AND LOCATION OF NEW DECK PENETRATIONS AND ROOF TOP EQUIPMENT.

12. G.C. TO ENSURE ALL ROOFTOP PENETRATIONS (SOIL STACKS, VENTS, ETC.) ARE INSTALLED MIN. 4'-0" FROM OTHER DECK PENETRATIONS, RISE WALLS, AND ROOF EDGE. MECHANICAL EQUIPMENT TO BE LOCATED MIN. 10'-0" FROM PERIMETER EDGE AND NO CLOSER THAN 4'-0" FROM RISE WALLS, OR ANY OTHER ROOF PENETRATION.

13. THROUGH WALL BASE FLASHING MIN. HEIGHT 10" AND MAX. HEIGHT 20" FROM FINISH DECK. DO NOT STEP THROUGH WALL FLASHING CLOSER THAN 5'-0" FROM CORNERS.

GENERAL NOTES 1

ISSUE HISTORY

NO.	Description	Date
1	ISSUED FOR PRICING	01/07/2025

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AIRGAS
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PROJECT NO. 24103
SCALE VARIES
SHEET TITLE
RETAIL ROOF PLAN
SHEET NUMBER
A1.05

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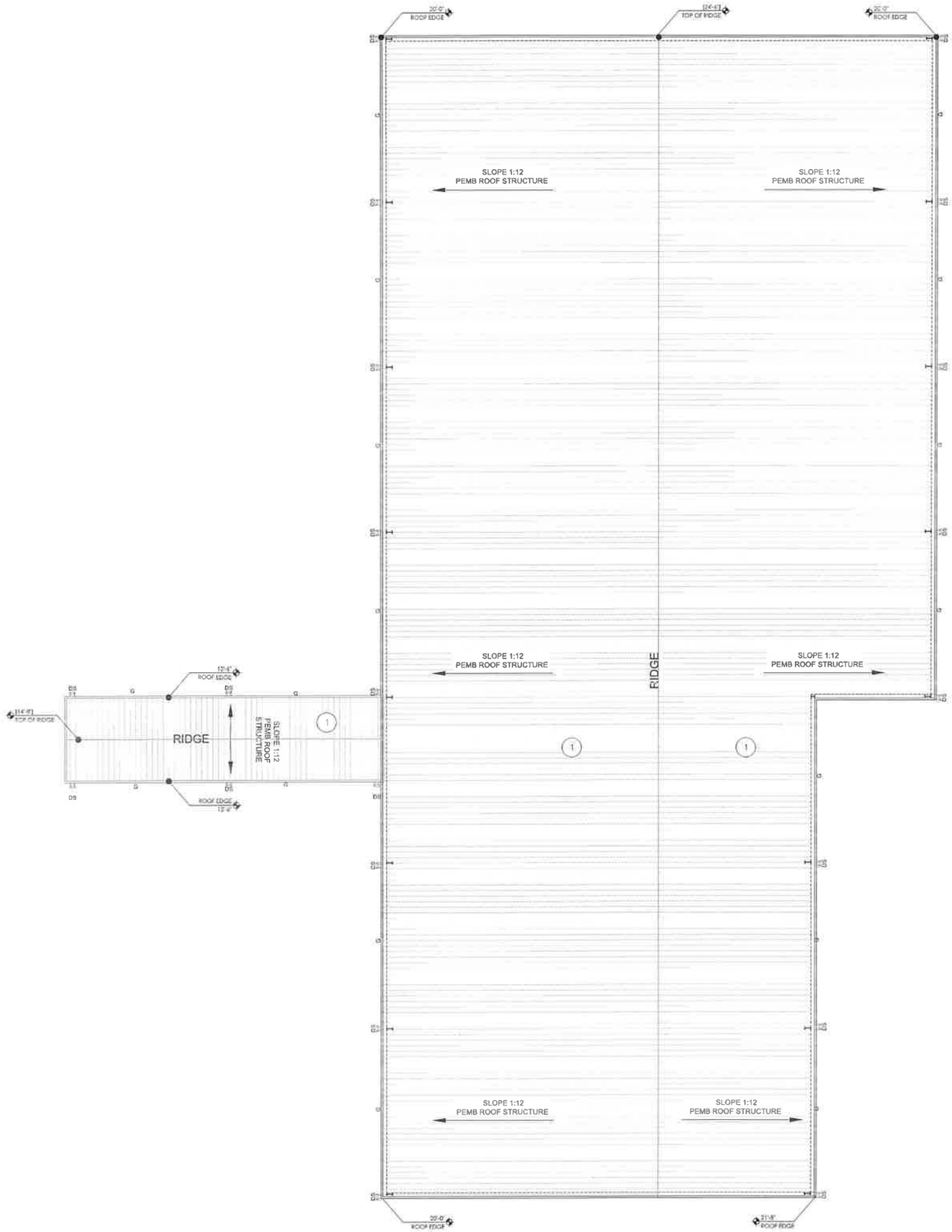

KEYED NOTES:

1. PREFINISHED METAL PANEL ROOF SYSTEM, SLOPE 1:12. NO ROOF TOP EQUIPMENT IS PROPOSED
2. LOW SLOPE PREFINISHED METAL PANEL ROOF SYSTEM, SLOPE 1/2:12. ROOF TOP EQUIPMENT IS PROPOSED
3. HVAC ROOF TOP UNIT.
4. PREFINISHED GUTTER AND DOWNSPOUTS
5. PREMANUFACTURED METAL AWNING
6. PARAPET WALL (BY PEMB)

RIDGE LINE

DS — DOWNSPOUT (EXTERNAL ROOF DRAIN)

G — GUTTER

KEYED NOTES & LEGEND

N.T.S. 3

GENERAL ROOF PLAN NOTES:

1. CONTRACTOR SHALL REVIEW AND COORDINATE WITH ARCHITECTURAL, MEP, & STRUCTURAL PLANS TO ASCERTAIN EXACT CONDITIONS AND COMPONENTS RELATED TO THE WORK DESCRIBED BY THESE DOCUMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH ACCEPTED MANUFACTURER'S PRINTED INSTRUCTIONS AND NRCA STANDARDS.

2. DIMENSIONS, DETAILS, EQUIPMENT SIZE AND LOCATION SHOWN ON THESE ROOF PLAN AND ROOF DETAILS ARE FOR INFORMATION AND REFERENCE ONLY. EXACT SIZE, LOCATION, TYPE OF MATERIAL AND TYPE OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE SUBCONTRACTOR TO CONFIRM AND GENERAL CONTRACTOR TO COORDINATE.

3. ALL CRICKETS AND TAPERED INSULATION SHALL BE INSTALLED WITH A FINISHED 1/4" PER FOOT MIN. SLOPE.

4. CRICKET THE UP SLOPE SIDE OF ALL SQUARE CURBS AND PROJECTIONS OVER 20" IN WIDTH.

5. REFER TO NOMENCLATURE FOR TYPE OF ROOF SYSTEM.

6. ALL PIPING/ CONDUITS/ ETC. SHALL BE A MIN. 10" ABOVE ROOF SURFACE. PROVIDE PORTABLE PIPE HANGERS WITH PROTECTION PADS. - MEP CONTRACTOR SHALL PROVIDE SUPPORTS FOR NEW LINES.

7. PROVIDE 22 ga. STAINLESS STEEL, 2D FINISH, TREATED WOOD CURB AND BOX HOOD AT ALL GAS LINE AND WATER LINE ROOF PENETRATIONS (RE: GENERAL DETAILS).

8. PROVIDE WALKWAY PROTECTION PADS AROUND ALL A/C UNITS, AND AT ALL ROOF TOP ACCESS DOORS AND LADDERS (TOP & BOTTOM)

9. ISOLATE ALL HEAT PIPES/FLUES AS RECOMMENDED & OUTLINED IN THE NRCA MANUAL FOR ISOLATED STACK FLASHING.

10. AFTER SUBSTANTIAL COMPLETION THE GENERAL CONTRACTOR SHALL EXAMINE AND ENSURE DRAIN LINES, GUTTERS AND DOWNSPOUTS ARE FREE OF DEBRIS AND BLOCKAGE, FLUSH WITH WATER TO ENSURE THAT DRAINS FLOW FREELY. WHERE APPLICABLE.

11. REFER TO MEP DRAWINGS FOR SIZE AND LOCATION OF NEW DECK PENETRATIONS AND ROOF TOP EQUIPMENT.

12. G.C. TO ENSURE ALL ROOFTOP PENETRATIONS (SOIL STACKS, VENTS, ETC.) ARE INSTALLED MIN. 4'-0" FROM OTHER DECK PENETRATIONS, RISE WALLS, AND ROOF EDGE. MECHANICAL EQUIPMENT TO BE LOCATED MIN. 10'-0" FROM PERIMETER EDGE AND NO CLOSER THAN 4'-0" FROM RISE WALLS, OR ANY OTHER ROOF PENETRATION.

13. THROUGH WALL BASE FLASHING MIN. HEIGHT 10" AND MAX. HEIGHT 20" FROM FINISH DECK. DO NOT STEP THROUGH WALL FLASHING CLOSER THAN 5'-0" FROM CORNERS.

GENERAL NOTES

N.T.S. 1

ROOF PLAN - FILL PLANT

3

ISSUE HISTORY

No.	Description	Date
1	ISSUED FOR PRICING	03/10/2026

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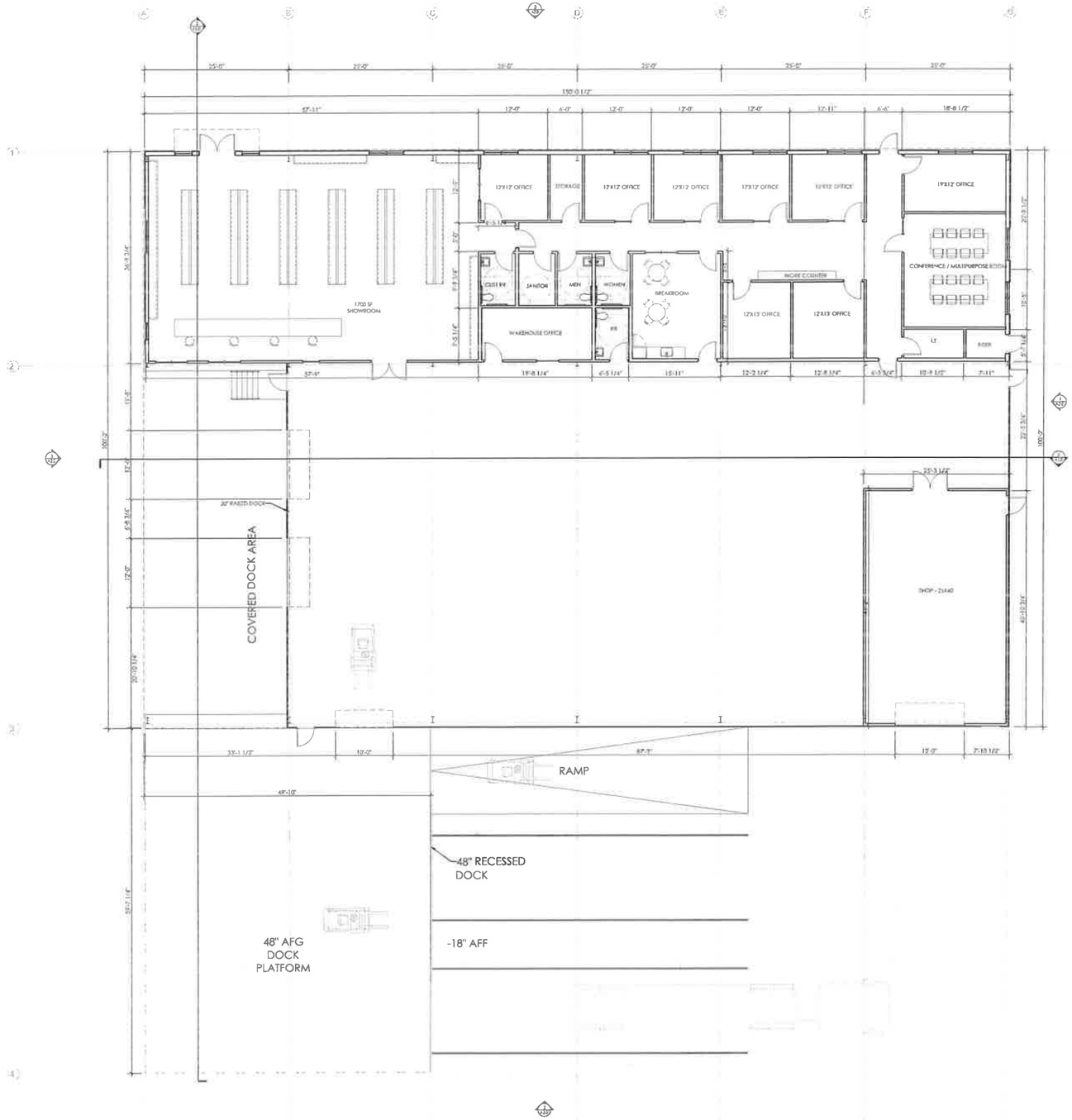
AIRGAS
5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

PROJECT NO. 26103
SCALE VARIES
SHEET TITLE
FILL PLANT
ROOF PLAN
SHEET NUMBER
A1.06

"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION. ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603



FIRST FLOOR PLAN 3

KEYED NOTES:

1. TV; GC TO PROVIDE BLOCKING IN WALL. CONTRACTOR PROVIDED,CONTRACTOR INSTALLED
2. NEW HOSE BIB LOCATION
3. PROVIDE PLYWOOD BACKING FOR EQUIP. MOUNTING.
4.
5.
6.
7.
8.
9.
10.
11.
12.
13.

WS-1 WINDOW SHADES, REFER TO FINISH SCHEDULE

KL KEYED LOCKPAD, REFER DOOR HARDWARE

KEYED NOTES & LEGEND 3

N.T.S.

1. ALL DIMENSIONS ARE TO THE FACE OF THE NEW FINISHED WALL UNLESS NOTED OTHERWISE.
2. AT ALL SPACES WITH FLOOR DRAINS - SLOPE NOT TO EXCEED 1:50.
3. ALL DOORS IN INTERIOR CMU WALLS AND EXTERIOR BRICK WALLS SHALL BE SET 6" OFF THE PERPENDICULAR ADJACENT WALL ON THE HINGE SIDE OF THE DOOR UNLESS NOTED OTHERWISE. ALL INTERIOR DOORS IN GYP. BD. STUD WALLS SHALL BE SET 6" OFF THE PERPENDICULAR ADJACENT WALL ON THE HINGE SIDE OF THE DOOR UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL CONTACT THE ARCHITECT IF ANY CONFLICTS OCCUR.
4. FIELD VERIFY THAT AREAS TO BE PAINTED RECIEVE PAINT SPECIFIED FOR THE INTENDED SURFACES.
5. NOTES INDICATED AS "RE: STRUCT.", "RE: SPEC.", "RE: MFR'S DOC", AND ETC.,...ARE TO REFER TO OTHER CONSTRUCTION DOC./SOURCES FOR ADDITIONAL INFORMATION.
6. REFER TO SCHEDULE SHEETS FOR ROOM FINISH SCHEDULES AND NOTES.
7. FRAME DIMENSIONS SHOWN ON DRAWINGS & SCHEDULES ARE WALL OPENING DIMENSIONS. ACTUAL FRAMES SIZES SHALL BE LESS DUE TO SHIMS/JOINTS, AND ETC.....FIELD VERIFICATION REQUIRED.
8. ALL FLOOR FINISH CHANGES SHALL OCCUR AT THE CENTERLINE OF DOORS UNLESS NOTED OTHERWISE. ALL FLOOR FINISH CHANGES SHALL HAVE THRESHOLDS OR REDUCER STRIPS.
9. PROVIDE SELF-LEVELING CONCRETE UNDERLAYMENT WHERE UNEVEN CONC. SLAB REQUIRED - PRIOR TO INSTALLING FLOOR FINISHES, TYPICAL.
10. ALL METAL STUD FRAMING TO BE 20 GA. UNLESS OTHERWISE NOTED.
11. ALL GYP. BD. TO BE ⅝" THICK TYPE 'X' UNLESS OTHERWISE NOTED.
12. SEE A0.01 FOR CODE/FIRE INFO
13. ALL PART. TYPES TO BE 5-1 HR U.N.O.
14. ALL TV OUTLETS TO BE LOCATED IN FIELD W/ OWNER AND ARCHITECT PRESENT, PRIOR TO INSTALLATION.
15. G.C. TO COORDINATE BLOCKING LOCATIONS FOR WALL MOUNTED EQUIPMENT W/ A/V CONSULTANT AND ARCHITECT PRIOR TO WALL CAVITY CLOSURE.

GENERAL NOTES 1

N.T.S.

ISSUE HISTORY

NO.	Description	Date
1	ADDED ADA PAIRING	02/20/2026

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HALTOM CITY, TEXAS

PROJECT NO. 26103
SCALE VARIES
SHEET TITLE
RETAIL FLOOR PLAN
SHEET NUMBER
A1.11

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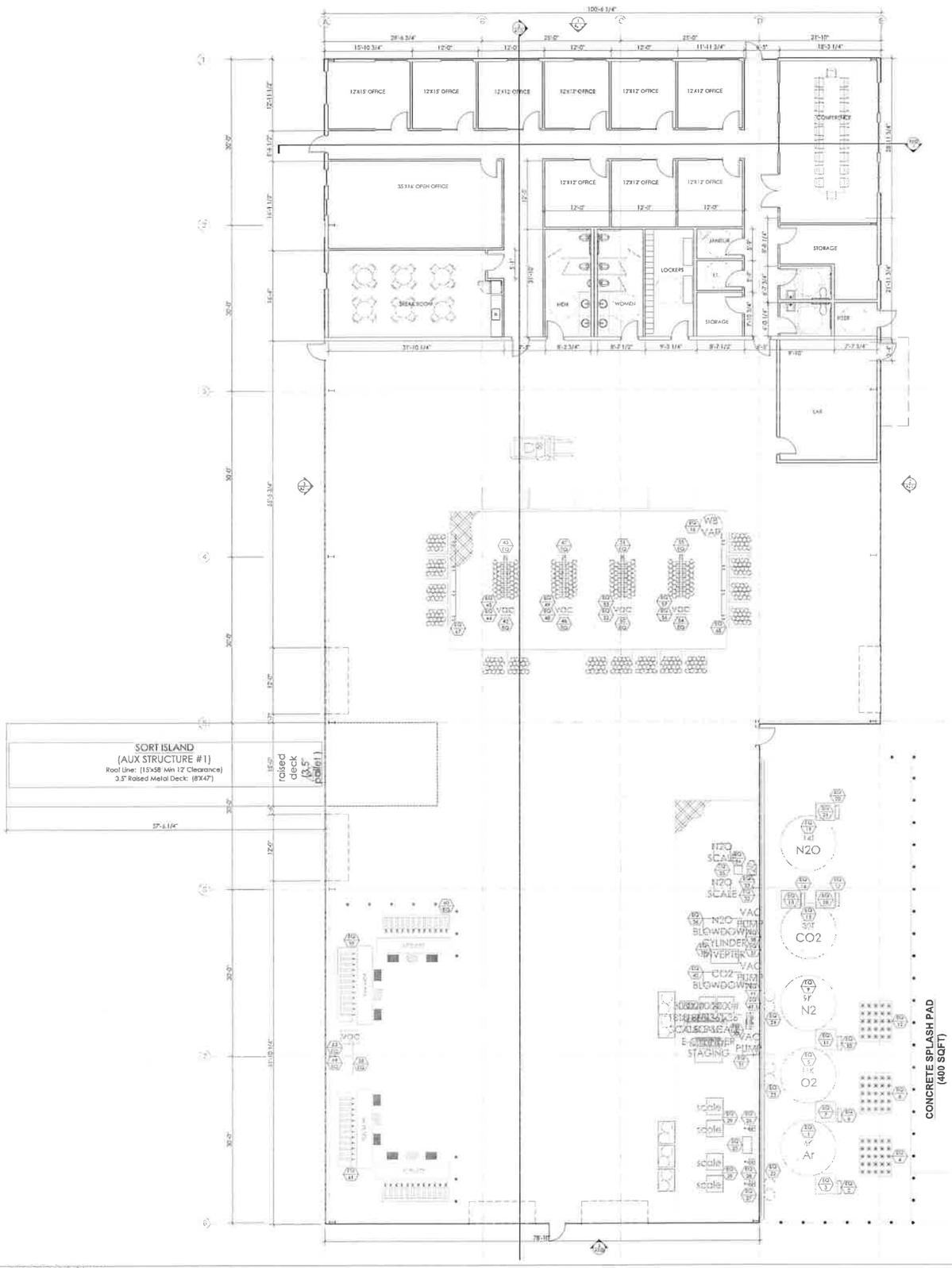

FIRST FLOOR PLAN 3

KEYED NOTES:

1. TV; GC TO PROVIDE BLOCKING IN WALL, CONTRACTOR PROVIDED,CONTRACTOR INSTALLED
2. NEW HOSE BIB LOCATION
3. PROVIDE PLYWOOD BACKING FOR EQUIP. MOUNTING.
4.
5.
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13.

WS-1 WINDOW SHADES, REFER TO FINISH SCHEDULE

KL KEYED LOCKPAD, REFER DOOR HARDWARE

KEYED NOTES & LEGEND N.T.S. 3

1. ALL DIMENSIONS ARE TO THE FACE OF THE NEW FINISHED WALL UNLESS NOTED OTHERWISE.
2. AT ALL SPACES WITH FLOOR DRAINS - SLOPE NOT TO EXCEED 1:50.
3. ALL DOORS IN INTERIOR CMU WALLS AND EXTERIOR BRICK WALLS SHALL BE SET 6" OFF THE PERPENDICULAR ADJACENT WALL ON THE HINGE SIDE OF THE DOOR UNLESS NOTED OTHERWISE. ALL INTERIOR DOORS IN GYP. BD. STUD WALLS SHALL BE SET 6" OFF THE PERPENDICULAR ADJACENT WALL ON THE HINGE SIDE OF THE DOOR UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL CONTACT THE ARCHITECT IF ANY CONFLICTS OCCUR.
4. FIELD VERIFY THAT AREAS TO BE PAINTED RECEIVE PAINT SPECIFIED FOR THE INTENDED SURFACES.
5. NOTES INDICATED AS "RE: STRUCT.", "RE: SPEC.", "RE: MFR'S DOC", AND ETC.,...ARE TO REFER TO OTHER CONSTRUCTION DOC/SOURCES FOR ADDITIONAL INFORMATION.
6. REFER TO SCHEDULE SHEETS FOR ROOM FINISH SCHEDULES AND NOTES.
7. FRAME DIMENSIONS SHOWN ON DRAWINGS & SCHEDULES ARE WALL OPENING DIMENSIONS. ACTUAL FRAMES SIZES SHALL BE LESS DUE TO SHIMS/JOINTS, AND ETC.,... FIELD VERIFICATION REQUIRED.
8. ALL FLOOR FINISH CHANGES SHALL OCCUR AT THE CENTERLINE OF DOORS UNLESS NOTED OTHERWISE. ALL FLOOR FINISH CHANGES SHALL HAVE THRESHOLDS OR REDUCER STRIPS.
9. PROVIDE SELF-LEVELING CONCRETE UNDERLAYMENT WHERE UNEVEN CONC. SLAB REQUIRED - PRIOR TO INSTALLING FLOOR FINISHES, TYPICAL.
10. ALL METAL STUD FRAMING TO BE 20 GA. UNLESS OTHERWISE NOTED.
11. ALL GYP. BD. TO BE ⅝" THICK TYPE 'X' UNLESS OTHERWISE NOTED.
12. SEE A0.01 FOR CODE/FIRE INFO
13. ALL PART. TYPES TO BE S-1 NR U.N.O.
14. ALL TV OUTLETS TO BE LOCATED IN FIELD W/ OWNER AND ARCHITECT PRESENT, PRIOR TO INSTALLATION.
15. G.C. TO COORDINATE BLOCKING LOCATIONS FOR WALL MOUNTED EQUIPMENT W/ A/V CONSULTANT AND ARCHITECT PRIOR TO WALL CAVITY CLOSURE.

GENERAL NOTES N.T.S. 1

ISSUE HISTORY

NO.	Description	Date
1	ISSUED FOR PRICING	03/10/2026

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PROJECT NO. 26103
SCALE VARIES
SHEET TITLE
FILL PLANT FLOOR PLAN
SHEET NUMBER
A1.12

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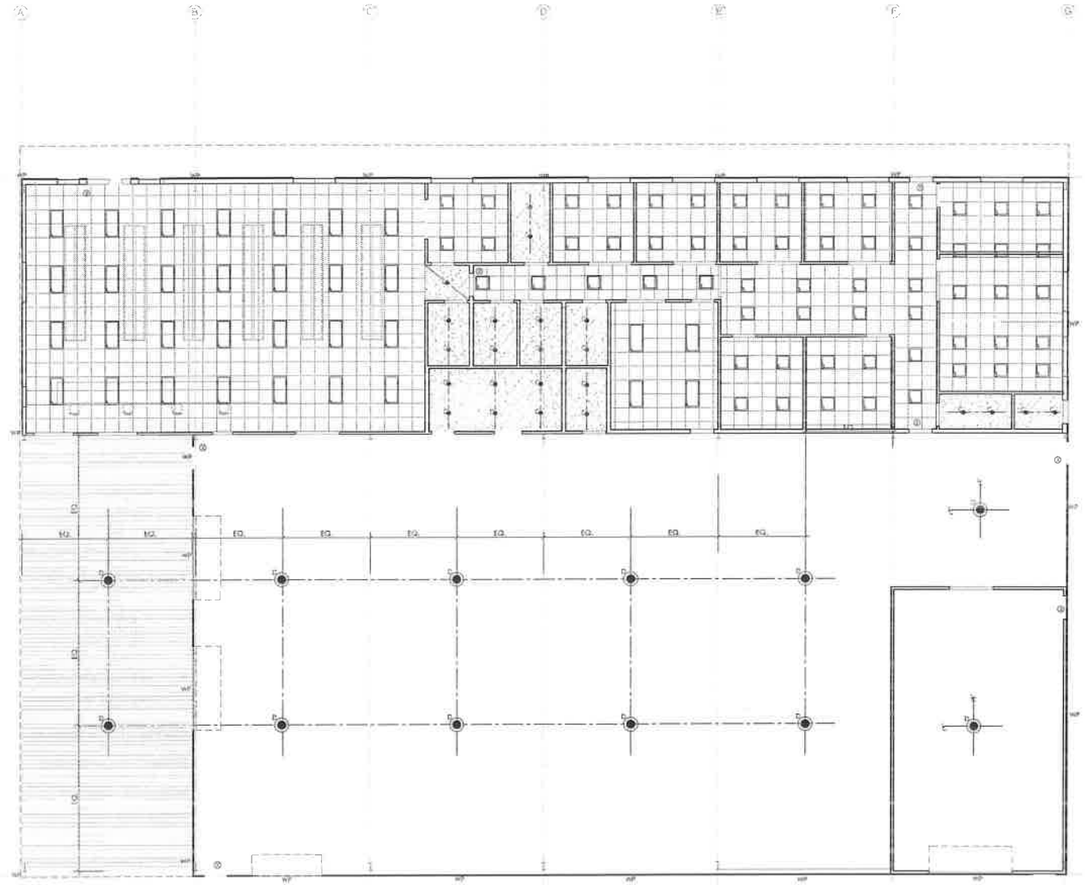

REFLECTED CEILING PLAN 2

GENERAL REFLECTED CEILING PLAN NOTES:

A. REFER TO FINISH SCHEDULE FOR ALL CEILING FINISHES.
B. COORDINATE WITH ELECTRICAL, AND MECHANICAL, SPRINKLER DRAWINGS.
C. COORDINATE LOCATION OF ALL LIGHT FIXTURES, GRILLS, EXIT SIGNS, ETC., WITH MEP DRAWINGS.
D. ALL ELECTRICAL INSTALLATION TO CONFORM TO LOCAL BUILDING CODES.
E. LOCATE ELECTRICAL OUTLETS IN VERTICAL ORIENTATION 18" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
F. LOCATE T.O. LIGHT SWITCHES 48" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
G. SWITCHES SHOWN IN CLUSTERS ARE TO BE GANGED UNDER ONE COVER PLATE, UNLESS NOTED OTHERWISE.
H. LOCATION OF SWITCHED PORTION OF HALF-HOT OUTLETS ALWAYS TO BE LOCATED ON BOTTOM OF DUPLEX OR RIGHT-SIDE IF HORIZONTAL UNLESS NOTED OTHERWISE.
I. ALL DIMMER SWITCHES TO BE LUTRON, OR EQUAL AND OF THE SAME MANUFACTURER AS THE LIGHTING CONTROL SYSTEM.
J. COORDINATE AND CONFIRM LOCATION OF RECEPTACLES NOT PLACED ON WALLS FOR FLOOR AND CEILING MOUNTED ELECTRICAL OUTLETS WITH MEP AND ARCHITECT.

NOTES:

PRIOR TO THE COMPLETION OF CONSTRUCTION THE ELECTRICAL CONTRACTOR TO SPEND A MINIMUM OF 5-7 MINUTES ADJUSTING EACH ADJUSTABLE LIGHT FIXTURE TO THE SATISFACTION OF THE ARCHITECT OR OWNER.

GENERAL PLAN NOTES 4

MARK	TYPE	LAMPS	MOUNT	REMARKS
A	LITHONIA 2X4 LED TROFFER ST-AK-2X4-3000L-80CRI-30K-CCLT-7I MVOLT	35WATT LED LIGHT 4000° K.	LAY IN CEILING	
B	LITHONIA 2X2 LED TROFFER ST-AK-2X2-2000L-80CRI-30K-CCLT-7I MVOLT	20WATT LED LIGHT 4000° K.	LAY IN CEILING	
C	JUNO SLIMRASICS™ 5" LED SURFACE MOUNT DOWNLIGHT	11W LED LIGHT 3000° K.	SURFACE	
D	COMPACT PRO HIGH BAY LED CPB8 ALO14 UVOLT SWW9 DWH	21K 2/CL 4000K 90 CRI	CEILING HUNG BOTTOM OF FIXTURE 17'-0" AFF	
	WALL PACK- LITHONIA LIGHTING WP31 LED WP31 LED 40K MVOLT E4WH DBLXD	11W LED, 4000K 1,500 LUMEN	WALL MOUNT OVER MAN DOORS	REF RCP FOR MOUNTING HEIGHTS, 8' AFF, INCLUDE BATTERY BACKUP
X	DUAL LITE LT SERIES LTUFW10L	3W LED	WALL MOUNT LIGHT FIXTURE BOTTOM OF FIXTURE 8'-0" AFF	COMBINATION UNIT/ LED EXIT SIGN
WP	WALL PACK- LITHONIA LIGHTING WPX2 LED WTOR3A-41 WHT-PC1	47W LED, 4000K 6000LUMEN	WALL MOUNT OVERHEAD DOORS	REF RCP FOR MOUNTING HEIGHTS - 8' AFF

LIGHT FIXTURE SCHEDULE 3

OPEN TO STRUCTURE ABOVE, PT-1

METAL SOFFIT, MTL-2

PRE-ENGINEERED & PRE-FINISHED METAL CANOPY, MTL-3

SINGLE LAYER GYP. BOARD, RE: FINISH SCHEDULE

LEGEND 1

ISSUE HISTORY

NO.	Description	Date
1	ISSUED FOR PRICING	09/17/2025

901 S. MAIN STREET
FORT WORTH, TX 76104
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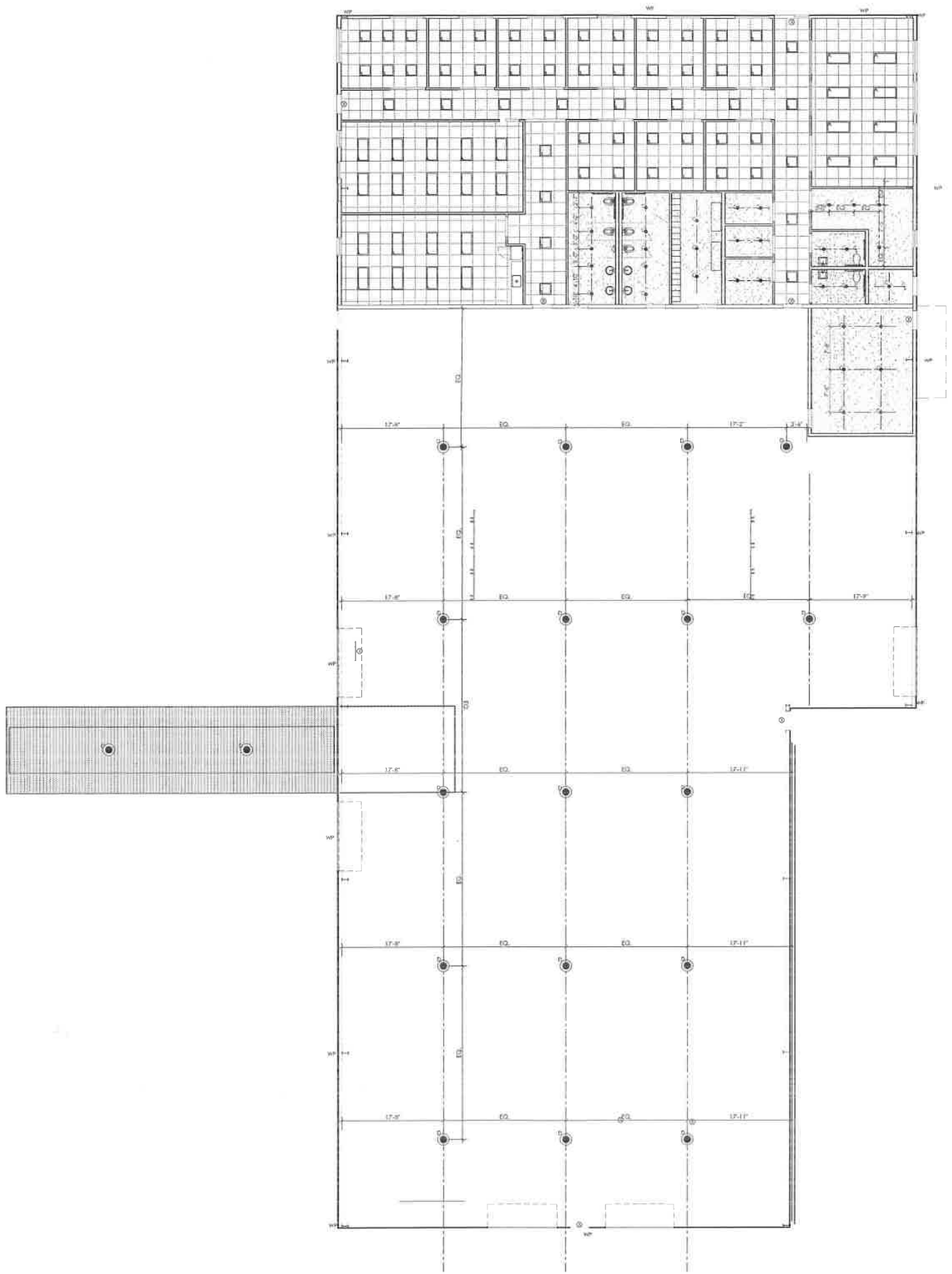
AIRGAS
5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

PROJECT NO. 26103
SCALE VARIES
SHEET TITLE RETAIL REFLECTED CEILING PLAN
SHEET NUMBER A1.21

"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION" ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603



REFLECTED CEILING PLAN

2

GENERAL REFLECTED CEILING PLAN NOTES:

A. REFER TO FINISH SCHEDULE FOR ALL CEILING FINISHES.
B. COORDINATE WITH ELECTRICAL, AND MECHANICAL, SPRINKLER DRAWINGS.
C. COORDINATE LOCATION OF ALL LIGHT FIXTURES, GRILLS, EXIT SIGNS, ETC., WITH MEP DRAWINGS.
D. ALL ELECTRICAL INSTALLATION TO CONFORM TO LOCAL BUILDING CODES.
E. LOCATE ELECTRICAL OUTLETS IN VERTICAL ORIENTATION 18" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
F. LOCATE T.O. LIGHT SWITCHES 48" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
G. SWITCHES SHOWN IN CLUSTERS ARE TO BE GANGED UNDER ONE COVER PLATE, UNLESS NOTED OTHERWISE.
H. LOCATION OF SWITCHED PORTION OF HALF-HOT OUTLETS ALWAYS TO BE LOCATED ON BOTTOM OF DUPLEX OR RIGHT-SIDE IF HORIZONTAL, UNLESS NOTED OTHERWISE.
I. ALL DIMMER SWITCHES TO BE LUTRON, OR EQUAL AND OF THE SAME MANUFACTURER AS THE LIGHTING CONTROL SYSTEM.
J. COORDINATE AND CONFIRM LOCATION OF RECEPTACLES NOT PLACED ON WALLS FOR FLOOR AND CEILING MOUNTED ELECTRICAL OUTLETS WITH MEP AND ARCHITECT.

NOTES:

PRIOR TO THE COMPLETION OF CONSTRUCTION THE ELECTRICAL CONTRACTOR TO SPEND A MINIMUM OF 5-7 MINUTES ADJUSTING EACH ADJUSTABLE LIGHT FIXTURE TO THE SATISFACTION OF THE ARCHITECT OR OWNER.

GENERAL PLAN NOTES 4

MARK	TYPE	LAMPS	MOUNT	REMARKS
A	LITHONIA 2X4 LED TROFFER ST-AE-2X4-3000L-80CRI-30K-CCT-LT1 MVOLT	30 WATT LED LIGHT 4000° K.	LAY IN CEILING	
B	LITHONIA 2X2 LED TROFFER ST-AE-2X2-2000L-80CRI-30K-CCT-LT1 MVOLT	25 WATT LED LIGHT 4000° K.	LAY IN CEILING	
C	LITHONIA ELM6 6" LED SURFACE MOUNT DOWNLIGHT	11 W LED LIGHT 3000° K.	SURFACE	
D	COMPACT PRO HIGH BAY LED CPHB ALO14 MVOLT 34WR DWH	24K-27K L 4000K NO CRI	CEILING HUNG BOTTOM OF FIXTURE 17'-0" AFF	
	WALL PACK- LITHONIA LIGHTING WPX1 LED WPX1 LED 40K MVOLT E4WH DBLXD	11 W LED 4000K 1500 LUMEN	WALL MOUNT OVER MAN DOORS	REF RCP FOR MOUNTING HEIGHTS, 8' A.F.F., INCLUDE BATTERY BACKUP
X	DUAL LITE LT SERIES LTUEW10 SL	2W LED	WALL MOUNT LIGHT FIXTURE BOTTOM OF FIXTURE 8'-0" AFF	COMBINATION UNIT/ LED EXIT SIGN
WP	WALL PACK- LITHONIA LIGHTING WPX2 LED WPX2A-R4-WH-ILPCT	47W LED, 4000K 6000LUMEN	WALL MOUNT OVERHEAD DOORS	REF RCP FOR MOUNTING HEIGHTS, 10' A.F.F.

LIGHT FIXTURE SCHEDULE 3

N.T.S.

LEGEND 1

OPEN TO STRUCTURE ABOVE, PT-1

METAL SOFFIT, MTL-2

PRE-ENGINEERED & PRE-FINISHED METAL CANOPY, MTL-3

SINGLE LAYER GYP. BOARD, RE: FINISH SCHEDULE

ISSUE HISTORY

No.	Description	Date
1	ISSUED FOR PRICING	09/10/2021

901 S. MAIN STREET
FORT WORTH, TX 76104
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AIRGAS
5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

PROJECT NO. 26103
SCALE VARIES
SHEET TITLE FILL PLANT REFLECTED CEILING PLAN
SHEET NUMBER A1.22

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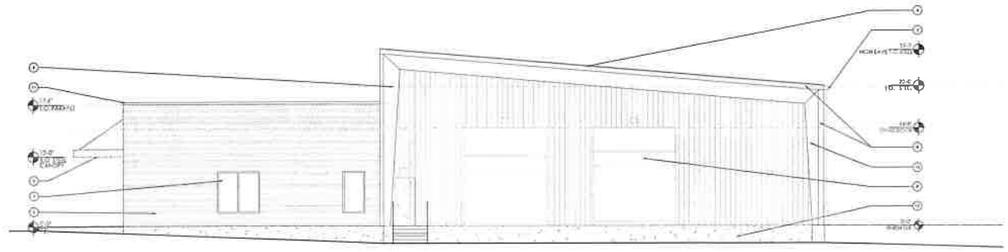
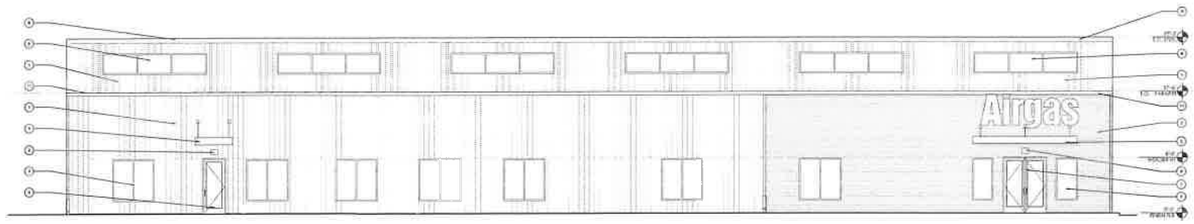
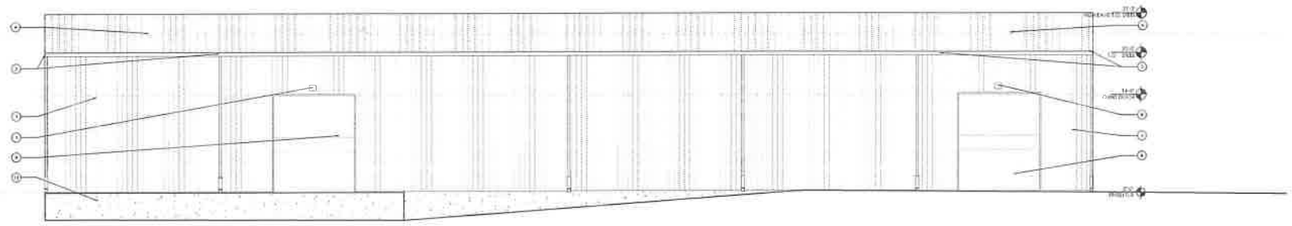


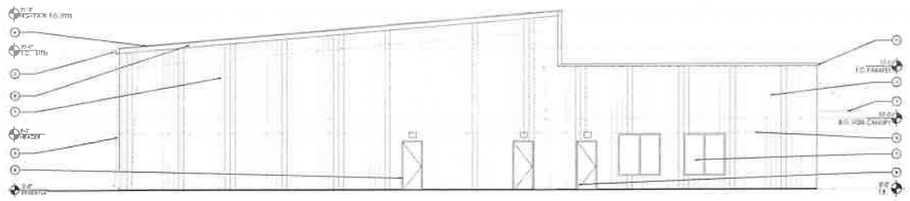
EXTERIOR ELEVATION - WEST — 1/8" = 1'-0" — 5



EXTERIOR ELEVATION - NORTH — 1/8" = 1'-0" — 3



EXTERIOR ELEVATION - SOUTH — 1/8" = 1'-0" — 2



EXTERIOR ELEVATION -EAST — 1/8" = 1'-0" — 1

KEYED NOTES: — N.T.S. — 4

1. METAL WALL PANELS, MTL-1
2. CORRUGATED METAL WALL PANELS, MTL-2
3. PREFINISHED METAL GUTTER AND DOWNSPOUTS, MTL-5
4. PREENGINEERED METAL ROOF PANELS, MTL-3
5. WALL MOUNTED AWNING. REF PEMB DRAWINGS., EP-2
6. SCHEDULED DOOR & FRAME
7. SCHEDULED WINDOW & FRAME
8. PREFINISHED FASCIA, TRIM, EXPOSED JAMBS, CORNERS, & OPENINGS, MTL-5
9. SCHEDULED LIGHT FIXTURE
10. EXPOSED PEMB FRAME, EP-2
11. COPING AND PARAPET CAP, REF PEMB DRAWINGS
12. FOUNDATION, REF STRUCTURAL., PROVIDE RUBBED FINISH ON ALL EXPOSED CONCRETE FOUNDATION AND GRADE BEAM SURFACES

ISSUE HISTORY

No.	Description	Date
1	ISSUED FOR PERMITTING	03/03/2025

901 S. MAIN STREET
FORT WORTH, TX 76104
e:info@studio97w.com

AIRGAS
5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

PROJECT NO. 26103
SCALE VARIES
SHEET TITLE
RETAIL
EXTERIOR ELEVATIONS
SHEET NUMBER
A2.01

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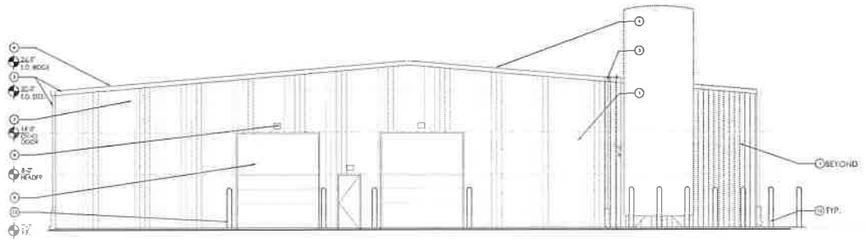
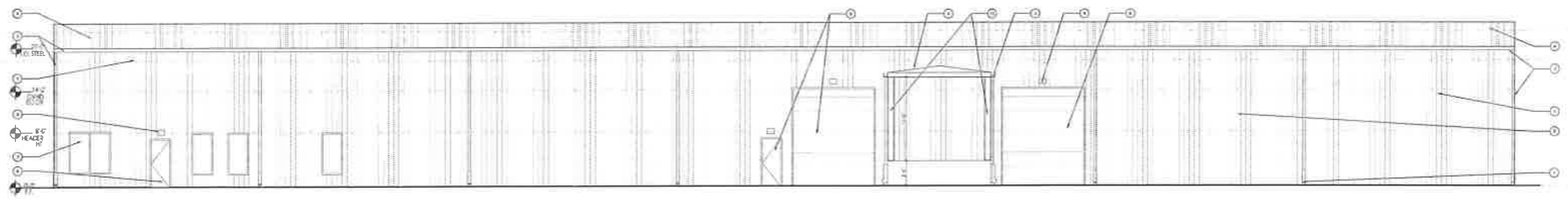


EXTERIOR ELEVATION -SOUTH 1/8" = 1'-0" 5

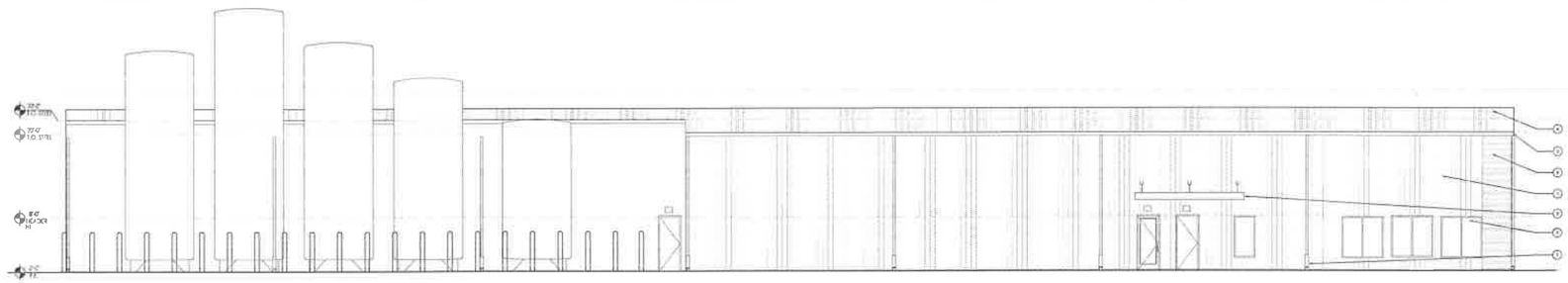
KEYED NOTES:

1. METAL WALL PANELS, MTL-1
2. CORRUGATED METAL WALL PANELS, MTL-2
3. PREFINISHED METAL GUTTER AND DOWNSPOUTS, MTL-5
4. PREENGINEERED METAL ROOF PANELS, MTL-3
5. WALL MOUNTED AWNING REF PEMB DRAWINGS ; EP-2
6. SCHEDULED DOOR & FRAME
7. SCHEDULED WINDOW & FRAME
8. PREFINISHED FASCIA, TRIM, EXPOSED JAMBS, CORNERS, & OPENINGS, MTL-5
9. SCHEDULED LIGHT FIXTURE
10. EXPOSED PEMB FRAME, EP-2
11. COPING AND PARAPET CAP, REF PEMB DRAWINGS
12. FOUNDATION, REF STRUCTURAL. PROVIDE RUBBED FINISH ON ALL EXPOSED CONCRETE FOUNDATION AND GRADE BEAM SURFACES
13. CONCRETE-FILLED STEEL BOLLARD, FIELD PAINTED PT-XX.

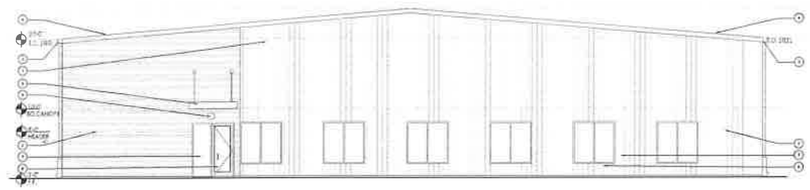
KEYED NOTES N.T.S. 4



EXTERIOR ELEVATION - WEST 1/8" = 1'-0" 3



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



EXTERIOR ELEVATION - NORTH 1/8" = 1'-0" 1

ISSUE HISTORY

NO.	Description	Date
1	ISSUED FOR PERMITS	05/10/2024

901 S. MAIN STREET
FORT WORTH, TX 76104
ejinfo@studio97w.com

AIRGAS
5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

PROJECT NO. 26103
SCALE VARIES
SHEET TITLE
FILL PLANT
EXTERIOR ELEVATIONS
SHEET NUMBER
A2.02

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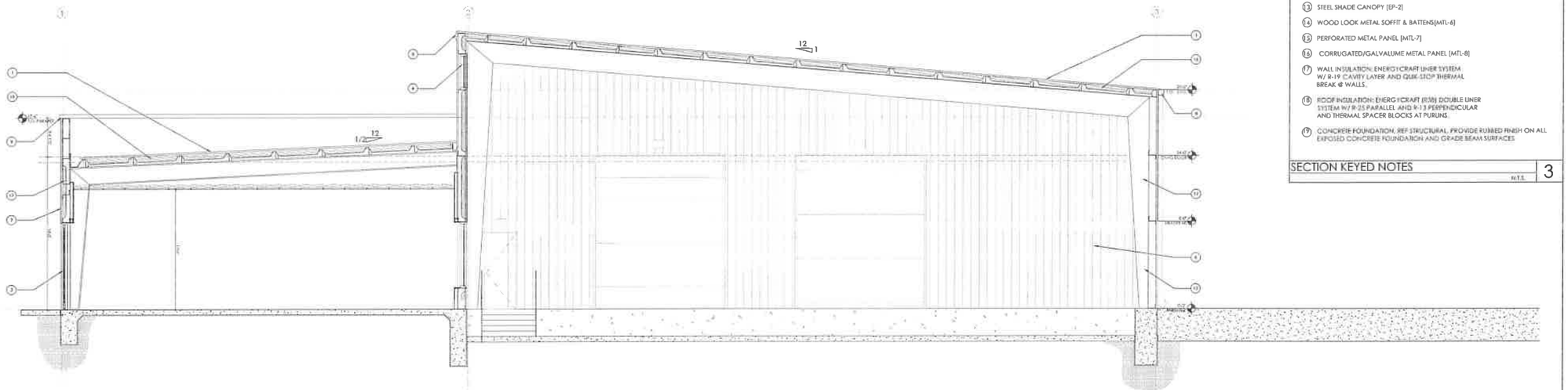
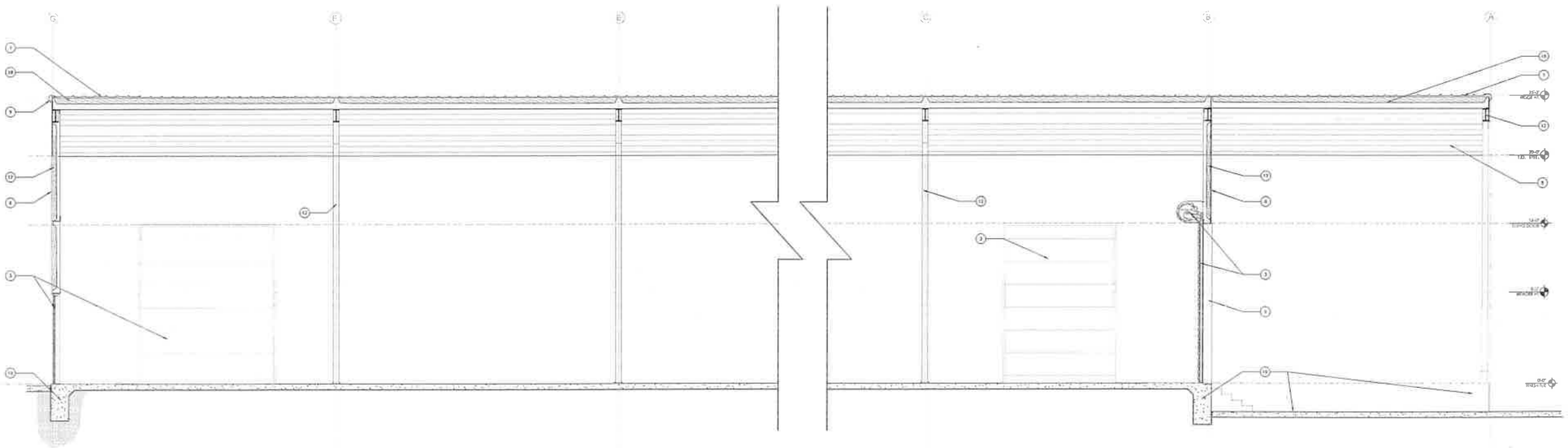


KEYED NOTES:

1. PRE-ENGINEERED METAL ROOF SYSTEM(MTL-3)
2.
3. SCHEDULED DOOR
4. SCHEDULED STOREFRONT WINDOW SYSTEM
5. PAINTED EXPOSED STEEL (EP-2)
6. METAL WALL PANEL (MTL-1)
7. CORRUGATED METAL PANEL (MTL-2)
8. PRE-FINISHED DOWNSPOUT & GUTTER (MTL-5)
9. PRE-FINISHED METAL TRIM AT FASCIA, EXPOSED JAMBS ,OPENINGS, CORNERS, MATERIAL CHANGES (MTL-5)
10. SIGNAGE BY OTHERS
11. SCHEDULED LIGHT FIXTURE; REFER TO A1.21
12. PEMB FRAME PAINTED (EP-2). REFER TO PEMB DRAWINGS
13. STEEL SHADE CANOPY (EP-2)
14. WOOD LOOK METAL SOFFIT & BATTENS(MTL-6)
15. PERFORATED METAL PANEL (MTL-7)
16. CORRUGATED/GALVALUME METAL PANEL (MTL-8)
17. WALL INSULATION: ENERGYCRAFT LINER SYSTEM W/ R-19 CAVITY LAYER AND QUIK-STOP THERMAL BREAK @ WALLS.
18. ROOF INSULATION: ENERGYCRAFT (R38) DOUBLE LINER SYSTEM W/ R-25 PARALLEL AND R-13 PERPENDICULAR AND THERMAL SPACER BLOCKS AT PURLINS.
19. CONCRETE FOUNDATION. REF STRUCTURAL. PROVIDE RUBBED FINISH ON ALL EXPOSED CONCRETE FOUNDATION AND GRADE BEAM SURFACES

SECTION KEYED NOTES 3
N.T.S.

RETAIL BUILDING SECTION 2
1/8" = 1'-0"



RETAIL BUILDING SECTION 1
1/8" = 1'-0"

ISSUE HISTORY		
NO.	Description	Date
1	ISSUED FOR PRICING	10/10/2025

STUDIO 97
901 S. MAIN STREET
FORT WORTH, TX 76104
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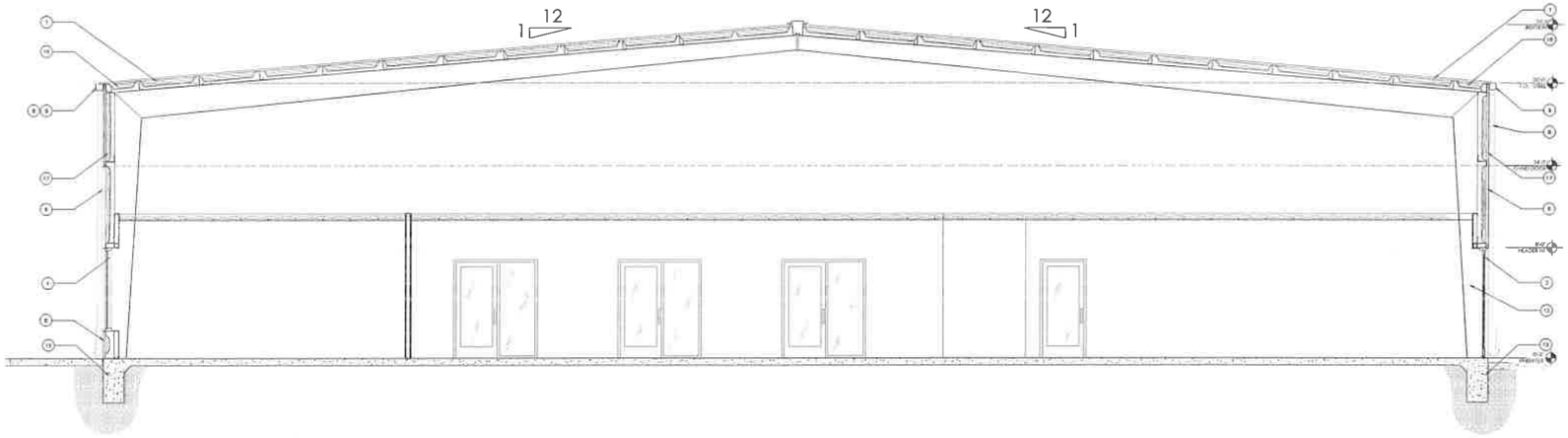
AIRGAS
5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

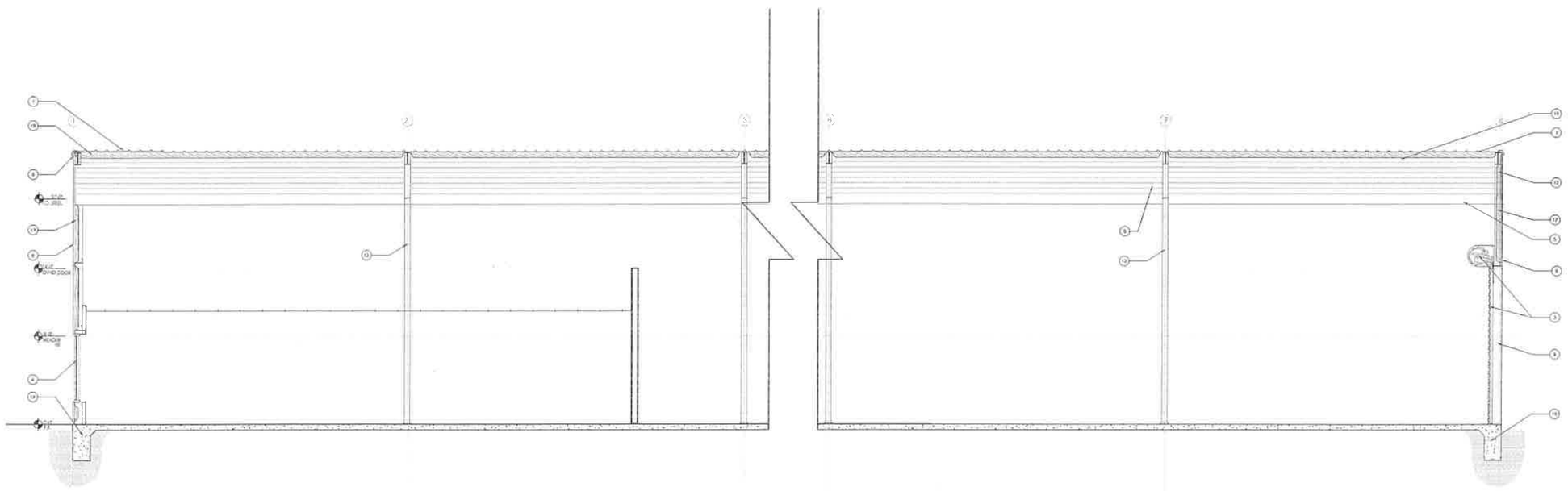
PROJECT NO	26103
SCALE	VARIES
SHEET TITLE	RETAIL BUILDING SECTIONS
SHEET NUMBER	A3.01

"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION" ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603



RETAIL BUILDING SECTION 2

1/8" = 1'-0"



FILL PLANT BUILDING SECTION 1

1/8" = 1'-0"

KEYED NOTES:

1. PRE-ENGINEERED METAL ROOF SYSTEM(MTL-3)
2.
3. SCHEDULED DOOR
4. SCHEDULED STOREFRONT WINDOW SYSTEM
5. PAINTED EXPOSED STEEL (EP-2)
6. METAL WALL PANEL (MTL-1)
7. CORRUGATED METAL PANEL (MTL-2)
8. PRE-FINISHED DOWNSPOUT & GUTTER (MTL-5)
9. PRE-FINISHED METAL TRIM AT FASCIA, EXPOSED JAMBS , OPENINGS, CORNERS, MATERIAL CHANGES (MTL-5)
10. SIGNAGE BY OTHERS
11. SCHEDULED LIGHT FIXTURE; REFER TO A1.21
12. PEMB FRAME PAINTED (EP-2). REFER TO PEMB DRAWINGS
13. STEEL SHADE CANOPY (EP-2)
14. WOOD LOOK METAL SOFFIT & BATTENS(MTL-6)
15. PERFORATED METAL PANEL (MTL-7)
16. CORRUGATED/GALVALUME METAL PANEL (MTL-8)
17. WALL INSULATION: ENERGYCRAFT LINER SYSTEM W/ R-19 CAVITY LAYER AND QUIK-STOP THERMAL BREAK @ WALLS.
18. ROOF INSULATION: ENERGYCRAFT (R38) DOUBLE LINER SYSTEM W/ R-25 FIAWALLEL AND R-13 PERPENDICULAR AND THERMAL SPACER BLOCKS AT PURLINS.
19. CONCRETE FOUNDATION, REF STRUCTURAL. PROVIDE RUBBED FINISH ON ALL EXPOSED CONCRETE FOUNDATION AND GRADE BEAM SURFACES

SECTION KEYED NOTES 3

N.T.S.

ISSUE HISTORY

No.	Description	Date
1	ISSUED FOR PRICING	05/10/2024

901 S. MAIN STREET
FORT WORTH, TX 76104
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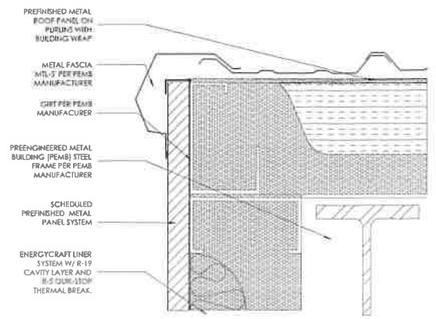
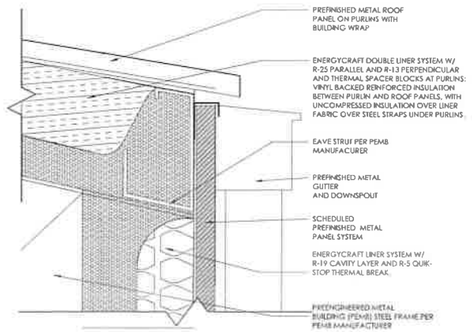
AIRGAS
5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

PROJECT NO: 24103
SCALE: VARIES
SHEET TITLE: FILL PLANT BUILDING SECTION
SHEET NUMBER: A3.02

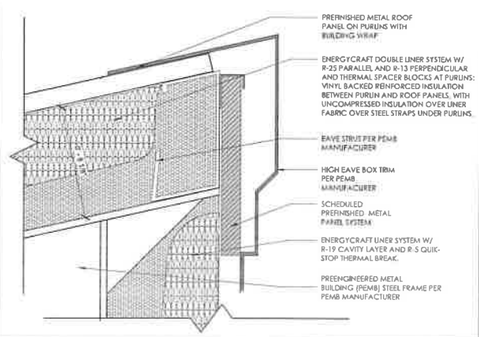
"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION" ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603



PEMB BOX RAKE DETAIL 16
3" = 1'-0"



PEMB EAVE DETAIL 12
3" = 1'-0"

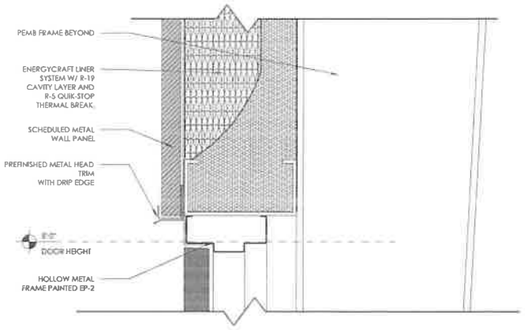


PEMB EAVE DETAIL 8
3" = 1'-0"

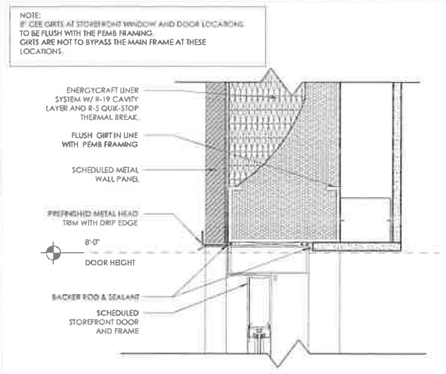
NOTES 4
N.T.S.

ISSUE HISTORY		
No.	Description	Date
1	ISSUED FOR	

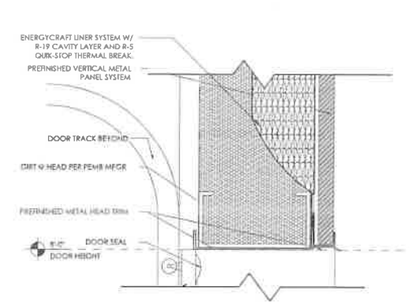
901 SOUTH MAIN STREET, FORT WORTH, TX 76104
e:info@studio97w.com



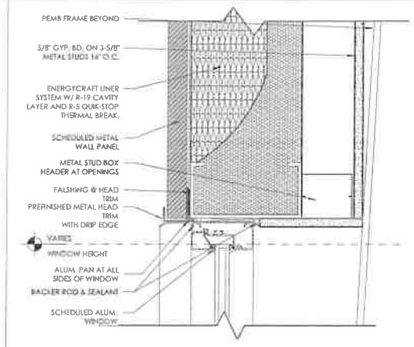
PEMB H.M. DOOR HEAD 15
3" = 1'-0"



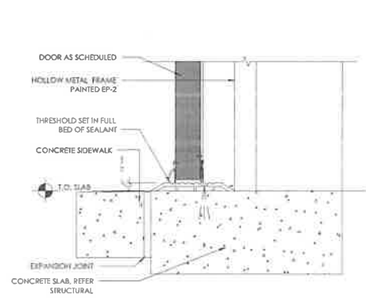
PEMB STOREFRONT DOOR HEAD 11
3" = 1'-0"



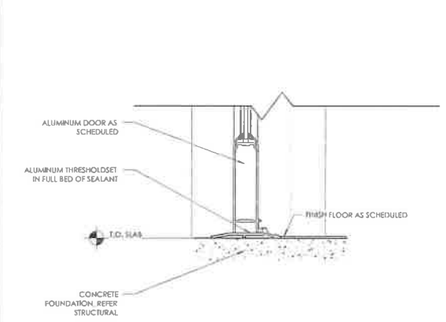
PEMB H.M. DOOR HEAD 7
3" = 1'-0"



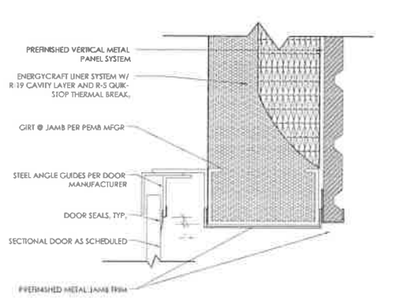
WINDOW HEAD @ METAL PANEL 3
3" = 1'-0"



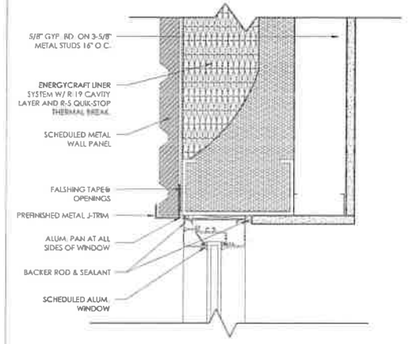
HM DOOR THRESHOLD 14
3" = 1'-0"



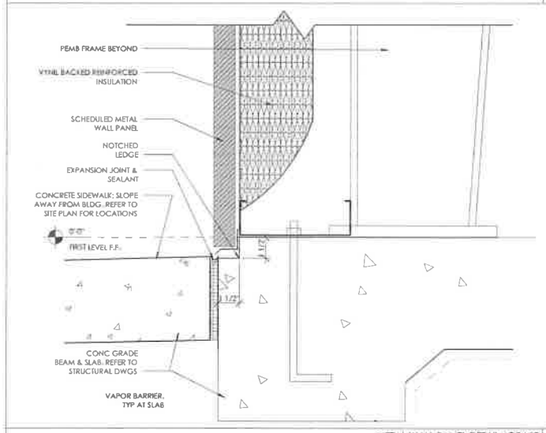
ALUMINUM DOOR THRESHOLD 10
3" = 1'-0"



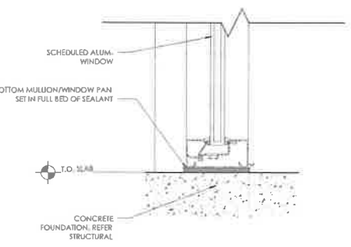
PEMB H.M. DOOR HEAD 6
3" = 1'-0"



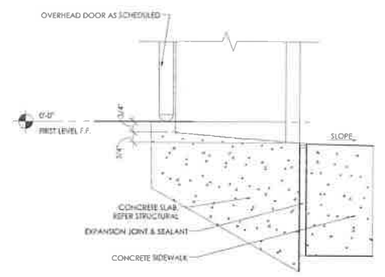
WINDOW HEAD @ METAL PANEL 2
3" = 1'-0"



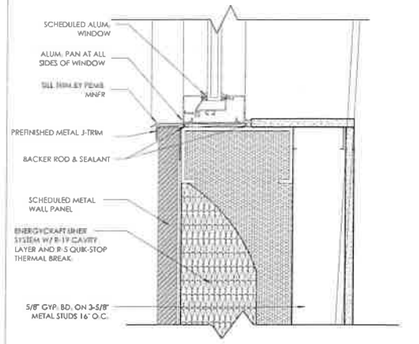
METAL WALL PANEL DETAIL AT BASE 13
3" = 1'-0"



WINDOW SILL @ FINISHED FLOOR 9
3" = 1'-0"



PEMB H.M. DOOR HEAD 5
3" = 1'-0"



WINDOW SILL @ METAL PANEL 1
3" = 1'-0"

AIRGAS
5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

PROJECT NO.
SCALE VARIES
SHEET TITLE

EXTERIOR DETAILS

A4.01

"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION" ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603

ORDINANCE NO. O-2026-007-15

CASE NO. CU-003-26

AN ORDINANCE AMENDING ORDINANCE NO. O-2002-032-15, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF HALTOM CITY, TEXAS, BY APPROVING A CONDITIONAL USE PERMIT FOR WAREHOUSING AND STORAGE OF HEAVY STEEL, LARGE DIAMETER PIPE, EXPLOSIVE OR HAZARDOUS MATERIALS ON CERTAIN PROPERTY IN THE CITY OF HALTOM CITY, TEXAS; AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Haltom City is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Haltom City heretofore adopted Ordinance No. O-2002-032-15, as amended, the Zoning Ordinance of the City of Haltom City, Texas, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, in accordance with Section 39 of the Zoning Ordinance, the owner of property consisting of approximately 6.977 acres of land, on Tract 14, Abstract 24, of the John Akers Survey, locally known as 5722 Airport Freeway (hereinafter-referenced as the "Property"), has filed an application for approval of a Conditional Use Permit to allow for warehousing and storage of heavy steel, large diameter pipe, explosive or hazardous materials; and

WHEREAS, the Planning and Zoning Commission of the City of Haltom City, Texas held a public hearing on May 12, 2026 and the City Council of the City of Haltom City, Texas held a public hearing on June 8, 2026 with respect to the Conditional Use permit described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the approval of the Conditional Use Permit.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HALTOM CITY, TEXAS, THAT:

SECTION 1.

Ordinance No. O-2002-032-15, as amended, is hereby amended by approving a Conditional Use Permit on the property consisting of approximately 6.977 acres of land, on Tract 14, Abstract 24, of the John Akers Survey, locally known as 5722 Airport Freeway, to allow the operation of a warehousing and storage of heavy steel, large diameter pipe, explosive or hazardous materials.

SECTION 2.

The official zoning map of the City of Haltom City is hereby amended and the City Secretary is directed to revise the zoning map to reflect the Conditional Use Permit as set forth above.

SECTION 3.

The use of the Property described above shall be subject to the restrictions, terms and conditions set forth in Exhibit “A” Development Criteria attached hereto and shall further be

subject to all the applicable regulations contained in the Zoning Ordinance and all other applicable and pertinent ordinances of the City of Haltom City, Texas.

SECTION 4.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Haltom City, Texas (1998), as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 5.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 6.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

All rights and remedies of the City of Haltom City, Texas, are expressly saved as to any and all violations of the provisions of Ordinance No. O-2002-032-15 or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 8.

The City Secretary of the City of Haltom City, Texas, is hereby directed to publish in the official newspaper of the City of Haltom City, Texas, the caption, Section 1, penalty clause, publication clause and effective date clause of this Ordinance one (1) time within ten (10) days after the first reading of this Ordinance as required by Section 10.01 of the Charter of the City of Haltom City, Texas.

SECTION 9.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON FIRST READING THIS _____ DAY OF _____, 2026.

PASSED AND APPROVED ON SECOND READING THIS _____ DAY OF _____, 2026.

_____
Mayor
ATTEST:

_____
City Secretary

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

_____
City Attorney

Exhibit 'A'
Development Criteria

1. Allow for the use of Warehousing and storage of heavy steel, large diameter pipe, explosive or hazardous materials.

TAXPIN	AccountNum	Zoning	SitusAddr	Owner_Name
16845--1A	41728378	M-1	5724 Airport Fwy	MEALS-ON-WHEELS INC OF TARRANT COUNTY
16845--2A	41728386	M-1	5724 Airport Fwy	MEALS-ON-WHEELS INC OF TARRANT COUNTY
27248--A	05700329	M-2	1800 Cypress St	BRINKMAN JOINT VENTURE
27248--A1	05700337	M-2	1801 Cypress St	MCCARTY, DAN P
27248--B1BR	06716970	M-2	1708 Cypress St	D D T JV
27248--BR	06716989	M-2	1800 Cypress St	D & L JV
27248--E	05450268	M-2	5716 Airport Fwy	NORRID INVESTMENTS LLC
33035-1-1	06431038	M-2	5718 Airport Fwy	BMS REAL PROPERTY LLC
33520-1-14	02320088	M-1	5905 Eden Dr	5905 EDEN DRIVE LLC
33520-1-16A2	02320096	M-1	5903 Eden Dr	HALTOM CITY, CITY OF
33520-1-17R	42557991	M-1	5901 Eden Dr	OLIVA TORRAS PROPERTY INC
A 24-14	03722031	M-1	5722 Airport Fwy	BMS ENTERPRISES INC THE
A 24-21	03722430	RROW	5595 Elliott Reeder Rd	FORT WORTH CITY OF
A 24-3A01A	03721361	M-1	5721 Elliott Reeder Rd	U WRENCH IT OF TEXAS LLC

Owner_Addr	Owner_City	Owner_Zip
5740 AIRPORT FWY	FORT WORTH, TX	76117
5740 AIRPORT FWY	FORT WORTH, TX	76117
2729 COLONIAL PKWY	FORT WORTH, TX	76109
2729 COLONIAL PKWY	FORT WORTH, TX	76109
2729 COLONIAL PKWY	FORT WORTH, TX	76109
2729 COLONIAL PKWY	FORT WORTH, TX	76109
2600 W 7TH ST UNIT 1815	FORT WORTH, TX	76107
5718 AIRPORT FRWY	HALTOM CITY, TX	76117
10550 MAYBANK DR	DALLAS, TX	75220
PO BOX 14246	HALTOM CITY, TX	76117
8781 HARMON RD	FORT WORTH, TX	76177
5718 AIRPORT FRWY	HALTOM CITY, TX	76117
1000 THROCKMORTON ST	FORT WORTH, TX	76102
3975 E MAIN ST	GRAND PRAIRIE, TX	75050

LegalDescr
HALTOM CITY INDUSTRIAL PARK Lot 1A1
HALTOM CITY INDUSTRIAL PARK Lot 2A1 PLAT D223100132
MC CARTY INDUSTRIAL PARK Lot A
MC CARTY INDUSTRIAL PARK Lot A1
MC CARTY INDUSTRIAL PARK Lot B1BR
MC CARTY INDUSTRIAL PARK Lot BR
MC CARTY INDUSTRIAL PARK Lot E
PROGRESSIVE CONCEPTS ADDN Block 1 Lot 1
RANDOL ADDITION Block 1 Lot 14 15 & 16A1
RANDOL ADDITION Block 1 Lot 16A2 & PT CLOSED ST
RANDOL ADDITION Block 1 Lot 17R
AKERS, JOHN SURVEY Abstract 24 Tract 14
AKERS, JOHN SURVEY Abstract 24 Tract 21
AKERS, JOHN SURVEY Abstract 24 Tract 3A01A

ORDINANCE NO. O-2026-007-15

CASE NO. CU-003-26

AN ORDINANCE AMENDING ORDINANCE NO. O-2002-032-15, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF HALTOM CITY, TEXAS, BY APPROVING A CONDITIONAL USE PERMIT FOR WAREHOUSING AND STORAGE OF HEAVY STEEL, LARGE DIAMETER PIPE, EXPLOSIVE OR HAZARDOUS MATERIALS ON CERTAIN PROPERTY IN THE CITY OF HALTOM CITY, TEXAS; AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Haltom City is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Haltom City heretofore adopted Ordinance No. O-2002-032-15, as amended, the Zoning Ordinance of the City of Haltom City, Texas, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, in accordance with Section 39 of the Zoning Ordinance, the owner of property consisting of approximately 6.977 acres of land, on Tract 14, Abstract 24, of the John Akers Survey, locally known as 5722 Airport Freeway (hereinafter-referenced as the "Property"), has filed an application for approval of a Conditional Use Permit to allow for warehousing and storage of heavy steel, large diameter pipe, explosive or hazardous materials; and

WHEREAS, the Planning and Zoning Commission of the City of Haltom City, Texas held a public hearing on May 12, 2026 and the City Council of the City of Haltom City, Texas held a public hearing on June 8, 2026 with respect to the Conditional Use permit described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the approval of the Conditional Use Permit.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HALTOM CITY, TEXAS, THAT:

SECTION 1.

Ordinance No. O-2002-032-15, as amended, is hereby amended by approving a Conditional Use Permit on the property consisting of approximately 6.977 acres of land, on Tract 14, Abstract 24, of the John Akers Survey, locally known as 5722 Airport Freeway, to allow the operation of a warehousing and storage of heavy steel, large diameter pipe, explosive or hazardous materials.

SECTION 2.

The official zoning map of the City of Haltom City is hereby amended and the City Secretary is directed to revise the zoning map to reflect the Conditional Use Permit as set forth above.

SECTION 3.

The use of the Property described above shall be subject to the restrictions, terms and conditions set forth in Exhibit “A” Development Criteria attached hereto and shall further be

subject to all the applicable regulations contained in the Zoning Ordinance and all other applicable and pertinent ordinances of the City of Haltom City, Texas.

SECTION 4.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Haltom City, Texas (1998), as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 5.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 6.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

All rights and remedies of the City of Haltom City, Texas, are expressly saved as to any and all violations of the provisions of Ordinance No. O-2002-032-15 or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 8.

The City Secretary of the City of Haltom City, Texas, is hereby directed to publish in the official newspaper of the City of Haltom City, Texas, the caption, Section 1, penalty clause, publication clause and effective date clause of this Ordinance one (1) time within ten (10) days after the first reading of this Ordinance as required by Section 10.01 of the Charter of the City of Haltom City, Texas.

SECTION 9.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON FIRST READING THIS 8th DAY OF JUNE, 2026.

PASSED AND APPROVED ON SECOND READING THIS 22nd DAY OF JUNE, 2026.

_____
Dr. An Truong
Mayor

ATTEST:

_____
Imelda B. Rodriguez, TRMC
City Secretary

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

_____
City Attorney

Exhibit 'A'
Development Criteria

1. Allow for the use of Warehousing and storage of heavy steel, large diameter pipe, explosive or hazardous materials.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**Monday, June 22, 2026, 6:00 PM**
Department:	**Planning & Community Development**
Subject:	**ORDINANCE NO. 2026-008-15 Z-001-26 - 2nd Reading (5722 Airport Fwy)**

BACKGROUND

The applicant, Stanley Redding, representing Airgas a liquid air company is requesting a rezone request for the property at 5722 Airport Freeway from the current zoning of “M-1” Industrial District to “M-2” Heavy Industrial District.

Airgas operates multiple locations throughout the Dallas-Fort Worth Metroplex and proposes to relocate and consolidate its existing Fort Worth retail and fill plant operations into a single facility at this site.

The proposed development consists of ground-up commercial industrial construction of two (2) partially conditioned, one-story buildings with associate site improvements to support both retail and fill plant operations.

Within the packet provided to the Planning and Zoning Commission and ultimately City Council there is a list of the hazardous chemicals the company will have onsite.

FISCAL IMPACT

None.

RECOMMENDATION

Attachments

Z-001-26 Packet.pdf
2026-008-15 Z-008-26 5722 Airport Fwy.pdf

STAFF REPORT
CITY OF HALTOM CITY

MEETING DATE: 5/12/26	TO: P&Z Commission	FROM: Chris Rozanc Director of Planning and Community Development	SUBJECT: Z-001-26 5722 Airport Freeway Hazardous Material

Z-001-26

Application of Stanely Redding requesting a rezone from "M-1" Industrial to "M-2" Heavy Industrial located on Tract 14, Abstract 24, of the John Akers Survey, being approximately 6.977 acres of land, locally known as 5722 Airport Freeway.

EXISTING ZONING/LAND USE

"M-1" Industrial District – Vacant

ADJACENT ZONING/USES

North - "M-2" Heavy Industrial District / Office and Residential
South - "M-1" Industrial District / Industrial
West - "M-2" Heavy Industrial District / Meals on Wheels
East - "M-1" Industrial District / Carpet Outlet

ANALYSIS

The applicant, Stanley Redding, representing Airgas a liquid air company is requesting a rezone request for the property at 5722 Airport Freeway from the current zoning of "M-1" Industrial District to "M-2" Heavy Industrial District.

Airgas operates multiple locations throughout the Dallas-Fort Worth Metroplex and proposes to relocate and consolidate its existing Fort Worth retail and fill plant operations into a single facility at this site.

The proposed development consists of ground-up commercial industrial construction of two (2) partially conditioned, one-story buildings with associate site improvements to support both retail and fill plant operations.

Within the packet provided to the Planning and Zoning Commission and ultimately City Council there is a list of the hazardous chemicals the company will have onsite.

TRANSPORTATION

The site has access on Airport Freeway. The proposed use will increase the average daily trips to and from the subject site and will impact the adjacent roadway systems. The applicant will have to develop the site, based upon all relevant City and Tx DOT ordinances.

STORMWATER DRAINAGE

Based on available information, this property is located in FEMA Flood Zone X, within the 0.2 percent annual chance of flooding. This development will need to comply with all stormwater design and management criteria.

WATER & SANITARY SEWER

Public Water and sanitary sewer are available to the subject site.

FIRE PREVENTION

The Fire Station #2 provides protection to this site. The estimated fire response time is in keeping with the City's recommended standards.

FRANCHISE UTILITIES & STREET LIGHTS

Overhead utilities exist along the south side of Airport Freeway. There are streetlights intermittently in the area.

COMPREHENSIVE LAND USE PLAN

The City's Comprehensive Land Use Plan (CLUP) designates the subject site as Retail, Office, Service Commercial Corridor which is intended to build on the City's commerce including offices and office buildings and general retail. The rezone ordinance proposes to amend the CLUP to Industrial.

NOTIFICATION

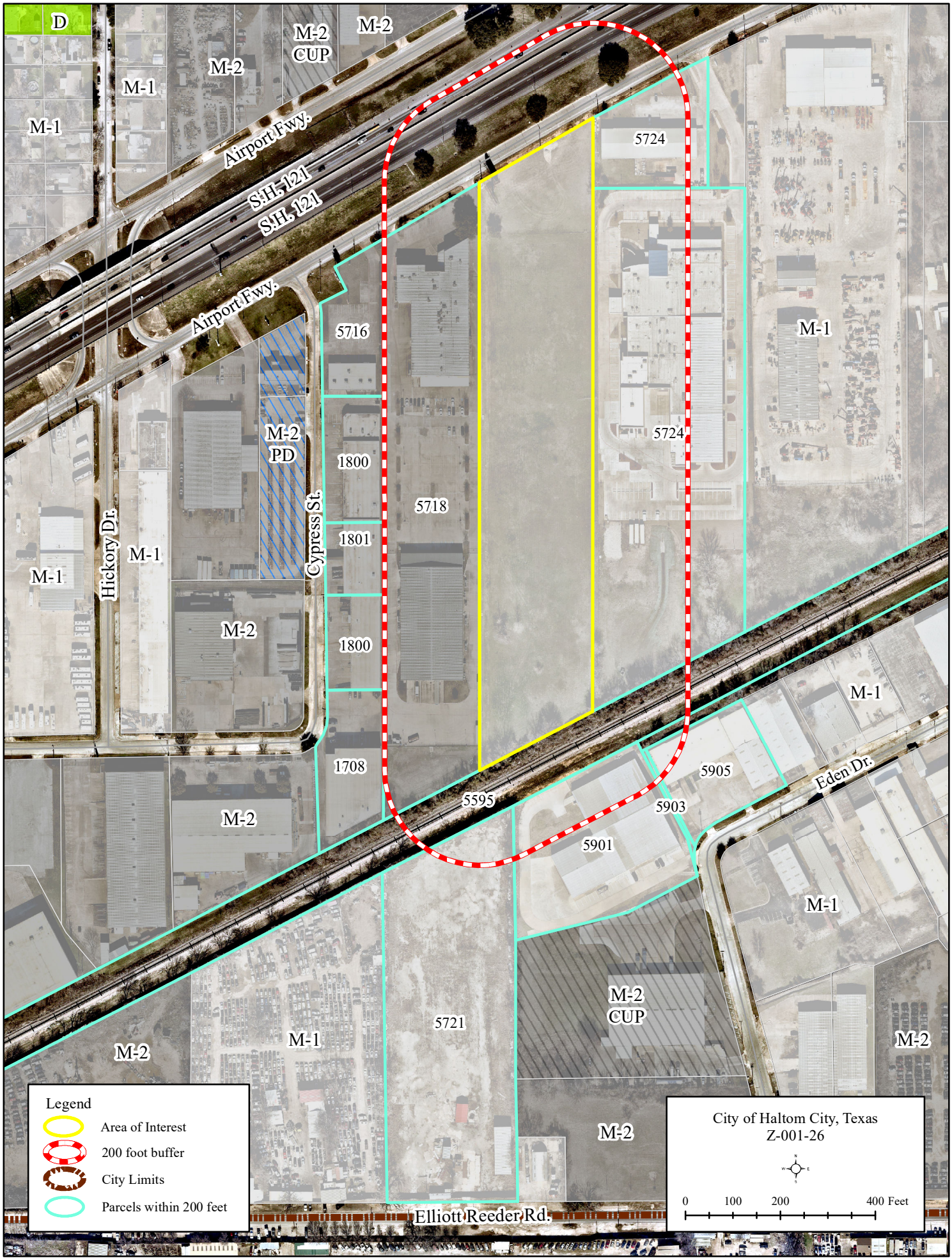
The legal notice regarding the public hearing was published in the April 23, 2026 *Tarrant County Commercial Record.*

Notification was mailed to all property owners within 200 feet on April 27, 2026; eleven (11) property owners were notified.

0	In Favor / No Objections
0	Opposed
0	Returned to Sender

ATTACHMENTS

1. Application
2. Letter of Intent
3. GIS Aerial Map with Zoning
4. Chemical List
5. List of Property Owners within 200'
6. Draft Ordinance with Exhibit "A"


D
M-2
CUP
M-2
M-2
M-1
M-1
Airport Fwy.
S.H. 121
S.H. 121
Airport Fwy.
5724
M-1
5716
M-2
PD
1800
5718
5724
1801
Cypress St.
Hickory Dr.
M-1
M-1
M-2
1800
M-1
1708
5905
Eden Dr.
5595
5903
M-2
5901
M-1
M-2
CUP
5721
M-1
M-2
M-2
M-2
Elliott Reeder Rd.
Legend
Area of Interest
200 foot buffer
City Limits
Parcels within 200 feet
City of Haltom City, Texas
Z-001-26
0
100
200
400 Feet

CITY OF HALTOM CITY, TEXAS
4801 Haltom Rd., Post Office Box 14246, Haltom City, Texas, 76117, 817-222-7757

APPLICATION FOR REZONING

Date: 4/14/2026	**File Number:** Z-001-26

I, Stanley Redding (please print), the undersigned applicant hereby make application for the Rezoning of the following described property located in the City of Haltom City, Texas:

Address of Property: 5722 Airport Freeway, Fort Worth, TX 76117

Legal Description: Lot:____ Block:____ Addition:____

Tract: 14 Survey: John Akers Abstract: 24

Current Zoning Classification: M-1 **Current Use:** Undeveloped

Proposed Zoning Classification: M-2 **Proposed Use:** Retail / Production Facility

Reason for Zoning Change Request: The Haltom City Zoning committee has made the applicant aware that an M-2 zoning district is required for this development due to the non-flammable and flammable chemicals onsite.

Has a Design Review Conference (DRC) been held on this property? Yes (No) **Date:**____

The undersigned hereby certifies that the above named subdivision and accompanying data is true and correct. All provisions of laws and ordinances governing this zoning change request will be complied with whether specified herein or not. The scheduling of this application on the agenda of the Planning & Zoning Commission for consideration does not presume the approval of the above mentioned request.

Name: Stanley Redding (signature of applicant)	4-14-26 (date)
801 W Carrier Pkwy Grand Prairie Tx 75050 (address of applicant)	214 893-1892 (telephone number/Fax)
Name: Thad Green (signature of owner)	15 April 2026 (date)
5718 Airport Fwy, Haltom City, TX 76117 (address of owner)	877-730-1948 (telephone number/Fax)

FOR CITY USE ONLY

Application Fee $300.00 **Received By:**____ **Receipt Number:**____

Accepted for Completeness by: **Staff Signature:**____ **Date:**____

EVENT	DATE	ACTION
P & Z Action:		
City Council First Reading (if applicable):		
City Council Second Reading (if applicable):		

Updated 11-17-2020

CIVIL CONSTRUCTION PLANS

FOR

AIRGAS - 5722 AIRPORT FREEWAY

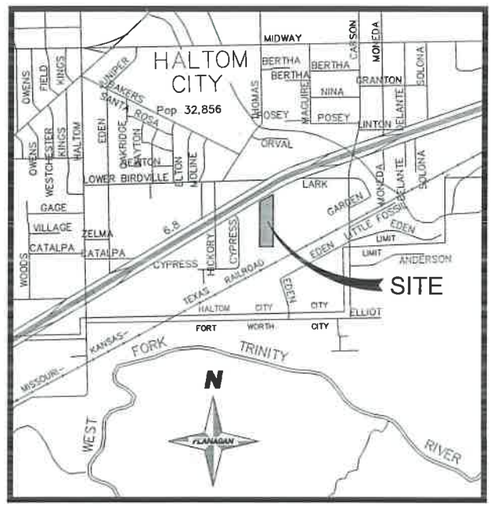
6.985 ACRES (303,949 Ac)

TRACT II - PROGRESSIVE CONCEPTS INC.

VOL 13870, PG. 8 D.R.T.C.T.

AIRGAS
TARRANT COUNTY, TEXAS

HALTOM CITY



LOCATION MAP
NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
C-0.0	COVER SHEET
C-1.2	CITY GENERAL NOTES
C-1.3	FLANAGAN GENERAL NOTES
C-2.1	SITE PLAN
C-2.2	PAVING PLAN
C-3.1	GRADING PLAN
C-4.1	EXISTING DRAINAGE AREA MAP
C-4.2	PROPOSED DRAINAGE AREA MAP
C-5.1	UTILITY PLAN

IN

HALTOM CITY, TEXAS
TARRANT COUNTY

ISSUED FOR REVIEW

MARCH 2025

NOTE:
DATA, NOTES AND OTHER INFORMATION ON ALL SHEETS THROUGHOUT THIS PLAN SET ARE PART OF THE OVERALL DESIGN DOCUMENTS. INDIVIDUAL SHEETS SHALL NOT BE SEPARATED FROM THE OTHER SHEETS IN THE SET FOR DISTRIBUTION TO SUBCONTRACTORS. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH A COMPLETE PLAN SET.

DEVELOPER:
CONTACT: STEVEN HALLIDAY, AIA, LEED AP
97w , LLC
901 SOUTH MAIN STREET
FORT WORTH, TEXAS 76104
PHONE: 817-882-6940
EMAIL: steven.halliday@studio97w.com

ENGINEER:
FLANAGAN
THE FORT WORTH CLUB
306 WEST 7th STREET, SUITE 303
CONTACT: KELLAN D. BLACK, P.E.
PHONE: (817) 704-0480
FIRM #: 22910

SURVEYOR:
FLANAGAN
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THE FORT WORTH CLUB
306 WEST 7th STREET, SUITE 303
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PREPARED BY:
FLANAGAN
Fort Worth, Texas | P:817.704.0480 | flanagan-ls.com | TBPE Firm No. 22910
Contact: Kellan D. Black, P.E.

Texas 811
Know what's below. Call before you dig.
(@ least 48 hours prior to digging)

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM, THEY WILL BE SIGNED, SEALED, AND DATED BY:

KELLAN D. BLACK, P.E.
TEXAS REGISTRATION NO. 153581
March 10, 2026

2021-05-78

File: F:\2021-05 97w\2021-05-78 Airgas Airport Fwy\Civil\Plan Sheets\C-0 COVER SHEET.dwg || Date Plotted: 3/10/2026 5:18 PM || Plotted By: Rick

GENERAL CONSTRUCTION NOTES

1. Prior to Construction, the CONTRACTOR or his/her Authorized Representative shall convene a Pre-Construction Conference between Haltom City Personnel, the Consulting Engineer, OWNER (if applicable), Public Utility Companies and any other affected parties. Notify the City Engineer at (817) 834-9036 at least 72 hours prior to the time of the Pre-Construction conference. A second notice is required to the Engineering Department Construction Inspection 24 hours prior to the beginning of Construction.

2. The Contractor shall bring copies of the contract with the Owner and copies of the performance and payment bonds covering all work that will be considered infrastructure. A fifty percent (50%) maintenance bond, made out to the City of Haltom City, covering the cost involved with all infrastructure and covering a time period of two (2) years from the date of acceptance of the work. A check for five percent (5%) of the amount chargeable as infrastructure, as the fee for inspecting the work, made out to the City of Haltom City.

3. All material and construction shall conform to applicable Specifications of the City of Haltom City, the North Central Council of Governments "Standard Specifications for Public Works Construction" (SSPWC), latest edition and applicable City of Haltom City "Standard of Construction".

4. Prior to any Construction, the CONTRACTOR shall apply for and secure all permits from the appropriate authorities, including a permit for construction in a flood plain, if applicable.

5. The CONTRACTOR shall verify depths and locations of all utilities prior to any construction. Any discrepancies with the Construction Plans found in the field shall be brought immediately to the attention of the Consulting Engineer and/or City Engineer and the City of Haltom City Engineering Department Construction Inspector (Project Inspector).

6. The CONTRACTOR shall give 48 hours' notice to the City of Haltom City and 24 hours to the Engineering Department Construction Inspection before beginning each phase of Construction.

7. Any existing utilities, pavement, curbs, sidewalks, structures, signs (and their poles), trees, etc., will be assumed to be in good condition unless otherwise noted on the plans and brought to the attention of the Project Inspector.

8. When Construction is being carried out within Easements, the CONTRACTOR shall confine his/her work to within the Permanent and/or Temporary Easements. Prior to Final Acceptance, the CONTRCTOR shall be responsible for removing all trash and debris within the Permanent and Temporary Easements. Clean-Up shall be to the satisfaction of the City Engineer.

9. During Construction, all Material Testing shall be coordinated with the Project Inspector. The CONTRACTOR will be responsible to comply with Specifications. Testing shall be done by an Independent Testing Laboratory, approved by the City of Haltom City. The Project Inspector shall be present during all tests. The Project Inspector shall be given a minimum of 24 hours advance notice prior to any Testing. For all "City-funded" Projects, Inspections and Tests as required by the CITY will initially be paid for by the city of Haltom City. For all Projects not funded by the City of Haltom City, Inspections and Tests as required by the CITY will be paid for by either the CONTRACTOR or the DEVELOPER. However, in both situations, the CONTRACTOR shall furnish, at his/her expense, all necessary specimens and samples for testing. Any Test Results not meeting the Specifications shall require additional Tests and Inspections, both of which shall be paid for by the CONTRACTOR. The City Engineer and/or the Project Inspector will determine the additional Testing and Extra Inspection required to insure conformance with the City's specification.

10. Any non-City Utilities (cable, electric, gas, telephone, etc.) damaged by the CONTRACTOR will be the responsibility of the CONTRACTOR to repair. Any City Utilities (Sanitary Sewer and Water) damaged by the CONTRACTOR will be the responsibility of the CONTRACTOR to repair.

11. All areas disturbed or exposed during construction shall be re-vegetated in accordance with the Construction Plans and/or Project Specifications. Re- vegetation of all disturbed or exposed areas shall consist of sodding, seeding or hydro-mulch as approved by the Project Inspector. However, the type of re- vegetation must equal or exceed the type of vegetation present before Construction unless otherwise requested by the Property Owner in writing.

12. The City Engineer shall not be petitioned for Acceptance of the Construction Improvements until the CONTRACTOR has satisfied the Project Inspector as to completion of the project. The Project Inspector shall contact the City Engineering Department to set up the final inspection.

GRADING NOTES

1. All Soil Compaction performed below proposed Streets shall be compacted to a minimum of 95% Standard Proctor Density at 1% below to 3% above the Optimum Moisture Content of the Soil Material.

2. The Project Inspector shall determine if existing trees are salvageable, otherwise the CONTRATOR will be responsible for removal, as indicated on the drawings.

3. The CONTRACTOR shall be responsible for removing any Unsuitable Material encountered during the Construction. Suitable Material shall be used for replacement. The contractor shall notify the construction inspector before any material is removed, so that the Inspector can keep account of the material removed.

4. No Grading or Removal of Excess Material shall be allowed within the FLOODPLAIN, as defined by FEMA, without having an approved Flood Plain Construction Permit.

5. All work shall be in accordance with the Haltom City Standard of Construction.

6. Materials and workmanship shall meet City of Haltom City Standard Specifications and/or NCTCOG Standard Specifications for Public Works.

7. The City Engineer shall not be petitioned for Acceptance of the Construction Improvements until the CONTRACTOR has satisfied the Project Inspector as to completion of the project. The Project Inspector shall contact the City Engineering Department to set up the final inspection.

PAVING NOTES

1. Backfill behind the Curb shall be compacted to a minimum of 95% Standard Proctor Density to within three inches (3") of top of Curb. Material used for backfill shall be primarily granular with no rocks larger than 1-1/2 inches in the greatest dimension.

2. Depth of cover for all crossings under Pavement, including Cable TV, Electric, Gas, Telephone, Water Services, etc., shall be a minimum of thirty inches (30") below Sub-grade.

3. All Curb Returns at Intersections between Residential Streets shall have a twenty-foot (20') radius, unless otherwise approved by the City Engineer. All Curb Returns with Collector Streets shall have a twenty-five-foot (25') Radius, unless otherwise approved by the City Engineer.

4. Street Right-of-Way shall be graded at a slope of ¼ inch per foot toward the Curb unless otherwise indicated. However, in no case shall the width, behind the Curb, of Right-of-Way at ¼ inch per foot slope be less than ten feet (10') unless a specific request for an Alternate Grading Scheme is made to and Approved by the City of Haltom City.

5. A Licensed Professional Engineer shall perform a Lime Series Test to determine the amount and rate of Lime application to comply with Haltom City Specifications.

6. New Residential Subdivision Streets shall be constructed per the City of Haltom City Standard Details of Construction:
   a. Street Surfaces shall consist of six inches (6") Of Reinforced Concrete, minimum, with #3 Bars At 18-inch Center-Center both directions
   b. All Steel for Reinforcement shall by FY 60.
   c. All Street Pavement will be constructed on an eight-inch (8") minimum, Lime Stabilized Sub-grade, with lime applied as directed by the Licensed Engineer, but not less than 40 pounds/square yard.
   d. Lime shall be applied in a slurry form.

7. Contraction Joints: Transverse Contraction Joints shall be sawed joints perpendicular to the centerline and surface of the Pavement. Contraction Joints at fifteen-foot (15') intervals shall be sawed as soon as sawing can be accomplished without damage to the pavement surface.

8. Expansion Joints: Transverse Expansion Joints shall be formed perpendicular to the centerline and surface of the Pavement.

9. Barricades constructed to City of Haltom City Standard Details of Construction shall be installed on all Dead-End Streets and as necessary during Construction to maintain job and public safety.

10. Temporary Street Barricades shall remain at all points of Ingress and Egress to prevent public use until such street(s) receive Final Acceptance from the City Engineer.

11. Any existing Pavement, Curbs and/or Sidewalks damaged or removed will be replaced by the CONTRACTOR at the expense of the CONTRACTOR to the satisfaction of the Project Inspector.

12. All work shall be in accordance with the Haltom City Standard Details of Construction.

13. Materials and workmanship shall meet City of Haltom City Standard Specifications and/or NCTCOG Standard Specifications for Public Works.

14. The City Engineer shall not be petitioned for Acceptance of the Construction Improvements until the CONTRACTOR has satisfied the Project Inspector as to completion of the project. The Project Inspector shall contact the City Engineering Department to set up the final inspection.

STORM DRAINAGE NOTES

1. The existing Public Records are NOT intended to be an exact Reference for the locations of existing Utilities. They are merely provided for information purposes only. It is the duty of the CONTRACTOR to ascertain whether any other Facilities (additional) other than those on the Construction Plans may be present.

2. All Reinforced Concrete Pipe shall be Class III unless otherwise noted.

3. Backfill shall be compacted to 95% Standard Proctor Density in a maximum of six inch (6") loose lifts to the bottom of the pavement. Moisture Content shall be from minus 1% to plus 3% of Optimum Moisture Content.

4. Pre-cast Inlets are NOT acceptable.

5. Inlet Structures greater than ten feet (10') in length shall have two (2) rings and covers.

6. All Storm Sewer Drainage Main(s) shall have a minimum size of 21" DIA.

7. All Storm Sewer Drainage Main(s) shall have a minimum grade of 0.25%.

8. All work shall be in accordance with the Haltom City Standard Details of Construction.

9. Materials and workmanship shall meet City of Haltom City Standard Specifications and/or NCTCOG Standard Specifications for Public Works Construction.

10. The City Engineer shall not be petitioned for Acceptance of the construction Improvements until the CONTRACTOR has satisfied the Project Inspector as to completion of the project. The Project Inspector shall contact the City Engineering Department to set up the final inspection.

WATER NOTES

1. The existing Public Records are NOT intended to be an exact Reference for the locations of existing Utilities. They are merely provided for information purposes only. It is the duty of the CONTRACTOR to ascertain whether any other Facilities (additional) other than those on the Construction Plans may be present.

2. Contact the City of Haltom City Public Works Department for assistance in obtaining existing Water Main locations.

3. Pipe Material for Water Mains shall be PVC (AWWA C-900, minimum, Class 200, DR-18 for 6-inch diameter and 8-inch diameter) or Ductile Iron (AWA C-100, Class 51).

4. Depth of cover for all Water Mains out of the Pavement Area shall be 36 inches minimum. Depth of cover for all mains under pavement shall be a minimum of thirty inches (30") below the bottom of the proposed Sub-grade.

5. All Ductile Iron Fittings shall be wrapped with minimum 8 MIL Polyethylene.

6. Minimum clearance between Water Mains and Sanitary Sewer Mains is ten feet (10') measured between outside of pipe diameters.

7. The CONTRACTOR shall contact the Project Inspector 48 hours prior to connection to existing Water Mains.

8. Water Line Flushing or any activity using a large quantity of water must be scheduled with the City of Haltom City Public Works Department.

9. The CONTRACTOR, at his/her expense, shall perform Sterilization of all potable Water Mains constructed and shall provide all equipment (including test gauges), supplies (including concentrated chlorine disinfecting materials), and necessary labor required for the Sterilization Procedure. The Sterilization Procedure shall be monitored by the Project Inspector. Water samples will be collected by the Project Inspector to verify each treated line has attained an initial chlorine concentration of 50 mg/l.

10. Sampling taps shall be brought up to three feet (3') above grade and shall be easily accessible for City Personnel. At the CONTACTOR'S request and in his/her presence, samples for Bacteriological Testing will be collected by the City of Haltom City employees not less than 24 hours after the treated Water Main has been flushed of the concentrated chlorine solution and refilled with water approved by the City. The CONTRACTOR shall supply a Check or Money Order, payable to the Texas Department of Health, to cover the fee charged for testing each water sample.

11. The CONTRACTOR, at his/her expense, shall perform Quality Testing for Pressure Pipe Hydrostatic Design of all Water Mains constructed and shall provide all equipment (including pumps and gauges), supplies and labor necessary to perform the Tests. Quality and Pressure Testing shall be monitored by the Project Inspector.

12. The CONTRACTOR shall provide the Project Inspector no less than 48 hours' notice prior to performing Sterilization, Quality Testing or Pressure Testing.

13. The CONTRACTOR shall not open or close any valves unless authorized by the City of Haltom City Public Works Department.

14. All Valve Boxes and Covers shall be Cast Iron.

15. All Fire Hydrants shall be M&H (No. 129 NS), 3'-6" Barrel.

16. All Water Mains and Water Services shall be installed over Storm Sewers.

17. All Gate Valves shall be M&H Resilient Seat.

18. All work shall be in accordance with the Haltom City Standard Details of Construction.

19. Materials and workmanship shall meet City of Haltom City Standard Specifications and or NCTCOTG Standard Specifications for Public Works Construction.

20. The City Engineer shall not be petitioned for Acceptance of the Construction Improvements until the CONTRACTOR has satisfied the Project Inspector as to completion of the project. The Project Inspector shall contact the City Engineering Department to set up the final inspection.

TRAFFIC MARKING NOTES

1. Any Methods, Street Markings and Signage necessary for warning motorists, warning pedestrians or diverting traffic during Construction shall conform to the Manual of Uniform Traffic Control Devices for Streets and Highways, latest edition.

2. All Pavement Markings, Markers, Paint, Traffic Buttons, Traffic Control Devices and Signage shall be installed in accordance with the Texas Department of Transportation Standard Specifications for Construction of Highways, Streets and Bridges and the Manual on Uniform Traffic Control Devices for Streets and Highways, latest edition.

TRENCH SAFETY NOTES

1. The CONTRACTOR shall comply with the Laws of the State of Texas and the U.S. Occupational Safety and Health Administration Regulations. All Trenches over five feet (5') in depth in either hard and stable or soft and unstable soil shall be sloped, shored, sheeted, braced, or otherwise supported. Furthermore, all trenches less than five feet (5') in depth shall also be effectively protected when hazardous ground movement may be expected. Trench Safety Systems to be utilized for any Project shall be the responsibility of the CONTRACTOR and NOT the City of Haltom City.

2. In accordance with the U.S. Occupational Safety and Health Administration Regulations, when employees are required to be in trenches four feet (4') or more, adequate means of exit, such as a ladder or steps, must be provided and located so as to require no more than twenty-five feet (25') of lateral travel.

SANITARY SEWER NOTES

1. The existing Public Records are NOT intended to be an exact Reference for the locations of existing Utilities. They are merely provided for information purposes only. It is the duty of the CONTRACTOR to ascertain whether any other Facilities (additional utilities) other than those on the Construction Plans may be present.

2. Contact the City of Haltom City Public Works Department for assistance in obtaining existing Sanitary Sewer Main locations.

3. PVC Pipe Material for Gravity Sanitary Sewer Mains shall be as follows:

Depths up to 10ft.	SDR-35 or PS-46
Depths between 10ft. – 20ft	SDR-26 or PS-115
Depths greater than 20ft.	C-900 or DR-18

   See plans for pressure pipe size.

4. Minimum clearance between Water Mains and Sanitary Sewer Mains is ten feet (10') measured between outside of pipe diameters.

5. The CONTRACTOR shall contact the Project Inspector 48 hours prior to connection to existing Sanitary Sewer Mains.

6. The CONTRACTOR, at his/her expense, shall perform Quality Testing for all Sanitary Sewer Mains installed and shall provide all equipment (including pumps and gauges), supplies and labor necessary to perform the tests. Quality Testing shall be monitored by the Project Inspector.

7. Sanitary Sewer Services shall be 4-inch diameter PVC pipe, minimum.

8. All Sanitary Sewer Manholes shall be 60" dia. Pre-cast or Cast-In-Place. Sanitary Sewer Manhole Rings and Covers shall be as shown on SS-001. No Steps shall be installed in the Manholes.

9. All work shall be in accordance with the Haltom City Standard Details of Construction.

10. Materials and workmanship shall meet City of Haltom City Standard Specifications and/or NCTCOG Standard Specifications for Public Works Construction.

11. The City Engineer shall not be petitioned for Acceptance of the Construction Improvements until the CONTRACTOR has satisfied the Project Inspector as to completion of the project. The Project Inspector shall contact the City Engineering Department to set up the final inspection.

BENCHMARKS

TBM #1:
"X" CUT ON SOUTHEAST SIDE OF AIRPORT FREEWAY.
N:6972155.94
E:2343093.36
ELEV.=510.60

TBM #2:
"X" CUT ON SOUTHEAST SIDE OF AIRPORT FREEWAY.
N:6972269.99
E:2343292.38
ELEV.=509.96

Texas 811
Know what's below. Call before you dig.
(@ least 48 hours prior to digging)

FLANAGAN
Fort Worth, Texas | P:817.704.0480 | flanagan-ik.com | TBPE Firm No. 22910
Contact: Reece Flanagan, P.E.

THIS SHEET IS INTEGRAL TO THE DESIGN DOCUMENTS AND SHALL NOT BE SEPARATED FROM THE PLAN SET.

AIRGAS - 5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

CITY GENERAL NOTES

No.	Date	Revision Description

PROJECT NO.: 2021-05-78

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM, THEY WILL BE SIGNED, SEALED, AND DATED BY:

KELLAN D. BLACK, P.E.
TEXAS REGISTRATION NO. 153561
March 10, 2026

SHEET NUMBER
C-1.2

File: F:\2021-05 97\w\2021-05-78 Airgas Airport Fwy\Civil\Plan Sheets\C-1.2 FLANAGAN GENERAL NOTES.dwg || Date Plotted: 3/10/2026 5:18 PM || Plotted By: Rick

GENERAL CONSTRUCTION NOTES

1. THROUGHOUT THESE NOTES AND THIS PLAN SET, THE TERM "MUNICIPALITY" REFERS TO THE CITY OF HALTOM CITY.
2. DATA, NOTES AND OTHER INFORMATION ON ALL SHEETS THROUGHOUT THIS PLAN SET ARE PART OF THE OVERALL DESIGN DOCUMENTS. INDIVIDUAL SHEETS SHALL NOT BE SEPARATED FROM THE OTHER SHEETS IN THE SET FOR DISTRIBUTION TO SUBCONTRACTORS. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH A COMPLETE PLAN SET.
3. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPALITY AND SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION. ALL WORK NOT COVERED IN THE CONTRACT DOCUMENTS AND MUNICIPAL STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION SHALL BE GOVERNED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
4. BEFORE COMMENCING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONTACT ALL FRANCHISE UTILITY COMPANIES WITH FACILITIES IN THE AREA OF THE PROJECT AND CALL "811" TO HAVE THEM LOCATE EXISTING UTILITIES. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION AND DEPTH OF ALL FRANCHISE UTILITY SERVICES AND ANY REQUIRED RELOCATION.
5. EXISTING UTILITY LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE, LOCATION AND / OR DEPTH OF EACH PARTICULAR UTILITY. EXISTING UTILITIES SHOWN HAVE BEEN BASED ON AVAILABLE RECORD DRAWINGS AND SURFACE APPURTENANCE FIELD TIES ONLY. SOME UTILITY LINES AND SURFACE LOCATIONS MAY NOT BE SHOWN.
6. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACTUAL FIELD LOCATIONS AND PROTECTION OF EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING UTILITIES WHETHER SHOWN OR NOT, DAMAGED BY THE CONTRACTOR'S ACTIVITIES. DIFFERENCES IN HORIZONTAL OR VERTICAL LOCATIONS OF EXISTING UTILITIES SHALL NOT BE BASIS FOR ADDITIONAL COMPENSATIONS TO THE CONTRACTOR.
7. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY MONUMENTATION AND PRIMARY CONTROL ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT CONTRACTOR'S EXPENSE BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO, A.) PREVENT ANY DAMAGES TO PRIVATE PROPERTY AND PROPERTY OWNER'S POLES, FENCES, SHRUBS, ETC. B.) PROTECT ALL UNDERGROUND UTILITIES. C.) NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO EXCAVATION IN ACCORDANCE WITH TEXAS LAW. D.) FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES IN THE VICINITY OF CONSTRUCTION ACTIVITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNIDENTIFIED POTENTIAL CONFLICTS THAT MAY EXIST BETWEEN THE EXISTING UTILITIES AND CONSTRUCTION PLANS.
9. ANY DAMAGES THAT MAY OCCUR TO REAL PROPERTY OR EXISTING IMPROVEMENTS, INCLUDING EXISTING PRIVATE AND PUBLIC UTILITIES AND LANDSCAPE IRRIGATION SYSTEMS, SHALL BE RESTORED BY THE CONTRACTOR TO AT LEAST THE SAME CONDITION THAT THE REAL PROPERTY OR EXISTING IMPROVEMENT WERE IN PRIOR TO THE DAMAGES. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR THE ADJUSTMENT OF SPRINKLER HEADS TO FINAL GRADE AND RELOCATION IF NECESSARY.
10. THE CONTRACTOR SHALL MAINTAIN DRAINAGE AT ALL TIMES DURING CONSTRUCTION. THE PONDING OF WATER IN STREETS, DRIVES, TRENCHES, ETC, WILL NOT BE ALLOWED. THE CONTRACTOR SHALL MAINTAIN EXISTING DRIVEWAYS ACCESS AT ALL TIME.
11. THE CONTRACTOR SHALL MAINTAIN EXISTING SANITARY SEWER AND WATER SERVICES AT ALL TIMES DURING CONSTRUCTION.
12. AREAS OF THE SITE THAT WILL UNDERLIE FILL SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES. FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN UNCOMPACTED THICKNESS. ALL FILL MATERIAL SHALL BE COMPACTED PER GEOTECH RECOMMENDATION OR, LACKING A GEOTECH RECOMMENDATION, TO 95% STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT FROM -2% TO +1% OF OPTIMUM. ANY FIELD DENSITY TESTS REQUIRED BY THE MUNICIPALITY SHALL BE PERFORMED AT CONTRACTOR'S EXPENSE.
13. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS GOVERNING EXCAVATION. THE CONTRACTOR SHALL PROVIDE DETAILED PLANS AND SPECIFICATION FOR TRENCH SAFETY SYSTEMS THAT COMPLY WITH APPLICABLE LAWS GOVERNING EXCAVATION. THESE PLANS SHALL BE SEALED BY AN ENGINEER EXPERIENCED IN THE DESIGN OF TRENCH SAFETY SYSTEM AND REGISTERED IN THE STATE OF TEXAS. THE CONTRACTOR SHALL SUBMIT COMPLETED TRENCH SAFETY PLANS TO THE MUNICIPALITY PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF WORK RELATED TO EXCAVATION. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR'S OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "CONSTRUCTION SAFETY AND HEALTH REGULATIONS."
14. UTILITY WORK MAY NOT BE BACKFILLED OR COVERED UNTIL IT HAS BEEN INSPECTED BY THE MUNICIPALITY.
15. ALL EXCAVATION ON THE PROJECT IS UNCLASSIFIED.
16. THE CONTRACTOR SHALL LOCATE AND RECORD EXISTING IRRIGATION SYSTEMS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL TEMPORARILY REMOVE AND CAP IRRIGATION SYSTEM AS NECESSARY FOR CONSTRUCTION AND SHALL REPLACE THE PORTION REMOVED WITH EQUIVALENT SYSTEMS. CONTRACTOR SHALL COORDINATE ANY IRRIGATION WORK WITH THE MUNICIPALITY AND PROPERTY OWNER'S REPRESENTATIVES.
17. THE CONTRACTOR MUST CEASE ALL CONSTRUCTION OPERATIONS IMMEDIATELY IF A SUSPECTED ARCHEOLOGICAL OBJECT / ARTIFACT IS UNCOVERED DURING CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY CONTACT THE TEXAS HISTORICAL COMMISSION AND THE MUNICIPALITY. PROJECT WORK WILL NOT COMMENCE UNTIL PROPER PERMITS ARE IN PLACE AND PROVIDED TO THE MUNICIPALITY.
18. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
19. ALL PIPE LENGTHS NOTED IN THESE PLANS ARE MEASURED FROM STATION TO STATION BASED ON THE CENTER OF STRUCTURE UNLESS NOTED OTHERWISE.
20. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARISE BETWEEN FIELD CONDITIONS AND THE PLANS. CONSTRUCTION ACTIVITIES IN THE AREA OF THE DISCREPANCY SHALL CEASE UNTIL THE ENGINEER OF RECORD HAS A CHANCE TO RESPOND TO THE DISCREPANCY.
21. BRACING OF UTILITY POLES MAY BE REQUIRED BY UTILITY COMPANIES WHEN TRENCHING OR EXCAVATION IS IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR. THERE IS NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE VARIOUS PAY ITEMS FOR INSTALLATION OF UNDERGROUND STRUCTURES AND CONDUITS.
22. THE CONTRACTOR SHALL REMOVE SURPLUS MATERIAL FROM THE PROJECT AREA. SURPLUS MATERIAL SHALL INCLUDE, BUT NOT BE LIMITED TO, DIRT, BRUSH, ROCK, DEBRIS, FENCING MATERIAL, SIGNS, AND ANY OTHER SCRAP, LOCATED ON THE PROJECT SITE. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT AND IS NOT A SEPARATE PAY ITEM.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, UNLESS NOTED OTHERWISE.
24. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
25. CONTRACTOR SHALL THOROUGHLY REVIEW ALL PLAN SHEETS AND SPECIFICATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL ALSO THOROUGHLY CHECK COORDINATION OF ALL PLANS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT (INCLUDING, BUT NOT LIMITED TO, CIVIL, LANDSCAPE, IRRIGATION, MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, ARCHITECTURAL, AND GEOTECHNICAL) PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD IN WRITING OF ANY AND ALL DISCREPANCIES, INCONSISTENCIES, AND COORDINATION ISSUES. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL COSTS INCLUDING BUT NOT LIMITED TO LABOR, MATERIALS, FUEL, AND EQUIPMENT COSTS, WHICH COULD HAVE BEEN AVOIDED HAD THE CONTRACTOR NOTIFIED THE ENGINEER OF RECORD IN WRITING PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. NEITHER FLANAGAN NOR THE ENGINEER OF RECORD SHALL HAVE ANY LIABILITY FOR ANY SUCH COSTS.
26. CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUM PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS.
27. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE ENGINEER A COPY OF DRAWING MARKUPS IDENTIFYING ALL DEVIATIONS OR VARIATIONS FROM THE ORIGINAL PLANS FOR THE ENGINEER'S USE IN CREATING A SET OF RECORD DRAWINGS. SHOULD NO DEVIATIONS HAVE BEEN NECESSARY DURING CONSTRUCTION, THE CONTRACTOR SHALL INFORM THE ENGINEER OF RECORD OF THIS FACT VIA WRITTEN COMMUNICATION ON COMPANY LETTERHEAD OR THROUGH THE CONTRACTOR'S COMPANY EMAIL.
28. IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO PROVIDE A COMPLETE INSTALLATION OF SYSTEMS IN EVERY RESPECT. IF THE CONTRACT DOCUMENTS DO NOT SUFFICIENTLY DESCRIBE THE FINAL PRODUCT, THE CONTRACTOR SHALL BRING SUCH TO THE ATTENTION OF THE ENGINEER. THE MEANS AND METHODS OF CONSTRUCTION NECESSARY TO COMPLETE THE PROJECT DESCRIBED IN THESE PLANS IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR IS TO PROVIDE ALL LABOR, MATERIALS, FUEL, TEMPORARY UTILITIES, AND EQUIPMENT USUALLY FURNISHED WITH SUCH SYSTEMS OR REQUIRED TO COMPLETE THE INSTALLATION, WHETHER SPECIFICALLY MENTIONED OR NOT.

PAVING AND STRIPING NOTES

1. THE SUB GRADE SHALL BE PROOF ROLLED AND OBSERVED BY THE CONSTRUCTION INSPECTOR PRIOR TO AND AFTER SUB-GRADE STABILIZATION.
2. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN AGENCY, APPROVED BY THE OWNER, FOR TESTING MATERIAL IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE, BY THE STANDARD TESTING PROCEDURES, THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION REGULATIONS, AND PROJECT SPECIFICATIONS.
3. THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY-TWO (72) HOURS AFTER DENSITY/MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY A REGISTERED TESTING FIRM. COPIES OF THE TEST RESULTS SHALL BE FURNISHED TO THE MUNICIPALITY. IN THE EVENT PAVING OPERATIONS HAVE NOT COMMENCED WITHIN THE SEVENTY-TWO (72) HOUR LIMIT, A RETEST SHALL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.
4. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES REQUIRED FOR THE PROJECT SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (TMUTCD).
5. RAISED PAVEMENT MARKERS SHALL BE BONDED TO THE ROADWAY SURFACE WITH ADHESIVE CONFORMING WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE PAVEMENT UPON WHICH THE LANE AND PAVEMENT MARKERS ARE TO BE PLACED SHALL BE PREPARED TO THE APPROVAL OF THE INSPECTOR TO ENSURE PROPER CLEANING OF THE PAVEMENT SURFACE.
7. INDIVIDUAL WATER AND SEWER SERVICES AND WATER VALVES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
8. MANHOLE RIM ELEVATIONS, CLEAN OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. SHALL BE ADJUSTED TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING.
9. THE PAVING CONTRACTOR SHALL INSTALL A BLUE REFLECTOR IN THE STREET OR FIRE LANE CENTERLINE AT THE LOCATION OF EACH FIRE HYDRANT.
10. SIGN LOCATIONS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION STANDARDS. THE CONTRACTOR SHALL REVIEW LOCATION OF ALL TRAFFIC CONTROL DEVICES WITH THE APPLICABLE JURISDICTION PRIOR TO INSTALLATION.
11. THE PAVING CONTRACTOR SHALL REFER TO THE IRRIGATION PLANS AND M.E.P. PLANS FOR LOCATION OF ANY ADDITIONAL PROPOSED SLEEVING AND CONDUITS.
12. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AND AROUND THE BUILDING AS SHOWN ON THE PLANS.
13. FIRE LANES SHALL BE MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX (6) INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE, THE WORDS "NO PARKING FIRE LANE" OR "FIRE LANE NO PARKING" SHALL APPEAR IN FOUR (4) INCH WHITE LETTERS AT 20 FEET INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANE.
14. CURBS ADJACENT TO FIRE LANES SHALL BE PAINTED BRIGHT RED IN COLOR FROM THE CURB'S GUTTER LINE TO THE TOP, BACK OF CURB.
15. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE 2012 TEXAS ACCESSIBILITY STANDARDS AND 2010 AMERICANS WITH DISABILITIES ACT (BOTH MANDATORY MARCH 15, 2012), AND ALL ADDENDUMS OR UPDATES.
16. ANY EXISTING CONCRETE OR ASPHALT TO BE REMOVED SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR OFF SITE. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT AND IS NOT A SEPARATE PAY ITEM.
17. THE PAVING CONTRACTOR AND THE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING CONTRACTORS TO ENSURE THAT ALL UTILITY SERVICE CONNECTIONS AND CONDUITS ARE IN PLACE PRIOR TO BEGINNING ANY PAVING ACTIVITIES.
18. CONCRETE SEALANT TO BE PER THE MUNICIPALITIES STANDARDS.
19. THE CONTRACTOR SHALL PREPARE ALL TRAFFIC CONTROL PLANS AND SUBMIT TO THE MUNICIPALITY PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE MUNICIPALITY. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE TEXAS M.U.T.C.D AND AS MODIFIED BY THE TXDOT SUPPLEMENT TO THE M.U.T.C.D. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS, HOURS OF CONSTRUCTION, AND OTHER DEVICES AS NECESSARY FOR SAFE TRAFFIC CONTROL.

GRADING NOTES

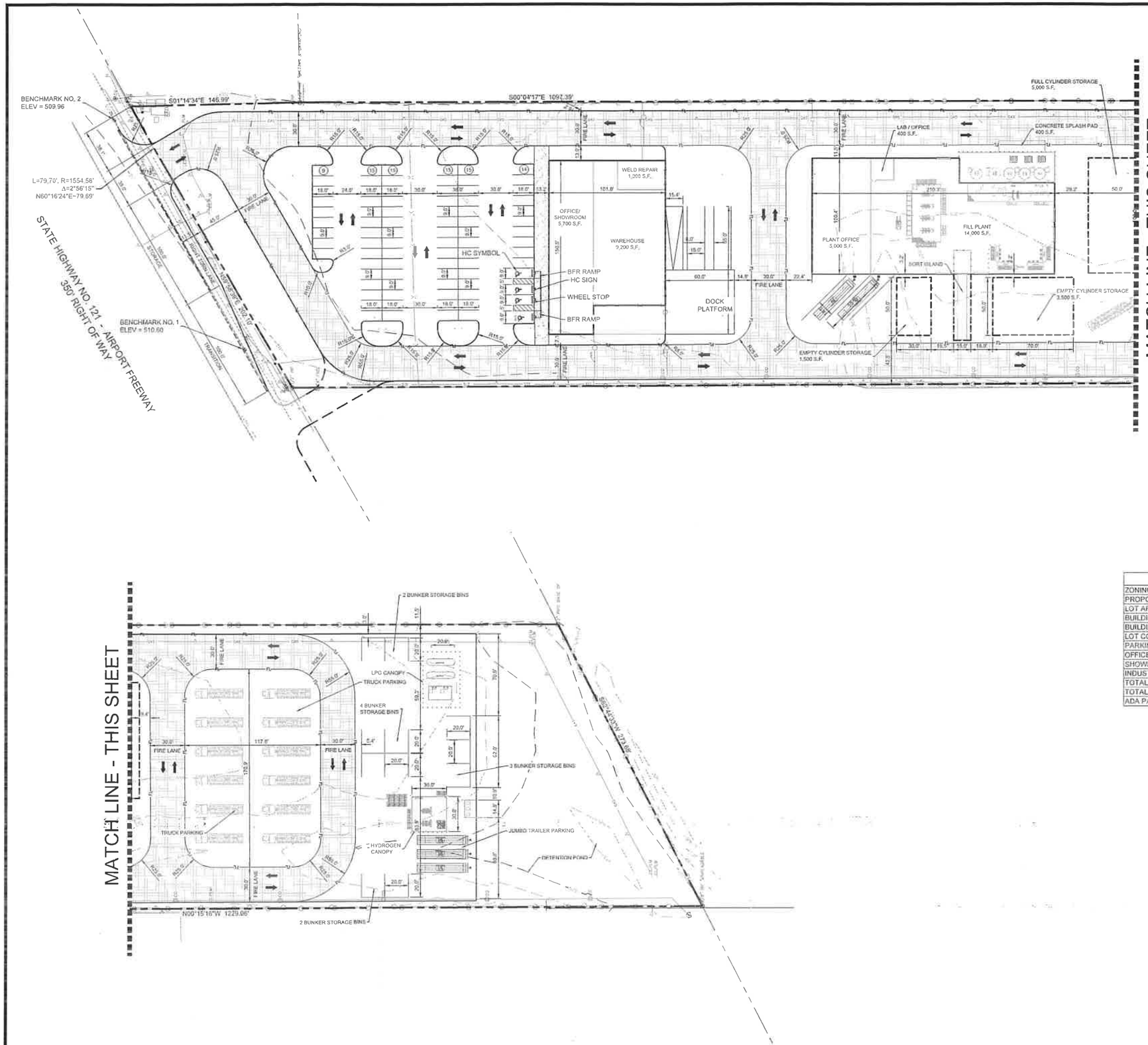
1. MAXIMUM SLOPES IN UNPAVED SHALL BE NO GREATER THAN 4:1 UNLESS NOTED OTHERWISE.
2. ALL GRADES AT DOORS / THRESHOLDS TO BE COORDINATED BY THE CONTRACTOR WITH ARCHITECTURAL PLANS BEFORE COMMENCING CONSTRUCTION. GRADES SHOWN ON CIVIL PLANS SHALL NOT OVERRIDE ARCHITECTURAL PLANS OR DETAILS.
3. AREAS OF THE SITE THAT WILL UNDERLIE FILL SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES. FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN UNCOMPACTED THICKNESS. ALL FILL MATERIAL SHALL BE COMPACTED PER GEOTECH RECOMMENDATION OR, LACKING A GEOTECH RECOMMENDATION, TO 95% STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT FROM -2% TO +1% OF OPTIMUM. ANY FIELD DENSITY TESTS REQUIRED BY THE MUNICIPALITY SHALL BE PERFORMED AT CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM PROPOSED BUILDINGS AND NO PONDING OF RUNOFF IN PAVED AREAS. FIELD ADJUSTMENTS TO SPOT GRADES TO MAINTAIN POSITIVE DRAINAGE ARE ALLOWED WITH THE PRIOR APPROVAL OF THE ENGINEER. CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PAVING, IF ANY AREAS OF POOR DRAINAGE ARE ENCOUNTERED OR ANTICIPATED.
5. THE CONTRACTOR SHALL PROTECT ALL UTILITIES INCLUDING, BUT NOT LIMITED TO, MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES WHICH ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL REFERENCE THE ARCHITECTURAL, STRUCTURAL PLANS, SPECIFICATIONS, AND GEOTECHNICAL REPORT FOR ALL BUILDING PADS. ANY DISCREPANCIES BETWEEN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE ARCHITECT AND / OR STRUCTURAL ENGINEER OF THE BUILDING(S) PRIOR TO CONSTRUCTION. TO ENSURE THAT ELEVATION DIFFERENCES BETWEEN THE BUILDING'S FINISHED FLOOR, THRESHOLD, ADJACENT FLATWORK, GARAGES, STOOPS, ETC. ARE IN COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY REQUIREMENTS AND TO ENSURE ADEQUATE DRAINAGE AWAY FROM THE BUILDING(S). CONTRACTOR SHALL, PRIOR TO CONSTRUCTION, COORDINATE ANY NECESSARY REVISIONS TO THE GRADING / DRAINAGE PLAN WITH THE CIVIL ENGINEER OF RECORD.

WATER AND SANITARY SEWER NOTES

1. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WHERE PROPOSED UTILITIES ARE BEING CONNECTED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT IS DISCOVERED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN, COORDINATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING THE BUILDING AND/OR CROSSING OTHER UTILITIES.
3. ALL UTILITY CONSTRUCTION, WATER TAPS, VALVES, MANHOLES, AND SERVICES SHALL BE INSTALLED BY THE CONTRACTOR AFTER APPROVAL FROM THE APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION AND SHALL CONFORM TO ALL GUIDELINES AND REGULATIONS SET FORTH BY THE APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION REGULATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION.
4. ALL FIRE LINES AND APPURTENANCES USED FOR FIRE PROTECTION SHALL CONFORM TO THE CURRENT THE APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION REGULATIONS. DESIGN AND INSTALLATION OF ALL FIRE PROTECTION SYSTEMS SHALL BE DONE BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR.
5. ALL WATER LINES SHALL BE PVC PIPE CONFORMING TO A.W.W.A. STANDARD C-900 SDR-18 MINIMUM, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH MUNICIPAL AND / OR NCTCOG STANDARD SPECIFICATIONS, UNLESS NOTED OTHERWISE WITHIN THE CONSTRUCTION PLANS.
6. ALL WATER MAINS 8"-12" DIA. SHALL MAINTAIN A MINIMUM COVER IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION REGULATIONS UNDER UNPAVED FINISHED GRADE & PROPOSED OR EXISTING PAVEMENT. ALL SEWER MAINS SHALL MAINTAIN A MINIMUM COVER OF THE APPLICABLE FEDERAL, STATE OR LOCAL JURISDICTION REGULATIONS.
7. SANITARY SEWER PVC PIPE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
8. ALL SANITARY SEWER LINES SHALL BE A MINIMUM OF PVC (SDR-35) PIPE. ALL SANITARY SEWER LINES DEEPER THAN 10 FEET SHALL BE SDR-26. ALL WATER LINES SHALL BE C900, DR-18. MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, OR LOCAL JURISDICTION REGULATIONS.
9. AFTER COMPLETION OF ALL SANITARY SEWER TESTING (I.E. MANDREL AND AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE MUNICIPALITY. ALL MANHOLES SHALL BE VACUUM TESTED.
10. THE CONTRACTOR SHALL SEQUENCE CONSTRUCTION TO AVOID INTERRUPTION OF WATER AND SANITARY SEWER SERVICE TO SURROUNDING AREAS.
11. EXISTING AND / OR PROPOSED WATER MAINS SHALL BE LOWERED BELOW OR ABOVE PROPOSED SANITARY AND STORM SEWER LINES TO MAINTAIN A MINIMUM OF 2.0 FEET OF VERTICAL SEPARATION. THE CONTRACTOR SHALL MAINTAIN A MINIMUM 9-FEET (OUTSIDE TO OUTSIDE) SEPARATION BETWEEN SANITARY SEWER AND WATER MAINS.
12. EXISTING MANHOLE TOPS, VALVE BOXES, FIRE HYDRANTS AND ALL OTHER UTILITY APPURTENANCES SHALL BE ADJUSTED, AS REQUIRED, TO MATCH PROPOSED GRADES AS SHOWN ON GRADING PLAN. S.S. MANHOLES IN UNPAVED AREAS SHALL BE ADJUSTED TO BE 6" ABOVE ADJACENT GRADE.
13. FOR EACH SEWER AND WATER CROSSING, CONTRACTOR SHALL CENTER ONE JOINT OF 150-PSI PRESSURE RATED SANITARY SEWER PIPE UNDER ALL PROPOSED WATER PIPE CROSSINGS.
14. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON THE BUILDING NO LESS THAN 18', OR NO MORE THAN 48' ABOVE ADJACENT GRADE.
15. THE CONTRACTOR SHALL INSTALL CONCRETE COLLARS (OR OTHER APPROVED MEANS) ON THE UNDERGROUND UTILITIES, TO PREVENT GROUND WATER FROM MIGRATING IN THE UTILITY TRENCH, BELOW THE BUILDING SLAB.
16. ALL WATER AND SANITARY SEWER SERVICES SHALL TERMINATE 5 FEET OUTSIDE THE BUILDING, UNLESS OTHERWISE NOTED, AND THE END OF THESE SERVICES SHALL BE TIGHTLY PLUGGED OR CAPPED. SEE M.E.P. OR ARCHITECTURAL PLANS FOR CONTINUATION.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. THE CONTRACTOR SHALL USE SEDIMENT FILTERS OR OTHER MEASURES APPROVED BY THE ENGINEER AND CONSTRUCTION MANAGER TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM CLOGGING STORM SEWER PIPES OR PROPOSED OR EXISTING INLETS, OR FROM BEING TRANSPORTED TO ADJACENT PROPERTIES AND STREET RIGHT-OF-WAYS. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE AND SHALL REMAIN IN PLACE UNTIL FINAL GRADING AND PAVING IS COMPLETE AND PERMANENT SOIL STABILIZATION IS ACHIEVED BY MEANS OF PAVEMENT AND VEGETATION OR OTHER PERMANENT EROSION CONTROL MEASURES.
2. CONTRACTOR SHALL REFERENCE EROSION CONTROL PLAN NOTES AND SPECIFICATIONS FOR GENERAL STORMWATER POLLUTION PREVENTION AND BEST MANAGEMENT PRACTICES (BMP). BECAUSE EROSION CONTROL AND BMPS ARE CLOSELY TIED TO MEANS AND METHODS OF CONSTRUCTION, ENGINEER SHALL NOT BE HELD LIABLE, WHETHER JOINT OR SEVERABLE, FOR FINES RELATED TO THE STORMWATER POLLUTION PREVENTION, DUE TO THE CONTROLS ON THE SEALED EROSION CONTROL PLAN IN THIS SET.
3. CONSTRUCTION OPERATIONS SHALL BE MANAGED SO THAT AS MUCH OF THE SITE AS POSSIBLE IS LEFT COVERED WITH EXISTING TOPSOIL AND VEGETATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
5. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH. THE AREAS SHALL THEN BE SEEDED (OR SODDED), IRRIGATED, AND MAINTAINED UNTIL PERMANENT STAND OF GRASS IS ACHIEVED WITH A MINIMUM OF 70% COVERAGE, UNLESS OTHERWISE NOTED. PRIVATE LAWN AREAS AND PARKWAYS IN FRONT OF PRIVATE LAWN AREAS DISTURBED BY CONSTRUCTION SHALL BE REPLACED WITH SLOPE SOD SIMILAR TO THAT EXISTING. LANDSCAPE AREAS OUTSIDE OF PARKING SHALL BE STABILIZED IMMEDIATELY AFTER PARKING PLACEMENT. FAILURE TO BEGIN STABILIZATION OF THESE AREAS MAY RESULT IN DELAYS FOR BUILDING PAD.
6. THE CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE / EXIT AT ALL POINTS OF CONSTRUCTION ACCESS TO THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION TRAFFIC UTILIZES THE STABILIZED ENTRANCE AT ALL TIMES FOR INGRESS / EGRESS TO THE SITE. SEDIMENTS TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED IMMEDIATELY.
7. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON A PUBLIC ROADWAY SHALL BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. A WHEEL WASH SYSTEM MAY BE INCORPORATED INTO THE STABILIZED CONSTRUCTION ENTRANCE / EXIT. ALL FINES IMPOSED FOR TRACKING OF SEDIMENT ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
8. CONTRACTOR IS RESPONSIBLE FOR PROPER MAINTENANCE OF THE REQUIRED EROSION CONTROL DEVICES THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS. EROSION CONTROLS SHALL BE REPAIRED OR REPLACED AS INSPECTION DEEMS NECESSARY, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. ACCUMULATED SILT IN ANY EROSION CONTROL DEVICE SHALL BE REMOVED AND SHALL BE DISTRIBUTED ON SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL SILTATION. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH IS DISTURBED / DAMAGED.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE FILTER BARRIER (OR OTHER METHOD APPROVED BY THE ENGINEER AND APPLICABLE AUTHORITY) AS REQUIRED TO PREVENT ADVERSE OFF SITE IMPACTS OR STORM WATER QUALITY FROM SILT AND CONSTRUCTION DEBRIS FLOWING ONTO ADJACENT PROPERTIES AS REQUIRED BY THE APPLICABLE AUTHORITY.
10. BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF CONSTRUCTION AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROTECT AND PRESERVE CONTROL POINTS AT ALL TIMES DURING THE COURSE OF THE PROJECT. THE GRADING CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
11. THE CONTRACTOR SHALL RESTORE ALL AREAS, ONSITE AND OFFSITE, DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE SWALES, STAGING AREAS, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE DRAWINGS, RESTORATION SHALL INCLUDE HYDROMULCHING ALL DISTURBED AREAS WITH A SLOPE OF LESS THAN 20% (1:5) AND SODDING AREAS WITH A SLOPE OF 20% (1:5)



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

LEGEND

- PROPERTY LINE
- EASEMENT / SETBACK LINE
- FL FL — FIRE LANE STRIPING
- FIRE LANE EXTENTS
- SIDEWALK/FLATWORK
- ACCESSIBLE PARKING SPACE
- BFR — BARRIER FREE RAMP

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY.
3. CONTRACTOR SHALL REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL PROJECT INFORMATION APPLICABLE TO THIS SHEET.
4. ALL SIDEWALKS TO BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.0%.

SITE DATA TABLE	
ZONING	M-1: LIGHT MANUFACTURING / INDUSTRIAL
PROPOSED USE	OFFICE / WAREHOUSE
LOT AREA	303,814.61 SF (6.9746 AC.)
BUILDING 1	13,656 SF (0.31 AC)
BUILDING 2	19,344 SF (0.44 AC)
LOT COVERAGE	11.00%
PARKING:	
OFFICE (1 SPACE PER 400 SF)	8,700 SF = 22 REQUIRED
SHOWROOM (1 SPACE PER 300 SF)	3,700 SF = 13 REQUIRED
INDUSTRIAL / WAREHOUSE (1 SPACE PER 500	23,200 SF = 47 REQUIRED
TOTAL PARKING REQUIRED	82 SPACES
TOTAL PARKING PROVIDED	83 SPACES
ADA PARKING SPACES PROVIDED	4 SPACES

BENCHMARKS

TBM #1:
"X" CUT ON SOUTHEAST SIDE OF AIRPORT FREEWAY,
N.6972155.94
E.2349043.76
ELEV.=510.60

TBM #2:
"X" CUT ON SOUTHEAST SIDE OF AIRPORT FREEWAY,
N.6972269.93
E.2349292.38
ELEV.=509.96

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FLANAGAN
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Contact: Reece Flanagan, P.E.

THIS SHEET IS INTEGRAL TO THE DESIGN DOCUMENTS AND SHALL NOT BE SEPARATED FROM THE PLAN SET.

AIRGAS - 5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

SITE PLAN

No.	Date	Revision Description

PROJECT NO.: 2021-05-78

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM, THEY WILL BE SIGNED, SEALED, AND DATED BY:

KELLAN D. BLACK, P.E.
TEXAS REGISTRATION NO. 153561
March 10, 2026

SHEET NUMBER
C-2.1

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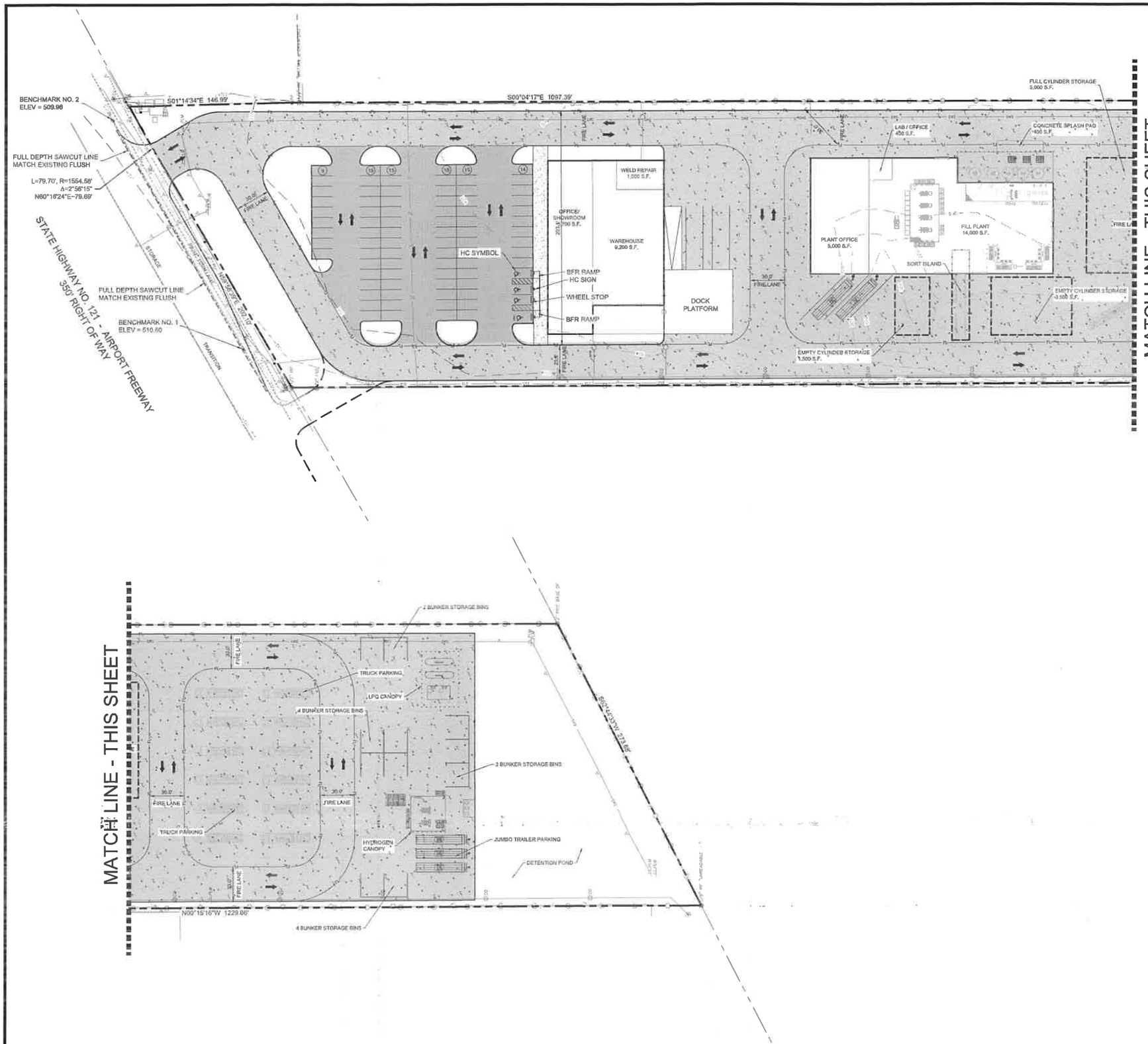

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft

LEGEND

- 5" CONCRETE PAVEMENT 4000 PSI, W/ #4 BARS ON 18" O.C.E.W.
- 6" CONCRETE PAVEMENT 4000 PSI, W/ #4 BARS ON 18" O.C.E.W.
- HOT MIX ASPHALT
- DRIVE APPROACH
- 4" CONCRETE SIDEWALK TO BE CONSTRUCTED BY BUILDER. 3000 PSI CONCRETE W/ #3 BARS ON 18" O.C.E.W.
- GRAVEL
- BFR — BARRIER FREE RAMP (PER CITY STANDARDS)
- SAWCUT, FULL DEPTH
- FIRE LANE STRIPING
- ACCESSIBLE PARKING SPACE

NOTES

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3. CONTRACTOR SHALL REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL PROJECT INFORMATION APPLICABLE TO THIS SHEET.
4. ALL SIDEWALKS TO BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.0%.

BENCHMARKS

TBM #1:
"X" CUT ON SOUTHEAST SIDE OF AIRPORT FREEWAY.
N:6972155.94
E:2349083.36
ELEV.=510.60

TBM #2:
"X" CUT ON SOUTHEAST SIDE OF AIRPORT FREEWAY.
N:6972269.99
E:2348292.38
ELEV.=509.98

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(@ least 48 hours prior to digging)

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Contact: Reece Flanagan, P.E.

THIS SHEET IS INTEGRAL TO THE DESIGN DOCUMENTS AND SHALL NOT BE SEPARATED FROM THE PLAN SET.

AIRGAS - 5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

PAVING PLAN

No.	Date	Revision Description

PROJECT NO.: 2021-05-78

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM, THEY WILL BE SIGNED, SEALED, AND DATED BY:

KELLAN D. BLACK, P.E.
TEXAS REGISTRATION NO.
153561
March 10, 2026

SHEET NUMBER
C-2.1

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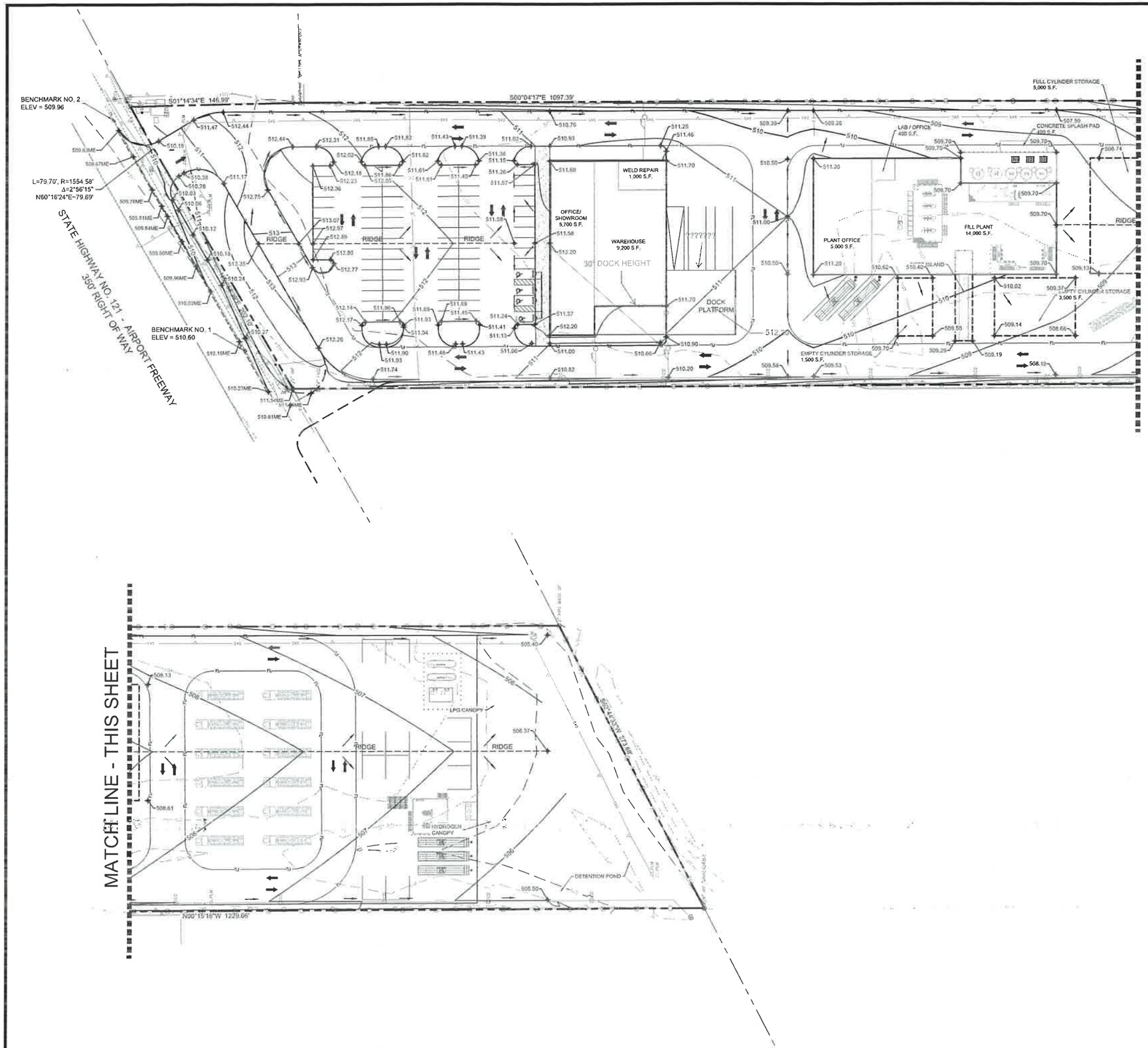

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GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft

LEGEND

- EXISTING CONTOURS
- 508 — PROPOSED CONTOURS
- PROPOSED DRAINAGE SWALE
- PROPOSED RETAINING WALL
- DIRECTION OF FLOW
- 508.50 — TOP OF PAVEMENT OR PROPOSED FINISHED GRADE
- 508.30 ME — MATCH EXISTING ELEVATION
- 635.34FGT — FINISHED GROUND GRADE AT HIGH SIDE OF WALL
- 632.16FGB — FINISHED GROUND GRADE AT LOW SIDE OF WALL
- 635.34TC — TOP OF CURB ELEVATION

NOTES

1. ALL SLOPES WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. SLOPES ALONG ALL SIDEWALKS AND ACCESSIBLE ROUTES SHALL NOT EXCEED 5.0% IN THE DIRECTION OF TRAVEL AND 2.0% IN CROSS SLOPE UNLESS OTHERWISE SPECIFIED ON THE PLAN.
2. IN UNPAVED AREAS, SLOPES SHALL NOT EXCEED 4' HORIZONTAL TO 1' VERTICAL (4:1).
3. IN PAVED AREAS, SPOT ELEVATIONS ARE TO TOP OF PAVEMENT (GUTTER LINE) UNLESS OTHERWISE NOTED. ADD 0.5' FOR TOP OF CURB. IN UNPAVED AREAS, ALL SPOT ELEVATIONS ARE TO TOP OF FINISHED GRADE, TOP OF SOD OR TOP OF LANDSCAPE ADDITIONS AS APPLICABLE.
4. ALL GRADES AT DOORS / THRESHOLDS TO BE COORDINATED BY THE CONTRACTOR WITH ARCHITECTURAL PLANS BEFORE COMMENCING CONSTRUCTION. GRADES SHOWN ON CIVIL PLANS SHALL NOT OVERRIDE ARCHITECTURAL PLANS OR DETAILS.
5. CONTRACTOR SHALL REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL PROJECT INFORMATION APPLICABLE TO THIS SHEET.
6. ALL UTILITIES SHALL BE CONSTRUCTED BEGINNING AT THE EXISTING UTILITY (DOWNSTREAM) AND PROCEED TO PROPOSED STRUCTURES (UPSTREAM).
7. CONTRACTOR TO VERIFY THE EXISTENCE, LOCATION AND DEPTHS OF ALL EXISTING UTILITIES WITHIN THE PROJECT WORK AREA BEFORE COMMENCING CONSTRUCTION.
8. THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL UTILITIES.
9. UNDER THE TEXAS "ONE-CALL" LAW THE CONTRACTOR MUST CONTACT THE NOTIFICATION CALL CENTER BY DIALING 811 NO SOONER THAN 14 DAYS PRIOR AND AT LEAST 48 HOURS BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO IDENTIFY ANY UTILITIES IN CONFLICT WITH THE PROPOSED FACILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, BEFORE PROCEEDING FURTHER, WHEN CONFLICTS WITH THE EXISTING UTILITIES ARE DISCOVERED.
10. IF WALLS ARE PART OF THE PROPOSED SITE DESIGN, SPOT ELEVATIONS SHOWN FOR WALL DO NOT NECESSARILY INDICATE WALL STRUCTURE ELEVATIONS AND ARE NOT INTENDED TO REPRESENT FOOTING DEPTHS OR STRUCTURAL WALL HEIGHTS. CONTRACTOR SHALL REFER TO STRUCTURAL PLANS AND DETAILS FOR FOOTING DEPTHS AND FOR ACTUAL WALL HEIGHTS.

BENCHMARKS

TBM #1:
"X" CUT ON SOUTHEAST SIDE OF AIRPORT FREEWAY.
N 6972155.94
E 2349093.36
ELEV.=510.60

TBM #2:
"X" CUT ON SOUTHEAST SIDE OF AIRPORT FREEWAY.
N 6972268.99
E 2349292.38
ELEV.=509.96

Texas 811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

FLANAGAN
Fort Worth, Texas | P.817.704.0480 | flanagan-is.com | TBPE Firm No. 22910
Contact: Reece Flanagan, P.E.

THIS SHEET IS INTEGRAL TO THE DESIGN DOCUMENTS AND SHALL NOT BE SEPARATED FROM THE PLAN SET.

AIRGAS - 5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

GRADING PLAN

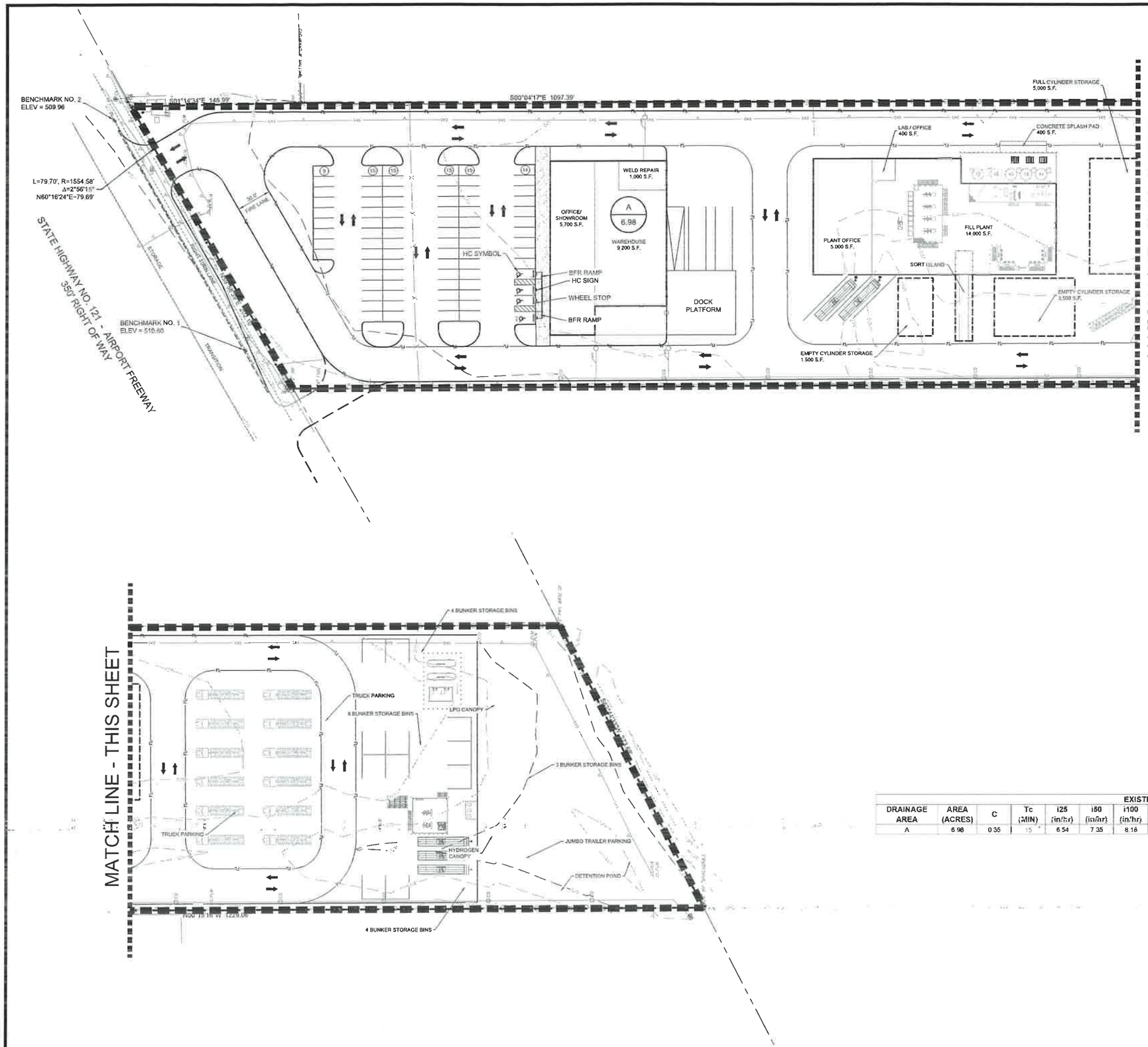
No.	Date	Revision Description

PROJECT NO.: 2021-05-78

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM, THEY WILL BE SIGNED, SEALED, AND DATED BY:

KELLAN D. BLACK, P.E.
TEXAS REGISTRATION NO. 153561
March 10, 2026

SHEET NUMBER
C-2.1



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOURS
- TIME OF CONCENTRATION PATH
- FLOW ARROW
- MAJOR AREA DIVIDE
- MINOR AREA DIVIDE
- AREA / ACRES: DA-X / 1.00 — DRAINAGE AREA LABEL

EXISTING RUNOFF

DRAINAGE AREA	AREA (ACRES)	C	Tc (MIN)	i25 (in/hr)	i50 (in/hr)	i100 (in/hr)	Q25 (CFS)	Q50 (CFS)	Q100 (CFS)	COMMENTS
A	6.98	0.35	15 *	6.54	7.35	8.18	15.99	17.96	19.98	Sheet Flows out south Property Line*

BENCHMARKS

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N 6972259.99
E 2349292.38
ELEV.=509.96

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AIRGAS - 5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

EXISTING DRAINAGE AREA MAP

No.	Date	Revision Description

PROJECT NO.: 2021-05-13

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KELLAN D. BLACK, P.E.
TEXAS REGISTRATION NO. 153561
March 10, 2026

SHEET NUMBER
C-4.1

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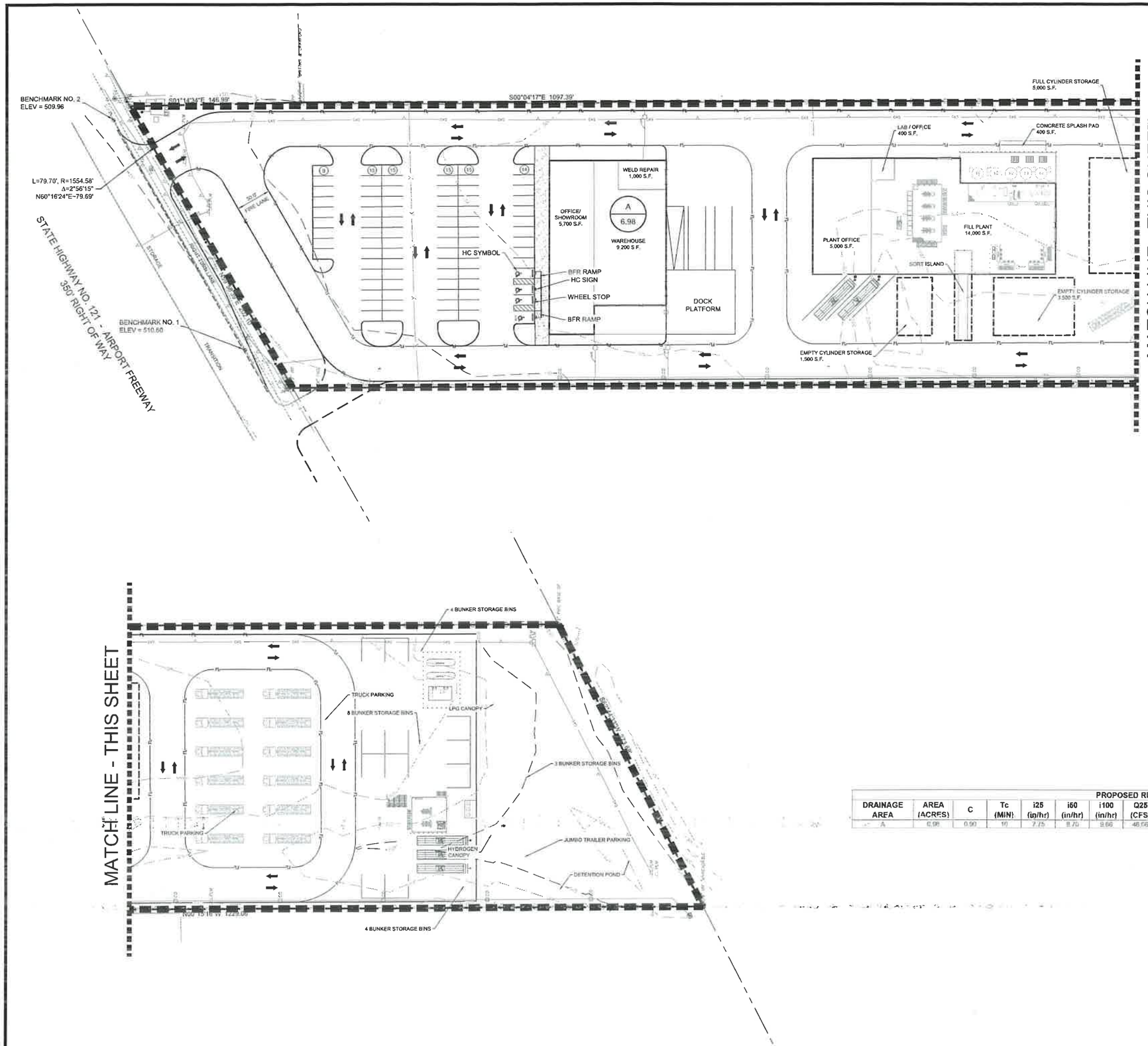

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

LEGEND

- EXISTING CONTOUR
- 823 — PROPOSED CONTOURS
- Tc — TIME OF CONCENTRATION PATH
- FLOW ARROW
- MAJOR AREA DIVIDE
- MINOR AREA DIVIDE
- AREA / ACRES — DA-X / 1.00 — DRAINAGE AREA LABEL

PROPOSED RUNOFF

DRAINAGE AREA	AREA (ACRES)	C	Tc (MIN)	i25 (in/hr)	i50 (in/hr)	i100 (in/hr)	Q25 (CFS)	Q50 (CFS)	Q100 (CFS)	COMMENTS
A	6.98	0.90	10	7.75	8.70	9.66	48.66	54.64	60.65	Sheet Flow onto Proposed Detention Pond at South End of Site

BENCHMARKS

TBM #1:
"X" CUT ON SOUTHEAST SIDE OF AIRPORT FREEWAY.
N 6972155.94
E 2349093.38
ELEV.=510.60

TBM #2:
"X" CUT ON SOUTHEAST SIDE OF AIRPORT FREEWAY.
N:6972269.99
E:2349292.38
ELEV.=509.96

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AIRGAS - 5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

PROPOSED DRAINAGE AREA MAP

No.	Date	Revision Description

PROJECT NO.: 2021-05-78

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SHEET NUMBER
C-4.2

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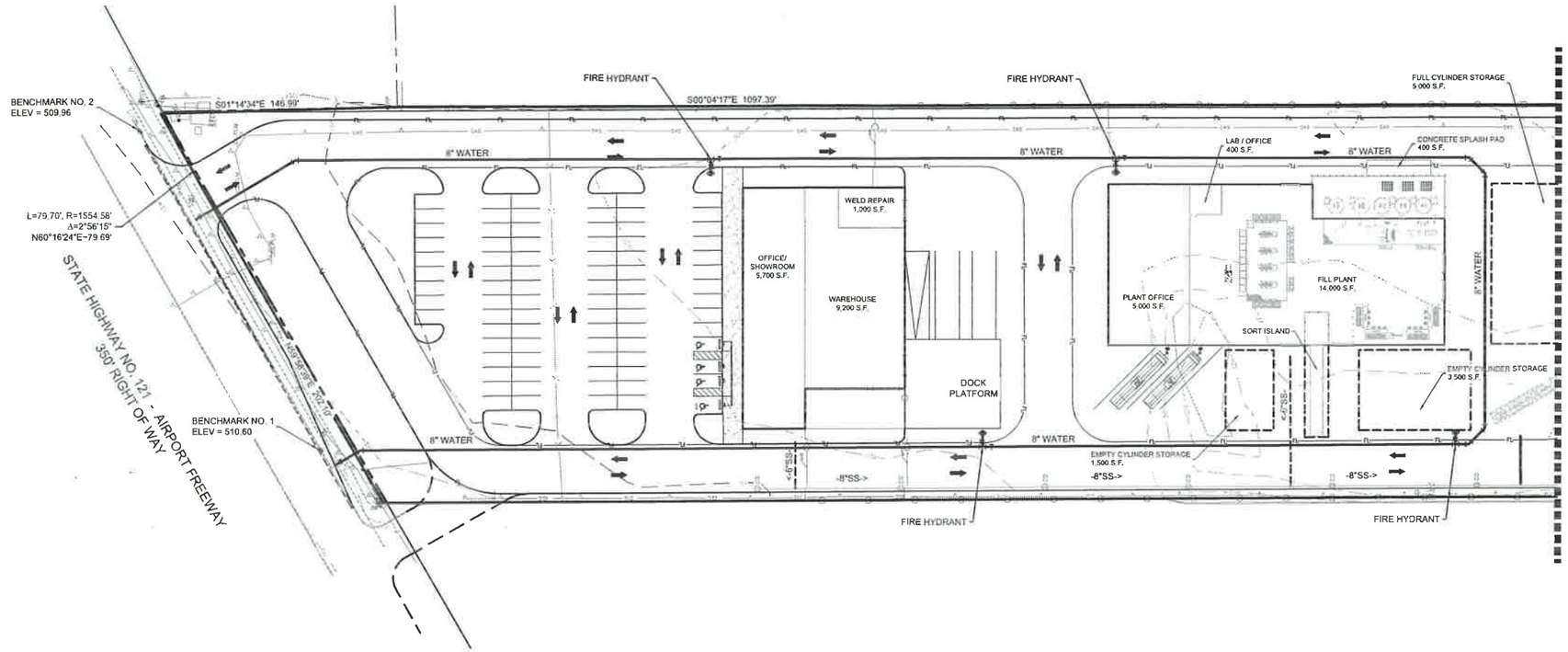

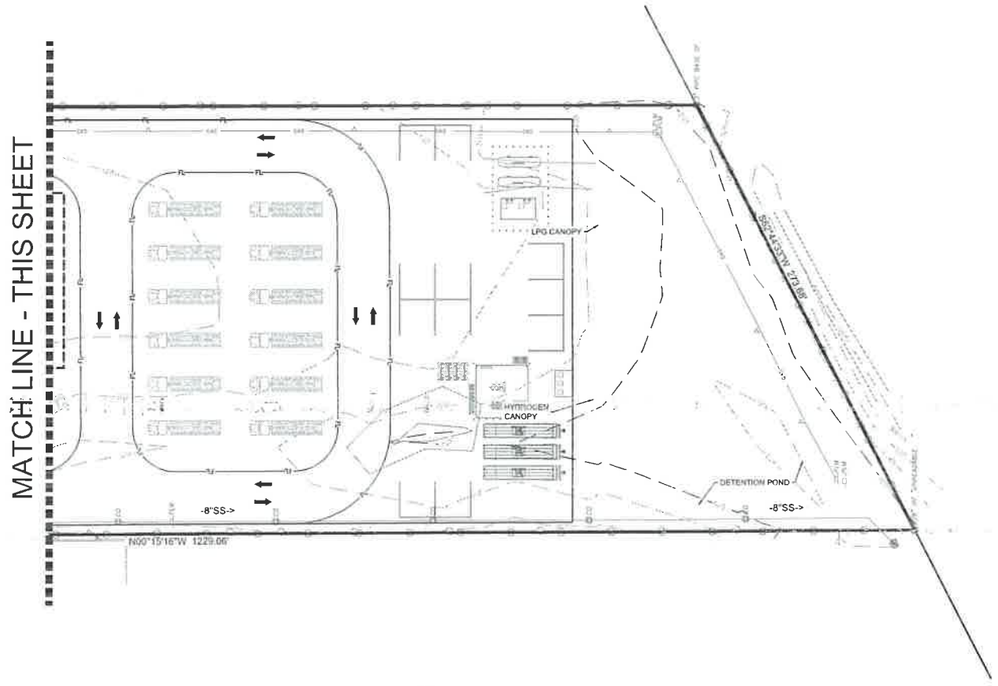

N

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

LEGEND

Ex.8"WL	EXISTING WATER LINE
SS	EXISTING SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE

NOTES

1. CONTRACTOR SHALL REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL PROJECT INFORMATION APPLICABLE TO THIS SHEET.
2. EXISTING UTILITY ELEVATIONS AND LOCATIONS ARE APPROXIMATE AND ARE BASED ON SURVEY AND RECORD DRAWING INFORMATION OBTAINED FROM THE PUBLIC RECORDS.
3. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WHERE PROPOSED UTILITIES ARE BEING CONNECTED, PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT IS DISCOVERED.
4. FOR WATER LINES, THE MINIMUM BURY DEPTH IS 48" AS MEASURED FROM FINISHED GRADE TO TOP OF PIPE.
5. ALL WATER METERS AND SERVICE CONNECTIONS SHALL COMPLY WITH THE CITY OF HALTOM CITY GENERAL DESIGN STANDARDS.
6. REFER TO MEP PLANS FOR CONTINUATION OF WATER AND SANITARY SEWER LINES.
7. ALL UTILITIES SHALL BE CONSTRUCTED BEGINNING AT THE TIE-IN LOCATION TO EXISTING UTILITIES (DOWNSTREAM) AND PROCEED TO PROPOSED STRUCTURES (UPSTREAM).
8. UNDER THE TEXAS "ONE-CALL" LAW THE CONTRACTOR MUST CONTACT THE NOTIFICATION CALL CENTER BY DIALING 811 NO SOONER THAN 14 DAYS PRIOR AND AT LEAST 48 HOURS BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO IDENTIFY ANY UTILITIES IN CONFLICT WITH THE PROPOSED FACILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, BEFORE PROCEEDING FURTHER, WHEN CONFLICTS WITH THE EXISTING UTILITIES ARE DISCOVERED.

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AIRGAS - 5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

UTILITY PLAN

No.	Date	Revision / Description

PROJECT NO.: 2021-05-78

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KELLAN D. BLACK, P.E.
TEXAS REGISTRATION NO. 153561
March 10, 2026

SHEET NUMBER
C-5.1

File: F:\2021-05 57xx\2021-05-78 Airgas Airport Fwy\Civil\Plan Sheets\C-5.1 UTILITY PLAN.dwg | Date Plotted: 3/10/2026 5:21 PM | Plotted By: Rick

LANDSCAPE NOTES

1. THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, IRRIGATION, FERTILIZING, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN HEALTHY GROWING CONDITION AT ALL TIMES.
2. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK SHOWN ON THE LANDSCAPE PLANS.
3. QUANTITIES ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR. ALL QUANTITIES SHALL BE VERIFIED BY THE CONTRACTOR IN ORDER TO COMPLETE THE DESIGN PER THE PLANS OR CITY REQUIREMENTS.
4. ALL PROPOSED LANDSCAPING AND IRRIGATION SHALL BE INSTALLED PER LOCAL CITY ORDINANCES AND STATE REQUIREMENTS, WHICHEVER IS MORE STRINGENT. NOTIFY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. NO SPECIFIED PLANT MATERIAL SHALL BE PLANTED UNTIL THE LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREAS.
6. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS.
7. ALL PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. NOTIFY LANDSCAPE ARCHITECT IF LAYOUT OF TREES, BEDS AND/OR PLANTS REQUIRE ALTERATION FROM LANDSCAPE PLAN. NOTIFICATION WILL BE REQUIRED PRIOR TO ALTERING LAYOUT.
9. TREES SHALL BE HANDLED BY ROOT BALLS ONLY. DO NOT DAMAGE BALL, TRUNK, OR LOOSEN TRUNK FROM BALL.
10. TREES ARE TO BE PLANTED WITH TRUNKS STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR LANDSCAPE ARCHITECT TO BE STAKED. THERE SHALL BE NO ABOVE GROUND STAKING OR GUY WIRING ALLOWED. STAKING IF REQUIRED SHALL BE ROOT ANCHOR UNDERGROUND TREE SUPPORT BY TREE STAKE SOLUTIONS, LLC. SALES@TREESTAKESOLUTIONS.COM OR 281-778-1400.
11. ALL TREES LOCATIONS SHALL BE APPROVED BY OWNER, OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.
12. PLANT MATERIAL MAY NOT BE PLANTED BELOW TOP OF ROOT BALL OR POTTED SOIL LINE. SHOULD PLANT MATERIAL BE PLANTED TOO LOW, THE PLANT(S) WILL BE REPLANTED AT THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTOR'S COST.
13. ALL PROPOSED LANDSCAPE BED AREAS SHALL BE TILLED TO A DEPTH OF 6" TO 12", ADDING A 3" MIN. LAYER OF LIVING EARTH COMPOST BY LIVING EARTH, 972-869-4332, OR APPROVED EQUAL.
14. ALL LANDSCAPE BEDS SHALL RECEIVE A 2" LAYER OF NATIVE HARDWOOD MULCH, BY LIVING EARTH, 972-869-4332 EQUAL.
15. ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS OF THE GOVERNING MUNICIPALITY.
16. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY LANDSCAPE MATERIAL ON SITE.
17. IN THE EVENT THERE IS A DISPUTE OR MISUNDERSTANDING OR PLANT MATERIAL OR PLANTING METHOD THE FOLLOWING APPLICABLE REFERENCES, STANDARDS, SPECIFICATIONS SHALL PREVAIL: AMERICAN JOINT COMMITTEE OF HORTICULTURAL NOMENCLATURE – STANDARDIZED PLANT NAMES, SECOND EDITION, 1942,AMERICAN ASSOCIATION OF NURSERYMEN: AMERICAN STANDARD OF NURSERY STOCK, 1973.
18. SHOULD EXISTING UTILITIES BE DAMAGED OR DISTURBED DURING CONSTRUCTION, NOTIFY LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE AND PROPER AUTHORITIES FOR RESTORATION.
19. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR ONE YEAR FROM DATE OF WRITTEN FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE OR GUARANTEE TO CITY OR LOCAL STANDARDS WHICHEVER IS GREATER.
20. GUARANTEE DEFINITION: AT ANY AND ALL TIMES THROUGHOUT THE YEAR (WITHIN TWO WEEKS OF NOTIFICATION BY OWNER / LANDSCAPE ARCHITECT), ALL DEAD PLANTS (EXCEPT THOSE DEAD DUE TO OWNER NEGLECT) AND ALL THOSE DETERMINED NOT TO BE IN A NORMAL, VIGOROUS GROWING CONDITION, ARE TO BE REPLACED WITH SIMILAR SIZE AND TYPE PLANTS AT NO EXPENSE TO OWNER.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL DATE OF FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. CONTRACTOR SHALL CLEAN JOB SITE AT THE CONCLUSION OF EACH WORKDAY UNTIL DATE OF FINAL ACCEPTANCE.
22. CONTRACTOR IS REQUIRED TO PERFORM A PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF DRAINAGE DOES NOT OCCUR WITHING 24 HOURS THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STANDPIPE. ALL SUMPS SHOULD BE INCLUDED IN THE BASE BID AND PROVIDED AS A DEDUCT ALTERNATE IF NOT REQUIRED AFTER THE PERCOLATION TEST IS PERFORMED.

GENERAL UTILITY NOTES:

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

IRRIGATION NOTES:

1. ALL LANDSCAPE PLANTINGS PROPOSED IN THIS PLAN WILL BE IRRIGATED WITH AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM.
2. IRRIGATION SYSTEM WILL BE EQUIPPED WITH A RAIN AND FREEZE SENSOR CAPABLE OF SHUTTING DOWN THE SYSTEM WHEN DICTATED BY RAINFALL OR FREEZING CONDITIONS.
3. IRRIGATION SYSTEM DESIGN WILL MEET ALL REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, AND ALL APPLICABLE PLUMBING CODES.
4. IRRIGATION DESIGN DRAWINGS WILL BE SUBMITTED UNDER A SEPARATE COVER AT A LATER DATE FOR IRRIGATION PERMITTING.

HALTOM CITY LANDSCAPE ORDINANCE		
ZONING: INDUSTRIAL		
	REQUIRED	PROVIDED
MINIMUM FRONT YARD	30' OF FRONT YARD, 15' REQUIRED TO BE LANDSCAPED	36'-5"
IF THE PARKING LOT HAS MORE THAN 20 SPACES, YOU MUST HAVE LANDSCAPING	83 SPACES	83 SPACES
AT LEAST 5% OF THE TOTAL PARKING LOT AREA MUST BE LANDSCAPED (185,497.88 X 5%)	9,275 SQ FT	16,648 SQ. FT.
FOR EVERY 250 SQ FT OF REQUIRED LANDSCAPED AREA, YOU MUST PLANT 1 TREE	37 TREES	37 TREES

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	CAL.	NOTES
TREES						
	7	EXISTING TREE TO REMAIN	N/A			
	6	LAGERSTROEMIA INDICA / CRAPE MYRTLE	6'-8'	B&B OR CONTAINER	3"	FULL, MATCHING, SYMMETRICAL
	11	QUERCUS SHUMARDII / SHUMARD OAK	10'-12'	B&B OR CONTAINER	3"	FULL, MATCHING, SYMMETRICAL
	11	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	10'-12'	B&B OR CONTAINER	3"	FULL, MATCHING, SYMMETRICAL
	7	ULMUS CRASSIFOLIA / CEDAR ELM	10'-12'	B&B OR CONTAINER	3"	FULL, MATCHING, SYMMETRICAL
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	NOTES
SHRUBS						
	14	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	24" HT	3 GAL.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	15	MUHLENBERGIA CAPILLARIS 'GULF COAST' / GULF COAST PINK MUHLY GRASS	24" HT	3 GAL.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	12	YUCCA GLORIOSA 'VARIEGATA' / VARIEGATED SPANISH DAGGER	24" HT	3 GAL.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	14	YUCCA RECURVIFOLIA / SOFT LEAF YUCCA	24" HT	3 GAL.	PER PLAN	FULL, MATCHING, SYMMETRICAL
SYMBOL	QTY	BOTANICAL / COMMON NAME	NOTES			
GROUND COVERS						
	PER PLAN	CYNODON DACTYLON 'TIF 419' / TIF 419 BERMUDAGRASS	SOD			
	PER PLAN	DECOMPOSED GRANITE	4" DEPTH, COMPACTED IN 1" LIFTS WITH WEED BARRIER FABRIC			
	PER PLAN	RIVER ROCK	4"-6" RIVER ROCK WITH WEED BARRIER FABRIC			

Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

No.	Date	Revision Description

PROJECT NO.26-108

LANDSCAPE NOTES

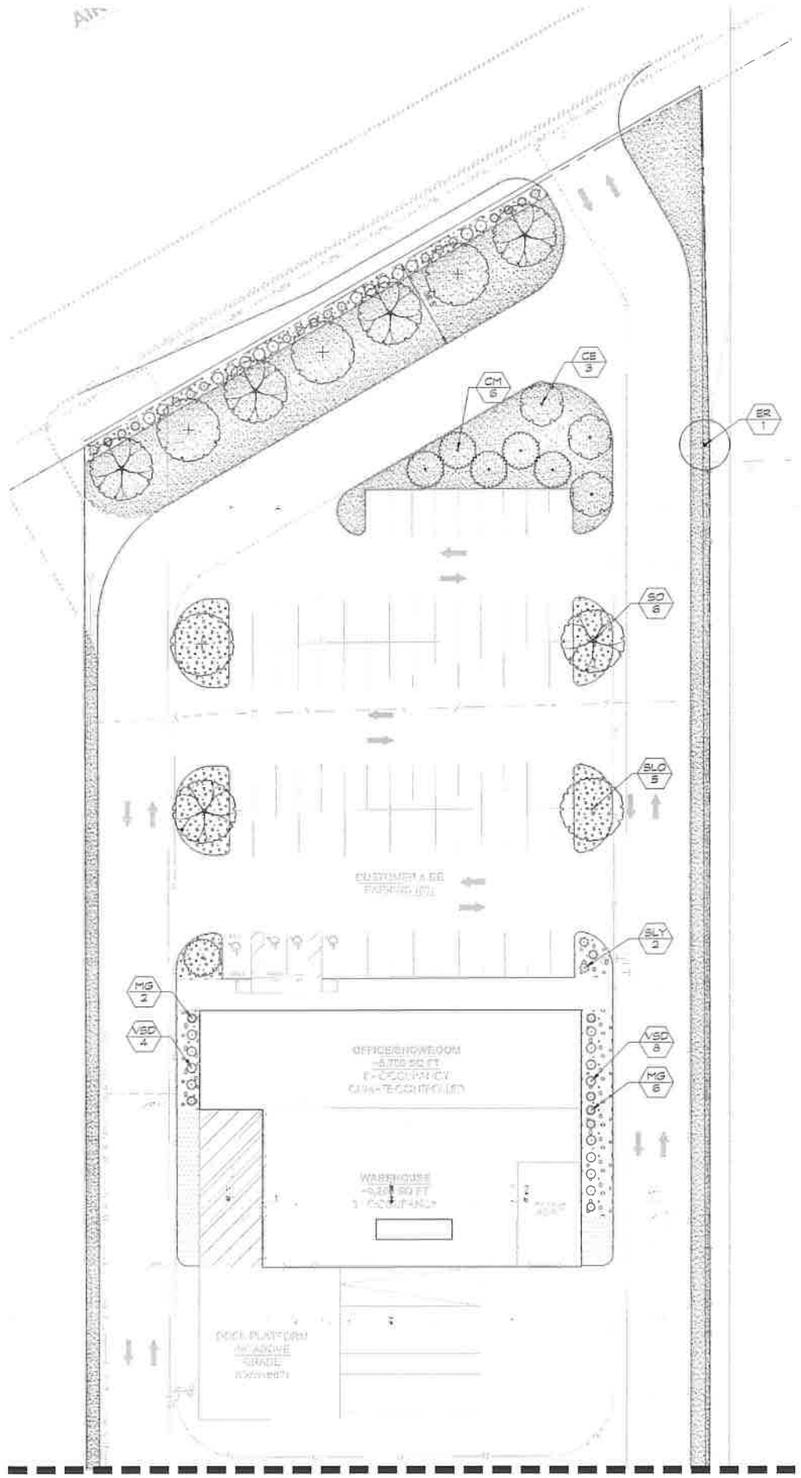
AIRGAS
5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

PRELIMINARY
FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:
Michael G. Martin
L.A.#2836
3/18/2026

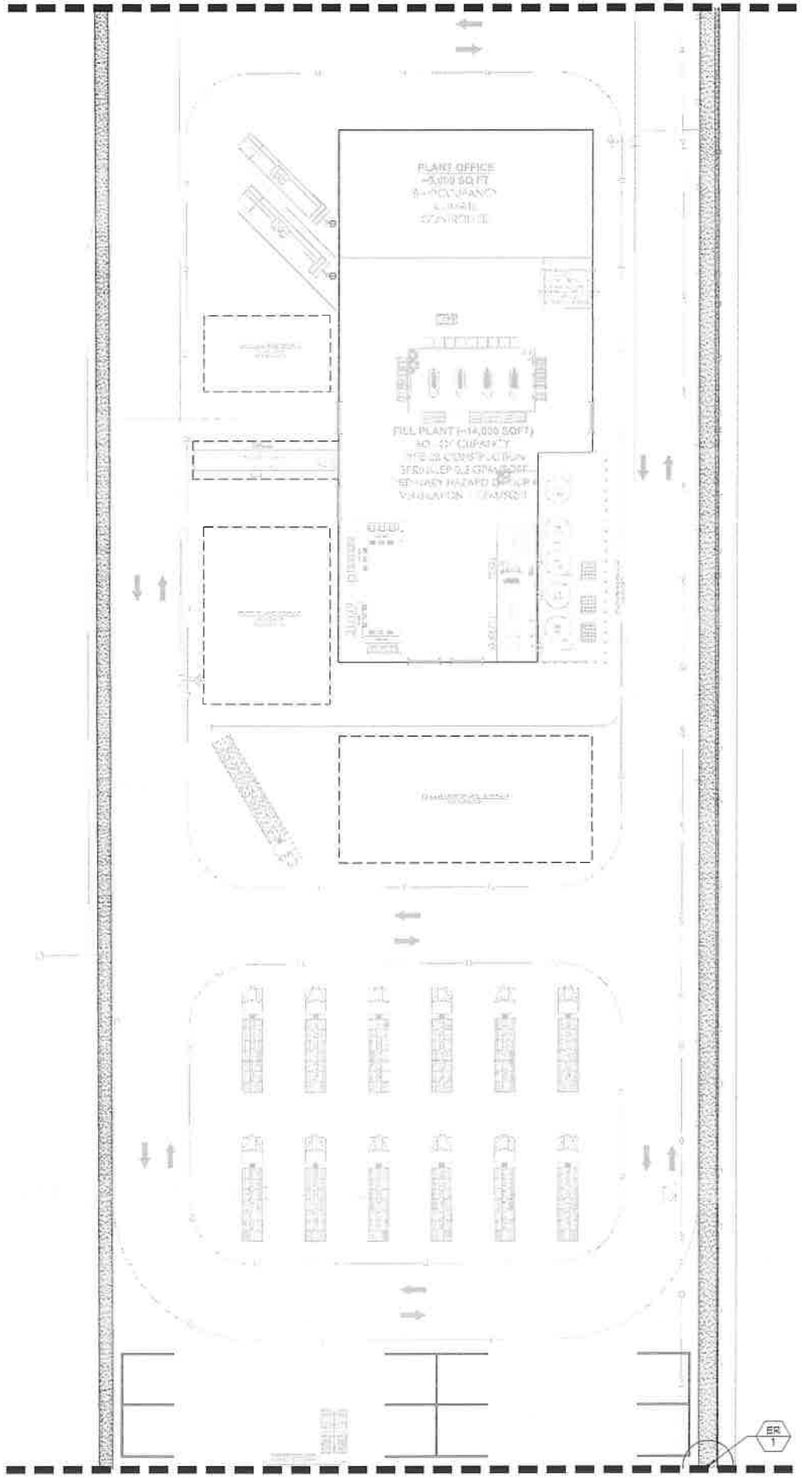
TEMPUS LAND SOLUTIONS, LLC
DFW AND GREATER TEXAS
817.223.8489
michael@tempus-ls.com

SHEET NO.
LS - 1.0

C:\Users\landr\Synology Drive\26-108 - AIRGAS - Haltom City\Design\LS- 1.0 Landscape Plan.dwg Mar 18,2026 - 9:19AM landr



MATCHLINE 'A'



MATCHLINE 'B'

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	ER	EXISTING TREE TO REMAIN
	CM	LAGERSTROEMIA INDICA / CRAPE MYRTLE
	SO	QUERCUS SHUMARDII / SHUMARD OAK
	SLO	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	CE	ULMUS CRASSIFOLIA / CEDAR ELM
SHRUBS		
	LF	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE
	MG	MUHLENBERGIA CAPILLARIS 'GULF COAST' / GULF COAST PINK MUHLY GRASS
	VSD	YUCCA GLORIOSA 'VARIEGATA' / VARIEGATED SPANISH DAGGER
	SLY	YUCCA RECURVIFOLIA / SOFT LEAF YUCCA
GROUND COVERS		
	CT	CYNODON DACTYLON 'TIF 419' / TIF 419 BERMUDAGRASS
	DG	DECOMPOSED GRANITE
	RR	RIVER ROCK

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N

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
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PROJECT NO.26-108

LANDSCAPE PLAN

AIRGAS
5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

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LA.#2836
3/18/2026

TEMPUS LAND SOLUTIONS EST. 2021

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DFW AND GREATER TEXAS
817.223.8489
michael@tempus-ls.com

SHEET NO.
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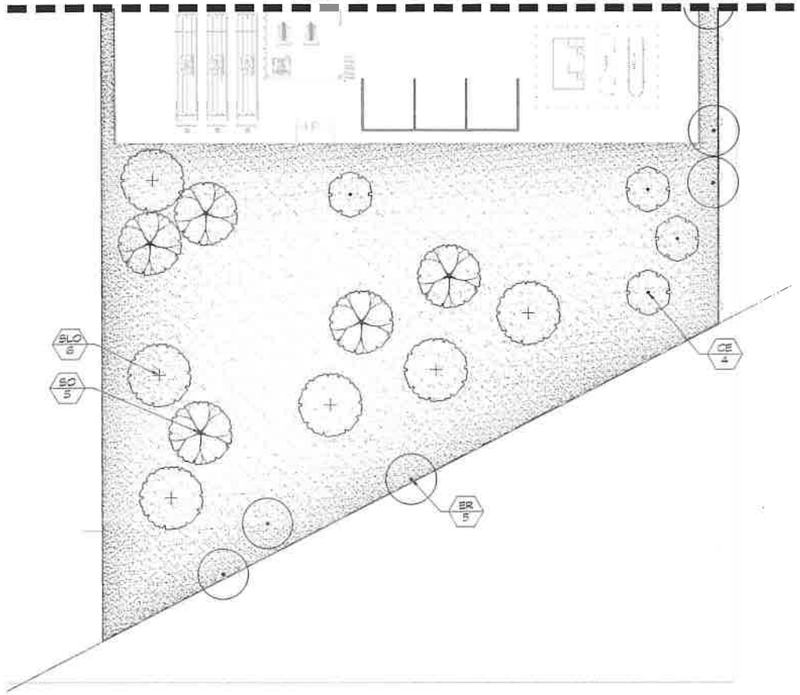
MATCHLINE 'B'



PLANT SCHEDULE

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TREES		
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	SLO	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	CE	ULMUS CRASSIFOLIA / CEDAR ELM
SHRUBS		
	LF	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE
	MG	MUHLENBERGIA CAPILLARIS 'GULF COAST' / GULF COAST PINK MUHLY GRASS
	VSD	YUCCA GLORIOSA 'VARIEGATA' / VARIEGATED SPANISH DAGGER
	SLY	YUCCA RECURVIFOLIA / SOFT LEAF YUCCA
GROUND COVERS		
	CT	CYNODON DACTYLON 'TIF 419' / TIF 419 BERMUDAGRASS
	DG	DECOMPOSED GRANITE
	RR	RIVER ROCK

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michael@tempus-ls.com

SHEET NO.
LS - 1.2

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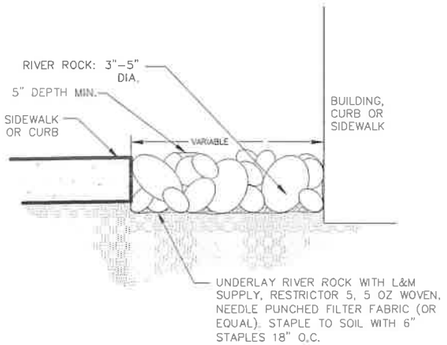
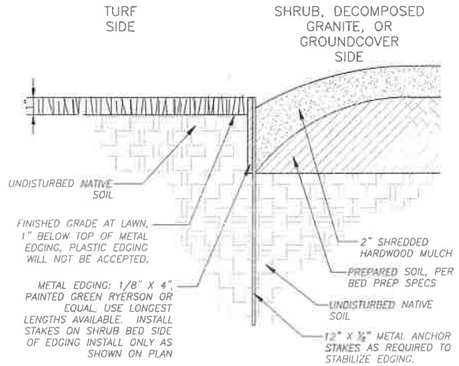
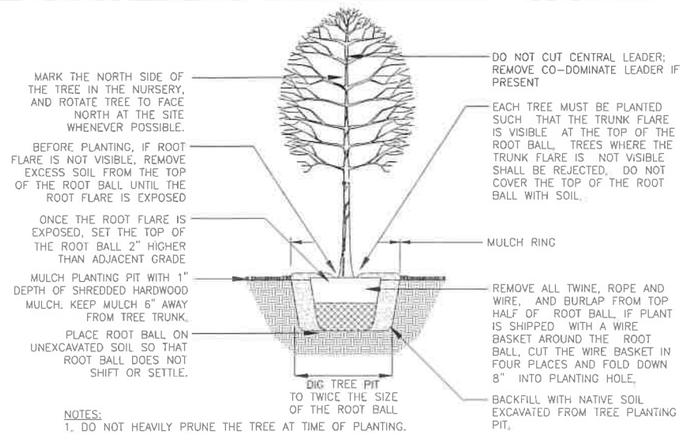


1 RIVER ROCK
NTS

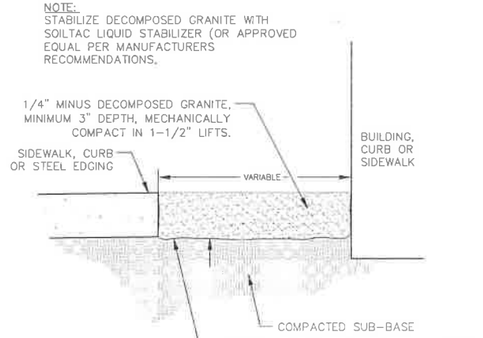


5 STEEL EDGING AT PLANTING BED
N.T.S.

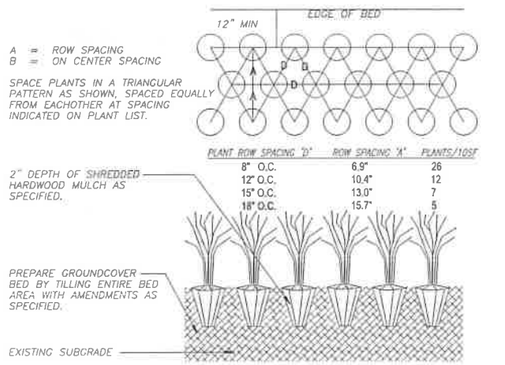


NOTES:
1. DO NOT HEAVILY PRUNE THE TREE AT TIME OF PLANTING.
2. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

3 TREE PLANTING DETAIL IN ALL SOIL TYPES
NTS



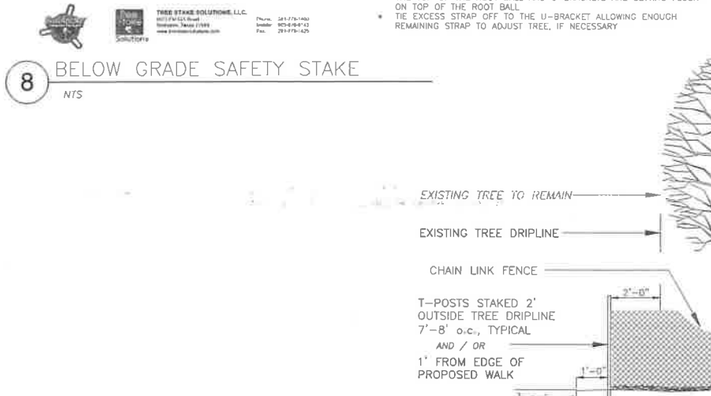
7 DECOMPOSED GRANITE
N.T.S.



PLANT ROW SPACING 'D'	ROW SPACING 'A'	PLANTS/100'
8" O.C.	6.9"	26
12" O.C.	10.4"	12
15" O.C.	13.0"	7
18" O.C.	15.7"	5

NOTE: RIVER ROCK MAY BE SUBSTITUTED FOR WOOD MULCH.

9 GROUNDCOVER PLANTING
NOT TO SCALE



STEP 1:
- SET TREE IN PLANTING PIT
- PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL
- 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.
- SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE

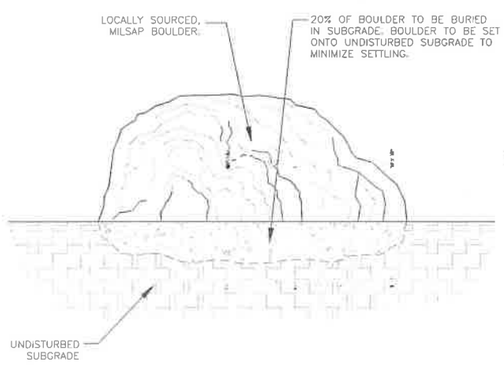
STEP 3:
- REMOVE DRIVE ROD
- REPEAT STEPS 1 & 2 FOR ALL THREE (3) ANCHOR LOCATIONS
- PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR, OR 6" TO 7" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE ANCHOR.
- PLACE "S" HOOK 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

TREE STAKE SOLUTIONS, LLC.

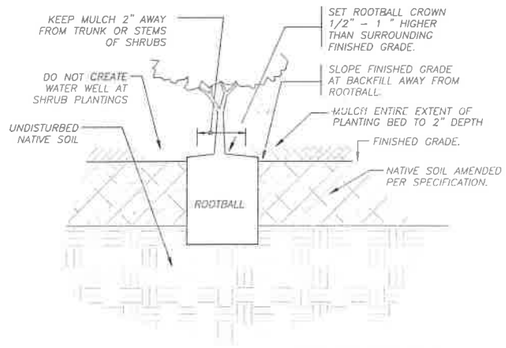
8 BELOW GRADE SAFETY STAKE
NTS

ROW TREE QUALITY SPECIFICATION:

1. TREES SHALL NOT SHOW SIGNS OF PROLONGED MOISTURE STRESS OR OVER WATERING AS INDICATED BY WILTED, SHRIVELED, OR DEAD LEAVES.
2. THE TREE TRUNK SHALL BE RELATIVELY STRAIGHT, VERTICAL, AND FREE OF WOUNDS, SUNBURNED AREAS, CONKS, WOOD CRACKS, SAP LEAKAGE, SIGNS OF BORING INSECTS, GALLS, CANKERS, GIRDLING TIES, OR LESIONS.
3. CLEAR TRUNK SHOULD BE NO MORE THAN 40% OF THE TOTAL HEIGHT OF THE TREE.
4. MAIN BRANCHES SHALL BE DISTRIBUTED ALONG ONE CENTRAL LEADER NOT CLUSTERED TOGETHER. IF THE LEADER WAS HEADED, A NEW LEADER (WITH A LIVE TERMINAL BUD) AT LEAST ONE-HALF THE DIAMETER OF THE PRUNING CUT SHALL BE PRESENT.
5. TREES SHALL NOT HAVE DEAD, DISEASED, BROKEN, DISTORTED, OR OTHERWISE INJURED BRANCHES.
6. TREES SHOULD BE WELL-SUPPORTED WITHIN THE ROOT BALL WITHOUT ANY MEANS OF SUPPLEMENTAL STAKING OR SUPPORT.
7. ROOT FLARE SHALL BE VISIBLE WITH BALANCED STRUCTURAL ROOTS AND FREE FROM CIRCLING ROOTS.

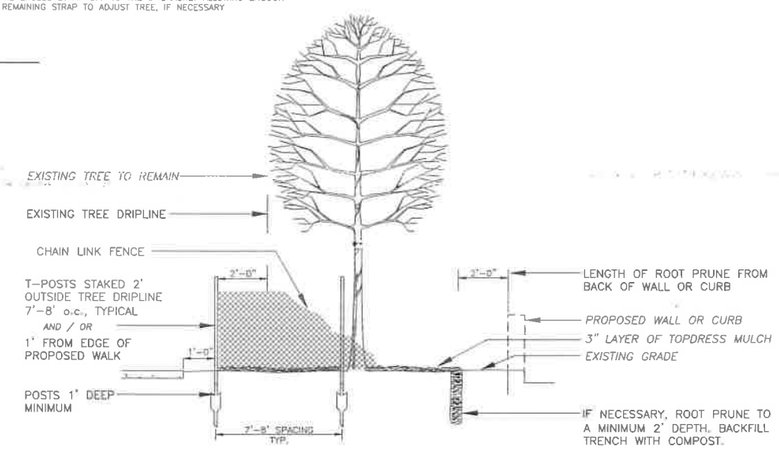


6 BOULDER INSTALLATION
NOT TO SCALE



NOTE: RIVER ROCK MAY BE SUBSTITUTED FOR WOOD MULCH.

00 SHRUB PLANTING
NTS



9 TREE PRESERVATION DETAIL
NTS

No.	Date	Revision Description
		PROJECT NO.26-108

LANDSCAPE DETAILS

AIRGAS
5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

PRELIMINARY
FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:
Michael G. Martin
L.A.#2836
3/18/2026

TEMPUS LAND SOLUTIONS EST. 2021

TEMPUS LAND SOLUTIONS, LLC
DFW AND GREATER TEXAS
817.223.8489
michael@tempus-ls.com

SHEET NO.
LS - 1.3

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Airgas

Airgas®

an Air Liquide company

PROJECT RENDERING

NTS 7

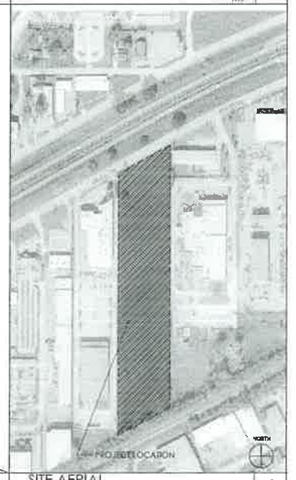
ALTERNATES

NTS 4



SITE MAP

NTS 3



ARCHITECTURAL DRAWINGS
A0.00 INDEX, CONVENTIONS, LOCATION MAP
A0.01 CODESHEET
A0.02 GENERAL NOTES AND CONDITIONS
A0.03 SPECIFICATIONS
A0.04 SPECIFICATIONS
A0.05 SPECIFICATIONS
A0.06 SPECIFICATIONS
A0.07 SPECIFICATIONS
A0.08 SPECIFICATIONS
A0.09 SPECIFICATIONS
A0.13 GENERAL NOTES/ FINISH SPECS/ DOOR SCHEDULE
A0.20 PARTITION TYPES

CIVIL DRAWINGS
C-1.0 COVER
REPLAT
SURVEY
C-1.1 GENERAL NOTES
C-2.0 DEMOLITION PLAN
C-3.0 SITE PLAN
C-3.1 SITE DETAILS
C-3.2 DIMENSION CONTROL PLAN
C-4.0 GRADING PLAN
C-5.0 PRE-DRAINAGE PLAN
C-6.0 POST-DRAINAGE PLAN
C-6.1 STORM SEWER PLAN
C-6.2 STORM SEWER DETAILS
C-6.3 STORM SEWER PROFILES 1
C-6.4 STORM SEWER PROFILES 2
C-6.5 STORM SEWER PROFILES 3
C-6.6 STORM SEWER PROFILES 4
C-6.7 POST-DRAINAGE CALCULATIONS
C-7.0 EROSION CONTROL PLAN
C-7.1 EROSION CONTROL DETAILS
C-8.0 PAVING PLAN
C-8.1 PAVING DETAILS
C-9.0 WATER PLAN 1 OF 2
C-9.1 WATER PLAN 2 OF 2
C-9.2 WASTEWATER PLAN 1 OF 2
C-9.3 WASTEWATER PLAN 2 OF 2
C-9.4 WASTEWATER PROFILES 1 OF 2
C-9.5 WASTEWATER PROFILES 2 OF 2
C-9.6 FRANCHISE UTILITY PLAN
C-9.7 UTILITY DETAILS

LANDSCAPE DRAWINGS
L1 LANDSCAPE PLAN
L2 LANDSCAPE SPECIFICATIONS
L3 IRRIGATION PLAN
L4 IRRIGATION SPECIFICATIONS

ARCHITECTURAL DRAWINGS
A1.00 ARCHITECTURAL SITE PLAN
A1.01 ARCHITECTURAL SITE DETAILS
A1.05 BUILDING ROOF PLAN
A1.06 BUILDING ROOF PLAN
A1.11 TYPE-1 & TYPE-2 FLOOR PLANS
A1.12 TYPE-3 & TYPE-4 FLOOR PLANS
A1.13 TYPE-5 & TYPE-6 FLOOR PLANS
A1.14 TYPE-7 FLOOR PLAN
A1.21 TYPE-1 & TYPE-2 REFLECTED CEILING PLANS
A1.22 TYPE-3 & TYPE-4 REFLECTED CEILING PLANS
A1.23 TYPE-5 & TYPE-6 REFLECTED CEILING PLANS
A1.24 TYPE-7 REFLECTED CEILING PLAN
A2.01 TYPE-1 & TYPE-2 EXTERIOR ELEVATIONS
A2.02 TYPE-3 & TYPE-4 EXTERIOR ELEVATIONS
A2.03 TYPE-5 & TYPE-6 EXTERIOR ELEVATIONS
A2.04 TYPE-7 EXTERIOR ELEVATIONS
A3.01 BUILDING SECTIONS
A3.02 BUILDING SECTIONS
A3.03 BUILDING SECTIONS
A3.10 WALL SECTIONS
A3.11 WALL SECTIONS
A3.12 WALL SECTIONS
A4.01 DOOR & EXTERIOR DETAILS

STRUCTURAL DRAWINGS
S01 GENERAL NOTES
S11 FOUNDATION DETAILS AND SECTIONS
S12 FOUNDATION PLAN

MEP DRAWINGS
MEP 1.00 COVER SHEET MEP
MEP 1.01 SPECIFICATIONS MEP
MEP 1.02 SITE PLAN-MEP

MECHANICAL
M2.01 OVERALL PLAN - MECHANICAL
M2.02 OVERALL PLAN - MECHANICAL
M2.03 OVERALL PLAN - MECHANICAL
M3.01 ENLARGED FLOOR PLANS - MECHANICAL
M3.02 ENLARGED FLOOR PLAN - MECHANICAL
M5.01 SCHEDULES & DETAILS - MECHANICAL

ELECTRICAL
E2.01 OVERALL PLAN - ELECTRICAL
E2.02 OVERALL PLAN - ELECTRICAL
E2.03 OVERALL PLAN - ELECTRICAL
E3.01 ENLARGED FLOOR PLAN - ELECTRICAL
E3.02 ENLARGED FLOOR PLAN - ELECTRICAL
E5.01 SCHEDULES & DETAILS - ELECTRICAL
E5.02 SCHEDULES & DETAILS - ELECTRICAL
E5.03 SCHEDULES & DETAILS - ELECTRICAL

PLUMBING
P2.00 OVERALL PLAN - PLUMBING
P2.01 OVERALL PLAN - PLUMBING
P2.02 OVERALL PLAN - PLUMBING
P2.03 OVERALL PLAN - PLUMBING
P3.00 ENLARGED UNDERFLOOR PLANS - PLUMBING
P3.01 ENLARGED FLOOR PLAN - PLUMBING
P3.02 ENLARGED FLOOR PLANS - PLUMBING
P3.03 ENLARGED FLOOR PLAN - PLUMBING
P5.01 SCHEDULES & DETAILS - PLUMBING

ABBREVIATIONS

NTS 9

A/C	AIR CONDITIONING	MEP	MECHANICAL, ELECTRICAL & PLUMBING
ACP	ACOUSTICAL PANEL	MEZZ.	MEZZANINE
ACT.	ACOUSTICAL TILE	MH	MANHOLE
A.D.	AREA DRAIN	MIN	MINIMUM
A.D.A.	AMERICANS WITH DISABILITIES ACT (1990)	MISC.	MISCELLANEOUS
		M.O.	MASONRY OPENING
ADJ.	ADJUSTABLE	WOD	WOOD
A.F.F.	ABOVE FINISH FLOOR	MTL.	METAL
A.F.G.	ABOVE FINISH GRADE	M.T.P.	METAL TOILET PARTITIONS
ALUM.	ALUMINUM	N.D.	NORTH DIRECTION
ALT.	ALTERNATE	N.I.C.	NOT IN CONTRACT
@	ANGLE	NO.	NUMBER
ASPH.	ASPHALT	N.T.S.	NOT TO SCALE
BD.	BOARD	N.V.	NAMED VENDOR
BLDG.	BUILDING	O.C.	ON CENTER
BLK.	BLOCK	O.D.	OUTSIDE DIAMETER
BM.	BEAM	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
B.U.R.	BUILT-UP ROOF		
CHNL.	CHANNEL	OPNG.	OPENING
CAB. CASE	CABINET	OPP.	OPPOSITE
CFMF	COLD FORMED METAL FRAMING	PC.	PRECAST
C.J.	CONTROL JOINT	P.H.	PAPER HOLDER
L.	CENTERLINE	PL.	PLATE
CLG.	CEILING	P.L.	PROPERTY LINE
CMU	CONCRETE MASONRY UNIT	PLAM.	PLASTIC LAMINATE
COL.	COLUMN	PLMB.	PLUMBING
CONST.	CONSTRUCTION	PLYWD.	PLYWOOD
CONC.	CONCRETE	POL.	POLISHED
CONT.	CONTINUOUS	P.T.	POWER POLE
CORR.	CORRIDOR	PR.	PAIR
CPT.	CARPET	PT.	POINT
CT.	CERAMIC TILE	PTD.	PAINTED
CTSK.	COUNTERSINK	P.W.B.	PREFINISHED WALL BOARD
C.W.	COLD WATER	QT.	QUARRY TILE
DET.	DIMENSIONS NOTED AS "CLR"	R.	RADIUS
DTL.	DRAWER	RD.	WOOD DRAIN
DIM.	DIMENSION	RE.	REFERENCE
D.S.	DOWNSPOUT	RECPT.	RECEPTACLE
DTL	DETAIL	REINF.	REINFORCE
D.A.	DOWNSPOUT	RTE.	RETARDER
DWG.	DRAWING	RT.	TERRAZZO TILE
EA.	EACH	REQ., REQD.	REQUIRED
EDP	ELECTRIC DRINKING FOUNTAIN	REV.	REVISED
EL.	ELEVATION (HEIGHT)	RF.	RECESSED FLOOR
ELEC., ELECT.	ELECTRICAL	RSF.	RESILIENT FLOORING
ELEV.	ELEVATION (DRAWING)	S.S.	ROD STOCK AND REPLANE
EJ.	EXPANSION JOINT	SC.	SEALED CONCRETE
EQ.	EQUAL	SCH., SCHED.	SCHEDULE
EQUIP.	EQUIPMENT	SCPL.	SOLID CORE PLASTIC LAMINATE
ENG.	ENGINEER	SD.	SOAP DISPENSER
EXP.	EXPANSION	SECT.	SECTION
EXT.	EXTERIOR	SHT.	SHEET
FB.	FACE BRICK	SIM.	SIMILAR
FD.	FLOOR DRAIN	SPEC.	SPECIAL COATING SYSTEM
F.E.	FIRE EXTINGUISHER	SPEC., SPECS.	SPECIFICATIONS
F.E.C.	FIRE EXTINGUISHER CAB.	SQ.	SQUARE
F.H.C.	FIRE HOSE CAB.	S.S.	SOUND STAFF
FIN.	FINISH	SS. ST. STL.	STAINLESS STEEL
FIXT.	FIXTURE	STR.	STONE
FLR.	FLOOR	STRUCT.	STRUCTURAL
FLASHG.	FLASHING	SUSP.	SUSPENDED
FLUOR.	FLUORESCENT	SVF.	SHEET VINYL FLOORING
F.O.C.	FACE OF CONCRETE	SVT.	SUSPENDED VINYL FLOORING
FTG.	FOOTING	T.A.S.	TEXAS ACCESSIBILITY STANDARDS
GA.	GAUGE	T.B.	TACKBOARD
GALV.	GALVANIZED	T.D.R.	TOWEL DISPENSER & RECEPTACLE
G.B.	GRAB BAR	TEL.	TELEPHONE
GCMU	GLAZED CONCRETE MASONRY UNIT	THK.	THICK
GDH.	GUARDRAIL HANDRAIL	T.O.	TOP OF
GL.	GLASS	T.O.B.	TOP OF BLOCKING
GR.	GRADE	T.O.M.	TOP OF MASONRY
GYP.	GYPSUM	T.O.S.	TOP OF STEEL
HC.	HANDICAPPED ACCESSIBLE	T.P.D.	TOILET PAPER DISPENSER
HGT.	HEIGHT	TYP.	TYPICAL
HM.	HOLLOW METAL	UC.	UNDERCOUNTER LAVATORY
H.M.R.	HANDRAILING	UNO.	UNLESS NOTED OTHERWISE
HOR.	HORIZONTAL	UR.	URINAL
I.D.	INSIDE DIAMETER	V.	VENT
INSUL.	INSULATION	V.C.T.	VINYL COMPOSITION TILE
INT.	INTERIOR	VERT.	VERTICAL
I.P.S.	IRON PIPE SIZE	VEST.	VESTIBULE
J.	JOINT	W.C.	WATER CLOSET
LAM.	LAMINATE	W.D.	WOOD
LAV.	LAVATORY	W.	WINDOW
LT.	LIGHT	WP.	WATERPROOFING
LT. WT.	LIGHT WEIGHT	WT.	WEIGHT
MANUF., MFR.	MANUFACTURER	W.H.	WATER HEATER
MAS.	MASONRY	WLD.	WELDED
MATL.	MATERIAL	W.W.F.	WELDED WIRE FABRIC
MAX.	MAXIMUM		
MB.	MARKER BOARD		
MECH.	MECHANICAL		
MEM. W.P.	MEMBRANE WATERPROOFING		

SYMBOLS

NTS 8

DRAWING TITLE — First Floor Plan — 1/4"=1'-0"

SECTION CUT KEY — 1 / A400

ELEVATION KEY — 1 / A200

INTERIOR ELEVATION KEY — 1 / A300

COLUMN LINE/GRID KEY — 4

CHANGE CLOUD and A/R TAG — 1

DETAIL KEY — 1 / A400

DOOR KEY — 1

WINDOW KEY

BENCHMARK — 0'-0" AFF

ELEVATION MARK — 0'-0"

KEYED NOTE — 1

NORTH ARROWS — N

WALL TYPE KEY — A11

MILLWORK KEY — MA-100

ROOM NAME KEY — STORAGE 105

CLG HEIGHT KEY — X'-0"

FINISH KEY — W-1

SHEET INDEX

NTS 6

PROJECT CONTACT LIST

NTS 5

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AIRGAS

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FORT WORTH, TX 76104
TEL. 817.882.6940
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HnH ENGINEERING
6421 CAMP BOWIE BLVD #416
FORT WORTH, TX 76116
TEL. 817.723.4066
CONTACT: WILL HERBERT

GENERAL CONTRACTOR

MEP ENGINEER
FLANAGAN ENGINEERING LLC.
THE FORT WORTH CLUB
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CIVIL ENGINEER
FLANAGAN ENGINEERING LLC.
THE FORT WORTH CLUB
306 W 7TH ST. SUITE #303 FORT WORTH, TX 76102
TEL. 940.327.7963
CONTACT: REECE FLANAGAN

PEMB COMPANY
PRIME METAL BUILDING & COMPONENTS
19320 US-377,
DUBLIN, TX 76446
TEL. 254.445.4462
CONTACT: LOGAN SYNATZSKE

SITE AERIAL

NTS 2

PROJECT ADDRESS
5722 AIRPORT FREEWAY
FORT WORTH, TX 76117

PROJECT SCOPE
GROUND UP CONSTRUCTION OF (2) PARTIALLY CONDITIONED ONE STORY PRE ENGINEERED METAL BUILDING'S WITH SITE IMPROVEMENTS.

PROPOSED OCCUPANCIES: S-1, H-3, M, B

TYPICAL CONSTRUCTION TYPE 2B
FIRE SUPPRESSION FULLY SPRINKLERED

PARKING SUMMARY:
REFER TO CIVIL DRAWINGS

BUILDING CODE
2018 INTERNATIONAL BUILDING CODE
2023 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2021 FIRE CODE
2012 TEXAS ACCESSIBILITY STANDARDS

ZONING
"M-1" - INDUSTRIAL DISTRICT

TDLR REGISTRATION
TABSXXXXX

PROJECT INFORMATION

NTS 1

ISSUE HISTORY

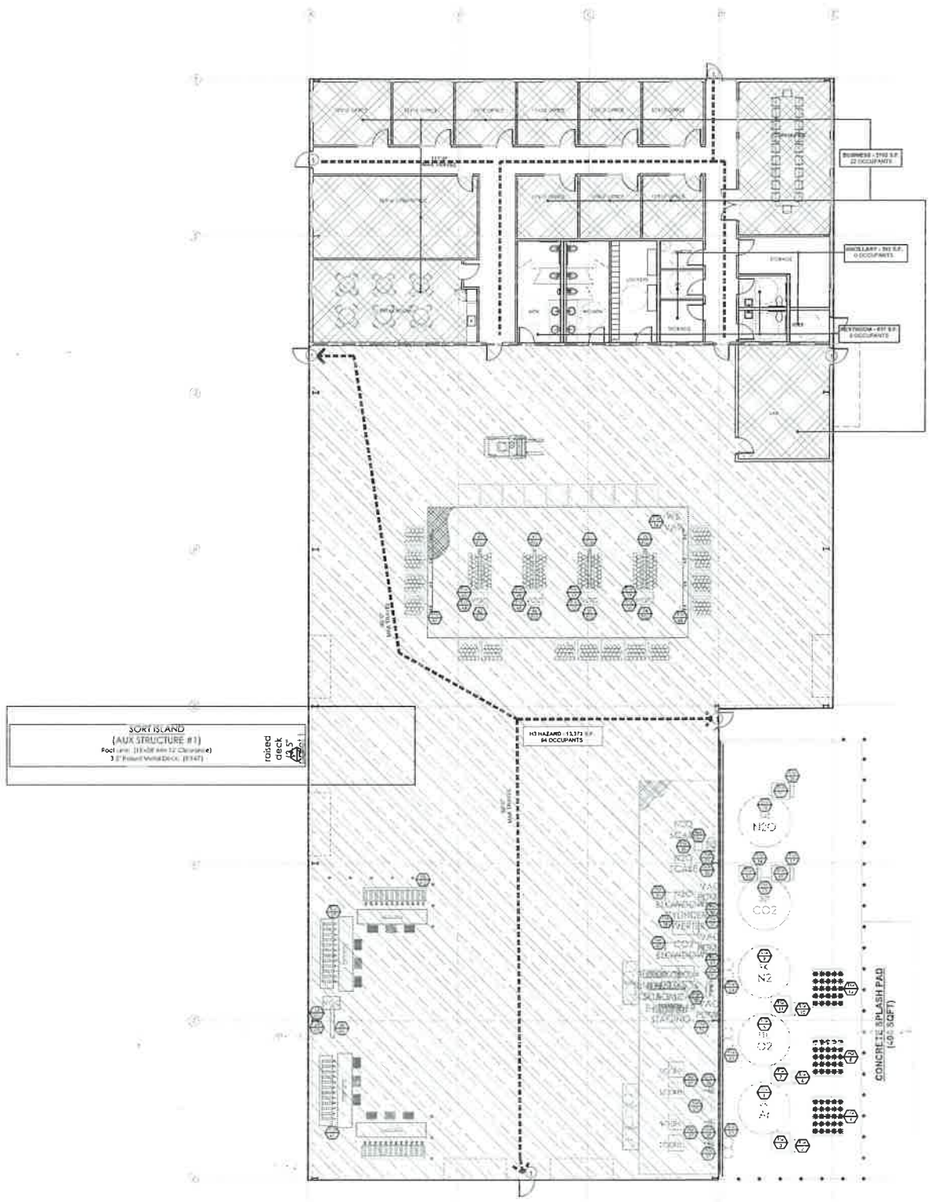
NO.	DESCRIPTION	DATE
1	SUBMITTAL PRICING	10/10/2025

97W
901 S. MAIN STREET
FORT WORTH, TX 76164
e.info@studio97w.com

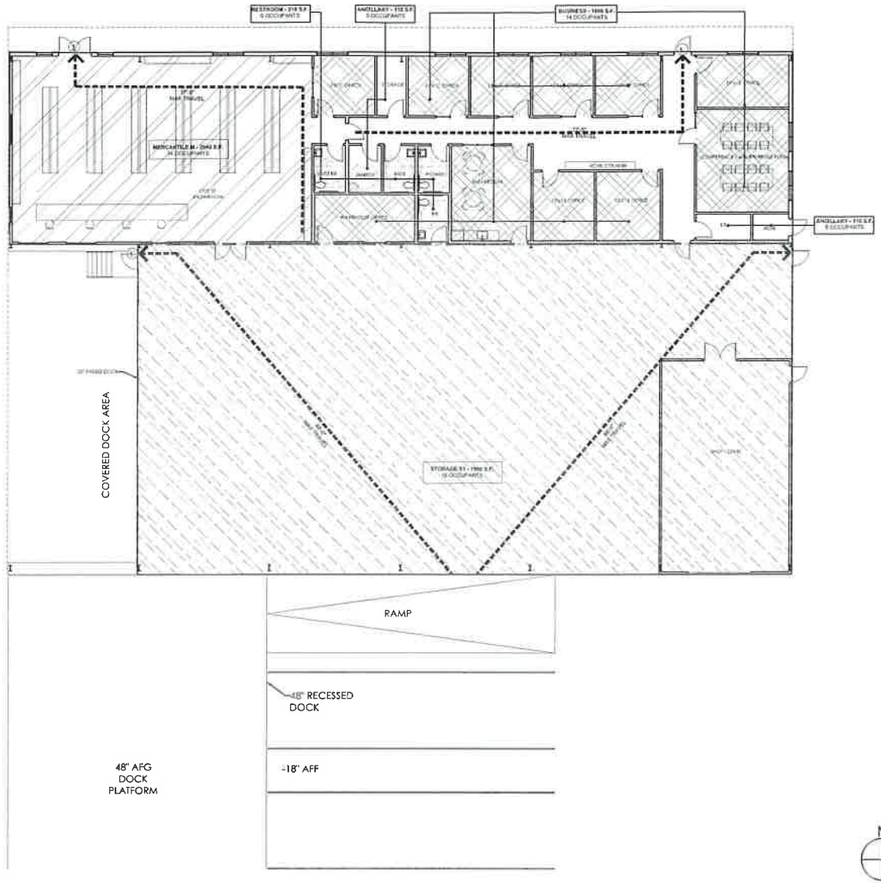
AIRGAS
5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

PROJECT NO. 26103
SCALE VARIES
SHEET TITLE
COVER SHEET
SHEET NUMBER
A0.00

"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION" ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603



EGRESS PLAN- RETAIL BUILDING 4



EGRESS PLAN- BUILDING 3 3/32"= 1'-0" 3

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601)

BUILDING ELEMENT	TYPE B-B	RATING
PRIMARY STRUCTURAL FRAME INCLUDING:		
COLUMNS/BEAMS/GIRDERS/TRUSSES		0 HR
BEARING WALLS:		
EXTERIOR		0 HR
INTERIOR		0 HR
EXTERIOR NON BEARING WALLS (TABLE 602)		
X < 5		2 HR
5 ≤ X < 10		1 HR
10 < X 30		0 HR
X > 30		0 HR
INTERIOR NON BEARING WALLS AND PARTITIONS		0 HR
FLOOR & FLOOR/CEILING ASSEMBLIES		0 HR
ROOF & ROOF/CEILING ASSEMBLIES		0 HR

MINIMUM CORRIDOR WIDTH ALLOWANCE
(IBC - SEC 1018.1)
44" MIN

MAXIMUM LENGTH OF DEAD END CORRIDORS:
(IBC - SEC 1020.4 - W/SPRINKLER SYSTEM)
50' MAX.

MAXIMUM EXIT ACCESS TRAVEL DISTANCE:
(IBC - TAB 1015.2 - W/ SPRINKLER SYSTEM)
'S-1' OCCUPANCY - 250' MAX.
'B' OCCUPANCY - 300' MAX.
'H3' OCCUPANCY -150' MAX.

MINIMUM NUMBER OF EXITS PER STORY:
(IBC - TAB 1006.2.1) - 1 REQUIRED/ 1 MIN PROVIDED PER SPACE.
OCC LOAD LESS THAN 29

MAXIMUM COMMON PATH OF EGRESS TRAVEL
(IBC - SEC 1006.2.1 - W/ SPRINKLER SYSTEM)
<30 'S-1' OCCUPANCY - 100' MAX. (TO CHOICE OF 2 EXIT PATHS)
'B' OCCUPANCY -100' MAX (TO CHOICE OF 2 EXIT PATHS)
'H3' OCCUPANCY -25' MAX (TO CHOICE OF 2 EXIT PATHS)

PROPOSED OCCUPANCY CALCULATIONS PER BUILDING TYPE :

BLDG 1: RETAIL

OCCUPANCY TYPE	AREA	OCCUPANT LOAD
BUSINESS	1999 G.S.F.	14 OCCUPANTS @ 1 PER 150 G.S.F.
STORAGE S1	7900 G.S.F.	27 OCCUPANTS @ 1 PER 300 G.S.F.
ANCILLARY	400 G.S.F.	0 OCCUPANTS
TOTAL BUILDING 1	12,476 G.S.F.	41 OCCUPANTS

BLDG 2: FILL PLANT

OCCUPANCY TYPE	AREA	OCCUPANT LOAD
BUSINESS	3,162 G.S.F.	22 OCCUPANTS @ 1 PER 150 G.S.F.
H3 (INDUSTRIAL)	13,372 G.S.F.	134 OCCUPANTS @ 1 PER 100 G.S.F.
ANCILLARY	1,029G.S.F.	0 OCCUPANTS
TOTAL BUILDING TYPES 1-2	17,220G.S.F.	156 OCCUPANTS

CODE STUDY N.T.S 2

OCC./EGRESS LEGEND:

INTERIOR & EXTERIOR EGRESS

1. 3'-0" EXIT DOOR (33.2" CLR.)
2. PAIR 3'-0" DOOR (66.4" CLR.) AT .2"/PERSON = 332 PERSONS

S1 STORAGE OCCUPANCY

H-3 OCCUPANCY

BUSINESS OCCUPANCY

MERCANTILE OCCUPANCY

1 HR RATED WALL

2 HOUR RATED PARTITION
REFER TO PARTITION TYPES

EGRESS PATH OF TRAVEL

★ FEC FIRE EXTINGUISHER (ON BRACKET)

PROJECT SCOPE

GROUND UP CONSTRUCTION OF (2) FULLY SPRINKLERED, PARTIALLY CONDITIONED ONE STORY PRE ENGINEERED METAL BUILDING'S WITH SITE IMPROVEMENTS.

PROPOSED OCCUPANCIES:	S-1 H-3 M B
TYPICAL CONSTRUCTION TYPE	2B
FIRE SUPPRESSION	FULLY SPRINKLERED

CODE STUDY AND EGRESS LEGEND 1

ISSUE HISTORY

NO.	Description	Date
1	SUBMITTAL PRICING	05/10/2016

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FORT WORTH, TX 76104
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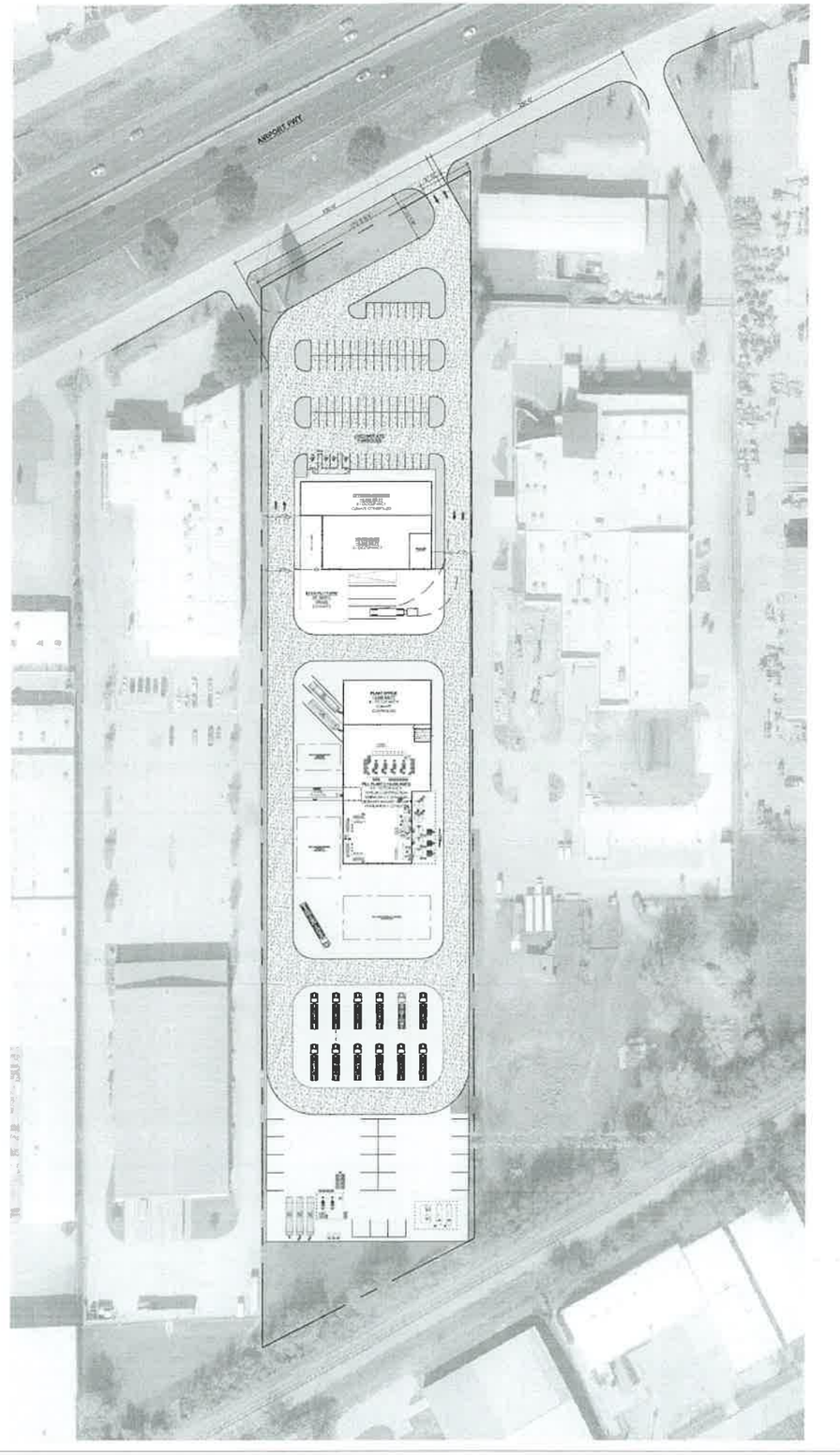
AIRGAS

5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

PROJECT NO. 26103
SCALE VARIES
SHEET TITLE
CODE SHEET
SHEET NUMBER
A0.01

"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION" ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603



ARCHITECTURAL SITE PLAN

2

GENERAL & KEYED NOTES

1

GENERAL SITE PLAN NOTES:

1. FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. REMOVE EXISTING VEGETATION AS REQUIRED. VERIFY EXACT CONDITIONS ON SITE.
3. PROVIDE CONCRETE WALKS AS INDICATED ON PLAN. CONTROL JOINTS AT 5'-0" O.C. MAX AND EXPANSION JOINTS @ 20'-0" O.C. MAX UNLESS NOTED OTHERWISE.
4. REFERENCE MEP SITE PLAN FOR LOCATIONS OF SITE LIGHTING/PLUMBING REQUIREMENTS.
5. REFER TO CIVIL DRAWINGS FOR SITE GRADING AND SUBSURFACE DRAINAGE SYSTEMS.
6. REFER TO CIVIL DRAWINGS FOR LOCATION OF CONTROL JOINTS AND EXPANSION JOINTS FOR CONCRETE PAVED AREAS.
7. REFER TO CIVIL DRAWINGS FOR DIMENSION CONTROL OF DRIVES AND CURB RADII.
8. REFERENCE FLOOR PLAN DRAWINGS FOR ALL BUILDING DIMENSIONS.
9. DUMPSTER AND MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY. SEE ZONING ORDINANCE 6.301.D. REFER CIVIL.
10. REFER TO CIVIL DRAWINGS FOR SITE DEMOLITION.
11. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPING.
12. REFER TO CIVIL FOR R.O.W. WORK.
13. OWNER RESPONSIBLE FOR COORDINATING MAILBOX LOCATION W/ UNITED STATES POSTAL SERVICE.

ACCESSIBILITY NOTES

1. PARKING SPACES AND ACCESS AISLE SURFACE SLOPES NOT TO EXCEED 1:50 (2%) IN ALL DIRECTIONS.
2. COMPLY WITH SECTION 4 OF THE 2012 TEXAS ACCESSIBILITY STANDARDS.

SITE PLAN DEMOLITION KEYED NOTES:

1. REPLACE LIGHT FIXTURE WITH LED'S (SL) ON ALL EXISTING LIGHT POLES. REF LIGHT FIXTURE 'SL' ON 2/A1.21 FOR LIGHT FIXTURE SPECIFICATIONS
2. EXISTING FENCE & GATES TO REMAIN
3. EXISTING CONCRETE DRIVE TO REMAIN
4. EXISTING CONCRETE PAVING TO REMAIN
5. EXISTING GRAVEL AREA TO REMAIN
6. NEW CONCRETE SIDEWALK
7. NEW CONCRETE PARKING
8. 4" PAINTED PARKING STALL BORDER OR STRIPE
9. ACCESSIBLE VAN SPACE. COMPLY WITH SECTION 502 OF THE TEXAS ACCESSIBILITY STANDARDS.
10. PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY. COMPLY WITH SECTION 703.7.2.1 OF THE TEXAS ACCESSIBILITY STANDARDS.
11. ADD "VIOLATORS SUBJECT TO FINE & TOWING" TO EXISTING ACCESSIBLE PARKING STALL SIGN.
12. EXISTING TREE TO REMAIN. PROTECT DURING CONSTRUCTION.
13. RELOCATED PROPANE TANK
14. EXISTING GENERATOR TO REMAIN
15. EXISTING GRASS AREA TO REMAIN
16. NEW ACCESS AISLE. REFER TO ACCESSIBILITY NOTES.
17. NEW WHEEL STOP
18. NEW LANDSCAPE AREA
19. AREA FOR NEW ROCK FLUME FOR EXISTING PIPE
20. NEW EV CHARGER; SUPPLY POWER AND CONCRETE PAD PER MANUFACTURER SPECS.
21. NEW EXTERIOR QUAD OUTLET ON PEDESTAL FOR HYBRID CAR PARKING
22. TRANSFORMER TO REMAIN. PROTECT DURING CONSTRUCTION.
23. NEW MAN GATE IN EXISTING GATE

N.T.S.

ISSUE HISTORY

No.	Description	Date
1	ISSUED FOR PRICING	09/10/2026

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AIRGAS

5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

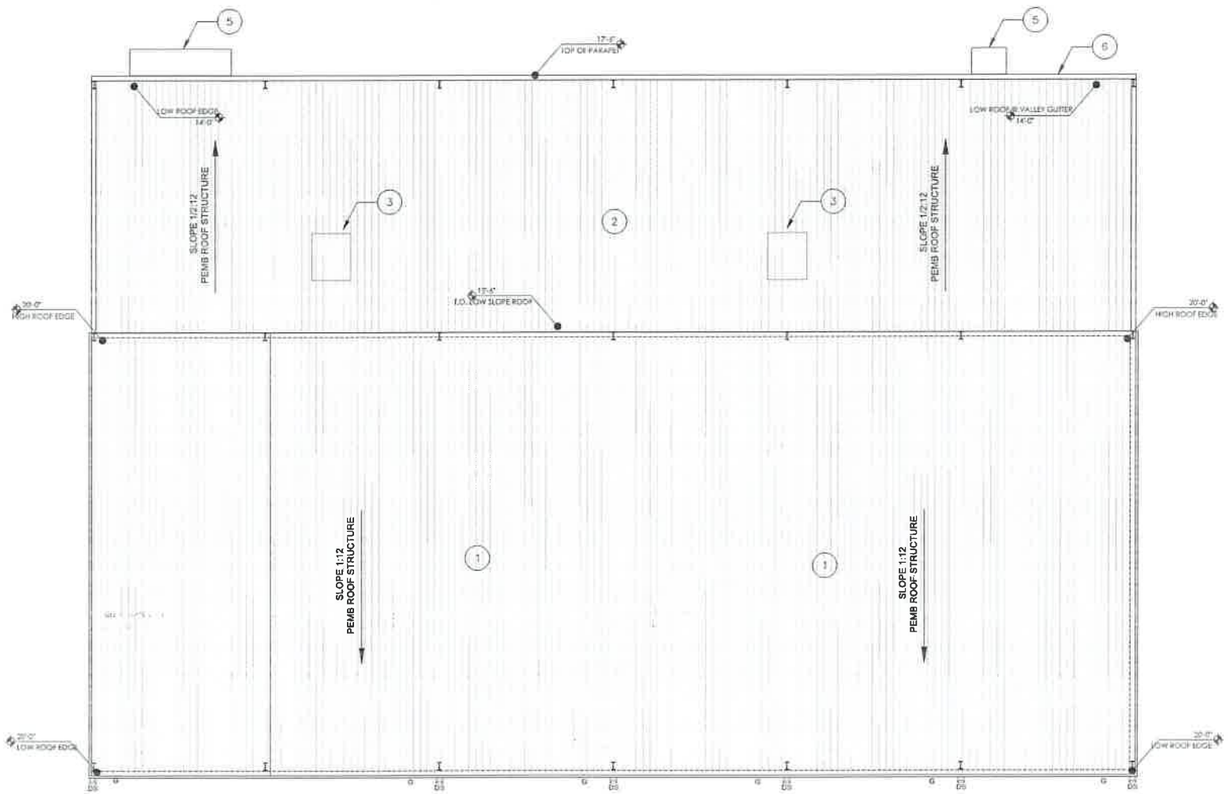
PROJECT NO. 26103

SCALE VARIES

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER
A1.01

"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION." ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603



ROOF PLAN - RETAIL 3

KEYED NOTES:

1. PREFINISHED METAL PANEL ROOF SYSTEM, SLOPE 1:12, NO ROOF TOP EQUIPMENT IS PROPOSED
2. LOW SLOPE PREFINISHED METAL PANEL ROOF SYSTEM, SLOPE 1/2:12, ROOF TOP EQUIPMENT IS PROPOSED
3. HVAC ROOF TOP UNIT, LOCATION TBD
4. PREFINISHED GUTTER AND DOWNSPOUTS
5. WALL MOUNTED AWNING REF PEMB DRAWINGS , EP-2
6. PARAPET WALL (BY PEMB)

—— RIDGE LINE

DS — DOWNSPOUT (EXTERNAL ROOF DRAIN)

G — GUTTER

KEYED NOTES & LEGEND 2

N.T.S.

GENERAL ROOF PLAN NOTES:

1. CONTRACTOR SHALL REVIEW AND COORDINATE WITH ARCHITECTURAL, MEP, & STRUCTURAL PLANS TO ASCERTAIN EXACT CONDITIONS AND COMPONENTS RELATED TO THE WORK DESCRIBED BY THESE DOCUMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH ACCEPTED MANUFACTURER'S PRINTED INSTRUCTIONS AND NRCA STANDARDS.

2. DIMENSIONS, DETAILS, EQUIPMENT SIZE AND LOCATION SHOWN ON THESE ROOF PLAN AND ROOF DETAILS ARE FOR INFORMATION AND REFERENCE ONLY. EXACT SIZE, LOCATION, TYPE OF MATERIAL AND TYPE OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE SUBCONTRACTOR TO CONFIRM AND GENERAL CONTRACTOR TO COORDINATE.

3. ALL CRICKETS AND TAPERED INSULATION SHALL BE INSTALLED WITH A FINISHED 1/4" PER FOOT MIN. SLOPE.

4. CRICKET THE UP SLOPE SIDE OF ALL SQUARE CURBS AND PROJECTIONS OVER 20" IN WIDTH.

5. REFER TO NOMENCLATURE FOR TYPE OF ROOF SYSTEM.

6. ALL PIPING/ CONDUITS/ ETC. SHALL BE A MIN. 10" ABOVE ROOF SURFACE. PROVIDE PORTABLE PIPE HANGERS WITH PROTECTION PADS. - MEP CONTRACTOR SHALL PROVIDE SUPPORTS FOR NEW LINES

7. PROVIDE 22 ga. STAINLESS STEEL, 2D FINISH, TREATED WOOD CURB AND BOX HOOD AT ALL GAS LINE AND WATER LINE ROOF PENETRATIONS (RE: GENERAL DETAILS).

8. PROVIDE WALKWAY PROTECTION PADS AROUND ALL A/C UNITS. AND AT ALL ROOF TOP ACCESS DOORS AND LADDERS (TOP & BOTTOM)

9. ISOLATE ALL HEAT PIPES/FLUES AS RECOMMENDED & OUTLINED IN THE NRCA MANUAL FOR ISOLATED STACK FLASHING.

10. AFTER SUBSTANTIAL COMPLETION THE GENERAL CONTRACTOR SHALL EXAMINE AND ENSURE DRAIN LINES, GUTTERS AND DOWNSPOUTS ARE FREE OF DEBRIS AND BLOCKAGE, FLUSH WITH WATER TO ENSURE THAT DRAINS FLOW FREELY. WHERE APPLICABLE.

11. REFER TO MEP DRAWINGS FOR SIZE AND LOCATION OF NEW DECK PENETRATIONS AND ROOF TOP EQUIPMENT.

12. G.C. TO ENSURE ALL ROOFTOP PENETRATIONS (SOIL STACKS, VENTS, ETC.) ARE INSTALLED MIN. 4'-0" FROM OTHER DECK PENETRATIONS, RISE WALLS, AND ROOF EDGE. MECHANICAL EQUIPMENT TO BE LOCATED MIN. 10'-0" FROM PERIMETER EDGE AND NO CLOSER THAN 4'-0" FROM RISE WALLS, OR ANY OTHER ROOF PENETRATION.

13. THROUGH WALL BASE FLASHING MIN. HEIGHT 10" AND MAX. HEIGHT 20" FROM FINISH DECK. DO NOT STEP THROUGH WALL FLASHING CLOSER THAN 5'-0" FROM CORNERS.

GENERAL NOTES 1

N.T.S.

ISSUE HISTORY

NO.	Description	Date
1	ISSUED FOR PRICING	03/20/2026

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AIRGAS

5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

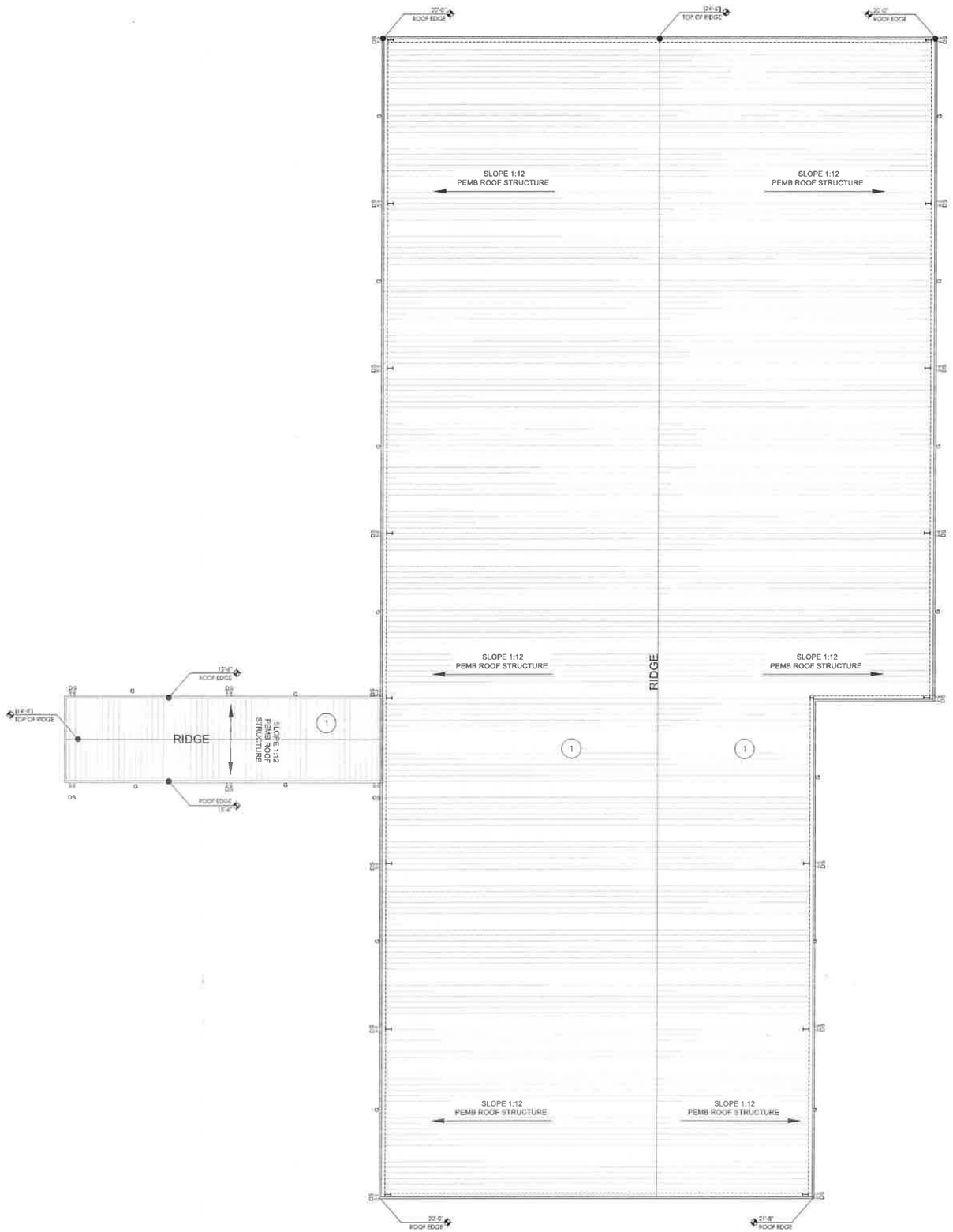
PROJECT NO. 26103

SCALE VARIES

SHEET TITLE
RETAIL ROOF PLAN

SHEET NUMBER
A1.05

"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION" ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603



ROOF PLAN - FILL PLANT

3

KEYED NOTES:

1. PREFINISHED METAL PANEL ROOF SYSTEM, SLOPE 1:12, NO ROOF TOP EQUIPMENT IS PROPOSED
2. LOW SLOPE PREFINISHED METAL PANEL ROOF SYSTEM, SLOPE 1/2:12, ROOF TOP EQUIPMENT IS PROPOSED
3. HVAC ROOF TOP UNIT.
4. PREFINISHED GUTTER AND DOWNSPOUTS
5. PREMANUFACTURED METAL AWNING
6. PARAPET WALL (BY PEMB)

RIDGE LINE

DS — DOWNSPOUT (EXTERNAL ROOF DRAIN)

G — GUTTER

KEYED NOTES & LEGEND — N.T.S. — 3

GENERAL ROOF PLAN NOTES:

1. CONTRACTOR SHALL REVIEW AND COORDINATE WITH ARCHITECTURAL, MEP, & STRUCTURAL PLANS TO ASCERTAIN EXACT CONDITIONS AND COMPONENTS RELATED TO THE WORK DESCRIBED BY THESE DOCUMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH ACCEPTED MANUFACTURER'S PRINTED INSTRUCTIONS AND NRCA STANDARDS.

2. DIMENSIONS, DETAILS, EQUIPMENT SIZE AND LOCATION SHOWN ON THESE ROOF PLAN AND ROOF DETAILS ARE FOR INFORMATION AND REFERENCE ONLY. EXACT SIZE, LOCATION, TYPE OF MATERIAL AND TYPE OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE SUBCONTRACTOR TO CONFIRM AND GENERAL CONTRACTOR TO COORDINATE.

3. ALL CRICKETS AND TAPERED INSULATION SHALL BE INSTALLED WITH A FINISHED 1/4" PER FOOT MIN. SLOPE.

4. CRICKET THE UP SLOPE SIDE OF ALL SQUARE CURBS AND PROJECTIONS OVER 20" IN WIDTH.

5. REFER TO NOMENCLATURE FOR TYPE OF ROOF SYSTEM.

6. ALL PIPING/ CONDUITS/ ETC. SHALL BE A MIN. 10" ABOVE ROOF SURFACE. PROVIDE PORTABLE PIPE HANGERS WITH PROTECTION PADS. MEP CONTRACTOR SHALL PROVIDE SUPPORTS FOR NEW LINES.

7. PROVIDE 22 ga. STAINLESS STEEL, 2D FINISH, TREATED WOOD CURB AND BOX HOOD AT ALL GAS LINE AND WATER LINE ROOF PENETRATIONS (RE: GENERAL DETAILS).

8. PROVIDE WALKWAY PROTECTION PADS AROUND ALL A/C UNITS, AND AT ALL ROOF TOP ACCESS DOORS AND LADDERS (TOP & BOTTOM)

9. ISOLATE ALL HEAT PIPES/FLUES AS RECOMMENDED & OUTLINED IN THE NRCA MANUAL FOR ISOLATED STACK FLASHING.

10. AFTER SUBSTANTIAL COMPLETION THE GENERAL CONTRACTOR SHALL EXAMINE AND ENSURE DRAIN LINES, GUTTERS AND DOWNSPOUTS ARE FREE OF DEBRIS AND BLOCKAGE, FLUSH WITH WATER TO ENSURE THAT DRAINS FLOW FREELY. WHERE APPLICABLE.

11. REFER TO MEP DRAWINGS FOR SIZE AND LOCATION OF NEW DECK PENETRATIONS AND ROOF TOP EQUIPMENT.

12. G.C. TO ENSURE ALL ROOFTOP PENETRATIONS (SOIL STACKS, VENTS, ETC.) ARE INSTALLED MIN. 4'-0" FROM OTHER DECK PENETRATIONS, RISE WALLS, AND ROOF EDGE. MECHANICAL EQUIPMENT TO BE LOCATED MIN. 10'-0" FROM PERIMETER EDGE AND NO CLOSER THAN 4'-0" FROM RISE WALLS, OR ANY OTHER ROOF PENETRATION.

13. THROUGH WALL BASE FLASHING MIN. HEIGHT 10" AND MAX. HEIGHT 20" FROM FINISH DECK. DO NOT STEP THROUGH WALL FLASHING CLOSER THAN 5'-0" FROM CORNERS.

GENERAL NOTES — N.T.S. — 1

ISSUE HISTORY

No.	Description	Date
1	ISSUED FOR PRICING	12/12/2025

901 S. MAIN STREET
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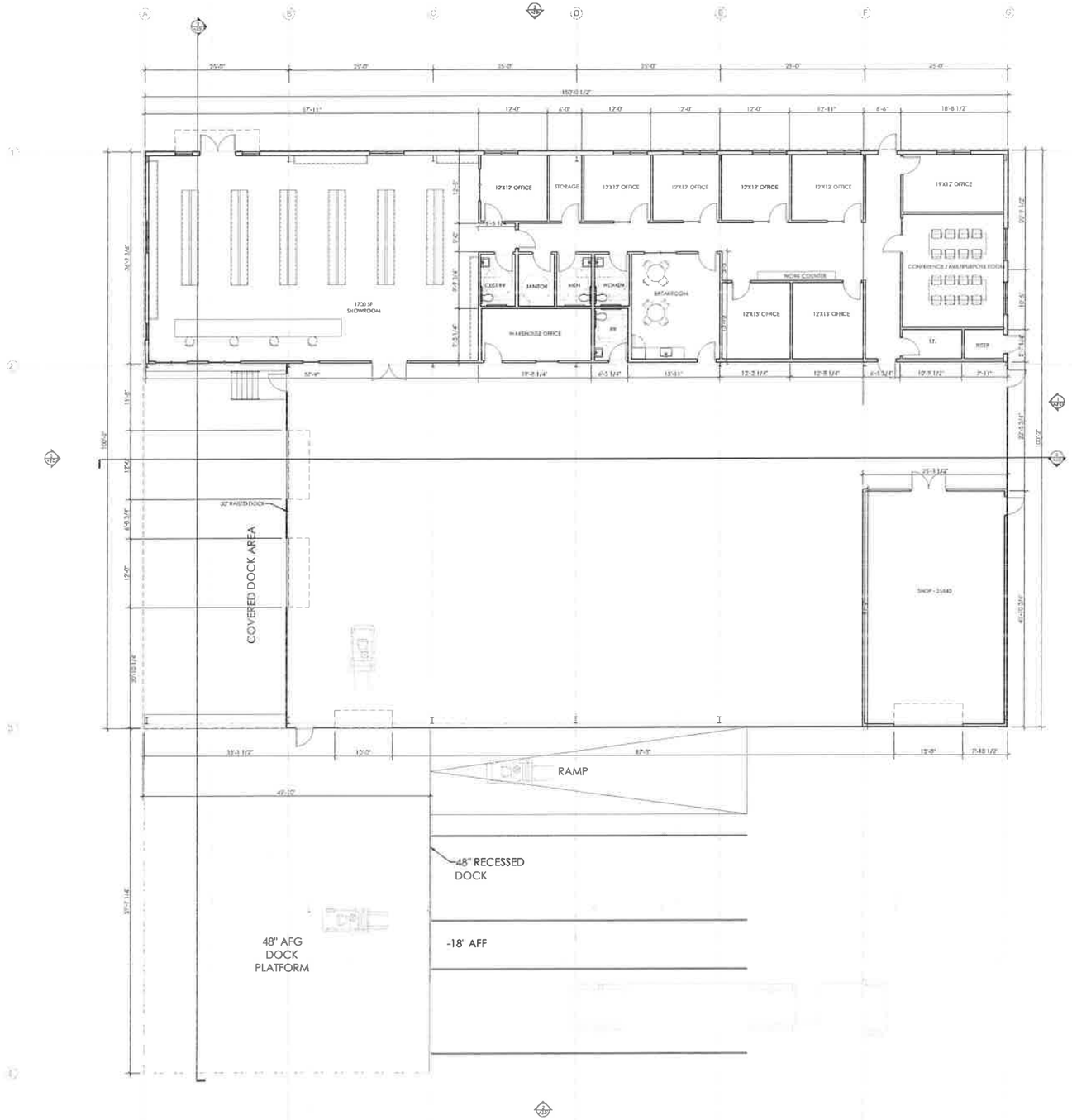
AIRGAS
5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

PROJECT NO: 26103
SCALE: VARIES
SHEET TITLE: FILL PLANT ROOF PLAN
SHEET NUMBER: A1.06

"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION" ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603



FIRST FLOOR PLAN — 3

KEYED NOTES

1. TV; GC TO PROVIDE BLOCKING IN WALL, CONTRACTOR PROVIDED,CONTRACTOR INSTALLED
2. NEW HOSE BIB LOCATION
3. PROVIDE PLYWOOD BACKING FOR EQUIP. MOUNTING.
4.
5.
6.
7.
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10.
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15.

WS-1 WINDOW SHADES. REFER TO FINISH SCHEDULE

KL KEYED LOCKPAD. REFER DOOR HARDWARE

KEYED NOTES & LEGEND — 3

N.T.S.

1. ALL DIMENSIONS ARE TO THE FACE OF THE NEW FINISHED WALL UNLESS NOTED OTHERWISE.
2. AT ALL SPACES WITH FLOOR DRAINS - SLOPE NOT TO EXCEED 1:50.
3. ALL DOORS IN INTERIOR CMU WALLS AND EXTERIOR BRICK WALLS SHALL BE SET 6" OFF THE PERPENDICULAR ADJACENT WALL ON THE HINGE SIDE OF THE DOOR UNLESS NOTED OTHERWISE. ALL INTERIOR DOORS IN GYP. BD. STUD WALLS SHALL BE SET 6" OFF THE PERPENDICULAR ADJACENT WALL ON THE HINGE SIDE OF THE DOOR UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL CONTACT THE ARCHITECT IF ANY CONFLICTS OCCUR.
4. FIELD VERIFY THAT AREAS TO BE PAINTED RECEIVE PAINT SPECIFIED FOR THE INTENDED SURFACES.
5. NOTES INDICATED AS "RE: STRUCT.", "RE: SPEC.", "RE: MFR'S DOC", AND ETC.....ARE TO REFER TO OTHER CONSTRUCTION DOC./SOURCES FOR ADDITIONAL INFORMATION.
6. REFER TO SCHEDULE SHEETS FOR ROOM FINISH SCHEDULES AND NOTES.
7. FRAME DIMENSIONS SHOWN ON DRAWINGS & SCHEDULES ARE WALL OPENING DIMENSIONS. ACTUAL FRAMES SIZES SHALL BE LESS DUE TO SHIMS/JOINTS, AND ETC.....FIELD VERIFICATION REQUIRED.
8. ALL FLOOR FINISH CHANGES SHALL OCCUR AT THE CENTERLINE OF DOORS UNLESS NOTED OTHERWISE. ALL FLOOR FINISH CHANGES SHALL HAVE THRESHOLDS OR REDUCER STRIPS.
9. PROVIDE SELF-LEVELING CONCRETE UNDERLAYMENT WHERE UNEVEN CONC. SLAB REQUIRED - PRIOR TO INSTALLING FLOOR FINISHES, TYPICAL.
10. ALL METAL STUD FRAMING TO BE 20 GA. UNLESS OTHERWISE NOTED.
11. ALL GYP. BD. TO BE ⅝" THICK TYPE 'X' UNLESS OTHERWISE NOTED.
12. SEE A0.01 FOR CODE/FIRE INFO
13. ALL PART. TYPES TO BE 5+(HR U.N.O.
14. ALL TV OUTLETS TO BE LOCATED IN FIELD W/ OWNER AND ARCHITECT PRESENT, PRIOR TO INSTALLATION.
15. G.C. TO COORDINATE BLOCKING LOCATIONS FOR WALL MOUNTED EQUIPMENT W/ A/V CONSULTANT AND ARCHITECT PRIOR TO WALL CAVITY CLOSURE.

GENERAL NOTES — 1

N.T.S.

ISSUE HISTORY

NO.	Description	Date
1	ISSUED FOR PRICING	03/05/2024

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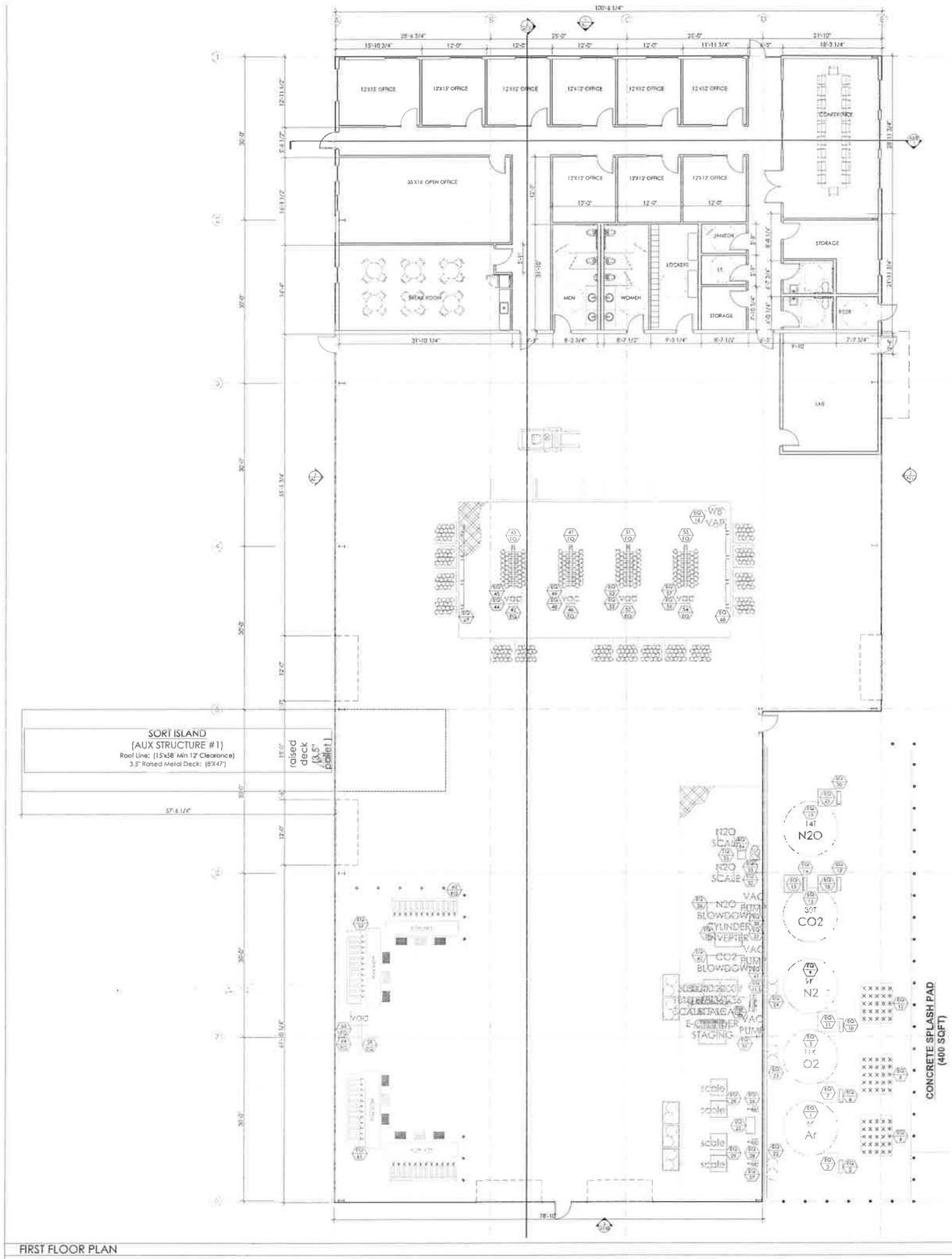
PROJECT NO. 26103
SCALE VARIES
SHEET TITLE: RETAIL FLOOR PLAN
SHEET NUMBER A1.11

"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION" ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603



FIRST FLOOR PLAN 3

KEYED NOTES:

1. TV; GC TO PROVIDE BLOCKING IN WALL, CONTRACTOR PROVIDED,CONTRACTOR INSTALLED
2. NEW HOSE BIB LOCATION
3. PROVIDE PLYWOOD BACKING FOR EQUIP. MOUNTING.

WS-1 WINDOW SHADES, REFER TO FINISH SCHEDULE

KL KEYED LOCKPAD, REFER DOOR HARDWARE

KEYED NOTES & LEGEND 3

N.T.S.

1. ALL DIMENSIONS ARE TO THE FACE OF THE NEW FINISHED WALL UNLESS NOTED OTHERWISE.
2. AT ALL SPACES WITH FLOOR DRAINS - SLOPE NOT TO EXCEED 1:50.
3. ALL DOORS IN INTERIOR CMU WALLS AND EXTERIOR BRICK WALLS SHALL BE SET 6" OFF THE PERPENDICULAR ADJACENT WALL ON THE HINGE SIDE OF THE DOOR UNLESS NOTED OTHERWISE. ALL INTERIOR DOORS IN GYP. BD. STUD WALLS SHALL BE SET 6" OFF THE PERPENDICULAR ADJACENT WALL ON THE HINGE SIDE OF THE DOOR UNLESS NOTED OTHERWISE; THE CONTRACTOR SHALL CONTACT THE ARCHITECT IF ANY CONFLICTS OCCUR.
4. FIELD VERIFY THAT AREAS TO BE PAINTED RECEIVE PAINT SPECIFIED FOR THE INTENDED SURFACES.
5. NOTES INDICATED AS "RE: STRUCT.", "RE: SPEC.", "RE: MFR'S DOC", AND ETC.....ARE TO REFER TO OTHER CONSTRUCTION DOCUSOURCES FOR ADDITIONAL INFORMATION.
6. REFER TO SCHEDULE SHEETS FOR ROOM FINISH SCHEDULES AND NOTES.
7. FRAME DIMENSIONS SHOWN ON DRAWINGS & SCHEDULES ARE WALL OPENING DIMENSIONS. ACTUAL FRAMES SIZES SHALL BE LESS DUE TO SHIMS/JOINTS, AND ETC....FIELD VERIFICATION REQUIRED.
8. ALL FLOOR FINISH CHANGES SHALL OCCUR AT THE CENTERLINE OF DOORS UNLESS NOTED OTHERWISE. ALL FLOOR FINISH CHANGES SHALL HAVE THRESHOLDS OR REDUCER STRIPS.
9. PROVIDE SELF-LEVELING CONCRETE UNDERLAYMENT WHERE UNEVEN CONC. SLAB REQUIRED - PRIOR TO INSTALLING FLOOR FINISHES, TYPICAL.
10. ALL METAL STUD FRAMING TO BE 20 GA. UNLESS OTHERWISE NOTED.
11. ALL GYP. BD. TO BE 5/8" THICK TYPE 'X' UNLESS OTHERWISE NOTED.
12. SEE A0.01 FOR CODE/FIRE INFO
13. ALL PART. TYPES TO BE S4 | NR U.N.O.
14. ALL TV OUTLETS TO BE LOCATED IN FIELD W/ OWNER AND ARCHITECT PRESENT, PRIOR TO INSTALLATION.
15. G.C. TO COORDINATE BLOCKING LOCATIONS FOR WALL MOUNTED EQUIPMENT W/ A/V CONSULTANT AND ARCHITECT PRIOR TO WALL CAVITY CLOSURE.

GENERAL NOTES 1

N.T.S.

ISSUE HISTORY

No.	Description	Date
1	ISSUED FOR PRICING	03/12/2026

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AIRGAS
5722 AIRPORT FREEWAY
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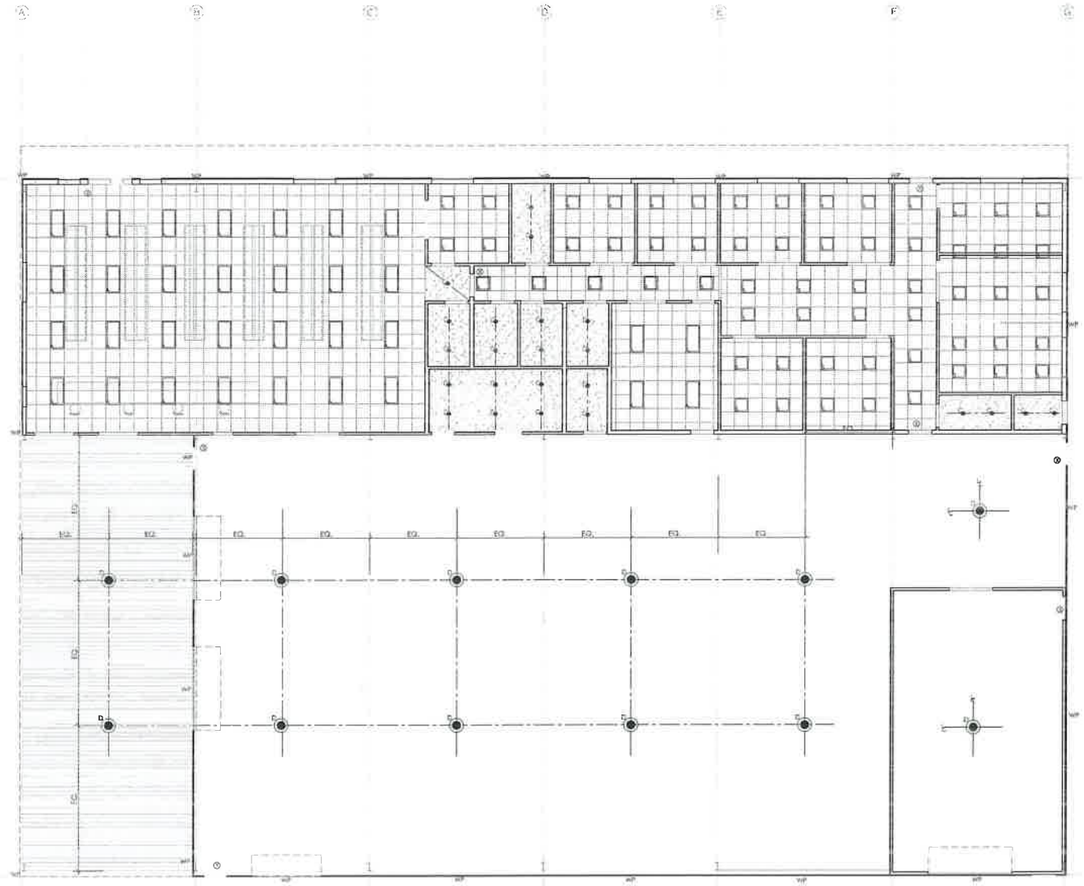
PROJECT NO. 26103
SCALE VARIES
SHEET TITLE
FILL PLANT FLOOR PLAN
SHEET NUMBER
A1.12

"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION" ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603



NOTES:

PRIOR TO THE COMPLETION OF CONSTRUCTION THE ELECTRICAL CONTRACTOR TO SPEND A MINIMUM OF 5-7 MINUTES ADJUSTING EACH ADJUSTABLE LIGHT FIXTURE TO THE SATISFACTION OF THE ARCHITECT OR OWNER.

GENERAL REFLECTED CEILING PLAN NOTES:

A. REFER TO FINISH SCHEDULE FOR ALL CEILING FINISHES.
B. COORDINATE WITH ELECTRICAL, AND MECHANICAL, SPRINKLER DRAWINGS.
C. COORDINATE LOCATION OF ALL LIGHT FIXTURES, GRILLS, EXIT SIGNS, ETC. WITH MEP DRAWINGS.
D. ALL ELECTRICAL INSTALLATION TO CONFORM TO LOCAL BUILDING CODES.
E. LOCATE ELECTRICAL OUTLETS IN VERTICAL ORIENTATION 18" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
F. LOCATE T.O. LIGHT SWITCHES 48" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
G. SWITCHES SHOWN IN CLUSTERS ARE TO BE GANGED UNDER ONE COVER PLATE, UNLESS NOTED OTHERWISE.
H. LOCATION OF SWITCHED PORTION OF HALF-HOT OUTLETS ALWAYS TO BE LOCATED ON BOTTOM OF DUPLEX OR RIGHT-SIDE IF HORIZONTAL, UNLESS NOTED OTHERWISE.
I. ALL DIMMER SWITCHES TO BE LUTRON, OR EQUAL AND OF THE SAME MANUFACTURER AS THE LIGHTING CONTROL SYSTEM.
J. COORDINATE AND CONFIRM LOCATION OF RECEPTACLES NOT PLACED ON WALLS FOR FLOOR AND CEILING MOUNTED ELECTRICAL OUTLETS WITH MEP AND ARCHITECT.

GENERAL PLAN NOTES 4

N.T.S.

MARK	TYPE	LAMPS	MOUNT	REMARKS
A	LITHONIA 2X4 LED TROFFER ST4X 2X4-3000-RSCP-30K-COLT-7) MVOLT	30WATT LED LIGHT 4000° K;	LAY IN CEILING	
B	LITHONIA 2X2 LED TROFFER ST4L-2X2-3000-RSCP-30K-COLT-7) MVOLT	25WATT LED LIGHT 4000° K;	LAY IN CEILING	
C	JUNO SLIMBASICS™ 5" LED SURFACE MOUNT DOWNLIGHT	11W LED LIGHT 3000° K;	SURFACE	
D	COMPACT PRO INCH BAFFLED CTPR5 ALO14 LVOLT 5WWP DWH	23K 2716 LUMEN 80 CRI	CEILING MAINS BOTTOM OF FIXTURE 17'-0" AFF	
	WALL PACK- LITHONIA LIGHTING WPX1 LED WPX1 LED 40K MVOLT E4WH DBLXD	11W LED, 4000K 1300 LUMEN	WALL MOUNT OVER MAIN DOORS	REF ROF FOR MOUNTING HEIGHTS, 8' AFF, INCLUDE BATTERY BACKUP
X	DUAL LITE LT SERIES LTSERIES/OX	2W LED	WALL MOUNT LIGHT FIXTURE BOTTOM OF FIXTURE 8'-0" AFF	COMBINATION UNIT/ LED EXIT SIGN
WP	WALL PACK- LITHONIA LIGHTING WPX1 LED K1OR3A N WH-T PCI	47W LED, 4000 K 6900LUMEN	WALL MOUNT OVERHEAD DOORS	REF ROF FOR MOUNTING HEIGHTS, 18' AFF

LIGHT FIXTURE SCHEDULE 3

N.T.S.

OPEN TO STRUCTURE ABOVE, PT-1

METAL SOFFIT, MTL-2

PRE-ENGINEERED & PRE-FINISHED METAL CANOPY, MTL-3

SINGLE LAYER GYP. BOARD. RE: FINISH SCHEDULE

LEGEND 1

1/8" = 1'-0"

REFLECTED CEILING PLAN 2

1/8" = 1'-0"

ISSUE HISTORY

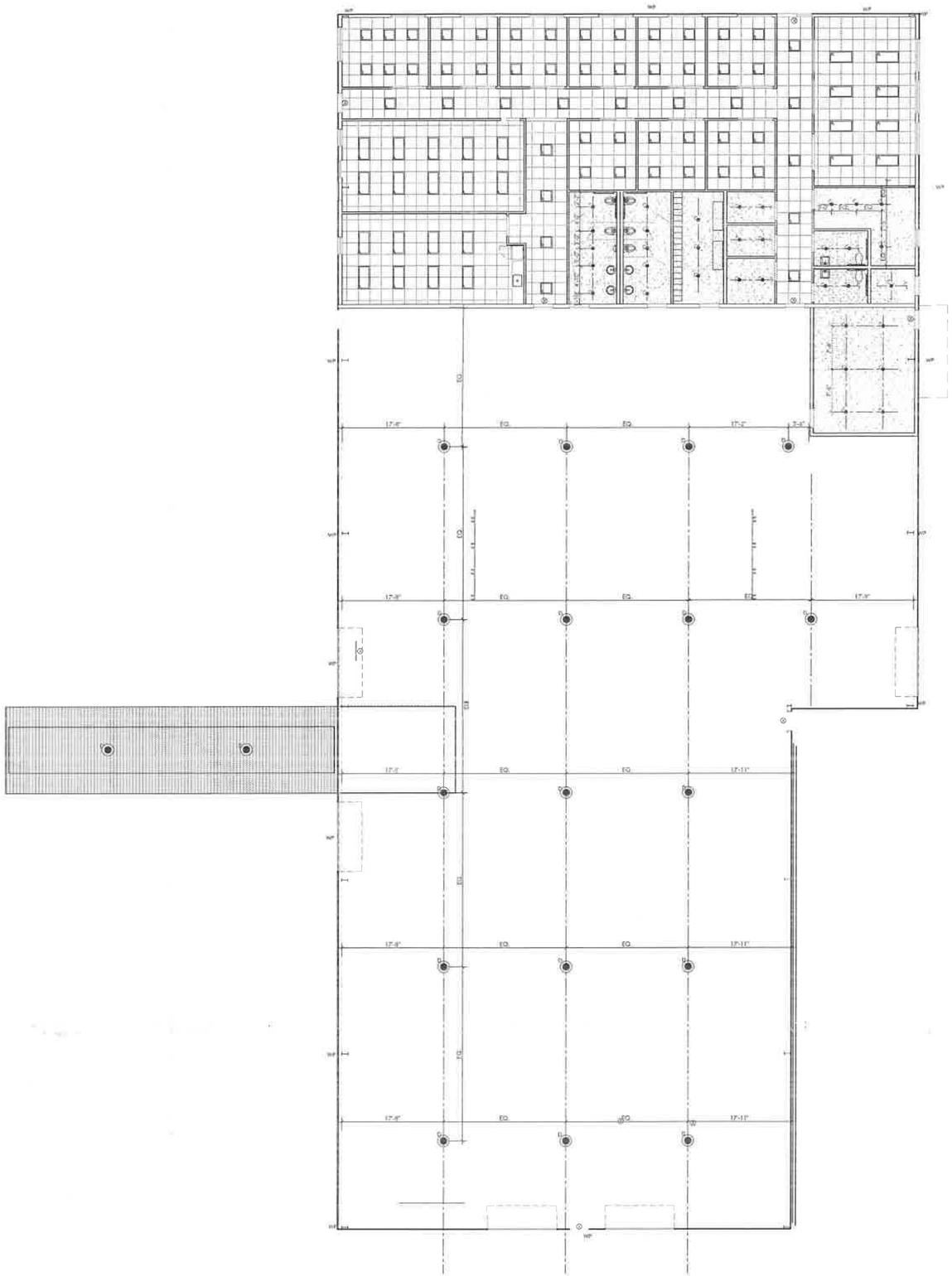
NO.	Description	Date
1	ISSUED FOR PRICING	09/10/2025

901 S. MAIN STREET
FORT WORTH, TX 76104
sinfo@studio87w.com

AIRGAS
5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

PROJECT NO. 26103
SCALE VARIES
SHEET TITLE RETAIL REFLECTED CEILING PLAN
SHEET NUMBER A1.21

"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION" ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603


WP
EQ.
17'-6"
17'-11"
17'-3"
3'-3"
WP1
WP2
WP3
WP4
WP5
WP6
WP7
WP8
WP9
WP10
WP11
WP12
WP13
WP14
WP15
WP16
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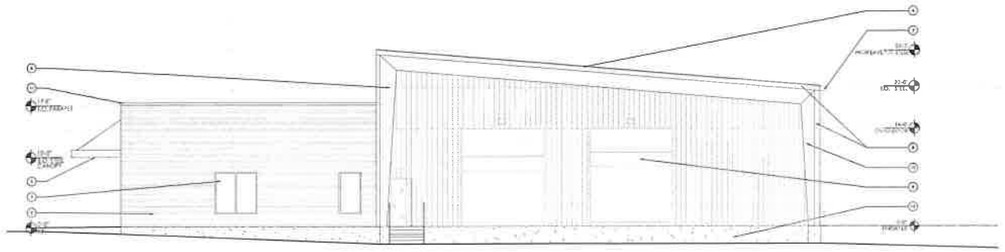


EXTERIOR ELEVATION - WEST

1/8" = 1'-0"

5

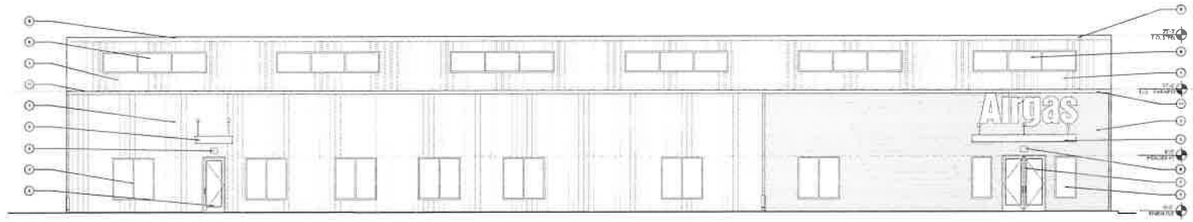
KEYED NOTES:

1. METAL WALL PANELS, MTL-1
2. CORRUGATED METAL WALL PANELS, MTL-2
3. PREFINISHED METAL GUTTER AND DOWNSPOUTS, MTL-5
4. PREENGINEERED METAL ROOF PANELS, MTL-3
5. WALL MOUNTED AWNING REF PEMB DRAWINGS , EP-2
6. SCHEDULED DOOR & FRAME
7. SCHEDULED WINDOW & FRAME
8. PREFINISHED FASCIA, TRIM, EXPOSED JAMBS, CORNERS, & OPENINGS, MTL-5
9. SCHEDULED LIGHT FIXTURE
10. EXPOSED PEMB FRAME, EP-2
11. COPING AND PARAPET CAP, REF PEMB DRAWINGS
12. FOUNDATION, REF STRUCTURAL, PROVIDE RUBBED FINISH ON ALL EXPOSED CONCRETE FOUNDATION AND GRADE BEAM SURFACES

KEYED NOTES

N.T.S.

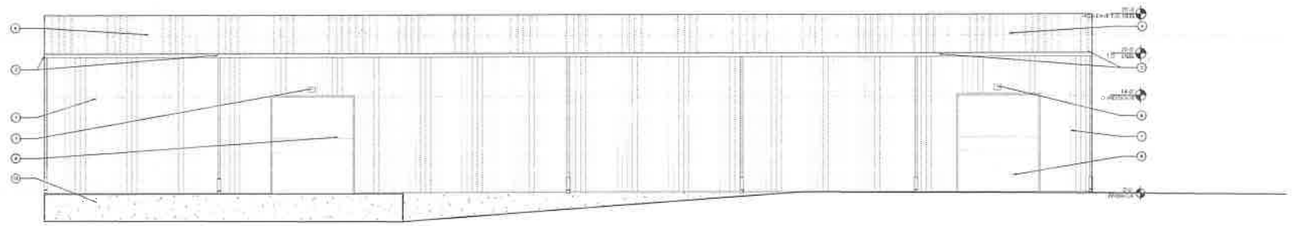
4



EXTERIOR ELEVATION - NORTH

1/8" = 1'-0"

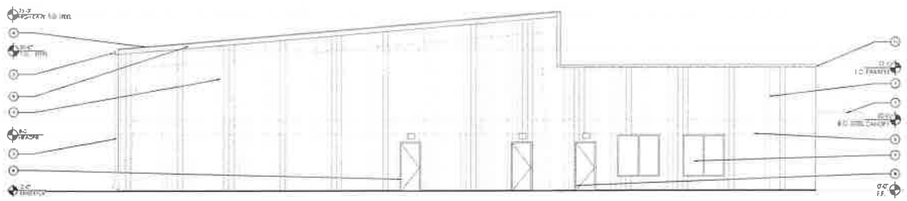
3



EXTERIOR ELEVATION - SOUTH

1/8" = 1'-0"

2



EXTERIOR ELEVATION -EAST

1/8" = 1'-0"

1

ISSUE HISTORY

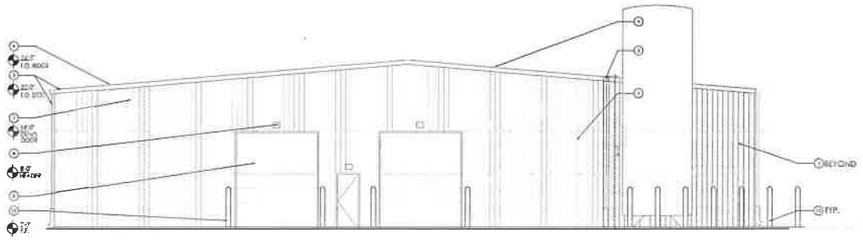
NO.	Description	Date
1	ISSUED FOR PRICING	05/31/2024

901 S. MAIN STREET
FORT WORTH, TX 76104
anita@studio97w.com

AIRGAS
5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

PROJECT NO. 24103
SCALE VARIES
SHEET TITLE
RETAIL
EXTERIOR ELEVATIONS
SHEET NUMBER
A2.01

"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION" ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603



EXTERIOR ELEVATION -SOUTH 5

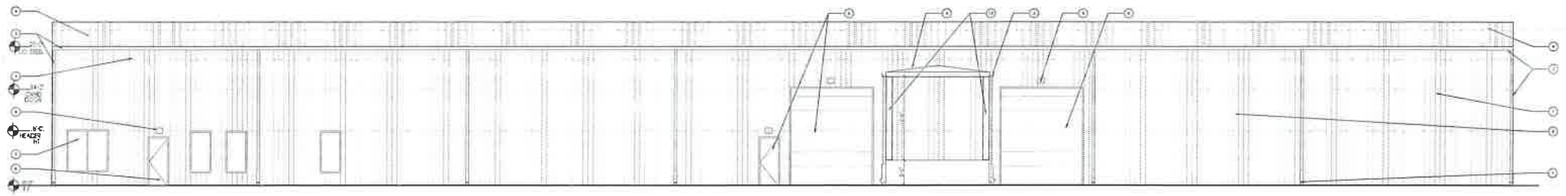
1/8" = 1'-0"

KEYED NOTES:

1. METAL WALL PANELS, MTL-1
2. CORRUGATED METAL WALL PANELS, MTL-2
3. PREFINISHED METAL GUTTER AND DOWNSPOUTS, MTL-5
4. PREENGINEERED METAL ROOF PANELS, MTL-3
5. WALL MOUNTED AWNING REF PEMB DRAWINGS , EP-2
6. SCHEDULED DOOR & FRAME
7. SCHEDULED WINDOW & FRAME
8. PREFINISHED FASCIA, TRIM, EXPOSED JAMBS, CORNERS, & OPENINGS, MTL-5
9. SCHEDULED LIGHT FIXTURE
10. EXPOSED PEMB FRAME, EP-2
11. COPING AND PARAPET CAP, REF PEMB DRAWINGS
12. FOUNDATION, REF STRUCTURAL, PROVIDE RUBBED FINISH ON ALL EXPOSED CONCRETE FOUNDATION AND GRADE BEAM SURFACES
13. CONCRETE-FILLED STEEL BOLLARD, FIELD PAINTED PT-XX

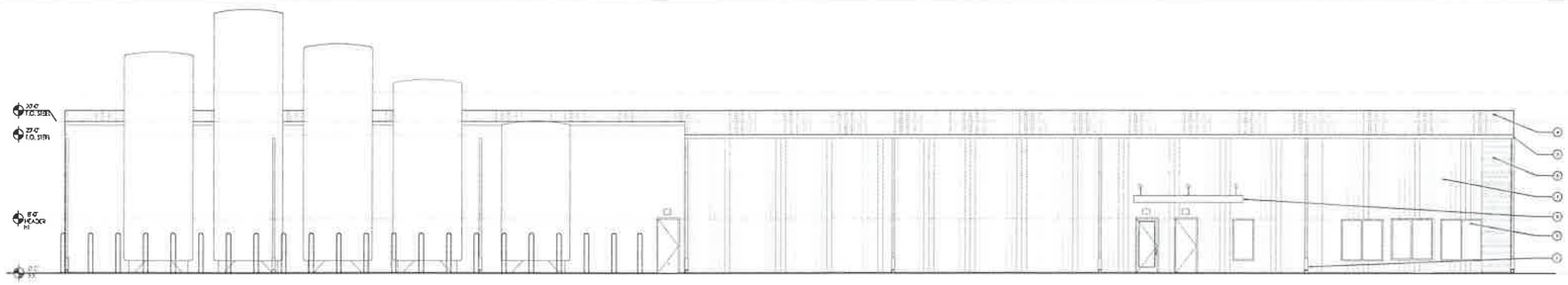
KEYED NOTES 4

N.T.S.



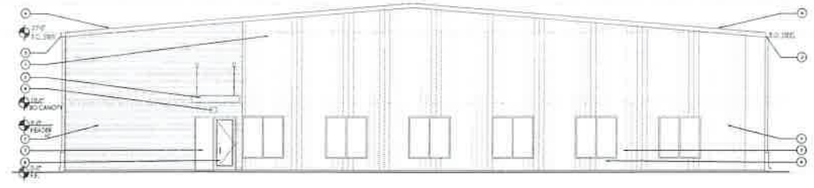
EXTERIOR ELEVATION - WEST 3

1/8" = 1'-0"



EXTERIOR ELEVATION -EAST 2

1/8" = 1'-0"



EXTERIOR ELEVATION - NORTH 1

1/8" = 1'-0"

ISSUE HISTORY

NO.	Description	Date
1	ISSUED FOR PRICING	05/07/2026

901 S. MAIN STREET
FORT WORTH, TX 76104
a:info@studio97w.com

AIRGAS
5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

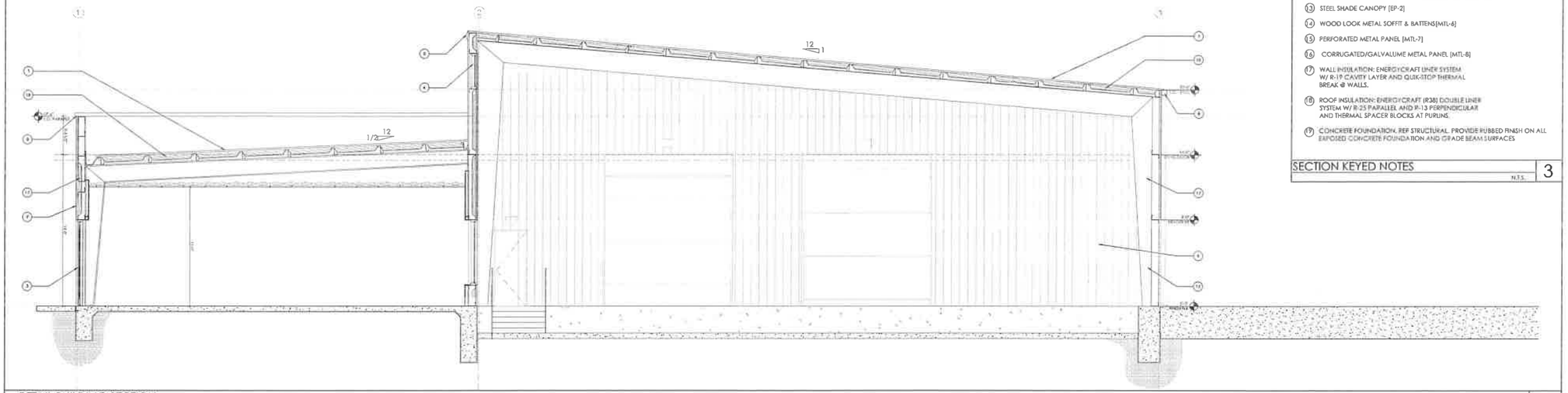
PROJECT NO. 26103

SCALE VARIES

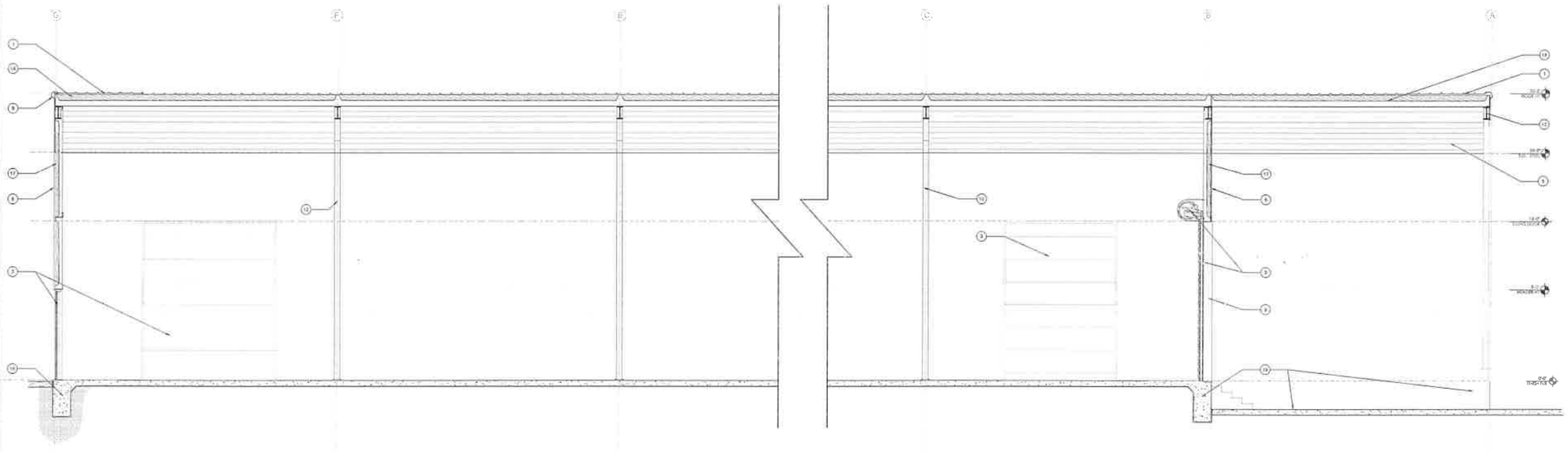
SHEET TITLE
FILL PLANT
EXTERIOR ELEVATIONS

SHEET NUMBER
A2.02

"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION" ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603



RETAIL BUILDING SECTION 2
1/8" = 1'-0"



RETAIL BUILDING SECTION 1
1/8" = 1'-0"

KEYED NOTES:

1. PRE-ENGINEERED METAL ROOF SYSTEM(MTL-3)
2.
3. SCHEDULED DOOR
4. SCHEDULED STOREFRONT WINDOW SYSTEM
5. PAINTED EXPOSED STEEL (EP-2)
6. METAL WALL PANEL (MTL-1)
7. CORRUGATED METAL PANEL (MTL-2)
8. PRE-FINISHED DOWNSPOUT & GUTTER (MTL-5)
9. PRE-FINISHED METAL TRIM AT FASCIA, EXPOSED JAMBS ,OPENINGS, CORNERS, MATERIAL CHANGES (MTL-5)
10. SIGNAGE BY OTHERS
11. SCHEDULED LIGHT FIXTURE; REFER TO A1.21
12. PEMB FRAME PAINTED (EP-2), REFER TO PEMB DRAWINGS
13. STEEL SHADE CANOPY (EP-2)
14. WOOD LOOK METAL SOFFIT & BATTENS(MTL-6)
15. PERFORATED METAL PANEL (MTL-7)
16. CORRUGATED/GALVALUME METAL PANEL (MTL-8)
17. WALL INSULATION: ENERGYCRAFT LINER SYSTEM W/ R-19 CAVITY LAYER AND QUIK-STOP THERMAL BREAK @ WALLS.
18. ROOF INSULATION: ENERGYCRAFT (R38) DOUBLE LINER SYSTEM W/ R-25 PARALLEL AND R-13 PERPENDICULAR AND THERMAL SPACER BLOCKS AT PURLINS.
19. CONCRETE FOUNDATION, REF STRUCTURAL. PROVIDE RUBBED FINISH ON ALL EXPOSED CONCRETE FOUNDATION AND GRADE BEAM SURFACES

SECTION KEYED NOTES 3
N.T.S.

ISSUE HISTORY

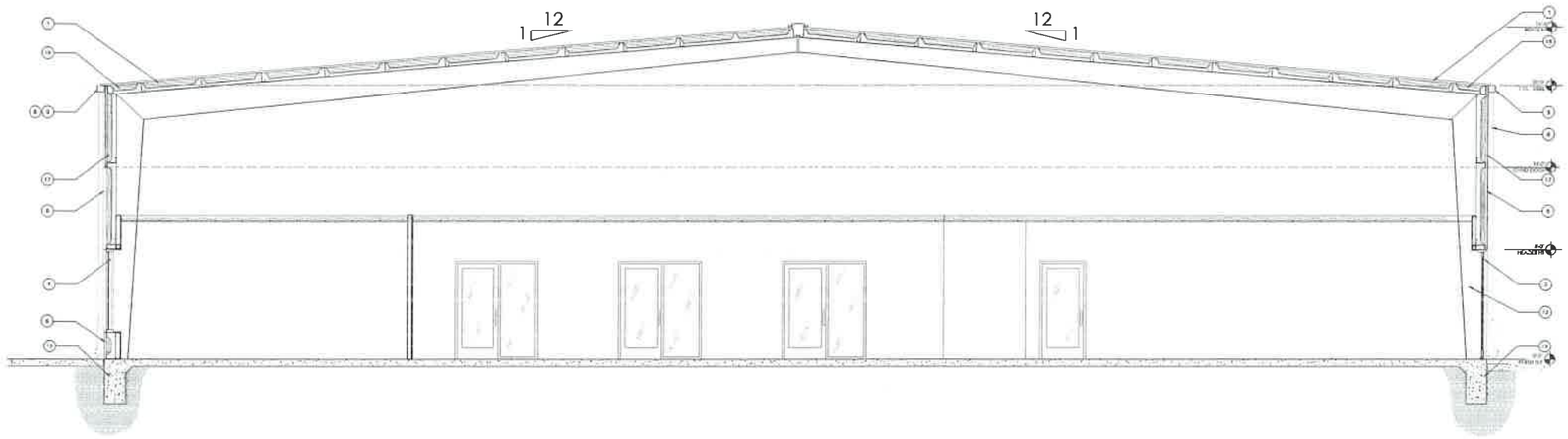
NO.	Description	Date
1	ISSUED FOR PRICING	03/10/2026

901 S. MAIN STREET
FORT WORTH, TX 76104
e:info@studio97w.com

AIRGAS
5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

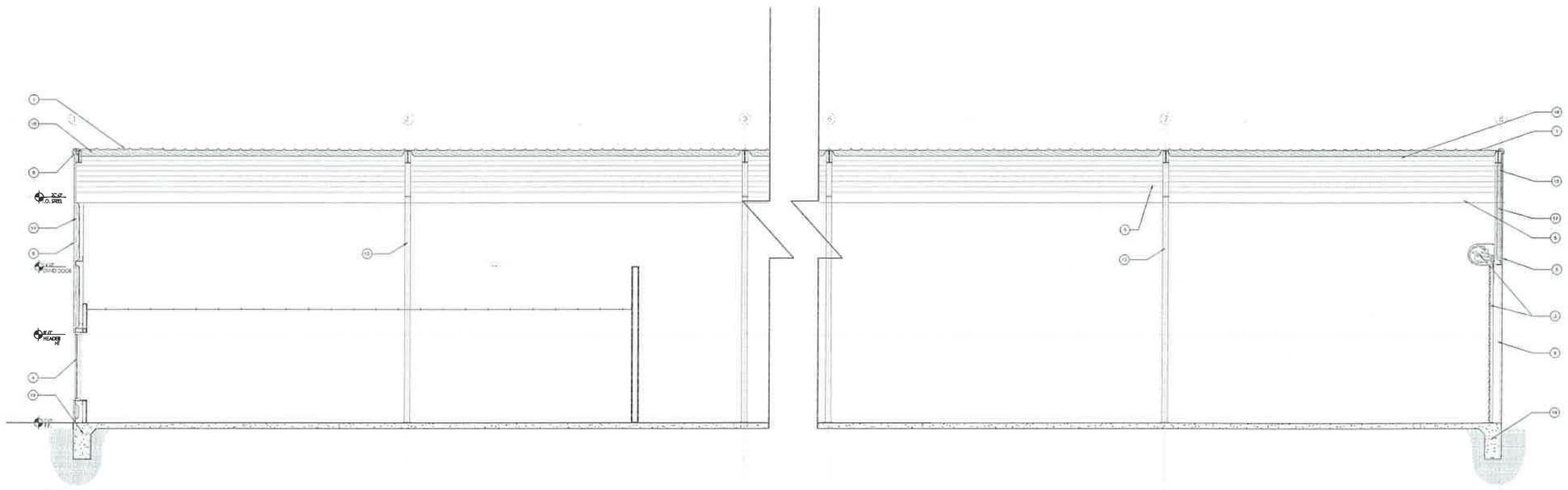
PROJECT NO 26103
SCALE VARIES
SHEET TITLE RETAIL BUILDING SECTIONS
SHEET NUMBER A3.01

"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION" ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603



RETAIL BUILDING SECTION 2

1/8" = 1'-0"



FILL PLANT BUILDING SECTION 1

1/8" = 1'-0"

KEYED NOTES:

1. PRE-ENGINEERED METAL ROOF SYSTEM[MTL-3]
2.
3. SCHEDULED DOOR
4. SCHEDULED STOREFRONT WINDOW SYSTEM
5. PAINTED EXPOSED STEEL [EP-2]
6. METAL WALL PANEL [MTL-1]
7. CORRUGATED METAL PANEL [MTL-2]
8. PRE-FINISHED DOWNSPOUT & GUTTER [MTL-5]
9. PRE-FINISHED METAL TRIM AT FASCIA, EXPOSED JAMBS ,OPENINGS, CORNERS, MATERIAL CHANGES [MTL-5]
10. SIGNAGE BY OTHERS
11. SCHEDULED LIGHT FIXTURE: REFER TO A1.21
12. PEMB FRAME PAINTED [EP-2], REFER TO PEMB DRAWINGS
13. STEEL SHADE CANOPY [EP-2]
14. WOOD LOOK METAL SOFFIT & BATTENS[MTL-6]
15. PERFORATED METAL PANEL [MTL-7]
16. CORRUGATED/GALVALUME METAL PANEL [MTL-8]
17. WALL INSULATION: ENERGYCRAFT LINER SYSTEM W/ R-19 CAVITY LAYER AND QUIK-STOP THERMAL BREAK @ WALLS.
18. ROOF INSULATION: ENERGYCRAFT (R38) DOUBLE LINER SYSTEM W/ R-25 PARALLEL AND R-13 PERPENDICULAR AND THERMAL SPACER BLOCKS AT PURLINS.
19. CONCRETE FOUNDATION. REF STRUCTURAL. PROVIDE RUBBED FINISH ON ALL EXPOSED CONCRETE FOUNDATION AND GRADE BEAM SURFACES

SECTION KEYED NOTES 3

N.T.S.

ISSUE HISTORY

No.	Description	Date
1	ISSUED FOR PRICING	22/10/2024

101 S. MAIN STREET
FORT WORTH, TX 76104
e.info@studio97w.com

AIRGAS
5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

PROJECT NO. 26103

SCALE VARIES

SHEET TITLE
FILL PLANT
BUILDING SECTION

SHEET NUMBER
A3.02

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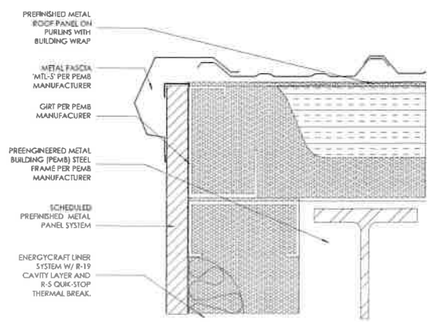
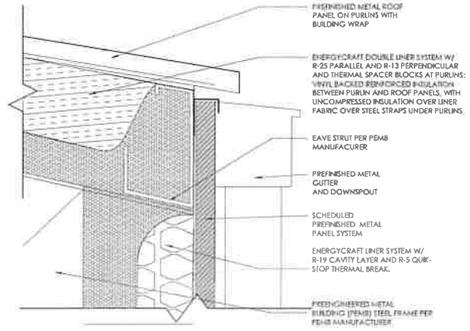
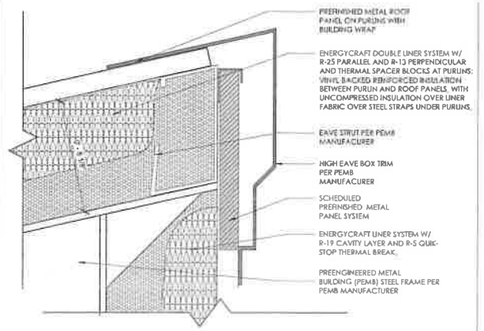


PEMB BOX RAKE DETAIL 16
3" = 1'-0"



PEMB EAVE DETAIL 12
3" = 1'-0"

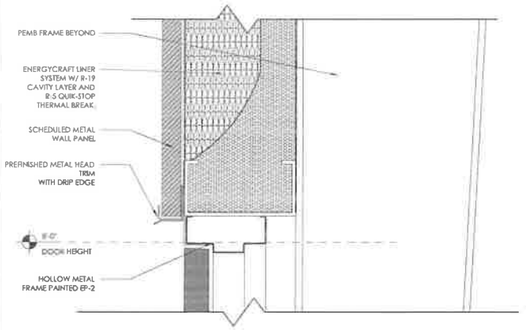


PEMB EAVE DETAIL 8
3" = 1'-0"

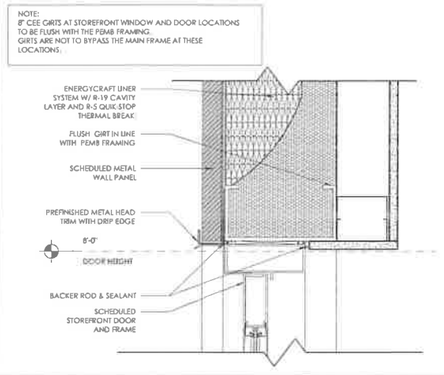
NOTES 4
N.T.S

ISSUE HISTORY		
No.	Description	Date
1	PERMIT SET	

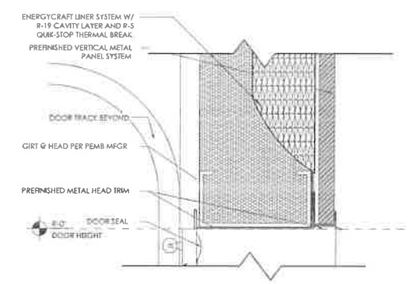
9015 SOUTH MAIN STREET, FORT WORTH, TX 76104
e:info@studio97w.com



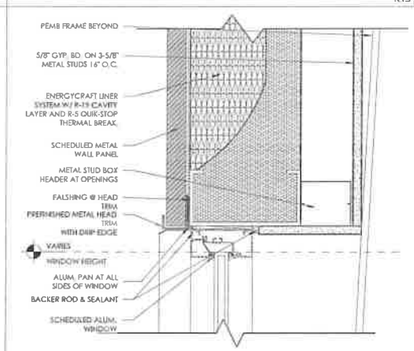
PEMB H.M. DOOR HEAD 15
3" = 1'-0"



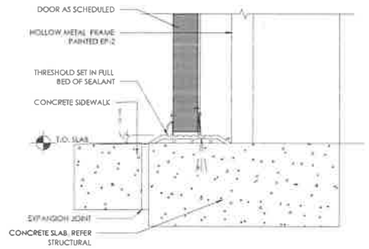
PEMB STOREFRONT DOOR HEAD 11
3" = 1'-0"



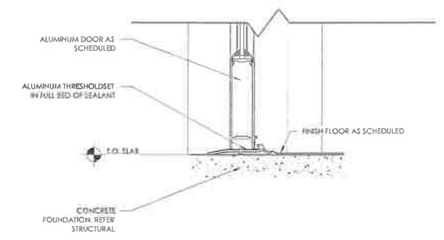
PEMB H.M. DOOR HEAD 7
3" = 1'-0"



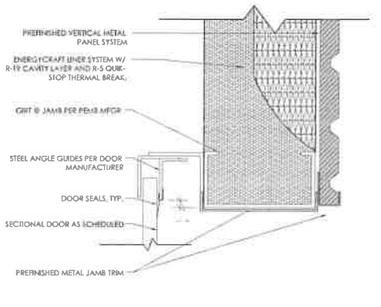
WINDOW HEAD @ METAL PANEL 3
3" = 1'-0"



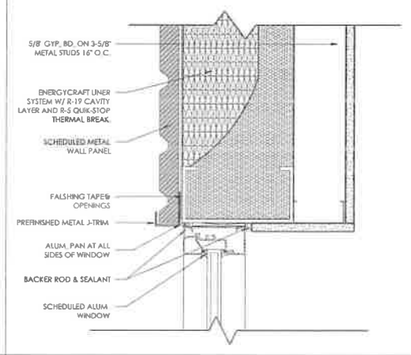
HM DOOR THRESHOLD 14
3" = 1'-0"



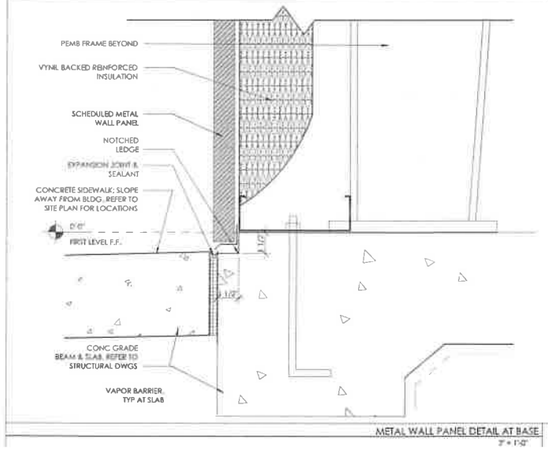
ALUMINUM DOOR THRESHOLD 10
3" = 1'-0"



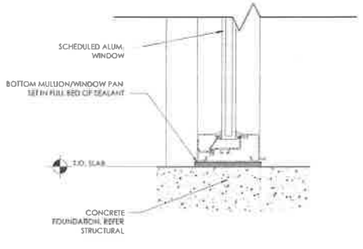
PEMB H.M. DOOR HEAD 6
3" = 1'-0"



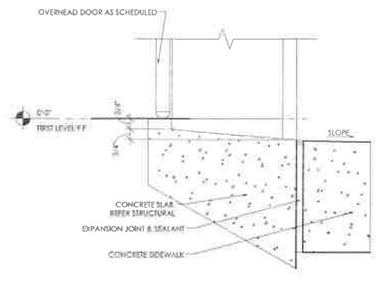
WINDOW HEAD @ METAL PANEL 2
3" = 1'-0"



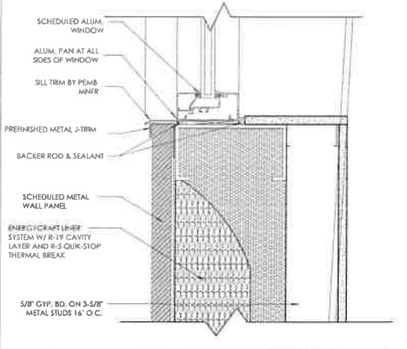
METAL WALL PANEL DETAIL AT BASE 13
3" = 1'-0"



WINDOW SILL @ FINISHED FLOOR 9
3" = 1'-0"



PEMB H.M. DOOR HEAD 5
3" = 1'-0"



WINDOW SILL @ METAL PANEL 1
3" = 1'-0"

AIRGAS
5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

PROJECT NO.
SCALE VARIES
SHEET TITLE

EXTERIOR DETAILS

A4.01

"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL PERMIT OR CONSTRUCTION" ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603



HALTOM CITY, TARRANT COUNTY, TEXAS
VICINITY MAP
NOT TO SCALE

TEMPORARY BENCHMARK #1 ELEVATION = 509.96'
BEING AN X-CUT SET ON THE SOUTHEAST CURBLINE OF STATE HIGHWAY NO. 121, ALSO KNOWN AS AIRPORT FREEWAY (A 350-FOOT PUBLIC RIGHT-OF-WAY), SAID X-CUT BEING ±18.6' WEST OF A GAS VALVE AND ±18.7' NORTHWEST OF A POWER POLE.

TEMPORARY BENCHMARK #2 ELEVATION = 510.60'
BEING AN X-CUT SET ON THE SOUTHEAST CURBLINE OF STATE HIGHWAY NO. 121, ALSO KNOWN AS AIRPORT FREEWAY (A 350-FOOT PUBLIC RIGHT-OF-WAY), SAID X-CUT BEING ±48.3' NORTHEAST OF A GAS VALVE AND ±28.1' NORTH NORTHEAST OF A POWER POLE.

TITLE COMMITMENT NOTES

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE PROVIDED BY NORTH NATIONAL TITLE INSURANCE COMPANY, G.F. NUMBER CB-17301-JS, EFFECTIVE DATE FEBRUARY 6, 2026. THIS COMMITMENT WAS RELIED UPON FOR ENCUMBRANCE RESEARCH, AND THE SURVEYOR WAS PERFORMED AS INDEPENDENT TITLE SEARCH. THEREFORE, EASEMENTS, AGREEMENTS, OR OTHER DOCUMENTS, EITHER RECORDED, OR UNRECORDED MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY. THE FOLLOWING EXCEPTIONS FROM SCHEDULE "B" WERE ADDRESSED AS FOLLOWS:

10(i). THE PERMANENT 10' DRAINAGE EASEMENT RECORDED IN VOLUME 5484, PAGE 2063, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS DOES AFFECT THE SUBJECT AND IS DEPICTED HEREON.

10(k). THE SOUTHWESTERN BELL TELEPHONE EQUIPMENT STATION EASEMENT RECORDED IN VOLUME 10508, PAGE 1552, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS DOES AFFECT THE SUBJECT AND IS DEPICTED HEREON.

10(l). THE VARIABLE WIDTH TEXAS MIDSTREAM GAS SERVICES, LLC PIPELINE EASEMENT DESCRIBED IN EASEMENT AND RIGHT-OF-WAY AGREEMENT RECORDED IN CLERK'S FILE NO. D210114864, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS DOES AFFECT THE SUBJECT AND IS DEPICTED HEREON.

10(o). THE SUBJECT PROPERTY IS A PART OF THAT SAME TRACT OF LAND DESCRIBED AS TRACT 14 IN MEMORANDUM OF LEASE RECORDED IN CLERK'S FILE NO. D207214687, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS.

10(r). THE SUBJECT PROPERTY IS THAT SAME TRACT OF LAND DESCRIBED AS EXHIBIT A; TRACT 2 IN MEMORANDUM OF OIL AND GAS LEASE RECORDED IN CLERK'S FILE NO. D208287080, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

10(s). THE SUBJECT PROPERTY IS THAT SAME TRACT OF LAND DESCRIBED AS THE FOLLOWING:

1. EXHIBIT A; TRACT 2 IN DEED WITHOUT WARRANTY RECORDED IN CLERK'S FILE NO. D214011041, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

2. EXHIBIT A; TRACT 2 IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN CLERK'S FILE NO. D214197820, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

3. EXHIBIT A IN SPECIAL WARRANTY DEED RECORDED IN CLERK'S FILE NO. D216020473, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

PROPERTY DESCRIPTION:

BEING A 6.975 ACRE TRACT OF LAND SITUATED IN THE JOHN AKERS SURVEY, ABSTRACT NO. 24, HALTOM CITY, TARRANT COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED TO THE BMS ENTERPRISES, INC. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER (DOC. NO.) D216020473, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 1, PROGRESSIVE CONCEPTS ADDITION, AN ADDITION TO THE CITY OF HALTOM CITY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SLIDE 344, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), SAID POINT LYING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 121, ALSO KNOWN AS AIRPORT FREEWAY (A 350-FOOT PUBLIC RIGHT-OF-WAY);

THENCE NORTH 58 DEGREES 58 MINUTES 38 SECONDS EAST, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 121, A DISTANCE OF 202.10 FEET TO A 5/8-INCH IRON POD WITH CAP STAMPED "FLANAGAN 6443" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3554.58 FEET, A CENTRAL ANGLE OF 00 DEGREES 48 MINUTES 18 SECONDS, AND A CHORD BEARING & DISTANCE OF NORTH 60 DEGREES 18 MINUTES 24 SECONDS EAST, 78.66 FEET;

THENCE IN A NORTHEASTERLY DIRECTION, WITH THE CURVING SOUTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 121, AND ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 78.66 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF LOT 1, HALTOM CITY INDUSTRIAL PARK, AN ADDITION TO THE CITY OF HALTOM CITY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME (VOL.) 388-177, PAGE (PG.) 29 (P.R.T.C.T.);

THENCE SOUTH 01 DEGREES 14 MINUTES 34 SECONDS EAST, DEPARTING THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 121, WITH THE WEST LINE OF SAID SECOND REFERENCED LOT 1, A DISTANCE OF 148.99 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BRITTAN CRAWFORD" FOUND FOR THE SOUTHWEST CORNER OF SAID SECOND REFERENCED LOT 1, SAID POINT BEING THE NORTHWEST CORNER OF LOT 2A1, HALTOM CITY INDUSTRIAL PARK, AN ADDITION TO THE CITY OF HALTOM CITY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOC. NO. D223100132, O.P.R.T.C.T;

THENCE SOUTH 00 DEGREES 04 MINUTES 17 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 2A1, A DISTANCE OF 1067.39 FEET TO A 2-INCH IRON PIPE (C.M.) FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 2A1, SAID POINT LYING ON THE NORTHWEST LINE OF THAT SAME TRACT OF LAND DESCRIBED TO THE CITY OF FORT WORTH & THE CITY OF DALLAS IN DEED RECORDED IN VOL. 7726, PG. 1948, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.), SAID TRACT BEING KNOWN AS THE TRINITY RAILWAY EXPRESS;

THENCE SOUTH 62 DEGREES 44 MINUTES 13 SECONDS WEST, WITH THE NORTHWEST LINE OF SAID TRINITY RAILWAY EXPRESS TRACT, A DISTANCE OF 2734.66 FEET TO A 5/8-INCH IRON ROD (C.M.) FOUND FOR THE SOUTHEAST CORNER OF SAID FIRST REFERENCED LOT 1;

THENCE NORTH 00 DEGREES 15 MINUTES 16 SECONDS WEST, DEPARTING THE NORTHWEST LINE OF SAID TRINITY RAILWAY EXPRESS TRACT, WITH THE EAST LINE OF SAID FIRST REFERENCED LOT 1, A DISTANCE OF 1229.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 303,815 SQUARE FEET OR 6.975 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE

TO: ARCAS USA, LLC, ARCAS INC. LLC, A LIMITED LIABILITY COMPANY; THE BMS ENTERPRISES INC, A TEXAS CORPORATION; AND NORTH NATIONAL TITLE INSURANCE COMPANY IN CONNECTION WITH THE TRANSACTION REFERENCED IN G.F. NO. CB-17301-JS WITH AN EFFECTIVE DATE OF FEBRUARY 6, 2026;

THE UNDERSIGNED DOES HEREBY CERTIFY TO NORTH NATIONAL TITLE INSURANCE COMPANY, G.F. NUMBER CB-17301-JS, EFFECTIVE DATE FEBRUARY 6, 2026, THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT; AND TO THE BEST OF MY KNOWLEDGE, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 6, 7(a), 7(b), 7(c), 8, 9, 10(a), 11(a), 13, 16, 17, 18, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 5, 2026.

DATE OF PLAT OR MAP: 02/04/2026

MARK N. PEOPLES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6443
STATE OF TEXAS

STATE HIGHWAY NO. 121
AIRPORT FREEWAY
(A 350' PUBLIC RIGHT-OF-WAY)
POINT OF BEGINNING
LOT 1A1
HALTOM CITY INDUSTRIAL PARK
DOC. NO. D223100132
O.P.R.T.C.T.
LOT 2A1
HALTOM CITY INDUSTRIAL PARK
DOC. NO. D223100132
O.P.R.T.C.T.
6.975 AC.
(303,815 SQ. FT.)
THE BMS ENTERPRISES, INC.
DOC. NO. D216020473
O.P.R.T.C.T.
LOT 1, BLOCK 1
PROGRESSIVE CONCEPTS ADDITION
CABINET A, SLIDE 344
P.R.T.C.T.
BMS HOA PROPERTY, LLC
DOC. NO. D214144648
O.P.R.T.C.T.
THE CITY OF FORT WORTH & THE CITY OF DALLAS
VOL. 7726, PG. 1948
D.R.T.C.T.
N 62° 44' 13" W 2734.66'
N 0° 15' 16" W 1229.06'
N 0° 04' 17" E 1067.39'
S 89° 55' 43" E 1320.00'
S 0° 04' 17" W 1067.39'
N 89° 55' 43" W 1320.00'
N 0° 04' 17" E 1067.39'
N 89° 55' 43" W 1320.00'
S 0° 04' 17" W


Airgas

Airgas®

an Air Liquide company

PROJECT RENDERING — 7 — NTS

ABBREVIATIONS

A/C	AIR CONDITIONING
ACP	ACOUSTICAL PANEL
ACT	ACOUSTICAL TILE
A.D.	AREA DRAIN
A.D.A.	AMERICANS WITH DISABILITIES ACT (1990)
ADJ	ADJUSTIBLE
A.F.F.	ABOVE FINISH FLOOR
A.F.G.	ABOVE FINISH GRADE
ALUM.	ALUMINUM
ALT.	ALTERNATE
∠	ANGLE
ASPH.	ASPHALT
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BM.	BEAM
B.U.R.	BUILTUP ROOF
CHNL.	CHANNEL
CAB./CAB.	CABINET
CFMF	COLD FORMED METAL FRAMING
C.J.	CONTROL JOINT
℄	CENTER LINE
CLG.	CEILING
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
COMP.	COMPRESSIBLE
CONC.	CONCRETE
COND.	CONDITION
CONT.	CONTINUOUS
CORR.	CORRIDOR
CPT.	CARPET
CT	CERAMIC TILE
CTSK.	COUNTERSINK
C.W.	COLD WATER
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
D.P.	DAMPPROOFING
DTL	DETAIL
D.S.	DOWNSPOUT
DWG.	DRAWING
EA.	EACH
EDF	ELECTRIC DRINKING FOUNTAIN
EL	ELEVATION (HEIGHT)
ELEC./ELECT.	ELECTRICAL
E.LEV.	ELEVATION (DRAWING)
E.J.	EXPANSION JOINT
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
FB	FACE BRICK
FD	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CAB.
F.H.C.	FIRE HOSE CAB.
FIN.	FINISH
FIXT.	FIXTURE
FLR.	FLOOR
FLSHG.	FLASHING
FLUOR.	FLUORESCENT
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
GCMU	GLAZED CONCRETE MASONRY UNIT(S)
GEN.	GENERAL
GFRC	GLASS FIBER REINFORCED CONCRETE
G.I.	GALVANIZED IRON
GL.	GLASS
GR.	GRADE
GT	GLAZED TILE PAVER(S)
GYP.	GYPSUM
HC	HANDICAPPED ACCESSIBLE
HGT.	HEIGHT
HM	HOLLOW METAL
HORIZ.	HORIZONTAL
H.W.	HOT WATER
ID.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
I.P.S.	IRON PIPE SIZE
JT.	JOINT
LAM.	LAMINATE
LAV.	LAVATORY
LP	LIGHTPOLE
LT	LIGHT
LT. WT.	LIGHT WEIGHT
MANUF./MFR.	MANUFACTURER
MAS.	MASONRY
MATL.	MATERIAL
MAX.	MAXIMUM
MB	MARKER BOARD
MECH.	MECHANICAL
MEM. W.P.	MEMBRANE WATERPROOFING
MEP	MECHANICAL, ELECTRICAL & PLUMBING
MEZZ.	MEZZANINE
MH	MANHOLE
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MOD	MODULE
MTL	METAL
M.T.P.	METAL TOILET PARTITIONS
N.D.	NAPKIN DISPOSAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
N.V.	NAPKIN VENDOR
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
O.H.	OPPOSITE HAND
OPNG.	OPENING
OPP.	OPPOSITE
P.C.	PRECAST
P.H.	PAPER HOLDER
PL	PLATE
PL	PROPERTY LINE
P.LAM.	PLASTIC LAMINATE
PLUMB.	PLUMBING
PLWD.	PLYWOOD
POL.	POLISHED
P.P.	POWER POLE
PR	PAIR
PT	POINT
PTD.	PAINTED
P.W.B.	PREFINISHED WALL BOARD
QT	QUARRY TILE
R	RADIUS
RD.	ROOF DRAIN
RE.	REFERENCE
RECP.	RECEPTACLE
REINF.	REINFORCE
RES.	RESILIENT
RTT	RESILIENT TERRAZZO TILE
REQ./REQD.	REQUIRED
REV.	REVISED
RF	RECREATIONAL RESILIENT FLOORING
R.S.S.	ROD STOCK AND SEALANT
SC	SEALED CONCRETE
SCH./SCHED.	SCHEDULE(D)
SCPL	SOLID CORE PLASTIC LAMINATE
S.D.	SOAP DISPENSER
SECT.	SECTION
SHT.	SHEET
SIM.	SIMILAR
SPC	SPECIAL COATING SYSTEM
SPEC./SPECS.	SPECIFICATIONS
SQ.	SQUARE
S.S.	SOUND STRIP
SS/ST. STL.	STAINLESS STEEL
STL.	STEEL
STR./STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SVF	SHEET VINYL FLOORING
SVDF	SHEET VINYL DANCE FLOORING
T.A.S.	TEXAS ACCESSIBILITY STANDARDS
T.B.	TACK BOARD
T.D.R.	TOWEL DISPENSER & RECEPTACLE
TEL.	TELEPHONE
TERR.	TERRAZZO
THK.	THICK
T.O.	TOP OF
T.O.B.	TOP OF WOOD BLOCKING
T.O.M.	TOP OF MASONRY
T.O.S.	TOP OF STEEL
T.T.D.	TOILET TISSUE DISPENSER
TYP.	TYPICAL
UL	UNDERWRITERS LABORATORIES
U.N.O.	UNLESS NOTED OTHERWISE
UR.	URINAL
V	VENT
V.C.T.	VINYL COMPOSITION TILE
VENT.	VENTILATING
VER.	VERIFY
VERT.	VERTICAL
VCB	PREFINISHED VINYL CLAD GYP. BD. / RELOCATABLE WALL PANEL
V.I.F.	VERIFY IN FIELD
VWC	VINYL WALL COVERING
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
WDW.	WINDOW
W.P.	WATERPROOFING
W.S.	WEATHERSTRIP
WT.	WEIGHT
W.W.	WATER WELL
W.W.F.	WELDED WIRE FABRIC

ABBREVIATIONS — 9 — NTS

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A0.05 SPECIFICATIONS
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A0.13 GENERAL NOTES/ FINISH SPECS/ DOOR SCHEDULE
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C-3.0 SITE PLAN
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C-6.1 STORM SEWER PLAN
C-6.2 STORM SEWER DETAILS
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L.3 IRRIGATION PLAN
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A3.03 BUILDING SECTIONS
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A3.12 WALL SECTIONS
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STRUCTURAL DRAWINGS
S01 GENERAL NOTES
S11 FOUNDATION DETAILS AND SECTIONS
S12 FOUNDATION PLAN

MEP DRAWINGS
MEP 1.00 COVER SHEET MEP
MEP 1.01 SPECIFICATIONS MEP
MEP 1.02 SITE PLAN-MEP

MECHANICAL
M2.01 OVERALL PLAN - MECHANICAL
M2.02 OVERALL PLAN - MECHANICAL
M2.03 OVERALL PLAN - MECHANICAL
M3.01 ENLARGED FLOOR PLANS - MECHANICAL
M3.02 ENLARGED FLOOR PLAN - MECHANICAL
M5.01 SCHEDULES & DETAILS - MECHANICAL

ELECTRICAL
E2.01 OVERALL PLAN - ELECTRICAL
E2.02 OVERALL PLAN - ELECTRICAL
E2.03 OVERALL PLAN - ELECTRICAL
E3.01 ENLARGED FLOOR PLAN - ELECTRICAL
E3.02 ENLARGED FLOOR PLAN - ELECTRICAL
E5.01 SCHEDULES & DETAILS - ELECTRICAL
E5.02 SCHEDULES & DETAILS - ELECTRICAL
E5.03 SCHEDULES & DETAILS - ELECTRICAL

PLUMBING
P2.00 OVERALL PLAN - PLUMBING
P2.01 OVERALL PLAN - PLUMBING
P2.02 OVERALL PLAN - PLUMBING
P2.03 OVERALL PLAN - PLUMBING
P3.00 ENLARGED UNDERFLOOR PLANS - PLUMBING
P3.01 ENLARGED FLOOR PLAN - PLUMBING
P3.02 ENLARGED FLOOR PLANS - PLUMBING
P3.03 ENLARGED FLOOR PLAN - PLUMBING
P5.01 SCHEDULES & DETAILS - PLUMBING

SHEET INDEX — 6 — NTS

ALTERNATES — 4 — NTS



SITE MAP — 3 — NTS



SITE AERIAL — 2 — NTS

SYMBOLS

DRAWING TITLE — First Floor Plan — 1/8"=1'-0"

SECTION CUT KEY — 1 / A400

ELEVATION KEY — 1 / A200

INTERIOR ELEVATION KEY — 1 / A300

COLUMN LINE/GRID KEY — 4

CHANGE CLOUD and A/R TAG

DETAIL KEY — 1 / A430

DOOR KEY — 1

WINDOW KEY — 1

BENCHMARK — 0'-0" AFF.

ELEVATION MARK — 9'-0"

KEYED NOTE — 1

NORTH ARROWS — N

WALL TYPE KEY — A1.1

MILLWORK KEY — MA-100

ROOM NAME KEY — STORAGE

CLG HEIGHT KEY

FINISH KEY — W-1

SYMBOLS — 8 — NTS

PROJECT CONTACT LIST

OWNER
AIRGAS

ARCHITECT
97W, LLC
901 S MAIN ST
FORT WORTH, TX 76104
TEL. 817.882.6940
CONTACT: STEVEN HALLIDAY

STRUCTURAL ENGINEER
HnH ENGINEERING
6421 CAMP BOWIE BLVD #416
FORT WORTH, TX 76116
TEL. 817.723.4066
CONTACT: WILL HERBERT

GENERAL CONTRACTOR

MEP ENGINEER
FLANAGAN ENGINEERING LLC.
THE FORT WORTH CLUB
306 W 7TH ST. SUITE #303 FORT WORTH, TX 76102
TEL. 817.704.0473
CONTACT: MICHAEL SIEBENTHALL

CIVIL ENGINEER
FLANAGAN ENGINEERING LLC.
THE FORT WORTH CLUB
306 W 7TH ST. SUITE #303 FORT WORTH, TX 76102
TEL. 940.327.7963
CONTACT: REECE FLANAGAN

PEMB COMPANY
PRIME METAL BUILDING & COMPONENTS
19320 US-377,
DUBLIN, TX 76446
TEL. 254.445.4462
CONTACT: LOGAN SYNATZSKE

PROJECT CONTACT LIST — 5 — NTS

PROJECT INFORMATION

PROJECT ADDRESS
5722 AIRPORT FREEWAY
FORT WORTH, TX 76117

PROJECT SCOPE
GROUND UP CONSTRUCTION OF (2) PARTIALLY CONDITIONED ONE STORY PRE ENGINEERED METAL BUILDINGS WITH SITE IMPROVEMENTS

PROPOSED OCCUPANCIES: S-1, H-3, M, B

TYPICAL CONSTRUCTION TYPE: 2B
FIRE SUPPRESSION: FULLY SPRINKLERED

PARKING SUMMARY:
REFER TO CIVIL DRAWINGS

BUILDING CODE
2018 INTERNATIONAL BUILDING CODE
2023 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2021 FIRE CODE
2012 TEXAS ACCESSIBILITY STANDARDS

ZONING
"M-1" - INDUSTRIAL DISTRICT

TDLR REGISTRATION
TABSXXXXX

PROJECT INFORMATION — 1 — NTS

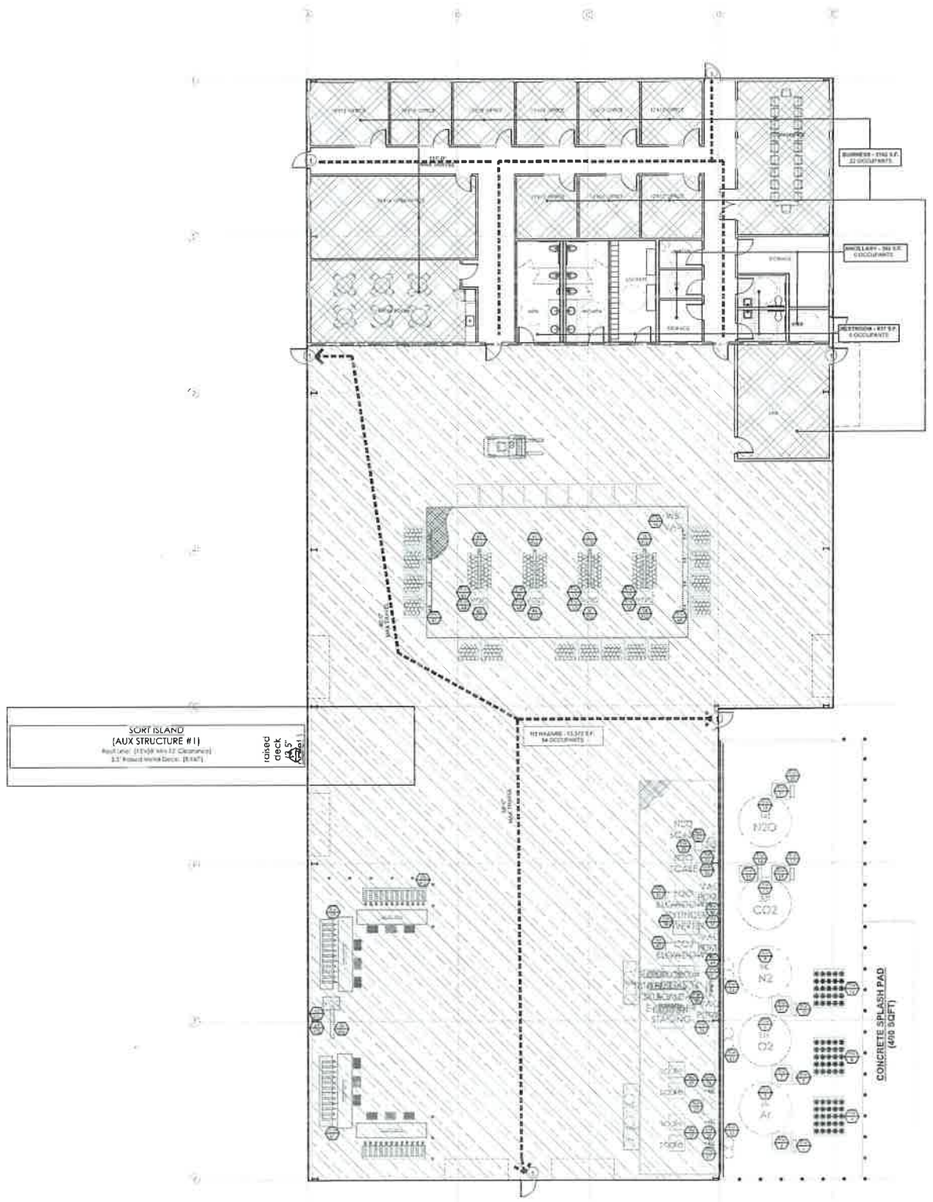
ISSUE HISTORY		
No.	Description	Date
1	ISSUED FOR PRICING	[illegible]

901 S. MAIN STREET
FORT WORTH, TX 76104
e:info@studio97w.com

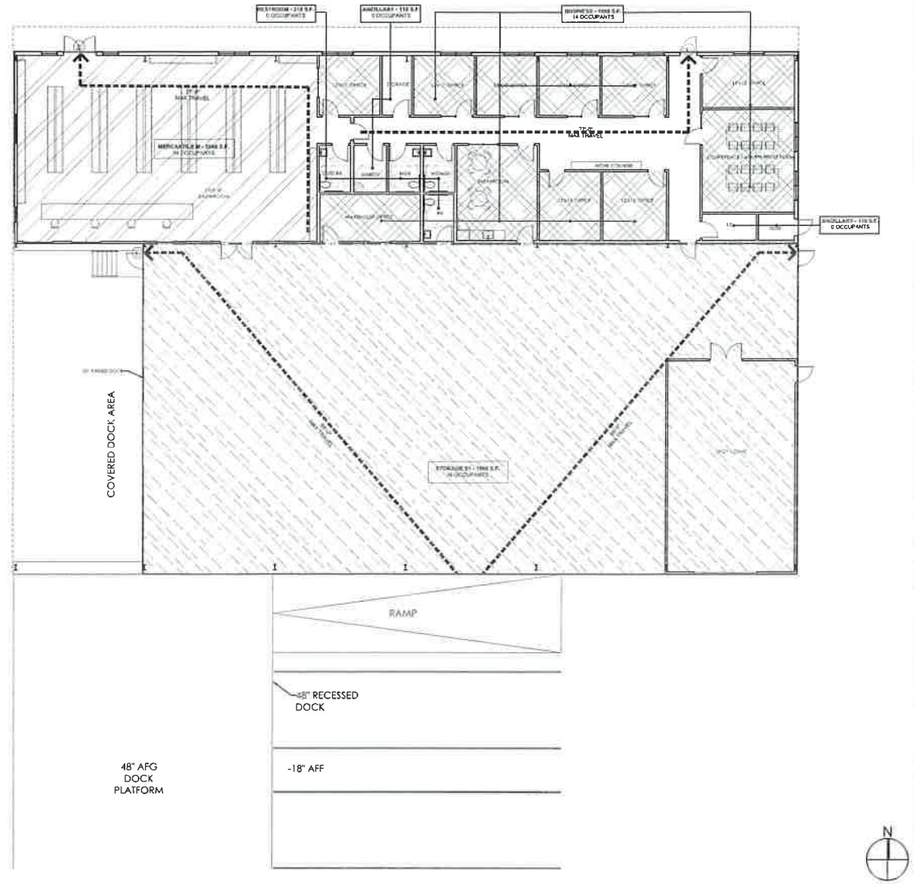
AIRGAS
5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

PROJECT NO.	26103
SCALE	VARIES
SHEET TITLE	COVER SHEET
SHEET NUMBER	A0.00

"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION" ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603



EGRESS PLAN- RETAIL BUILDING 4



EGRESS PLAN- BUILDING 3 3

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601)

BUILDING ELEMENT	TYPE II-B RATING
PRIMARY STRUCTURAL FRAME INCLUDING: COLUMNS/BEAMS/GIRDERS/TRUSSES	0 HR
BEARING WALLS: EXTERIOR	0 HR
INTERIOR	0 HR
EXTERIOR NON BEARING WALLS (TABLE 602)	
X < 5	2 HR
5 ≤ X < 10	1 HR
10' < X 30'	0 HR
X > 30'	0 HR
INTERIOR NON-BEARING WALLS AND PARTITIONS	0 HR
FLOOR & FLOOR/CEILING ASSEMBLIES	0 HR
ROOF & ROOF/CEILING ASSEMBLIES	0 HR

MINIMUM CORRIDOR WIDTH ALLOWANCE:
(IBC - SEC 1018.3)
44" MIN.

MAXIMUM LENGTH OF DEAD END CORRIDORS:
(IBC - SEC 1020.4 - W/SPRINKLER SYSTEM)
50' MAX.

MAXIMUM EXIT ACCESS TRAVEL DISTANCE:
(IBC - TAB 1016.2 - W/ SPRINKLER SYSTEM)
'S-1' OCCUPANCY - 250' MAX.
'B' OCCUPANCY -200' MAX.
'H3' OCCUPANCY -100' MAX.

MINIMUM NUMBER OF EXITS PER STORY:
(IBC - TAB 1006.2.1) - 1 REQUIRED/ 1 MIN PROVIDED PER SPACE.
OCC LOAD LESS THAN 29

MAXIMUM COMMON PATH OF EGRESS TRAVEL:
(IBC - SEC 1006.2.1 - W/ SPRINKLER SYSTEM)
<30 'S-1' OCCUPANCY - 100' MAX. (TO CHOICE OF 2 EXIT PATHS)
'B' OCCUPANCY -100' MAX (TO CHOICE OF 2 EXIT PATHS)
'H3' OCCUPANCY -25' MAX (TO CHOICE OF 2 EXIT PATHS)

PROPOSED OCCUPANCY CALCULATIONS PER BUILDING TYPE :

BLDG 1: RETAIL

OCCUPANCY TYPE	AREA	OCCUPANT LOAD
BUSINESS	1999 G.S.F.	14 OCCUPANTS @ 1 PER 150 G.S.F.
STORAGE S1	7900 G.S.F.	27 OCCUPANTS @ 1 PER 300 G.S.F.
ANCILLARY	420 G.S.F.	0 OCCUPANTS
TOTAL BUILDING 1	13,476 G.S.F.	41 OCCUPANTS

BLDG 2: FILL PLANT

OCCUPANCY TYPE	AREA	OCCUPANT LOAD
BUSINESS	3,162 G.S.F.	22 OCCUPANTS @ 1 PER 150 G.S.F.
H3 (INDUSTRIAL)	13,372 G.S.F.	134 OCCUPANTS @ 1 PER 100 G.S.F.
ANCILLARY	1,029G.S.F.	0 OCCUPANTS
TOTAL BUILDING TYPES 1-2	17,220G.S.F.	156 OCCUPANTS

CODE STUDY N.T.S. 2

OCC./EGRESS LEGEND:

INTERIOR & EXTERIOR EGRESS

1. 3'-0" EXIT DOOR (33.2" CLR.)
2. PAIR 3'-0" DOOR (66.4" CLR.) AT .2"/PERSON = 332 PERSONS

S1 STORAGE OCCUPANCY

H-3 OCCUPANCY

BUSINESS OCCUPANCY

MERCANTILE OCCUPANCY

1 HR RATED WALL

2 HOUR RATED PARTITION
REFER TO PARTITION TYPES

EGRESS PATH OF TRAVEL

★ FEC FIRE EXTINGUISHER (ON BRACKET)

PROJECT SCOPE

GROUND UP CONSTRUCTION OF (2) FULLY SPRINKLERED, PARTIALLY CONDITIONED ONE STORY PRE ENGINEERED METAL BUILDING'S WITH SITE IMPROVEMENTS.

PROPOSED OCCUPANCIES:	S-1 H-3 M B
TYPICAL CONSTRUCTION TYPE	2B
FIRE SUPPRESSION	FULLY SPRINKLERED

CODE STUDY AND EGRESS LEGEND 1

ISSUE HISTORY

NO.	Description	Date
1	ISSUED FOR PRICING	07/10/2025

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FORT WORTH, TX 76104
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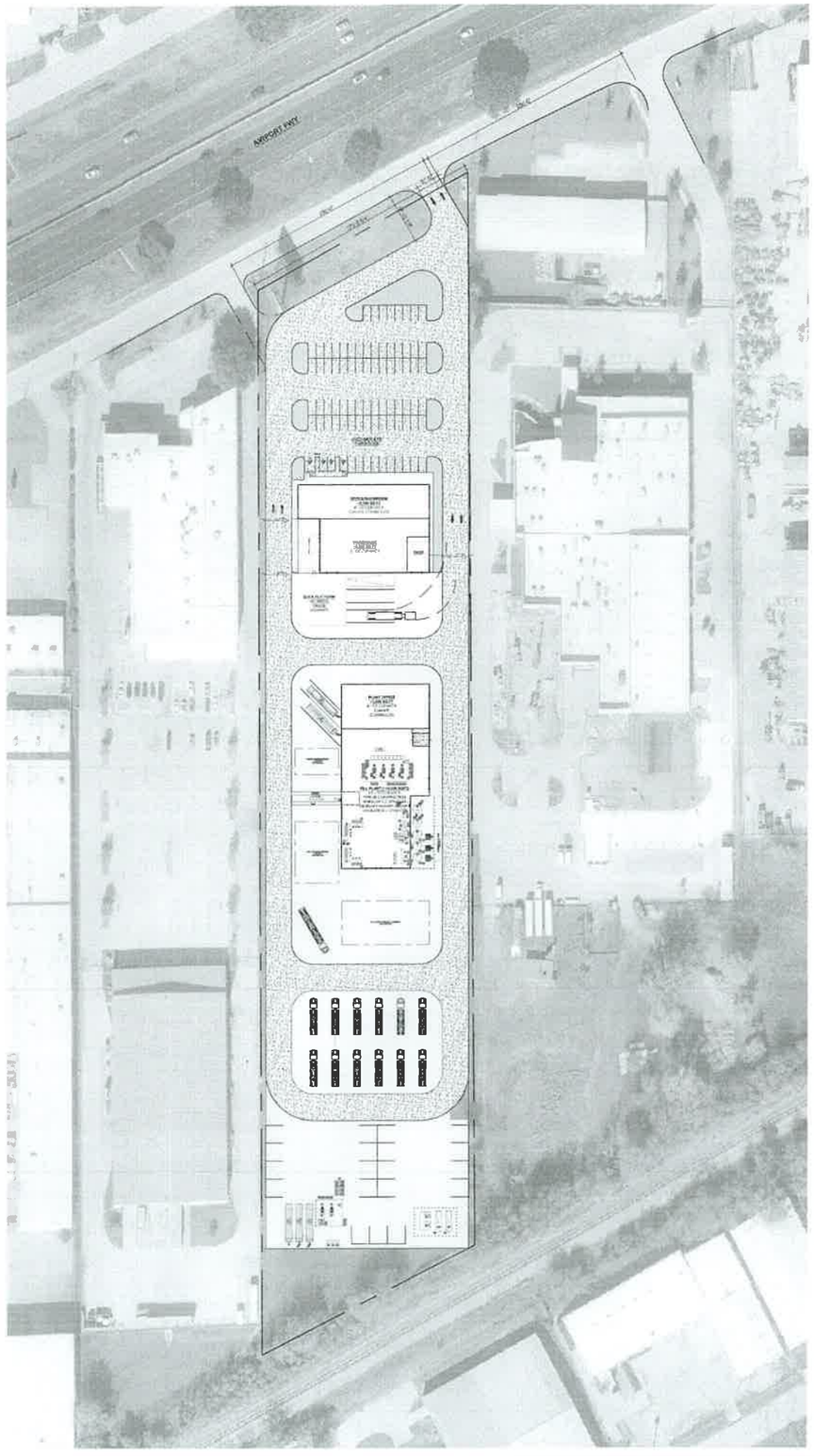
AIRGAS

5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

PROJECT NO. 26103
SCALE VARIES
SHEET TITLE CODE SHEET
SHEET NUMBER A0.01

"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION" ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603



ARCHITECTURAL SITE PLAN

2

GENERAL SITE PLAN NOTES:

1. FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. REMOVE EXISTING VEGETATION AS REQUIRED. VERIFY EXACT CONDITIONS ON SITE.
3. PROVIDE CONCRETE WALKS AS INDICATED ON PLAN. CONTROL JOINTS AT 5'-0" O.C. MAX AND EXPANSION JOINTS @ 20'-0" O.C. MAX UNLESS NOTED OTHERWISE.
4. REFERENCE MEP SITE PLAN FOR LOCATIONS OF SITE LIGHTING/PLUMBING REQUIREMENTS.
5. REFER TO CIVIL DRAWINGS FOR SITE GRADING AND SUBSURFACE DRAINAGE SYSTEMS.
6. REFER TO CIVIL DRAWINGS FOR LOCATION OF CONTROL JOINTS AND EXPANSION JOINTS FOR CONCRETE PAVED AREAS.
7. REFER TO CIVIL DRAWINGS FOR DIMENSION CONTROL OF DRIVES AND CURB RADII
8. REFERENCE FLOOR PLAN DRAWINGS FOR ALL BUILDING DIMENSIONS.
9. DUMPSTER AND MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY. SEE ZONING ORDINANCE 6.301D, REFER CIVIL.
10. REFER TO CIVIL DRAWINGS FOR SITE DEMOLITION.
11. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPING
12. REFER TO CIVIL FOR R.O.W. WORK.
13. OWNER RESPONSIBLE FOR COORDINATING MAILBOX LOCATION W/ UNITED STATES POSTAL SERVICE.

ACCESSIBILITY NOTES

1. PARKING SPACES AND ACCESS AISLE SURFACE SLOPES NOT TO EXCEED 1:50 (2%) IN ALL DIRECTIONS.
2. COMPLY WITH SECTION 4 OF THE 2012 TEXAS ACCESSIBILITY STANDARDS.

SITE PLAN DEMOLITION KEYED NOTES:

1. REPLACE LIGHT FIXTURE WITH LED'S (SL) ON ALL EXISTING LIGHT POLES. REF LIGHT FIXTURE 'SL' ON 2/A1.21 FOR LIGHT FIXTURE SPECIFICATIONS
2. EXISTING FENCE & GATES TO REMAIN
3. EXISTING CONCRETE DRIVE TO REMAIN
4. EXISTING CONCRETE PAVING TO REMAIN
5. EXISTING GRAVEL AREA TO REMAIN
6. NEW CONCRETE SIDEWALK
7. NEW CONCRETE PARKING
8. 4" PAINTED PARKING STALL BORDER OR STRIPE
9. ACCESSIBLE VAN SPACE. COMPLY WITH SECTION 502 OF THE TEXAS ACCESSIBILITY STANDARDS.
10. PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY. COMPLY WITH SECTION 703.7.2.1 OF THE TEXAS ACCESSIBILITY STANDARDS
11. ADD "VIALATORS SUBJECT TO FINE & TOWING" TO EXISTING ACCESSIBLE PARKING STALL SIGN
12. EXISTING TREE TO REMAIN. PROTECT DURING CONSTRUCTION
13. RELOCATED PROPANE TANK
14. EXISTING GENERATOR TO REMAIN
15. EXISTING GRASS AREA TO REMAIN
16. NEW ACCESS AISLE. REFER TO ACCESSIBILITY NOTES.
17. NEW WHEEL STOP
18. NEW LANDSCAPE AREA
19. AREA FOR NEW ROCK FLUME FOR EXISTING PIPE
20. NEW EV CHARGER: SUPPLY POWER AND CONCRETE PAD PER MANUFACTURER SPECS
21. NEW EXTERIOR QUAD OUTLET ON PEDESTAL FOR HYBRID CAR PARKING
22. TRANSFORMER TO REMAIN, PROTECT DURING CONSTRUCTION.
23. NEW MAN GATE IN EXISTING GATE

N/A

GENERAL & KEYED NOTES

1

ISSUE HISTORY

NO.	Description	Date
1	AGENCY PRICING	01/10/2025

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AIRGAS
5722 AIRPORT FREEWAY
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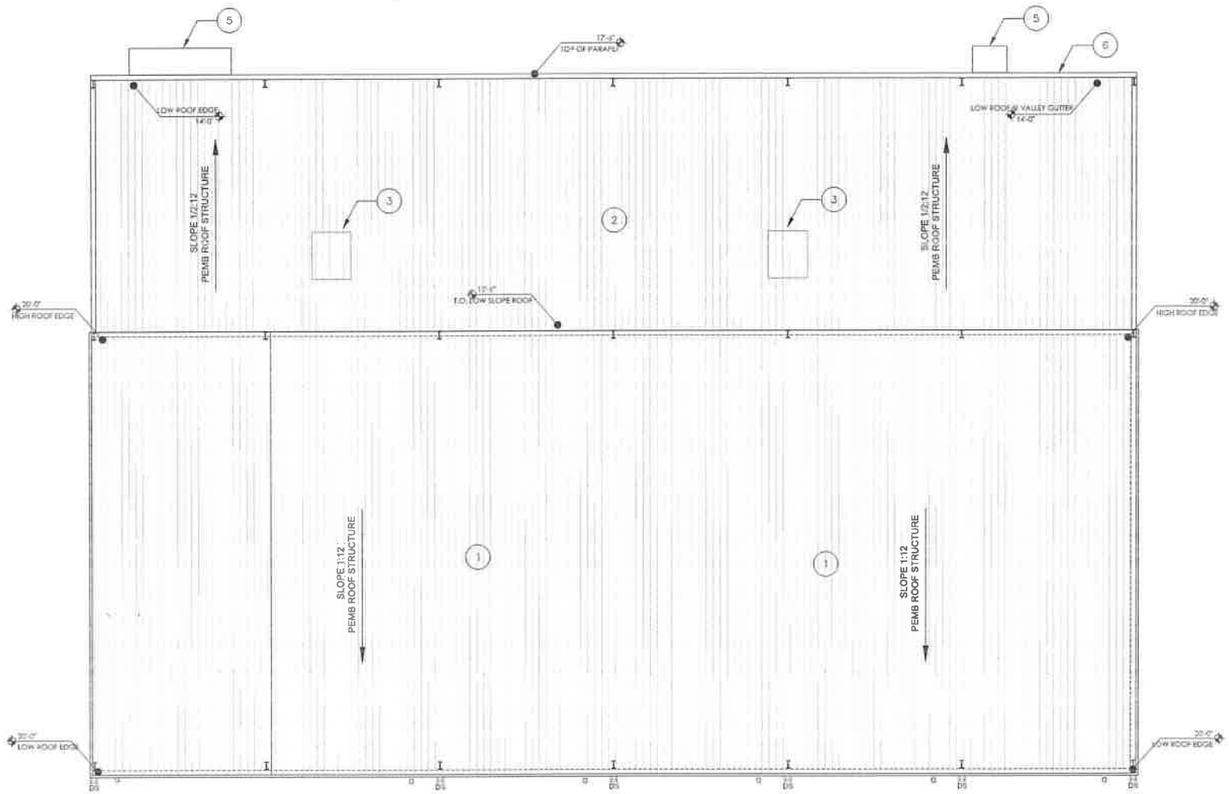
PROJECT NO: 24103
SCALE: VARIES
SHEET TITLE: ARCHITECTURAL SITE PLAN
SHEET NUMBER: A1.01

"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION" ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603



ROOF PLAN - RETAIL 3

KEYED NOTES:

1. PREFINISHED METAL PANEL ROOF SYSTEM, SLOPE 1:12. NO ROOF TOP EQUIPMENT IS PROPOSED
2. LOW SLOPE PREFINISHED METAL PANEL ROOF SYSTEM, SLOPE 1/2:12. ROOF TOP EQUIPMENT IS PROPOSED
3. HVAC ROOF TOP UNIT, LOCATION TBD
4. PREFINISHED GUTTER AND DOWNSPOUTS
5. WALL MOUNTED AWNING. REF PEMB DRAWINGS , EP-2
6. PARAPET WALL (BY PEMB)

RIDGE LINE

DS — DOWNSPOUT (EXTERNAL ROOF DRAIN)

G — GUTTER

KEYED NOTES & LEGEND 2

GENERAL ROOF PLAN NOTES:

1. CONTRACTOR SHALL REVIEW AND COORDINATE WITH ARCHITECTURAL, MEP, & STRUCTURAL PLANS TO ASCERTAIN EXACT CONDITIONS AND COMPONENTS RELATED TO THE WORK DESCRIBED BY THESE DOCUMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH ACCEPTED MANUFACTURER'S PRINTED INSTRUCTIONS AND NRCA STANDARDS.

2. DIMENSIONS, DETAILS, EQUIPMENT SIZE AND LOCATION SHOWN ON THESE ROOF PLAN AND ROOF DETAILS ARE FOR INFORMATION AND REFERENCE ONLY. EXACT SIZE, LOCATION, TYPE OF MATERIAL AND TYPE OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE SUBCONTRACTOR TO CONFIRM AND GENERAL CONTRACTOR TO COORDINATE.

3. ALL CRICKETS AND TAPERED INSULATION SHALL BE INSTALLED WITH A FINISHED 1/4" PER FOOT MIN. SLOPE.

4. CRICKET THE UP SLOPE SIDE OF ALL SQUARE CURBS AND PROJECTIONS OVER 20" IN WIDTH.

5. REFER TO NOMENCLATURE FOR TYPE OF ROOF SYSTEM.

6. ALL PIPING/ CONDUITS/ ETC. SHALL BE A MIN. 10" ABOVE ROOF SURFACE. PROVIDE PORTABLE PIPE HANGERS WITH PROTECTION PADS. - MEP CONTRACTOR SHALL PROVIDE SUPPORTS FOR NEW LINES.

7. PROVIDE 22 ga. STAINLESS STEEL, 2D FINISH, TREATED WOOD CURB AND BOX HOOD AT ALL GAS LINE AND WATER LINE ROOF PENETRATIONS (RE: GENERAL DETAILS).

8. PROVIDE WALKWAY PROTECTION PADS AROUND ALL A/C UNITS, AND AT ALL ROOF TOP ACCESS DOORS AND LADDERS (TOP & BOTTOM)

9. ISOLATE ALL HEAT PIPES/FLUES AS RECOMMENDED & OUTLINED IN THE NRCA MANUAL FOR ISOLATED STACK FLASHING.

10. AFTER SUBSTANTIAL COMPLETION THE GENERAL CONTRACTOR SHALL EXAMINE AND ENSURE DRAIN LINES, GUTTERS AND DOWNSPOUTS ARE FREE OF DEBRIS AND BLOCKAGE, FLUSH WITH WATER TO ENSURE THAT DRAINS FLOW FREELY, WHERE APPLICABLE.

11. REFER TO MEP DRAWINGS FOR SIZE AND LOCATION OF NEW DECK PENETRATIONS AND ROOF TOP EQUIPMENT.

12. G.C. TO ENSURE ALL ROOFTOP PENETRATIONS (SOIL STACKS, VENTS, ETC.) ARE INSTALLED MIN. 4'-0" FROM OTHER DECK PENETRATIONS, RISE WALLS, AND ROOF EDGE. MECHANICAL EQUIPMENT TO BE LOCATED MIN. 10'-0" FROM PERIMETER EDGE AND NO CLOSER THAN 4'-0" FROM RISE WALLS, OR ANY OTHER ROOF PENETRATION.

13. THROUGH WALL BASE FLASHING MIN. HEIGHT 10" AND MAX. HEIGHT 20" FROM FINISH DECK. DO NOT STEP THROUGH WALL FLASHING CLOSER THAN 5'-0" FROM CORNERS.

GENERAL NOTES 1

ISSUE HISTORY

NO.	Description	Date
1	ISSUED FOR PRICING	01/07/2025

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AIRGAS
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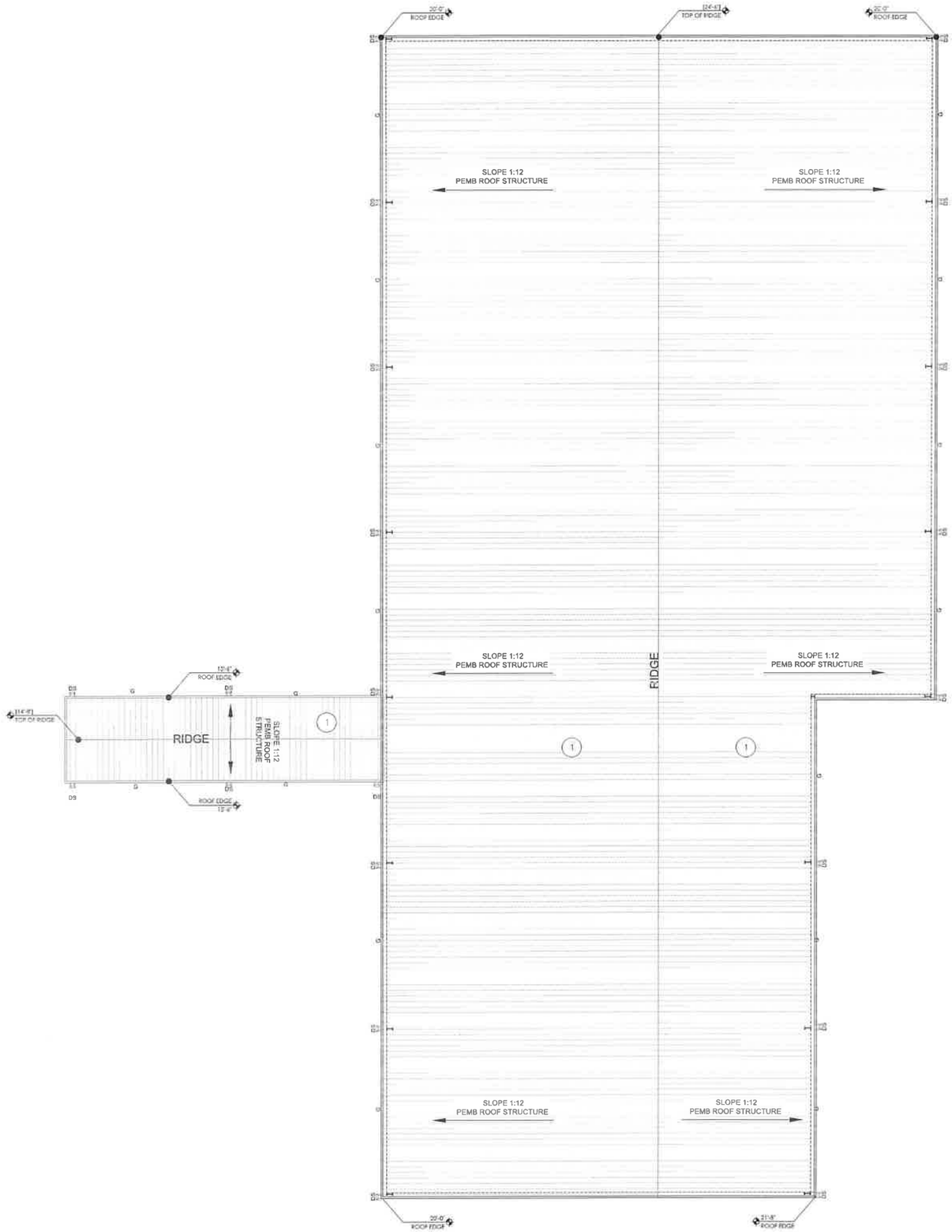
PROJECT NO. 24103
SCALE VARIES
SHEET TITLE
RETAIL ROOF PLAN
SHEET NUMBER
A1.05

"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION" ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603



KEYED NOTES:

1. PREFINISHED METAL PANEL ROOF SYSTEM, SLOPE 1:12. NO ROOF TOP EQUIPMENT IS PROPOSED
2. LOW SLOPE PREFINISHED METAL PANEL ROOF SYSTEM, SLOPE 1/2:12. ROOF TOP EQUIPMENT IS PROPOSED
3. HVAC ROOF TOP UNIT.
4. PREFINISHED GUTTER AND DOWNSPOUTS
5. PREMANUFACTURED METAL AWNING
6. PARAPET WALL (BY PEMB)

RIDGE LINE

DS — DOWNSPOUT (EXTERNAL ROOF DRAIN)

G — GUTTER

KEYED NOTES & LEGEND

N.T.S. 3

GENERAL ROOF PLAN NOTES:

1. CONTRACTOR SHALL REVIEW AND COORDINATE WITH ARCHITECTURAL, MEP, & STRUCTURAL PLANS TO ASCERTAIN EXACT CONDITIONS AND COMPONENTS RELATED TO THE WORK DESCRIBED BY THESE DOCUMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH ACCEPTED MANUFACTURER'S PRINTED INSTRUCTIONS AND NRCA STANDARDS.

2. DIMENSIONS, DETAILS, EQUIPMENT SIZE AND LOCATION SHOWN ON THESE ROOF PLAN AND ROOF DETAILS ARE FOR INFORMATION AND REFERENCE ONLY. EXACT SIZE, LOCATION, TYPE OF MATERIAL AND TYPE OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE SUBCONTRACTOR TO CONFIRM AND GENERAL CONTRACTOR TO COORDINATE.

3. ALL CRICKETS AND TAPERED INSULATION SHALL BE INSTALLED WITH A FINISHED 1/4" PER FOOT MIN. SLOPE.

4. CRICKET THE UP SLOPE SIDE OF ALL SQUARE CURBS AND PROJECTIONS OVER 20" IN WIDTH.

5. REFER TO NOMENCLATURE FOR TYPE OF ROOF SYSTEM.

6. ALL PIPING/ CONDUITS/ ETC. SHALL BE A MIN. 10" ABOVE ROOF SURFACE. PROVIDE PORTABLE PIPE HANGERS WITH PROTECTION PADS. - MEP CONTRACTOR SHALL PROVIDE SUPPORTS FOR NEW LINES.

7. PROVIDE 22 ga. STAINLESS STEEL, 2D FINISH, TREATED WOOD CURB AND BOX HOOD AT ALL GAS LINE AND WATER LINE ROOF PENETRATIONS (RE: GENERAL DETAILS).

8. PROVIDE WALKWAY PROTECTION PADS AROUND ALL A/C UNITS, AND AT ALL ROOF TOP ACCESS DOORS AND LADDERS (TOP & BOTTOM)

9. ISOLATE ALL HEAT PIPES/FLUES AS RECOMMENDED & OUTLINED IN THE NRCA MANUAL FOR ISOLATED STACK FLASHING.

10. AFTER SUBSTANTIAL COMPLETION THE GENERAL CONTRACTOR SHALL EXAMINE AND ENSURE DRAIN LINES, GUTTERS AND DOWNSPOUTS ARE FREE OF DEBRIS AND BLOCKAGE, FLUSH WITH WATER TO ENSURE THAT DRAINS FLOW FREELY. WHERE APPLICABLE.

11. REFER TO MEP DRAWINGS FOR SIZE AND LOCATION OF NEW DECK PENETRATIONS AND ROOF TOP EQUIPMENT.

12. G.C. TO ENSURE ALL ROOFTOP PENETRATIONS (SOIL STACKS, VENTS, ETC.) ARE INSTALLED MIN. 4'-0" FROM OTHER DECK PENETRATIONS, RISE WALLS, AND ROOF EDGE. MECHANICAL EQUIPMENT TO BE LOCATED MIN. 10'-0" FROM PERIMETER EDGE AND NO CLOSER THAN 4'-0" FROM RISE WALLS, OR ANY OTHER ROOF PENETRATION.

13. THROUGH WALL BASE FLASHING MIN. HEIGHT 10" AND MAX. HEIGHT 20" FROM FINISH DECK. DO NOT STEP THROUGH WALL FLASHING CLOSER THAN 5'-0" FROM CORNERS.

GENERAL NOTES

N.T.S. 1

ROOF PLAN - FILL PLANT

3

ISSUE HISTORY

No.	Description	Date
1	ISSUED FOR PRICING	03/10/2026

901 S. MAIN STREET
FORT WORTH, TX 76104
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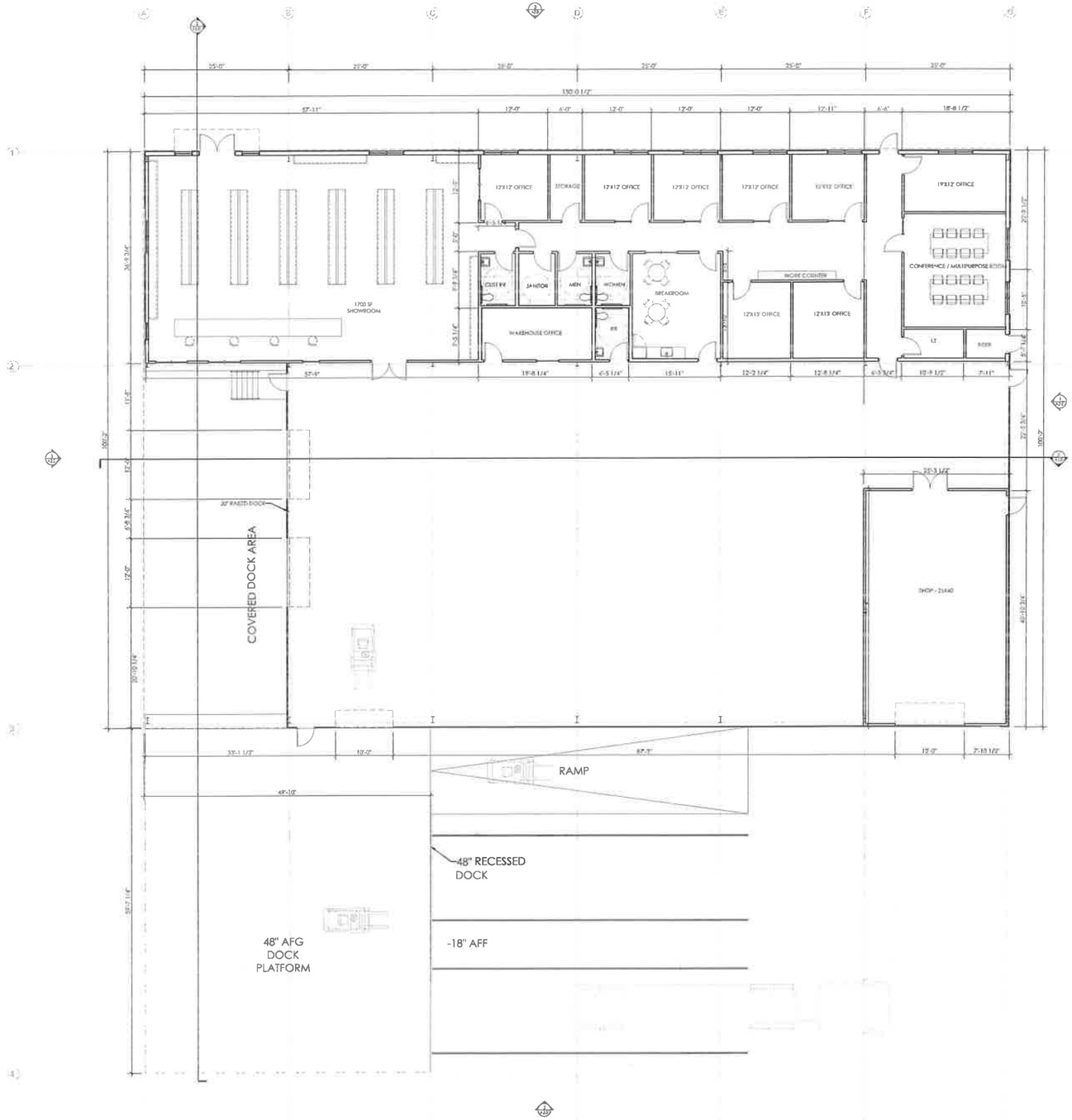
AIRGAS
5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

PROJECT NO. 26103
SCALE VARIES
SHEET TITLE
FILL PLANT
ROOF PLAN
SHEET NUMBER
A1.06

"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION. ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603



FIRST FLOOR PLAN 3

KEYED NOTES:

1. TV; GC TO PROVIDE BLOCKING IN WALL. CONTRACTOR PROVIDED,CONTRACTOR INSTALLED
2. NEW HOSE BIB LOCATION
3. PROVIDE PLYWOOD BACKING FOR EQUIP. MOUNTING.
4.
5.
6.
7.
8.
9.
10.
11.
12.
13.

WS-1 WINDOW SHADES, REFER TO FINISH SCHEDULE

KL KEYED LOCKPAD, REFER DOOR HARDWARE

KEYED NOTES & LEGEND 3

N.T.S.

1. ALL DIMENSIONS ARE TO THE FACE OF THE NEW FINISHED WALL UNLESS NOTED OTHERWISE.
2. AT ALL SPACES WITH FLOOR DRAINS - SLOPE NOT TO EXCEED 1:50.
3. ALL DOORS IN INTERIOR CMU WALLS AND EXTERIOR BRICK WALLS SHALL BE SET 6" OFF THE PERPENDICULAR ADJACENT WALL ON THE HINGE SIDE OF THE DOOR UNLESS NOTED OTHERWISE. ALL INTERIOR DOORS IN GYP. BD. STUD WALLS SHALL BE SET 6" OFF THE PERPENDICULAR ADJACENT WALL ON THE HINGE SIDE OF THE DOOR UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL CONTACT THE ARCHITECT IF ANY CONFLICTS OCCUR.
4. FIELD VERIFY THAT AREAS TO BE PAINTED RECIEVE PAINT SPECIFIED FOR THE INTENDED SURFACES.
5. NOTES INDICATED AS "RE: STRUCT.", "RE: SPEC.", "RE: MFR'S DOC", AND ETC.,...ARE TO REFER TO OTHER CONSTRUCTION DOC./SOURCES FOR ADDITIONAL INFORMATION.
6. REFER TO SCHEDULE SHEETS FOR ROOM FINISH SCHEDULES AND NOTES.
7. FRAME DIMENSIONS SHOWN ON DRAWINGS & SCHEDULES ARE WALL OPENING DIMENSIONS. ACTUAL FRAMES SIZES SHALL BE LESS DUE TO SHIMS/JOINTS, AND ETC.....FIELD VERIFICATION REQUIRED.
8. ALL FLOOR FINISH CHANGES SHALL OCCUR AT THE CENTERLINE OF DOORS UNLESS NOTED OTHERWISE. ALL FLOOR FINISH CHANGES SHALL HAVE THRESHOLDS OR REDUCER STRIPS.
9. PROVIDE SELF-LEVELING CONCRETE UNDERLAYMENT WHERE UNEVEN CONC. SLAB REQUIRED - PRIOR TO INSTALLING FLOOR FINISHES, TYPICAL.
10. ALL METAL STUD FRAMING TO BE 20 GA. UNLESS OTHERWISE NOTED.
11. ALL GYP. BD. TO BE ⅝" THICK TYPE 'X' UNLESS OTHERWISE NOTED.
12. SEE A0.01 FOR CODE/FIRE INFO
13. ALL PART. TYPES TO BE 5-1 HR U.N.O.
14. ALL TV OUTLETS TO BE LOCATED IN FIELD W/ OWNER AND ARCHITECT PRESENT, PRIOR TO INSTALLATION.
15. G.C. TO COORDINATE BLOCKING LOCATIONS FOR WALL MOUNTED EQUIPMENT W/ A/V CONSULTANT AND ARCHITECT PRIOR TO WALL CAVITY CLOSURE.

GENERAL NOTES 1

N.T.S.

ISSUE HISTORY

NO.	Description	Date
1	ADDED ADA PAIRING	02/20/2026

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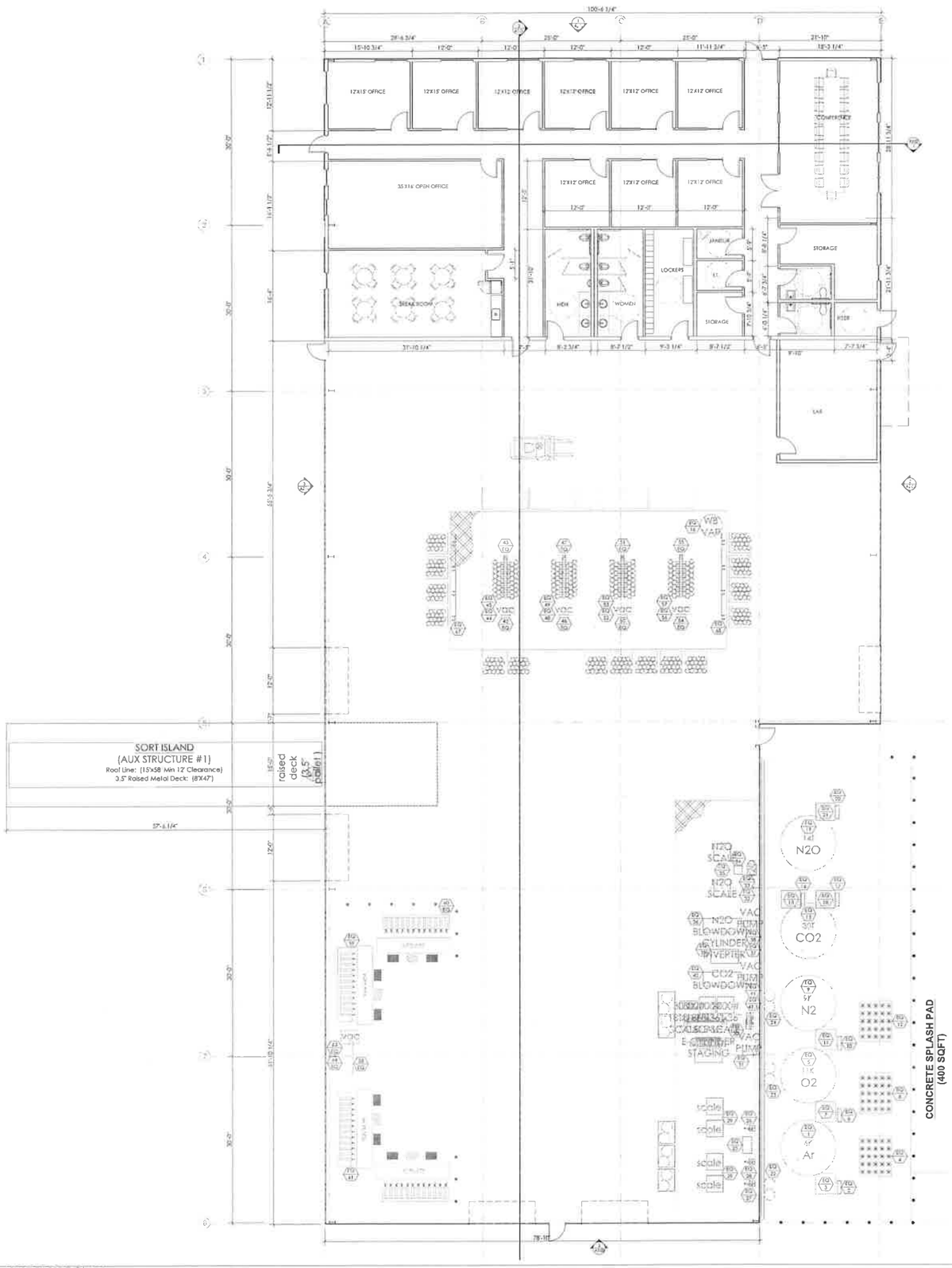
AIRGAS
5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

PROJECT NO. 26103
SCALE VARIES
SHEET TITLE
RETAIL FLOOR PLAN
SHEET NUMBER
A1.11

"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION" ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603



FIRST FLOOR PLAN 3

KEYED NOTES:

1. TV; GC TO PROVIDE BLOCKING IN WALL, CONTRACTOR PROVIDED,CONTRACTOR INSTALLED
2. NEW HOSE BIB LOCATION
3. PROVIDE PLYWOOD BACKING FOR EQUIP. MOUNTING.
4.
5.
6.
7.
8.
9.
10.
11.
12.
13.

WS-1 WINDOW SHADES, REFER TO FINISH SCHEDULE

KL KEYED LOCKPAD, REFER DOOR HARDWARE

KEYED NOTES & LEGEND N.T.S. 3

1. ALL DIMENSIONS ARE TO THE FACE OF THE NEW FINISHED WALL UNLESS NOTED OTHERWISE.
2. AT ALL SPACES WITH FLOOR DRAINS - SLOPE NOT TO EXCEED 1:50.
3. ALL DOORS IN INTERIOR CMU WALLS AND EXTERIOR BRICK WALLS SHALL BE SET 6" OFF THE PERPENDICULAR ADJACENT WALL ON THE HINGE SIDE OF THE DOOR UNLESS NOTED OTHERWISE. ALL INTERIOR DOORS IN GYP. BD. STUD WALLS SHALL BE SET 6" OFF THE PERPENDICULAR ADJACENT WALL ON THE HINGE SIDE OF THE DOOR UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL CONTACT THE ARCHITECT IF ANY CONFLICTS OCCUR.
4. FIELD VERIFY THAT AREAS TO BE PAINTED RECEIVE PAINT SPECIFIED FOR THE INTENDED SURFACES.
5. NOTES INDICATED AS "RE: STRUCT.", "RE: SPEC.", "RE: MFR'S DOC", AND ETC.,...ARE TO REFER TO OTHER CONSTRUCTION DOC/SOURCES FOR ADDITIONAL INFORMATION.
6. REFER TO SCHEDULE SHEETS FOR ROOM FINISH SCHEDULES AND NOTES.
7. FRAME DIMENSIONS SHOWN ON DRAWINGS & SCHEDULES ARE WALL OPENING DIMENSIONS. ACTUAL FRAMES SIZES SHALL BE LESS DUE TO SHIMS/JOINTS, AND ETC.,... FIELD VERIFICATION REQUIRED.
8. ALL FLOOR FINISH CHANGES SHALL OCCUR AT THE CENTERLINE OF DOORS UNLESS NOTED OTHERWISE. ALL FLOOR FINISH CHANGES SHALL HAVE THRESHOLDS OR REDUCER STRIPS.
9. PROVIDE SELF-LEVELING CONCRETE UNDERLAYMENT WHERE UNEVEN CONC. SLAB REQUIRED - PRIOR TO INSTALLING FLOOR FINISHES, TYPICAL.
10. ALL METAL STUD FRAMING TO BE 20 GA. UNLESS OTHERWISE NOTED.
11. ALL GYP. BD. TO BE ⅝" THICK TYPE 'X' UNLESS OTHERWISE NOTED.
12. SEE A0.01 FOR CODE/FIRE INFO
13. ALL PART. TYPES TO BE S-1 NR U.N.O.
14. ALL TV OUTLETS TO BE LOCATED IN FIELD W/ OWNER AND ARCHITECT PRESENT, PRIOR TO INSTALLATION.
15. G.C. TO COORDINATE BLOCKING LOCATIONS FOR WALL MOUNTED EQUIPMENT W/ A/V CONSULTANT AND ARCHITECT PRIOR TO WALL CAVITY CLOSURE.

GENERAL NOTES N.T.S. 1

ISSUE HISTORY

NO.	Description	Date
1	ISSUED FOR PRICING	03/10/2026

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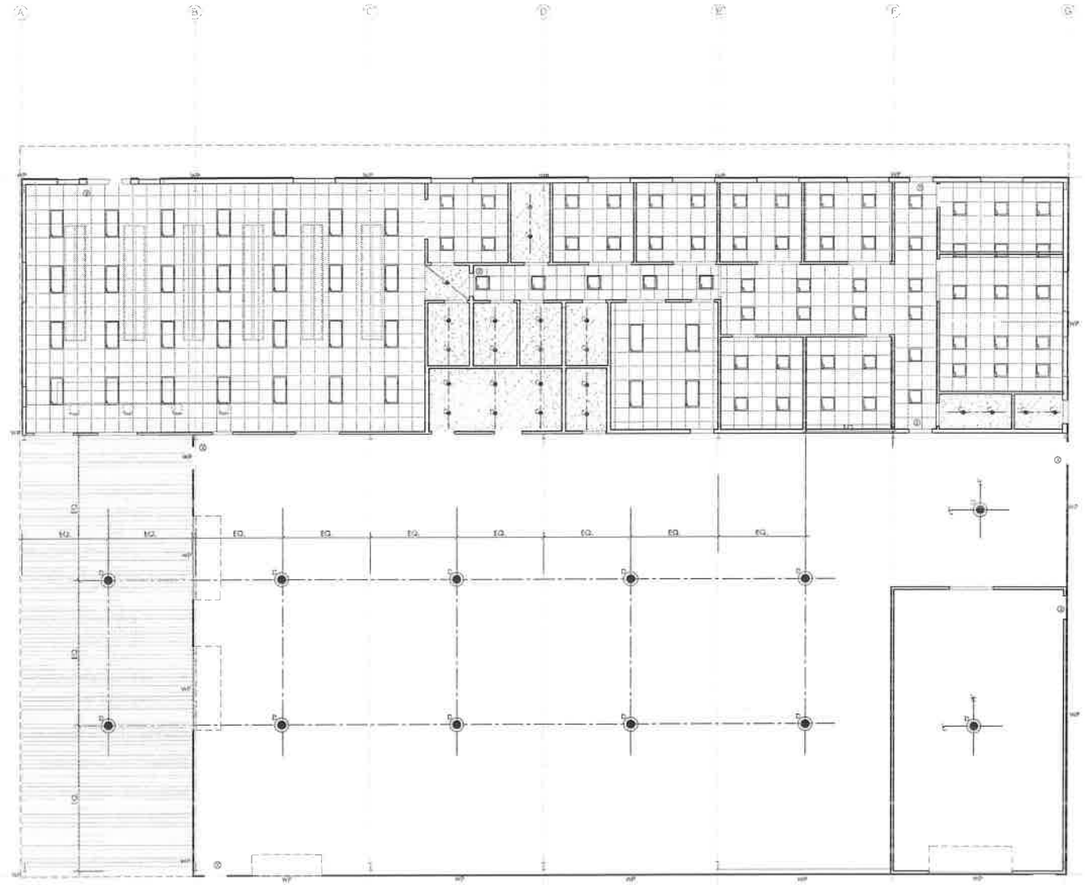
PROJECT NO. 26103
SCALE VARIES
SHEET TITLE
FILL PLANT FLOOR PLAN
SHEET NUMBER
A1.12

"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION" ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603



REFLECTED CEILING PLAN 2

GENERAL REFLECTED CEILING PLAN NOTES:

A. REFER TO FINISH SCHEDULE FOR ALL CEILING FINISHES.
B. COORDINATE WITH ELECTRICAL, AND MECHANICAL, SPRINKLER DRAWINGS.
C. COORDINATE LOCATION OF ALL LIGHT FIXTURES, GRILLS, EXIT SIGNS, ETC., WITH MEP DRAWINGS.
D. ALL ELECTRICAL INSTALLATION TO CONFORM TO LOCAL BUILDING CODES.
E. LOCATE ELECTRICAL OUTLETS IN VERTICAL ORIENTATION 18" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
F. LOCATE T.O. LIGHT SWITCHES 48" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
G. SWITCHES SHOWN IN CLUSTERS ARE TO BE GANGED UNDER ONE COVER PLATE, UNLESS NOTED OTHERWISE.
H. LOCATION OF SWITCHED PORTION OF HALF-HOT OUTLETS ALWAYS TO BE LOCATED ON BOTTOM OF DUPLEX OR RIGHT-SIDE IF HORIZONTAL UNLESS NOTED OTHERWISE.
I. ALL DIMMER SWITCHES TO BE LUTRON, OR EQUAL AND OF THE SAME MANUFACTURER AS THE LIGHTING CONTROL SYSTEM.
J. COORDINATE AND CONFIRM LOCATION OF RECEPTACLES NOT PLACED ON WALLS FOR FLOOR AND CEILING MOUNTED ELECTRICAL OUTLETS WITH MEP AND ARCHITECT.

NOTES:

PRIOR TO THE COMPLETION OF CONSTRUCTION THE ELECTRICAL CONTRACTOR TO SPEND A MINIMUM OF 5-7 MINUTES ADJUSTING EACH ADJUSTABLE LIGHT FIXTURE TO THE SATISFACTION OF THE ARCHITECT OR OWNER.

GENERAL PLAN NOTES 4

MARK	TYPE	LAMPS	MOUNT	REMARKS
A	LITHONIA 2X4 LED TROFFER ST-AK-2X4-3000L-80CRI-30K-CCLT-7I MVOLT	35WATT LED LIGHT 4000° K.	LAY IN CEILING	
B	LITHONIA 2X2 LED TROFFER ST-AK-2X2-2000L-80CRI-30K-CCLT-7I MVOLT	20WATT LED LIGHT 4000° K.	LAY IN CEILING	
C	JUNO SLIMRASICS™ 5" LED SURFACE MOUNT DOWNLIGHT	11W LED LIGHT 3000° K.	SURFACE	
D	COMPACT PRO HIGH BAY LED CPB8 ALO14 UVOLT SWW9 DWH	21K 2/CL 4000K 90 CRI	CEILING HUNG BOTTOM OF FIXTURE 17'-0" AFF	
	WALL PACK- LITHONIA LIGHTING WP31 LED WP31 LED 40K MVOLT E4WH DBLXD	11W LED, 4000K 1,500 LUMEN	WALL MOUNT OVER MAN DOORS	REF RCP FOR MOUNTING HEIGHTS, 8' AFF, INCLUDE BATTERY BACKUP
X	DUAL LITE LT SERIES LTUFW10L	3W LED	WALL MOUNT LIGHT FIXTURE BOTTOM OF FIXTURE 8'-0" AFF	COMBINATION UNIT/ LED EXIT SIGN
WP	WALL PACK- LITHONIA LIGHTING WPX2 LED WTOR3A-41 WHT-PC1	47W LED, 4000K 6000LUMEN	WALL MOUNT OVERHEAD DOORS	REF RCP FOR MOUNTING HEIGHTS - 8' AFF

LIGHT FIXTURE SCHEDULE 3

OPEN TO STRUCTURE ABOVE, PT-1

METAL SOFFIT, MTL-2

PRE-ENGINEERED & PRE-FINISHED METAL CANOPY, MTL-3

SINGLE LAYER GYP. BOARD, RE: FINISH SCHEDULE

LEGEND 1

ISSUE HISTORY

NO.	Description	Date
1	ISSUED FOR PRICING	09/17/2025

901 S. MAIN STREET
FORT WORTH, TX 76104
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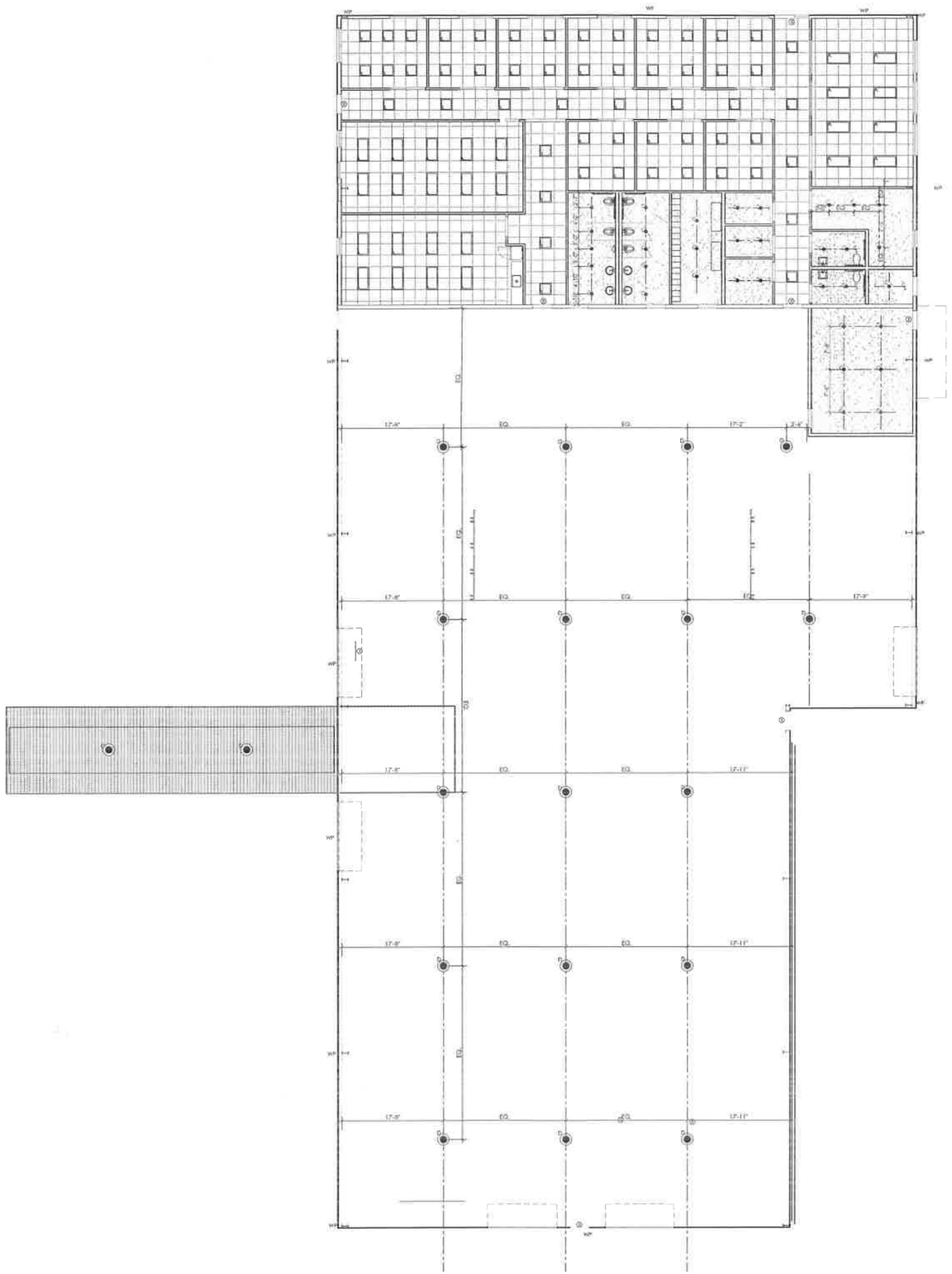
AIRGAS
5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

PROJECT NO. 26103
SCALE VARIES
SHEET TITLE RETAIL REFLECTED CEILING PLAN
SHEET NUMBER A1.21

"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION" ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603



REFLECTED CEILING PLAN

2

GENERAL REFLECTED CEILING PLAN NOTES:

A. REFER TO FINISH SCHEDULE FOR ALL CEILING FINISHES.
B. COORDINATE WITH ELECTRICAL, AND MECHANICAL, SPRINKLER DRAWINGS.
C. COORDINATE LOCATION OF ALL LIGHT FIXTURES, GRILLS, EXIT SIGNS, ETC., WITH MEP DRAWINGS.
D. ALL ELECTRICAL INSTALLATION TO CONFORM TO LOCAL BUILDING CODES.
E. LOCATE ELECTRICAL OUTLETS IN VERTICAL ORIENTATION 18" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
F. LOCATE T.O. LIGHT SWITCHES 48" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
G. SWITCHES SHOWN IN CLUSTERS ARE TO BE GANGED UNDER ONE COVER PLATE, UNLESS NOTED OTHERWISE.
H. LOCATION OF SWITCHED PORTION OF HALF-HOT OUTLETS ALWAYS TO BE LOCATED ON BOTTOM OF DUPLEX OR RIGHT-SIDE IF HORIZONTAL, UNLESS NOTED OTHERWISE.
I. ALL DIMMER SWITCHES TO BE LUTRON, OR EQUAL AND OF THE SAME MANUFACTURER AS THE LIGHTING CONTROL SYSTEM.
J. COORDINATE AND CONFIRM LOCATION OF RECEPTACLES NOT PLACED ON WALLS FOR FLOOR AND CEILING MOUNTED ELECTRICAL OUTLETS WITH MEP AND ARCHITECT.

NOTES:

PRIOR TO THE COMPLETION OF CONSTRUCTION THE ELECTRICAL CONTRACTOR TO SPEND A MINIMUM OF 5-7 MINUTES ADJUSTING EACH ADJUSTABLE LIGHT FIXTURE TO THE SATISFACTION OF THE ARCHITECT OR OWNER.

GENERAL PLAN NOTES 4

MARK	TYPE	LAMPS	MOUNT	REMARKS
A	LITHONIA 2X4 LED TROFFER ST-AE-2X4-3000L-80CRI-30K-CCT-LT1 MVOLT	30 WATT LED LIGHT 4000° K.	LAY IN CEILING	
B	LITHONIA 2X2 LED TROFFER ST-AE-2X2-2000L-80CRI-30K-CCT-LT1 MVOLT	25 WATT LED LIGHT 4000° K.	LAY IN CEILING	
C	LITHONIA ELM6 6" LED SURFACE MOUNT DOWNLIGHT	11 W LED LIGHT 3000° K.	SURFACE	
D	COMPACT PRO HIGH BAY LED CPHB ALO14 MVOLT 34WR DWH	24K-27K L 4000K NO CRI	CEILING HUNG BOTTOM OF FIXTURE 17'-0" AFF	
	WALL PACK- LITHONIA LIGHTING WPX1 LED WPX1 LED 40K MVOLT E4WH DBLXD	11 W LED 4000K 1500 LUMEN	WALL MOUNT OVER MAN DOORS	REF RCP FOR MOUNTING HEIGHTS, 8' A.F.F., INCLUDE BATTERY BACKUP
X	DUAL LITE LT SERIES LTUEW10 SL	2W LED	WALL MOUNT LIGHT FIXTURE BOTTOM OF FIXTURE 8'-0" AFF	COMBINATION UNIT/ LED EXIT SIGN
WP	WALL PACK- LITHONIA LIGHTING WPX2 LED WPX2 LED 80 3A-R4-WH-ILPCT	47W LED, 4000K 6000 LUMEN	WALL MOUNT OVERHEAD DOORS	REF RCP FOR MOUNTING HEIGHTS, 10' A.F.F.

LIGHT FIXTURE SCHEDULE 3

OPEN TO STRUCTURE ABOVE, PT-1

METAL SOFFIT, MTL-2

PRE-ENGINEERED & PRE-FINISHED METAL CANOPY, MTL-3

SINGLE LAYER GYP. BOARD, RE: FINISH SCHEDULE

LEGEND 1

ISSUE HISTORY

No.	Description	Date
1	ISSUED FOR PRICING	09/10/2021

901 S. MAIN STREET
FORT WORTH, TX 76104
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AIRGAS
5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

PROJECT NO. 26103
SCALE VARIES
SHEET TITLE FILL PLANT REFLECTED CEILING PLAN
SHEET NUMBER A1.22

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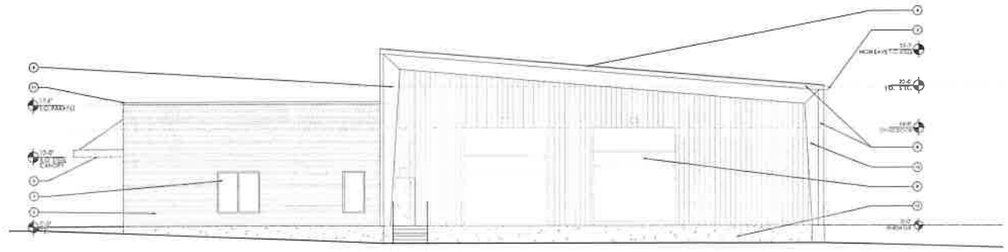
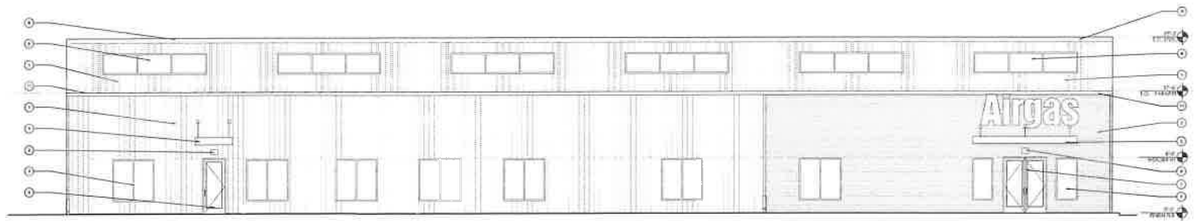
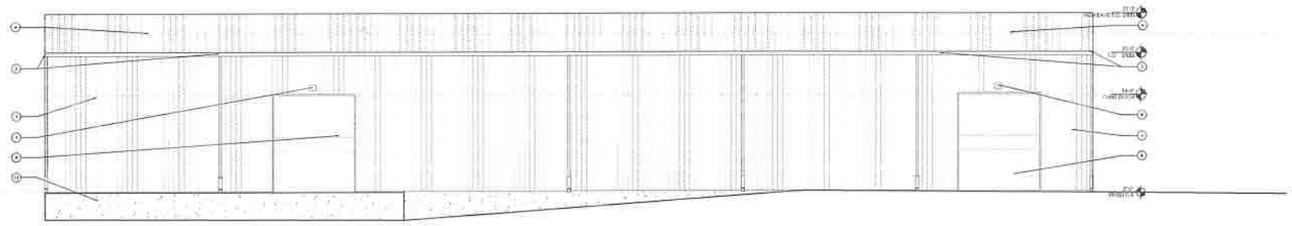


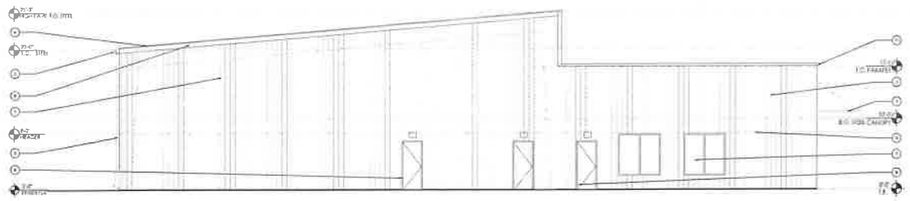
EXTERIOR ELEVATION - WEST — 1/8" = 1'-0" — 5



EXTERIOR ELEVATION - NORTH — 1/8" = 1'-0" — 3



EXTERIOR ELEVATION - SOUTH — 1/8" = 1'-0" — 2



EXTERIOR ELEVATION -EAST — 1/8" = 1'-0" — 1

KEYED NOTES: — N.T.S. — 4

1. METAL WALL PANELS, MTL-1
2. CORRUGATED METAL WALL PANELS, MTL-2
3. PREFINISHED METAL GUTTER AND DOWNSPOUTS, MTL-5
4. PREENGINEERED METAL ROOF PANELS, MTL-3
5. WALL MOUNTED AWNING. REF PEMB DRAWINGS., EP-2
6. SCHEDULED DOOR & FRAME
7. SCHEDULED WINDOW & FRAME
8. PREFINISHED FASCIA, TRIM, EXPOSED JAMBS, CORNERS, & OPENINGS, MTL-5
9. SCHEDULED LIGHT FIXTURE
10. EXPOSED PEMB FRAME, EP-2
11. COPING AND PARAPET CAP, REF PEMB DRAWINGS
12. FOUNDATION, REF STRUCTURAL., PROVIDE RUBBED FINISH ON ALL EXPOSED CONCRETE FOUNDATION AND GRADE BEAM SURFACES

ISSUE HISTORY

No.	Description	Date
1	ISSUED FOR PERMITTING	03/03/2025

901 S. MAIN STREET
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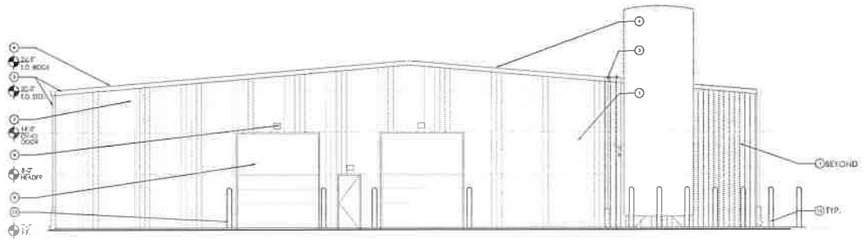
AIRGAS
5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

PROJECT NO. 26103
SCALE VARIES
SHEET TITLE
RETAIL
EXTERIOR ELEVATIONS
SHEET NUMBER
A2.01

"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION" ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603

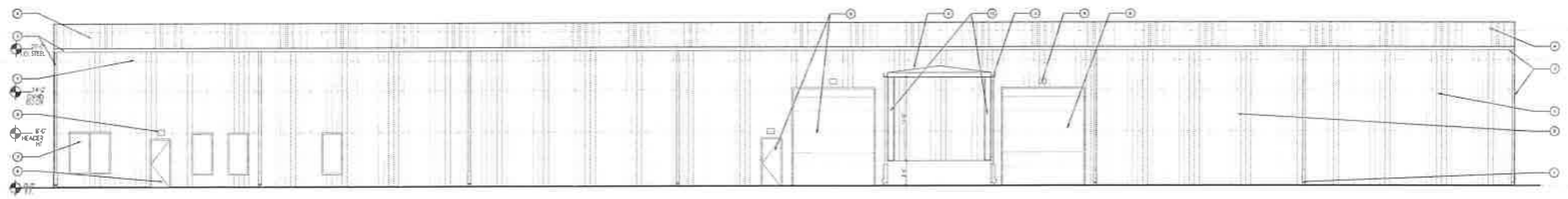


EXTERIOR ELEVATION -SOUTH 1/8" = 1'-0" 5

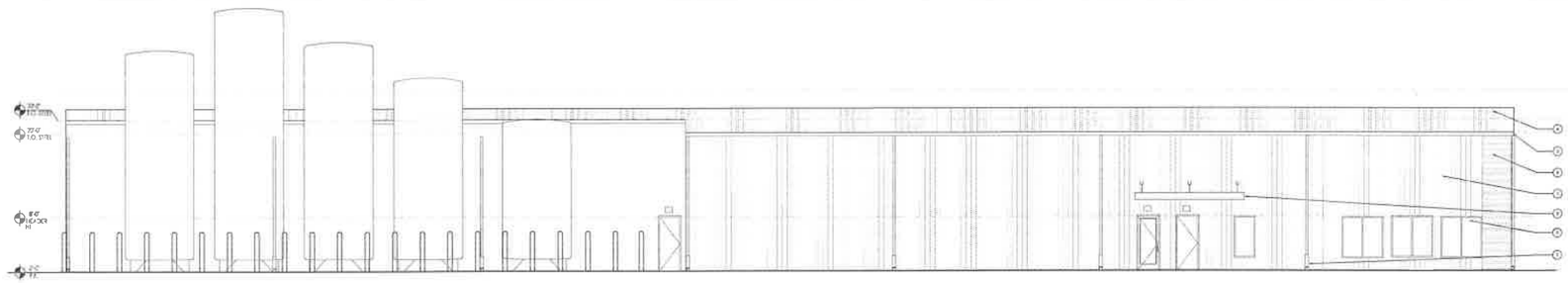
KEYED NOTES:

1. METAL WALL PANELS, MTL-1
2. CORRUGATED METAL WALL PANELS, MTL-2
3. PREFINISHED METAL GUTTER AND DOWNSPOUTS, MTL-5
4. PREENGINEERED METAL ROOF PANELS, MTL-3
5. WALL MOUNTED AWNING REF PEMB DRAWINGS ; EP-2
6. SCHEDULED DOOR & FRAME
7. SCHEDULED WINDOW & FRAME
8. PREFINISHED FASCIA, TRIM, EXPOSED JAMBS, CORNERS, & OPENINGS, MTL-5
9. SCHEDULED LIGHT FIXTURE
10. EXPOSED PEMB FRAME, EP-2
11. COPING AND PARAPET CAP, REF PEMB DRAWINGS
12. FOUNDATION, REF STRUCTURAL. PROVIDE RUBBED FINISH ON ALL EXPOSED CONCRETE FOUNDATION AND GRADE BEAM SURFACES
13. CONCRETE-FILLED STEEL BOLLARD, FIELD PAINTED PT-XX.

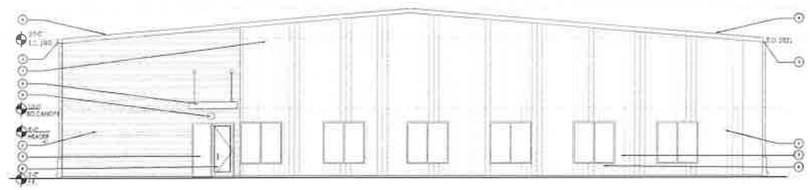
KEYED NOTES N.T.S. 4



EXTERIOR ELEVATION - WEST 1/8" = 1'-0" 3



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



EXTERIOR ELEVATION - NORTH 1/8" = 1'-0" 1

ISSUE HISTORY

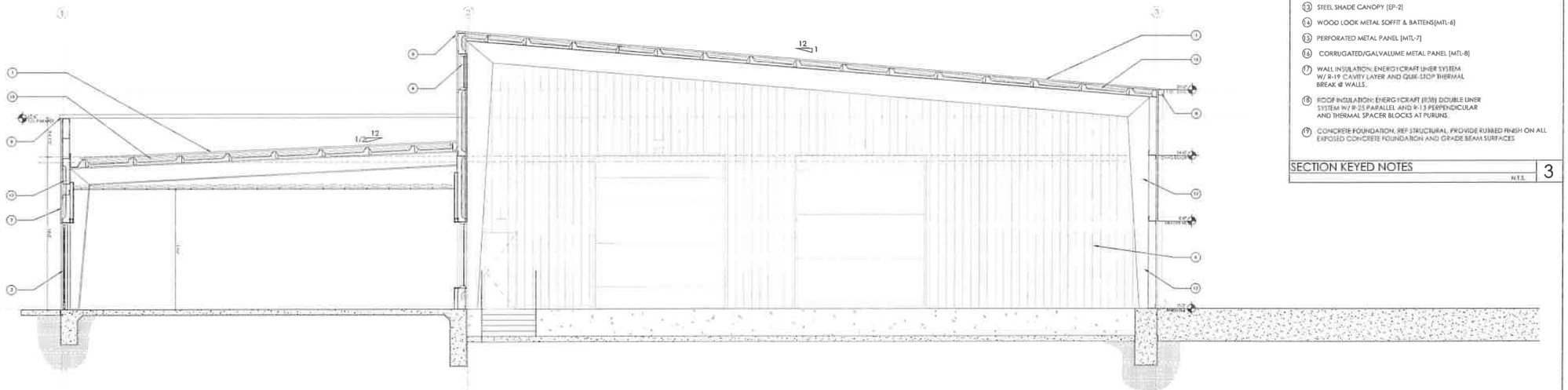
NO.	Description	Date
1	ISSUED FOR PERMITS	05/10/2024

901 S. MAIN STREET
FORT WORTH, TX 76104
ejinfo@studio97w.com

AIRGAS
5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

PROJECT NO. 26103
SCALE VARIES
SHEET TITLE
FILL PLANT
EXTERIOR ELEVATIONS
SHEET NUMBER
A2.02

"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION" ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603

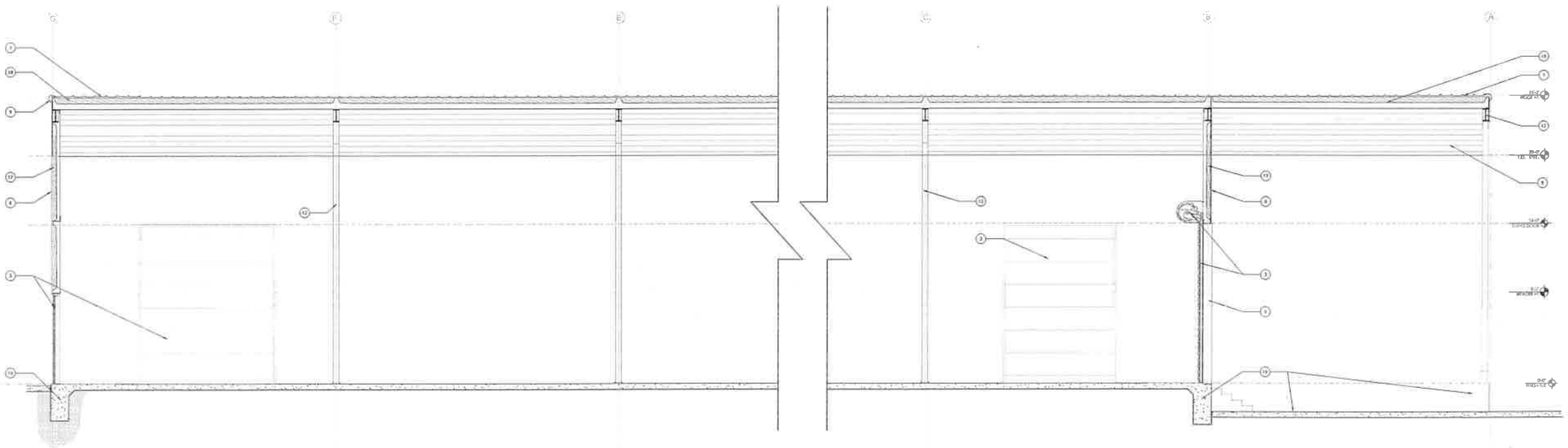


KEYED NOTES:

1. PRE-ENGINEERED METAL ROOF SYSTEM(MTL-3)
2.
3. SCHEDULED DOOR
4. SCHEDULED STOREFRONT WINDOW SYSTEM
5. PAINTED EXPOSED STEEL (EP-2)
6. METAL WALL PANEL (MTL-1)
7. CORRUGATED METAL PANEL (MTL-2)
8. PRE-FINISHED DOWNSPOUT & GUTTER (MTL-5)
9. PRE-FINISHED METAL TRIM AT FASCIA, EXPOSED JAMBS ,OPENINGS, CORNERS, MATERIAL CHANGES (MTL-5)
10. SIGNAGE BY OTHERS
11. SCHEDULED LIGHT FIXTURE; REFER TO A1.21
12. PEMB FRAME PAINTED (EP-2). REFER TO PEMB DRAWINGS
13. STEEL SHADE CANOPY (EP-2)
14. WOOD LOOK METAL SOFFIT & BATTENS(MTL-6)
15. PERFORATED METAL PANEL (MTL-7)
16. CORRUGATED/GALVALUME METAL PANEL (MTL-8)
17. WALL INSULATION: ENERGYCRAFT LINER SYSTEM W/ R-19 CAVITY LAYER AND QUIK-STOP THERMAL BREAK @ WALLS.
18. ROOF INSULATION: ENERGYCRAFT (R38) DOUBLE LINER SYSTEM W/ R-25 PARALLEL AND R-13 PERPENDICULAR AND THERMAL SPACER BLOCKS AT PURLINS.
19. CONCRETE FOUNDATION. REF STRUCTURAL. PROVIDE RUBBED FINISH ON ALL EXPOSED CONCRETE FOUNDATION AND GRADE BEAM SURFACES

SECTION KEYED NOTES 3
N.T.S.

RETAIL BUILDING SECTION 2
1/8" = 1'-0"



RETAIL BUILDING SECTION 1
1/8" = 1'-0"

ISSUE HISTORY		
NO.	Description	Date
1	ISSUED FOR PRICING	10/10/2025

STUDIO 97
901 S. MAIN STREET
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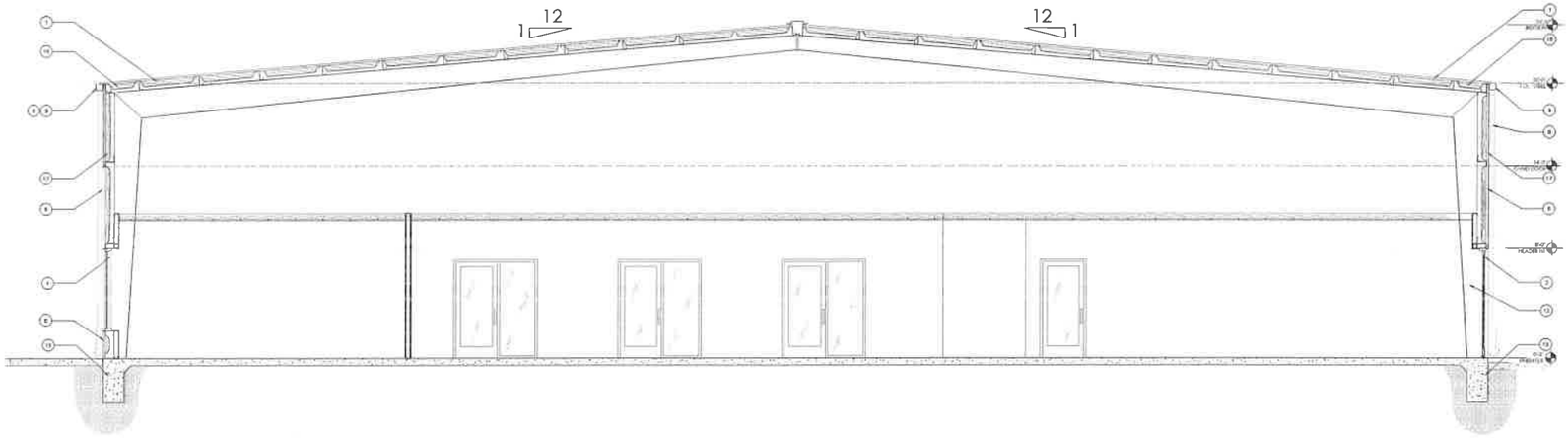
AIRGAS
5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

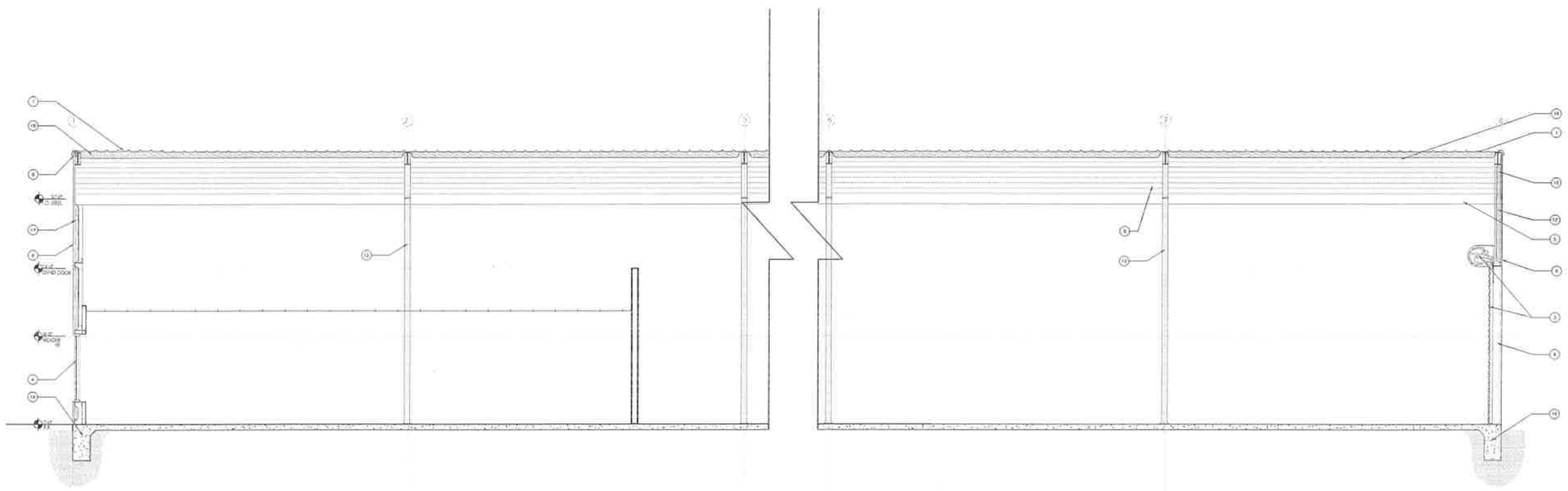
PROJECT NO	26103
SCALE	VARIES
SHEET TITLE	RETAIL BUILDING SECTIONS
SHEET NUMBER	A3.01

"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION" ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603



RETAIL BUILDING SECTION 2

1/8" = 1'-0"



FILL PLANT BUILDING SECTION 1

1/8" = 1'-0"

KEYED NOTES:

1. PRE-ENGINEERED METAL ROOF SYSTEM(MTL-3)
2.
3. SCHEDULED DOOR
4. SCHEDULED STOREFRONT WINDOW SYSTEM
5. PAINTED EXPOSED STEEL (EP-2)
6. METAL WALL PANEL (MTL-1)
7. CORRUGATED METAL PANEL (MTL-2)
8. PRE-FINISHED DOWNSPOUT & GUTTER (MTL-5)
9. PRE-FINISHED METAL TRIM AT FASCIA, EXPOSED JAMBS , OPENINGS, CORNERS, MATERIAL CHANGES (MTL-5)
10. SIGNAGE BY OTHERS
11. SCHEDULED LIGHT FIXTURE; REFER TO A1.21
12. PEMB FRAME PAINTED (EP-2). REFER TO PEMB DRAWINGS
13. STEEL SHADE CANOPY (EP-2)
14. WOOD LOOK METAL SOFFIT & BATTENS(MTL-6)
15. PERFORATED METAL PANEL (MTL-7)
16. CORRUGATED/GALVALUME METAL PANEL (MTL-8)
17. WALL INSULATION: ENERGYCRAFT LINER SYSTEM W/ R-19 CAVITY LAYER AND QUIK-STOP THERMAL BREAK @ WALLS.
18. ROOF INSULATION: ENERGYCRAFT (R38) DOUBLE LINER SYSTEM W/ R-25 FIAWALLEL AND R-13 PERPENDICULAR AND THERMAL SPACER BLOCKS AT PURLINS.
19. CONCRETE FOUNDATION, REF STRUCTURAL. PROVIDE RUBBED FINISH ON ALL EXPOSED CONCRETE FOUNDATION AND GRADE BEAM SURFACES

SECTION KEYED NOTES 3

N.T.S.

ISSUE HISTORY

No.	Description	Date
1	ISSUED FOR PRICING	05/10/2024

901 S. MAIN STREET
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AIRGAS
5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

PROJECT NO: 24103
SCALE: VARIES
SHEET TITLE: FILL PLANT BUILDING SECTION
SHEET NUMBER: A3.02

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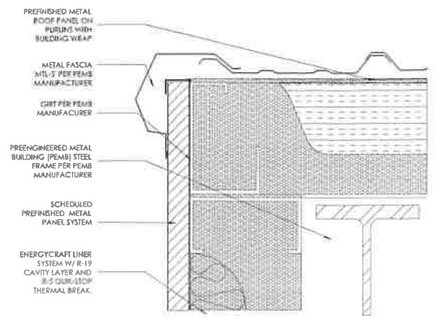
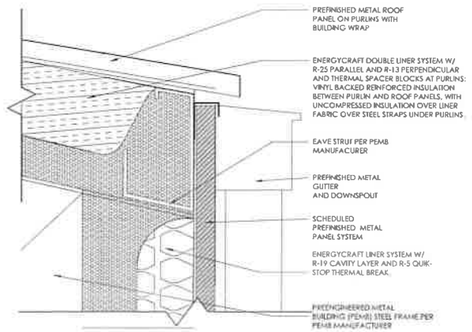
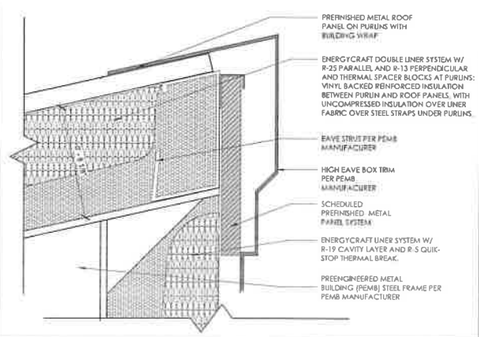


PEMB BOX RAKE DETAIL 16
3" = 1'-0"



PEMB EAVE DETAIL 12
3" = 1'-0"



PEMB EAVE DETAIL 8
3" = 1'-0"

NOTES 4
N.T.S.

ISSUE HISTORY		
No.	Description	Date
1	ISSUED FOR	

901 SOUTH MAIN STREET, FORT WORTH, TX 76104
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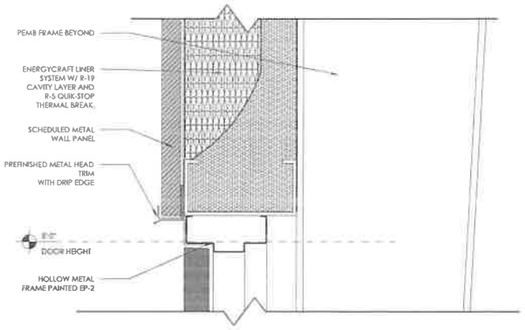
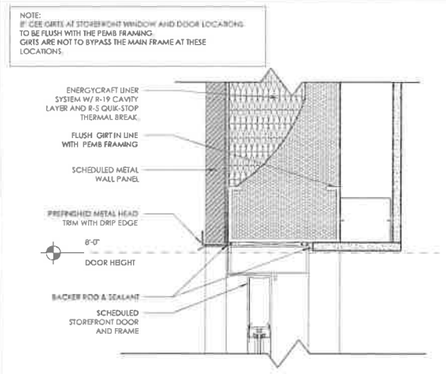
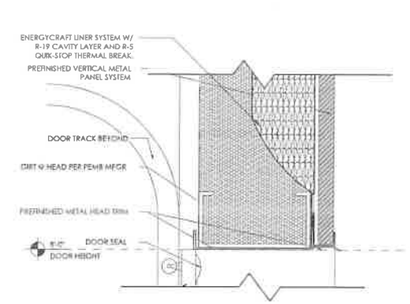


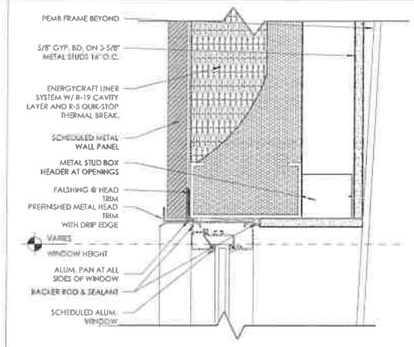
PEMB H.M. DOOR HEAD 15
3" = 1'-0"



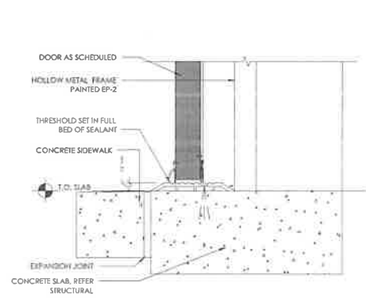
PEMB STOREFRONT DOOR HEAD 11
3" = 1'-0"



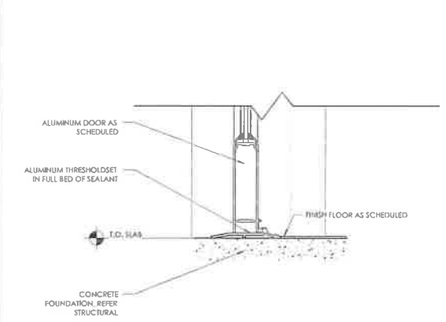
PEMB H.M. DOOR HEAD 7
3" = 1'-0"



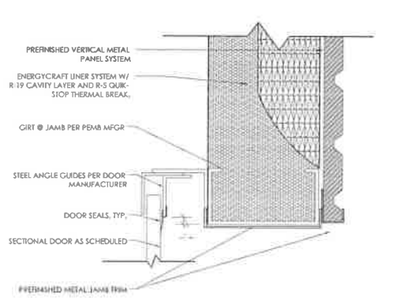
WINDOW HEAD @ METAL PANEL 3
3" = 1'-0"



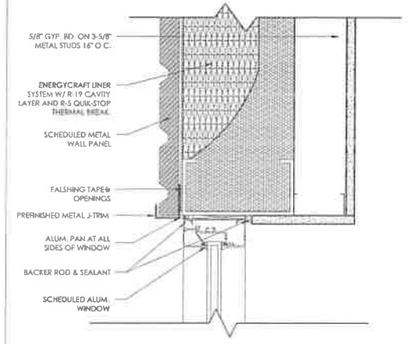
HM DOOR THRESHOLD 14
3" = 1'-0"



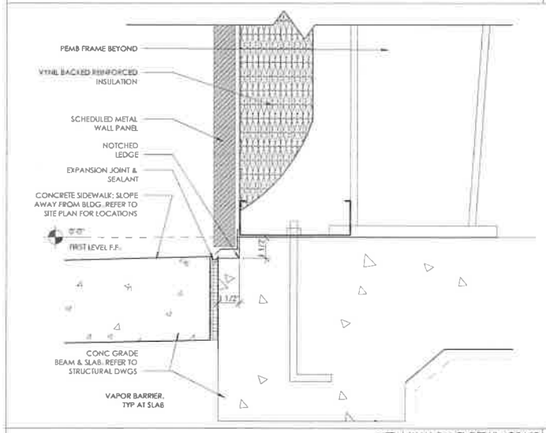
ALUMINUM DOOR THRESHOLD 10
3" = 1'-0"



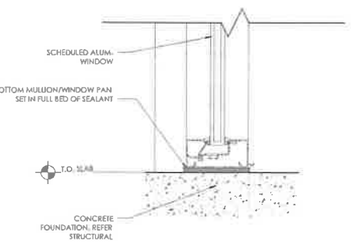
PEMB H.M. DOOR HEAD 6
3" = 1'-0"



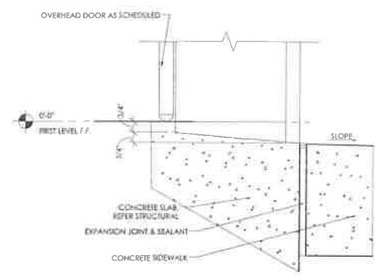
WINDOW HEAD @ METAL PANEL 2
3" = 1'-0"



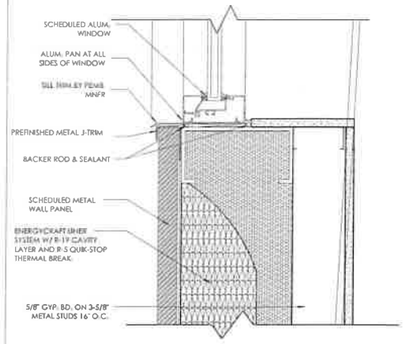
METAL WALL PANEL DETAIL AT BASE 13
3" = 1'-0"



WINDOW SILL @ FINISHED FLOOR 9
3" = 1'-0"



PEMB H.M. DOOR HEAD 5
3" = 1'-0"



WINDOW SILL @ METAL PANEL 1
3" = 1'-0"

AIRGAS
5722 AIRPORT FREEWAY
HALTOM CITY, TEXAS

PROJECT NO.
SCALE VARIES
SHEET TITLE

EXTERIOR DETAILS

A4.01

"THESE DOCUMENTS ARE INCOMPLETE AND FOR INTERIM REVIEW ONLY. THEY ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION" ARCHITECT NAME: STEVEN J. HALLIDAY REG. No. 27603

ORDINANCE NO. O-2026-008-15

CASE NO. Z-001-26

AN ORDINANCE AMENDING ORDINANCE NO. O-2002-032-15, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF HALTOM CITY, TEXAS, BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY IN THE CITY OF HALTOM CITY, TEXAS; AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Haltom City is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Haltom City heretofore adopted Ordinance No. O-2010-011-15, as amended, the Comprehensive Land Use Plan 2010, which is the primary document on which to base all zoning, platting and other land use decisions; and

WHEREAS, the Comprehensive Land Use Plan provides guidance for future development in conformance with the adopted Future Land Use Map; and

WHEREAS, the City Council now deems it necessary to update the Haltom City Comprehensive Land Use Plan as provided herein, and that such amendment is in accordance with the growth goals, objectives and planning principles set forth in the Comprehensive Land Use Plan as well as health, safety, traffic and environmental considerations; and

WHEREAS, the City Council of the City of Haltom City heretofore adopted Ordinance No. O-2002-032-15, as amended, the Zoning Ordinance of the City of Haltom City, Texas, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning

districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, in accordance with Section 39 of the Zoning Ordinance, the owner of property consisting of approximately 6.977 acres of land located on Tract 14, Abstract 24, of the John Akers Suvey, locally known 5722 Airport Freeway (hereinafter-referenced as the "Property"), has filed an application to rezone the property from its present classification of "M-1" Industrial District to "M-2" Heavy Industrial District; and

WHEREAS, the Planning and Zoning Commission of the City of Haltom City, Texas held a public hearing on May 12, 2026 and the City Council of the City of Haltom City, Texas held a public hearing on June 8, 2026 with respect to the Zoning Change described herein; and

WHEREAS, the City Council has determined that the revisions to the Comprehensive Land Use Plan and the Zoning Change described herein will allow for a reasonable use of the Property and are in the best interest of the public health, safety, and welfare; and

WHEREAS, the City has complied with all requirements of Chapter 211 and 213 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the rezoning of the property and the amendment of the Comprehensive Land Use Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HALTOM CITY, TEXAS, THAT:

SECTION 1.

Ordinance No. O-2002-032-15, as amended, is hereby amended by rezoning the property, containing approximately 6.977 acres of land located on Tract 14, Abstract 24, of the

John Akers Suvey, locally known 5722 Airport Freeway, to amend the existing “M-1” Industrial District to “M-2” Heavy Industrial District.

SECTION 2.

The City of Haltom City Comprehensive Land Use Plan 2010, dated July 26, 2010, as amended, is hereby amended by revising the land sue designation on the Future Land Use Plan from Retail, Office, Service Commercial to Industrial as shown on Exhibit “A” attached hereto and fully incorporated by reference.

SECTION 3.

The zoning district as herein established has been made in accordance with a comprehensive land use plan for the purpose of promoting the health, safety, morals and general welfare of the community.

SECTION 4.

The official zoning map of the City of Haltom City is hereby amended and the City Secretary is directed to revise the zoning map to reflect the zoning classification as set forth above.

SECTION 5.

The use of the Property described above shall be subject to the restrictions, terms and conditions set forth in Exhibit “B” attached hereto and shall further be subject to all the application regulations contained in the Zoning Ordinance and all other applicable and pertinent ordinances of the City of Haltom City, Texas as shown on Exhibit “A”.

SECTION 6.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Haltom City, Texas (1998), as amended, except where the provisions

of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 7.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 8.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 9.

All rights and remedies of the City of Haltom City, Texas, are expressly saved as to any and all violations of the provisions of Ordinance No. O-2002-032-15 or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in

court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 10.

The City Secretary of the City of Haltom City, Texas, is hereby directed to publish in the official newspaper of the City of Haltom City, Texas, the caption, Section 1, penalty clause, publication clause and effective date clause of this Ordinance one (1) time within ten (10) days after the first reading of this Ordinance as required by Section 10.01 of the Charter of the City of Haltom City, Texas.

SECTION 11.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON FIRST READING THIS _____ DAY OF _____, 2026.

PASSED AND APPROVED ON SECOND READING THIS _____ DAY OF _____, 2026.

_____
Mayor
ATTEST:

_____
City Secretary

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

_____
City Attorney

Exhibit “A”

Future Land Use Plan

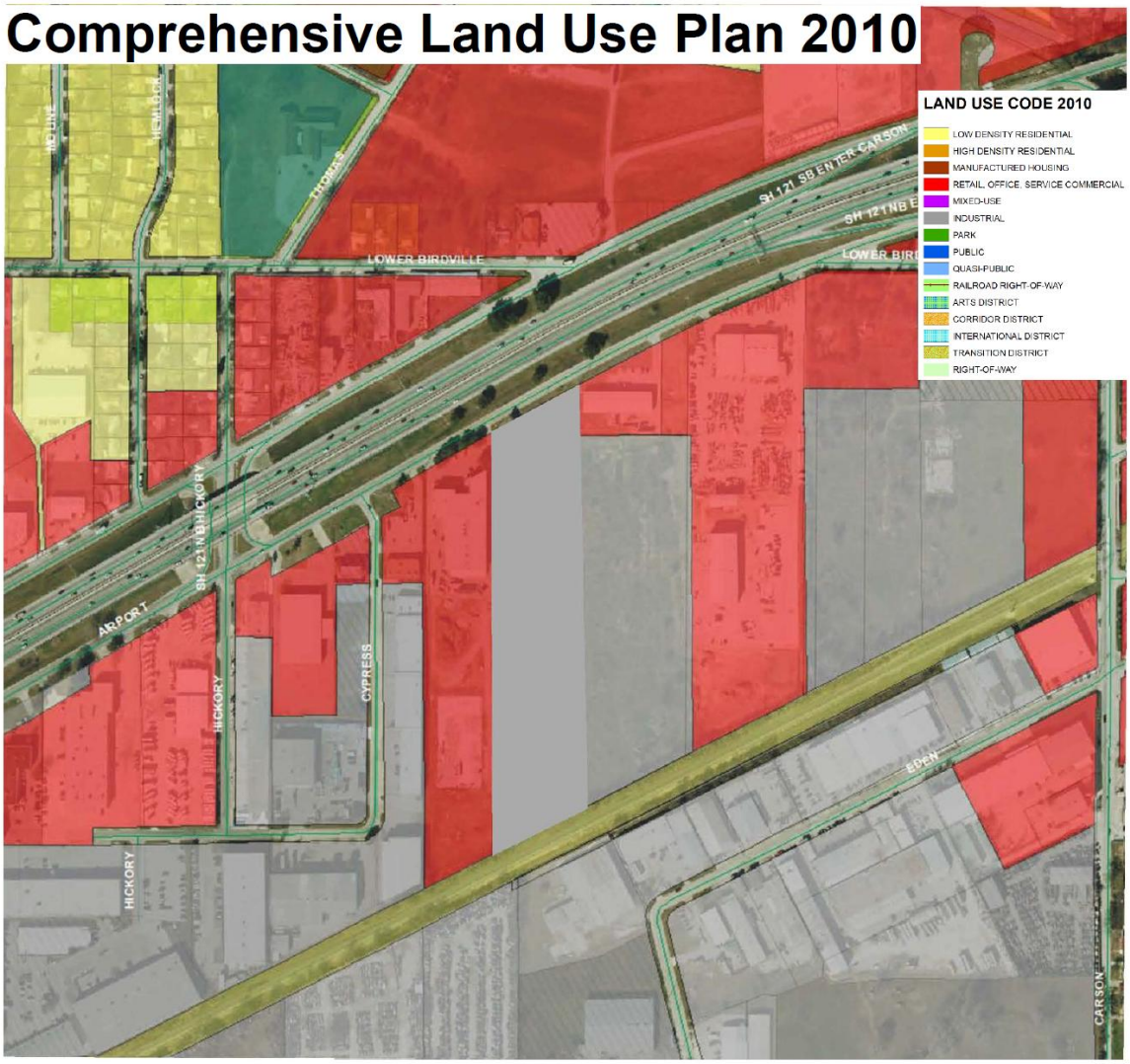


Exhibit “B”

Design Standards

1. Rezone property from “M-1” Industrial District to “M-2” Heavy Industrial District.

TAXPIN	AccountNum	Zoning	SitusAddr	Owner_Name
16845--1A	41728378	M-1	5724 Airport Fwy	MEALS-ON-WHEELS INC OF TARRANT COUNTY
16845--2A	41728386	M-1	5724 Airport Fwy	MEALS-ON-WHEELS INC OF TARRANT COUNTY
27248--A	05700329	M-2	1800 Cypress St	BRINKMAN JOINT VENTURE
27248--A1	05700337	M-2	1801 Cypress St	MCCARTY, DAN P
27248--B1BR	06716970	M-2	1708 Cypress St	D D T JV
27248--BR	06716989	M-2	1800 Cypress St	D & L JV
27248--E	05450268	M-2	5716 Airport Fwy	NORRID INVESTMENTS LLC
33035-1-1	06431038	M-2	5718 Airport Fwy	BMS REAL PROPERTY LLC
33520-1-14	02320088	M-1	5905 Eden Dr	5905 EDEN DRIVE LLC
33520-1-16A2	02320096	M-1	5903 Eden Dr	HALTOM CITY, CITY OF
33520-1-17R	42557991	M-1	5901 Eden Dr	OLIVA TORRAS PROPERTY INC
A 24-14	03722031	M-1	5722 Airport Fwy	BMS ENTERPRISES INC THE
A 24-21	03722430	RROW	5595 Elliott Reeder Rd	FORT WORTH CITY OF
A 24-3A01A	03721361	M-1	5721 Elliott Reeder Rd	U WRENCH IT OF TEXAS LLC

Owner_Addr	Owner_City	Owner_Zip
5740 AIRPORT FWY	FORT WORTH, TX	76117
5740 AIRPORT FWY	FORT WORTH, TX	76117
2729 COLONIAL PKWY	FORT WORTH, TX	76109
2729 COLONIAL PKWY	FORT WORTH, TX	76109
2729 COLONIAL PKWY	FORT WORTH, TX	76109
2729 COLONIAL PKWY	FORT WORTH, TX	76109
2600 W 7TH ST UNIT 1815	FORT WORTH, TX	76107
5718 AIRPORT FRWY	HALTOM CITY, TX	76117
10550 MAYBANK DR	DALLAS, TX	75220
PO BOX 14246	HALTOM CITY, TX	76117
8781 HARMON RD	FORT WORTH, TX	76177
5718 AIRPORT FRWY	HALTOM CITY, TX	76117
1000 THROCKMORTON ST	FORT WORTH, TX	76102
3975 E MAIN ST	GRAND PRAIRIE, TX	75050

LegalDescr
HALTOM CITY INDUSTRIAL PARK Lot 1A1
HALTOM CITY INDUSTRIAL PARK Lot 2A1 PLAT D223100132
MC CARTY INDUSTRIAL PARK Lot A
MC CARTY INDUSTRIAL PARK Lot A1
MC CARTY INDUSTRIAL PARK Lot B1BR
MC CARTY INDUSTRIAL PARK Lot BR
MC CARTY INDUSTRIAL PARK Lot E
PROGRESSIVE CONCEPTS ADDN Block 1 Lot 1
RANDOL ADDITION Block 1 Lot 14 15 & 16A1
RANDOL ADDITION Block 1 Lot 16A2 & PT CLOSED ST
RANDOL ADDITION Block 1 Lot 17R
AKERS, JOHN SURVEY Abstract 24 Tract 14
AKERS, JOHN SURVEY Abstract 24 Tract 21
AKERS, JOHN SURVEY Abstract 24 Tract 3A01A

ORDINANCE NO. 2026-008-15

CASE NO. Z-001-26

AN ORDINANCE AMENDING ORDINANCE NO. O-2002-032-15, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF HALTOM CITY, TEXAS, BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY LOCATED AT 5722 AIRPORT FREEWAY IN THE CITY OF HALTOM CITY, TEXAS FROM "M-1" INDUSTRIAL DISTRICT TO "M-2" HEAVY INDUSTRIAL; AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; AMENDING ORDINANCE NO. O-2010-011-15, AS AMENDED, THE CITY OF HALTOM CITY COMPREHENSIVE LAND USE PLAN 2010 BY CHANGING THE LAND USE DESIGNATION ON THE PROPERTY TO INDUSTRIAL; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Haltom City, Texas (the "City") is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City heretofore adopted Ordinance No. O-2010-011-15, as amended, the Comprehensive Land Use Plan 2010, which is the primary document on which to base all zoning, platting, and other land use decisions; and

WHEREAS, the Comprehensive Land Use Plan provides guidance for future development in conformance with the adopted Future Land Use Map; and

WHEREAS, the City Council now deems it necessary to update the Haltom City Comprehensive Land Use Plan as provided herein, and that such amendment is in accordance with the growth goals, objectives, and planning principles set forth in the Comprehensive Land Use Plan, as well as health, safety, traffic, and environmental considerations; and

WHEREAS, the City Council of the City of Haltom City heretofore adopted Ordinance No. O-2002-032-15, as amended, the Zoning Ordinance of the City of Haltom City, Texas, which Ordinance regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and

WHEREAS, in accordance with Section 39 of the Zoning Ordinance, the owner of property consisting of approximately 6.977 acres of land located on Tract 14, Abstract 24, of the John Akers Survey, locally known as 5722 Airport Freeway (hereinafter-referenced as the

"Property"), has filed an application to rezone the property from its present classification of "M-1" Industrial District to "M-2" Heavy Industrial District; and

WHEREAS, the Planning and Zoning Commission of the City held a public hearing on May 12, 2026, and the City Council of the City held a public hearing on June 8, 2026, with respect to the Zoning Change described herein; and

WHEREAS, the City Council has determined that the revisions to the Comprehensive Land Use Plan and the Zoning Change described herein will allow for a reasonable use of the Property and are in the best interest of the public health, safety, and welfare of the citizens of the City; and

WHEREAS, the City has complied with all requirements of Chapter 211 and 213 of the Local Government Code, and all other laws dealing with notice, publication, and procedural requirements for the rezoning of the property and the amendment of the Comprehensive Land Use Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HALTOM CITY, TEXAS, THAT:

SECTION 1.

Ordinance No. O-2002-032-15, as amended, is hereby amended by rezoning the Property, containing approximately 6.977 acres of land located on Tract 14, Abstract 24, of the John Akers Survey, locally known as 5722 Airport Freeway, to amend the existing "M-1" Industrial District to "M-2" Heavy Industrial District.

SECTION 2.

The City of Haltom City Comprehensive Land Use Plan 2010, dated July 26, 2010, as amended, is hereby amended by revising the land use designation on the Future Land Use Plan from Retail, Office, Service Commercial to Industrial as shown on Exhibit "A" attached hereto and fully incorporated by reference.

SECTION 3.

The zoning district as herein established has been made in accordance with a comprehensive land use plan for the purpose of promoting the health, safety, morals, and general welfare of the community.

SECTION 4.

The official zoning map of the City is hereby amended and the City Secretary is directed to revise the zoning map to reflect the zoning classification as set forth above.

SECTION 5.

The use of the Property described above shall be subject to the restrictions, terms, and conditions set forth in Exhibit “B” attached hereto and shall further be subject to all the application regulations contained in the Zoning Ordinance and all other applicable and pertinent ordinances of the City of Haltom City, Texas, as shown on Exhibit “A”.

SECTION 6.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances, City of Haltom City, Texas, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 7.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause, or phrase.

SECTION 8.

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 9.

All rights and remedies of the City are expressly saved as to any and all violations of the provisions of Ordinance No. O-2002-032-15 or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 10.

The City Secretary of the City of Haltom City, Texas, is hereby directed to publish in the official newspaper of the City of Haltom City, Texas, the caption, Section 1, penalty clause, publication clause and effective date clause of this Ordinance one (1) time within ten (10) days after the first reading of this Ordinance as required by Section 10.01 of the Charter of the City of Haltom City, Texas.

SECTION 11.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON FIRST READING THIS _____ DAY OF _____, 2026.

PASSED AND APPROVED ON SECOND READING THIS _____ DAY OF _____, 2026.

_____
An Truong, Mayor

ATTEST:

_____
Imelda Rodriguez, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
City Attorney

Exhibit "A"
Future Land Use Plan

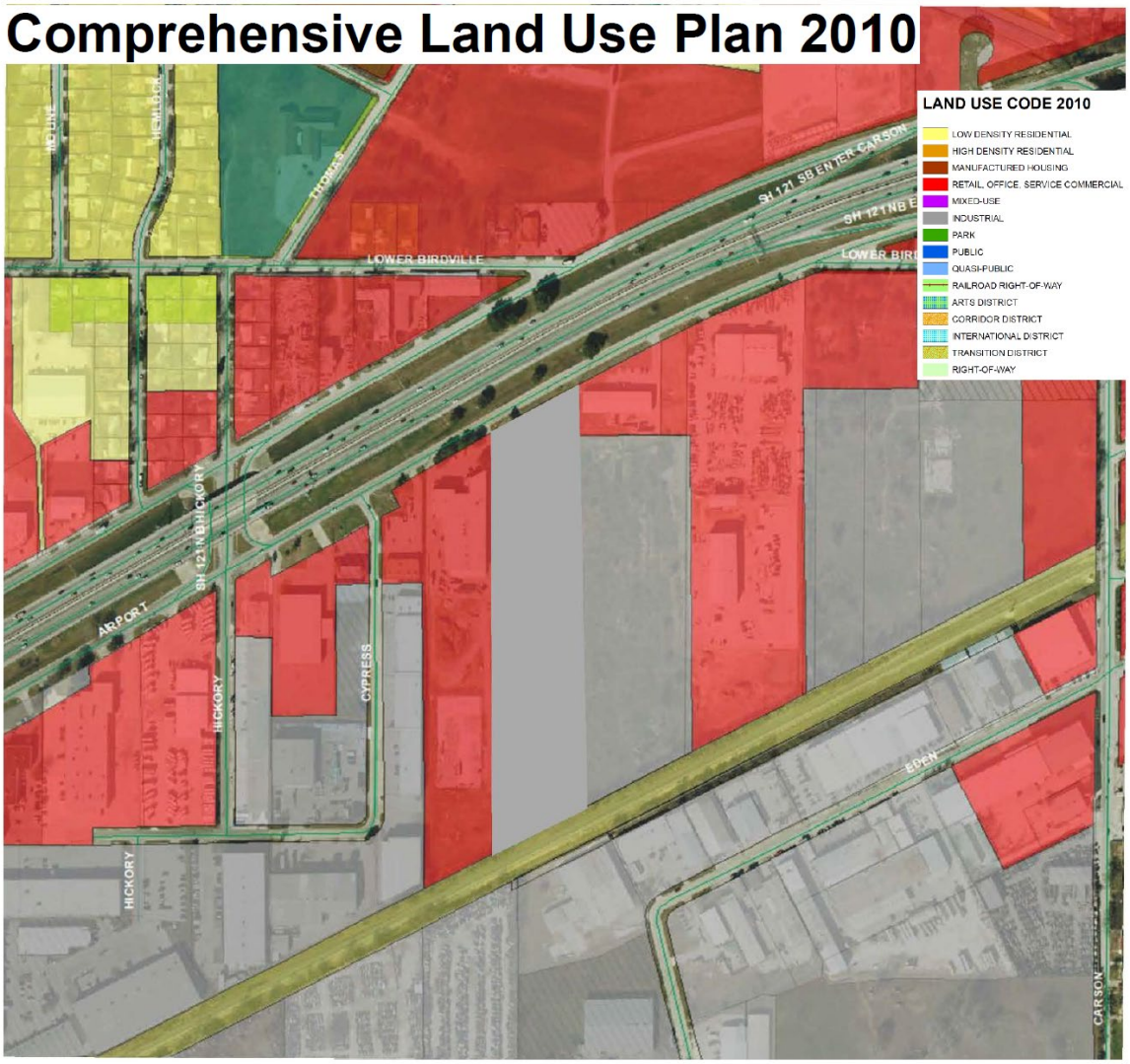


Exhibit "B"
Design Standards

1. Rezone property from "M-1" Industrial District to "M-2" Heavy Industrial District.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**Monday, June 22, 2026, 6:00 PM**
Department:	**Planning & Community Development**
Subject:	**ORDINANCE NO. 2026-010-15 CU-004-26 - 2nd Reading (5230 Denton Hwy)**

BACKGROUND

The applicant proposes a tattoo studio use in the “PD-C2” Planned Development – Commercial District for all C2 Commercial District uses, which requires City Council approval of a conditional use permit. The tattoo studio is proposed in a multi-tenant building and will be restricted to the tenant space addressed as 5230 Denton Highway, Suite 161, bring a lease space of 130 square feet. The applicant has provided a site plan of the suites along with the square footage of each suite.

On November 28, 2016 City Council passed ordinance O-2016-024-15 which allows Tattoo and/or Piercing Studio in the “C-3” Commercial District with a Conditional Use Permit.

FISCAL IMPACT

None.

RECOMMENDATION

Attachments

CU-004-26 PZ Packet.pdf
2026-010-15 CU-004-26 5230 Denton Hwy Ste 161.pdf

STAFF REPORT

CITY OF HALTOM CITY

MEETING DATE: 5/26/26	TO: P&Z Commission	FROM: Chris Rozanc, Planning and Community Development	SUBJECT: CU-004-26 5230 Denton St Tattoo and/or Piercing Studio

CU-004-26
Application of Natalie Penalvert Berrios requesting approval of a Conditional Use Permit for Tattoo and/or Piercing Studio use in the "PD-C2" Planned Development – Commercial District for all C-2 Commercial District uses on Lot 1, Block 1 of the Family Furniture Addition, being approximately 4.03 acres, locally known as 5230 Denton Highway.

EXISTING ZONING/LAND USE
"PD-C2" Planned Development – Commercial District for all C-2 Commercial District

ADJACENT ZONING/USES

North	- "C-3" Commercial / Lawnmower Maintenance Shop
North	- "SF-2" Single Family / Single Family
South	- "CF" Community Facility / City Park
West	- "M-1" Industrial District / Material Storage Yard
East	- "CF" Community Facility / City Park

ANALYSIS
The applicant proposes a tattoo studio use in the "PD-C2" Planned Development – Commercial District for all C2 Commercial District uses, which requires City Council approval of a conditional use permit. The tattoo studio is proposed in a multi-tenant building and will be restricted to the tenant space addressed as 5230 Denton Highway, Suite 161, bring a lease space of 130 square feet. The applicant has provided a site plan of the suites along with the square footage of each suite.

On November 28, 2016 City Council passed ordinance O-2016-024-15 which allows Tattoo and/or Piercing Studio in the "C-3" Commercial District with a Conditional Use Permit.

TRANSPORTATION
The site has frontage on North Beach Street. The proposed conditional use permit is not anticipated to significantly increase the average daily trips to and from the subject site nor significantly impact the adjacent roadway systems as long as the developer complies with all relevant City ordinances.

DRAINAGE
Based on available information, the site is located in flood zone X located within the FEMA designated 100-year floodplain and no significant drainage impacts are expected to result from development at this site, as long as the developer complies with all relevant City ordinances.

WATER & SANITARY SEWER
Water and sanitary sewer services are available to the subject site.

FIRE PREVENTION
The Fire Station #2 provides protection to this site. The estimated fire response time is three minutes, which is in keeping with the City's recommended standards.

FRANCHISE UTILITIES & STREET LIGHTS
Overhead utilities exist on the east and west side of the subject site's frontage to North Beach Street. There are streetlights intermittently located on the east and west side of North Beach Street.

ROUGH PROPORTIONALITY DETERMINATION
The developer is responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure needed to support the development in accordance with the City's design criteria.

COMPREHENSIVE LAND USE PLAN
The City's Comprehensive Land Use Plan (CLUP) designates the subject site as Retail, Office, Service Commercial District which is intended to build on the City's commerce including offices and office buildings and general retail. The proposed tattoo and/or piercing studio can be considered a Retail or Commercial Service use.

NOTIFICATION
The legal notice regarding the public hearing was published in the May 7, 2026 *Tarrant County Commercial Record.*

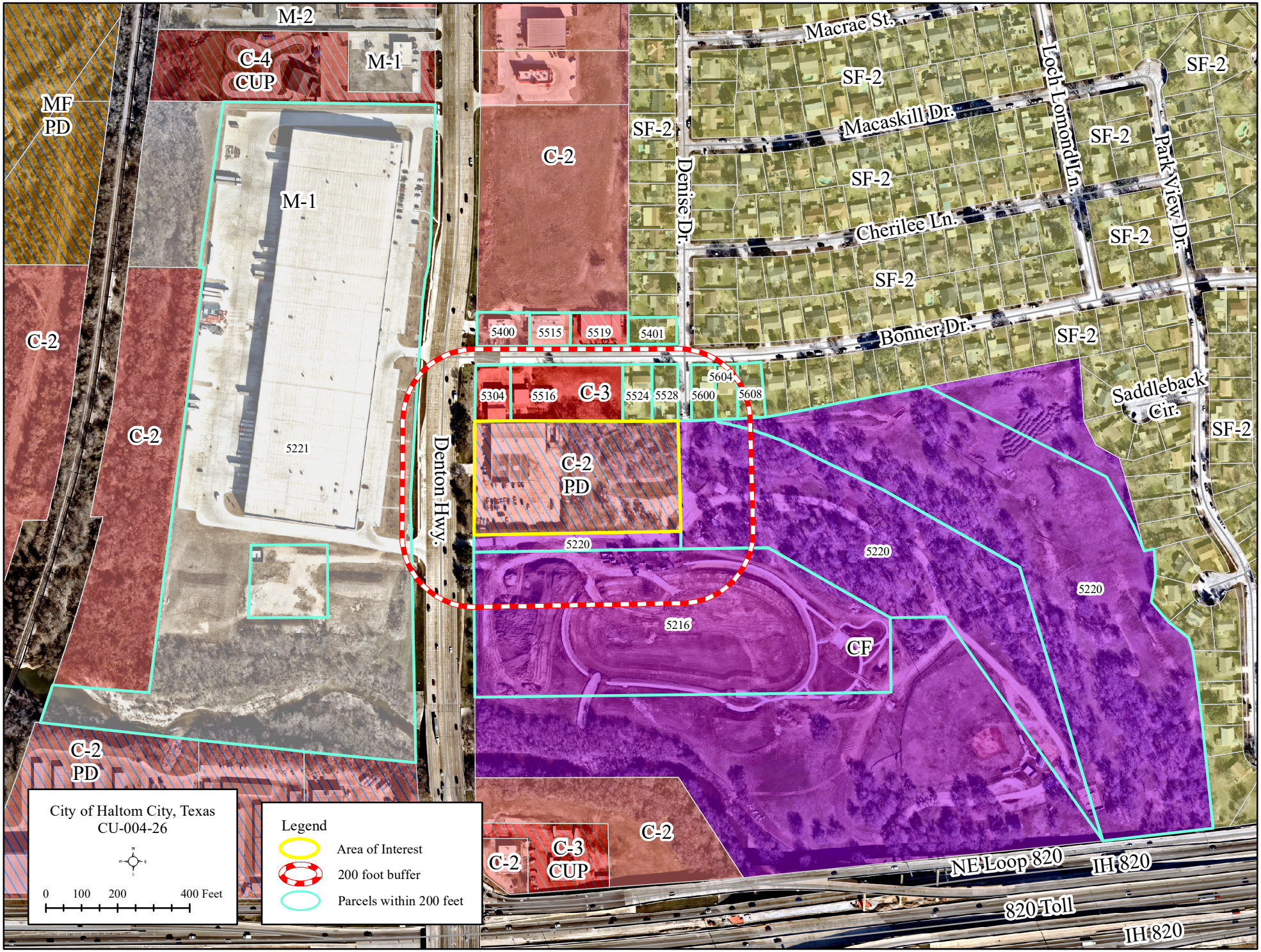
Written notice of the variance request was mailed to twelve (12) property owners within 200' of the site on May 13, 2026.

0 - In Favor / No Objections

0 - Opposed

0 - Returned to Sender

ATTACHMENTS
1. GIS Aerial Map
2. Cover Letter/Business Plan
3. Application
4. Site Plan
5. Draft Ordinance with Exhibits A & B
6. List of Property Owners within 200'


M-2
C-4
CUP
M-1
MF
PD
C-2
M-1
5221
C-2
C-2
PD
C-2
C-2
C-3
CUP
SF-2
Macrae St.
Macaskill Dr.
Loch Lomond Ln.
Park View Dr.
Denise Dr.
Cherilee Ln.
Bonner Dr.
Saddleback Cir.
5400
5515
5519
5401
5604
5304
5516
C-3
5524
5528
5600
5608
C-2
PD
5220
5216
CF
Denton Hwy.
NE Loop 820
IH 820
820 Toll
IH 820
City of Haltom City, Texas
CU-004-26
0 100 200 400 Feet
Legend
Area of Interest
200 foot buffer
Parcels within 200 feet

CITY OF HALTOM CITY, TEXAS
4801 Haltom Rd, Post Office Box 14246, Haltom City, Texas, 76117, 817-222-7757

APPLICATION FOR CONDITIONAL USE PERMIT WITH SITE PLAN APPROVAL PLANNING & ZONING COMMISSION

Type of Project: Tattoo Studio/Body Art Studio

File Number: CU-004-76

Date: 4/27/2026

I, Natalie Penalvert Berrios (please print), the undersigned applicant hereby make application for Conditional Use Permit in the City of Haltom City per Section 36.

Property Address: 5230 Denton Hwy, Haltom City, Tx 76148

Present Zoning: _____ Proposed Use: tattoo studio

Legal Description: Lot: _____ Block: _____ Subdivision: _____

Tract: _____ Survey: _____ Abstract: _____

Number of Lot(s): _____ Acres/SqFt: _____

Copies Required: The applicant shall submit three (3) full size blue line prints, one (1) 11" x 17" reduction of the Site Plan and Exhibit Overview of Request. Complete signed applications must be submitted to Planning & Zoning at least twenty-five (25) days prior to the scheduled Planning & Zoning Commission Meetings, which are held on the second (2nd) and fourth (4th) Tuesdays of each month. All Conditional Use Permit site plans require public notification and public hearings.

Filing Fee: The Conditional Use Permit shall be accompanied by a filing fee as specified by Section 32. No application will be accepted or processed unless the filing fee has been paid. The fee is non-refundable to the Applicant, regardless of the action taken on the request.

The undersigned hereby certifies that the above named subdivision and accompanying data is true and correct. All provisions of laws and ordinances governing this subdivision will be complied with whether specified herein or not. The scheduling of this application on the agenda of the Planning & Zoning Commission and City Council for consideration does not presume the approval of the above mentioned subdivision.

Natalie Penalvert Berrios (signature of applicant) 4/27/26 (date) nataliebermios08@gmail.com (email)

4100 northern Cross Blvd apt 1120 haltom City, Tx 76137 (address of applicant) (682) 371-8034 (telephone & fax number)

Owner: Ron Sturgeon (please print) _____ (signature)

Address: _____ Phone: _____ Fax: _____

FOR CITY USE ONLY

Application Fee $300.00

Submittal Review by: Staff Signature: _____ Date: _____

Application Review by: Staff Signature: _____ Date: _____

Receipt Number: _____ Date: _____

EVENT	DATE	ACTION
P & Z:		
City Council First Reading (if applicable):		
City Council Second Reading (if applicable):		

To whom it may concern,

I am writing to inform you that the purpose of renting the suite is to establish a workspace dedicated to providing tattoo services.

My work focuses on offering artistic tattoo services, including styles such as floral, minimalist, lettering (names and dates), as well as realistic animal designs, among others. My goal is to provide a professional, hygienic, and high-quality experience for each client.

I also hold certifications in CPR (Cardiopulmonary Resuscitation) and Bloodborne Pathogens, which support my commitment to safety, hygiene, and client well-being.

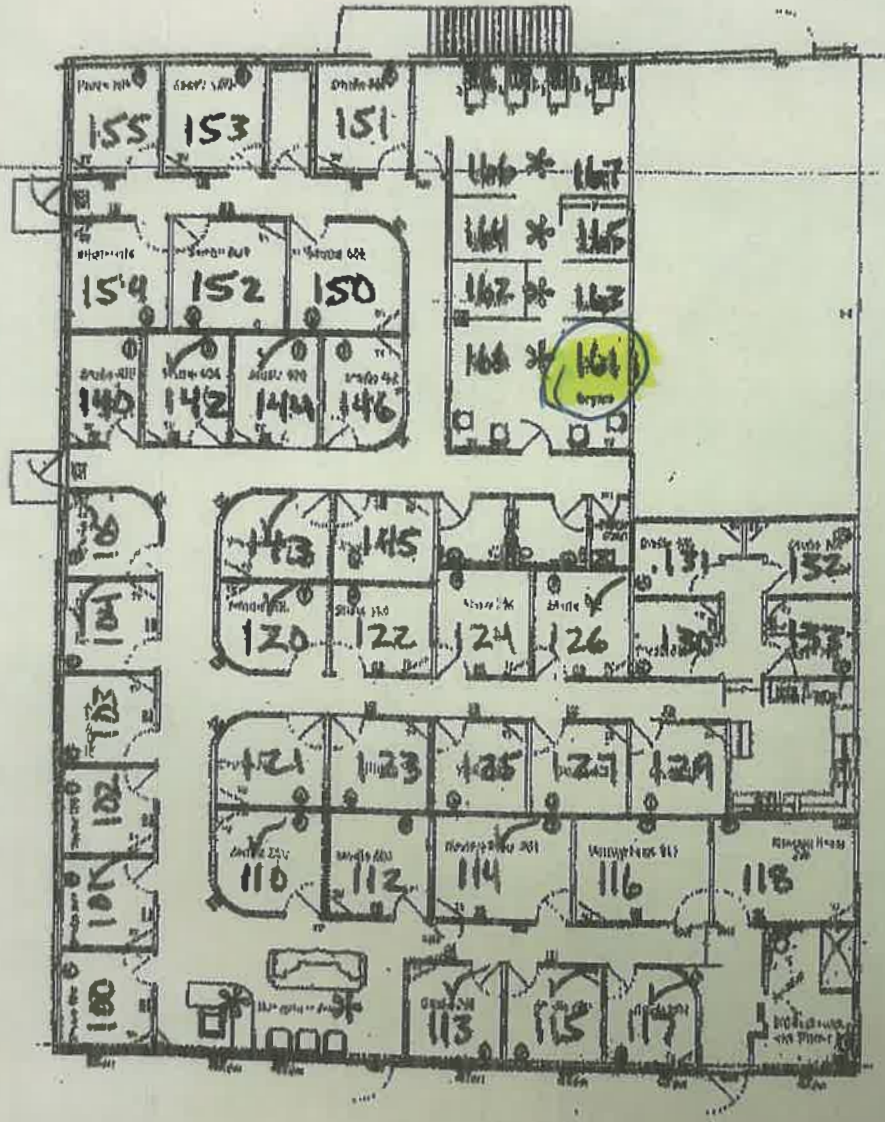
Regarding my working hours, they will be based on scheduled appointments. However, I generally plan to operate between 8:00 a.m. and 6:00 p.m., adjusting as needed depending on client demand.

Thank you in advance for your consideration. Please feel free to contact me if any additional information is required.

Sincerely,

Natalie Penalvert Berrios

SASD



Lease space : 1's 130 sqft

RKO

A4

SITE PLAN FOR REFERENCE PURPOSES | NOT TO SCALE

ORDINANCE NO. O-2026-010-15

CASE NO. CU-004-26

AN ORDINANCE AMENDING ORDINANCE NO. O-2002-032-15, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF HALTOM CITY, TEXAS, BY APPROVING A CONDITIONAL USE PERMIT FOR TATTOO STUDIO AND/OR PIERCING STUDIO USE ON CERTAIN PROPERTY IN THE CITY OF HALTOM CITY, TEXAS; AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Haltom City is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Haltom City heretofore adopted Ordinance No. O-2002-032-15, as amended, the Zoning Ordinance of the City of Haltom City, Texas, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, in accordance with Section 39 of the Zoning Ordinance, the owner of property consisting of approximately 4.03 acres of land located on Lot 1, Block 1 of the Family Furniture, locally known as 5230 Denton Highway, Suite 161, being a lease space of 130 square feet, (hereinafter-referenced as the “Property”), has filed an application for approval of a Conditional Use Permit for tattoo and/or piercing studio use on said property; and

WHEREAS, the Planning and Zoning Commission of the City of Haltom City, Texas held a public hearing on May 26, 2026 and the City Council of the City of Haltom City, Texas

DRAFT

held a public hearing on June 8, 2026 with respect to the Conditional Use permit described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the approval of the Conditional Use Permit.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HALTOM CITY, TEXAS, THAT:

SECTION 1.

Ordinance No. O-2002-032-15, as amended, is hereby amended by approving a Conditional Use Permit for tattoo studio use at the property consisting of approximately 4.03 acres of land located on Lot 1, Block 1 of the Family Furniture, locally known as 5230 Denton Highway, Suite 161, being a lease space of 130 square feet.

SECTION 2.

The official zoning map of the City of Haltom City is hereby amended and the City Secretary is directed to revise the zoning map to reflect the Conditional Use Permit as set forth above.

SECTION 3.

The use of the Property described above shall be subject to the restrictions, terms and conditions set forth in Exhibit “A” Design Standards and Exhibit “B” Site Plan attached hereto and shall further be subject to all the applicable regulations contained in the Zoning Ordinance and all other applicable and pertinent ordinances of the City of Haltom City, Texas.

DRAFT

SECTION 4.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Haltom City, Texas (1998), as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 5.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 6.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

All rights and remedies of the City of Haltom City, Texas, are expressly saved as to any and all violations of the provisions of Ordinance No. O-2002-032-15 or any ordinances

DRAFT

governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 8.

The City Secretary of the City of Haltom City, Texas, is hereby directed to publish in the official newspaper of the City of Haltom City, Texas, the caption, Section 1, penalty clause, publication clause and effective date clause of this Ordinance one (1) time within ten (10) days after the first reading of this Ordinance as required by Section 10.01 of the Charter of the City of Haltom City, Texas.

SECTION 9.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

DRAFT

PASSED AND APPROVED ON FIRST READING THIS _____ DAY OF _____, 2026.

PASSED AND APPROVED ON SECOND READING THIS _____ DAY OF _____, 2026.

_____
Mayor
ATTEST:

_____
City Secretary

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

_____
City Attorney

DRAFT

Exhibit "A"
Design Standards

1. The tattoo studio use is restricted to the address of 5230 Denton Highway, Suite 161, being 130 square feet of lease space,.

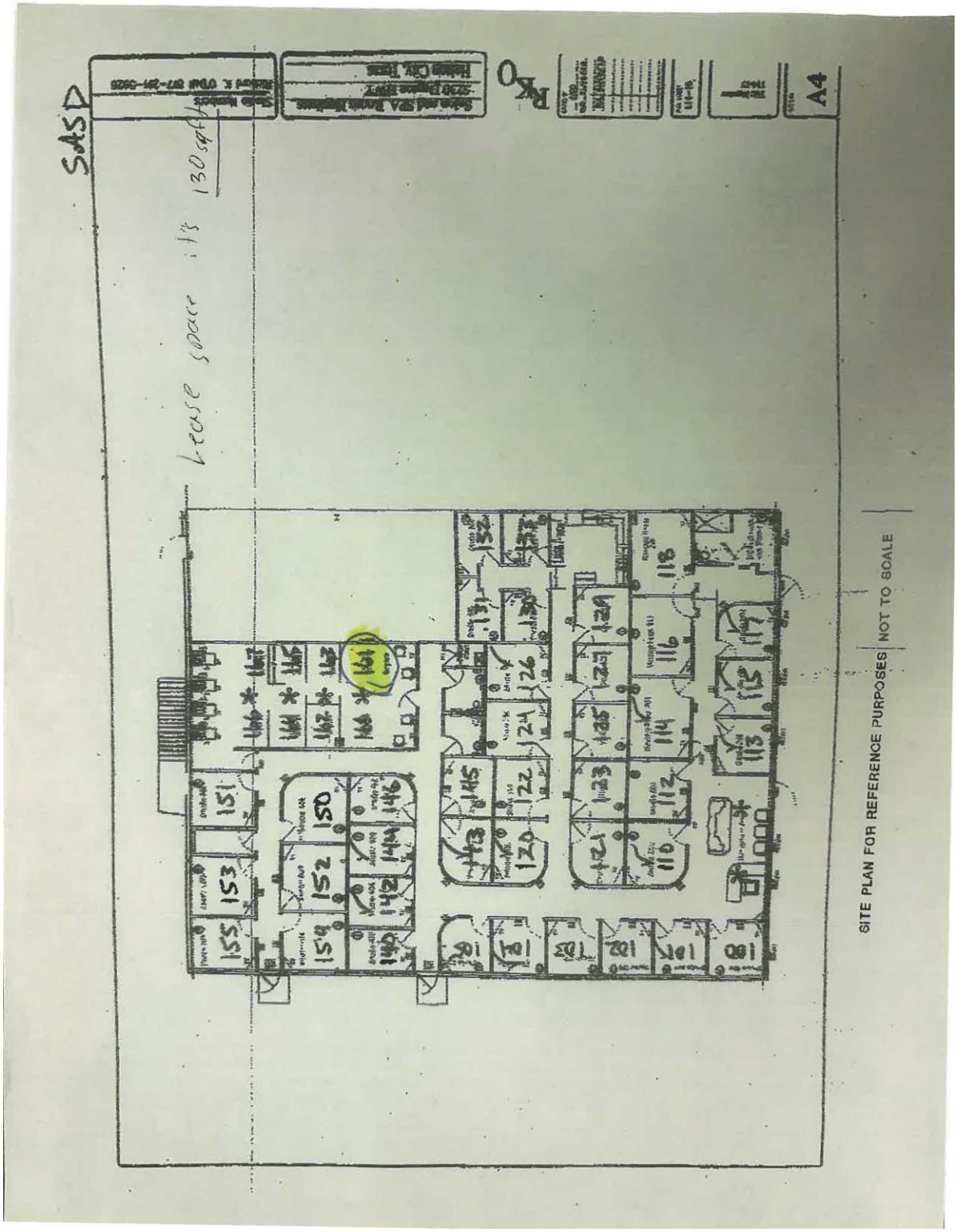
2. The hours of operations shall be limited to 8:00AM to 6:00PM seven days a week.

3. The tenant space shall be equipped with interior and exterior surveillance cameras.

4. If there is any conflict between Exhibit "A" Design Standards and Exhibit "B"' Site Plan, the provisions in Exhibit "A" Design Standards shall control.

DRAFT

Exhibit "B"
Site Plan



TAXPIN	AccountNum	Zoning	ZoningAlt	SitusAddr	Owner_Name
11096F-1-1	42885785	M-1		5221 Denton Hwy	SCANNELL PROPERTIES #575 LLC
13571-1-1	07250177	C-2	PD	5230 Denton Hwy	RON STURGEON REAL ESTATE LP
4100-1-1R	00355631	SF-2		5401 Denise Dr	BISMUTH PROPCO SERIES LLC
4100-2R-1RA	06112668	SF-2		5524 Bonner Dr	ALMANZA, JAMES L
4100-2R-2R	00355860	SF-2		5528 Bonner Dr	GARRETT, DAVID A
4100-2R-3R	00355879	SF-2		5600 Bonner Dr	BISSET, CHARLES
4100-2R-4R	00355887	SF-2		5604 Bonner Dr	ARMM ASSETS 3 LLC
4100-2R-5R	00355895	SF-2		5608 Bonner Dr	FUENTES, RUBEN
4100-9-A	00357472	C-3		5304 Denton Hwy	PRESTIGE OUTDOOR POWER EQUIPME
4100-9-B	00357480	C-3		5516 Bonner Dr	PRESTIGE OUTDOOR POWER EQUIPME
4100-9-C1	05636418	C-2		5400 Denton Hwy	GORDITAS MEXICAN RESTAURANT LL
4100-9-C2	05636515	C-2		5515 Bonner Dr	NORTH TEXAS EQUITIES CORPORATI
4100-9-C3	41537130	C-3	CUP	5519 Bonner Dr	RODARTE, SANTIAGO
A 895-1	03978907	CF		5220 Denton Hwy	HALTOM CITY, CITY OF
A 895-1E	03978990	CF		5220 Denton Hwy	HALTOM CITY, CITY OF
A 895-1J	03979040	CF		5216 Denton Hwy	HALTOM CITY, CITY OF
A 895-1J01	04965345	CF		5220 Denton Hwy	HALTOM CITY, CITY OF

Owner_Addr	Owner_City	Owner_Zip
8801 RIVER CROSSING BLVD STE 3	INDIANAPOLIS, IN	46240
2550 MCMILLAN PKWY	FORT WORTH, TX	76137
997 MORRISON DR #402	CHARLESTON, SC	29403
5524 BONNER DR	FORT WORTH, TX	76148
5528 BONNER DR	FORT WORTH, TX	76148
5600 BONNER DR	FORT WORTH, TX	76148
3903 S CONGRESS AVE #40298	AUSTIN, TX	78704
5608 BONNER DR	FORT WORTH, TX	76148
5304 DENTON HWY	HALTOM CITY, TX	76148
5304 DENTON HWY	HALTOM CITY, TX	76148
10065 HARRY HINES BLVD	DALLAS, TX	75220
3000 JOYCE DR	FORT WORTH, TX	76116
6701 SETH BARWISE ST	FORT WORTH, TX	76179
PO BOX 14246	HALTOM CITY, TX	76117
PO BOX 14246	HALTOM CITY, TX	76117
5024 BROADWAY AVE	HALTOM CITY, TX	76117
PO BOX 14246	HALTOM CITY, TX	76117

LegalDescr
820 CROSSING ADDITION Block 1 Lot 1
FAMILY FURNITURE ADDITION Block 1 Lot 1
BROWNING PARK Block 1 Lot 1R
BROWNING PARK Block 2R Lot 1RA
BROWNING PARK Block 2R Lot 2R
BROWNING PARK Block 2R Lot 3R
BROWNING PARK Block 2R Lot 4R
BROWNING PARK Block 2R Lot 5R
BROWNING PARK Block 9 Lot A
BROWNING PARK Block 9 Lot B
BROWNING PARK Block 9 Lot C1
BROWNING PARK Block 9 Lot C2
BROWNING PARK Block 9 Lot C3
KING, EDMUND MD SURVEY Abstract 895 Tract 1
KING, EDMUND MD SURVEY Abstract 895 Tract 1E
KING, EDMUND MD SURVEY Abstract 895 Tract 1J
KING, EDMUND MD SURVEY Abstract 895 Tract 1J01

ORDINANCE NO. O-2026-010-15

CASE NO. CU-004-26

AN ORDINANCE AMENDING ORDINANCE NO. O-2002-032-15, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF HALTOM CITY, TEXAS, BY APPROVING A CONDITIONAL USE PERMIT FOR TATTOO STUDIO AND/OR PIERCING STUDIO USE ON CERTAIN PROPERTY IN THE CITY OF HALTOM CITY, TEXAS; AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Haltom City is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Haltom City heretofore adopted Ordinance No. O-2002-032-15, as amended, the Zoning Ordinance of the City of Haltom City, Texas, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, in accordance with Section 39 of the Zoning Ordinance, the owner of property consisting of approximately 4.03 acres of land located on Lot 1, Block 1 of the Family Furniture, locally known as 5230 Denton Highway, Suite 161, being a lease space of 130 square feet, (hereinafter-referenced as the “Property”), has filed an application for approval of a Conditional Use Permit for tattoo and/or piercing studio use on said property; and

WHEREAS, the Planning and Zoning Commission of the City of Haltom City, Texas held a public hearing on May 26, 2026 and the City Council of the City of Haltom City, Texas

held a public hearing on June 8, 2026 with respect to the Conditional Use permit described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the approval of the Conditional Use Permit.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HALTOM CITY, TEXAS, THAT:

SECTION 1.

Ordinance No. O-2002-032-15, as amended, is hereby amended by approving a Conditional Use Permit for tattoo studio use at the property consisting of approximately 4.03 acres of land located on Lot 1, Block 1 of the Family Furniture, locally known as 5230 Denton Highway, Suite 161, being a lease space of 130 square feet.

SECTION 2.

The official zoning map of the City of Haltom City is hereby amended and the City Secretary is directed to revise the zoning map to reflect the Conditional Use Permit as set forth above.

SECTION 3.

The use of the Property described above shall be subject to the restrictions, terms and conditions set forth in Exhibit “A” Design Standards and Exhibit “B” Site Plan attached hereto and shall further be subject to all the applicable regulations contained in the Zoning Ordinance and all other applicable and pertinent ordinances of the City of Haltom City, Texas.

SECTION 4.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Haltom City, Texas (1998), as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 5.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 6.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

All rights and remedies of the City of Haltom City, Texas, are expressly saved as to any and all violations of the provisions of Ordinance No. O-2002-032-15 or any ordinances

governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 8.

The City Secretary of the City of Haltom City, Texas, is hereby directed to publish in the official newspaper of the City of Haltom City, Texas, the caption, Section 1, penalty clause, publication clause and effective date clause of this Ordinance one (1) time within ten (10) days after the first reading of this Ordinance as required by Section 10.01 of the Charter of the City of Haltom City, Texas.

SECTION 9.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON FIRST READING THIS 8th DAY OF JUNE, 2026.

PASSED AND APPROVED ON SECOND READING THIS 22ND DAY OF JUNE, 2026.

_____
Dr. An Truong
Mayor

ATTEST:

_____
Imelda B. Rodriguez, TRMC
City Secretary

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

_____
City Attorney

Exhibit "A"
Design Standards

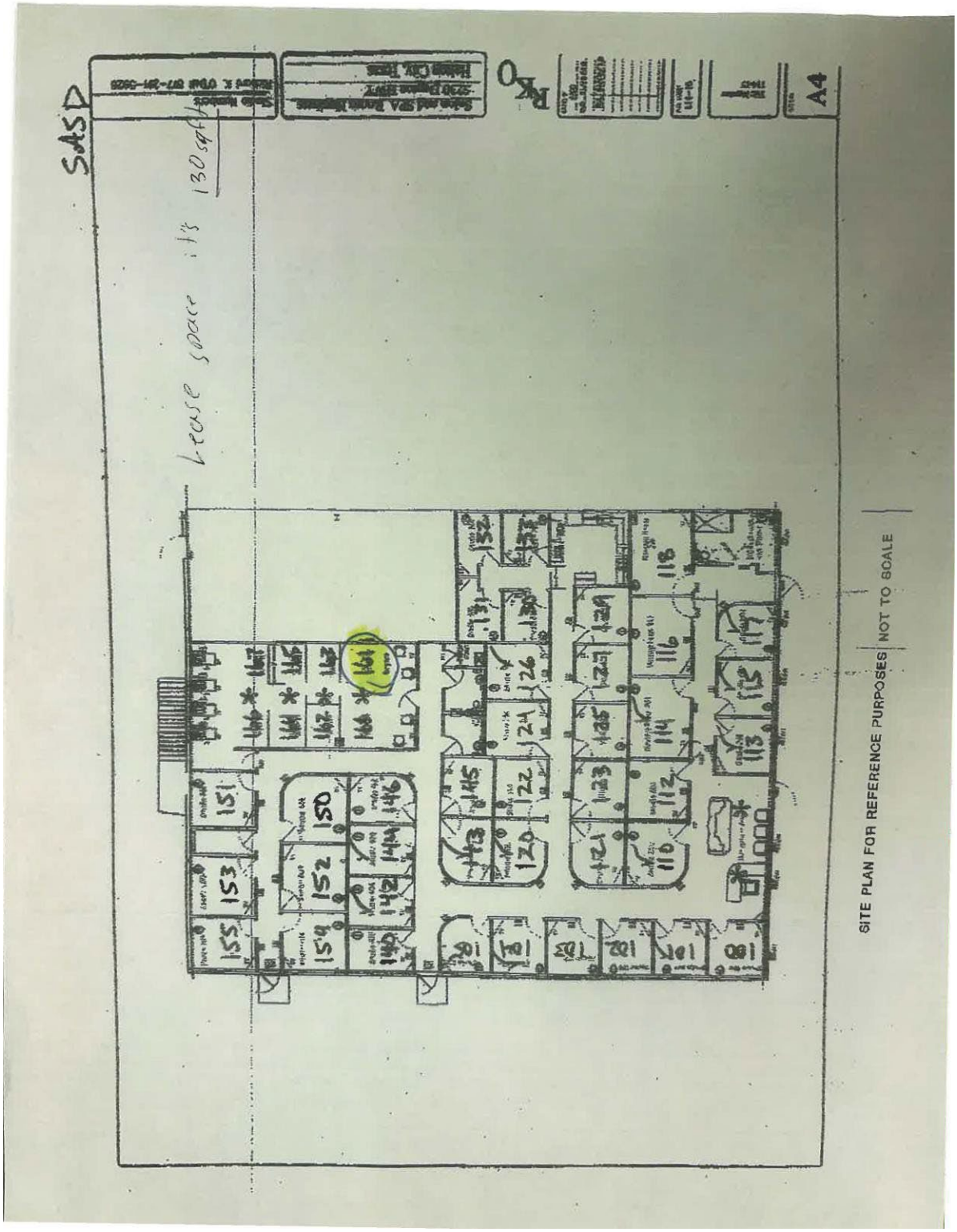
1. The tattoo studio use is restricted to the address of 5230 Denton Highway, Suite 161, being 130 square feet of lease space,.

2. The hours of operations shall be limited to 8:00AM to 6:00PM seven days a week.

3. The tenant space shall be equipped with interior and exterior surveillance cameras.

4. If there is any conflict between Exhibit "A" Design Standards and Exhibit "B"' Site Plan, the provisions in Exhibit "A" Design Standards shall control.

Exhibit "B"
Site Plan



CITY COUNCIL MEMORANDUM

City Council Meeting:	**Monday, June 22, 2026, 6:00 PM**
Department:	**Planning & Community Development**
Subject:	**ORDINANCE NO. 2026-011-15 Z-002-26 - 2nd Reading (3701 Layton Ave.)**

BACKGROUND

The applicant requests to rezone the subject site from “CF” Community Facility to “SF-2” Single Family Residential District. BISD will be demo’ing the old school. The intention is to sell the property to a developer who will build single family residential detached homes. The applicant is not requesting any changes to the SF-2 Single Family Residential zoning district. The intent is to sell it to a developer who understands the codes going into any purchases.

It will then be up to the future owner to develop the property to existing “SF-2” Single Family Residential property requirements. If they need to ask for any changes to the code they will be required to go through the required public notice process associated with the type of request they are making.

FISCAL IMPACT

None.

RECOMMENDATION

Attachments

Z-002-26 PZ Packet.pdf
2026-011-15 Z-002-26 3701 Layton Ave.pdf

STAFF REPORT

CITY OF HALTOM CITY

MEETING DATE: 5/26/26	TO: P&Z Commission	FROM: Chris Rozanc Director Planning and Community Development	SUBJECT: Z-002-26 3701 Layton Ave Lot Width

Z-002-26
Application of Mark S. Wood requesting a rezone from "CF" Community Facility District to "SF-2" Single Family Residential District located on School Tract, Block 11, of the West Browning Addition, being approximately 6.829 acres of land, locally known as 3701 Layton Avenue.

EXISTING ZONING/LAND USE
"CF" Community Facility District

ADJACENT ZONING/USES
North – "SF-2" Single Family / Residential
South – "SF-2" Single Family / Residential
West – "SF-2" Single Family / Residential
East – "SF-2" Single Family / Residential

PURPOSE
The applicant requests to rezone the subject site from "CF" Community Facility to "SF-2" Single Family Residential District. BISD will be demo'ing the old school. The intention is to sell the property to a developer who will build single family residential detached homes. The applicant is not requesting any changes to the existing zoning district. The intent is to sell it to a developer who understands the codes going into any purchases.

It will then be up to the future owner to develop the property to existing "SF-2" Single Family Residential property requirements. If they need to ask for any changes to the code they will be required to go through the required public notice process associated with the type of request they are making.

TRANSPORTATION
The subject site has frontage on Layton Avenue, Jerri Lane and Hunter Street. The proposed zoning change is anticipated to significantly impact the adjacent roadway systems. The developer will have to follow all relevant City ordinances.

DRAINAGE
Based on available information, this property is located in flood zone X and no significant drainage impacts are expected to result from development of this site, as long as the developer complies with all relevant City ordinances. Prior to any plat submission the applicant will be required to receive civil plan approval.

WATER & SANITARY SEWER
Water and sanitary sewer services are available to the subject site.

FIRE PREVENTION
Fire Station #1 provides protection to this site. The estimated fire response time is in keeping with the City's recommended standards.

FRANCHISE UTILITIES & STREET LIGHTS
At the subject site overhead utilities provide service to this residence which are located around the property with overhead streetlights collocated on the utility poles.

ROUGH PROPORTIONALITY DETERMINATION
The developer is responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure needed to support the development in accordance with the City's design criteria.

COMPREHENSIVE LAND USE PLAN
The City's Comprehensive Land Use Plan (CLUP) designates the subject site as Public. The proposed ordinance will change the district to Low Density Residential.

NOTIFICATION
The legal notice regarding the public hearing was published in the May 7th, 2026, *Tarrant County Commercial Record.*

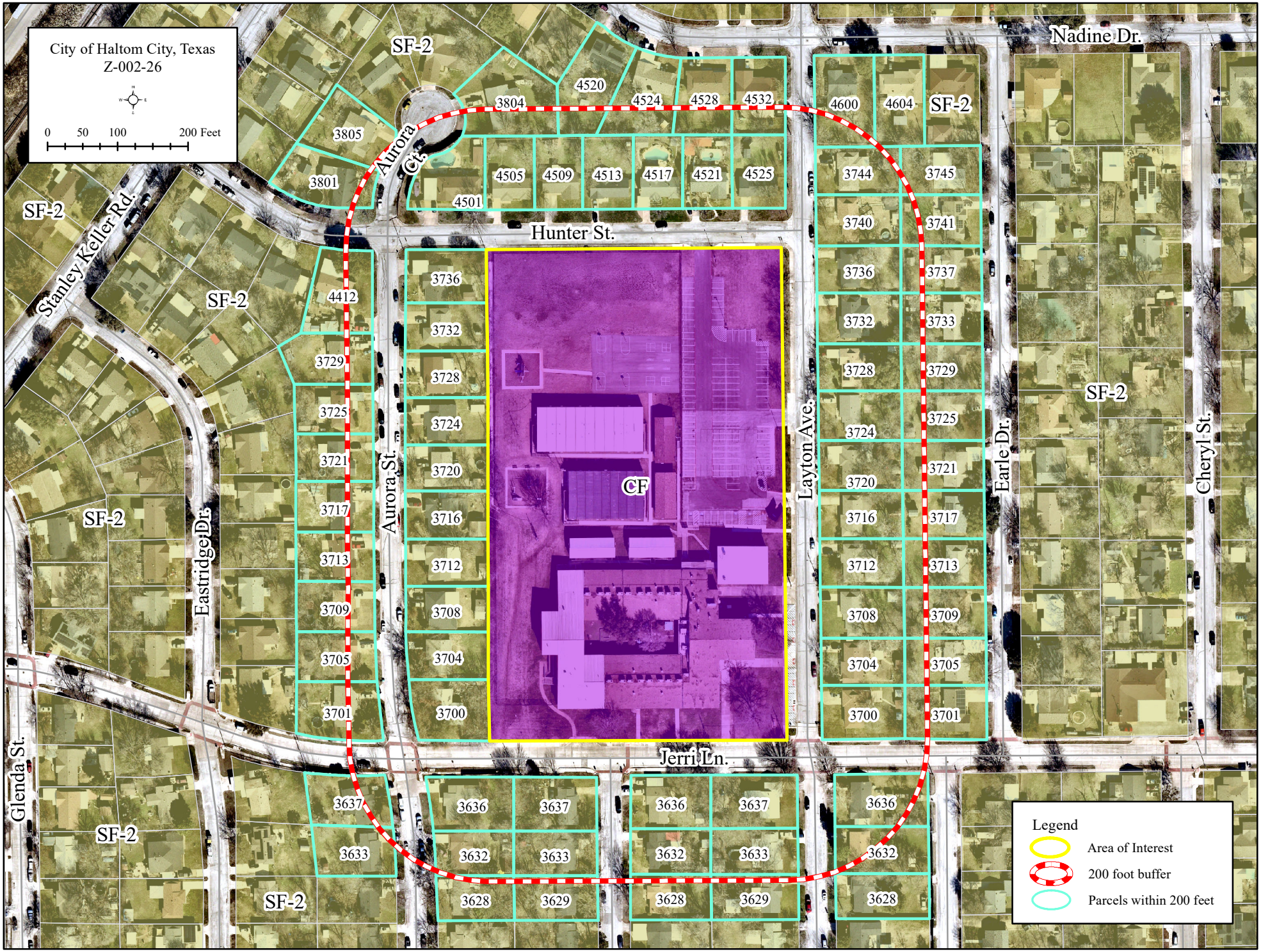
Notification was mailed to all property owners within 200 feet on May 13th; seventy eight (78) property owners were notified.

0 In Favor / No Objections

0 Opposed

0 Returned to Sender

ATTACHMENTS
1. Application
2. Cover Letter
3. Floor Plan
4. GIS Aerial Map
5. Photos of Subject Site & Surrounding Properties
6. List of Property Owners within 200'
7. Draft Ordinance


City of Haltom City, Texas
Z-002-26
0 50 100 200 Feet
SF-2
Nadine Dr.
Aurora Ct.
Hunter St.
Stanley Keller Rd.
Aurora St.
Layton Ave.
Earle Dr.
Cheryl St.
Eastridge Dr.
Glenda St.
Jerri Ln.
CF
3804
4520
4524
4528
4532
3805
3801
4505
4509
4513
4517
4521
4525
4501
4600
4604
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3712
3709
3708
3705
3704
3701
3700
4412
3637
3636
3633
3632
3629
3628
Legend
Area of Interest
200 foot buffer
Parcels within 200 feet

CITY OF HALTOM CITY, TEXAS
4801 Haltom Rd., Post Office Box 14246, Haltom City, Texas, 76117, 817-222-7757

APPLICATION FOR REZONING

Date: 04-29-2026 | **File Number:** Z-002-26

I, Mark S. Wood (please print), the undersigned applicant hereby make application for the Rezoning of the following described property located in the City of Haltom City, Texas:

Address of Property: 3701 Layton Ave.

Legal Description: Lot: School Tr. Block: 11 Addition: West Browning Addn.

Tract: Survey: G B Stanley Abstract: A-1373

Current Zoning Classification: CF **Current Use:** School Site

Proposed Zoning Classification: SF-2 **Proposed Use:** Single Family Residential

Reason for Zoning Change Request: So that BISD can sell the land after the demolition of all current buildings and improvements.

Has a Design Review Conference (DRC) been held on this property? Yes (No) **Date:**

The undersigned hereby certifies that the above named subdivision and accompanying data is true and correct. All provisions of laws and ordinances governing this zoning change request will be complied with whether specified herein or not. The scheduling of this application on the agenda of the Planning & Zoning Commission for consideration does not presume the approval of the above mentioned request.

Name: Mark S. Wood Mark S. Wood 04-29-2026
(signature of applicant) (date)

6617 Precinct Line Rd.,#200,NRH,TX 76182 817-994-6409
(address of applicant) (telephone number/Fax)

Name: Katie Bowman 04-29-2026
(signature of owner) (date)

~~BISD 8555 Airport Frwy, NRH, TX~~ 76180 817-547-5700
(address of owner) (telephone number/Fax)

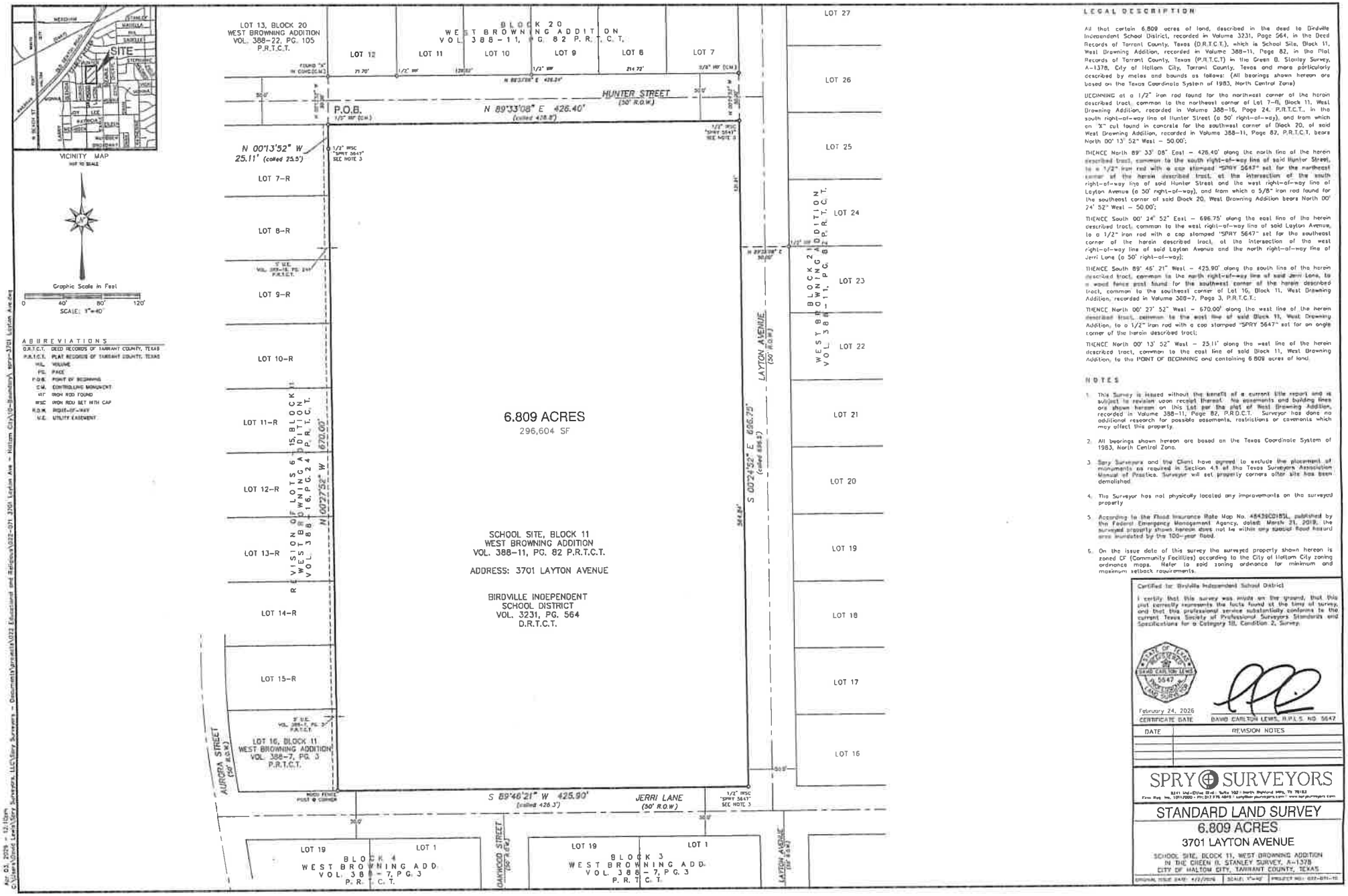
FOR CITY USE ONLY

Application Fee $300.00 **Received By:** **Receipt Number:**

Accepted for Completeness by: **Staff Signature:** **Date:**

EVENT	DATE	ACTION
P & Z Action:		
City Council First Reading (if applicable):		
City Council Second Reading (if applicable):		

Updated 11-17-2020



VICINITY MAP
NOT TO SCALE

Graphic Scale in Feet
0 40' 80' 120'
SCALE: 1"=40'

ABBREVIATIONS

D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
P.O.B.	POINT OF BEGINNING
C.M.	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRSC	IRON ROD SET WITH CAP
R.O.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT

LEGAL DESCRIPTION

All that certain 6.809 acres of land, described in the deed to Birdville Independent School District, recorded in Volume 3231, Page 564, in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), which is School Site, Block 11, West Browning Addition, recorded in Volume 388-11, Page 82, in the Plat Records of Tarrant County, Texas (P.R.T.C.T) in the Green B. Stanley Survey, A-1378, City of Haltom City, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 1/2" iron rod found for the northwest corner of the herein described tract, common to the northeast corner of Lot 7-R, Block 11, West Browning Addition, recorded in Volume 388-16, Page 24, P.R.T.C.T., in the south right-of-way line of Hunter Street (a 50' right-of-way), and from which an "X" cut found in concrete for the southwest corner of Block 20, of said West Browning Addition, recorded in Volume 388-11, Page 82, P.R.T.C.T. bears North 00° 13' 52" West – 50.00';

THENCE North 89° 33' 08" East – 426.40' along the north line of the herein described tract, common to the south right-of-way line of said Hunter Street, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northeast corner of the herein described tract, at the intersection of the south right-of-way line of said Hunter Street and the west right-of-way line of Layton Avenue (a 50' right-of-way), and from which a 5/8" iron rod found for the southeast corner of said Block 20, West Browning Addition bears North 00° 24' 52" West – 50.00';

THENCE South 00° 24' 52" East – 696.75' along the east line of the herein described tract, common to the west right-of-way line of said Layton Avenue, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the southeast corner of the herein described tract, at the intersection of the west right-of-way line of said Layton Avenue and the north right-of-way line of Jerri Lane (a 50' right-of-way);

THENCE South 89° 46' 21" West – 425.90' along the south line of the herein described tract, common to the north right-of-way line of said Jerri Lane, to a wood fence post found for the southwest corner of the herein described tract, common to the southeast corner of Lot 1G, Block 11, West Browning Addition, recorded in Volume 388-7, Page 3, P.R.T.C.T.;

THENCE North 00° 27' 52" West – 670.00' along the west line of the herein described tract, common to the west line of said Block 11, West Browning Addition, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for an angle corner of the herein described tract;

THENCE North 00° 13' 52" West – 25.11' along the west line of the herein described tract, common to the east line of said Block 11, West Browning Addition, to the POINT OF BEGINNING and containing 6.809 acres of land.

NOTES

1. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. No easements and building lines are shown hereon on this Lot per the plat of West Browning Addition, recorded in Volume 388-11, Page 82, P.R.D.C.T. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
2. All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
3. Spry Surveyors and the Client have agreed to exclude the placement of monuments as required in Section 4.3 of the Texas Surveyors Association Manual of Practice. Surveyor will set property corners after site has been demolished.
4. The Surveyor has not physically located any improvements on the surveyed property.
5. According to the Flood Insurance Rate Map No. 48439C0185L, published by the Federal Emergency Management Agency, dated: March 21, 2019, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
6. On the issue date of this survey the surveyed property shown hereon is zoned CF (Community Facilities) according to the City of Haltom City zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.

Certified to: Birdville Independent School District

I certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey, and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition 2, Survey.

STATE OF TEXAS
REGISTERED
DAVID CARLTON LEWIS
5647
PROFESSIONAL
LAND SURVEYOR

February 24, 2026
CERTIFICATE DATE

DAVID CARLTON LEWIS, R.P.L.S. NO. 5647

DATE	REVISION NOTES

SPRY SURVEYORS
8241 Mid-Cities Blvd., Suite 102 | North Richland Hills, TX 76182
Firm Reg. No. 10112000 - PH: 817.378.4849 | sprysurveyors.com | www.sprysurveyors.com

STANDARD LAND SURVEY
6.809 ACRES
3701 LAYTON AVENUE

SCHOOL SITE, BLOCK 11, WEST BROWNING ADDITION
IN THE GREEN B. STANLEY SURVEY, A-1378
CITY OF HALTOM CITY, TARRANT COUNTY, TEXAS

ORIGINAL ISSUE DATE: 4/22/2026 | SCALE: 1"=40' | PROJECT NO.: 022-031-10

Apr 03, 2026 - 12:10pm
C:\Users\David Lewis\Spry Surveyors, LLC\Spry Surveyors - Documents\projects\2022 Education and Religious\022-031 3701 Layton Ave - Haltom City\10-Boundary\spry-3701 Layton Ave.dwg

METES AND BOUNDS DESCRIPTION
6.809 ACRES
SCHOOL SITE, BLOCK 11, WEST BROWNING ADDITION
IN THE GREEN B. STANLEY SURVEY, A-1378
CITY OF HALTOM CITY, TARRANT COUNTY, TEXAS

All that certain 6.809 acres of land, described in the deed to Birdville Independent School District, recorded in Volume 3231, Page 564, in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), which is School Site, Block 11, West Browning Addition, recorded in Volume 388-11, Page 82, in the Plat Records of Tarrant County, Texas (P.R.T.C.T) in the Green B. Stanley Survey, A-1378, City of Haltom City, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 1/2" iron rod found for the northwest corner of the herein described tract, common to the northeast corner of Lot 7-R, Block 11, West Browning Addition, recorded in Volume 388-16, Page 24, P.R.T.C.T., in the south right-of-way line of Hunter Street (a 50' right-of-way), and from which an "X" cut found in concrete for the southwest corner of Block 20, of said West Browning Addition, recorded in Volume 388-11, Page 82, P.R.T.C.T, bears North 00° 13' 52" West – 50.00';

THENCE North 89° 33' 08" East - 426.40' along the north line of the herein described tract, common to the south right-of-way line of said Hunter Street, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northeast corner of the herein described tract, at the intersection of the south right-of-way line of said Hunter Street and the west right-of-way line of Layton Avenue (a 50' right-of-way), and from which a 5/8" iron rod found for the southeast corner of said Block 20, West Browning Addition bears North 00° 24' 52" West – 50.00';

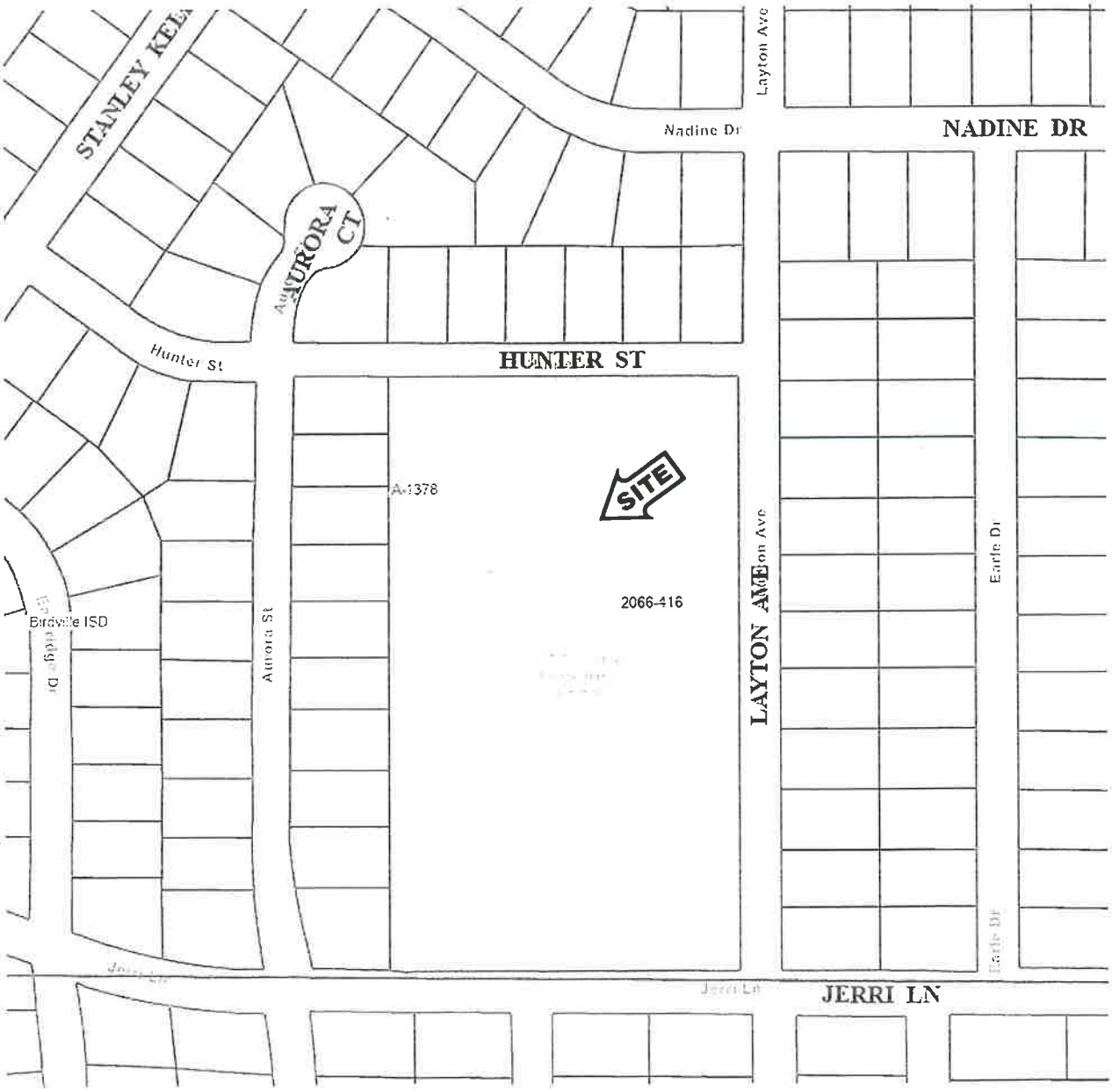
THENCE South 00° 24' 52" East - 696.75' along the east line of the herein described tract, common to the west right-of-way line of said Layton Avenue, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the southeast corner of the herein described tract, at the intersection of the west right-of-way line of said Layton Avenue and the north right-of-way line of Jerri Lane (a 50' right-of-way);

THENCE South 89° 46' 21" West - 425.90' along the south line of the herein described tract, common to the north right-of-way line of said Jerri Lane, to a wood fence post found for the southwest corner of the herein described tract, common to the southeast corner of Lot 16, Block 11, West Browning Addition, recorded in Volume 388-7, Page 3, P.R.T.C.T.;

THENCE North 00° 27' 52" West - 670.00' along the west line of the herein described tract, common to the east line of said Block 11, West Browning Addition, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for an angle corner of the herein described tract;

THENCE North 00° 13' 52" West - 25.11' along the west line of the herein described tract, common to the east line of said Block 11, West Browning Addition, to the POINT OF BEGINNING and containing 6.809 acres of land.

3701 Layton Ave., Haltom City, TX



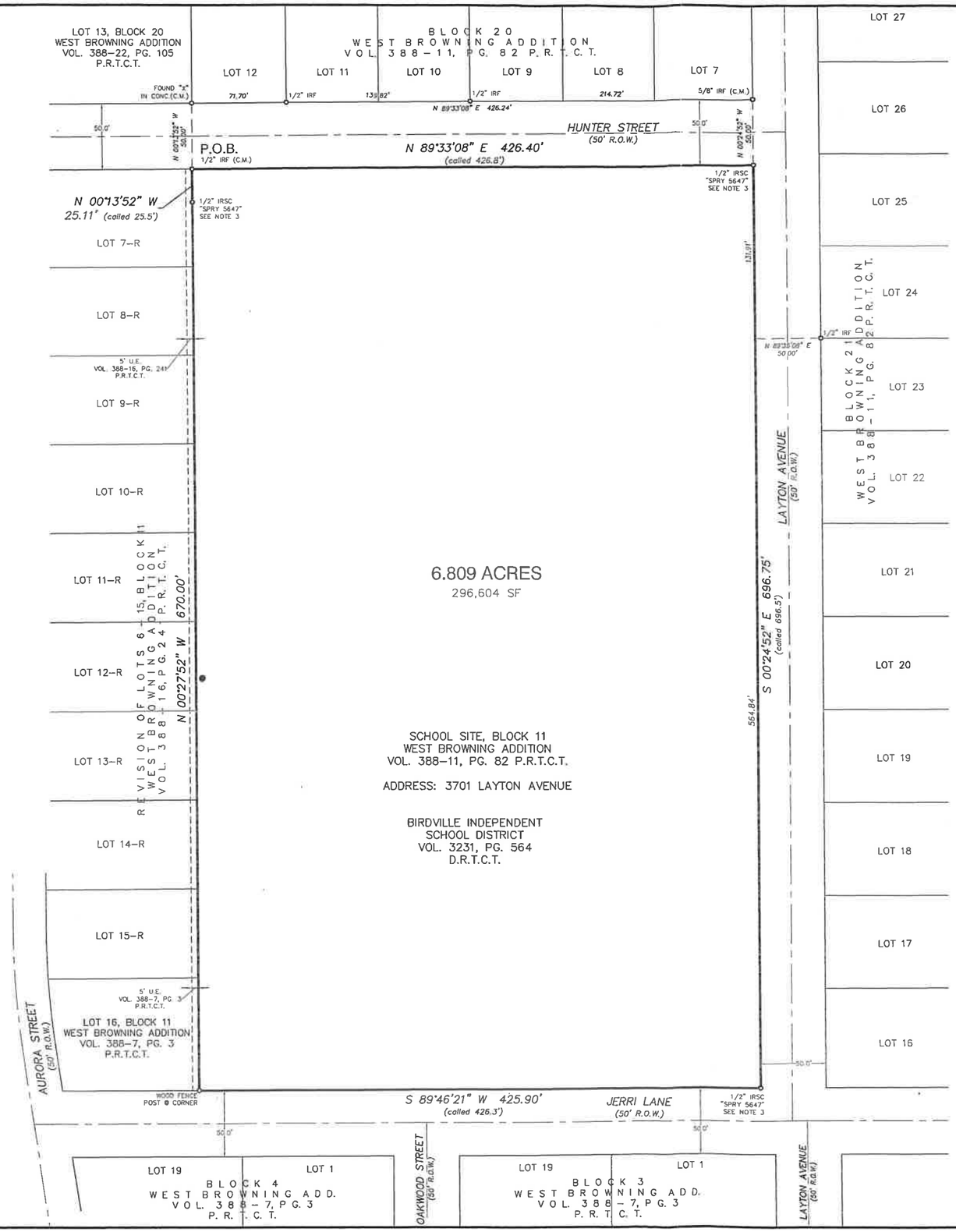


VICINITY MAP
NOT TO SCALE

Graphic Scale in Feet
0 40' 60' 120'
SCALE: 1"=40'

ABBREVIATIONS

D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
P.O.B.	POINT OF BEGINNING
C.M.	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRSC	IRON ROD SET WITH CAP
R.O.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT



LEGAL DESCRIPTION

All that certain 6.809 acres of land, described in the deed to Birdville Independent School District, recorded in Volume 3231, Page 564, in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), which is School Site, Block 11, West Browning Addition, recorded in Volume 388-11, Page 82, in the Plat Records of Tarrant County, Texas (P.R.T.C.T) in the Green B. Stanley Survey, A-1378, City of Haltom City, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

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NOTES

1. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. No easements and building lines are shown hereon on this Lot per the plat of West Browning Addition, recorded in Volume 388-11, Page 82, P.R.D.C.T. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
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4. The Surveyor has not physically located any improvements on the surveyed property
5. According to the Flood Insurance Rate Map No. 48439C0185L, published by the Federal Emergency Management Agency, dated: March 21, 2019, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
6. On the issue date of this survey the surveyed property shown hereon is zoned CF (Community Facilities) according to the City of Haltom City zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.

Certified to: Birdville Independent School District

I certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey, and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition 2, Survey.

STATE OF TEXAS REGISTERED DAVID CARLTON LEWIS 5647 PROFESSIONAL LAND SURVEYOR

February 24, 2026
CERTIFICATE DATE

DAVID CARLTON LEWIS, R.P.L.S. NO. 5647

DATE	REVISION NOTES

SPRY SURVEYORS
8241 Mid-Cities Blvd., Suite 102 • North Richland Hills, TX 76182
Firm Reg. No. 10112000 - PH: 817.776.4049 • spry@sprysurveyors.com • www.sprysurveyors.com

STANDARD LAND SURVEY
6.809 ACRES
3701 LAYTON AVENUE

SCHOOL SITE, BLOCK 11, WEST BROWNING ADDITION
IN THE GREEN B. STANLEY SURVEY, A-1378
CITY OF HALTOM CITY, TARRANT COUNTY, TEXAS

ORIGINAL ISSUE DATE: 4/2/2026 | SCALE: 1"=40' | PROJECT NO.: 022-071-10

Apr 03, 2026 - 12:10pm
C:\Users\David Lewis\Spry Surveyors, LLC\Spry Surveyors - Documents\Projects\022 Educational and Religious\022-071 3701 Layton Ave - Haltom City\10-Boundary\ spry-3701 Layton Ave.dwg

ORDINANCE NO. O-2026-011-15

CASE NO. Z-002-26

AN ORDINANCE AMENDING ORDINANCE NO. O-2002-032-15, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF HALTOM CITY, TEXAS, BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY IN THE CITY OF HALTOM CITY, TEXAS; AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Haltom City is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Haltom City heretofore adopted Ordinance No. O-2010-011-15, as amended, the Comprehensive Land Use Plan 2010, which is the primary document on which to base all zoning, platting and other land use decisions; and

WHEREAS, the Comprehensive Land Use Plan provides guidance for future development in conformance with the adopted Future Land Use Map; and

WHEREAS, the City Council now deems it necessary to update the Haltom City Comprehensive Land Use Plan as provided herein, and that such amendment is in accordance with the growth goals, objectives and planning principles set forth in the Comprehensive Land Use Plan as well as health, safety, traffic and environmental considerations; and

WHEREAS, the City Council of the City of Haltom City heretofore adopted Ordinance No. O-2002-032-15, as amended, the Zoning Ordinance of the City of Haltom City, Texas, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning

districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, in accordance with Section 39 of the Zoning Ordinance, the owner of property consisting of approximately 6.829 acres of land located on School Tract, Block 11, of the West Browning Addition, locally known 3701 Layton Avenue (hereinafter-referenced as the "Property"), has filed an application to rezone the property from its present classification of "CF" Community Facility District to "SF-2" Single Family Residential District; and

WHEREAS, the Planning and Zoning Commission of the City of Haltom City, Texas held a public hearing on May 26, 2026 and the City Council of the City of Haltom City, Texas held a public hearing on June 8, 2026 with respect to the Zoning Change described herein; and

WHEREAS, the City Council has determined that the revisions to the Comprehensive Land Use Plan and the Zoning Change described herein will allow for a reasonable use of the Property and are in the best interest of the public health, safety, and welfare; and

WHEREAS, the City has complied with all requirements of Chapter 211 and 213 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the rezoning of the property and the amendment of the Comprehensive Land Use Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HALTOM CITY, TEXAS, THAT:

SECTION 1.

Ordinance No. O-2002-032-15, as amended, is hereby amended by rezoning the property, containing approximately 6.829 acres of land located on School Tract, Block 11, of

the West Browning Addition, locally known 3701 Layton Avenue, to amend the existing “CF” Community Facility District to “SF-2” Single Family Residential District.

SECTION 2.

The City of Haltom City Comprehensive Land Use Plan 2010, dated July 26, 2010, as amended, is hereby amended by revising the land sue designation on the Future Land Use Plan from Public to Low Density Residential as shown on Exhibit “A” attached hereto and fully incorporated by reference.

SECTION 3.

The zoning district as herein established has been made in accordance with a comprehensive land use plan for the purpose of promoting the health, safety, morals and general welfare of the community.

SECTION 4.

The official zoning map of the City of Haltom City is hereby amended and the City Secretary is directed to revise the zoning map to reflect the zoning classification as set forth above.

SECTION 5.

The use of the Property described above shall be subject to the restrictions, terms and conditions set forth in Exhibit “B” attached hereto and shall further be subject to all the application regulations contained in the Zoning Ordinance and all other applicable and pertinent ordinances of the City of Haltom City, Texas as shown on Exhibit “A”.

SECTION 6.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Haltom City, Texas (1998), as amended, except where the provisions

of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 7.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 8.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 9.

All rights and remedies of the City of Haltom City, Texas, are expressly saved as to any and all violations of the provisions of Ordinance No. O-2002-032-15 or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in

court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 10.

The City Secretary of the City of Haltom City, Texas, is hereby directed to publish in the official newspaper of the City of Haltom City, Texas, the caption, Section 1, penalty clause, publication clause and effective date clause of this Ordinance one (1) time within ten (10) days after the first reading of this Ordinance as required by Section 10.01 of the Charter of the City of Haltom City, Texas.

SECTION 11.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON FIRST READING THIS _____ DAY OF _____, 2026.

PASSED AND APPROVED ON SECOND READING THIS _____ DAY OF _____, 2026.

_____
Mayor
ATTEST:

_____
City Secretary

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

_____
City Attorney

Exhibit “A”

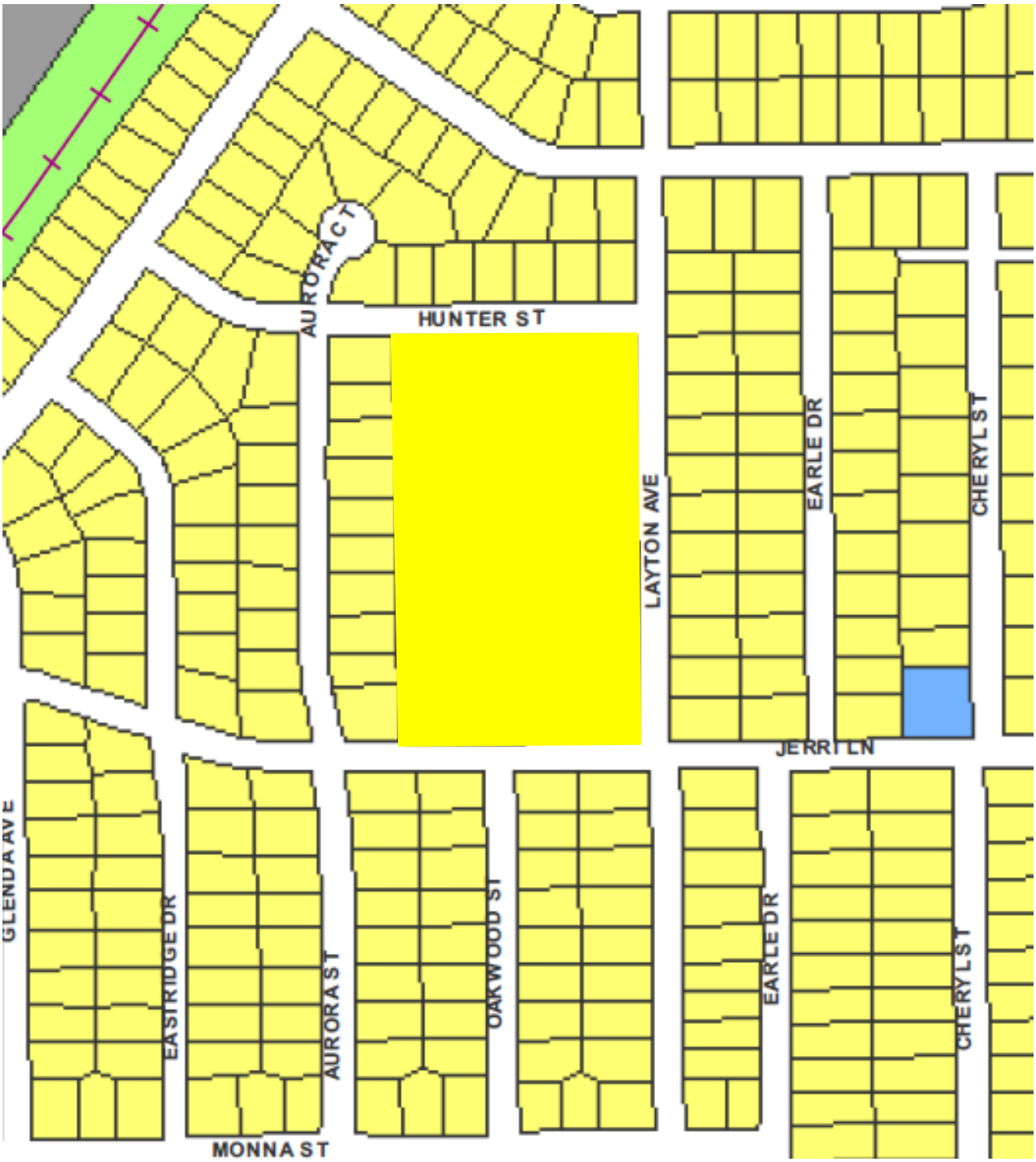
Future Land Use Plan



Exhibit “B”

Design Standards

1. Rezone property from “CF” Community Facility District to “SF-2” Single Family Residential District.


AURORA CT
HUNTER ST
LAYTON AVE
EARLE DR
CHERYL ST
JERRI LN
GLENDA AVE
EASTRIDGE DR
AURORA ST
OAKWOOD ST
EARLE DR
CHERYL ST
MONNA ST

TAXPIN	AccountNum	Zoning	SitusAddr	Owner_Name
45800-20-10	03395855	SF-2	4513 Hunter St	DOBBINS, DAVID C
45800-20-11	03395863	SF-2	4509 Hunter St	DOBBINS, DAVID C
45800-20-7	03395820	SF-2	4525 Hunter St	MIAN RENTAL PROPERTIES VII LLC
45800-21-13	03396185	SF-2	3709 Earle Dr	JOHNSON, RAMONA L
45800-10-15R	03393283	SF-2	3729 Aurora St	RAZO, ARTURO
45800-4-17	03392430	SF-2	3628 Aurora St	PROCTOR, SARA
45800-B-3A	03391817	SF-2	3628 Layton Ave	GAONA-MACEDO, AURELIO
45800-3-17	03392236	SF-2	3628 Oakwood St	KING, DEBORAH
45800-3-3	03392074	SF-2	3629 Layton Ave	PADILLA, ANGELICA
45800-4-3	03392287	SF-2	3629 Oakwood St	GUTIERREZ, LIONEL
45800-4-18	03392449	SF-2	3632 Aurora St	MUNIZ, JESUS
45800-5-2	03392473	SF-2	3633 Aurora St	CONCHAS, FRSNCISCA
45800-3-2	03392066	SF-2	3633 Layton Ave	SAWAYA, WALLACE
45800-4-2	03392279	SF-2	3633 Oakwood St	SINQUEFIELD, AARON
45800-4-19	03392457	SF-2	3636 Aurora St	BUSTAMANTE, ROBERT
45800-B-1A	03391795	SF-2	3636 Layton Ave	GUERRERO, JUAN R
45800-3-19	03392252	SF-2	3636 Oakwood St	MORENO, BIANCA
45800-5-1	03392465	SF-2	3637 Aurora St	FUENTES FLORES, NEHEMIA
45800-3-1	03392058	SF-2	3637 Layton Ave	HOOVER, FELISHA
45800-3-18	03392244	SF-2	3632 Oakwood St	SANCHEZ, RAMON
45800-4-1	03392260	SF-2	3637 Oakwood St	MURILLO, MARIA
45800-21-16	03396215	SF-2	3700 Layton Ave	CHILDERS, JOYCE
45800-10-22R	03393364	SF-2	3701 Aurora St	SMITH, BERT R
45800-21-15	03396207	SF-2	3701 Earle Dr	HUNT, FALLON
45800-21-17-10	03396223	SF-2	3704 Layton Ave	SALINAS, MARIA L
45800-10-21R	03393356	SF-2	3705 Aurora St	ESPARZA, SANDRA
45800-21-14	03396193	SF-2	3705 Earle Dr	MARR, ELLWOOD
45800-11-14R	03393453	SF-2	3708 Aurora St	JUAREZ, ANGEL MAGDALENO
45800-10-20R	03393348	SF-2	3709 Aurora St	BLUMER, SAVANNAH
45800-11-13R	03393445	SF-2	3712 Aurora St	FRIEND, JUAN MANUEL CUEVAS
45800-21-19	03396258	SF-2	3712 Layton Ave	RUIZ, PHILLIP
45800-10-19R	03393321	SF-2	3713 Aurora St	JIMENEZ, MANUEL
45800-21-20	03396266	SF-2	3716 Layton Ave	VAUGHAN, ELAINE
45800-10-18R	03393313	SF-2	3717 Aurora St	HERNANDEZ, NELSON
45800-21-11	03396169	SF-2	3717 Earle Dr	KRAMER, MOSHE
45800-11-11R	03393429	SF-2	3720 Aurora St	MONTELONGO, LUIS J
45800-10-17R	03393305	SF-2	3721 Aurora St	ALVAREZ SORIANO, KEVIN
45800-21-10	03396150	SF-2	3721 Earle Dr	MOSELEY, SHELBY
45800-11-10R	03393410	SF-2	3724 Aurora St	SOLIS, CARLOS
45800-10-16R	03393291	SF-2	3725 Aurora St	RAMIREZ, MARIANO
45800-21-9	03396142	SF-2	3725 Earle Dr	JUAREZ, JOSE A
45800-11-9R	03393399	SF-2	3728 Aurora St	PARADA, LUCIA
45800-21-23	03396290	SF-2	3728 Layton Ave	SANCHEZ, JAIME
45800-21-8	03396134	SF-2	3729 Earle Dr	THOMAS, TOM J
45800-11-8R	03393380	SF-2	3732 Aurora St	MCDANIEL, STANLEY
45800-21-24	03396304	SF-2	3732 Layton Ave	TAYLOR, CONNOR
45800-21-7	03396126	SF-2	3733 Earle Dr	FORBES, JAMES M
45800-11-7R	03393372	SF-2	3736 Aurora St	ALVAREZ, JAIME
45800-21-6	03396118	SF-2	3737 Earle Dr	JAQUEZ, EVA
45800-21-26	03396320	SF-2	3740 Layton Ave	LANUZA, SIXTO
45800-21-5	03396096	SF-2	3741 Earle Dr	ZUCCARO, RACHEL ROXANNE
45800-21-27	03396339	SF-2	3744 Layton Ave	MURILLO, JESUS
45800-21-4	03396088	SF-2	3745 Earle Dr	TAYLOR, MELANNA D
45800-20-18	03395952	SF-2	3801 Aurora Ct	VALADEZ, G
45800-20-14	03395901	SF-2	3804 Aurora Ct	STREET, PATRICIA

45800-20-17	03395944	SF-2	3805 Aurora Ct	FLORES, PETE L
45800-11-15R	03393461	SF-2	3704 Aurora St	BAF 3 LLC
45800-21-18-30	03396231	SF-2	3708 Layton Ave	RH PARTNERS OWNERCO 2 LLC
45800-21-22	03396282	SF-2	3724 Layton Ave	WOODPATH PROPERTIES LLC
45800-21-25	03396312	SF-2	3736 Layton Ave	METROPOLITAN LIFE INSURANCE CO
45800-10-14R	03393275	SF-2	4412 Hunter St	TUCKER, JAMES M
45800-20-13	03395898	SF-2	4501 Hunter St	TRESCHER, JESSICA
45800-20-12	03395871	SF-2	4505 Hunter St	MCCUIN, TAMMIE
45800-20-9	03395847	SF-2	4517 Hunter St	HARRINGTON, DUANE
45800-20-3	03395782	SF-2	4520 Nadine Dr	JUAREZ, JOSE E
45800-20-8	03395839	SF-2	4521 Hunter St	SWINFORD, SHAN A
45800-20-5	03395804	SF-2	4528 Nadine Dr	GUEVARA, MARTHA C
45800-20-6	03395812	SF-2	4532 Nadine Dr	GUEVARA, AVELINO
45800-21-1	03396045	SF-2	4600 Nadine Dr	RAY, CLEMENT
45800-21-2	03396053	SF-2	4604 Nadine Dr	JONES, ROBERTA
45800-21-21	03396274	SF-2	3720 Layton Ave	ANGEL POINT LLC
45800-11-16	03393488	SF-2	3700 Aurora St	OCEAN ESTATE GROUP LLC
45800-11--04	03393402	CF	3701 Layton Ave	BIRDVILLE ISD
45800-11-12R	03393437	SF-2	3716 Aurora St	GOLDFINCH REAL ESTATE, LLC
45800-B-2A	03391809	SF-2	3632 Layton Ave	OKNESKO LLC
45800-21-12	03396177	SF-2	3713 Earle Dr	PERALES, BILLY J
45800-20-4	03395790	SF-2	4524 Nadine Dr	JUNGMIN REALTY LLC

Owner_Addr	Owner_City	Owner_Zip
1113 VERONA WAY	KELLER, TX	76248
1113 VERONA WAY	KELLER, TX	76248
1704 LATERA CIR	FLOWER MOUND, TX	75028
3213 HALTOM RD	HALTOM CITY, TX	76117
3517 RITA LN	HALTOM CITY, TX	76117
3628 AURORA ST	FORT WORTH, TX	76117
3628 LAYTON AVE	HALTOM CITY, TX	76117
3628 OAKWOOD ST	HALTOM CITY, TX	76117
3629 LAYTON AVE	HALTOM CITY, TX	76117
3629 OAKWOOD ST	HALTOM CITY, TX	76117
3632 AURORA ST	HALTOM CITY, TX	76117
3633 AURORA ST	HALTOM CITY, TX	76117
3633 LAYTON AVE	HALTOM CITY, TX	76117
3633 OAKWOOD ST	HALTOM CITY, TX	76117
3636 AURORA ST	FORT WORTH, TX	76117
3636 LAYTON AVE	HALTOM CITY, TX	76117
3636 OAKWOOD ST	HALTOM CITY, TX	76117
3637 AURORA ST	FORT WORTH, TX	76117
3637 LAYTON AVE	HALTOM CITY, TX	76117
3637 OAKWOOD ST	HALTOM CITY, TX	76117
3637 OAKWOOD ST	HALTOM CITY, TX	76117
3700 LAYTON AVE	HALTOM CITY, TX	76117
3701 AURORA ST	FORT WORTH, TX	76117
3701 EARLE DR	HALTOM CITY, TX	76117
3704 LAYTON AVE	HALTOM CITY, TX	76117
3705 AURORA ST	HALTOM CITY, TX	76117
3705 EARLE DR	FORT WORTH, TX	76117
3708 AURORA ST	HALTOM CITY, TX	76117
3709 AURORA ST	HALTOM CITY, TX	76117
3712 AURORA ST	HALTOM CITY, TX	76117
3712 LAYTON AVE	HALTOM CITY, TX	76117
3713 AURORA ST	FORT WORTH, TX	76117
3716 LAYTON AVE	HALTOM CITY, TX	76117
3717 AURORA ST	HALTOM CITY, TX	76117
3717 EARLE DR	HALTOM CITY, TX	76117
3720 AURORA ST	HALTOM CITY, TX	76117
3721 AURORA ST	HALTOM CITY, TX	76117
3721 EARLE DR	FORT WORTH, TX	76117
3724 AURORA ST	FORT WORTH, TX	76117
3725 AURORA ST	FORT WORTH, TX	76117
3725 EARLE DR	FORT WORTH, TX	76117
3728 AURORA ST	HALTOM CITY, TX	76117
3728 LAYTON AVE	HALTOM CITY, TX	76117
3729 EARLE DR	FORT WORTH, TX	76117
3732 AURORA ST	HALTOM CITY, TX	76117
3732 LAYTON AVE	HALTOM CITY, TX	76117
3733 EARLE DR	HALTOM CITY, TX	76117
3736 AURORA ST	HALTOM CITY, TX	76117
3737 EARLE DR	HALTOM CITY, TX	76117
3740 LAYTON AVE	HALTOM CITY, TX	76117
3741 EARLE DR	HALTOM CITY, TX	76117
3744 LAYTON AVE	HALTOM CITY, TX	76117
3745 EARLE DR	FORT WORTH, TX	76117
3801 AURORA CT	HALTOM CITY, TX	76117
3804 AURORA CT	FORT WORTH, TX	76117

3805 AURORA CT	HALTOM CITY, TX	76117
3903 S CONGRESS AVE #40298	AUSTIN, TX	78704
3903 S CONGRESS AVE #40298	AUSTIN, TX	78704
4019 WOODLAND PARK BLVD STE 12	ARLINGTON, TX	76013
425 S FINANCIAL PLACE SUITE 20	CHICAGO, IL	60605
4412 HUNTER ST	FORT WORTH, TX	76117
4501 HUNTER ST	HALTOM CITY, TX	76117
4505 HUNTER ST	HALTOM CITY, TX	76117
4517 HUNTER ST	HALTOM CITY, TX	76117
4520 NADINE DR	HALTOM CITY, TX	76117
4521 HUNTER ST	FORT WORTH, TX	76117
4532 NADINE DR	HALTOM CITY, TX	76117
4532 NADINE DR	HALTOM CITY, TX	76117
4600 NADINE DR	HALTOM CITY, TX	76117
4604 NADINE DR	HALTOM CITY, TX	76117
4709 OLD DENTON RD	HALTOM CITY, TX	76117
5900 BALCONES DR STE 100	AUSTIN, TX	78731
6125 E BELKNAP ST	FORT WORTH, TX	76117
6412 SCOTTSDAGE DR	FOREST HILL, TX	76119
805 BLUE JAY LN	COPPELL, TX	75019
913 COMMONWEALTH CT	FORT WORTH, TX	76179
PO BOX 116847	CARROLLTON, TX	75011

LegalDescr
WEST BROWNING ADDITION Block 20 Lot 10
WEST BROWNING ADDITION Block 20 Lot 11
WEST BROWNING ADDITION Block 20 Lot 7
WEST BROWNING ADDITION Block 21 Lot 13
WEST BROWNING ADDITION Block 10 Lot 15R
WEST BROWNING ADDITION Block 4 Lot 17
WEST BROWNING ADDITION Block B Lot 3A
WEST BROWNING ADDITION Block 3 Lot 17
WEST BROWNING ADDITION Block 3 Lot 3
WEST BROWNING ADDITION Block 4 Lot 3
WEST BROWNING ADDITION Block 4 Lot 18
WEST BROWNING ADDITION Block 5 Lot 2
WEST BROWNING ADDITION Block 3 Lot 2
WEST BROWNING ADDITION Block 4 Lot 2
WEST BROWNING ADDITION Block 4 Lot 19
WEST BROWNING ADDITION Block B Lot 1A
WEST BROWNING ADDITION Block 3 Lot 19
WEST BROWNING ADDITION Block 5 Lot 1
WEST BROWNING ADDITION Block 3 Lot 1
WEST BROWNING ADDITION Block 3 Lot 18
WEST BROWNING ADDITION Block 4 Lot 1
WEST BROWNING ADDITION Block 21 Lot 16
WEST BROWNING ADDITION Block 10 Lot 22R
WEST BROWNING ADDITION Block 21 Lot 15
WEST BROWNING ADDITION Block 21 S68'LOT 17
WEST BROWNING ADDITION Block 10 Lot 21R
WEST BROWNING ADDITION Block 21 Lot 14
WEST BROWNING ADDITION Block 11 Lot 14R
WEST BROWNING ADDITION Block 10 Lot 20R
WEST BROWNING ADDITION Block 11 Lot 13R
WEST BROWNING ADDITION Block 21 Lot 19
WEST BROWNING ADDITION Block 10 Lot 19R
WEST BROWNING ADDITION Block 21 Lot 20
WEST BROWNING ADDITION Block 10 Lot 18R
WEST BROWNING ADDITION Block 21 Lot 11
WEST BROWNING ADDITION Block 11 Lot 11R
WEST BROWNING ADDITION Block 10 Lot 17R
WEST BROWNING ADDITION Block 21 Lot 10
WEST BROWNING ADDITION Block 11 Lot 10R
WEST BROWNING ADDITION Block 10 Lot 16R
WEST BROWNING ADDITION Block 21 Lot 9
WEST BROWNING ADDITION Block 11 Lot 9R
WEST BROWNING ADDITION Block 21 Lot 23
WEST BROWNING ADDITION Block 21 Lot 8
WEST BROWNING ADDITION Block 11 Lot 8R
WEST BROWNING ADDITION Block 21 Lot 24
WEST BROWNING ADDITION Block 21 Lot 7
WEST BROWNING ADDITION Block 11 Lot 7R
WEST BROWNING ADDITION Block 21 Lot 6
WEST BROWNING ADDITION Block 21 Lot 26
WEST BROWNING ADDITION Block 21 Lot 5
WEST BROWNING ADDITION Block 21 Lot 27
WEST BROWNING ADDITION Block 21 Lot 4
WEST BROWNING ADDITION Block 20 Lot 18
WEST BROWNING ADDITION Block 20 Lot 14

WEST BROWNING ADDITION Block 20 Lot 17
WEST BROWNING ADDITION Block 11 Lot 15R
WEST BROWNING ADDITION Block 21 Lot 18 18-N2'17 BLK 21
WEST BROWNING ADDITION Block 21 Lot 22
WEST BROWNING ADDITION Block 21 Lot 25
WEST BROWNING ADDITION Block 10 Lot 14R
WEST BROWNING ADDITION Block 20 Lot 13
WEST BROWNING ADDITION Block 20 Lot 12
WEST BROWNING ADDITION Block 20 Lot 9
WEST BROWNING ADDITION Block 20 Lot 3
WEST BROWNING ADDITION Block 20 Lot 8
WEST BROWNING ADDITION Block 20 Lot 5
WEST BROWNING ADDITION Block 20 Lot 6
WEST BROWNING ADDITION Block 21 Lot 1
WEST BROWNING ADDITION Block 21 Lot 2
WEST BROWNING ADDITION Block 21 Lot 21
WEST BROWNING ADDITION Block 11 Lot 16
WEST BROWNING ADDITION Block 11 SCHOOL TRACT
WEST BROWNING ADDITION Block 11 Lot 12R
WEST BROWNING ADDITION Block B Lot 2A
WEST BROWNING ADDITION Block 21 Lot 12
WEST BROWNING ADDITION Block 20 Lot 4

ORDINANCE NO. 2026-011-15

CASE NO. Z-002-26

AN ORDINANCE AMENDING ORDINANCE NO. O-2002-032-15, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF HALTOM CITY, TEXAS, BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY LOCATED AT 3701 LAYTON AVENUE IN THE CITY OF HALTOM CITY, TEXAS FROM "CF" COMMUNITY FACILITY DISTRICT TO "SF-2" SINGLE FAMILY RESIDENTIAL DISTRICT; AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; AMENDING ORDINANCE NO. O-2010-011-15, AS AMENDED, THE CITY OF HALTOM CITY COMPREHENSIVE LAND USE PLAN 2010 BY CHANGING THE LAND USE DESIGNATION ON THE PROPERTY TO LOW DENSITY RESIDENTIAL; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Haltom City, Texas (the "City") is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City heretofore adopted Ordinance No. O-2010-011-15, as amended, the Comprehensive Land Use Plan 2010, which is the primary document on which to base all zoning, platting, and other land use decisions; and

WHEREAS, the Comprehensive Land Use Plan provides guidance for future development in conformance with the adopted Future Land Use Map; and

WHEREAS, the City Council now deems it necessary to update the Haltom City Comprehensive Land Use Plan as provided herein, and that such amendment is in accordance with the growth goals, objectives, and planning principles set forth in the Comprehensive Land Use Plan, as well as health, safety, traffic, and environmental considerations; and

WHEREAS, the City Council of the City heretofore adopted Ordinance No. O-2002-032-15, as amended, the Zoning Ordinance of the City of Haltom City, Texas, which Ordinance regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and

WHEREAS, in accordance with Section 39 of the Zoning Ordinance, the owner of property consisting of approximately 6.829 acres of land located on School Tract, Block 11, of the West Browning Addition, locally known as 3701 Layton Avenue (hereinafter-referenced as

the “Property”), has filed an application to rezone the property from its present classification of “CF” Community Facility District to “SF-2” Single Family Residential District; and

WHEREAS, the Planning and Zoning Commission of the City held a public hearing on May 26, 2026, and the City Council of the City held a public hearing on June 8, 2026, with respect to the Zoning Change described herein; and

WHEREAS, the City Council has determined that the revisions to the Comprehensive Land Use Plan and the Zoning Change described herein will allow for a reasonable use of the Property and are in the best interest of the public health, safety, and welfare of the citizens of the City; and

WHEREAS, the City has complied with all requirements of Chapter 211 and 213 of the Local Government Code, and all other laws dealing with notice, publication, and procedural requirements for the rezoning of the property and the amendment of the Comprehensive Land Use Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HALTOM CITY, TEXAS, THAT:

SECTION 1.

Ordinance No. O-2002-032-15, as amended, is hereby amended by rezoning the property, containing approximately 6.829 acres of land located on School Tract, Block 11, of the West Browning Addition, locally known as 3701 Layton Avenue, to amend the existing “CF” Community Facility District to “SF-2” Single Family Residential District.

SECTION 2.

The City of Haltom City Comprehensive Land Use Plan 2010, dated July 26, 2010, as amended, is hereby amended by revising the land use designation on the Future Land Use Plan from Public to Low Density Residential as shown on Exhibit “A” attached hereto and fully incorporated by reference.

SECTION 3.

The zoning district as herein established has been made in accordance with a comprehensive land use plan for the purpose of promoting the health, safety, morals, and general welfare of the community.

SECTION 4.

The official zoning map of the City is hereby amended, and the City Secretary is directed to revise the zoning map to reflect the zoning classification as set forth above.

SECTION 5.

The use of the Property described above shall be subject to the restrictions, terms, and conditions set forth in Exhibit “B” attached hereto and shall further be subject to all the application regulations contained in the Zoning Ordinance and all other applicable and pertinent ordinances of the City of Haltom City, Texas, as shown on Exhibit “A”.

SECTION 6.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances, City of Haltom City, Texas, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 7.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause, or phrase.

SECTION 8.

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 9.

All rights and remedies of the City are expressly saved as to any and all violations of the provisions of Ordinance No. O-2002-032-15 or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 10.

The City Secretary of the City is hereby directed to publish in the official newspaper of the City of Haltom City, Texas, the caption, Section 1, penalty clause, publication clause, and effective date clause of this Ordinance one (1) time within ten (10) days after the first reading of this Ordinance as required by Section 10.01 of the Charter of the City of Haltom City, Texas.

SECTION 11.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

]

PASSED AND APPROVED ON FIRST READING THIS _____ DAY OF _____, 2026.

PASSED AND APPROVED ON SECOND READING THIS _____ DAY OF _____, 2026.

_____
An Truong, Mayor

ATTEST:

_____
Imelda Rodriguez, City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____
City Attorney

Exhibit “A”

Future Land Use Plan

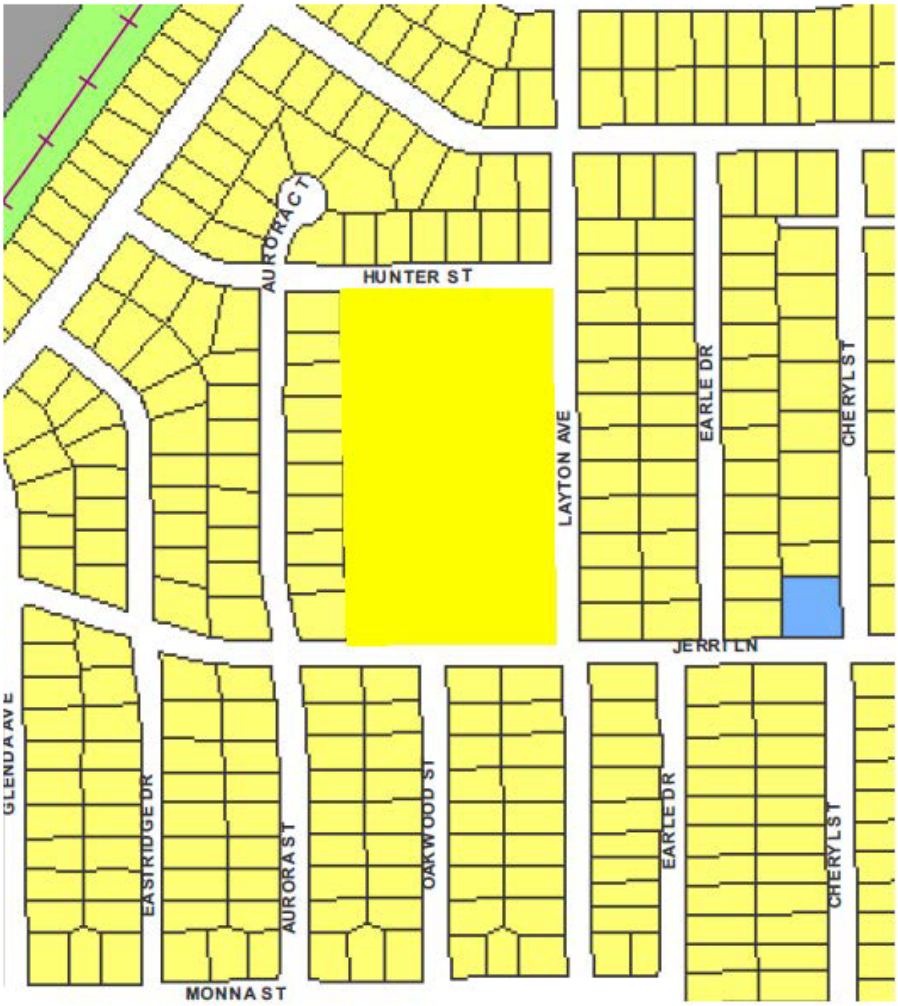


Exhibit “B”

Design Standards

1. Rezone property from “CF” Community Facility District to “SF-2” Single Family Residential District.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**Monday, June 22, 2026, 6:00 PM**
Department:	**Planning & Community Development**
Subject:	**ORDINANCE NO. 2026-012-15 Z-003-15 - 1st Reading and Public Hearing (3304 Swan Street).**

BACKGROUND

The applicant requests to rezone the subject site to “SF-2” Single Family Residential to allow someone to live at the home on the site which is being use for an office professional use. The business structure has been converted from what was previously a residence. Without the zone change the applicant would not be allowed to live in the existing residence on the property. They would only be able to maintain what is existing as a business or build in compliance with the “C-1” Commercial district.

FISCAL IMPACT

None.

RECOMMENDATION

Attachments

Z-003-26 Packet.pdf
2026-012-15 Z-003-26 3304 Swan Street.pdf

STAFF REPORT

CITY OF HALTOM CITY

MEETING DATE: 06/09/26	TO: P&Z Commission	FROM: Chris Rozanc Director Planning and Community Development	SUBJECT: Z-003-26 3304 Swan Street C-1-Commercial to SF-2 Single Family Residential

Z-003-26
Application of Brenda Hickson for a zone change from "C-1" Commercial District to "SF-2" Single Family Residential District located on Lot O, of the Clearview Addition, being approximately 0.2337 acres of land, locally known as 3304 Swan Street.

EXISTING ZONING/LAND USE
"C-1" Commercial District

ADJACENT ZONING/USES
North – "SF-2" Single Family / Residential
South – "C-3" Commercial / Vacant
West – "C-3" Commercial / Professional Office
East – "C-3" Commercial / Rec Center

PURPOSE
The applicant requests to rezone the subject site to "SF-2" Single Family Residential to allow someone to live at the home on the site which is being use for an office professional use. The business structure has been converted from what was previously a residence. Without the zone change the applicant would not be allowed to live in the existing residence on the property. They would only be able to maintain what is existing as a business or build in compliance with the "C-1" Commercial district.

TRANSPORTATION
The subject site has frontage on Swan Street. The proposed zoning change is not anticipated to significantly impact the adjacent roadway systems as long as the developer complies with all relevant City ordinances.

DRAINAGE
Based on available information, this property is located in flood zone X and no significant drainage impacts are expected to result from development of this site, as long as the developer complies with all relevant City ordinances.

WATER & SANITARY SEWER
Water and sanitary sewer services are available to the subject site.

FIRE PREVENTION
Fire Station #1 provides protection to this site. The estimated fire response time is in keeping with the City's recommended standards.

FRANCHISE UTILITIES & STREET LIGHTS
At the subject site underground utilities provide service to this residence.

ROUGH PROPORTIONALITY DETERMINATION
The developer is responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure needed to support the development in accordance with the City's design criteria.

COMPREHENSIVE LAND USE PLAN
The City's Comprehensive Land Use Plan (CLUP) designates the subject site as Low Density Residential and the proposed zoning change and use is consistent with this land use suggested by the CLUP.

NOTIFICATION
The legal notice regarding the public hearing was published in the May 21st, 2026, *Tarrant County Commercial Record.*

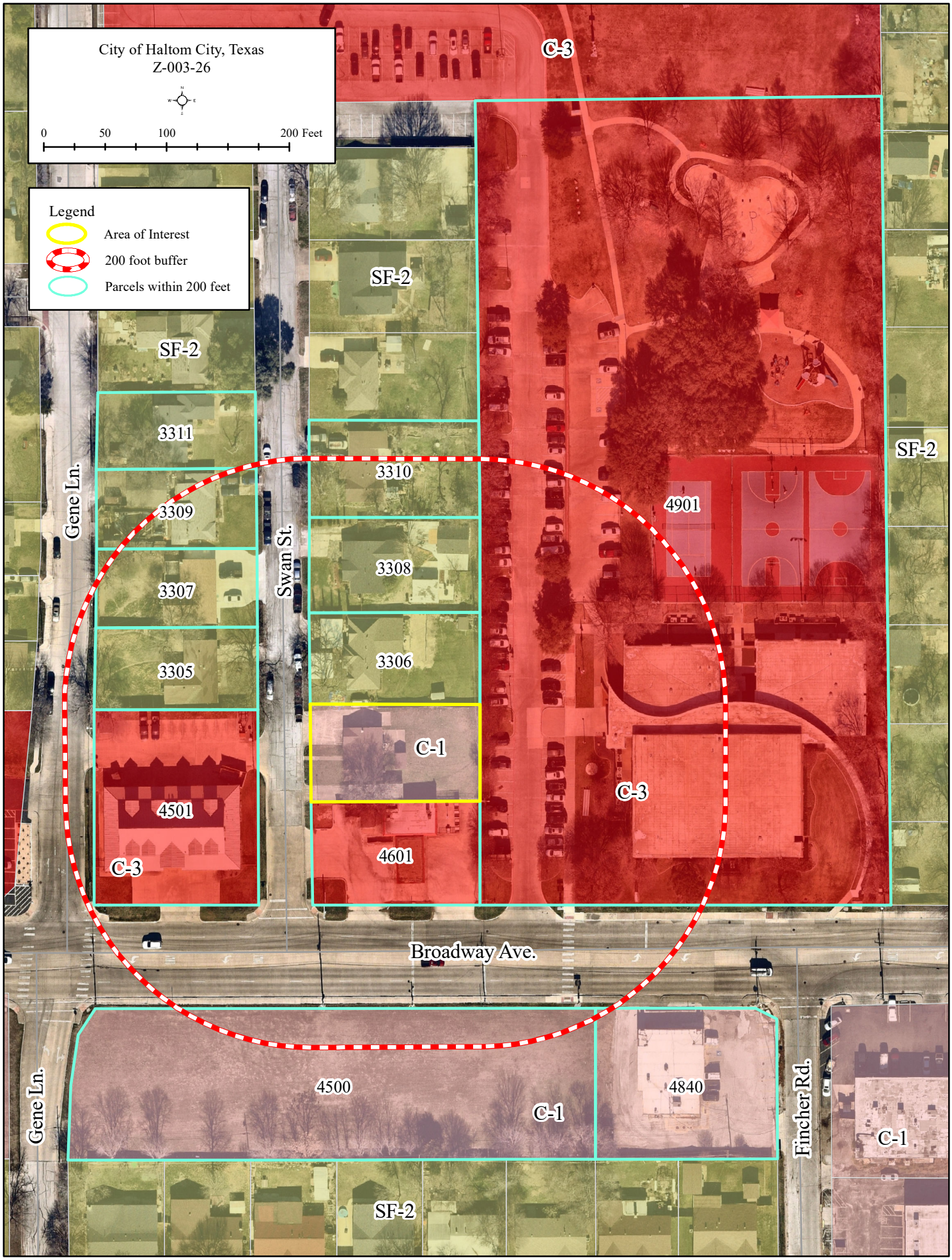
Notification was mailed to all property owners within 200 feet on May 26th; Twelve (12) property owners were notified.

0 In Favor / No Objections

0 Opposed

0 Returned to Sender

ATTACHMENTS
1. Application
2. Cover Letter
3. Floor Plan
4. GIS Aerial Map
5. Photos of Subject Site & Surrounding Properties
6. List of Property Owners within 200'
7. Draft Ordinance


City of Haltom City, Texas
Z-003-26
0
50
100
200 Feet
Legend
Area of Interest
200 foot buffer
Parcels within 200 feet
C-3
SF-2
SF-2
3311
3310
3309
3308
3307
3306
3305
C-1
4501
C-3
4601
4901
SF-2
C-3
Gene Ln.
Swan St.
Broadway Ave.
Gene Ln.
4500
C-1
4840
Fincher Rd.
C-1
SF-2

CITY OF HALTOM CITY, TEXAS

5024 Broadway Avenue, Post Office Box 14246, Haltom City, Texas, 76117, 817-222-7757

APPLICATION FOR REZONING

Date: 5/4/2026 | **File Number:** Z-003-26

I, Brenda Hickson (please print), the undersigned applicant hereby make application for the Rezoning of the following described property located in the City of Haltom City, Texas:

Address of Property: 3304 Swan Street

Legal Description: Lot: "O" Block: _____ Addition: Clearview

Tract: _____ Survey: _____ Abstract: _____

Current Zoning Classification: C1 **Current Use:** Vacant building

Proposed Zoning Classification: SF2 **Proposed Use:** Residential - single family

Reason for Zoning Change Request: Property has a house, in good (but dated) condition, is in 'low density residential' area per Land Use Code 2010 and is not directly on Minor Arterial road per Thoroughfare plan.

Has a Design Review Conference (DRC) been held on this property? Yes (No) **Date:** _____ too small per Planning Dept.

The undersigned hereby certifies that the above named subdivision and accompanying data is true and correct. All provisions of laws and ordinances governing this zoning change request will be complied with whether specified herein or not. The scheduling of this application on the agenda of the Planning & Zoning Commission for consideration does not presume the approval of the above mentioned request.

Name: _____ (signature of applicant) 5/4/26 (date)

3228 Rita Ln, Haltom City TX 76117 (address of applicant) 817-313-6672 (telephone number/Fax)

Name: _____ (signature of owner) Mag Mnb Easy Key Home Rental, LLC 5/4/26 (date)

3228 Rita Ln, Haltom City, TX 76117 (address of owner) (817)313-6672 / (817) 834-0521 (telephone number/Fax)

FOR CITY USE ONLY

Application Fee $300.00 **Received By:** _____ **Receipt Number:** _____

Accepted for Completeness by: **Staff Signature:** _____ **Date:** _____

EVENT	DATE	ACTION
P & Z Action:		
City Council First Reading (if applicable):		
City Council Second Reading (if applicable):		

Updated 11-17-2020

MAY 04 2026

EASY KEY HOME RENTAL.LLC

May 4, 2026

Haltom City Planning and Zoning Commission
City Council of Haltom City
4801 Haltom Road
Haltom City, TX 76117

RE: Letter of Intent – Application for Rezoning of 3304 Swan Street from C-1 (Commercial) to SF-2 (Single-Family Residential)

Dear Planning and Zoning Commission,

I am the owner of the property located at 3304 Swan Street (Parcel ID: Lot O of CLEARVIEW SUBDIVISION), and I respectfully submit this Letter of Intent in support of my application for Rezoning. I am requesting that the zoning classification be changed from C-1 (Commercial) to SF-2 (Single-Family Residential). I have owned this property since April 24, 2026, and my intent is to offer it as a rental home.

The property is currently classified as C-1 on the zoning map; however, this classification has not reflected the property's actual use for nearly a decade. The previous owner, who operated the property as a professional office, retired in October 2015. Since that time, the property has not been used for any commercial purpose. The structure itself has retained its residential character both inside and out and has never been substantially altered to accommodate commercial operations.

Importantly, this rezoning request is consistent with the City's own land use planning. The 2010 Land Use Plan designates this property as Low-Density Residential — meaning the requested SF-2 classification would bring the zoning into alignment with the City's adopted plan rather than depart from it. Furthermore, every other property addressed on Swan Street is zoned SF-2. Approving this request would remove a non-conforming commercial designation from an otherwise residential street. Neighboring SF-2 properties on Swan Street include: 3305, 3306, 3307, 3308, 3309, 3310, 3311, 3312, 3313, 3316, 3317, 3320, 3321.

The property is in good structural condition. The property's existing footprint and layout make it well-suited for residential use without requiring significant renovation. This rezoning also supports a broader community need. Our area is attracting significant growth in warehouse, industrial, and food service employment. With that growth comes an increased demand for affordable housing close to those jobs.

EASY KEY HOME RENTAL, LLC
brendahickson07@charter.net
817.834.0521 Fax | 817.313.6672 Brenda
P.O. Box 37024
Haltom City, TX 76117

EASY KEY HOME RENTAL, LLC

Older homes with smaller footprints — such as this one — offer a more accessible price point for both renters and first-time buyers, helping to keep workers in the community, supporting local businesses, and strengthening the local tax base. Keeping the workforce in our community provides long-term revenue from sales tax after the initial influx of funds from permitting and construction has subsided.

For these reasons, I respectfully request that the Planning & Zoning Commission approve the rezoning of 3304 Swan Street from C-1 to SF-2. I am happy to provide additional documentation or appear before the Board to answer questions. Thank you for your time and consideration.

Sincerely,

Brenda Hickson, Managing Member
Easy Key Home Rental, LLC
(817) 313-6672
BrendaHickson07@charter.net

Enclosures:

- Completed Application for Rezoning
- Partial Zoning map showing subject parcel and surrounding zoning
- Partial Land Use map showing subject parcel and surrounding area
- Property photographs (3 pages)
- Survey

3304 Swan St – Partial Zoning Map

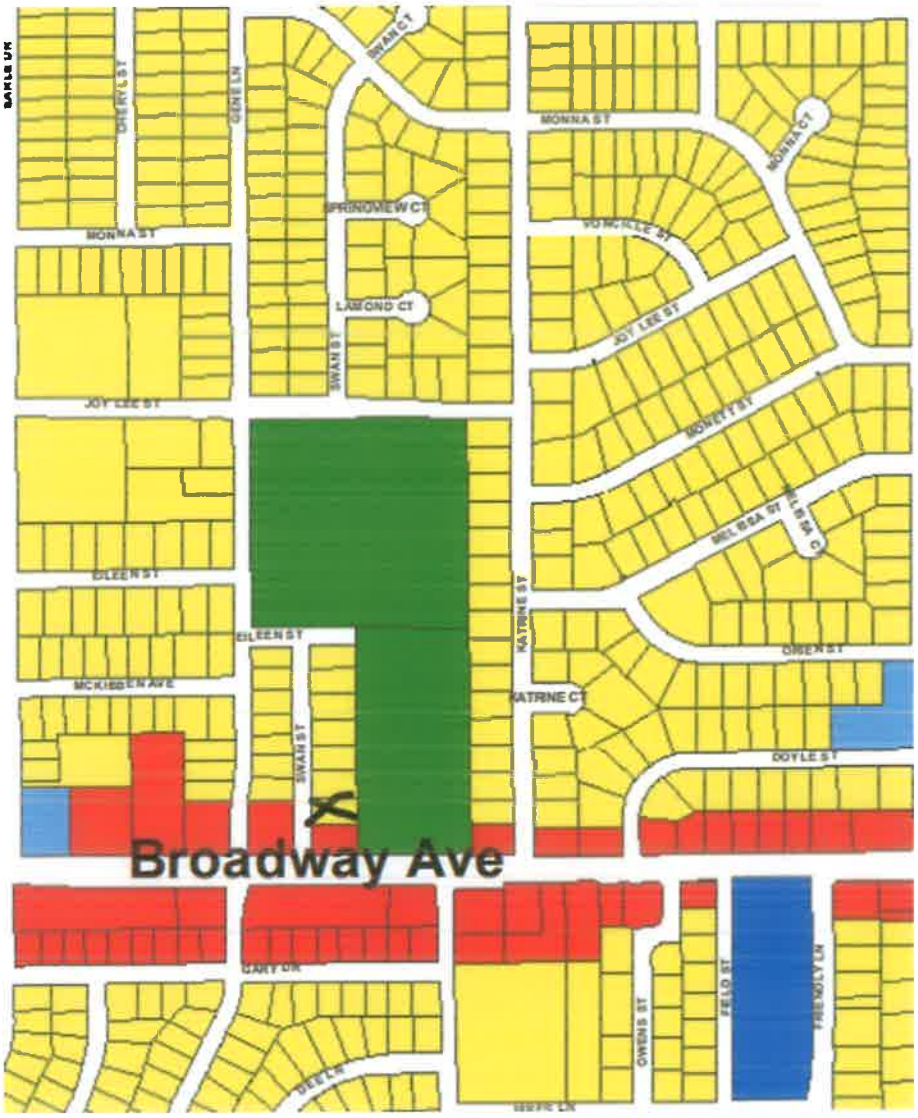
Subject Property (3304)	*
Recreation Center	1
Old Chamoy location	2
Ellerbee-Walczak, Inc.	3



Broadway Ave

3304 Swan St – Partial 2010 Comprehensive Land Use Plan (CLUP)

Subject Property (3304 Swan) X



3304 Swan St – Photos













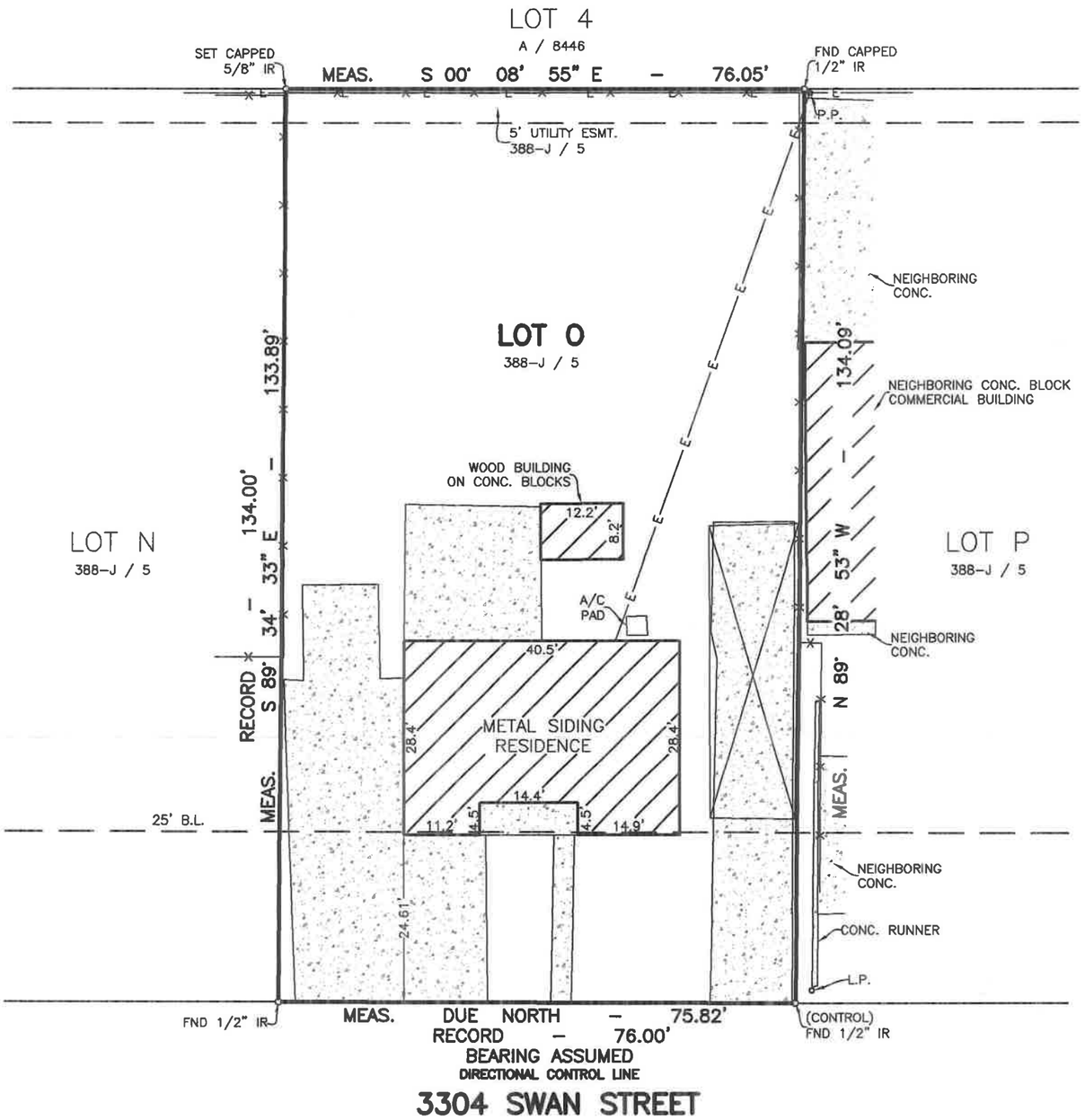


Reference No: 2603313304 G.F. No: AR-26-7
Title Co: TEXAS SECURE TITLE COMPANY
Purchaser: EASY KEY HOME RENTAL, LLC-SERIES K LLC, A TEXAS LIMITED LIABILITY COMPANY

PROPERTY DESCRIPTION

Being Lot O of CLEARVIEW SUBDIVISION in the City of Haltom City, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 388-J, Page 5, Plat Records, Tarrant County, Texas.

Residence protrudes over the 25 foot building setback line by 0.39 feet.



3304 SWAN STREET

SCALE: 1" = 20'

SURVEYORS CERTIFICATION

I, DAVID J. ROSE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID USE.

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LEGEND
- BOUNDARY LINE
- BUILDING
- E — OVERHEAD UTILITIES
- FENCE
- ASPHALT
- BRICK
- WOOD DECK
- CONCRETE

DRAWN BY: PW DATE: 4-6-2026

This survey is hereby accepted and approved.

Purchaser

Purchaser

Date

STATE FIRM REGISTRATION NUMBER 10193797

STATE OF TEXAS REGISTERED DAVID J. ROSE 5448 PROFESSIONAL LAND SURVEYOR

ORDINANCE NO. O-2026-008-15

CASE NO. Z-003-26

AN ORDINANCE AMENDING ORDINANCE NO. O-2002-032-15, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF HALTOM CITY, TEXAS, BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY IN THE CITY OF HALTOM CITY, TEXAS; AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Haltom City is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Haltom City heretofore adopted Ordinance No. O-2002-032-15, as amended, the Zoning Ordinance of the City of Haltom City, Texas, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, in accordance with Section 39 of the Zoning Ordinance, the owner of property consisting of approximately 0.2337 acres of land located on Lot O, of the Clearview Addition, locally known 3304 Swan Street (hereinafter-referenced as the “Property”), has filed an application to rezone the property from its present classification of “C-1” Commercial District to “SF-2” Single Family Residential District; and

WHEREAS, the Planning and Zoning Commission of the City of Haltom City, Texas held a public hearing on June 9, 2026 and the City Council of the City of Haltom City, Texas

held a public hearing on June 22, 2026 with respect to the Zoning Change described herein; and

WHEREAS, the City Council has determined that the revisions to the Comprehensive Land Use Plan and the Zoning Change described herein will allow for a reasonable use of the Property and are in the best interest of the public health, safety, and welfare; and

WHEREAS, the City has complied with all requirements of Chapter 211 and 213 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the rezoning of the property and the amendment of the Comprehensive Land Use Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HALTOM CITY, TEXAS, THAT:

SECTION 1.

Ordinance No. O-2002-032-15, as amended, is hereby amended by rezoning the property, containing approximately 0.2337 acres of land located on Lot O, of the Clearview Addition, locally known 3304 Swan Street, to amend the existing “C-1” Commercial District to “SF-2” Single Family Residential District.

SECTION 2.

The zoning district as herein established has been made in accordance with a comprehensive land use plan for the purpose of promoting the health, safety, morals and general welfare of the community.

SECTION 3.

The official zoning map of the City of Haltom City is hereby amended and the City Secretary is directed to revise the zoning map to reflect the zoning classification as set forth above.

SECTION 5.

The use of the Property described above shall be subject to the restrictions, terms and conditions set forth in Exhibit “A” attached hereto and shall further be subject to all the application regulations contained in the Zoning Ordinance and all other applicable and pertinent ordinances of the City of Haltom City, Texas as shown on Exhibit “A”.

SECTION 6.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Haltom City, Texas (1998), as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 7.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the

incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 8.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 9.

All rights and remedies of the City of Haltom City, Texas, are expressly saved as to any and all violations of the provisions of Ordinance No. O-2002-032-15 or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 10.

The City Secretary of the City of Haltom City, Texas, is hereby directed to publish in the official newspaper of the City of Haltom City, Texas, the caption, Section 1, penalty clause, publication clause and effective date clause of this Ordinance one (1) time within ten (10) days after the first reading of this Ordinance as required by Section 10.01 of the Charter of the City of Haltom City, Texas.

SECTION 11.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON FIRST READING THIS _____ DAY OF _____, 2026.

PASSED AND APPROVED ON SECOND READING THIS _____ DAY OF _____, 2026.

_____
Mayor
ATTEST:

_____
City Secretary

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

_____
City Attorney

Exhibit “A”

Design Standards

1. Rezone property from “C-1” Commercial District to “SF-2” Single Family Residential District.

TAXPIN	AccountNum	Zoning	SitusAddr	Owner_Name	Owner_Addr
28410-12-9A	01896296	C-1	4500 Broadway Ave	PROUNH, STEVEN	5024 PORT VIEW DR
28410-12-9B1	04547047	C-1	4840 Broadway Ave	KIM, SUNG	4740 HOMELAND WAY
39030--4	40350800	C-3	4901 Broadway Ave	HALTOM CITY, CITY OF	PO BOX 14246
7435--1CR	00546739	SF-2	3305 Swan St	SANCHEZ, ERIC	3305 SWAN ST
7435--1DR	00546755	SF-2	3307 Swan St	VADEN, MEDRIA	3307 SWAN ST
7435--1ER	00546763	SF-2	3309 Swan St	FULLER, JOE RAY	3309 SWAN ST
7435--1FR	00546771	SF-2	3311 Swan St	ALVARADO, SILVIA R	3311 SWAN ST
7435--AR	40114538	C-3	4501 Broadway Ave	EWI GROUP LP	PO BOX 14809
7435--L	00546666	SF-2	3310 Swan St	VILLEGAS, JOSE S	3310 SWAN ST
7435--M	00546674	SF-2	3308 Swan St	INIGUEZ, RAMON	3308 SWAN ST
7435--N	00546682	SF-2	3306 Swan St	GONZALEZ, ANTELMO	3306 SWAN ST
7435--O	00546690	C-1	3304 Swan St	BLOCKER, GARY D	3733 EASTRIDGE DR
7435--P	00546704	C-3	4601 Broadway Ave	MAX-2022 INC	2438 WARRINGTON DR

Owner_City	Owner_Zip	LegalDescr
FORT WORTH, TX	76135	NORTH EASTRIDGE ADDITION Block 12 Lot 9A
FORT WORTH, TX	76135	NORTH EASTRIDGE ADDITION Block 12 Lot 9B1
HALTOM CITY, TX	76117	SMITH, M C SUBDIVISION Lot 4
HALTOM CITY, TX	76117	CLEARVIEW ADDITION Lot 1 CR LESS ROW
HALTOM CITY, TX	76117	CLEARVIEW ADDITION Lot 1DR LESS ROW
FORT WORTH, TX	76117	CLEARVIEW ADDITION Lot 1ER LESS ROW
HALTOM CITY, TX	76117	CLEARVIEW ADDITION Lot 1FR LESS ROW
HALTOM CITY, TX	76117	CLEARVIEW ADDITION Lot AR
HALTOM CITY, TX	76117	CLEARVIEW ADDITION Lot L
HALTOM CITY, TX	76117	CLEARVIEW ADDITION Lot M
FORT WORTH, TX	76117	CLEARVIEW ADDITION Lot N
FORT WORTH, TX	76117	CLEARVIEW ADDITION Lot O
GRAND PRAIRIE, TX	75052	CLEARVIEW ADDITION Lot P

ORDINANCE NO. O-2026-012-15

CASE NO. Z-003-26

AN ORDINANCE AMENDING ORDINANCE NO. O-2002-032-15, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF HALTOM CITY, TEXAS, BY CHANGING THE ZONING CLASSIFICATION LOCATED AT 3304 SWAN STREET IN THE CITY OF HALTOM CITY, TEXAS; AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Haltom City is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Haltom City heretofore adopted Ordinance No. O-2002-032-15, as amended, the Zoning Ordinance of the City of Haltom City, Texas, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, in accordance with Section 39 of the Zoning Ordinance, the owner of property consisting of approximately 0.2337 acres of land located on Lot O, of the Clearview Addition, locally known 3304 Swan Street (hereinafter-referenced as the “Property”), has filed an application to rezone the property from its present classification of “C-1” Commercial District to “SF-2” Single Family Residential District; and

WHEREAS, the Planning and Zoning Commission of the City of Haltom City, Texas held a public hearing on June 9, 2026 and the City Council of the City of Haltom City, Texas

held a public hearing on June 22, 2026 with respect to the Zoning Change described herein; and

WHEREAS, the City Council has determined that the revisions to the Comprehensive Land Use Plan and the Zoning Change described herein will allow for a reasonable use of the Property and are in the best interest of the public health, safety, and welfare; and

WHEREAS, the City has complied with all requirements of Chapter 211 and 213 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the rezoning of the property and the amendment of the Comprehensive Land Use Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HALTOM CITY, TEXAS, THAT:

SECTION 1.

Ordinance No. O-2002-032-15, as amended, is hereby amended by rezoning the property, containing approximately 0.2337 acres of land located on Lot O, of the Clearview Addition, locally known 3304 Swan Street, to amend the existing “C-1” Commercial District to “SF-2” Single Family Residential District.

SECTION 2.

The zoning district as herein established has been made in accordance with a comprehensive land use plan for the purpose of promoting the health, safety, morals and general welfare of the community.

SECTION 3.

The official zoning map of the City of Haltom City is hereby amended and the City Secretary is directed to revise the zoning map to reflect the zoning classification as set forth above.

SECTION 5.

The use of the Property described above shall be subject to the restrictions, terms and conditions set forth in Exhibit “A” attached hereto and shall further be subject to all the application regulations contained in the Zoning Ordinance and all other applicable and pertinent ordinances of the City of Haltom City, Texas as shown on Exhibit “A”.

SECTION 6.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Haltom City, Texas (1998), as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 7.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the

incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 8.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 9.

All rights and remedies of the City of Haltom City, Texas, are expressly saved as to any and all violations of the provisions of Ordinance No. O-2002-032-15 or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 10.

The City Secretary of the City of Haltom City, Texas, is hereby directed to publish in the official newspaper of the City of Haltom City, Texas, the caption, Section 1, penalty clause, publication clause and effective date clause of this Ordinance one (1) time within ten (10) days after the first reading of this Ordinance as required by Section 10.01 of the Charter of the City of Haltom City, Texas.

SECTION 11.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON FIRST READING THIS _____ DAY OF _____, 2026.

PASSED AND APPROVED ON SECOND READING THIS _____ DAY OF _____, 2026.

_____
Mayor
ATTEST:

_____
City Secretary

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

_____
City Attorney

Exhibit “A”

Design Standards

1. Rezone property from “C-1” Commercial District to “SF-2” Single Family Residential District.

CITY COUNCIL MEMORANDUM / RESOLUTION

City Council Meeting:	**Monday, June 22, 2026, 6:00 PM**
Department:	**Public Works**
Subject:	**RESOLUTION NO. 2026-014-03 - Financial Assistance (Texas Water Development Board)**

BACKGROUND

Haltom City (as all cities in the U.S.) is required to determine if there are lead water lines in the Water System as part the Environmental Protection Agency's Lead and Copper Rule Revisions (LCRR) which is part of the federal Safe Drinking Water Act.

Since 2024, the City has spent funds directly towards complying with the LCRR's requirements. To date, most of this work has centered around the material identification of the City's water mains and portions of water services lines (i.e., the portion of the water service line between the City's water main & the water meter and the portion of the water service line on the property owner's side of the water meter).

In 2025, staff became aware of grants that – if obtained – would substantially reduce the City's costs towards the required water line material identification. At the March 24, 2025 City Council Meeting, staff provided the Council with information about such a grant through the Texas Water Development Board (TWDB).

The TWDB's grant application is a 2-step process. Shortly, after the March 24, 2025 City Council Meeting, staff provided the TWDB with the information required of their first step. About a month ago, staff learned that the TWDB accepted the information provided and authorized proceeding to the second step. As part of this step, the City Council is required to adopt a Resolution formally requesting financial assistance from the TWDB.

To date, the City has expended approximately $570,000 and anticipates spending another $180,000 (or about $750,000). The requested grant, the grant provides for 51% principal forgiveness and the remaining 49% is a 0% interest rate loan/bond. Staff also anticipates a 2% origination fee or about $7,400. As such, staff believes it is appropriate to ask the TWDB for $756,160.

If the City's grant request is approved, staff anticipates returning to the Council with a request to issue a Certificate of Obligation Bond to be paid for by the utility system's revenues.

FISCAL IMPACT

There is presently not a fiscal impact to the budget. However, if the TWDB approves Haltom City for receiving the grant, the City could potentially realize an approximate $380,000 net benefit.

RECOMMENDATION

Staff recommends approval of Resolution No. R-2026-014-03 and that the motion for such approval be:

I move that the City Council adopt Resolution No. R-2026-014-03 requesting financial assistance from the Texas Water Development Board.

ATTACHMENT

Resolution No. R-2026-014-03

Attachments

2026-014-11 TX WATER.pdf

RESOLUTION NO. 2026-014-03

A RESOLUTION REQUESTING FINANCIAL ASSISTANCE FROM THE TEXAS WATER DEVELOPMENT BOARD DRINKING WATER STATE REVOLVING FUND LEAD SERVICE LINE REPLACEMENT PROGRAM FOR CONSTRUCTING VARIOUS PUBLIC IMPROVEMENTS TO THE CITY'S UTILITY SYSTEM; AUTHORIZING THE CITY'S FINANCIAL ADVISORS, BOND COUNSEL, AND ENGINEERS TO COORDINATE THE SUBMISSION OF THE APPLICATION TO THE TEXAS WATER DEVELOPMENT BOARD; AND OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City of Haltom City, Texas (the *City*) deems it necessary to apply to the Texas Water Development Board (the *Board*) for financial assistance; and

WHEREAS, in accordance with the rules and regulations of the Board, which govern the procedures in making such an application, the governing body of the City is required to pass a resolution to accompany such application; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HALTOM CITY, TEXAS THAT:

SECTION 1.

It is hereby found and determined that the City cannot reasonably finance the proposed project without the financial assistance of the Board in the amount requested.

SECTION 2.

The City hereby requests that the Board grant financial assistance to the City in the amount not to exceed $756,160.00 (as a loan or by the purchase of obligations of the City and the receipt of the largest amount of grant funds lawfully available from the Board) for constructing improvements to the City's utility system, as designed by the City's consulting engineer, and the purchase of the necessary land and rights-of-way relating to this project. These obligations may be issued by the City in one or more series.

SECTION 3.

The Mayor of the City is hereby authorized to execute and submit to the Board the application for such financial assistance, and the Mayor of the City, together with the bond counsel, financial advisors and consulting engineers named in such application, are authorized to appear before the Board in support of such application.

SECTION 4.

The Mayor of the City is further specifically authorized to make the required assurances to the Board in accordance with the rules, regulations, and policies of the Board.

SECTION 5.

A certified copy of this resolution (the *Resolution*) shall be attached to the application for financial assistance herein authorized to be prepared and submitted to the Board, and the City Secretary of the City is authorized and directed to prepare and certify such number of copies of this Resolution as may be required for purposes of supporting the submission of such application to the Board.

SECTION 6.

The City Council authorizes the Mayor or Mayor Pro Tem of the City Council, the City Manager, Assistant City Manager, Director of Finance, or the City Secretary of the City, or the designee of any of the foregoing, to take all actions necessary to execute any necessary financial advisory contract with SAMCO Capital Markets, Inc., San Antonio, Texas, as the financial advisor to the City (the *Financial Advisor*) and Freese and Nichols, Inc., Austin, Texas, as the engineer to the City (the *Engineer*). The City Council understands that under applicable federal securities laws and regulations that the City must have a contractual agreement with its Financial Advisor relating to the sale, issuance, and delivery of the Bonds. In addition, the City Council also authorizes the Mayor or Mayor Pro Tem of the City Council, the City Manager, Assistant City Manager, Director of Finance, or the City Secretary of the City, or the designee of any of the foregoing, to take all actions necessary to execute any necessary engagement agreement with the Engineer and with Norton Rose Fulbright US LLP, as the bond counsel to the City (*Bond Counsel*). Execution of such engagement agreements also constitute a prerequisite to the City's filing of its application with the Board.

SECTION 7.

The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the City.

SECTION 8.

All ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

SECTION 9.

This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 10.

If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Resolution would have been enacted without such invalid provision.

SECTION 11.

It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 12.

This Resolution shall be in full force and effect from and after its passage on the date shown below.

[The remainder of this page intentionally left blank]

PASSED, APPROVED, AND ADOPTED on the 22nd day of June, 2026.

CITY OF HALTOM CITY, TEXAS

_____

Dr. An Troung
Mayor

ATTEST:

_____

Imelda B. Rodriguez, TRMC
City Secretary

APPROVED AS TO FORM AND LEGALITY:

_____

City Attorney

(CITY SEAL)

Signature page to the Resolution Requesting TWDB Financial Assistance
S-1

CITY COUNCIL MEMORANDUM

City Council Meeting:	**Monday, June 22, 2026, 6:00 PM**
Department:	**Economic Development**
Subject:	**RESOLUTION NO. 2026-015-01 - Chapter 380 Agreement with FMJM Group (Fifth Amendment)**

PURPOSE

The proposed Fifth Amendment to the Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City and FMJM Group, LLC extends certain deadlines associated with the conveyance of an approximately 0.556-acre parcel of land, a portion of the 2.901 acres at 4850 Old Denton Rd., that the City agreed to transfer to the developer pursuant to the Fourth Amendment to the Agreement. The extension will provide additional time for the parties to satisfy the requirements necessary to complete the property conveyance while maintaining the overall intent and objectives of the project.

BACKGROUND

On February 23, 2026, the City Council approved the Fourth Amendment to the Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City and FMJM Group, LLC. The Fourth Amendment provided for the conveyance of approximately 0.556-acre parcel of City-owned property to FMJM Group, LLC in support of the development of an indoor/outdoor sports venue and restaurant project.

The Fourth Amendment established several milestones and deadlines associated with the property conveyance, including survey, platting, closing, and construction-related requirements. Since approval of the Fourth Amendment, additional time has been determined necessary to complete the actions required to facilitate the property conveyance and ensure successful implementation of the project.

The proposed Fifth Amendment extends the applicable deadlines associated with the approximately 0.556-acre parcel while maintaining the intent of the Agreement and preserving all other terms and conditions unless otherwise amended.

BUDGET IMPACT

Approval of the Fifth Amendment does not result in any additional financial obligations to the City. The amendment solely extends certain deadlines associated with the conveyance of property previously approved by the City Council.

COMPLIANCE & LEGAL REVIEW

The Fifth Amendment has been reviewed by the City Attorney and is approved as to form.

RECOMMENDATION

Staff recommends approval of the Fifth Amendment to the Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City and FMJM Group, LLC.

Attachments

1. Original Chp. 380 Agreement_FMJM LLC_MSG_11.25.2024.pdf
2. 1st Amendment to Chp. 380 Agreement_FMJM LLC_MSG_12.26.2024.pdf
3. 2nd Amendment to Chp. 380 Agreement_FMJM LLC_MSG_12.31.2024.pdf
4. 3rd Amendment to Chp. 380 Agreement_FMJM LLC_MSG_10.27.2025.pdf
5. 4th Amendment to Chp. 380 Agreement_FMJM LLC_MSG_FINAL_2.23.2026.pdf
7. 5150 Northern Cross Final Plat_4.17.2025.pdf
8. Haltom Crossing Phase 2, Block 2, Lots 1X, 2-4 - final plat - recorded 2025-07-22 - D225132818 - addresses.pdf

R2026-015-01 5 Amend FMJM.pdf

0.1 5th Amendment to 380_FMJM Group LLC_2.23.2026.pdf

CHAPTER 380 DEVELOPMENT PROGRAM AND ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HALTOM CITY, TEXAS, AND FMJM GROUP, LLC FOR DEVELOPMENT OF AN INDOOR/OUTDOOR SPORTS VENUE AND RESTAURANT

This Economic Development Agreement (this "**Agreement**") is made and entered into as of November 25th, 2024 (the "**Effective Date**") by and between the City of Haltom City, a home rule municipal corporation located in Tarrant County, Texas (the "**City**"), and FMJM Group, LLC, a Texas limited liability company (the "**Developer**"), for the purposes and considerations stated below.

WITNESSETH:

WHEREAS, Chapter 380 of the Texas Local Government Code permits cities to make loans or grants of public funds for the purpose of promoting economic development and stimulating business and commercial activity within the City; and

WHEREAS, the City desires to encourage the development of tourist and entertainment uses along the I-820 corridor in order to expand the ad valorem and sales tax base, create jobs and provide needed services and amenities for the citizens of Haltom City and the surrounding area; and

WHEREAS, the Developer has proposed to build or cause to be built an indoor/outdoor sports venue with food and drinks and family entertainment, to be known as the Stomping Grounds (the "**Project**") on an approximately 3.13 acre parcel of land owned by the City, which is more particularly depicted in **Exhibit A** (the "**Property**"); and

WHEREAS, the City desires to incentivize the Developer to build or cause to be built the Improvements (hereinafter defined) by conveying the Property to the Developer under certain conditions and with certain performance requirements further described herein; and

WHEREAS, the City Council of the City hereby establishes a Chapter 380 economic development program (the "**Program**") to encourage economic development within the City and finds and determines that this Agreement will effectuate the purposes of the Program, and that the Developer's performance of its obligations herein will provide local economic development and stimulate business and commercial activity in the City.

AGREEMENT

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Developer (each a "**Party**," collectively the "**Parties**") represent and agree as follows:

ARTICLE 1.
Definitions

The following words shall have the following meanings when used in this Agreement:

The terms "Agreement," "City," "Closing," "Developer," "Developer Obligations," "Effective Date," "Expiration Date," "Opening Date," "Parties," "Party," "Project," "Program," "Promissory Note," "Property," "Sign Easement," and "Term" shall have the meanings assigned herein.

"Certificate of Occupancy" means the document issued by the City certifying the Improvements are in compliance with applicable building codes, zoning regulations, and other laws and indicating them to be in a condition suitable for occupancy by customers.

"Commencement of Construction" means that: (i) the plans have been prepared and all approvals thereof required by applicable governmental authorities have been obtained; (ii) all necessary permits for commencement of construction have been issued by all applicable governmental authorities; and (iii) mobilization and excavation of the site has occurred and the foundation for the restaurant has been poured.

"Encumbrances" means any debt or lien placed on the Property by the Developer or assignee of the Developer.

"Event of Bankruptcy or Insolvency" means the dissolution or termination of a Party's existence as a going business, insolvency, appointment of receiver for any part of such Party's property and such appointment is not terminated within ninety (90) days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against such Party and such proceeding is not dismissed within ninety (90) days after the filing thereof.

"Force Majeure" means any contingency or cause beyond the reasonable control of a Party including, without limitation, acts of God or the public enemy, war, riot, civil commotion, insurrection, government or de facto governmental action (unless caused by the intentionally wrongful acts or omissions of the Party), fires, explosions, floods, strikes, slowdowns or work stoppages. Any work stoppage caused by a pandemic will not be considered a Force Majeure event unless it prevents construction workers from being physically present on the Property, or prevents the manufacture or delivery of essential materials, due to a government order.

"Impositions" means all taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, and other charges by public or governmental authority, general and special, ordinary and extraordinary, foreseen and unforeseen, which are or may be assessed, charged, levied, or imposed by any public or governmental authority on the Developer or any property or any business owned by the Developer within the City.

"Improvements" means an indoor/outdoor sports venue, with a restaurant,

playground, amphitheater/stage with outdoor seating for entertainment, food truck parking and seating for customers, and related infrastructure, driveways, parking, landscaping and other improvements reasonably required to be constructed on the Property.

ARTICLE 2.
General Provisions

2.01 All of the above recitals are found to be true and are hereby incorporated into this Agreement as if fully set forth in their entirety.

2.02 The term of this Agreement ("**Term**") will commence on the Effective Date and will continue until all obligations by the Parties have been fulfilled ("**Expiration Date**"), unless sooner terminated as provided herein.

2.03 The City owns the Property, which is located within the city limits of the City, and the Developer intends to construct or cause to be constructed the Improvements on the Property.

2.04 The Property will be conveyed to the Developer in a developable condition that would not be affected by local, state, or federal restrictions concerning development in a flood plain that would prevent the City from issuing a building permit upon completion of infrastructure and a final certificate of occupancy subject to the rules and regulations of the City.

2.05 In exchange for the Property, the Developer agrees to pay the City the Purchase Price of $545,371.20. In addition to the Purchase Price, the Developer agrees to execute a promissory note in the amount of $409,028.40 ("**Promissory Note**") in order to guarantee the Developer's performance under this Agreement.

2.06 The Developer will be allowed to construct a sixty (60) foot tall pole sign for the Stomping Grounds in a mutually agreeable configuration and at a mutually agreeable location within a non-exclusive sign easement to be dedicated by the City (the "**Sign Easement**"). A single sign not to exceed 685 sq. ft. of signage will be allowed. It is understood that the sign will be considered an "Off Premise Sign" according to the Code of Ordinances, City of Haltom City, Texas, and that the sign will require approval by the Sign Board of Appeals which the City agrees to assist in the request to the Sign Board of Appeals. The Developer shall be responsible to maintain the sign structure in a safe, neat and aesthetically pleasing condition at all times. The Developer shall be responsible for removal of the pole sign upon request of the City if: i) the operation of the Stomping Grounds ceases; or ii) this Agreement is terminated by the City pursuant to Section 6.01. The Developer agrees to allow other developers with signage approved by the City to utilize the sign structure on reasonable terms and conditions.

2.07 The City will provide a joint access easement it owns or controls to guarantee access entry off of Northern Cross Boulevard to provide direct access to the Property.

ARTICLE 3.
Developer Obligations

3.01 As good and valuable consideration for this Agreement, the Developer agrees to perform in a reasonable and timely manner the terms and conditions set forth in this Article 3 (the "**Developer Obligations**").

3.02 The Developer agrees to design and construct the Improvements on the Property in accordance with construction plans approved by the City. The City, its inspectors, agents, and employees, shall have the right of reasonable access to the Property during construction to inspect the Improvements at reasonable times and with reasonable notice to the Developer, and in accordance with visitor access and security policies of the Developer, in order to insure the construction of the Improvements are in accordance with this Agreement, the approved construction plans and all applicable state and local laws and regulations (or valid wavier thereof).

3.03 No later than March 31, 2025, the Developer, at its sole cost, shall file an application for zoning change to a Planned Development or other appropriate zoning district for the Project in conformance with City ordinances. The City authorizes the Developer to file an application on the City's behalf and agrees to sign any documentation necessary to submit a complete application.

3.04 No later than March 31, 2025, the Developer, at its sole cost, shall file a final plat application for the Property platting the Property in conformance with City ordinances. The City authorizes the Developer to file an application on the City's behalf and agrees to sign any documentation necessary to submit a complete application. The Developer shall diligently pursue approval of the final plat by the City.

3.05 The Developer agrees to present a site plan and elevation plan to the City to be approved prior to a building permit being issued by the City.

3.06 The Developer agrees, subject to events of Force Majeure, to (i) cause Commencement of Construction of the Project to occur no later than May 31, 2025; and (ii) complete the Improvements and obtain a Certificate of Occupancy and cause the Project to open no later than May 31, 2026.

3.07 The Developer agrees to construct the Project in accordance with all applicable state and local laws, codes, and regulations (or valid waiver thereof).

3.08 The Developer shall make timely payment of all Impositions during the Term of this Agreement.

3.09 The Developer shall maintain the Certificate of Occupancy and keep the Project open and operating for a period of at least five (5) years following the date the Project first opens ("**Opening Date**"). Notwithstanding the above, if the Certificate of Occupancy is terminated due to fire or similar casualty loss to the Project, then the Force Majeure provision shall allow the Developer a reasonable time to reobtain the Certificate of Occupancy.

3.10 The Developer shall be entitled to encumber the Property for purposes of obtaining loans for construction of the Improvements and related requirements to obtain a Certificate of Occupancy for the Project.

ARTICLE 4.
Conveyance of Property

4.01 Closing. The closing of the conveyance of the Property (the "**Closing**") will occur within one hundred twenty (120) days of the Effective Date.

4.02 Transfer of Property. At the Closing, the City shall deliver to the Developer a special warranty deed conveying the Property to the Developer. In addition, the City shall deliver the Sign Easement at Closing, to be recorded at the same time as the special warranty deed.

4.03 Promissory Note. The Developer will deliver the executed Promissory Note in the form set forth in **Exhibit B** at the time of Closing.

ARTICLE 5.
Obligations of City

5.01 Payment for Land. As long as the Developer is in full compliance with the Developer Obligations and other terms and conditions of this Agreement, the City agrees to cancel the Promissory Note and terminate the Developer's payment obligations under the Promissory Note. If the Developer defaults under this Agreement, the City's obligation to cancel the Promissory Note and terminate the Developer's payment obligations under the Promissory Note shall cease and the Developer will be responsible to pay the Promissory Note in full as provided herein.

ARTICLE 6.
Termination

6.01 This Agreement may be terminated upon any one or more of the following:

A. Upon written notice by the City if the Developer fails to: (i) perform any of the Developer Obligations by the deadlines set forth in Article 3 of this Agreement; or (ii) operate the Project for a period of five (5) years following the Opening Date.

B. Upon written notice by any Party, if any other Party defaults or breaches any of the terms or conditions of this Agreement and such default or breach is not cured within thirty (30) days after written notice thereof.

C. Upon the occurrence of an Event of Bankruptcy or Insolvency involving the Developer if before the Promissory Note is paid in full.

6.02 In the event this Agreement is terminated by the City under Section 6.01, the City is entitled to the following remedies:

A. The City will no longer be obligated to cancel the Promissory Note, and the Promissory Note will become due and payable in full by the Developer as provided herein unless the Developer conveys the Property free and clear of all liens and Encumbrances to the City by special warranty deed within thirty (30) days of notice of termination.

B. If the Developer fails to convey the Property to the City within thirty (30) days of notice of termination as provided above, the Developer shall immediately pay the City the full amount of the Promissory Note.

C. The City may pursue any other remedies provided by law.

ARTICLE 7.
Miscellaneous

7.01 Binding Agreement. The terms and conditions of this Agreement are binding upon the successors and assigns of the Parties. This Agreement may not be assigned by the Developer without the express written consent of the City unless to an entity controlled by Felix Salinas or Meagan Bartek (control defined as fifty-one percent (51%) ownership or more of the entity becoming the assignee).

7.02 Limitation on Liability. It is understood and agreed between the Parties that the Developer, in satisfying the conditions of this Agreement, is deemed to have acted independently, and the City assumes no responsibilities or liabilities to third parties in connection with these actions. The Developer agrees to indemnify and hold harmless the City from all such claims, suits, and causes of actions, liabilities and expenses, including reasonable attorney's fees, of any nature whatsoever by a third party arising out of the Developer's performance of the conditions under this Agreement, excluding actions of third parties with whom the Developer has not contracted with or whom are not injured on the Property or within the Improvements.

7.03 No Joint Venture. It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture among the Parties.

7.04 Authorization. Each Party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

7.05 Notice.

A. To be effective, any notice to the City under this Agreement relating to claims of default must strictly comply with the provisions of the Texas Government Code, the Texas Local Government Code, and

the City's ordinances regarding suits and/or claims against a municipality or other public entity. However, notices sent to the City in the ordinary course of this Agreement shall be sent to the City pursuant to Section 7.05 B.

B. Any notice required or permitted to be delivered hereunder (other than those described in Section 7.05 A.) shall be deemed received three (3) days thereafter if sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the Party at the address set forth below or on the day actually received if sent by courier or otherwise hand delivered.

If intended for the City, to:
Attn: City Manager
City of Haltom City
5024 Broadway Avenue
Haltom City, Texas 76117

With a copy to:
Haltom City Attorney
Alicia Kreh
TOASE, LLP
6000 Western Place, Suite 200
Fort Worth, Texas 76107

If intended for the Developer, to:
FMJM Group, LLC
ATTN: Felix O. Salinas
4850 NE Loop 820
Haltom City, Texas 76117

Any notice sent to the City pursuant to this section shall be confirmed by email to rphelps@haltomcitytx.com and akreh@toase.com. Any notice sent to the Developer pursuant to this section shall be confirmed by email to mbartek@mystompingGROUNDS.com

7.06 Entire Agreement. This Agreement is the entire agreement between the Parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written agreement between the Parties that in any manner relates to the subject matter of this Agreement, except as provided in any exhibits attached hereto.

7.07 Governing Law. This Agreement shall be governed by the laws of the State of Texas, and exclusive venue for any action concerning this Agreement shall be in the State District Courts of Tarrant County, Texas.

7.08 Amendment. This Agreement may only be amended by the mutual written agreement of the Parties.

7.09 Legal Construction. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect

other provisions, and it is the intention of the Parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid, and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid, or unenforceable.

7.10 Counterparts. This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

7.11 Exhibits. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

7.12 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the Parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

7.13 Limitation of Damages. The Parties agree that no Party will be liable to the other under this Agreement for consequential damages (including lost profits) or exemplary damages.

7.14 Access to Information. The Developer agrees to provide the City access to information related to the construction of the Improvements during regular business hours upon reasonable notice. The City shall have the right to require the Developer to submit any necessary information, documents, invoices, receipts, or other records to verify any obligations of the Developer under this Agreement.

7.15 Attorney's Fees. In the event any legal action or process is commenced to enforce or interpret provisions of this Agreement, the prevailing Party in any such legal action shall be entitled to recover its necessary and reasonable attorneys' fees and expenses incurred by reason of such action.

7.16 Compliance with Law. The Developer covenants and certifies that it does not and will not knowingly employ an undocumented worker as that term is defined by Section 2264.01(4) of the Texas Government Code. In accordance with Section 2264.052 of the Texas Government Code, if the Developer or its branch, division, or department is convicted of a violation under 8 U.S.D. Section 1324a(f), the Developer shall repay to the City the full amount of any economic development incentive made under this Agreement, plus ten percent (10%) per annum from the date the incentive was made. Repayment shall be paid within one hundred twenty (120) days after the date the Developer receives notice of violation from the City.

CITY OF HALTOM CITY, TEXAS

By: _____
An Truong, Mayor

FMJM GROUP, LLC

By: _____
Felix O. Salinas, Managing Member

EXHIBIT "A"
PROPERTY DESCRIPTION

EXHIBIT "B"

Promissory Note

Date: 12-6-24

Borrower: FMJM Group, LLC

Borrower's Mailing Address: 4850 NE Loop 820
Haltom City, Texas 76117

Lender: City of Haltom City, Texas

Place for Payment: 5024 Broadway Ave.
Haltom City, Texas 76117

Principal Amount: $409,028.40

Annual Interest Rate: 0.00%

Maturity Date: 12-6-29

Annual Interest Rate on Matured, Unpaid Amounts: 0.00%

Terms of Payment: The Borrower and the Lender are parties to the following agreement: Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant dated November ____, 2024 ("Development Agreement") attached as **Exhibit A** and incorporated herein by reference for all purposes. The Principal Amount of this Promissory Note amount will be paid by the City of Haltom City, Texas in accordance with the terms of the Development Agreement so long as Borrower in not in default of the Development Agreement. Should Borrower open and operate the Project, as defined in the Development Agreement, for five (5) years, the Borrower's full obligation under this Promissory Note will be paid by the City of Haltom City, Texas at such time at which time this Promissory Note shall be marked paid in full and returned to Borrower.

Other Security for Payment: All unpaid amounts are due by the Maturity Date. After maturity, Borrower promises to pay any unpaid principal balance plus interest at the Annual Interest Rate on Matured, Unpaid Amounts.

If Borrower defaults in the performance of any obligation in any instrument securing or collateral to this note, Lender may declare the unpaid principal balance, earned interest, and any other amounts owed on the note due within thirty (30) days of notice of default. Borrower and each surety, endorser, and guarantor waive all demand for payment, presentation for payment, notice of intention to accelerate maturity, notice of acceleration of maturity, protest, and notice of protest, to the extent permitted by law.

Borrower also promises to pay reasonable attorney's fees and court and other costs if this note is placed in the hands of an attorney to collect or enforce the note. These expenses will bear interest from the date of advance at the Annual Interest Rate on Matured, Unpaid Amounts. Borrower will pay Lender these expenses and interest on demand at the Place for Payment. These expenses and interest will become part of the debt evidenced by the note and will be secured by any security for payment.

Interest on the debt evidenced by this note will not exceed the maximum rate or amount of nonusurious interest that may be contracted for, taken, reserved, charged, or received under law. Any interest in excess of that maximum amount will be credited on the Principal Amount or, if the Principal Amount has been paid, refunded. On any acceleration or required or permitted prepayment, any excess interest will be canceled automatically as of the acceleration or prepayment or, if the excess interest has already been paid, credited on the Principal Amount or, if the Principal Amount has been paid, refunded. This provision overrides any conflicting provisions in this note and all other instruments concerning the debt.

The Borrower is responsible for all obligations represented by this note.

When the context requires, singular nouns and pronouns include the plural.

FMJM Group, LLC, Borrower

By: _____
Felix O. Salinas, Managing Member

EXHIBIT "C"

Proposed Elevation Plan subject to final drawings for permitting.

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date:	_____
Grantor:	City of Haltom City, Texas
Grantor's Mailing Address:	5024 Broadway Avenue Haltom City, Texas 76117
Grantee:	FMJM Group, LLC d/b/a My Stomping Grounds
Grantee's Mailing Address:	4850 NE Loop 820 Haltom City, Texas 76117
Consideration:	$10.00 and other good and valuable consideration

Property (including any improvements): See attached Exhibit "A" and Exhibit "B"

Reservations and Exceptions to Conveyance and Warranty: This conveyance is made subject to any covenants, conditions, easements and restrictions recorded in the public records of Tarrant County, including the Permitted Exceptions set forth in Exhibit "B," and all easements, setback lines and other matters shown on the recorded plat of the Property.

Grantor, for the Consideration and subject to the Reservations and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through, or under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

City of Haltom City

By: _____
An Truong, Mayor

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF TARRANT §

Before me, the undersigned authority on this day personally appeared An Truong, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he is the Mayor of the City of Haltom City, and that he executed this instrument on behalf of said entity for the purpose and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 25th day of November, 2024.

_____
Notary Public in and for the State of Texas

My Commission Expires: 9/21/2024

IMELDA B. RODRIGUEZ
Notary Public, State of Texas
My Commission Expires
September 21, 2025
ID # 12805645-9

AFTER RECORDING RETURN TO:

City of Haltom City
Attn: Art Camacho
5024 Broadway Avenue
Haltom City, Texas 76117

EXHIBIT "A"

EXHIBIT "B"

Permitted Exceptions

1. Restrictive covenants described in instrument filed _____, recorded in cc# _____, Real Property Records, Tarrant County, Texas.

2. Restrictive covenants described in instrument filed _____, recorded in cc# _____, Real Property Records, Tarrant County, Texas.

Notwithstanding anything in this instrument to the contrary, the above-referenced Permitted Exceptions shall only affect the Property to the extent that such Permitted Exceptions are valid and effective as of the date of this instrument and the mere reference to such Permitted Exceptions in this instrument shall not be deemed to impose, reimpose, or reinstate such Permitted Exceptions if such Permitted Exceptions are not valid and effective as of the date of this instrument.

Promissory Note

Date:	December 31, 2024
Borrower:	FMJM Group, LLC
Borrower's Mailing Address:	4850 NE Loop 820 Haltom City, Texas 76117
Lender:	City of Haltom City, Texas
Place for Payment:	5024 Broadway Ave. Haltom City, Texas 76117
Principal Amount:	$450,323.00
Annual Interest Rate:	0.00%
Maturity Date:	May 31, 2031

Annual Interest Rate on Matured, Unpaid Amounts: 0.00%

Terms of Payment: The Borrower and the Lender are parties to the following agreements: Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant dated November 25, 2024, as amended by First Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant dated December 26, 2024, and as further amended by the Second Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant dated December 31, 2024 (collectively the "Development Agreement") attached as **Exhibit A-1**, **Exhibit A-2**, and **Exhibit A-3**, respectively, and incorporated herein by reference for all purposes. The Principal Amount of this Promissory Note amount will be paid by the City of Haltom City, Texas in accordance with the terms of the Development Agreement so long as Borrower in not in default of the Development Agreement. Should Borrower open and operate the Project, as defined in the Development Agreement, for five (5) years, the Borrower's full obligation under this Promissory Note will be paid by the City of Haltom City, Texas at such time, at which time this Promissory Note shall be marked paid in full and returned to Borrower.

Other Security for Payment: All unpaid amounts are due by the Maturity Date. After maturity, Borrower promises to pay any unpaid principal balance plus interest at the Annual Interest Rate on Matured, Unpaid Amounts.

If Borrower defaults in the performance of any obligation in any instrument securing or collateral to this note, Lender may declare the unpaid principal balance, earned interest, and any other amounts owed on the note due within thirty (30) days of notice of default. Borrower and each surety, endorser, and guarantor waive all demand for payment, presentation for payment, notice of intention to accelerate maturity, notice of acceleration of maturity, protest, and notice of protest, to the extent permitted by law.

Borrower also promises to pay reasonable attorney's fees and court and other costs if this note is placed in the hands of an attorney to collect or enforce the note. These expenses will bear interest from the date of advance at the Annual Interest Rate on Matured, Unpaid Amounts. Borrower will pay Lender these expenses and interest on demand at the Place for Payment. These expenses and interest will become part of the debt evidenced by the note and will be secured by any security for payment.

Interest on the debt evidenced by this note will not exceed the maximum rate or amount of nonusurious interest that may be contracted for, taken, reserved, charged, or received under law. Any interest in excess of that maximum amount will be credited on the Principal Amount or, if the Principal Amount has been paid, refunded. On any acceleration or required or permitted prepayment, any excess interest will be canceled automatically as of the acceleration or prepayment or, if the excess interest has already been paid, credited on the Principal Amount or, if the Principal Amount has been paid, refunded. This provision overrides any conflicting provisions in this note and all other instruments concerning the debt.

The Borrower is responsible for all obligations represented by this note.

When the context requires, singular nouns and pronouns include the plural.

FMJM Group, LLC, Borrower

By: _____
Felix O. Salinas, Managing Member

CITY OF HALTOM CITY, TEXAS

By: _____
An Truong, Mayor

FMJM GROUP, LLC

By: _____
Felix O. Salinas, Managing Member

other provisions, and it is the intention of the Parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid, and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid, or unenforceable.

7.10 Counterparts. This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

7.11 Exhibits. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

7.12 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the Parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

7.13 Limitation of Damages. The Parties agree that no Party will be liable to the other under this Agreement for consequential damages (including lost profits) or exemplary damages.

7.14 Access to Information. The Developer agrees to provide the City access to information related to the construction of the Improvements during regular business hours upon reasonable notice. The City shall have the right to require the Developer to submit any necessary information, documents, invoices, receipts, or other records to verify any obligations of the Developer under this Agreement.

7.15 Attorney's Fees. In the event any legal action or process is commenced to enforce or interpret provisions of this Agreement, the prevailing Party in any such legal action shall be entitled to recover its necessary and reasonable attorneys' fees and expenses incurred by reason of such action.

7.16 Compliance with Law. The Developer covenants and certifies that it does not and will not knowingly employ an undocumented worker as that term is defined by Section 2264.01(4) of the Texas Government Code. In accordance with Section 2264.052 of the Texas Government Code, if the Developer or its branch, division, or department is convicted of a violation under 8 U.S.D. Section 1324a(f), the Developer shall repay to the City the full amount of any economic development incentive made under this Agreement, plus ten percent (10%) per annum from the date the incentive was made. Repayment shall be paid within one hundred twenty (120) days after the date the Developer receives notice of violation from the City.

the City's ordinances regarding suits and/or claims against a municipality or other public entity. However, notices sent to the City in the ordinary course of this Agreement shall be sent to the City pursuant to Section 7.05 B.

B. Any notice required or permitted to be delivered hereunder (other than those described in Section 7.05 A.) shall be deemed received three (3) days thereafter if sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the Party at the address set forth below or on the day actually received if sent by courier or otherwise hand delivered.

If intended for the City, to:
Attn: City Manager
City of Haltom City
5024 Broadway Avenue
Haltom City, Texas 76117

With a copy to:
Haltom City Attorney
Alicia Kreh
TOASE, LLP
6000 Western Place, Suite 200
Fort Worth, Texas 76107

If intended for the Developer, to:
FMJM Group, LLC
ATTN: Felix O. Salinas
4850 NE Loop 820
Haltom City, Texas 76117

Any notice sent to the City pursuant to this section shall be confirmed by email to rphelps@haltomcitytx.com and akreh@toase.com. Any notice sent to the Developer pursuant to this section shall be confirmed by email to mbarteldy stomping grounds.com

7.06 Entire Agreement. This Agreement is the entire agreement between the Parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written agreement between the Parties that in any manner relates to the subject matter of this Agreement, except as provided in any exhibits attached hereto.

7.07 Governing Law. This Agreement shall be governed by the laws of the State of Texas, and exclusive venue for any action concerning this Agreement shall be in the State District Courts of Tarrant County, Texas.

7.08 Amendment. This Agreement may only be amended by the mutual written agreement of the Parties.

7.09 Legal Construction. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect

6.02 In the event this Agreement is terminated by the City under Section 6.01, the City is entitled to the following remedies:

A. The City will no longer be obligated to cancel the Promissory Note, and the Promissory Note will become due and payable in full by the Developer as provided herein unless the Developer conveys the Property free and clear of all liens and Encumbrances to the City by special warranty deed within thirty (30) days of notice of termination.

B. If the Developer fails to convey the Property to the City within thirty (30) days of notice of termination as provided above, the Developer shall immediately pay the City the full amount of the Promissory Note.

C. The City may pursue any other remedies provided by law.

ARTICLE 7.
Miscellaneous

7.01 Binding Agreement. The terms and conditions of this Agreement are binding upon the successors and assigns of the Parties. This Agreement may not be assigned by the Developer without the express written consent of the City unless to an entity controlled by Felix Salinas or Meagan Bartek (control defined as fifty-one percent (51%) ownership or more of the entity becoming the assignee).

7.02 Limitation on Liability. It is understood and agreed between the Parties that the Developer, in satisfying the conditions of this Agreement, is deemed to have acted independently, and the City assumes no responsibilities or liabilities to third parties in connection with these actions. The Developer agrees to indemnify and hold harmless the City from all such claims, suits, and causes of actions, liabilities and expenses, including reasonable attorney's fees, of any nature whatsoever by a third party arising out of the Developer's performance of the conditions under this Agreement, excluding actions of third parties with whom the Developer has not contracted with or whom are not injured on the Property or within the Improvements.

7.03 No Joint Venture. It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture among the Parties.

7.04 Authorization. Each Party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

7.05 Notice.

A. To be effective, any notice to the City under this Agreement relating to claims of default must strictly comply with the provisions of the Texas Government Code, the Texas Local Government Code, and

3.10 The Developer shall be entitled to encumber the Property for purposes of obtaining loans for construction of the Improvements and related requirements to obtain a Certificate of Occupancy for the Project.

ARTICLE 4.
Conveyance of Property

4.01 Closing. The closing of the conveyance of the Property (the "**Closing**") will occur within one hundred twenty (120) days of the Effective Date.

4.02 Transfer of Property. At the Closing, the City shall deliver to the Developer a special warranty deed conveying the Property to the Developer. In addition, the City shall deliver the Sign Easement at Closing, to be recorded at the same time as the special warranty deed.

4.03 Promissory Note. The Developer will deliver the executed Promissory Note in the form set forth in **Exhibit B** at the time of Closing.

ARTICLE 5.
Obligations of City

5.01 Payment for Land. As long as the Developer is in full compliance with the Developer Obligations and other terms and conditions of this Agreement, the City agrees to cancel the Promissory Note and terminate the Developer's payment obligations under the Promissory Note. If the Developer defaults under this Agreement, the City's obligation to cancel the Promissory Note and terminate the Developer's payment obligations under the Promissory Note shall cease and the Developer will be responsible to pay the Promissory Note in full as provided herein.

ARTICLE 6.
Termination

6.01 This Agreement may be terminated upon any one or more of the following:

A. Upon written notice by the City if the Developer fails to: (i) perform any of the Developer Obligations by the deadlines set forth in Article 3 of this Agreement; or (ii) operate the Project for a period of five (5) years following the Opening Date.

B. Upon written notice by any Party, if any other Party defaults or breaches any of the terms or conditions of this Agreement and such default or breach is not cured within thirty (30) days after written notice thereof.

C. Upon the occurrence of an Event of Bankruptcy or Insolvency involving the Developer if before the Promissory Note is paid in full.

ARTICLE 3.
Developer Obligations

3.01 As good and valuable consideration for this Agreement, the Developer agrees to perform in a reasonable and timely manner the terms and conditions set forth in this Article 3 (the "**Developer Obligations**").

3.02 The Developer agrees to design and construct the Improvements on the Property in accordance with construction plans approved by the City. The City, its inspectors, agents, and employees, shall have the right of reasonable access to the Property during construction to inspect the Improvements at reasonable times and with reasonable notice to the Developer, and in accordance with visitor access and security policies of the Developer, in order to insure the construction of the Improvements are in accordance with this Agreement, the approved construction plans and all applicable state and local laws and regulations (or valid wavier thereof).

3.03 No later than March 31, 2025, the Developer, at its sole cost, shall file an application for zoning change to a Planned Development or other appropriate zoning district for the Project in conformance with City ordinances. The City authorizes the Developer to file an application on the City's behalf and agrees to sign any documentation necessary to submit a complete application.

3.04 No later than March 31, 2025, the Developer, at its sole cost, shall file a final plat application for the Property platting the Property in conformance with City ordinances. The City authorizes the Developer to file an application on the City's behalf and agrees to sign any documentation necessary to submit a complete application. The Developer shall diligently pursue approval of the final plat by the City.

3.05 The Developer agrees to present a site plan and elevation plan to the City to be approved prior to a building permit being issued by the City.

3.06 The Developer agrees, subject to events of Force Majeure, to (i) cause Commencement of Construction of the Project to occur no later than May 31, 2025; and (ii) complete the Improvements and obtain a Certificate of Occupancy and cause the Project to open no later than May 31, 2026.

3.07 The Developer agrees to construct the Project in accordance with all applicable state and local laws, codes, and regulations (or valid waiver thereof).

3.08 The Developer shall make timely payment of all Impositions during the Term of this Agreement.

3.09 The Developer shall maintain the Certificate of Occupancy and keep the Project open and operating for a period of at least five (5) years following the date the Project first opens ("**Opening Date**"). Notwithstanding the above, if the Certificate of Occupancy is terminated due to fire or similar casualty loss to the Project, then the Force Majeure provision shall allow the Developer a reasonable time to reobtain the Certificate of Occupancy.

playground, amphitheater/stage with outdoor seating for entertainment, food truck parking and seating for customers, and related infrastructure, driveways, parking, landscaping and other improvements reasonably required to be constructed on the Property.

ARTICLE 2.
General Provisions

2.01 All of the above recitals are found to be true and are hereby incorporated into this Agreement as if fully set forth in their entirety.

2.02 The term of this Agreement ("**Term**") will commence on the Effective Date and will continue until all obligations by the Parties have been fulfilled ("**Expiration Date**"), unless sooner terminated as provided herein.

2.03 The City owns the Property, which is located within the city limits of the City, and the Developer intends to construct or cause to be constructed the Improvements on the Property.

2.04 The Property will be conveyed to the Developer in a developable condition that would not be affected by local, state, or federal restrictions concerning development in a flood plain that would prevent the City from issuing a building permit upon completion of infrastructure and a final certificate of occupancy subject to the rules and regulations of the City.

2.05 In exchange for the Property, the Developer agrees to pay the City the Purchase Price of $545,371.20. In addition to the Purchase Price, the Developer agrees to execute a promissory note in the amount of $409,028.40 ("**Promissory Note**") in order to guarantee the Developer's performance under this Agreement.

2.06 The Developer will be allowed to construct a sixty (60) foot tall pole sign for the Stomping Grounds in a mutually agreeable configuration and at a mutually agreeable location within a non-exclusive sign easement to be dedicated by the City (the "**Sign Easement**"). A single sign not to exceed 685 sq. ft. of signage will be allowed. It is understood that the sign will be considered an "Off Premise Sign" according to the Code of Ordinances, City of Haltom City, Texas, and that the sign will require approval by the Sign Board of Appeals which the City agrees to assist in the request to the Sign Board of Appeals. The Developer shall be responsible to maintain the sign structure in a safe, neat and aesthetically pleasing condition at all times. The Developer shall be responsible for removal of the pole sign upon request of the City if: i) the operation of the Stomping Grounds ceases; or ii) this Agreement is terminated by the City pursuant to Section 6.01. The Developer agrees to allow other developers with signage approved by the City to utilize the sign structure on reasonable terms and conditions.

2.07 The City will provide a joint access easement it owns or controls to guarantee access entry off of Northern Cross Boulevard to provide direct access to the Property.

ARTICLE 1.
Definitions

The following words shall have the following meanings when used in this Agreement:

The terms "Agreement," "City," "Closing," "Developer," "Developer Obligations," "Effective Date," "Expiration Date," "Opening Date," "Parties," "Party," "Project," "Program," "Promissory Note," "Property," "Sign Easement," and "Term" shall have the meanings assigned herein.

"Certificate of Occupancy" means the document issued by the City certifying the Improvements are in compliance with applicable building codes, zoning regulations, and other laws and indicating them to be in a condition suitable for occupancy by customers.

"Commencement of Construction" means that: (i) the plans have been prepared and all approvals thereof required by applicable governmental authorities have been obtained; (ii) all necessary permits for commencement of construction have been issued by all applicable governmental authorities; and (iii) mobilization and excavation of the site has occurred and the foundation for the restaurant has been poured.

"Encumbrances" means any debt or lien placed on the Property by the Developer or assignee of the Developer.

"Event of Bankruptcy or Insolvency" means the dissolution or termination of a Party's existence as a going business, insolvency, appointment of receiver for any part of such Party's property and such appointment is not terminated within ninety (90) days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against such Party and such proceeding is not dismissed within ninety (90) days after the filing thereof.

"Force Majeure" means any contingency or cause beyond the reasonable control of a Party including, without limitation, acts of God or the public enemy, war, riot, civil commotion, insurrection, government or de facto governmental action (unless caused by the intentionally wrongful acts or omissions of the Party), fires, explosions, floods, strikes, slowdowns or work stoppages. Any work stoppage caused by a pandemic will not be considered a Force Majeure event unless it prevents construction workers from being physically present on the Property, or prevents the manufacture or delivery of essential materials, due to a government order.

"Impositions" means all taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, and other charges by public or governmental authority, general and special, ordinary and extraordinary, foreseen and unforeseen, which are or may be assessed, charged, levied, or imposed by any public or governmental authority on the Developer or any property or any business owned by the Developer within the City.

"Improvements" means an indoor/outdoor sports venue, with a restaurant,

CHAPTER 380 DEVELOPMENT PROGRAM AND ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HALTOM CITY, TEXAS, AND FMJM GROUP, LLC FOR DEVELOPMENT OF AN INDOOR/OUTDOOR SPORTS VENUE AND RESTAURANT

This Economic Development Agreement (this "**Agreement**") is made and entered into as of November 25th, 2024 (the "**Effective Date**") by and between the City of Haltom City, a home rule municipal corporation located in Tarrant County, Texas (the "**City**"), and FMJM Group, LLC, a Texas limited liability company (the "**Developer**"), for the purposes and considerations stated below.

WITNESSETH:

WHEREAS, Chapter 380 of the Texas Local Government Code permits cities to make loans or grants of public funds for the purpose of promoting economic development and stimulating business and commercial activity within the City; and

WHEREAS, the City desires to encourage the development of tourist and entertainment uses along the I-820 corridor in order to expand the ad valorem and sales tax base, create jobs and provide needed services and amenities for the citizens of Haltom City and the surrounding area; and

WHEREAS, the Developer has proposed to build or cause to be built an indoor/outdoor sports venue with food and drinks and family entertainment, to be known as the Stomping Grounds (the "**Project**") on an approximately 3.13 acre parcel of land owned by the City, which is more particularly depicted in **Exhibit A** (the "**Property**"); and

WHEREAS, the City desires to incentivize the Developer to build or cause to be built the Improvements (hereinafter defined) by conveying the Property to the Developer under certain conditions and with certain performance requirements further described herein; and

WHEREAS, the City Council of the City hereby establishes a Chapter 380 economic development program (the "**Program**") to encourage economic development within the City and finds and determines that this Agreement will effectuate the purposes of the Program, and that the Developer's performance of its obligations herein will provide local economic development and stimulate business and commercial activity in the City.

AGREEMENT

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Developer (each a "**Party**," collectively the "**Parties**") represent and agree as follows:

EXHIBIT A-1

Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant dated November 25, 2024

EXHIBIT "A"
PROPERTY DESCRIPTION

EXHIBIT "B"

Promissory Note

Date:	_____
Borrower:	FMJM Group, LLC
Borrower's Mailing Address:	4850 NE Loop 820 Haltom City, Texas 76117
Lender:	City of Haltom City, Texas
Place for Payment:	5024 Broadway Ave. Haltom City, Texas 76117
Principal Amount:	$409,028.40
Annual Interest Rate:	0.00%
Maturity Date:	_____

Annual Interest Rate on Matured, Unpaid Amounts: 0.00%

Terms of Payment: The Borrower and the Lender are parties to the following agreement: Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant dated November ____, 2024 ("Development Agreement") attached as **Exhibit A** and incorporated herein by reference for all purposes. The Principal Amount of this Promissory Note amount will be paid by the City of Haltom City, Texas in accordance with the terms of the Development Agreement so long as Borrower in not in default of the Development Agreement. Should Borrower open and operate the Project, as defined in the Development Agreement, for five (5) years, the Borrower's full obligation under this Promissory Note will be paid by the City of Haltom City, Texas at such time at which time this Promissory Note shall be marked paid in full and returned to Borrower.

Other Security for Payment: All unpaid amounts are due by the Maturity Date. After maturity, Borrower promises to pay any unpaid principal balance plus interest at the Annual Interest Rate on Matured, Unpaid Amounts.

If Borrower defaults in the performance of any obligation in any instrument securing or collateral to this note, Lender may declare the unpaid principal balance, earned interest, and any other amounts owed on the note due within thirty (30) days of notice of default. Borrower and each surety, endorser, and guarantor waive all demand for payment, presentation for payment, notice of intention to accelerate maturity, notice

of acceleration of maturity, protest, and notice of protest, to the extent permitted by law.

Borrower also promises to pay reasonable attorney's fees and court and other costs if this note is placed in the hands of an attorney to collect or enforce the note. These expenses will bear interest from the date of advance at the Annual Interest Rate on Matured, Unpaid Amounts. Borrower will pay Lender these expenses and interest on demand at the Place for Payment. These expenses and interest will become part of the debt evidenced by the note and will be secured by any security for payment.

Interest on the debt evidenced by this note will not exceed the maximum rate or amount of nonusurious interest that may be contracted for, taken, reserved, charged, or received under law. Any interest in excess of that maximum amount will be credited on the Principal Amount or, if the Principal Amount has been paid, refunded. On any acceleration or required or permitted prepayment, any excess interest will be canceled automatically as of the acceleration or prepayment or, if the excess interest has already been paid, credited on the Principal Amount or, if the Principal Amount has been paid, refunded. This provision overrides any conflicting provisions in this note and all other instruments concerning the debt.

The Borrower is responsible for all obligations represented by this note.

When the context requires, singular nouns and pronouns include the plural.

FMJM Group, LLC, Borrower

By: _____
Felix O. Salinas, Managing Member

EXHIBIT A-2

First Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant dated December 26, 2024

SECOND AMENDMENT TO CHAPTER 380 DEVELOPMENT PROGRAM AND ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HALTOM CITY, TEXAS, AND FMJM GROUP, LLC FOR DEVELOPMENT OF AN INDOOR/OUTDOOR SPORTS VENUE AND RESTAURANT

This second Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas, and FMJM Group, LLC for Development of a Restaurant (the "**Amendment**") is made and entered into as of December 31, 2024 (the "**Effective Date**") by and between the City of Haltom City, Texas, a Texas municipal corporation located in Tarrant County, Texas (the "**City**") and FMJM Group, LLC, a Texas limited liability company (the "**Developer**"), for the purposes and considerations stated below. The City and the Developer may sometimes hereafter be collectively referred to as the "parties."

WITNESSETH:

WHEREAS, on or about November 25, 2024, the City and the Developer entered into that Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant, as amended on or about December 26, 2024, by the First Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant (collectively, the "**Agreement**"); and

WHEREAS, the parties desire to amend the Agreement to adjust the acreage and the sales price of the Property (as that term is described in the Agreement).

NOW THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Amendment to the Agreement.

A. The definition of the "Property" as stated in the third Whereas clause of the Agreement is revised to read as follows: "an approximately 3.446 acre parcel of land owned by the City, which is more particularly depicted in **Exhibit A** (the "**Property**")."

B. Section 2.05 of the Agreement is revised to read as follows:

2.05 In exchange for the Property, the Developer agrees to pay the City the Purchase Price of $600,431.00. In addition to the Purchase Price, the Developer agrees to execute a promissory note in the amount of $450,323.00 ("**Promissory Note**") in order to guarantee the Developer's performance under this Agreement.

C. Exhibits A and B of the Agreement are replaced by Exhibits A and B attached to this Amendment.

2. Effect of Amendment. All other terms and conditions of the Agreement, with the exception of the terms modified by this Amendment, shall remain in full force and effect.

CITY OF HALTOM CITY, TEXAS

By: _____
An Truong, Mayor

FMJM GROUP, LLC

By: _____
Felix O. Salinas, Managing Member

EXHIBIT "A"
PROPERTY DESCRIPTION

Being a 3.446 acre tract of land situated in the G.B. Stanley Survey, Abstract No. 1378, and the W. Screech Survey, Abstract No. 1416, Tarrant County, Texas, and being a portion of a Tract of land described by deed to Haltom City Economic Development Corporation, as recorded in Document No. D211282136, County Clerk Records, Tarrant County, Texas, and a portion of Tracts 1and 2 described by deed to Haltom City Economic Development Corporation, and recorded in Document No. D224015023, County Clerk Records, Tarrant County, Texas, as identified on the Tarrant County Appraisal Roll and Tarrant County Tax Roll, as accounts #04174313 and #04466977, and being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod with a "Graham Assoc. Inc." (GAI) cap, said point being most northerly southeast corner of Lot 2, Block 1, Haltom Crossing, an addition to the City of Haltom City, as recorded in Document No. D217264171, County Clerk Records, Tarrant County, Texas, and being in the existing west right-of-way line of Old Denton Road (having a 66' right-of-way);

THENCE South 30°46'22" West, leaving said existing west right-of-way line, a distance of 243.93 to a set 1/2 inch iron rod with (GAI) cap, for the POINT OF BEGINNING;

THENCE South 09°43'20" East, a distance of 30.00 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 04°31'32" East, a distance of 149.45 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a tangent curve to the right having a radius of 85.50 feet, a central angle of 39°02'36", and a long chord which bears South 14°59'46" West, 57.14 feet;

THENCE along said tangent curve to the right, an arc distance of 58.26 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 34°31'04" West, a distance of 251.70 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 55°31'17" West, a distance of 447.07 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 34°31'04" East, a distance of 196.65 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 10°02'59" East, a distance of 30.00 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 79°57'01" East, a distance of 13.89 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a tangent curve to the left having a radius of 1103.00 feet,

a central angle of 19°46'20", and a long chord which bears South 89°50'11" East, 378.75 feet;

THENCE along said tangent curve to the left, an arc distance of 380.63 feet to the POINT OF BEGINNING and CONTAINING 150,114 square feet, 3.446 acres of land, more or less.

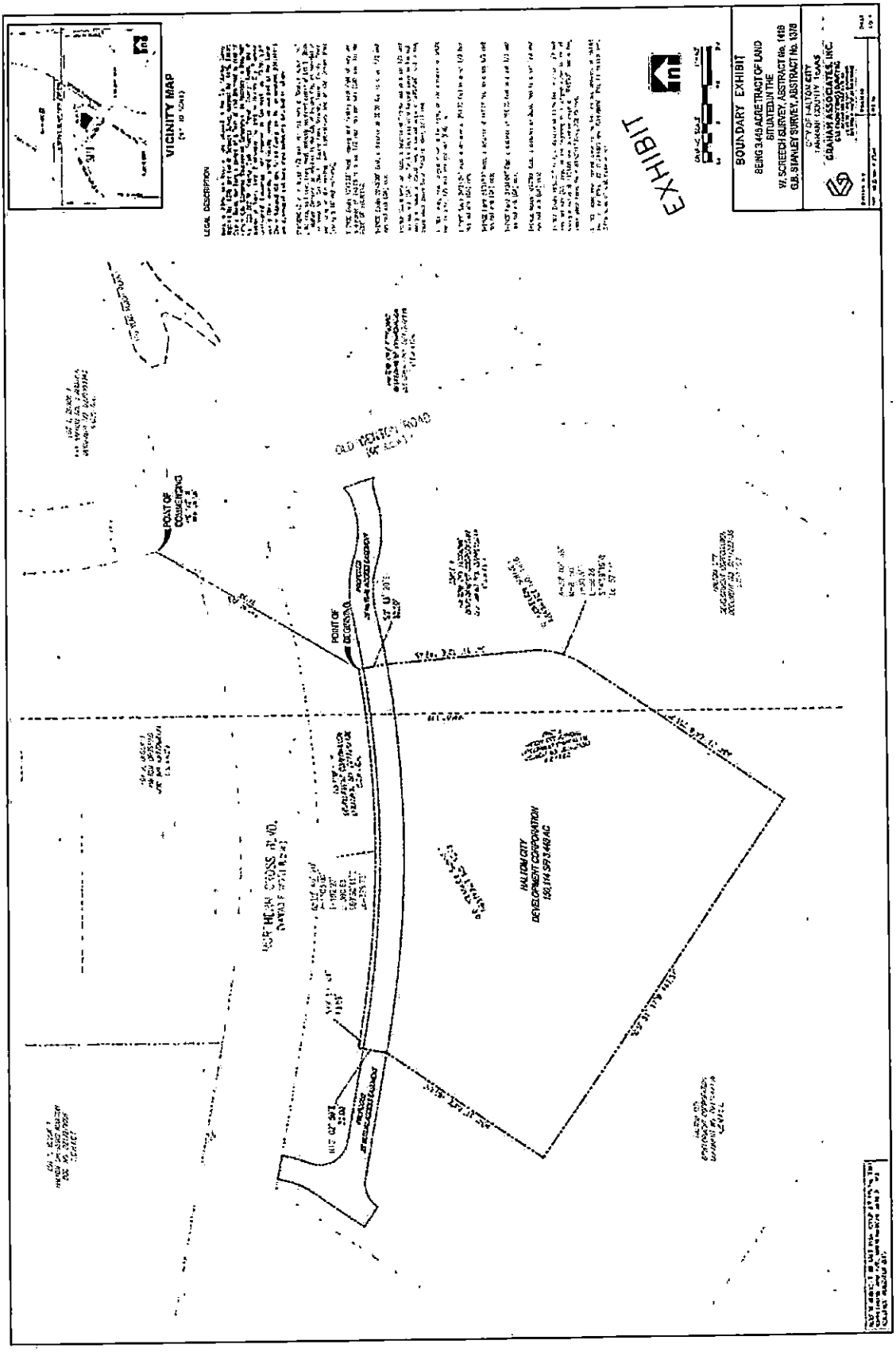
EXHIBIT
VICINITY MAP
BOUNDARY EXHIBIT
BEING 3.449 ACRE TRACT OF LAND
SITUATED IN THE
W. SCREECH SURVEY, ABSTRACT No. 1418
G.B. STANLEY SURVEY, ABSTRACT No. 1378
CITY OF HALTOM CITY
TARRANT COUNTY, TEXAS
GRAHAM ASSOCIATES, INC.
POINT OF COMMENCING
POINT OF BEGINNING
PROPOSED
SPACE FOR ACCESS EASEMENT
HALTOM CITY
DEVELOPMENT CORPORATION
150.174 SF/3.449 AC
NORTH HOUSE CREEK BLVD.
OLD DENTON ROAD
SITE DATA

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date:	December 31, 2024
Grantor:	City of Haltom City, Texas
Grantor's Mailing Address:	5024 Broadway Avenue Haltom City, Texas 76117
Grantee:	FMJM Group, LLC
Grantee's Mailing Address:	4850 NE Loop 820 Haltom City, Texas 76117
Consideration:	$10.00 and other good and valuable consideration

Property (including any improvements): See attached Exhibit "A"

Reservations and Exceptions to Conveyance and Warranty: This conveyance is made subject to any covenants, conditions, easements and restrictions recorded in the public records of Tarrant County, including the Permitted Exceptions set forth in Exhibit "B," and all easements, setback lines and other matters shown on the recorded plat of the Property.

Grantor, for the Consideration and subject to the Reservations and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through, or under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

City of Haltom City

By: _____
An Truong, Mayor

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF TARRANT §

Before me, the undersigned authority on this day personally appeared An Truong, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he is the Mayor of the City of Haltom City, and that he executed this instrument on behalf of said entity for the purpose and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31 day of December, 2024.

_____
Notary Public in and for the State of Texas

IMELDA B. RODRIGUEZ
Notary Public, State of Texas
My Commission Expires
September 21, 2025
ID # 12805645-9

My Commission Expires: 9/21/2025

AFTER RECORDING RETURN TO:

City of Haltom City
Attn: Art Camacho
5024 Broadway Avenue
Haltom City, Texas 76117

EXHIBIT "A"
PROPERTY DESCRIPTION

Being a 3.446 acre tract of land situated in the G.B. Stanley Survey, Abstract No. 1378, and the W. Screech Survey, Abstract No. 1416, Tarrant County, Texas, and being a portion of a Tract of land described by deed to Haltom City Economic Development Corporation, as recorded in Document No. D211282136, County Clerk Records, Tarrant County, Texas, and a portion of Tracts 1and 2 described by deed to Haltom City Economic Development Corporation, and recorded in Document No. D224015023, County Clerk Records, Tarrant County, Texas, as identified on the Tarrant County Appraisal Roll and Tarrant County Tax Roll, as accounts #04174313 and #04466977, and being more particularly described as follows:

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THENCE South 30°46'22" West, leaving said existing west right-of-way line, a distance of 243.93 to a set 1/2 inch iron rod with (GAI) cap, for the POINT OF BEGINNING;

THENCE South 09°43'20" East, a distance of 30.00 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 04°31'32" East, a distance of 149.45 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a tangent curve to the right having a radius of 85.50 feet, a central angle of 39°02'36", and a long chord which bears South 14°59'46" West, 57.14 feet;

THENCE along said tangent curve to the right, an arc distance of 58.26 feet to a set 1/2 inch iron rod with (GAI) cap;

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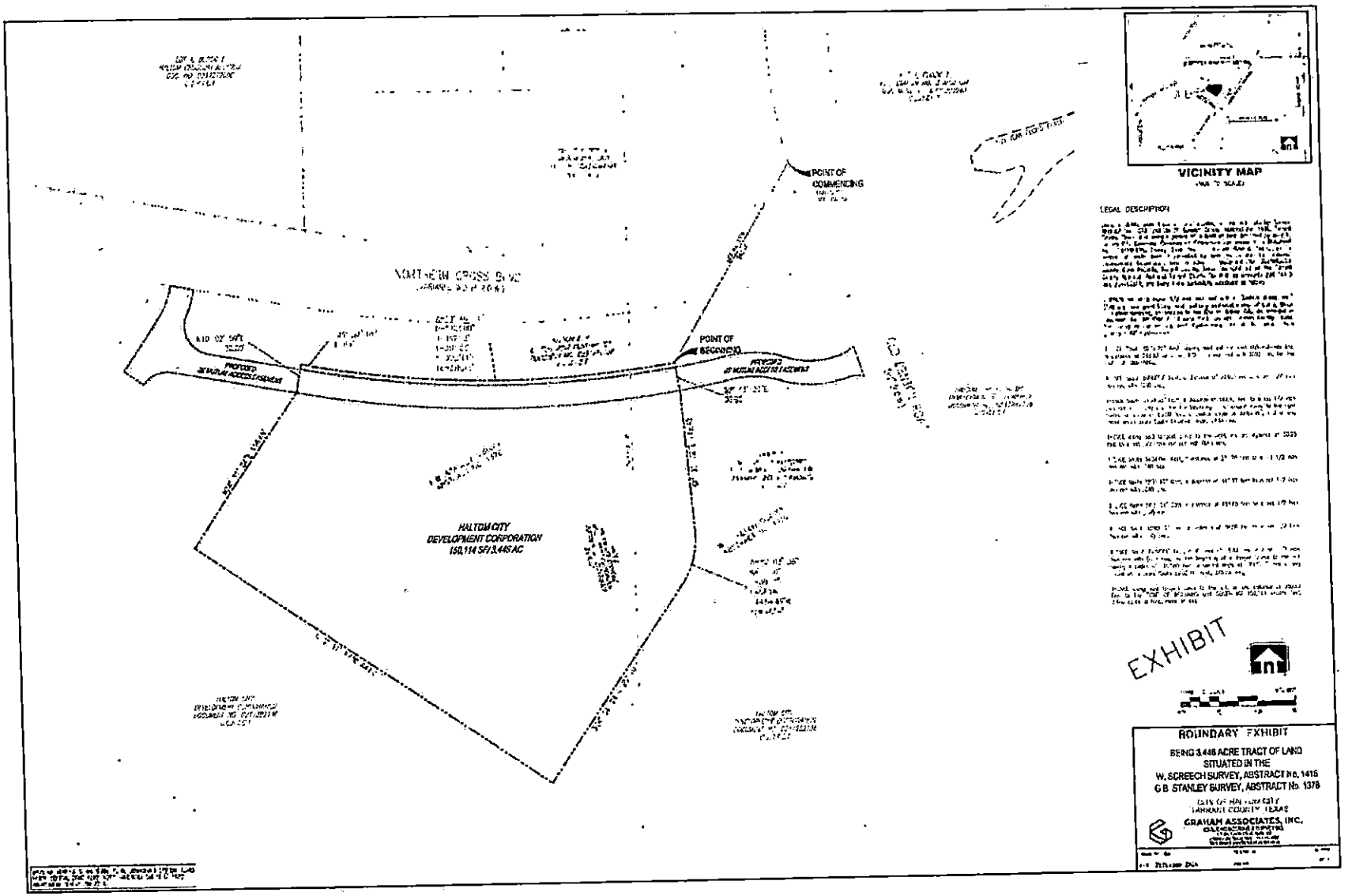

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EXHIBIT "B"

Permitted Exceptions

- Easement granted to City of Haltom City, described in instrument filed July 23, 1985, recorded in Volume 8252, Page 1332, Real Property Records, Tarrant County, Texas.
- Tax Resale Deed granted to Norcliff IV, LLC, described in instrument filed May 26, 2006, recorded as Instrument No. D206158484, Real Property Records, Tarrant County, Texas.
- Declaration of Use Restrictions by Haltom City Economic Development Corporation, dated November 15, 2018, recorded as Instrument No. D218268706, Real Property Records, Tarrant County, Texas.

Notwithstanding anything in this instrument to the contrary, the above-referenced Permitted Exceptions shall only affect the Property to the extent that such Permitted Exceptions are valid and effective as of the date of this instrument and the mere reference to such Permitted Exceptions in this instrument shall not be deemed to impose, reimpose, or reinstate such Permitted Exceptions if such Permitted Exceptions are not valid and effective as of the date of this instrument.

SECOND AMENDMENT TO PURCHASE AND SALE AGREEMENT

This SECOND AMENDMENT TO PURCHASE AND SALE AGREEMENT (this "Amendment"), dated effective as of December 20, 2024 (the "Effective Date"), is entered into by and between **THE CITY OF HALTOM CITY, TEXAS,** a Texas home rule municipality (the "Seller"), and **STREAM REALTY ACQUISITION, L.L.C.**, a Texas limited liability company (the "Purchaser") (Seller and Purchaser are each, individually, a "Party" and are collectively the "Parties").

RECITALS

A. Seller and Purchaser entered into that certain Purchase and Sale Agreement dated effective as of June 2, 2023, as amended by that certain First Amendment to Purchase and Sale Agreement, dated effective as of May 13, 2024 (as amended, the "Agreement"), regarding the purchase and sale of three parcels of real property located in the City of Haltom City, Tarrant County, Texas (collectively, the "Property").

B. In accordance with Section 1(c)(i) of the Agreement, the Parties desire to enter into this Amendment of the Agreement to establish the final Purchase Price of the Property.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser hereby agree as follows:

1. Defined Terms. All capitalized terms used and not otherwise defined in this Amendment shall have the meanings ascribed to such terms in the Agreement.

2. Purchase Price. Pursuant to Section 1(c)(i) of the Agreement, the final Purchase Price for the Property is (1) $450,846.00 with respect to Tract 1, (2) $140,873.04 with respect to Tract 2, and (3) $229,909.68 with respect to Tract 3, for a combined total of Eight Hundred Twenty-One Thousand Six Hundred Twenty-Eight and 72/100 Dollars ($821,628.72). For the avoidance of doubt, the final Purchase Price described in this Section was calculated pursuant to the formula set forth on Exhibit A to this Amendment, and the Net Square Feet of the Property is as depicted on the Area Exhibits attached hereto as Exhibit B.

3. No Other Changes. Except as expressly provided in this Amendment, the Agreement shall be unchanged and shall continue in full force and effect as therein written.

4. Ratification. Except as expressly modified by this Amendment, the Agreement is in full force and effect as originally written and all of the terms, covenants, and conditions of the Agreement, as modified by this Amendment, are hereby ratified and confirmed and will remain in full force and effect. If there is a conflict between the terms of the Agreement and this Amendment, then the terms of this Amendment control. All references to the term "Agreement" shall hereafter refer to the Agreement as amended by this Amendment.

5. Successors and Assigns. This Amendment shall be binding upon, and inure to the benefit of, the Parties hereto and their respective successors and permitted assigns.

6. Counterparts. This Amendment may be executed in counterparts, each of which shall be deemed a part of an original and all of which together shall constitute one (1) agreement. The parties hereto may deliver their signatures to this Amendment by electronic (portable data format) transmission, or other electronic transmission, including without limitation, DocuSign and AdobeSign (collectively, "Electronic Signatures"), which Electronic Signatures shall be deemed to be original executed signature pages binding on the party that so delivered the Electronic Signatures and admissible as if such signatures were original executed versions of this Amendment. The use of Electronic Signatures and electronic records (including, without limitation, any contract or other record created, generated, sent, communicated, received or stored by electronic means) shall be of the same legal effect, validity and enforceability as a manually executed signature or use of a paper-based recordkeeping system to the fullest extent permitted by applicable law, including, without limitation, the Electronic Signatures in Global and National Commerce Act, any state law based on the Uniform Electronic Transactions Act and the Uniform Commercial Code

[Remainder of page intentionally left blank; signature page(s) follow]

EXECUTED to be effective as of the Effective Date.

SELLER:

CITY OF HALTOM CITY, TEXAS,
a Texas home rule municipal corporation

By:
Name: An Truong
Title: Mayor

PURCHASER:

STREAM REALTY ACQUISITION, L.L.C.,
a Texas limited liability company

By: _____
Name: _____
Title: _____

Exhibit A

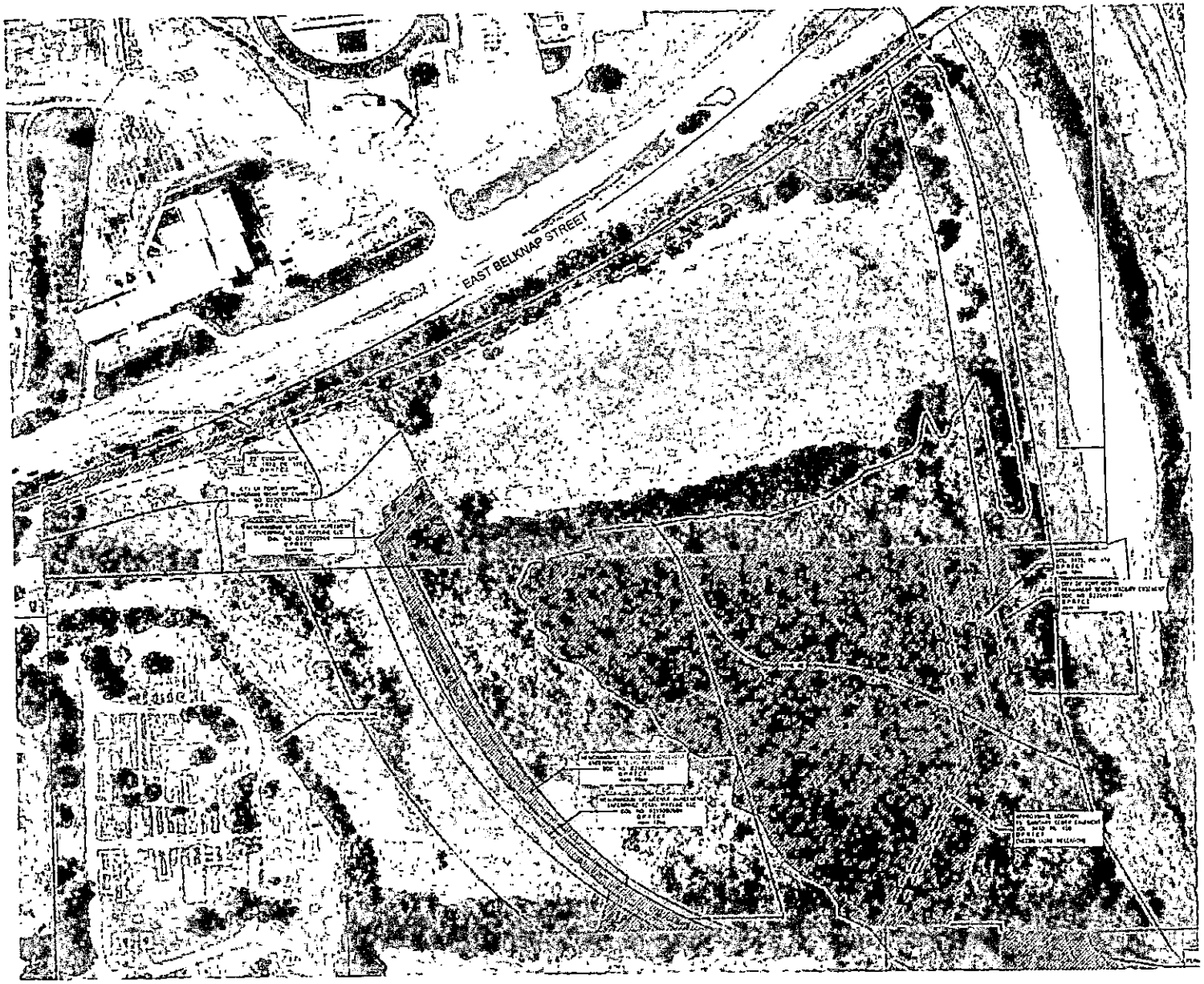
Final Purchase Price Calculation

13-Dec-24	Gross Acres	Actual Net Acres	Net Acres in Square Feet	Pricing Offer per Net Square Foot	Totals
Belknap Street	14.47	8.280	360,676.80	$ 1.25	$ 450,846.00
Weaver Street	4.31	2.156	93,915.36	$ 1.50	$ 140,873.04
McCullar Road	7.07	5.278	229,909.68	$ 1.00	$ 229,909.68
	25.85	15.71	684,501.84	$ 1.20	$ 821,628.72

Exhibit B

Area Exhibits

See attached.



TOTAL LAND AREA:
14.47 ACRES

EASEMENTS & FLOODPLAIN:
6.19 ACRES

NET: 8.28 ACRES

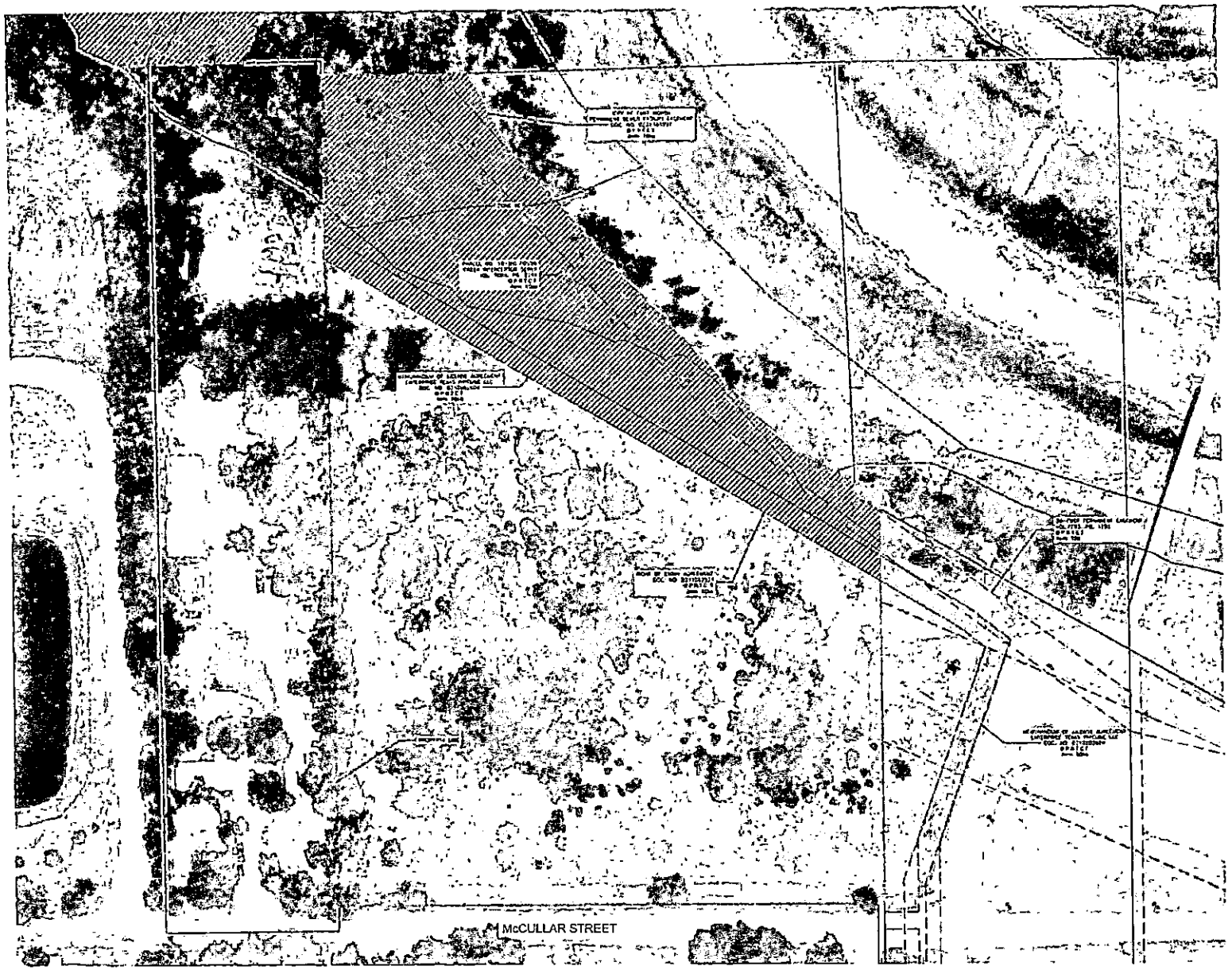
BUILDING A
AREA EXHIBIT

IN
HALTOM CITY
TARRANT COUNTY, TEXAS

DECEMBER 5, 2024

PREPARED BY:

halff
2601 MEACHAM BLVD., SUITE 600
FORT WORTH, TEXAS 76137
TEL: (817) 847-1422
www.halff.com



TOTAL LAND AREA:
7.068 ACRES

EASEMENTS & FLOODPLAIN:
1.79 ACRES

NET: 5.278 ACRES

SCALE IN FEET

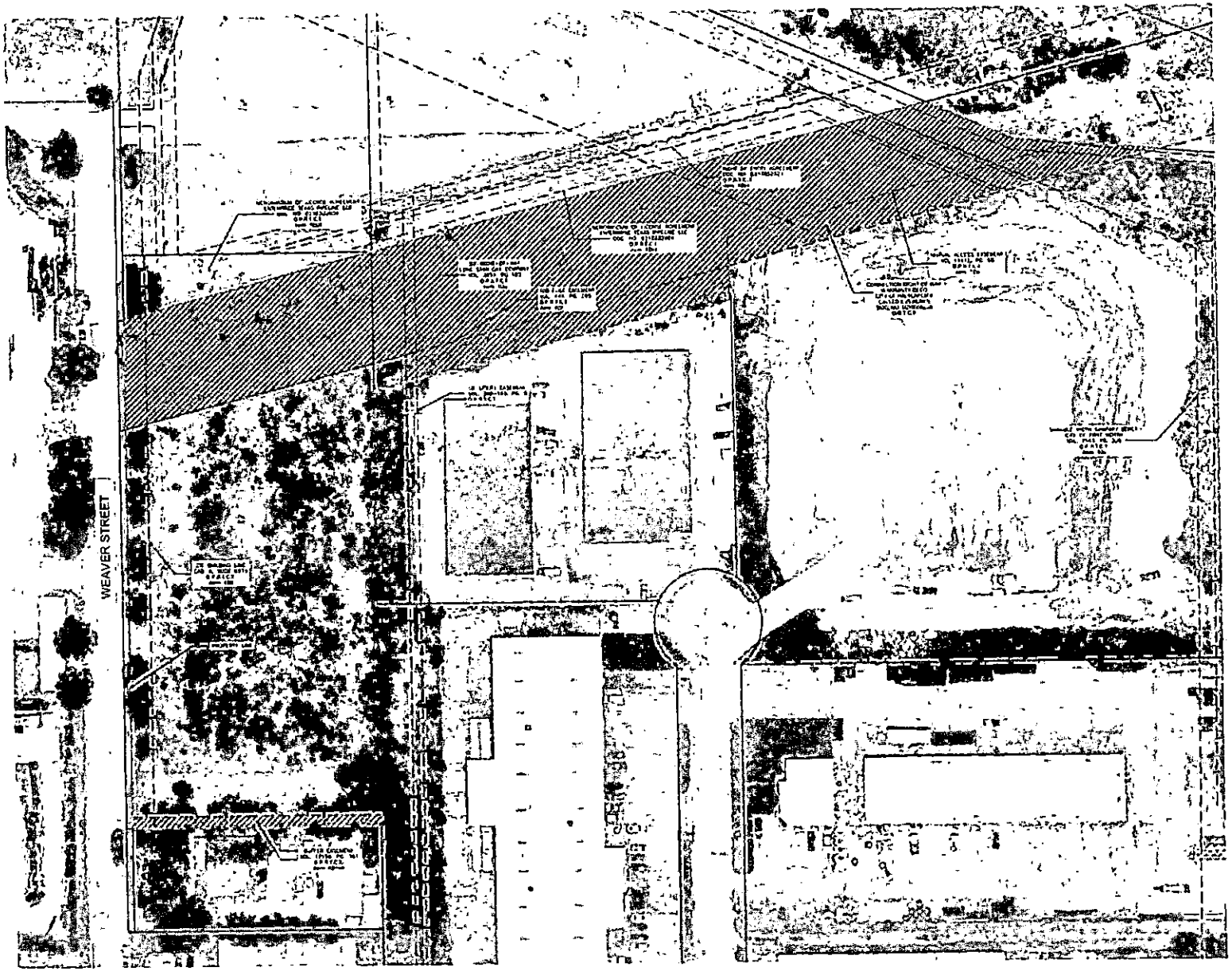
BUILDING B
AREA EXHIBIT

IN
HALTOM CITY
TARRANT COUNTY, TEXAS

DECEMBER 11, 2024

PREPARED BY:

halff
2801 MEACHAM BLVD., SUITE 603
FORT WORTH, TEXAS 76137
TEL: (817) 847-1422
www.halff.com



TOTAL LAND AREA:
4.306 ACRES

EASEMENTS & FLOODPLAIN:
2.15 ACRES

NET: 2.156 ACRES

0 20 40 80
SCALE IN FEET

BUILDING C
AREA EXHIBIT

IN
HALTOM CITY
TARRANT COUNTY, TEXAS

DECEMBER 9, 2024

PREPARED BY:

halff
2801 MEACHAM BLVD., SUITE 600
FORT WORTH, TEXAS 76137
TEL. (817) 847-1422
www.halff.com

FIRST AMENDMENT TO CHAPTER 380 DEVELOPMENT PROGRAM AND ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HALTOM CITY, TEXAS, AND FMJM GROUP, LLC FOR DEVELOPMENT OF AN INDOOR/OUTDOOR SPORTS VENUE AND RESTAURANT

This First Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas, an FMJM Group, LLC for Development of a Restaurant (the "**Amendment**") is made and entered into as of 12-26-24, 2024 (the "**Effective Date**") by and between the City of Haltom City, Texas, a Texas municipal corporation located in Tarrant County, Texas (the "**City**") and FMJM Group, LLC, a Texas limited liability company (the "**Developer**"), for the purposes and considerations stated below. The City and the Developer may sometimes hereafter be collectively referred to as the "parties."

WITNESSETH:

WHEREAS, on or about November 25, 2024, the City and the Developer entered into that Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant (the "**Agreement**"); and

WHEREAS, the Agreement provided that the Property (as that term is defined in the Agreement") being developed consisted of approximately 3.13 acres of land; and

WHEREAS, the parties desire to amend the Agreement to reflect the actual acreage and adjust the sales price.

NOW THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Amendment to the Agreement.

A. The definition of the "Property" as stated in the third Whereas clause of the Agreement is revised to read as follows: "an approximately 3.546 acre parcel of land owned by the City, which is more particularly depicted in **Exhibit A** (the "**Property**")."

B. Section 2.05 of the Agreement is revised to read as follows:

2.05 In exchange for the Property, the Developer agrees to pay the City the Purchase Price of $617,855.00. In addition to the Purchase Price, the Developer agrees to execute a promissory note in the amount of $463,390.00 ("**Promissory Note**") in order to guarantee the Developer's performance under this Agreement.

C. Exhibits A and B of the Agreement are replaced by Exhibits A and B attached to this Amendment.

2. Effect of Amendment. All other terms and conditions of the Agreement, with the exception of the terms modified by this Amendment, shall remain in full force and effect.

CITY OF HALTOM CITY, TEXAS

By: _____
An Truong, Mayor

FMJM GROUP, LLC

By: _____
Felix O. Salinas, Managing Member

EXHIBIT "A"
PROPERTY DESCRIPTION

Being a 3.546 acre tract of land situated in the G.B. Stanley Survey, Abstract No. 1378, and the W. Screech Survey, Abstract No. 1416, Tarrant County, Texas, and being a portion of a Tract of land described by deed to Haltom City Economic Development Corporation, as recorded in Document No. D211282136, County Clerk Records, Tarrant County, Texas, and a portion of Tracts 1and 2 described by deed to Haltom City Economic Development Corporation, and recorded in Document No. D224015023, County Clerk Records, Tarrant County, Texas, as identified on the Tarrant County Appraisal Roll and Tarrant County Tax Roll, as accounts #04174313 and #04466977, and being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod with a "Graham Assoc. Inc." (GAI) cap, said point being most northerly southeast corner of Lot 2, Block 1, Haltom Crossing, an addition to the City of Haltom City, as recorded in Document No. D217264171, County Clerk Records, Tarrant County, Texas, and being in the existing west right-of-way line of Old Denton Road (having a 66' right-of-way);

THENCE South 30°46'22" West, leaving said existing west right-of-way line, a distance of 243.93 to a set 1/2 inch iron rod with (GAI) cap, for the POINT OF BEGINNING;

THENCE South 09°43'20" East, a distance of 30.00 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 04°31'32" East, a distance of 149.45 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a tangent curve to the right having a radius of 85.50 feet, a central angle of 39°02'36", and a long chord which bears South 14°59'46" West, 57.14 feet;

THENCE along said tangent curve to the right, an arc distance of 58.26 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 34°31'04" West, a distance of 261.60 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 55°28'56" West, a distance of 447.07 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 34°31'04" East, a distance of 206.23 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 10°02'59" East, a distance of 30.00 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 79°57'01" East, a distance of 13.89 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a tangent curve to the left having a radius of 1103.00 feet, a central angle of 19°46'20", and a long chord which bears South 89°50'11" East, 378.75 feet;

THENCE along said tangent curve to the left, an arc distance of 380.63 feet to the POINT OF BEGINNING and CONTAINING 154,468 square feet, 3.546 acres of land, more or less.

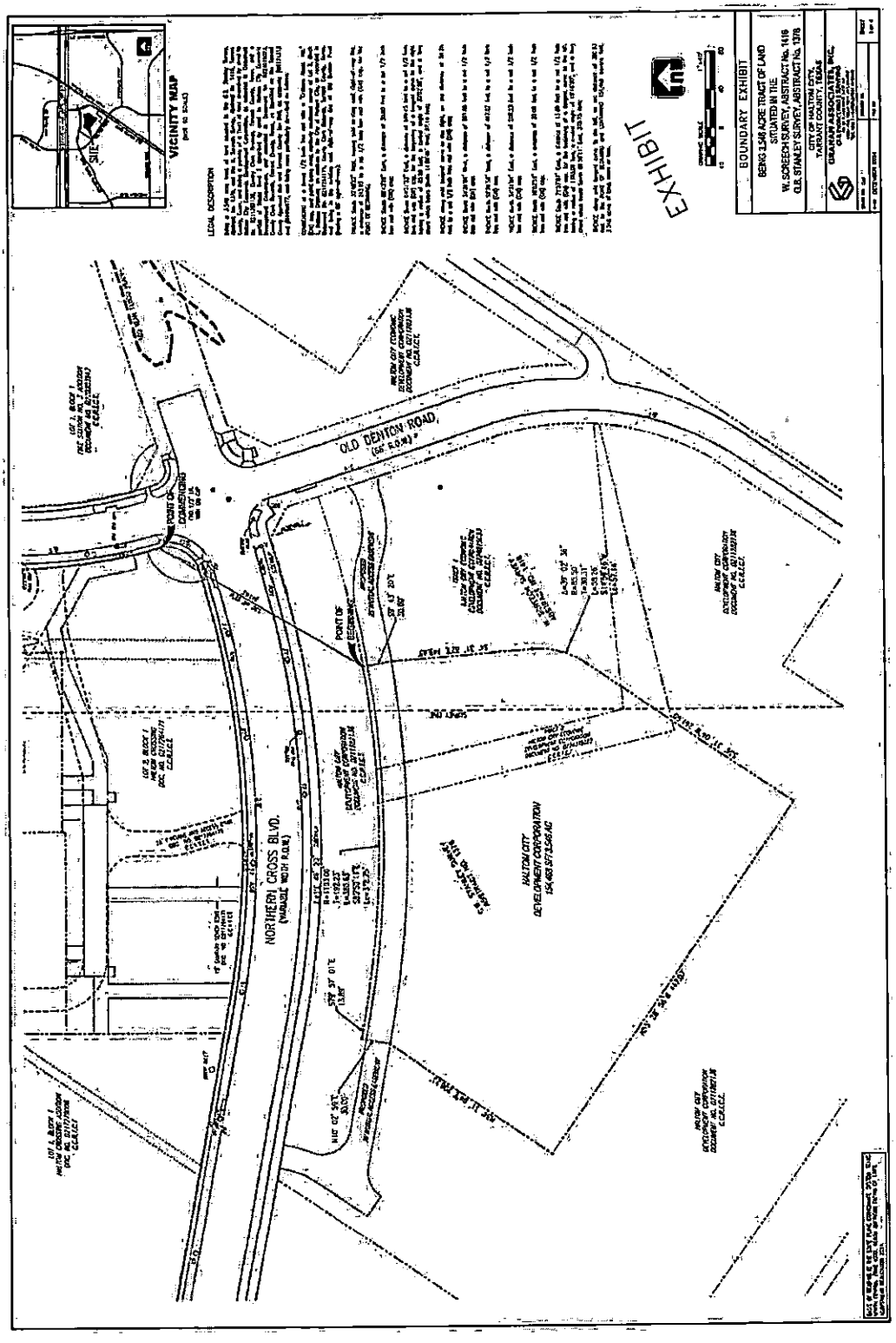


EXHIBIT
BOUNDARY EXHIBIT
BEING 3.346 ACRE TRACT OF LAND
SITUATED IN THE
W. SCREEN SURVEY, ABSTRACT No. 1416
OLD STANLEY SURVEY, ABSTRACT No. 1378
CITY OF HALTOM CITY,
TARRANT COUNTY, TEXAS
VICINITY MAP
SITE
LEGAL DESCRIPTION
OLD DENTON ROAD
(66' R.O.W.)
NORTHEAST CROSS BLVD.
(VARIABLE WIDTH R.O.W.)
POINT OF BEGINNING
POINT OF COMMENCING
HALTON CITY DEVELOPMENT CORPORATION
154,483 SF/3.546 AC

EXHIBIT "B"

Promissory Note

Date: _____

Borrower: FMJM Group, LLC

Borrower's Mailing Address: 4850 NE Loop 820
Haltom City, Texas 76117

Lender: City of Haltom City, Texas

Place for Payment: 5024 Broadway Ave.
Haltom City, Texas 76117

Principal Amount: $463,390.00

Annual Interest Rate: 0.00%

Maturity Date: _____

Annual Interest Rate on Matured, Unpaid Amounts: 0.00%

Terms of Payment: The Borrower and the Lender are parties to the following agreements: Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant dated November 25, 2024, as amended by First Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant dated December ___, 2024 (collectively the "Development Agreement") attached as **Exhibit A-1** and **Exhibit A-2**, respectively, and incorporated herein by reference for all purposes. The Principal Amount of this Promissory Note amount will be paid by the City of Haltom City, Texas in accordance with the terms of the Development Agreement so long as Borrower in not in default of the Development Agreement. Should Borrower open and operate the Project, as defined in the Development Agreement, for five (5) years, the Borrower's full obligation under this Promissory Note will be paid by the City of Haltom City, Texas at such time, at which time this Promissory Note shall be marked paid in full and returned to Borrower.

Other Security for Payment: All unpaid amounts are due by the Maturity Date. After maturity, Borrower promises to pay any unpaid principal balance plus interest at the Annual Interest Rate on Matured, Unpaid Amounts.

If Borrower defaults in the performance of any obligation in any instrument securing or collateral to this note, Lender may declare the unpaid principal balance, earned interest, and any other amounts owed on the note due within thirty (30) days of

notice of default. Borrower and each surety, endorser, and guarantor waive all demand for payment, presentation for payment, notice of intention to accelerate maturity, notice of acceleration of maturity, protest, and notice of protest, to the extent permitted by law.

Borrower also promises to pay reasonable attorney's fees and court and other costs if this note is placed in the hands of an attorney to collect or enforce the note. These expenses will bear interest from the date of advance at the Annual Interest Rate on Matured, Unpaid Amounts. Borrower will pay Lender these expenses and interest on demand at the Place for Payment. These expenses and interest will become part of the debt evidenced by the note and will be secured by any security for payment.

Interest on the debt evidenced by this note will not exceed the maximum rate or amount of nonusurious interest that may be contracted for, taken, reserved, charged, or received under law. Any interest in excess of that maximum amount will be credited on the Principal Amount or, if the Principal Amount has been paid, refunded. On any acceleration or required or permitted prepayment, any excess interest will be canceled automatically as of the acceleration or prepayment or, if the excess interest has already been paid, credited on the Principal Amount or, if the Principal Amount has been paid, refunded. This provision overrides any conflicting provisions in this note and all other instruments concerning the debt.

The Borrower is responsible for all obligations represented by this note.

When the context requires, singular nouns and pronouns include the plural.

FMJM Group, LLC, Borrower

By: _____
Felix O. Salinas, Managing Member

EXHIBIT A-1

Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant dated November 25, 2024

EXHIBIT A-2

First Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant dated December 26, 2024

SECOND AMENDMENT TO CHAPTER 380 DEVELOPMENT PROGRAM AND ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HALTOM CITY, TEXAS, AND FMJM GROUP, LLC FOR DEVELOPMENT OF AN INDOOR/OUTDOOR SPORTS VENUE AND RESTAURANT

This second Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas, and FMJM Group, LLC for Development of a Restaurant (the "**Amendment**") is made and entered into as of December 31, 2024 (the "**Effective Date**") by and between the City of Haltom City, Texas, a Texas municipal corporation located in Tarrant County, Texas (the "**City**") and FMJM Group, LLC, a Texas limited liability company (the "**Developer**"), for the purposes and considerations stated below. The City and the Developer may sometimes hereafter be collectively referred to as the "parties."

WITNESSETH:

WHEREAS, on or about November 25, 2024, the City and the Developer entered into that Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant, as amended on or about December 26, 2024, by the First Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant (collectively, the "**Agreement**"); and

WHEREAS, the parties desire to amend the Agreement to adjust the acreage and the sales price of the Property (as that term is described in the Agreement).

NOW THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Amendment to the Agreement.

A. The definition of the "Property" as stated in the third Whereas clause of the Agreement is revised to read as follows: "an approximately 3.446 acre parcel of land owned by the City, which is more particularly depicted in **Exhibit A** (the "**Property**")."

B. Section 2.05 of the Agreement is revised to read as follows:

2.05 In exchange for the Property, the Developer agrees to pay the City the Purchase Price of $600,431.00. In addition to the Purchase Price, the Developer agrees to execute a promissory note in the amount of $450,323.00 ("**Promissory Note**") in order to guarantee the Developer's performance under this Agreement.

C. Exhibits A and B of the Agreement are replaced by Exhibits A and B attached to this Amendment.

2. Effect of Amendment. All other terms and conditions of the Agreement, with the exception of the terms modified by this Amendment, shall remain in full force and effect.

CITY OF HALTOM CITY, TEXAS

By: _____
An Truong, Mayor

FMJM GROUP, LLC

By: _____
Felix O. Salinas, Managing Member

EXHIBIT "A"
PROPERTY DESCRIPTION

Being a 3.446 acre tract of land situated in the G.B. Stanley Survey, Abstract No. 1378, and the W. Screech Survey, Abstract No. 1416, Tarrant County, Texas, and being a portion of a Tract of land described by deed to Haltom City Economic Development Corporation, as recorded in Document No. D211282136, County Clerk Records, Tarrant County, Texas, and a portion of Tracts 1and 2 described by deed to Haltom City Economic Development Corporation, and recorded in Document No. D224015023, County Clerk Records, Tarrant County, Texas, as identified on the Tarrant County Appraisal Roll and Tarrant County Tax Roll, as accounts #04174313 and #04466977, and being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod with a "Graham Assoc. Inc." (GAI) cap, said point being most northerly southeast corner of Lot 2, Block 1, Haltom Crossing, an addition to the City of Haltom City, as recorded in Document No. D217264171, County Clerk Records, Tarrant County, Texas, and being in the existing west right-of-way line of Old Denton Road (having a 66' right-of-way);

THENCE South 30°46'22" West, leaving said existing west right-of-way line, a distance of 243.93 to a set 1/2 inch iron rod with (GAI) cap, for the POINT OF BEGINNING;

THENCE South 09°43'20" East, a distance of 30.00 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 04°31'32" East, a distance of 149.45 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a tangent curve to the right having a radius of 85.50 feet, a central angle of 39°02'36", and a long chord which bears South 14°59'46" West, 57.14 feet;

THENCE along said tangent curve to the right, an arc distance of 58.26 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 34°31'04" West, a distance of 251.70 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 55°31'17" West, a distance of 447.07 feet to a set 1/2 inch iron rod with (GAI) cap;

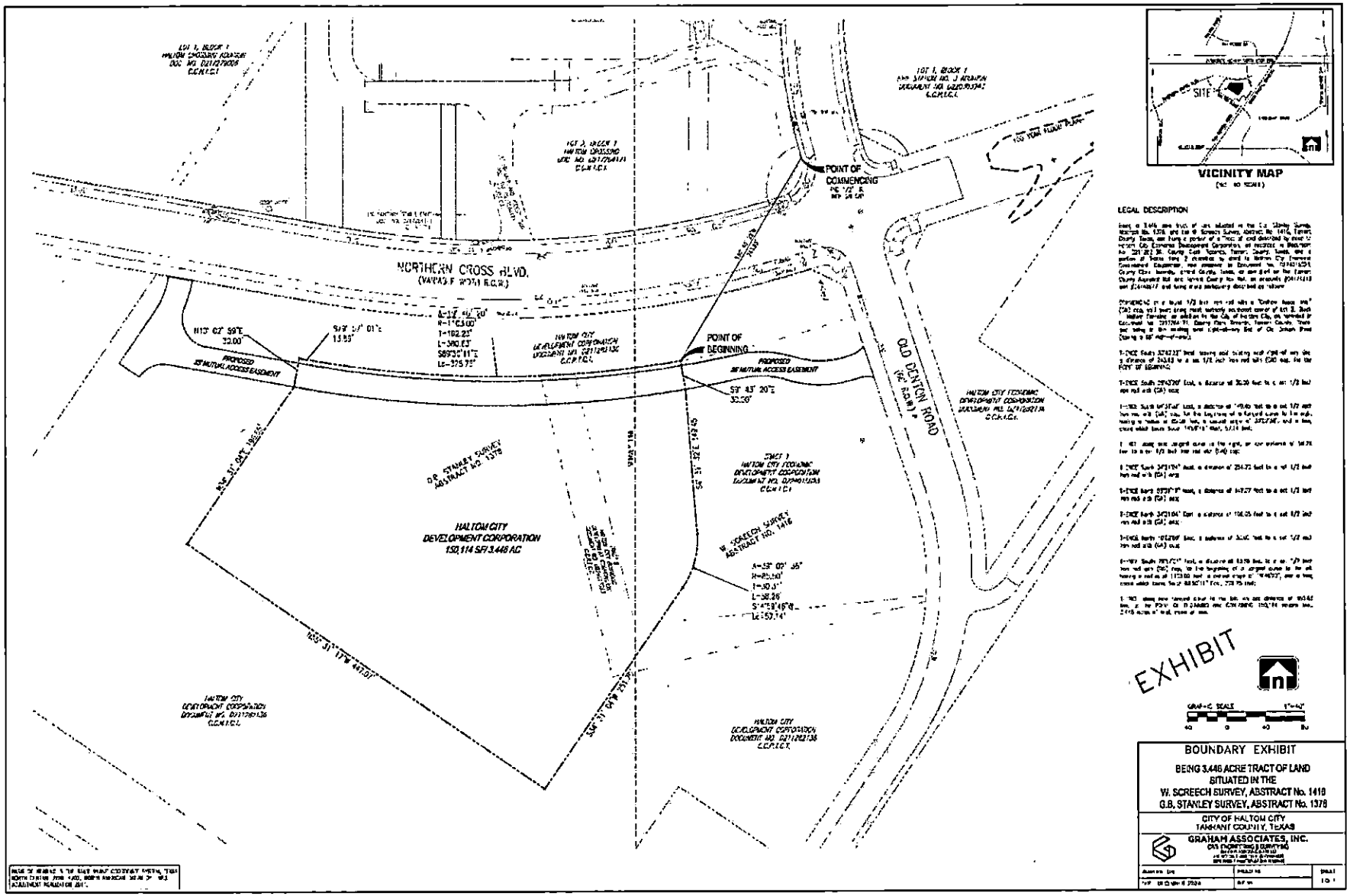
THENCE North 34°31'04" East, a distance of 196.65 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 10°02'59" East, a distance of 30.00 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 79°57'01" East, a distance of 13.89 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a tangent curve to the left having a radius of 1103.00 feet,

a central angle of 19°46'20", and a long chord which bears South 89°50'11" East, 378.75 feet;

THENCE along said tangent curve to the left, an arc distance of 380.63 feet to the POINT OF BEGINNING and CONTAINING 150,114 square feet, 3.446 acres of land, more or less.


NORTHERN CROSS BLVD.
(VARIABLE WIDTH R.O.W.)
OLD DENTON ROAD
(FM 2499) (R.O.W.)
POINT OF COMMENCING
POINT OF BEGINNING
PROPOSED 30' MUTUAL ACCESS EASEMENT
HALTON CITY DEVELOPMENT CORPORATION
152,114 SF/3.446 AC
D.B. STANLEY SURVEY ABSTRACT NO. 1378
W. SCREECH SURVEY ABSTRACT NO. 1416
HALTON CITY ECONOMIC DEVELOPMENT CORPORATION
DOCUMENT NO. D211282136
O.P.R.T.C.T.
SITE
VICINITY MAP
LEGAL DESCRIPTION
EXHIBIT
GRAPHIC SCALE
BOUNDARY EXHIBIT
BEING 3.446 ACRE TRACT OF LAND
SITUATED IN THE
W. SCREECH SURVEY, ABSTRACT No. 1416
G.B. STANLEY SURVEY, ABSTRACT No. 1378
CITY OF HALTON CITY
TARRANT COUNTY, TEXAS
GRAHAM ASSOCIATES, INC.

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date:	December 31, 2024
Grantor:	City of Haltom City, Texas
Grantor's Mailing Address:	5024 Broadway Avenue Haltom City, Texas 76117
Grantee:	FMJM Group, LLC
Grantee's Mailing Address:	4850 NE Loop 820 Haltom City, Texas 76117
Consideration:	$10.00 and other good and valuable consideration

Property (including any improvements): See attached Exhibit "A"

Reservations and Exceptions to Conveyance and Warranty: This conveyance is made subject to any covenants, conditions, easements and restrictions recorded in the public records of Tarrant County, including the Permitted Exceptions set forth in Exhibit "B," and all easements, setback lines and other matters shown on the recorded plat of the Property.

Grantor, for the Consideration and subject to the Reservations and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through, or under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

City of Haltom City

By: _____
An Truong, Mayor

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF TARRANT §

Before me, the undersigned authority on this day personally appeared An Truong, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he is the Mayor of the City of Haltom City, and that he executed this instrument on behalf of said entity for the purpose and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31 day of December, 2024.

_____
Notary Public in and for the State of Texas

IMELDA B. RODRIGUEZ
Notary Public, State of Texas
My Commission Expires
September 21, 2025
ID # 12805645-9

My Commission Expires: 9/21/2025

AFTER RECORDING RETURN TO:

City of Haltom City
Attn: Art Camacho
5024 Broadway Avenue
Haltom City, Texas 76117

EXHIBIT "A"
PROPERTY DESCRIPTION

Being a 3.446 acre tract of land situated in the G.B. Stanley Survey, Abstract No. 1378, and the W. Screech Survey, Abstract No. 1416, Tarrant County, Texas, and being a portion of a Tract of land described by deed to Haltom City Economic Development Corporation, as recorded in Document No. D211282136, County Clerk Records, Tarrant County, Texas, and a portion of Tracts 1and 2 described by deed to Haltom City Economic Development Corporation, and recorded in Document No. D224015023,, County Clerk Records, Tarrant County, Texas, as identified on the Tarrant County Appraisal Roll and Tarrant County Tax Roll, as accounts #04174313 and #04466977, and being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod with a "Graham Assoc. Inc." (GAI) cap, said point being most northerly southeast corner of Lot 2, Block 1, Haltom Crossing, an addition to the City of Haltom City, as recorded in Document No. D217264171, County Clerk Records, Tarrant County, Texas, and being in the existing west right-of-way line of Old Denton Road (having a 66' right-of-way);

THENCE South 30°46'22" West, leaving said existing west right-of-way line, a distance of 243.93 to a set 1/2 inch iron rod with (GAI) cap, for the POINT OF BEGINNING;

THENCE South 09°43'20" East, a distance of 30.00 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 04°31'32" East, a distance of 149.45 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a tangent curve to the right having a radius of 85.50 feet, a central angle of 39°02'36", and a long chord which bears South 14°59'46" West, 57.14 feet;

THENCE along said tangent curve to the right, an arc distance of 58.26 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 34°31'04" West, a distance of 251.70 feet to a set 1/2 inch iron rod with (GAI) cap;

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THENCE North 10°02'59" East, a distance of 30.00 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 79°57'01" East, a distance of 13.89 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a tangent curve to the left having a radius of 1103.00 feet, a central angle of 19°46'20", and a long chord which bears South 89°50'11" East, 378.75 feet;

THENCE along said tangent curve to the left, an arc distance of 380.63 feet to the POINT OF BEGINNING and CONTAINING 150,114 square feet, 3.446 acres of land, more or less.

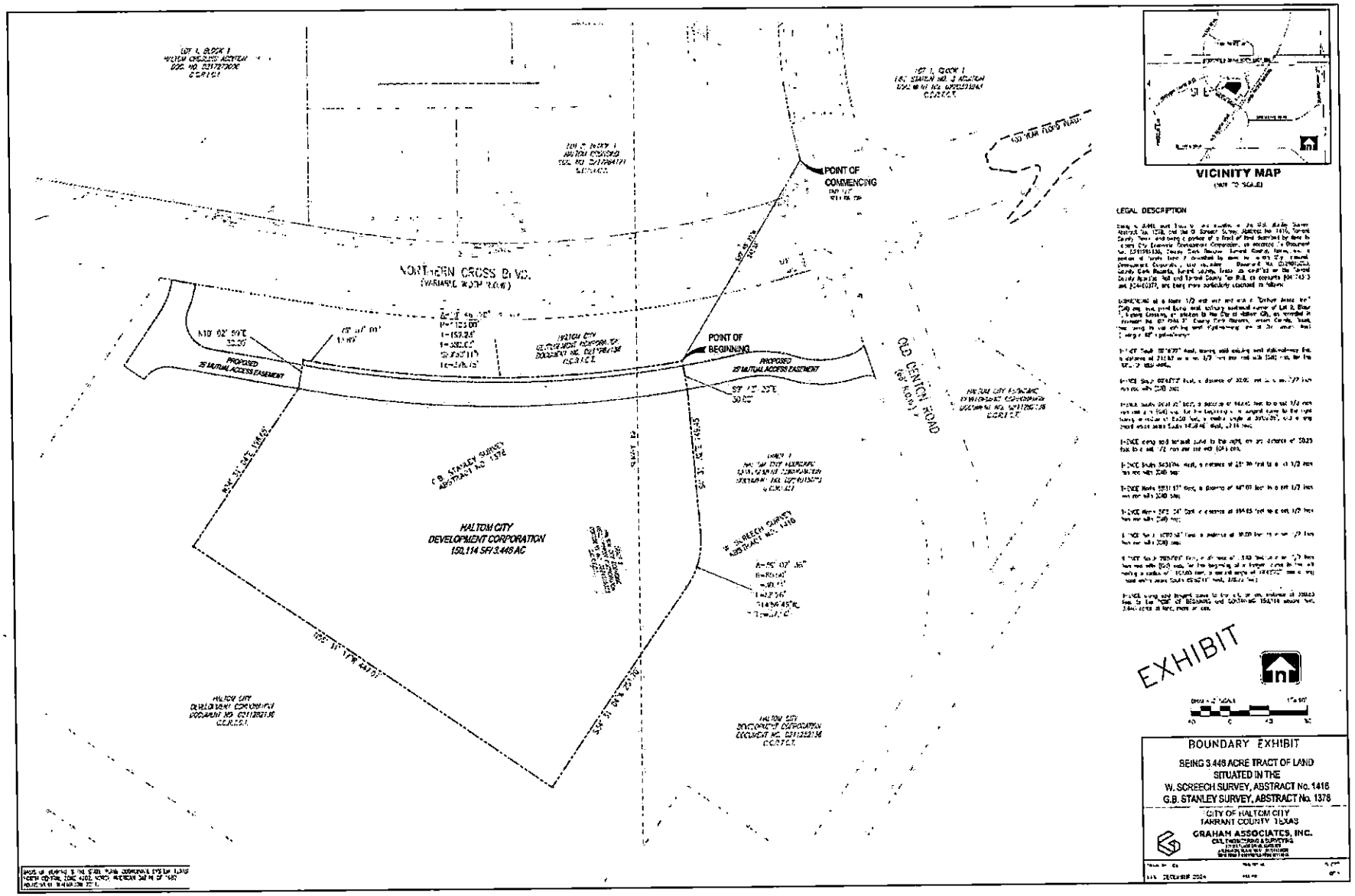
NORTHERN CROSS BLVD.
(VARIABLE WIDTH R.O.W.)
POINT OF COMMENCING
POINT OF BEGINNING
PROPOSED 25' MUTUAL ACCESS EASEMENT
PROPOSED 25' MUTUAL ACCESS EASEMENT
OLD DENTON ROAD
(80' R.O.W.)
HALTOM CITY DEVELOPMENT CORPORATION
150,114 SF/3.448 AC
G.B. STANLEY SURVEY ABSTRACT NO. 1378
W. SCREECH SURVEY ABSTRACT NO. 1416
S89° 57' 37"E 146.45'
S89° 57' 37"E 30.00'
N89° 02' 59"E 30.00'
N89° 57' 37"W 436.70'
N0° 02' 23"E 146.45'
VICINITY MAP
(NOT TO SCALE)
LEGAL DESCRIPTION
EXHIBIT
BOUNDARY EXHIBIT
BEING 3.448 ACRE TRACT OF LAND
SITUATED IN THE
W. SCREECH SURVEY, ABSTRACT No. 1416
G.B. STANLEY SURVEY, ABSTRACT No. 1378
CITY OF HALTOM CITY
TARRANT COUNTY, TEXAS
GRAHAM ASSOCIATES, INC.
DECEMBER 2024

EXHIBIT "B"

Permitted Exceptions

- Easement granted to City of Haltom City, described in instrument filed July 23, 1985, recorded in Volume 8252, Page 1332, Real Property Records, Tarrant County, Texas.

- Tax Resale Deed granted to Norcliff IV, LLC, described in instrument filed May 26, 2006, recorded as Instrument No. D206158484, Real Property Records, Tarrant County, Texas.

- Declaration of Use Restrictions by Haltom City Economic Development Corporation, dated November 15, 2018, recorded as Instrument No. D218268706, Real Property Records, Tarrant County, Texas.

Notwithstanding anything in this instrument to the contrary, the above-referenced Permitted Exceptions shall only affect the Property to the extent that such Permitted Exceptions are valid and effective as of the date of this instrument and the mere reference to such Permitted Exceptions in this instrument shall not be deemed to impose, reimpose, or reinstate such Permitted Exceptions if such Permitted Exceptions are not valid and effective as of the date of this instrument.

EXHIBIT A-3

Second Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant dated December 31, 2024

Promissory Note

Date:	December 31, 2024
Borrower:	FMJM Group, LLC
Borrower's Mailing Address:	4850 NE Loop 820 Haltom City, Texas 76117
Lender:	City of Haltom City, Texas
Place for Payment:	5024 Broadway Ave. Haltom City, Texas 76117
Principal Amount:	$450,323.00
Annual Interest Rate:	0.00%
Maturity Date:	May 31, 2031

Annual Interest Rate on Matured, Unpaid Amounts: 0.00%

Terms of Payment: The Borrower and the Lender are parties to the following agreements: Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant dated November 25, 2024, as amended by First Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant dated December 26, 2024, and as further amended by the Second Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant dated December 31, 2024 (collectively the "Development Agreement") attached as **Exhibit A-1**, **Exhibit A-2**, and **Exhibit A-3**, respectively, and incorporated herein by reference for all purposes. The Principal Amount of this Promissory Note amount will be paid by the City of Haltom City, Texas in accordance with the terms of the Development Agreement so long as Borrower in not in default of the Development Agreement. Should Borrower open and operate the Project, as defined in the Development Agreement, for five (5) years, the Borrower's full obligation under this Promissory Note will be paid by the City of Haltom City, Texas at such time, at which time this Promissory Note shall be marked paid in full and returned to Borrower.

Other Security for Payment: All unpaid amounts are due by the Maturity Date. After maturity, Borrower promises to pay any unpaid principal balance plus interest at the Annual Interest Rate on Matured, Unpaid Amounts.

If Borrower defaults in the performance of any obligation in any instrument securing or collateral to this note, Lender may declare the unpaid principal balance, earned interest, and any other amounts owed on the note due within thirty (30) days of notice of default. Borrower and each surety, endorser, and guarantor waive all demand for payment, presentation for payment, notice of intention to accelerate maturity, notice of acceleration of maturity, protest, and notice of protest, to the extent permitted by law.

Borrower also promises to pay reasonable attorney's fees and court and other costs if this note is placed in the hands of an attorney to collect or enforce the note. These expenses will bear interest from the date of advance at the Annual Interest Rate on Matured, Unpaid Amounts. Borrower will pay Lender these expenses and interest on demand at the Place for Payment. These expenses and interest will become part of the debt evidenced by the note and will be secured by any security for payment.

Interest on the debt evidenced by this note will not exceed the maximum rate or amount of nonusurious interest that may be contracted for, taken, reserved, charged, or received under law. Any interest in excess of that maximum amount will be credited on the Principal Amount or, if the Principal Amount has been paid, refunded. On any acceleration or required or permitted prepayment, any excess interest will be canceled automatically as of the acceleration or prepayment or, if the excess interest has already been paid, credited on the Principal Amount or, if the Principal Amount has been paid, refunded. This provision overrides any conflicting provisions in this note and all other instruments concerning the debt.

The Borrower is responsible for all obligations represented by this note.

When the context requires, singular nouns and pronouns include the plural.

FMJM Group, LLC, Borrower

By: _____
Felix O. Salinas, Managing Member

EXHIBIT A-1

Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant dated November 25, 2024

CHAPTER 380 DEVELOPMENT PROGRAM AND ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HALTOM CITY, TEXAS, AND FMJM GROUP, LLC FOR DEVELOPMENT OF AN INDOOR/OUTDOOR SPORTS VENUE AND RESTAURANT

This Economic Development Agreement (this "**Agreement**") is made and entered into as of November 25th, 2024 (the "**Effective Date**") by and between the City of Haltom City, a home rule municipal corporation located in Tarrant County, Texas (the "**City**"), and FMJM Group, LLC, a Texas limited liability company (the "**Developer**"), for the purposes and considerations stated below.

WITNESSETH:

WHEREAS, Chapter 380 of the Texas Local Government Code permits cities to make loans or grants of public funds for the purpose of promoting economic development and stimulating business and commercial activity within the City; and

WHEREAS, the City desires to encourage the development of tourist and entertainment uses along the I-820 corridor in order to expand the ad valorem and sales tax base, create jobs and provide needed services and amenities for the citizens of Haltom City and the surrounding area; and

WHEREAS, the Developer has proposed to build or cause to be built an indoor/outdoor sports venue with food and drinks and family entertainment, to be known as the Stomping Grounds (the "**Project**") on an approximately 3.13 acre parcel of land owned by the City, which is more particularly depicted in **Exhibit A** (the "**Property**"); and

WHEREAS, the City desires to incentivize the Developer to build or cause to be built the Improvements (hereinafter defined) by conveying the Property to the Developer under certain conditions and with certain performance requirements further described herein; and

WHEREAS, the City Council of the City hereby establishes a Chapter 380 economic development program (the "**Program**") to encourage economic development within the City and finds and determines that this Agreement will effectuate the purposes of the Program, and that the Developer's performance of its obligations herein will provide local economic development and stimulate business and commercial activity in the City.

AGREEMENT

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Developer (each a "**Party**," collectively the "**Parties**") represent and agree as follows:

ARTICLE 1.
Definitions

The following words shall have the following meanings when used in this Agreement:

The terms "Agreement," "City," "Closing," "Developer," "Developer Obligations," "Effective Date," "Expiration Date," "Opening Date," "Parties," "Party," "Project," "Program," "Promissory Note," "Property," "Sign Easement," and "Term" shall have the meanings assigned herein.

"Certificate of Occupancy" means the document issued by the City certifying the Improvements are in compliance with applicable building codes, zoning regulations, and other laws and indicating them to be in a condition suitable for occupancy by customers.

"Commencement of Construction" means that: (i) the plans have been prepared and all approvals thereof required by applicable governmental authorities have been obtained; (ii) all necessary permits for commencement of construction have been issued by all applicable governmental authorities; and (iii) mobilization and excavation of the site has occurred and the foundation for the restaurant has been poured.

"Encumbrances" means any debt or lien placed on the Property by the Developer or assignee of the Developer.

"Event of Bankruptcy or Insolvency" means the dissolution or termination of a Party's existence as a going business, insolvency, appointment of receiver for any part of such Party's property and such appointment is not terminated within ninety (90) days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against such Party and such proceeding is not dismissed within ninety (90) days after the filing thereof.

"Force Majeure" means any contingency or cause beyond the reasonable control of a Party including, without limitation, acts of God or the public enemy, war, riot, civil commotion, insurrection, government or de facto governmental action (unless caused by the intentionally wrongful acts or omissions of the Party), fires, explosions, floods, strikes, slowdowns or work stoppages. Any work stoppage caused by a pandemic will not be considered a Force Majeure event unless it prevents construction workers from being physically present on the Property, or prevents the manufacture or delivery of essential materials, due to a government order.

"Impositions" means all taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, and other charges by public or governmental authority, general and special, ordinary and extraordinary, foreseen and unforeseen, which are or may be assessed, charged, levied, or imposed by any public or governmental authority on the Developer or any property or any business owned by the Developer within the City.

"Improvements" means an indoor/outdoor sports venue, with a restaurant,

playground, amphitheater/stage with outdoor seating for entertainment, food truck parking and seating for customers, and related infrastructure, driveways, parking, landscaping and other improvements reasonably required to be constructed on the Property.

ARTICLE 2.
General Provisions

2.01 All of the above recitals are found to be true and are hereby incorporated into this Agreement as if fully set forth in their entirety.

2.02 The term of this Agreement ("**Term**") will commence on the Effective Date and will continue until all obligations by the Parties have been fulfilled ("**Expiration Date**"), unless sooner terminated as provided herein.

2.03 The City owns the Property, which is located within the city limits of the City, and the Developer intends to construct or cause to be constructed the Improvements on the Property.

2.04 The Property will be conveyed to the Developer in a developable condition that would not be affected by local, state, or federal restrictions concerning development in a flood plain that would prevent the City from issuing a building permit upon completion of infrastructure and a final certificate of occupancy subject to the rules and regulations of the City.

2.05 In exchange for the Property, the Developer agrees to pay the City the Purchase Price of $545,371.20. In addition to the Purchase Price, the Developer agrees to execute a promissory note in the amount of $409,028.40 ("**Promissory Note**") in order to guarantee the Developer's performance under this Agreement.

2.06 The Developer will be allowed to construct a sixty (60) foot tall pole sign for the Stomping Grounds in a mutually agreeable configuration and at a mutually agreeable location within a non-exclusive sign easement to be dedicated by the City (the "**Sign Easement**"). A single sign not to exceed 685 sq. ft. of signage will be allowed. It is understood that the sign will be considered an "Off Premise Sign" according to the Code of Ordinances, City of Haltom City, Texas, and that the sign will require approval by the Sign Board of Appeals which the City agrees to assist in the request to the Sign Board of Appeals. The Developer shall be responsible to maintain the sign structure in a safe, neat and aesthetically pleasing condition at all times. The Developer shall be responsible for removal of the pole sign upon request of the City if: i) the operation of the Stomping Grounds ceases; or ii) this Agreement is terminated by the City pursuant to Section 6.01. The Developer agrees to allow other developers with signage approved by the City to utilize the sign structure on reasonable terms and conditions.

2.07 The City will provide a joint access easement it owns or controls to guarantee access entry off of Northern Cross Boulevard to provide direct access to the Property.

ARTICLE 3.
Developer Obligations

3.01 As good and valuable consideration for this Agreement, the Developer agrees to perform in a reasonable and timely manner the terms and conditions set forth in this Article 3 (the "**Developer Obligations**").

3.02 The Developer agrees to design and construct the Improvements on the Property in accordance with construction plans approved by the City. The City, its inspectors, agents, and employees, shall have the right of reasonable access to the Property during construction to inspect the Improvements at reasonable times and with reasonable notice to the Developer, and in accordance with visitor access and security policies of the Developer, in order to insure the construction of the Improvements are in accordance with this Agreement, the approved construction plans and all applicable state and local laws and regulations (or valid wavier thereof).

3.03 No later than March 31, 2025, the Developer, at its sole cost, shall file an application for zoning change to a Planned Development or other appropriate zoning district for the Project in conformance with City ordinances. The City authorizes the Developer to file an application on the City's behalf and agrees to sign any documentation necessary to submit a complete application.

3.04 No later than March 31, 2025, the Developer, at its sole cost, shall file a final plat application for the Property platting the Property in conformance with City ordinances. The City authorizes the Developer to file an application on the City's behalf and agrees to sign any documentation necessary to submit a complete application. The Developer shall diligently pursue approval of the final plat by the City.

3.05 The Developer agrees to present a site plan and elevation plan to the City to be approved prior to a building permit being issued by the City.

3.06 The Developer agrees, subject to events of Force Majeure, to (i) cause Commencement of Construction of the Project to occur no later than May 31, 2025; and (ii) complete the Improvements and obtain a Certificate of Occupancy and cause the Project to open no later than May 31, 2026.

3.07 The Developer agrees to construct the Project in accordance with all applicable state and local laws, codes, and regulations (or valid waiver thereof).

3.08 The Developer shall make timely payment of all Impositions during the Term of this Agreement.

3.09 The Developer shall maintain the Certificate of Occupancy and keep the Project open and operating for a period of at least five (5) years following the date the Project first opens ("**Opening Date**"). Notwithstanding the above, if the Certificate of Occupancy is terminated due to fire or similar casualty loss to the Project, then the Force Majeure provision shall allow the Developer a reasonable time to reobtain the Certificate of Occupancy.

3.10 The Developer shall be entitled to encumber the Property for purposes of obtaining loans for construction of the Improvements and related requirements to obtain a Certificate of Occupancy for the Project.

ARTICLE 4.
Conveyance of Property

4.01 Closing. The closing of the conveyance of the Property (the "**Closing**") will occur within one hundred twenty (120) days of the Effective Date.

4.02 Transfer of Property. At the Closing, the City shall deliver to the Developer a special warranty deed conveying the Property to the Developer. In addition, the City shall deliver the Sign Easement at Closing, to be recorded at the same time as the special warranty deed.

4.03 Promissory Note. The Developer will deliver the executed Promissory Note in the form set forth in **Exhibit B** at the time of Closing.

ARTICLE 5.
Obligations of City

5.01 Payment for Land. As long as the Developer is in full compliance with the Developer Obligations and other terms and conditions of this Agreement, the City agrees to cancel the Promissory Note and terminate the Developer's payment obligations under the Promissory Note. If the Developer defaults under this Agreement, the City's obligation to cancel the Promissory Note and terminate the Developer's payment obligations under the Promissory Note shall cease and the Developer will be responsible to pay the Promissory Note in full as provided herein.

ARTICLE 6.
Termination

6.01 This Agreement may be terminated upon any one or more of the following:

A. Upon written notice by the City if the Developer fails to: (i) perform any of the Developer Obligations by the deadlines set forth in Article 3 of this Agreement; or (ii) operate the Project for a period of five (5) years following the Opening Date.

B. Upon written notice by any Party, if any other Party defaults or breaches any of the terms or conditions of this Agreement and such default or breach is not cured within thirty (30) days after written notice thereof.

C. Upon the occurrence of an Event of Bankruptcy or Insolvency involving the Developer if before the Promissory Note is paid in full.

6.02 In the event this Agreement is terminated by the City under Section 6.01, the City is entitled to the following remedies:

A. The City will no longer be obligated to cancel the Promissory Note, and the Promissory Note will become due and payable in full by the Developer as provided herein unless the Developer conveys the Property free and clear of all liens and Encumbrances to the City by special warranty deed within thirty (30) days of notice of termination.

B. If the Developer fails to convey the Property to the City within thirty (30) days of notice of termination as provided above, the Developer shall immediately pay the City the full amount of the Promissory Note.

C. The City may pursue any other remedies provided by law.

ARTICLE 7.
Miscellaneous

7.01 Binding Agreement. The terms and conditions of this Agreement are binding upon the successors and assigns of the Parties. This Agreement may not be assigned by the Developer without the express written consent of the City unless to an entity controlled by Felix Salinas or Meagan Bartek (control defined as fifty-one percent (51%) ownership or more of the entity becoming the assignee).

7.02 Limitation on Liability. It is understood and agreed between the Parties that the Developer, in satisfying the conditions of this Agreement, is deemed to have acted independently, and the City assumes no responsibilities or liabilities to third parties in connection with these actions. The Developer agrees to indemnify and hold harmless the City from all such claims, suits, and causes of actions, liabilities and expenses, including reasonable attorney's fees, of any nature whatsoever by a third party arising out of the Developer's performance of the conditions under this Agreement, excluding actions of third parties with whom the Developer has not contracted with or whom are not injured on the Property or within the Improvements.

7.03 No Joint Venture. It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture among the Parties.

7.04 Authorization. Each Party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

7.05 Notice.

A. To be effective, any notice to the City under this Agreement relating to claims of default must strictly comply with the provisions of the Texas Government Code, the Texas Local Government Code, and

the City's ordinances regarding suits and/or claims against a municipality or other public entity. However, notices sent to the City in the ordinary course of this Agreement shall be sent to the City pursuant to Section 7.05 B.

B. Any notice required or permitted to be delivered hereunder (other than those described in Section 7.05 A.) shall be deemed received three (3) days thereafter if sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the Party at the address set forth below or on the day actually received if sent by courier or otherwise hand delivered.

If intended for the City, to:
Attn: City Manager
City of Haltom City
5024 Broadway Avenue
Haltom City, Texas 76117

With a copy to:
Haltom City Attorney
Alicia Kreh
TOASE, LLP
6000 Western Place, Suite 200
Fort Worth, Texas 76107

If intended for the Developer, to:
FMJM Group, LLC
ATTN: Felix O. Salinas
4850 NE Loop 820
Haltom City, Texas 76117

Any notice sent to the City pursuant to this section shall be confirmed by email to rphelps@haltomcitytx.com and akreh@toase.com. Any notice sent to the Developer pursuant to this section shall be confirmed by email to mbartel@stompinggrounds.com

7.06 Entire Agreement. This Agreement is the entire agreement between the Parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written agreement between the Parties that in any manner relates to the subject matter of this Agreement, except as provided in any exhibits attached hereto.

7.07 Governing Law. This Agreement shall be governed by the laws of the State of Texas, and exclusive venue for any action concerning this Agreement shall be in the State District Courts of Tarrant County, Texas.

7.08 Amendment. This Agreement may only be amended by the mutual written agreement of the Parties.

7.09 Legal Construction. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect

other provisions, and it is the intention of the Parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid, and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid, or unenforceable.

7.10 Counterparts. This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

7.11 Exhibits. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

7.12 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the Parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

7.13 Limitation of Damages. The Parties agree that no Party will be liable to the other under this Agreement for consequential damages (including lost profits) or exemplary damages.

7.14 Access to Information. The Developer agrees to provide the City access to information related to the construction of the Improvements during regular business hours upon reasonable notice. The City shall have the right to require the Developer to submit any necessary information, documents, invoices, receipts, or other records to verify any obligations of the Developer under this Agreement.

7.15 Attorney's Fees. In the event any legal action or process is commenced to enforce or interpret provisions of this Agreement, the prevailing Party in any such legal action shall be entitled to recover its necessary and reasonable attorneys' fees and expenses incurred by reason of such action.

7.16 Compliance with Law. The Developer covenants and certifies that it does not and will not knowingly employ an undocumented worker as that term is defined by Section 2264.01(4) of the Texas Government Code. In accordance with Section 2264.052 of the Texas Government Code, if the Developer or its branch, division, or department is convicted of a violation under 8 U.S.D. Section 1324a(f), the Developer shall repay to the City the full amount of any economic development incentive made under this Agreement, plus ten percent (10%) per annum from the date the incentive was made. Repayment shall be paid within one hundred twenty (120) days after the date the Developer receives notice of violation from the City.

CITY OF HALTOM CITY, TEXAS

By: _____
An Truong, Mayor

FMJM GROUP, LLC

By: _____
Felix O. Salinas, Managing Member

EXHIBIT "A"
PROPERTY DESCRIPTION

EXHIBIT "B"

Promissory Note

Date:	_____
Borrower:	FMJM Group, LLC
Borrower's Mailing Address:	4850 NE Loop 820 Haltom City, Texas 76117
Lender:	City of Haltom City, Texas
Place for Payment:	5024 Broadway Ave. Haltom City, Texas 76117
Principal Amount:	$409,028.40
Annual Interest Rate:	0.00%
Maturity Date:	_____

Annual Interest Rate on Matured, Unpaid Amounts: 0.00%

Terms of Payment: The Borrower and the Lender are parties to the following agreement: Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant dated November ____, 2024 ("Development Agreement") attached as **Exhibit A** and incorporated herein by reference for all purposes. The Principal Amount of this Promissory Note amount will be paid by the City of Haltom City, Texas in accordance with the terms of the Development Agreement so long as Borrower in not in default of the Development Agreement. Should Borrower open and operate the Project, as defined in the Development Agreement, for five (5) years, the Borrower's full obligation under this Promissory Note will be paid by the City of Haltom City, Texas at such time at which time this Promissory Note shall be marked paid in full and returned to Borrower.

Other Security for Payment: All unpaid amounts are due by the Maturity Date. After maturity, Borrower promises to pay any unpaid principal balance plus interest at the Annual Interest Rate on Matured, Unpaid Amounts.

If Borrower defaults in the performance of any obligation in any instrument securing or collateral to this note, Lender may declare the unpaid principal balance, earned interest, and any other amounts owed on the note due within thirty (30) days of notice of default. Borrower and each surety, endorser, and guarantor waive all demand for payment, presentation for payment, notice of intention to accelerate maturity, notice

of acceleration of maturity, protest, and notice of protest, to the extent permitted by law.

Borrower also promises to pay reasonable attorney's fees and court and other costs if this note is placed in the hands of an attorney to collect or enforce the note. These expenses will bear interest from the date of advance at the Annual Interest Rate on Matured, Unpaid Amounts. Borrower will pay Lender these expenses and interest on demand at the Place for Payment. These expenses and interest will become part of the debt evidenced by the note and will be secured by any security for payment.

Interest on the debt evidenced by this note will not exceed the maximum rate or amount of nonusurious interest that may be contracted for, taken, reserved, charged, or received under law. Any interest in excess of that maximum amount will be credited on the Principal Amount or, if the Principal Amount has been paid, refunded. On any acceleration or required or permitted prepayment, any excess interest will be canceled automatically as of the acceleration or prepayment or, if the excess interest has already been paid, credited on the Principal Amount or, if the Principal Amount has been paid, refunded. This provision overrides any conflicting provisions in this note and all other instruments concerning the debt.

The Borrower is responsible for all obligations represented by this note.

When the context requires, singular nouns and pronouns include the plural.

FMJM Group, LLC, Borrower

By: _____
Felix O. Salinas, Managing Member

EXHIBIT A-2

First Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant dated December 26, 2024

Electronically Recorded by Tarrant County Clerk in Official Public Records
Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

SPECIAL WARRANTY DEED

Fidelity National GF# 900 b2324022.00

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Scanned
* need email to city attorney's office

Date:	December 31, 2024
Grantor:	City of Haltom City, Texas
Grantor's Mailing Address:	5024 Broadway Avenue Haltom City, Texas 76117
Grantee:	FMJM Group, LLC
Grantee's Mailing Address:	4850 NE Loop 820 Haltom City, Texas 76117
Consideration:	$10.00 and other good and valuable consideration

Property (including any improvements): See attached Exhibit "A"

Reservations and Exceptions to Conveyance and Warranty: This conveyance is made subject to any covenants, conditions, easements and restrictions recorded in the public records of Tarrant County, including the Permitted Exceptions set forth in Exhibit "B," and all easements, setback lines and other matters shown on the recorded plat of the Property.

Grantor, for the Consideration and subject to the Reservations and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through, or under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

City of Haltom City

By: _____
An Truong, Mayor

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF TARRANT §

Before me, the undersigned authority on this day personally appeared An Truong, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he is the Mayor of the City of Haltom City, and that he executed this instrument on behalf of said entity for the purpose and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31 day of December, 2024.

_____
Notary Public in and for the State of Texas

My Commission Expires: 9/21/2025

IMELDA B. RODRIGUEZ
Notary Public, State of Texas
My Commission Expires
September 21, 2025
ID # 12805645-9

AFTER RECORDING RETURN TO:

City of Haltom City
Attn: Art Camacho
5024 Broadway Avenue
Haltom City, Texas 76117

EXHIBIT "A"
PROPERTY DESCRIPTION

Being a 3.446 acre tract of land situated in the G.B. Stanley Survey, Abstract No. 1378, and the W. Screech Survey, Abstract No. 1416, Tarrant County, Texas, and being a portion of a Tract of land described by deed to Haltom City Economic Development Corporation, as recorded in Document No. D211282136, County Clerk Records, Tarrant County, Texas, and a portion of Tracts 1and 2 described by deed to Haltom City Economic Development Corporation, and recorded in Document No. D224015023, County Clerk Records, Tarrant County, Texas, as identified on the Tarrant County Appraisal Roll and Tarrant County Tax Roll, as accounts #04174313 and #04466977, and being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod with a "Graham Assoc. Inc." (GAI) cap, said point being most northerly southeast corner of Lot 2, Block 1, Haltom Crossing, an addition to the City of Haltom City, as recorded in Document No. D217264171, County Clerk Records, Tarrant County, Texas, and being in the existing west right-of-way line of Old Denton Road (having a 66' right-of-way);

THENCE South 30°46'22" West, leaving said existing west right-of-way line, a distance of 243.93 to a set 1/2 inch iron rod with (GAI) cap, for the POINT OF BEGINNING;

THENCE South 09°43'20" East, a distance of 30.00 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 04°31'32" East, a distance of 149.45 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a tangent curve to the right having a radius of 85.50 feet, a central angle of 39°02'36", and a long chord which bears South 14°59'46" West, 57.14 feet;

THENCE along said tangent curve to the right, an arc distance of 58.26 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 34°31'04" West, a distance of 251.70 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 55°31'17" West, a distance of 447.07 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 34°31'04" East, a distance of 196.65 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 10°02'59" East, a distance of 30.00 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 79°57'01" East, a distance of 13.89 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a tangent curve to the left having a radius of 1103.00 feet, a central angle of 19°46'20", and a long chord which bears South 89°50'11" East, 378.75 feet;

THENCE along said tangent curve to the left, an arc distance of 380.63 feet to the POINT OF BEGINNING and CONTAINING 150,114 square feet, 3.446 acres of land, more or less.

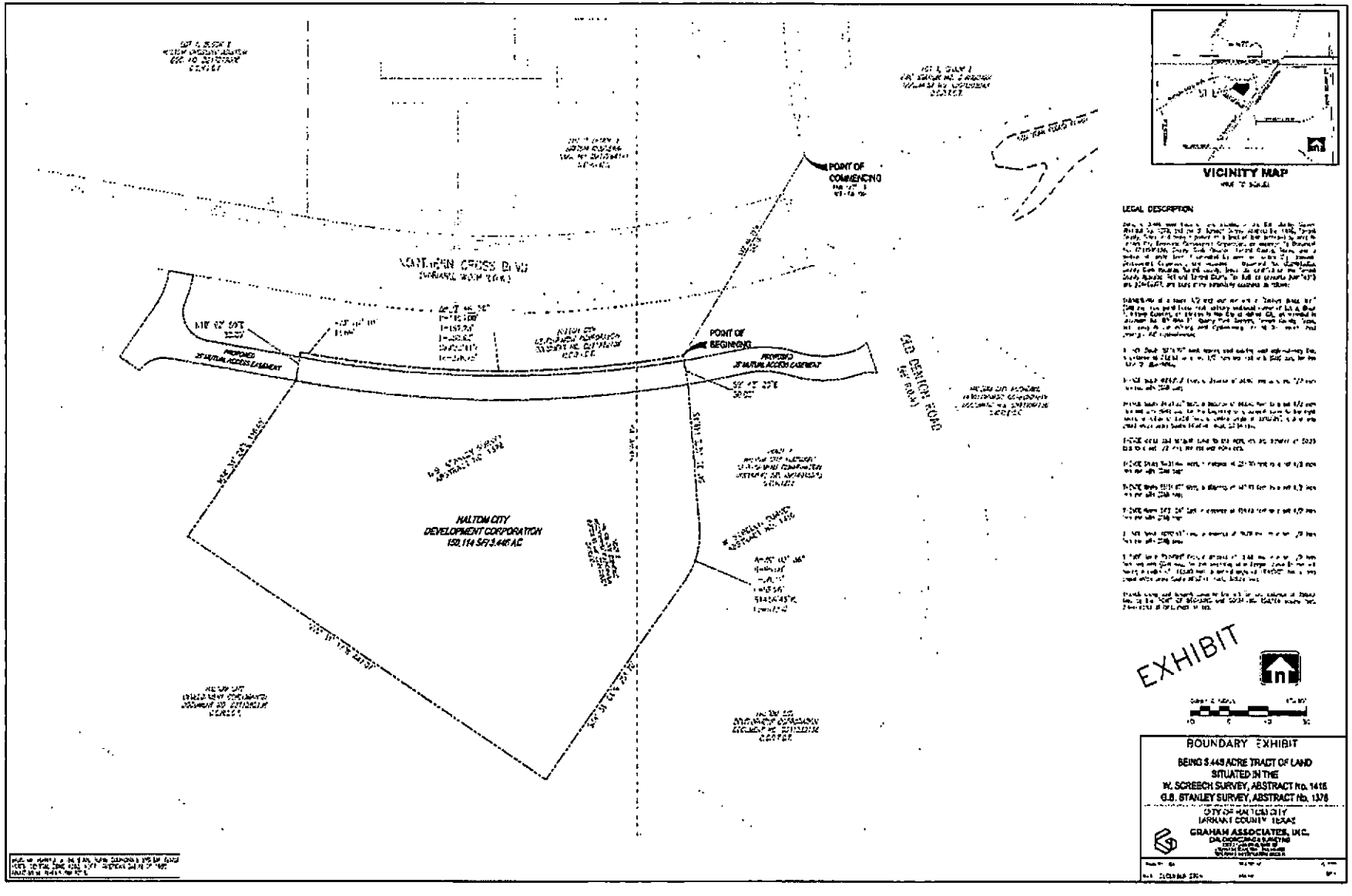

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EXHIBIT "B"

Permitted Exceptions

- Easement granted to City of Haltom City, described in instrument filed July 23, 1985, recorded in Volume 8252, Page 1332, Real Property Records, Tarrant County, Texas.

- Tax Resale Deed granted to Norcliff IV, LLC, described in instrument filed May 26, 2006, recorded as Instrument No. D206158484, Real Property Records, Tarrant County, Texas.

- Declaration of Use Restrictions by Haltom City Economic Development Corporation, dated November 15, 2018, recorded as Instrument No. D218268706, Real Property Records, Tarrant County, Texas.

Notwithstanding anything in this instrument to the contrary, the above-referenced Permitted Exceptions shall only affect the Property to the extent that such Permitted Exceptions are valid and effective as of the date of this instrument and the mere reference to such Permitted Exceptions in this instrument shall not be deemed to impose, reimpose, or reinstate such Permitted Exceptions if such Permitted Exceptions are not valid and effective as of the date of this instrument.

FIRST AMENDMENT TO CHAPTER 380 DEVELOPMENT PROGRAM AND ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HALTOM CITY, TEXAS, AND FMJM GROUP, LLC FOR DEVELOPMENT OF AN INDOOR/OUTDOOR SPORTS VENUE AND RESTAURANT

This First Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas, an FMJM Group, LLC for Development of a Restaurant (the "**Amendment**") is made and entered into as of 12-26-24, 2024 (the "**Effective Date**") by and between the City of Haltom City, Texas, a Texas municipal corporation located in Tarrant County, Texas (the "**City**") and FMJM Group, LLC, a Texas limited liability company (the "**Developer**"), for the purposes and considerations stated below. The City and the Developer may sometimes hereafter be collectively referred to as the "parties."

WITNESSETH:

WHEREAS, on or about November 25, 2024, the City and the Developer entered into that Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant (the "**Agreement**"); and

WHEREAS, the Agreement provided that the Property (as that term is defined in the Agreement") being developed consisted of approximately 3.13 acres of land; and

WHEREAS, the parties desire to amend the Agreement to reflect the actual acreage and adjust the sales price.

NOW THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Amendment to the Agreement.

A. The definition of the "Property" as stated in the third Whereas clause of the Agreement is revised to read as follows: "an approximately 3.546 acre parcel of land owned by the City, which is more particularly depicted in **Exhibit A** (the "**Property**")."

B. Section 2.05 of the Agreement is revised to read as follows:

2.05 In exchange for the Property, the Developer agrees to pay the City the Purchase Price of $617,855.00. In addition to the Purchase Price, the Developer agrees to execute a promissory note in the amount of $463,390.00 ("**Promissory Note**") in order to guarantee the Developer's performance under this Agreement.

C. Exhibits A and B of the Agreement are replaced by Exhibits A and B attached to this Amendment.

2. Effect of Amendment. All other terms and conditions of the Agreement, with the exception of the terms modified by this Amendment, shall remain in full force and effect.

CITY OF HALTOM CITY, TEXAS

By: _____
An Truong, Mayor

FMJM GROUP, LLC

By: _____
Felix O. Salinas, Managing Member

EXHIBIT "A"
PROPERTY DESCRIPTION

Being a 3.546 acre tract of land situated in the G.B. Stanley Survey, Abstract No. 1378, and the W. Screech Survey, Abstract No. 1416, Tarrant County, Texas, and being a portion of a Tract of land described by deed to Haltom City Economic Development Corporation, as recorded in Document No. D211282136, County Clerk Records, Tarrant County, Texas, and a portion of Tracts 1and 2 described by deed to Haltom City Economic Development Corporation, and recorded in Document No. D224015023, County Clerk Records, Tarrant County, Texas, as identified on the Tarrant County Appraisal Roll and Tarrant County Tax Roll, as accounts #04174313 and #04466977, and being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod with a "Graham Assoc. Inc." (GAI) cap, said point being most northerly southeast corner of Lot 2, Block 1, Haltom Crossing, an addition to the City of Haltom City, as recorded in Document No. D217264171, County Clerk Records, Tarrant County, Texas, and being in the existing west right-of-way line of Old Denton Road (having a 66' right-of-way);

THENCE South 30°46'22" West, leaving said existing west right-of-way line, a distance of 243.93 to a set 1/2 inch iron rod with (GAI) cap, for the POINT OF BEGINNING;

THENCE South 09°43'20" East, a distance of 30.00 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 04°31'32" East, a distance of 149.45 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a tangent curve to the right having a radius of 85.50 feet, a central angle of 39°02'36", and a long chord which bears South 14°59'46" West, 57.14 feet;

THENCE along said tangent curve to the right, an arc distance of 58.26 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 34°31'04" West, a distance of 261.60 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 55°28'56" West, a distance of 447.07 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 34°31'04" East, a distance of 206.23 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 10°02'59" East, a distance of 30.00 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 79°57'01" East, a distance of 13.89 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a tangent curve to the left having a radius of 1103.00 feet, a central angle of 19°46'20", and a long chord which bears South 89°50'11" East, 378.75 feet;

THENCE along said tangent curve to the left, an arc distance of 380.63 feet to the POINT OF BEGINNING and CONTAINING 154,468 square feet, 3.546 acres of land, more or less.

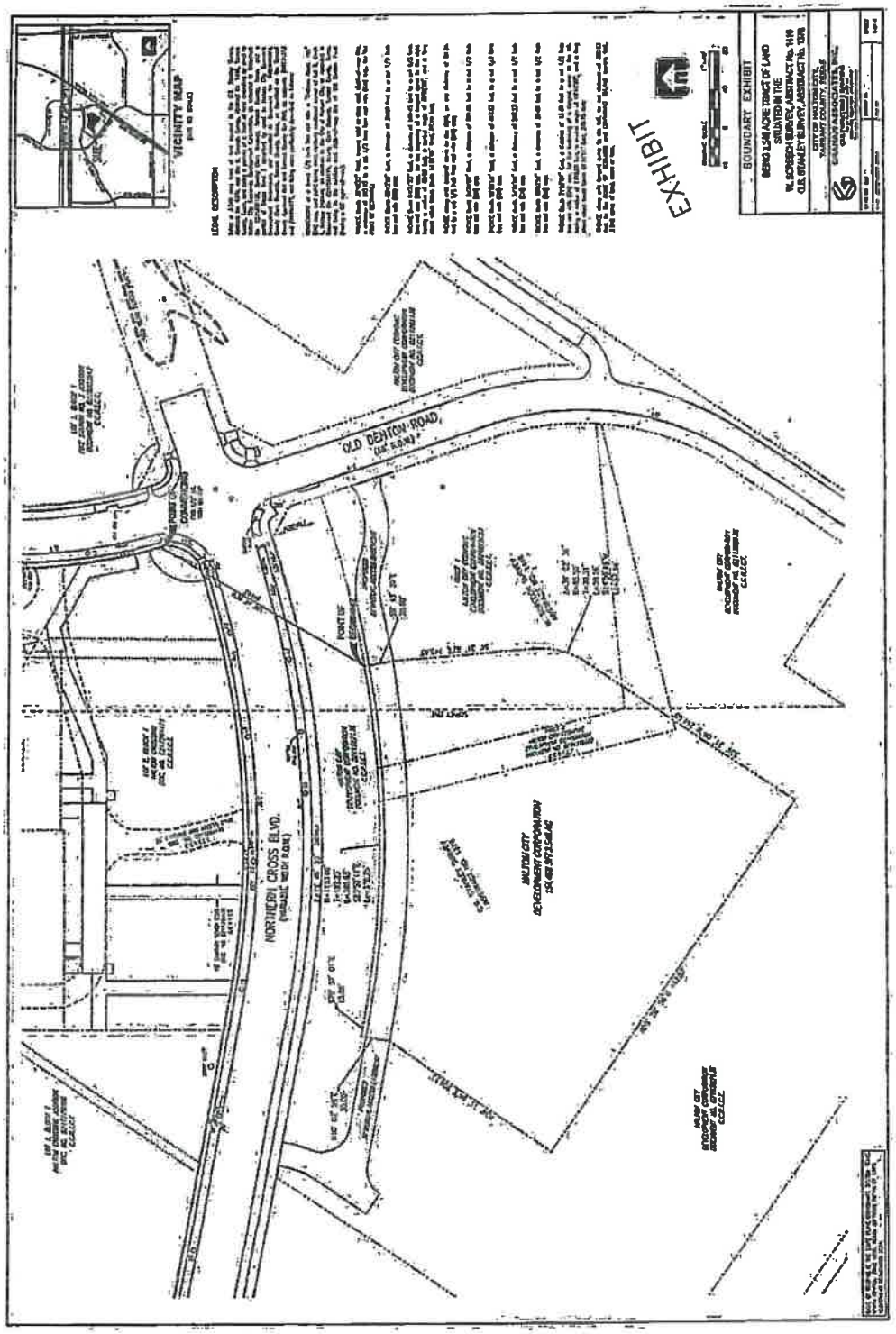


EXHIBIT
BOUNDARY EXHIBIT
OLD DENTON ROAD
NORTHERN CROSS BLVD.
(PUBLIC ROW VARY)
VICINITY MAP

EXHIBIT "B"

Promissory Note

Date: _____

Borrower: FMJM Group, LLC

Borrower's Mailing Address: 4850 NE Loop 820
Haltom City, Texas 76117

Lender: City of Haltom City, Texas

Place for Payment: 5024 Broadway Ave.
Haltom City, Texas 76117

Principal Amount: $463,390.00

Annual Interest Rate: 0.00%

Maturity Date: _____

Annual Interest Rate on Matured, Unpaid Amounts: 0.00%

Terms of Payment: The Borrower and the Lender are parties to the following agreements: Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant dated November 25, 2024, as amended by First Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant dated December ___, 2024 (collectively the "Development Agreement") attached as **Exhibit A-1** and **Exhibit A-2**, respectively, and incorporated herein by reference for all purposes. The Principal Amount of this Promissory Note amount will be paid by the City of Haltom City, Texas in accordance with the terms of the Development Agreement so long as Borrower in not in default of the Development Agreement. Should Borrower open and operate the Project, as defined in the Development Agreement, for five (5) years, the Borrower's full obligation under this Promissory Note will be paid by the City of Haltom City, Texas at such time, at which time this Promissory Note shall be marked paid in full and returned to Borrower.

Other Security for Payment: All unpaid amounts are due by the Maturity Date. After maturity, Borrower promises to pay any unpaid principal balance plus interest at the Annual Interest Rate on Matured, Unpaid Amounts.

If Borrower defaults in the performance of any obligation in any instrument securing or collateral to this note, Lender may declare the unpaid principal balance, earned interest, and any other amounts owed on the note due within thirty (30) days of

notice of default. Borrower and each surety, endorser, and guarantor waive all demand for payment, presentation for payment, notice of intention to accelerate maturity, notice of acceleration of maturity, protest, and notice of protest, to the extent permitted by law.

Borrower also promises to pay reasonable attorney's fees and court and other costs if this note is placed in the hands of an attorney to collect or enforce the note. These expenses will bear interest from the date of advance at the Annual Interest Rate on Matured, Unpaid Amounts. Borrower will pay Lender these expenses and interest on demand at the Place for Payment. These expenses and interest will become part of the debt evidenced by the note and will be secured by any security for payment.

Interest on the debt evidenced by this note will not exceed the maximum rate or amount of nonusurious interest that may be contracted for, taken, reserved, charged, or received under law. Any interest in excess of that maximum amount will be credited on the Principal Amount or, if the Principal Amount has been paid, refunded. On any acceleration or required or permitted prepayment, any excess interest will be canceled automatically as of the acceleration or prepayment or, if the excess interest has already been paid, credited on the Principal Amount or, if the Principal Amount has been paid, refunded. This provision overrides any conflicting provisions in this note and all other instruments concerning the debt.

The Borrower is responsible for all obligations represented by this note.

When the context requires, singular nouns and pronouns include the plural.

FMJM Group, LLC, Borrower

By: _____
Felix O. Salinas, Managing Member

EXHIBIT A-1

Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant dated November 25, 2024

EXHIBIT A-2

First Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant dated December 26, 2024

SECOND AMENDMENT TO CHAPTER 380 DEVELOPMENT PROGRAM AND ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HALTOM CITY, TEXAS, AND FMJM GROUP, LLC FOR DEVELOPMENT OF AN INDOOR/OUTDOOR SPORTS VENUE AND RESTAURANT

This second Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas, and FMJM Group, LLC for Development of a Restaurant (the "**Amendment**") is made and entered into as of December 31, 2024 (the "**Effective Date**") by and between the City of Haltom City, Texas, a Texas municipal corporation located in Tarrant County, Texas (the "**City**") and FMJM Group, LLC, a Texas limited liability company (the "**Developer**"), for the purposes and considerations stated below. The City and the Developer may sometimes hereafter be collectively referred to as the "parties."

WITNESSETH:

WHEREAS, on or about November 25, 2024, the City and the Developer entered into that Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant, as amended on or about December 26, 2024, by the First Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant (collectively, the "**Agreement**"); and

WHEREAS, the parties desire to amend the Agreement to adjust the acreage and the sales price of the Property (as that term is described in the Agreement).

NOW THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Amendment to the Agreement.

A. The definition of the "Property" as stated in the third Whereas clause of the Agreement is revised to read as follows: "an approximately 3.446 acre parcel of land owned by the City, which is more particularly depicted in **Exhibit A** (the "**Property**")."

B. Section 2.05 of the Agreement is revised to read as follows:

2.05 In exchange for the Property, the Developer agrees to pay the City the Purchase Price of $600,431.00. In addition to the Purchase Price, the Developer agrees to execute a promissory note in the amount of $450,323.00 ("**Promissory Note**") in order to guarantee the Developer's performance under this Agreement.

C. Exhibits A and B of the Agreement are replaced by Exhibits A and B attached to this Amendment.

2. Effect of Amendment. All other terms and conditions of the Agreement, with the exception of the terms modified by this Amendment, shall remain in full force and effect.

CITY OF HALTOM CITY, TEXAS

By: _____
An Truong, Mayor

FMJM GROUP, LLC

By: _____
Felix O. Salinas, Managing Member

EXHIBIT "A"
PROPERTY DESCRIPTION

Being a 3.446 acre tract of land situated in the G.B. Stanley Survey, Abstract No. 1378, and the W. Screech Survey, Abstract No. 1416, Tarrant County, Texas, and being a portion of a Tract of land described by deed to Haltom City Economic Development Corporation, as recorded in Document No. D211282136, County Clerk Records, Tarrant County, Texas, and a portion of Tracts 1and 2 described by deed to Haltom City Economic Development Corporation, and recorded in Document No. D224015023, County Clerk Records, Tarrant County, Texas, as identified on the Tarrant County Appraisal Roll and Tarrant County Tax Roll, as accounts #04174313 and #04466977, and being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod with a "Graham Assoc. Inc." (GAI) cap, said point being most northerly southeast corner of Lot 2, Block 1, Haltom Crossing, an addition to the City of Haltom City, as recorded in Document No. D217264171, County Clerk Records, Tarrant County, Texas, and being in the existing west right-of-way line of Old Denton Road (having a 66' right-of-way);

THENCE South 30°46'22" West, leaving said existing west right-of-way line, a distance of 243.93 to a set 1/2 inch iron rod with (GAI) cap, for the POINT OF BEGINNING;

THENCE South 09°43'20" East, a distance of 30.00 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 04°31'32" East, a distance of 149.45 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a tangent curve to the right having a radius of 85.50 feet, a central angle of 39°02'36", and a long chord which bears South 14°59'46" West, 57.14 feet;

THENCE along said tangent curve to the right, an arc distance of 58.26 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 34°31'04" West, a distance of 251.70 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 55°31'17" West, a distance of 447.07 feet to a set 1/2 inch iron rod with (GAI) cap;

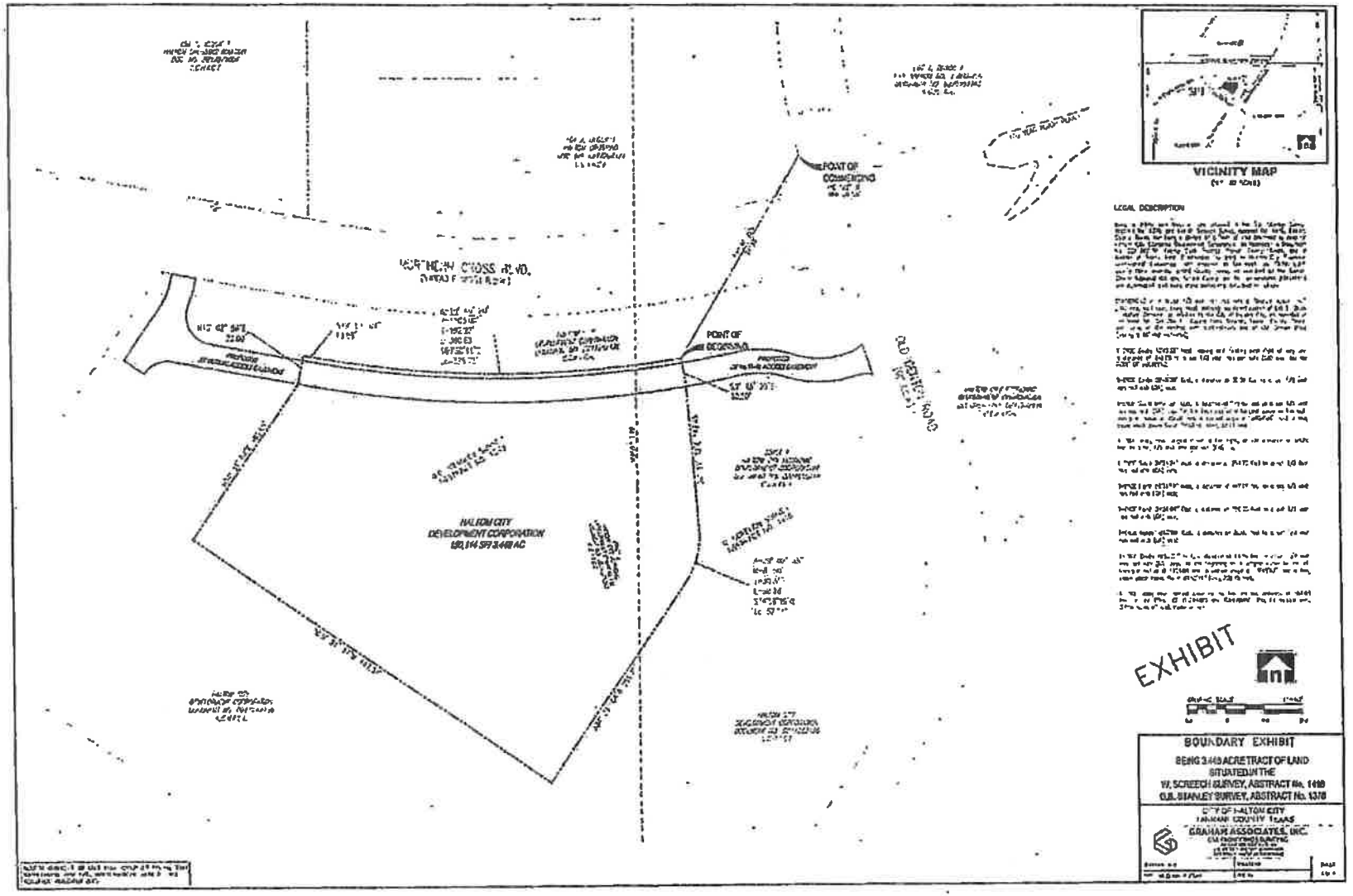
THENCE North 34°31'04" East, a distance of 196.65 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 10°02'59" East, a distance of 30.00 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 79°57'01" East, a distance of 13.89 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a tangent curve to the left having a radius of 1103.00 feet,

a central angle of 19°46'20", and a long chord which bears South 89°50'11" East, 378.75 feet;

THENCE along said tangent curve to the left, an arc distance of 380.63 feet to the POINT OF BEGINNING and CONTAINING 150,114 square feet, 3.446 acres of land, more or less.


VICINITY MAP
LEGAL DESCRIPTION
POINT OF COMMENCING
POINT OF BEGINNING
HALTOM CITY DEVELOPMENT CORPORATION
EXHIBIT
BOUNDARY EXHIBIT
BEING 3.449 ACRE TRACT OF LAND
SITUATED IN THE
W. SCREECH SURVEY, ABSTRACT No. 1489
G.B. STANLEY SURVEY, ABSTRACT No. 1378
CITY OF HALTOM CITY
TARRANT COUNTY, TEXAS
GRAHAM ASSOCIATES, INC.

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date:	December 31, 2024
Grantor:	City of Haltom City, Texas
Grantor's Mailing Address:	5024 Broadway Avenue Haltom City, Texas 76117
Grantee:	FMJM Group, LLC
Grantee's Mailing Address:	4850 NE Loop 820 Haltom City, Texas 76117
Consideration:	$10.00 and other good and valuable consideration

Property (including any improvements): See attached Exhibit "A"

Reservations and Exceptions to Conveyance and Warranty: This conveyance is made subject to any covenants, conditions, easements and restrictions recorded in the public records of Tarrant County, including the Permitted Exceptions set forth in Exhibit "B," and all easements, setback lines and other matters shown on the recorded plat of the Property.

Grantor, for the Consideration and subject to the Reservations and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through, or under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

City of Haltom City

By: _____
An Truong, Mayor

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF TARRANT §

Before me, the undersigned authority on this day personally appeared An Truong, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he is the Mayor of the City of Haltom City, and that he executed this instrument on behalf of said entity for the purpose and consideration herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31 day of December, 2024.

_____
Notary Public in and for the State of Texas

IMELDA B. RODRIGUEZ
Notary Public, State of Texas
My Commission Expires
September 21, 2025
ID # 12805645-9

My Commission Expires: 9/21/2025

AFTER RECORDING RETURN TO:

City of Haltom City
Attn: Art Camacho
5024 Broadway Avenue
Haltom City, Texas 76117

EXHIBIT "A"
PROPERTY DESCRIPTION

Being a 3.446 acre tract of land situated in the G.B. Stanley Survey, Abstract No. 1378, and the W. Screech Survey, Abstract No. 1416, Tarrant County, Texas, and being a portion of a Tract of land described by deed to Haltom City Economic Development Corporation, as recorded in Document No. D211282136, County Clerk Records, Tarrant County, Texas, and a portion of Tracts 1and 2 described by deed to Haltom City Economic Development Corporation, and recorded in Document No. D224015023, County Clerk Records, Tarrant County, Texas, as identified on the Tarrant County Appraisal Roll and Tarrant County Tax Roll, as accounts #04174313 and #04466977, and being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod with a "Graham Assoc. Inc." (GAI) cap, said point being most northerly southeast corner of Lot 2, Block 1, Haltom Crossing, an addition to the City of Haltom City, as recorded in Document No. D217264171, County Clerk Records, Tarrant County, Texas, and being in the existing west right-of-way line of Old Denton Road (having a 66' right-of-way);

THENCE South 30°46'22" West, leaving said existing west right-of-way line, a distance of 243.93 to a set 1/2 inch iron rod with (GAI) cap, for the POINT OF BEGINNING;

THENCE South 09°43'20" East, a distance of 30.00 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 04°31'32" East, a distance of 149.45 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a tangent curve to the right having a radius of 85.50 feet, a central angle of 39°02'36", and a long chord which bears South 14°59'46" West, 57.14 feet;

THENCE along said tangent curve to the right, an arc distance of 58.26 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 34°31'04" West, a distance of 251.70 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 55°31'17" West, a distance of 447.07 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 34°31'04" East, a distance of 196.65 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE North 10°02'59" East, a distance of 30.00 feet to a set 1/2 inch iron rod with (GAI) cap;

THENCE South 79°57'01" East, a distance of 13.89 feet to a set 1/2 inch iron rod with (GAI) cap, for the beginning of a tangent curve to the left having a radius of 1103.00 feet, a central angle of 19°46'20", and a long chord which bears South 89°50'11" East, 378.75 feet;

THENCE along said tangent curve to the left, an arc distance of 380.63 feet to the POINT OF BEGINNING and CONTAINING 150,114 square feet, 3.446 acres of land, more or less.

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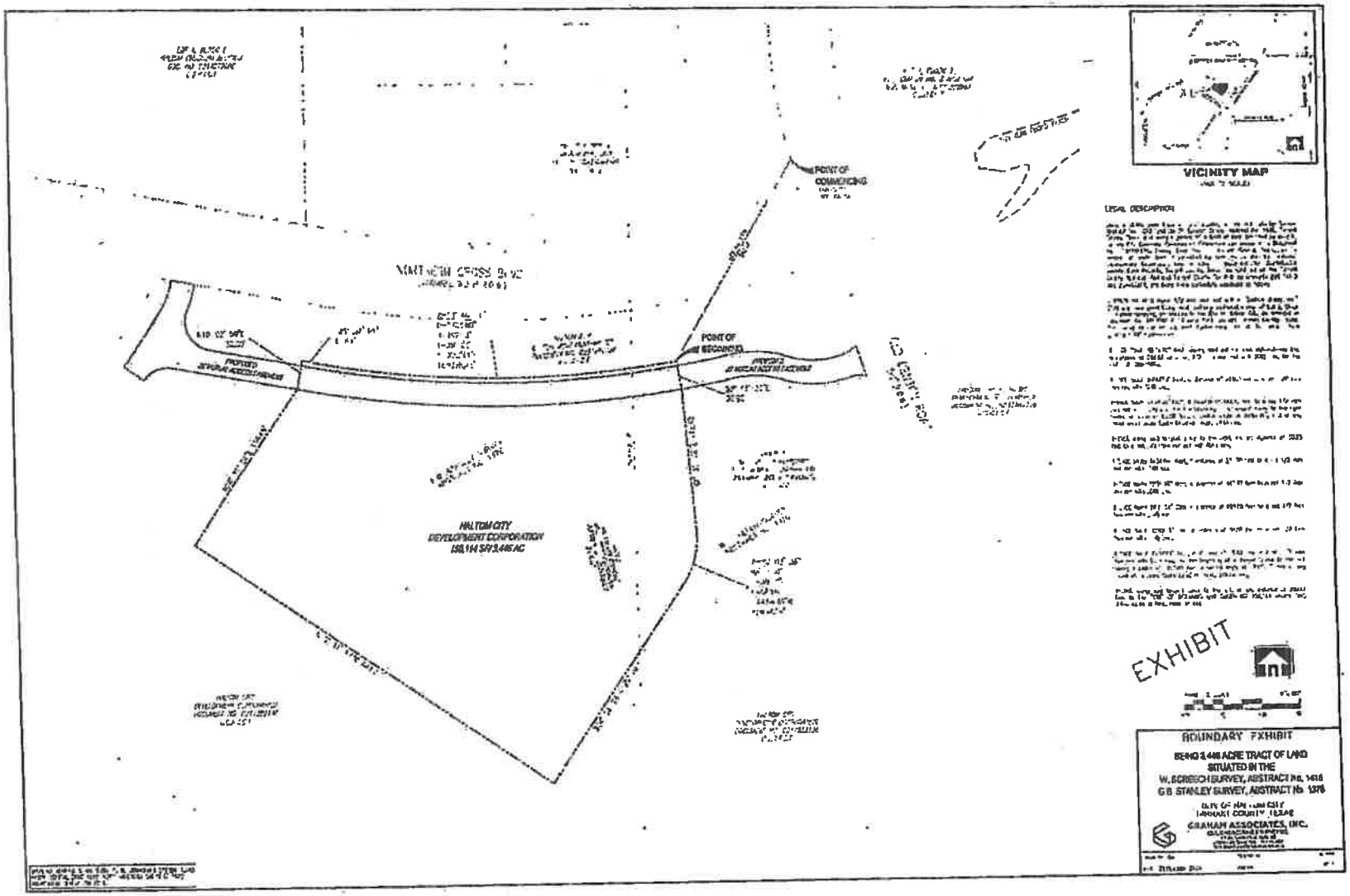


EXHIBIT "B"

Permitted Exceptions

- Easement granted to City of Haltom City, described in instrument filed July 23, 1985, recorded in Volume 8252, Page 1332, Real Property Records, Tarrant County, Texas.
- Tax Resale Deed granted to Norcliff IV, LLC, described in instrument filed May 26, 2006, recorded as Instrument No. D206158484, Real Property Records, Tarrant County, Texas.
- Declaration of Use Restrictions by Haltom City Economic Development Corporation, dated November 15, 2018, recorded as Instrument No. D218268706, Real Property Records, Tarrant County, Texas.

Notwithstanding anything in this instrument to the contrary, the above-referenced Permitted Exceptions shall only affect the Property to the extent that such Permitted Exceptions are valid and effective as of the date of this instrument and the mere reference to such Permitted Exceptions in this instrument shall not be deemed to impose, reimpose, or reinstate such Permitted Exceptions if such Permitted Exceptions are not valid and effective as of the date of this instrument.

THIRD AMENDMENT TO CHAPTER 380 DEVELOPMENT PROGRAM AND ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HALTOM CITY, TEXAS, AND FMJM GROUP, LLC FOR DEVELOPMENT OF AN INDOOR/OUTDOOR SPORTS VENUE AND RESTAURANT

This Third Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas, and FMJM Group, LLC for Development of a Restaurant (the "**Amendment**") is made and entered into as of October 27, 2025, (the "**Effective Date**") by and between the City of Haltom City, Texas, a Texas municipal corporation located in Tarrant County, Texas (the "**City**") and FMJM Group, LLC, a Texas limited liability company (the "**Developer**"), for the purposes and considerations stated below. The City and the Developer may sometimes hereafter be collectively referred to as the "parties."

WITNESSETH:

WHEREAS, on or about November 25, 2024, the City and the Developer entered into that Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant, as amended on or about December 26, 2024, by the First Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant, and further amended on or about December 31, 2024, by the Second Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant (collectively, the "**Agreement**"); and

WHEREAS, the parties desire to amend the Agreement to provide for construction of public infrastructure and a private mutual access road providing direct access to the Property (as that term is described in the Agreement) and adjacent properties.

NOW THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Amendment to the Agreement.

A. Section 2.07 is revised to read as follows:

"2.07 In connection with the platting of the Property as provided in Section 3.04, the Developer will dedicate a 25 foot wide Mutual Access & Utility Easement for the construction of a private mutual access road and public infrastructure. This private mutual access road within the easement will provide access entry from Northern Cross Boulevard to provide direct

access to the Property. The Developer will construct a private mutual access road within the easement to provide access to the Property and adjacent properties (including Block 2, Haltom Crossing Addition and Lot 1, Block 1, Haltom City Pickleball Addition), as depicted on **Exhibit D**, attached hereto for all purposes. The private mutual access road will be constructed in accordance with plans approved by the City but will be a private road/driveway that is maintained by the Developer. The City is not responsible for and will not share in any costs of maintenance or repair of the private mutual access road once it is constructed. The Developer may enter into appropriate agreements with adjacent property owners to share in the cost of maintenance of the mutual access road."

B. A new Section 2.08 is added to read as follows:

"2.08 The Developer shall install public infrastructure (water, sanitary sewer and storm drainage facilities) necessary to serve the Property and adjacent properties, (including Block 2, Haltom Crossing Addition and Lot 1, Block 1, Haltom City Pickleball Addition), as depicted on **Exhibit D,** within easements to be dedicated on the plat. The Developer will provide performance, maintenance, and payment bonds for the construction of the public infrastructure, in accordance with City requirements. The City will provide construction inspection services for the public infrastructure. The Developer will provide As-Built (Record) Drawings of the installed public infrastructure to the City. The City will not issue a Letter of Acceptance of the public infrastructure until receiving such drawings. After completion of the private mutual access road and public infrastructure, upon receipt of an invoice from the Developer the City shall, within sixty (60) days of acceptance by the City, reimburse the Developer $812,390.37 toward the cost of construction.

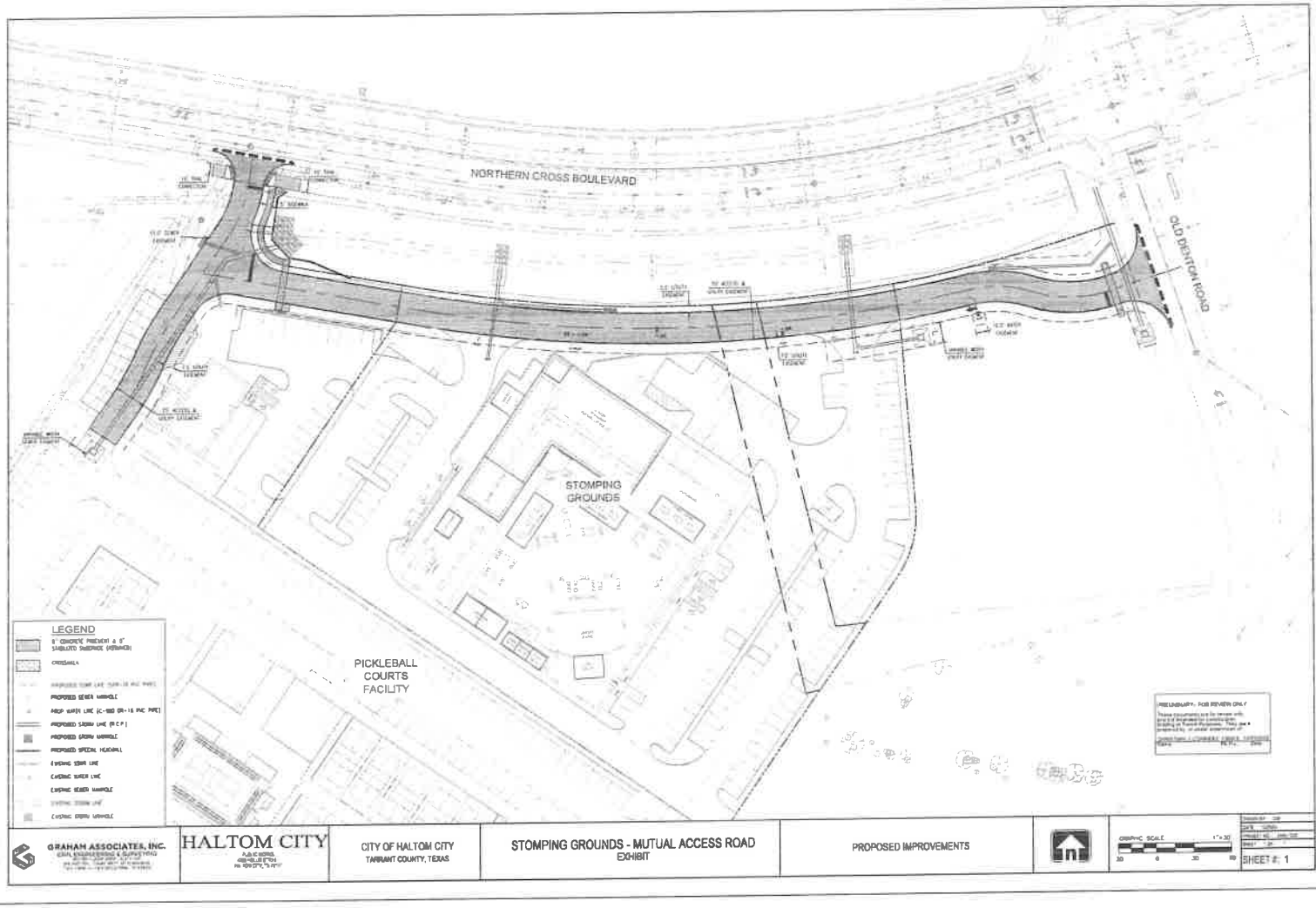
2. Effect of Amendment. All other terms and conditions of the Agreement, with the exception of the terms modified by this Amendment, shall remain in full force and effect.

CITY OF HALTOM CITY, TEXAS

By: _____
An Truong, Mayor

FMJM GROUP, LLC

By: _____
Felix O. Salinas, Managing Member



GRAHAM ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING

HALTOM CITY

CITY OF HALTOM CITY
TARRANT COUNTY, TEXAS

STOMPING GROUNDS - MUTUAL ACCESS ROAD
EXHIBIT

PROPOSED IMPROVEMENTS

GRAPHIC SCALE
1" = 30'
30 0 30 60

SHEET #: 1

FOURTH AMENDMENT TO CHAPTER 380 DEVELOPMENT PROGRAM AND ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HALTOM CITY, TEXAS, AND FMJM GROUP, LLC FOR DEVELOPMENT OF AN INDOOR/OUTDOOR SPORTS VENUE AND RESTAURANT

This Fourth Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas, and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant (the "**Amendment**") is made and entered into as of February 23, 2026, (the "**Effective Date**") by and between the City of Haltom City, Texas, a Texas municipal corporation located in Tarrant County, Texas (the "**City**") and FMJM Group, LLC, a Texas limited liability company (the "**Developer**"), for the purposes and considerations stated below. The City and the Developer may sometimes hereafter be collectively referred to as the "parties."

WITNESSETH:

WHEREAS, on or about November 25, 2024, the City and the Developer entered into that Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant, as amended on or about December 26, 2024, by the First Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant; on or about December 31, 2024, by the Second Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant; and on October 27, 2025 by the Third Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant (collectively, the "**Agreement**"); and

WHEREAS, pursuant to the Agreement, the City has conveyed to the Developer an approximately 3.446 acre tract of land (the "**Property**") for construction of the Project described in the Agreement; and

WHEREAS, in order to complete the Project, the Developer now desires the City to convey an approximately 0.556-acre parcel of land (the "**Additional Property**") to the Developer, as depicted on **Exhibit E**, subject to certain conditions and with certain performance requirements further described herein.

NOW THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Amendments to the Agreement.

A. *Section 2.09 is added to read as follows*:

"2.09 The City shall convey to the Developer an approximately 0.556-acre parcel of land, depicted and described on **Exhibit E** attached hereto (the "**Additional Property**") at no cost to the Developer by a special warranty deed in the form attached hereto as **Exhibit F**."

B. *Section 3.11 is added to read as follows*:

"3.11 No later than March 27, 2026, the Developer, at its sole cost, shall have a survey performed on the Additional Property. Prior to the Additional Closing discussed in Article 4A, the Developer, at its sole cost, shall replat the Additional Property in conformance with City ordinances."

C. *Section 3.12 is added to read as follows*:

"3.12 The Developer shall develop the Additional Property as an additional parking lot for the Property within 90 days of the Additional Closing."

D. *Article 4A is added to read as follows*:

"**ARTICLE 4A.**
Conveyance of Additional Property

4A.01 Closing. The closing of the conveyance of the Additional Property (the "**Additional Closing**") will occur on or before June 23, 2026 at a Title Company chosen by the City.

4A.02 Transfer of Additional Property. At the Additional Closing, the City shall convey the Additional Property, at no cost, to the Developer, by a special warranty deed in the form attached hereto as **Exhibit F**. The Developer shall pay all closing costs."

E. *Section 6.02, subsection B is revised to read as follows*:

"B. If the Developer fails to convey the Property to the City within thirty (30) days of notice of termination as provided above, the Developer shall immediately pay the City the full amount of the Promissory Note. If the Developer fails to convey the Additional Property to the City within thirty (30) days of notice of termination as provided above, the Developer shall immediately pay the City $7.00/sq. ft. for the Additional Property."

2. Effect of Amendment. All other terms and conditions of the Agreement, with the exception of the terms modified by this Amendment, shall remain in full force and effect.

CITY OF HALTOM CITY, TEXAS

By: _____
An Truong, Mayor

FMJM GROUP, LLC

By: _____
Felix O. Salinas, Managing Member

EXHIBIT E:
DEPICTION OF ADDITIONAL PROPERTY

~.556AC of green space to be developed for additional parking located west of Old Denton Rd., south of Northern Cross Blvd., and north/northeast of Haltom Rd. and adjacent to following established addresses:

- My Stomping Grounds - 5130 Northern Cross Blvd. Haltom City, Texas
- Beacon Baptist Church – 4950 Haltom Rd. Haltom City, Texas

Further depicted in the below image, within the area outlined and highlighted.



EXHIBIT F
SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date:	February _____, 2026
Grantor:	City of Haltom City, Texas
Grantor's Mailing Address:	4801 Haltom Road Haltom City, Texas 76117
Grantee:	FMJM Group, LLC
Grantee's Mailing Address:	4850 NE Loop 820 Haltom City, Texas 76117
Consideration:	$10.00 and other good and valuable consideration

Property (including any improvements): See attached Exhibit "1"

Reservations and Exceptions to Conveyance and Warranty: This conveyance is made subject to any covenants, conditions, easements and restrictions recorded in the public records of Tarrant County, including the Permitted Exceptions set forth in Exhibit "2," and all easements, setback lines and other matters shown on the recorded plat of the Property.

Grantor, for the Consideration and subject to the Reservations and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through, or under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

City of Haltom City

By: _____
An Truong, Mayor

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF TARRANT §

Before me, the undersigned authority on this day personally appeared An Truong, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he is the Mayor of the City of Haltom City, and that he executed this instrument on behalf of said entity for the purpose and consideration herein expressed.

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

_____
Notary Public in and for the State of Texas

My Commission Expires:_____

AFTER RECORDING RETURN TO:

City of Haltom City
Attn: Imelda Rodriguez
4801 Haltom Rd.
Haltom City, Texas 76117

EXHIBIT “1”
PROPERTY DESCRIPTION

EXHIBIT "2"

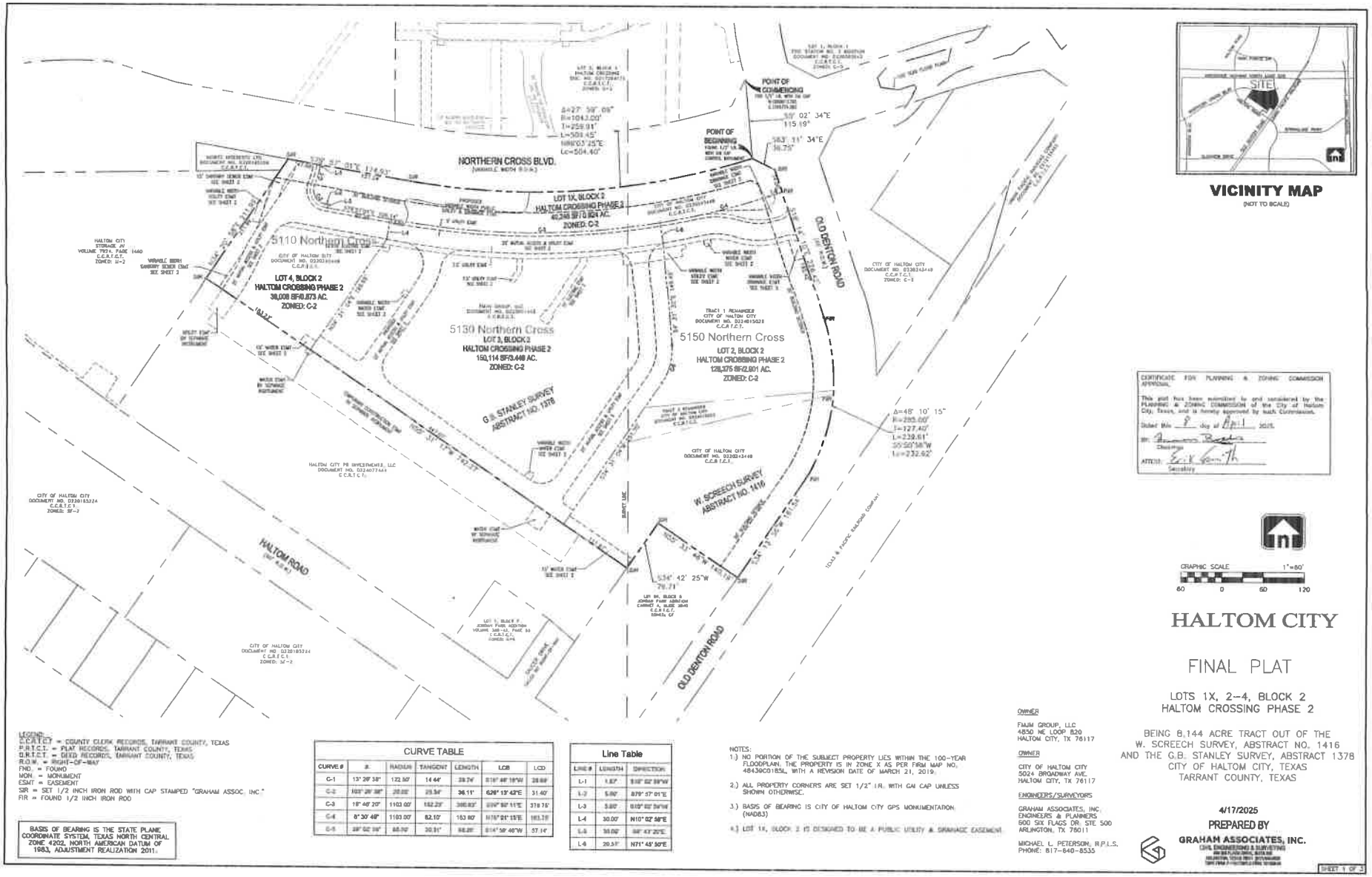
Permitted Exceptions

- Easement granted to City of Haltom City, described in instrument filed July 23, 1985, recorded in Volume 8252, Page 1332, Real Property Records, Tarrant County, Texas.

- Tax Resale Deed granted to Norcliff IV, LLC, described in instrument filed May 26, 2006, recorded as Instrument No. D206158484, Real Property Records, Tarrant County, Texas.

- Declaration of Use Restrictions by Haltom City Economic Development Corporation, dated November 15, 2018, recorded as Instrument No. D218268706, Real Property Records, Tarrant County, Texas.

Notwithstanding anything in this instrument to the contrary, the above-referenced Permitted Exceptions shall only affect the Property to the extent that such Permitted Exceptions are valid and effective as of the date of this instrument and the mere reference to such Permitted Exceptions in this instrument shall not be deemed to impose, reimpose, or reinstate such Permitted Exceptions if such Permitted Exceptions are not valid and effective as of the date of this instrument.



VICINITY MAP

(NOT TO SCALE)

CERTIFICATE FOR PLANNING & ZONING COMMISSION APPROVAL

This plat has been submitted to and considered by the PLANNING & ZONING COMMISSION of the City of Haltom City, Texas, and is hereby approved by such Commission.

Dated this 9 day of April 2025.

By: _____ Chairman

ATTEST: _____ Secretary

GRAPHIC SCALE 1"=60'

60 0 60 120

HALTOM CITY

FINAL PLAT

LOTS 1X, 2–4, BLOCK 2
HALTOM CROSSING PHASE 2

BEING 8.144 ACRE TRACT OUT OF THE
W. SCREECH SURVEY, ABSTRACT NO. 1416
AND THE G.B. STANLEY SURVEY, ABSTRACT 1378
CITY OF HALTOM CITY, TEXAS
TARRANT COUNTY, TEXAS

4/17/2025

PREPARED BY

GRAHAM ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING

LEGEND:
C.C.R.T.C.T. = COUNTY CLERK RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
R.O.W. = RIGHT-OF-WAY
FND. = FOUND
MON. = MONUMENT
ESMT = EASEMENT
SIR = SET 1/2 INCH IRON ROD WITH CAP STAMPED "GRAHAM ASSOC, INC."
FIR = FOUND 1/2 INCH IRON ROD

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.

CURVE TABLE

CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB	LCD
C-1	13° 29' 38"	122.50'	14.44'	28.74'	S16° 46' 19"W	28.68'
C-2	103° 29' 38"	20.00'	23.34'	36.11'	S38° 13' 42"E	31.40'
C-3	19° 46' 20"	1103.00'	192.23'	380.83'	S39° 50' 11"E	379.15'
C-4	8° 30' 48"	1103.00'	82.10'	163.80'	N15° 21' 15"E	163.65'
C-5	28° 52' 06"	88.00'	20.31'	88.80'	S14° 59' 46"W	57.14'

Line Table

LINE #	LENGTH	DIRECTION
L-1	1.82'	S16° 02' 59"W
L-2	5.00'	S79° 57' 01"E
L-3	5.00'	S10° 02' 59"W
L-4	30.00'	N10° 02' 59"E
L-5	30.00'	S8° 43' 20"E
L-6	20.51'	N71° 45' 50"E

NOTES:
1.) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN. THE PROPERTY IS IN ZONE X AS PER FIRM MAP NO. 48439C0185L, WITH A REVISION DATE OF MARCH 21, 2019.
2.) ALL PROPERTY CORNERS ARE SET 1/2" I.R. WITH GAI CAP UNLESS SHOWN OTHERWISE.
3.) BASIS OF BEARING IS CITY OF HALTOM CITY GPS MONUMENTATION (NAD83)
4.) LOT 1X, BLOCK 2 IS DESIGNED TO BE A PUBLIC UTILITY & DRAINAGE EASEMENT.

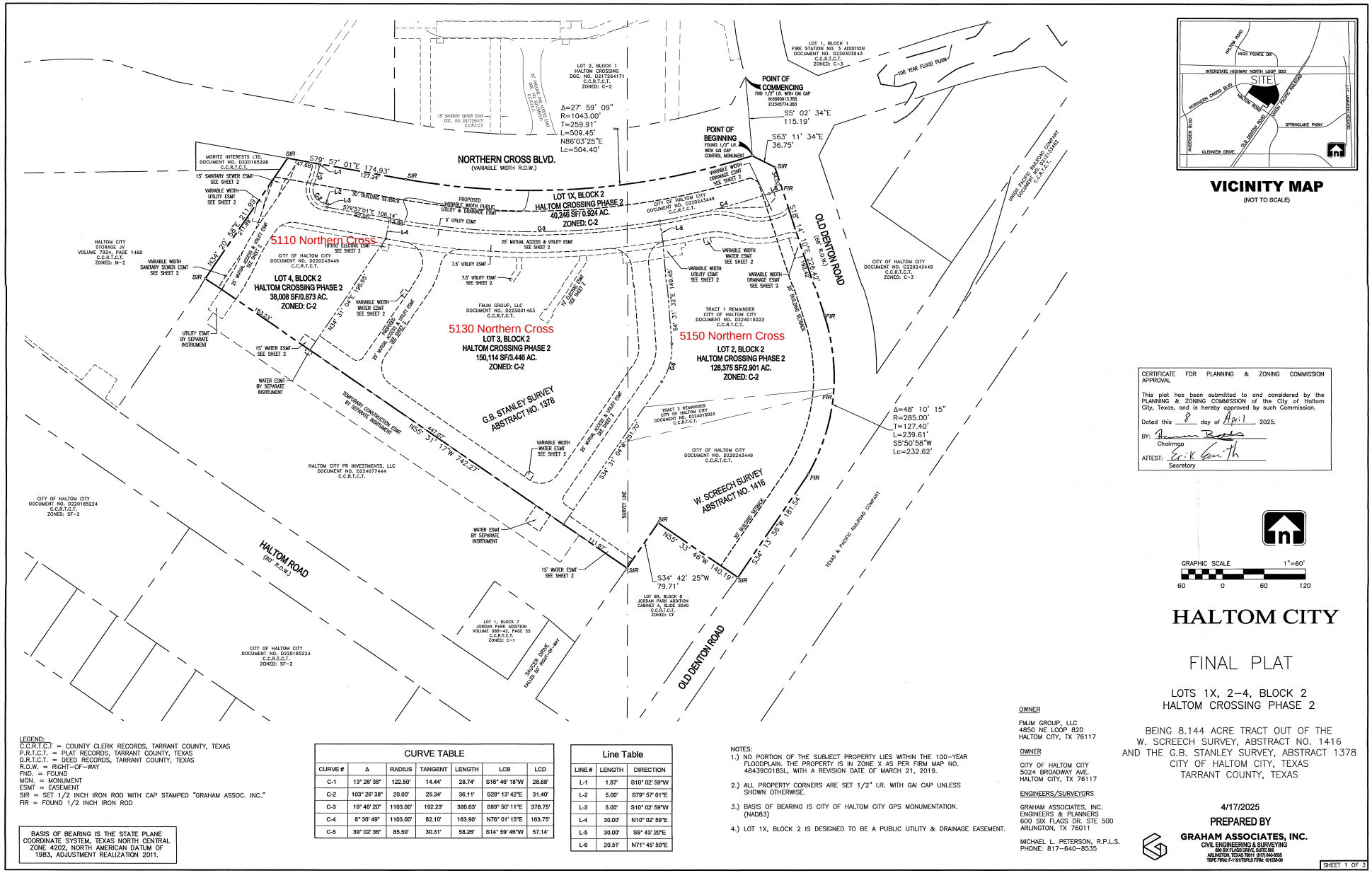
OWNER
FMJM GROUP, LLC
4850 NE LOOP 820
HALTOM CITY, TX 76117

OWNER
CITY OF HALTOM CITY
5024 BROADWAY AVE.
HALTOM CITY, TX 76117

ENGINEERS/SURVEYORS
GRAHAM ASSOCIATES, INC.
ENGINEERS & PLANNERS
600 SIX FLAGS DR. STE 500
ARLINGTON, TX 76011

MICHAEL L. PETERSON, R.P.L.S.
PHONE: 817-640-8535

SHEET 1 OF 3



VICINITY MAP

(NOT TO SCALE)

CERTIFICATE FOR PLANNING & ZONING COMMISSION APPROVAL

This plat has been submitted to and considered by the PLANNING & ZONING COMMISSION of the City of Haltom City, Texas, and is hereby approved by such Commission.

Dated this 8 day of April, 2025.

BY: _____ Chairman

ATTEST: _____ Secretary

GRAPHIC SCALE 1"=60'

60 0 60 120

HALTOM CITY

FINAL PLAT

LOTS 1X, 2–4, BLOCK 2
HALTON CROSSING PHASE 2

BEING 8.144 ACRE TRACT OUT OF THE
W. SCREECH SURVEY, ABSTRACT NO. 1416
AND THE G.B. STANLEY SURVEY, ABSTRACT 1378
CITY OF HALTON CITY, TEXAS
TARRANT COUNTY, TEXAS

4/17/2025

PREPARED BY

GRAHAM ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817)640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 101534-00

SHEET 1 OF 3

LEGEND:
C.C.R.T.C.T. = COUNTY CLERK RECORDS, TARRANT COUNTY, TEXAS
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C-3	19° 46' 20"	1103.00'	192.23'	380.63'	S89° 50' 11"E	378.75'
C-4	8° 30' 49"	1103.00'	82.10'	163.90'	N76° 01' 15"E	163.75'
C-5	39° 02' 36"	85.50'	30.31'	58.26'	S14° 59' 46"W	57.14'

Line Table		
LINE #	LENGTH	DIRECTION
L-1	1.87'	S10° 02' 59"W
L-2	5.00'	S79° 57' 01"E
L-3	5.00'	S10° 02' 59"W
L-4	30.00'	N10° 02' 59"E
L-5	30.00'	S9° 43' 20"E
L-6	20.51'	N71° 45' 50"E

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HALTOM CITY, TX 76117

OWNER

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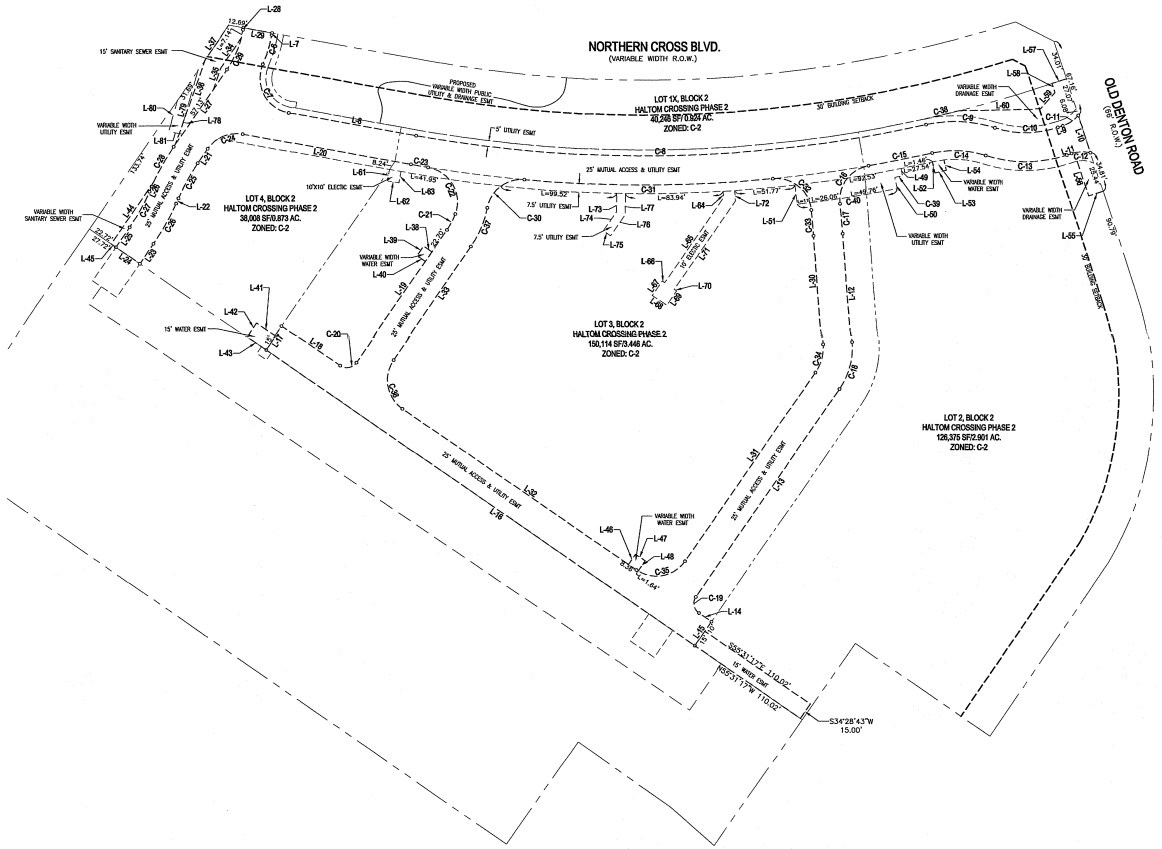

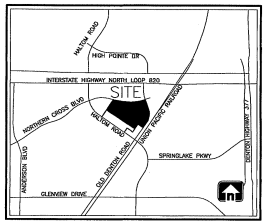

VICINITY MAP
(NOT TO SCALE)

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GRAPHIC SCALE 1"=50'
50 0 50 100

CURVE TABLE						
CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB	LCD
C-6	13° 26' 38"	112.50'	13.26'	26.40'	N16° 46' 18"E	26.34'
C-7	103° 26' 38"	30.00'	38.02'	54.16'	N28° 13' 42"W	47.10'
C-8	22° 47' 26"	1108.00'	223.32'	440.73'	S88° 39' 16"W	437.83'
C-9	30° 27' 44"	112.50'	30.63'	59.81'	N87° 30' 35"W	59.11'
C-10	35° 57' 27"	87.50'	28.39'	54.91'	S89° 44' 34"W	54.02'
C-11	31° 12' 35"	30.00'	8.38'	16.34'	S56° 09' 33"W	16.14'
C-12	31° 08' 50"	30.00'	8.35'	16.29'	N87° 19' 15"E	16.09'
C-13	35° 57' 27"	112.50'	36.51'	70.60'	N89° 44' 34"E	69.45'
C-14	30° 27' 44"	87.50'	23.82'	46.52'	S87° 30' 35"E	45.97'
C-15	2° 49' 23"	1133.00'	27.92'	55.83'	N78° 40' 15"E	55.82'
C-16	85° 56' 35"	30.00'	27.95'	45.00'	N37° 06' 39"E	40.90'
C-17	1° 27' 28"	1012.50'	12.88'	25.76'	N5° 15' 16"W	25.76'
C-18	39° 02' 36"	62.50'	22.16'	42.59'	N14° 59' 46"E	41.77'
C-19	90° 02' 21"	10.00'	10.01'	15.71'	N10° 30' 07"W	14.15'
C-20	89° 57' 37"	10.00'	9.99'	15.70'	S79° 29' 54"W	14.14'
C-21	14° 12' 25"	62.51'	7.79'	15.50'	S27° 24' 47"W	15.46'
C-22	101° 00' 59"	30.00'	36.40'	52.89'	S30° 11' 55"E	46.30'
C-23	0° 45' 24"	1133.00'	7.48'	14.96'	S80° 19' 43"E	14.96'
C-24	65° 42' 01"	30.00'	19.37'	34.40'	N67° 11' 59"E	32.55'
C-25	10° 33' 13"	187.50'	17.32'	34.54'	N29° 04' 21"E	34.49'
C-26	10° 41' 47"	212.50'	19.89'	39.67'	N29° 08' 39"E	39.61'
C-27	10° 41' 47"	187.50'	17.55'	35.00'	S29° 08' 39"W	34.95'
C-28	10° 33' 13"	212.50'	19.63'	39.14'	S29° 04' 21"W	39.09'
C-29	24° 17' 59"	87.50'	18.84'	37.11'	S22° 11' 59"W	36.83'
C-30	84° 17' 21"	30.00'	27.15'	44.13'	N52° 55' 47"E	40.28'
C-31	10° 48' 04"	1133.00'	107.11'	213.59'	N89° 40' 25"E	213.27'
C-32	90° 48' 42"	29.77'	30.19'	47.18'	S50° 46' 17"E	42.39'
C-33	1° 17' 26"	987.50'	11.12'	22.24'	S5° 10' 15"E	22.24'
C-34	39° 02' 36"	37.50'	13.30'	25.55'	S14° 59' 46"W	25.06'
C-35	89° 57' 39"	30.00'	29.98'	47.10'	S79° 29' 53"W	42.41'
C-36	90° 02' 19"	30.00'	30.02'	47.14'	N10° 30' 07"W	42.44'
C-37	23° 43' 58"	87.50'	18.39'	36.24'	N22° 39' 05"E	35.99'
C-38	1° 33' 37"	1103.00'	15.02'	30.04'	S76° 28' 45"W	30.03'
C-39	0° 20' 22"	1147.00'	3.40'	6.79'	N78° 53' 10"E	6.79'
C-40	4° 17' 58"	1157.00'	43.43'	86.82'	N81° 12' 35"E	86.80'

Line Table		
LINE #	LENGTH	DIRECTION
L-7	1.87'	N10° 02' 59"E
L-8	111.14'	N79° 57' 01"W
L-9	4.41'	S71° 45' 50"W
L-10	33.66'	N18° 14' 10"W
L-11	4.45'	N71° 45' 50"E
L-12	93.49'	N4° 31' 32"W
L-13	216.71'	N34° 31' 04"E
L-14	12.99'	N55° 31' 17"W
L-15	25.00'	N34° 31' 04"E
L-16	447.07'	S55° 31' 17"E
L-17	25.00'	S34° 28' 43"W
L-18	60.02'	N55° 31' 17"W
L-19	138.53'	S34° 31' 05"W
L-20	146.72'	S79° 57' 01"E
L-21	15.04'	N34° 20' 58"E
L-22	4.95'	N23° 47' 45"E
L-23	20.66'	N34° 27' 25"E
L-24	25.00'	S55° 31' 17"E
L-25	20.66'	S34° 27' 25"W
L-26	4.95'	S23° 47' 45"W
L-27	80.31'	S34° 20' 58"W
L-28	1.87'	S10° 02' 59"W
L-29	25.00'	N79° 57' 01"W
L-30	93.49'	S4° 31' 32"E
L-31	196.76'	S34° 31' 04"W
L-32	244.07'	N55° 31' 17"W
L-33	118.49'	N34° 31' 04"E
L-34	31.41'	S34° 20' 58"W
L-35	19.36'	S19° 07' 43"W
L-36	76.50'	S19° 07' 43"W
L-37	36.51'	S34° 20' 58"W
L-38	8.57'	S55° 28' 56"E
L-39	10.00'	N34° 31' 04"E
L-40	8.57'	N55° 28' 56"W
L-41	19.00'	S55° 31' 17"E
L-42	15.00'	N34° 28' 43"E
L-43	19.00'	N55° 31' 17"W
L-44	64.86'	N34° 29' 32"E

Line Table		
LINE #	LENGTH	DIRECTION
L-45	4.99'	N55° 31' 17"W
L-46	10.66'	N34° 28' 43"E
L-47	10.00'	S55° 31' 17"E
L-48	10.62'	S34° 28' 43"W
L-49	6.50'	N11° 17' 01"W
L-50	10.00'	N10° 26' 41"W
L-51	16.50'	S7° 00' 43"E
L-52	9.54'	S12° 44' 27"E
L-53	10.00'	N77° 15' 33"E
L-54	9.08'	N12° 44' 27"W
L-55	13.08'	S71° 46' 07"W
L-56	31.50'	N18° 13' 53"W
L-57	13.08'	N71° 45' 50"E
L-58	8.33'	N18° 14' 10"W
L-59	18.55'	N41° 45' 50"E
L-60	70.04'	N88° 32' 03"E
L-61	10.00'	N10° 02' 59"E
L-62	10.00'	N79° 57' 01"W
L-63	10.00'	S10° 02' 59"W
L-64	5.39'	S3° 47' 00"E
L-65	88.63'	S34° 31' 04"W
L-66	2.50'	N55° 28' 56"W
L-67	15.00'	S34° 31' 04"W
L-68	15.00'	S55° 28' 56"E
L-69	15.00'	N34° 31' 04"E
L-70	2.50'	N55° 28' 56"W
L-71	92.10'	N34° 31' 04"E
L-72	8.86'	N3° 47' 00"W
L-73	15.83'	S0° 52' 24"W
L-74	19.84'	S34° 31' 04"W
L-75	7.50'	S55° 28' 56"E
L-76	22.10'	N34° 31' 04"E
L-77	18.10'	N0° 52' 24"E
L-78	5.64'	S79° 57' 01"E
L-79	46.99'	S15° 26' 43"W
L-80	27.90'	S15° 26' 43"W
L-81	12.12'	S79° 57' 01"E

HALTOM CITY

FINAL PLAT

LOTS 1X, 2-4, BLOCK 2
HALTOM CROSSING PHASE 2

BEING 8.144 ACRE TRACT OUT OF THE
W. SCREECH SURVEY, ABSTRACT NO. 1416
AND THE G.B. STANLEY SURVEY, ABSTRACT 1378
CITY OF HALTOM CITY, TEXAS
TARRANT COUNTY, TEXAS

4/17/2025

OWNER

FMJM GROUP, LLC
4850 NE LOOP 820
HALTOM CITY, TX 76117

OWNER

CITY OF HALTOM CITY
5024 BROADWAY AVE.
HALTOM CITY, TX 76117

ENGINEERS/SURVEYORS

GRAHAM ASSOCIATES, INC.
ENGINEERS & PLANNERS
600 SIX FLAGS DR. STE 500
ARLINGTON, TX 76011

MICHAEL L. PETERSON, R.P.L.S.
PHONE: 817-640-8535

PREPARED BY

GRAHAM ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 101539-00

SHEET 2 OF 3

RESOLUTION NO. 2026-015-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALTOM CITY, TEXAS, APPROVING THE FIFTH AMENDMENT TO THE CHAPTER 380 DEVELOPMENT PROGRAM AND ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HALTOM CITY, TEXAS, AND FMJM GROUP, LLC; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AMENDMENT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Haltom City and FMJM Group, LLC entered into a Chapter 380 Development Program and Economic Development Agreement for the development of an indoor/outdoor sports venue and restaurant project; and

WHEREAS, the City Council approved a Fourth Amendment to the Agreement providing for the conveyance of an approximately 0.556-acre parcel of City-owned property; and

WHEREAS, the parties desire to extend certain deadlines associated with the conveyance of the property and related obligations; and

WHEREAS, the City Council finds that approval of the Fifth Amendment promotes the continued development of the project and serves a public purpose.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HALTOM CITY, TEXAS:

SECTION 1. The Fifth Amendment to the Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas, and FMJM Group, LLC is hereby approved.

SECTION 2. The City Manager is authorized to execute the Fifth Amendment and all documents necessary to implement its provisions.

SECTION 3. This Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED by the City Council of the City of Haltom City, Texas on this 13th day of April 2026.

Dr. An Truong, Mayor

ATTEST:

Imelda Rodriguez, TRMC City
Secretary

APPROVED AS TO FORM AND LEGALITY:

City Attorney

FIFTH AMENDMENT TO CHAPTER 380 DEVELOPMENT PROGRAM AND ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HALTOM CITY, TEXAS, AND FMJM GROUP, LLC FOR DEVELOPMENT OF AN INDOOR/OUTDOOR SPORTS VENUE AND RESTAURANT

This Fifth Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas, and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant (the **"Amendment")** is made and entered into as of June 22, 2026, (the **"Effective Date")** by and between the City of Haltom City, Texas, a Texas municipal corporation located in Tarrant County, Texas (the **"City")** and FMJM Group, LLC, a Texas limited liability company (the **"Developer"),** for the purposes and considerations stated below. The City and the Developer may sometimes hereafter be collectively referred to as the "parties."

WITNESSETH:

WHEREAS, on or about November 25, 2024, the City and the Developer entered into that Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant, as amended on or about December 26, 2024, by the First Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant; on or about December 31, 2024, by the Second Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant; and on October 27, 2025 by the Third Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant; and on February 23, 2026 by the Fourth Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant (collectively, the **"Agreement");** and

WHEREAS, pursuant to the Agreement, the City has conveyed to the Developer an approximately 3.446 acre tract of land (the **"Property")** for construction of the Project described in the Agreement; and

WHEREAS, in order to complete the Project, the City and Developer entered the Fourth Amendment to convey an approximately 0.556-acre parcel of land (the **"Additional Property")** to the Developer, as depicted on **Exhibit E**, subject to certain conditions and with certain performance requirements further described herein; and

WHEREAS, in order to complete the conveyance, the parties desire to amend the deadlines associated with the Additional Property transfer.

NOW THEREFORE, in consideration of the mutual benefits and promises contained

herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

Amendments to the Agreement.

A. *Section 3.11 is amended to read as follows:*

"3.11 No later than July 31, 2026, the Developer, at its sole cost, shall have a survey performed on the Additional Property. Prior to the Additional Closing discussed in Article 4A, the Developer, at its sole cost, shall replat the Additional Property in conformance with City ordinances."

B. *Section 4A.01 is amended to read as follows:*

"4A.01 Closing. The closing of the conveyance of the Additional Property (the **"Additional Closing")** will occur on or before December 18, 2026, at a Title Company chosen by the City."

2. Effect of Amendment. All other terms and conditions of the Agreement, with the exception of the terms modified by this Amendment, shall remain in full force and effect.

CITY OF HALTOM CITY, TEXAS

By: _____
An Truong, Mayor

FMJM GROUP, LLC

By:_____
Felix O. Salinas, Managing Member

EXHIBIT E:
DEPICTION OF ADDITIONAL PROPERTY

~.556AC of green space to be developed for additional parking located west of Old Denton Rd., south of Northern Cross Blvd., and north/northeast of Haltom Rd. and adjacent to following established addresses:

- My Stomping Grounds - 5130 Northern Cross Blvd. Haltom City, Texas
- Beacon Baptist Church - 4950 Haltom Rd. Haltom City, Texas Further

depicted in the below image, within the area outlined and highlighted.



EXHIBIT F
SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT **IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

Date:	December __ , 2026
Grantor:	City of Haltom City, Texas
Grantor's Mailing Address:	4801 Haltom Road Haltom City, Texas 76117
Grantee:	FMJM Group, LLC
Grantee's Mailing Address:	4850 NE Loop 820 Haltom City, Texas 76117
Consideration:	$10.00 and other good and valuable consideration

Property (including any improvements}: See attached Exhibit "1"

Reservations and Exceptions to Conveyance and Warranty: This conveyance is made subject to any covenants, conditions, easements and restrictions recorded in the public records of Tarrant County, including the Permitted Exceptions set forth in Exhibit "2," and all easements, setback lines and other matters shown on the recorded plat of the Property.

Grantor, for the Consideration and subject to the Reservations and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through, or under Granter, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

CITY COUNCIL MEMORANDUM

City Council Meeting:	**Monday, June 22, 2026, 6:00 PM**
Department:	**Economic Development**
Subject:	**RESOLUTION NO. 2026-016-01 - Chapter 380 Development Program & Economic Development Agreement with FMJM Group, LLC (First Amendment)**

PURPOSE

The proposed First Amendment to the Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City and FMJM Group, LLC modifies the approved development project associated with the sale of approximately 0.873 acres of City-owned property. The original Agreement contemplated the development of a mixed-use project consisting of personal services and professional office uses. The developer has since requested approval to revise the project concept to a mid-range, premium-casual steakhouse restaurant. The proposed amendment updates the Agreement to reflect the revised development concept while maintaining the City's objective of facilitating private investment and economic activity on the property.

BACKGROUND

On June 23, 2025, the City Council approved a Chapter 380 Development Program and Economic Development Agreement with FMJM Group, LLC to facilitate the sale and development of approximately 0.873 acres of City-owned property. The approved project consisted of a Mixed Use – Personal Services & Professional Private Office development. Since approval of the Agreement, the developer has commenced vertical construction of the building shell. However, interior finish-out activities have not yet occurred, providing the developer with the opportunity to revise the intended use of the building. FMJM Group, LLC has identified an opportunity to pursue a restaurant concept on the property and has requested an amendment to the Agreement to allow development of a mid-range, premium-casual steakhouse restaurant in lieu of the previously approved mixed-use project.

The proposed First Amendment modifies the approved use of the property to permit development of the restaurant concept. No changes are proposed to the property conveyance, development obligations, performance milestones, purchase price, incentives, or other material terms of the Agreement. All remaining terms and conditions of the Agreement shall remain unchanged unless otherwise expressly amended.

Staff has reviewed the request and determined the revised project remains consistent with the City's economic development objectives by encouraging private investment, increasing commercial activity, expanding dining opportunities available to residents and visitors, and strengthening the City's sales tax base. Staff further believes the proposed restaurant use has the potential to generate greater economic activity and sales tax revenue than the previously approved office-oriented development while maintaining the City's original objective of facilitating private investment on the property.

FISCAL IMPACT

Approval of the First Amendment does not create any additional financial obligations for the City. The amendment solely modifies the approved project use and does not alter the consideration, incentives, or other financial terms previously approved by the City Council.

RECOMMENDATION

Staff recommends approval of the First Amendment to the Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City and FMJM Group, LLC.

Attachments

1. Original 380 Agreement Mixed Use Project .873AC_FMJM Group LLC.pdf
2026-016-01 1 amend FMJM.pdf
First Amendment to 380 Agreement_Mixed Use Project to Steakhouse.pdf

Agenda No. 8.

CITY COUNCIL
MEMORANDUM/RESOLUTION

City Council Meeting:	**Monday, June 9, 2025, 6:00 PM**
Department:	**Administration**
Subject:	**380 DEVELOPMENT AGREEMENT**

BACKGROUND

The FMJM, LLC owners, Felix Salinas is offering to purchase 0.873-acres of city owned land located at the 5000 block of Northern Cross Blvd., otherwise known as "Lot 4, Block 2 Haltom Crossing Phase 2 (38,008SF/.873AC)" for the purposes of constructing a personal services & professional private office development.

FMJM is proposing a 380-development agreement with The City of Haltom City as presented to the City Council. In the recent past, the City Council had specifically designated by resolution this described property to mark as an economic development property to potentially incentivize new commercial retail and/or entertainment usage. The proposed use described is consistent with the defined focus for this property.

FISCAL IMPACT

The value of approximately 0.873 acres (38,008SF) is appraised at $266,056USD, which is $7 per square foot. However, FMJM, LLC would buy the land at a discounted rate per the attached 380 agreement. As long as the new development meets the performance dates and requirements set forth in the agreement and remains open for a period of five years The remainder of the full appraised value will be forgiven.

RECOMMENDATION

Approve the 380 Development agreement as described.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HALTOM CITY:

That the above stated Staff recommendations are hereby approved and authorized.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Haltom City, Texas this 9TH day of June 2025, at which meeting a quorum was present, held in accordance with the provisions of V.T.C.A., Government Code, §551.001 *et seq.*

APPROVED

Dr. An Truong, Mayor

ATTEST:

Imelda B. Rodriguez, City Secretary

APPROVED AS TO FORM:

Wayne Olson, City Attorney

CHAPTER 380 DEVELOPMENT PROGRAM AND ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HALTOM CITY, TEXAS, AND FMJM GROUP, LLC FOR DEVELOPMENT OF A MIXED USE – PERSONAL SERVICES & PROFESSIONAL PRIVATE OFFICE DEVELOPMENT

This Economic Development Agreement (this "**Agreement**") is made and entered into as of **June 23, 2025** (the "**Effective Date**") by and between the City of Haltom City, a home rule municipal corporation located in Tarrant County, Texas (the "**City**"), and FMJM Group, LLC, a Texas limited liability company (the "**Developer**"), for the purposes and considerations stated below.

WITNESSETH:

WHEREAS, Chapter 380 of the Texas Local Government Code permits cities to make loans or grants of public funds for the purpose of promoting economic development and stimulating business and commercial activity within the City; and

WHEREAS, the City desires to encourage the development along the I-820 corridor in order to expand the ad valorem and sales tax base, create jobs and provide needed services and amenities for the citizens of Haltom City and the surrounding area; and

WHEREAS, the Developer has proposed to build or cause to be build a mixed use, personal services and professional private office development, to be known as the (the "**Project**") on an approximately 0.873-acre parcel of land owned by the City, which is more particularly depicted in **Exhibit A** (the "**Property**"); and

WHEREAS, the City desires to incentivize the Developer to build, or cause the Improvements (hereinafter defined) to be built, by conveying the Property to the Developer under certain conditions and with certain performance requirements further described herein; and

WHEREAS, the City Council of the City hereby establishes a Chapter 380 economic development program (the "**Program**") to encourage economic development within the City and finds and determines that this Agreement will effectuate the purposes of the Program, and that the Developer's performance of its obligations herein will provide local economic development and stimulate business and commercial activity in the City.

AGREEMENT

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Developer (each a, "**Party**" collectively the "**Parties**") represent and agree as follows:

ARTICLE 1.
Definitions

The following words shall have the following meanings when used in this Agreement:

The terms "Agreement," "City," "Closing," "Developer," "Developer Obligations," "Effective Date," "Expiration Date," "Opening Date," "Parties," "Party," "Project," "Program," "Promissory Note," "Property," and "Term" shall have the meanings assigned herein.

"Certificate of Occupancy" means the document issued by the City certifying the Improvements are in compliance with applicable building codes, zoning regulations, and other laws and indicating them to be in a condition suitable for occupancy by customers.

"Commencement of Construction" means that: (i) the plans have been prepared and all approvals thereof required by applicable governmental authorities have been obtained; (ii) all necessary permits for Commencement of Construction have been issued by all applicable governmental authorities; and (iii) mobilization and excavation of the site has occurred and the foundation for the two-story commercial structure has been poured.

"Encumbrances" means any debt or lien placed on the Property by the Developer or assignee of the Developer.

"Event of Bankruptcy or Insolvency" means the dissolution or termination of a Party's existence as a going business, insolvency, appointment of receiver for any part of such Party's property and such appointment is not terminated within ninety (90) days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against such Party and such proceeding is not dismissed within ninety (90) days after the filing thereof.

"Force Majeure" means any contingency or cause beyond the reasonable control of a Party including, without limitation, acts of God or the public enemy, war, riot, civil commotion, insurrection, government or de facto governmental action (unless caused by the intentionally wrongful acts or omissions of the Party), fires, explosions, floods, strikes, slowdowns or work stoppages. Any work stoppage caused by a pandemic will not be considered a Force Majeure event unless it prevents construction workers from being physically present on the Property, or prevents the manufacture or delivery of essential materials, due to a government order.

"Impositions" means all taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, and other charges by public or governmental authority, general and special, ordinary and extraordinary, foreseen and unforeseen, which are or may be assessed, charged, levied, or imposed by any public or governmental authority on the Developer or any property or any business owned by the Developer within the City.

"Improvements" means a two-story commercial development featuring a ground-floor personal services suite and a second-floor private professional office space, and related infrastructure, driveways, parking, landscaping, and other improvements reasonably required to be constructed on the Property. The Project supports local job creation, enhances the City's small business ecosystem, and contributes to corridor revitalization efforts.

ARTICLE 2.
General Provisions

2.01 All of the above recitals are found to be true and are hereby incorporated into this Agreement as if fully set forth in their entirety.

2.02 The term of this Agreement ("**Term**") will commence on the Effective Date and will continue until all obligations by the Parties have been fulfilled ("**Expiration Date**"), unless sooner terminated as provided herein.

2.03 The City owns the Property, which is located within the city limits of the City, and the Developer intends to construct or cause to be constructed the Improvements on the Property.

2.04 The Property will be conveyed to the Developer in a developable condition that would not be affected by local, state, or federal restrictions concerning development in a flood plain that would prevent the City from issuing a building permit upon completion of infrastructure and a final Certificate of Occupancy subject to the rules and regulations of the City.

2.05 In exchange for the Property, the Developer agrees to pay the City the Purchase Price of $114,024.00 USD. In addition to the Purchase Price, the Developer agrees to execute a promissory note in the amount of $85,518.00 USD ("**Promissory Note**") in order to guarantee the Developer's performance under this Agreement.

2.06 The City will provide a joint access easement it owns or controls to guarantee access to entry off of Northern Cross Boulevard to provide direct access to the Property.

ARTICLE 3.
Developer Obligations

3.01 As good and valuable consideration for this Agreement, the Developer agrees to perform in a reasonable and timely manner the terms and conditions set forth in this Article 3 (the "**Developer Obligations**").

3.02 The Developer agrees to design and construct the Improvements on the Property in accordance with construction plans approved by the City. The City, its inspectors, agents, and employees, shall have the right of reasonable access to the Property during construction to inspect the Improvements at reasonable times and with reasonable notice to the Developer, and in accordance with visitor access and security policies of the Developer, in order to insure the construction of the Improvements are in accordance with this Agreement, the approved construction plans and all applicable state and local laws and regulations (or valid wavier thereof).

3.03 No later than October 30, 2025, the Developer, at its sole cost, shall file an application for zoning change to a Planned Development or other appropriate zoning district for the Project in conformance with City ordinances. The City authorizes the Developer to file an application on the City's behalf and agrees to sign any documentation necessary to submit a complete application.

3.04 No later than October 30, 2025, the Developer, at its sole cost, shall file a final plat application for the Property platting the Property in conformance with City ordinances. The City authorizes the Developer to file an application on the City's behalf and agrees to sign any documentation necessary to submit a complete application. The Developer shall diligently pursue approval of the final plat by the City.

3.05 The Developer agrees to present a site plan and elevation plan to the City to be approved prior to a building permit being issued by the City.

3.06 The Developer agrees, subject to events of Force Majeure, to (i) cause Commencement of Construction of the Project to occur no later than October 30, 2025; and (ii) complete the Improvements and obtain a Certificate of Occupancy and cause the Project to open no later than October 30, 2026.

3.07 The Developer agrees to construct the Project in accordance with all applicable state and local laws, codes, and regulations (or valid waiver thereof).

3.08 The Developer shall make timely payment of all Impositions during the Term of this Agreement.

3.09 The Developer shall maintain the Certificate of Occupancy and keep the Project open and operating for a period of at least five (5) years following the date the Project first opens ("**Opening Date**"). Notwithstanding the above, if the Certificate of Occupancy is terminated due to fire or similar casualty loss to the Project, then the Force Majeure provision shall allow the Developer a reasonable time to re-obtain the Certificate of Occupancy.

3.10 The Developer shall be entitled to encumber the Property for purposes of obtaining loans for construction of the Improvements and related requirements to obtain a Certificate of Occupancy for the Project.'

ARTICLE 4.
Conveyance of Property

4.01 Closing. The closing of the conveyance of the Property (the "**Closing**") will occur within one hundred twenty (120) days of the Effective Date.

4.02 Transfer of Property. At the Closing, the City shall deliver to the Developer a special warranty deed conveying the Property to the Developer, in substantial conformance to Exhibit "C," attached hereto.

4.03 Promissory Note. The Developer will deliver the executed Promissory Note in the form set forth in **Exhibit B** at the time of Closing.

ARTICLE 5.
Obligations of City

5.01 Payment for Land. As long as the Developer is in full compliance with the Developer Obligations and other terms and conditions of this Agreement, the City agrees to cancel the Promissory Note and terminate the Developer's payment obligations under the Promissory Note. If the Developer defaults under this Agreement, the City's obligation to cancel the Promissory Note and terminate the Developer's payment obligations under the Promissory Note shall cease and the Developer will be responsible to pay the Promissory Note in full as provided herein.

ARTICLE 6.
Termination

6.01 This Agreement may be terminated upon any one or more of the following:

A. Upon written notice by the City if the Developer fails to: (i) perform any of the Developer Obligations by the deadlines set forth in Article 3 of this Agreement; or (ii) operate the Project for a period of five (5) years following the Opening Date.

B. Upon written notice by any Party, if any other Party defaults or breaches any of the terms or conditions of this Agreement and such default or breach is not cured within thirty (30) days after written notice thereof.

C. Upon the occurrence of an Event of Bankruptcy or Insolvency involving the Developer if before the Promissory Note is paid in full.

6.02 In the event this Agreement is terminated by the City under Section 6.01, the City is entitled to the following remedies:

A. The City will no longer be obligated to cancel the Promissory Note, and the Promissory Note will become due and payable in full by the Developer as provided herein unless the Developer conveys the Property free and clear of all liens and Encumbrances to the City by special warranty deed within thirty (30) days of notice of termination.

B. If the Developer fails to convey the Property to the City within thirty (30) days of notice of termination as provided above, the Developer shall immediately pay the City the full amount of the Promissory Note.

C. The City may pursue any other remedies provided by law.

ARTICLE 7.
Miscellaneous

7.01 Binding Agreement. The terms and conditions of this Agreement are binding upon the successors and assigns of the Parties. This Agreement may not be assigned by the Developer without the express written consent of the City unless to an entity controlled by Felix Salinas or Meagan Bartek (control defined as fifty-one percent (51%) ownership or more of the entity becoming the assignee).

7.02 Limitation on Liability. It is understood and agreed between the Parties that the Developer, in satisfying the conditions of this Agreement, is deemed to have acted independently, and the City assumes no responsibilities or liabilities to third parties in connection with these actions. The Developer agrees to indemnify and hold harmless the City from all such claims, suits, and causes of actions, liabilities and expenses, including reasonable attorney's fees, of any nature whatsoever by a third party arising out of the Developer's performance of the conditions under this Agreement, excluding actions of third parties with whom the Developer has not contracted with or whom are not injured on the Property or within the Improvements.

7.03 No Joint Venture. It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture among the Parties.

7.04 Authorization. Each Party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

7.05 Notice.

A. To be effective, any notice to the City under this Agreement relating to claims of default must strictly comply with the provisions of the Texas Government Code, the Texas Local Government Code, and the City's ordinances regarding suits and/or claims against a municipality or other public entity. However, notices sent to the City in the ordinary course of this Agreement shall be sent to the City

pursuant to Section 7.05 8.

B. Any notice required or permitted to be delivered hereunder (other than those described in Section 7.05 A.) shall be deemed received three (3) days thereafter if sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the Party at the address set forth below or on the day actually received if sent by courier or otherwise hand delivered.

If intended for the City, to:
City of Haltom City – Economic Development
Attn: Robert Briggs
4801 Haltom Road
Haltom City, Texas 76117

With a copy to:
City Attorney
Alicia Kreh
TOASE, LLP
6000 Western Place, Suite 200
Fort Worth, Texas 76107

If intended for the Developer, to:
FMJM Group, LLC
Attn: Felix 0. Salinas
4850 NE Loop 820
Haltom City, Texas 76117

Any notice sent to the City pursuant to this section shall be confirmed by email to rphelps@haltomcitytx.com, rbriggs@haltomcitytx.com, and akreh@toase.com. any notice sent to the Developer pursuant to this section shall be confirmed by email to mbartek@mystompinggrounds.com.

7.06 Entire Agreement. This Agreement is the entire agreement between the Parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written agreement between the Parties that in any manner relates to the subject matter of this Agreement, except as provided in any exhibits attached hereto.

7.07 Governing Law. This Agreement shall be governed by the laws of the State of Texas, and exclusive venue for any action concerning this Agreement shall be in the State District Courts of Tarrant County, Texas.

7.08 Amendment. This Agreement may only be amended by the mutual written agreement of the Parties.

7.09 Legal Construction. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the Parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid, and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid, or unenforceable.

7.10 Counterparts. This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all the counterparts shall constitute one and the same instrument.

7.11 Exhibits. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

7.12 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the Parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

7.13 Limitation of Damages. The Parties agree that no Party will be liable to the other under this Agreement for consequential damages (including lost profits) or exemplary damages.

7.14 Access to Information. The Developer agrees to provide the City access to information related to the construction of the Improvements during regular business hours upon reasonable notice. The City shall have the right to require the Developer to submit any necessary information, documents, invoices, receipts, or other records to verify any obligations of the Developer under this Agreement.

7.15 Attorney's Fees. In the event any legal action or process is commenced to enforce or interpret provisions of this Agreement, the prevailing Party in any such legal action shall be entitled to recover its necessary and reasonable attorneys' fees and expenses incurred by reason of such action.

7.16 Compliance with Law. The Developer covenants and certifies that it does not and will not knowingly employ an undocumented worker as that term is defined by Section 2264.01(4) of the Texas Government Code. In accordance with Section 2264.052 of the Texas Government Code, if the Developer or its branch, division, or department is convicted of a violation under 8 U.S.D. Section 1324a(f), the Developer shall repay to the City the full amount of any economic development incentive made under this Agreement, plus ten percent (10%) per annum from the date the incentive was made. Repayment shall be paid within one hundred twenty (120) days after the date the Developer receives notice of violation from the City.

CITY OF HALTOM CITY, TEXAS

By: _____
An Truong, Mayor

FMJM GROUP, LLC

By: _____
Felix O. Salinas, Managing Member

EXHIBIT "A" PROPERTY DESCRIPTION

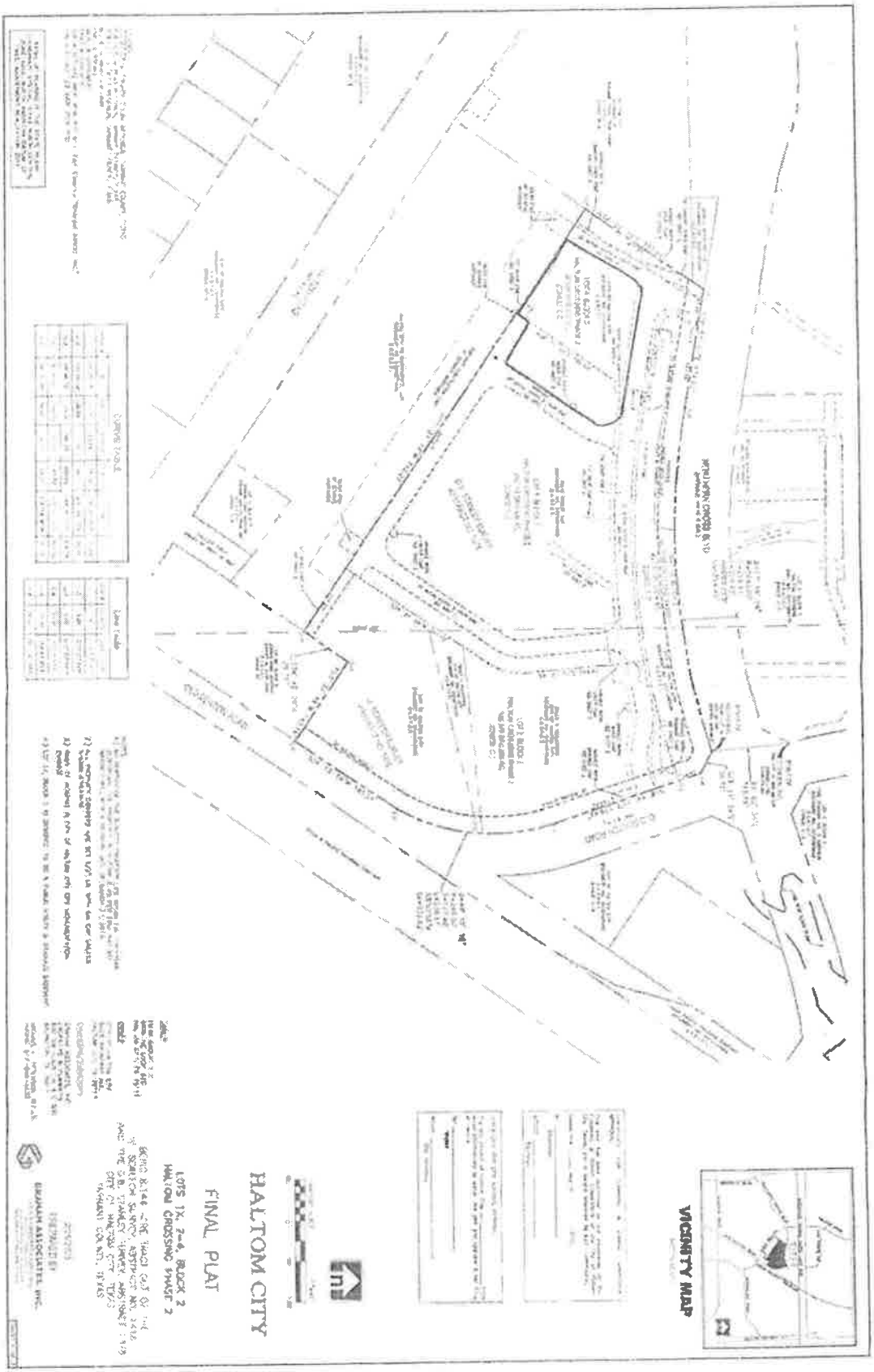

EXHIBIT "B"

Promissory Note

Date:	_____
Borrower:	FMJM Group, LLC
Borrower's Mailing Address:	4850 NE Loop 820 Haltom City, Texas 76117
Lender:	City of Haltom City, Texas
Place for Payment:	4801 Haltom Road Haltom City, Texas 76117
Principal Amount:	$85,518.00
Annual Interest Rate:	0.00%
Maturity Date:	_____

Annual Interest Rate on Matured, Unpaid Amounts: 0.00%

Terms of Payment: The Borrower and the Lender are parties to the following agreement: Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas and FMJM Group, LLC for Development of a mixed use, personal services and professional private office development dated June 23,2025 ("Development Agreement") attached as **Exhibit A** and incorporated herein by reference for all purposes. The Principal Amount of this Promissory Note will be paid by the City of Haltom City, Texas in accordance with the terms of the Development Agreement so long as the Borrower in not in default of the Development Agreement. Should the Borrower open and operate the Project, as defined in the Development Agreement, for five (5) years, the Borrower's full obligation under this Promissory Note will be paid by the City of Haltom City, Texas at such a time at which time this Promissory Note shall be marked paid in full and returned to Borrower.

Other Security for Payment: All unpaid amounts are due by the Maturity Date. After maturity, Borrower promises to pay any unpaid principal balance plus interest at the Annual Interest Rate on Matured, Unpaid Amounts.

If the Borrower defaults in the performance of any obligation in any instrument securing or collateral to this note, Lender may declare the unpaid principal balance,

earned interest, and any other amounts owed on the note due within thirty (30) days of notice of default. Borrower and each surety, endorser, and guarantor waive all demand for payment, presentation for payment, notice of intention to accelerate maturity, notice of acceleration of maturity, protest, and notice of protest, to the extent permitted by law.

Borrower also promises to pay reasonable attorney's fees and court and other costs if this note is placed in the hands of an attorney to collect or enforce the note. These expenses will bear interest from the date of advance at the Annual Interest Rate on Matured, Unpaid Amounts. Borrower will pay Lender these expenses and interest on demand at the Place for Payment. These expenses and interest will become part of the debt evidenced by the note and will be secured by any security for payment.

Interest on the debt evidenced by this note will not exceed the maximum rate or amount of nonspurious interest that may be contracted for, taken, reserved, charged, or received under law. Any interest in excess of that maximum amount will be credited on the Principal Amount or, if the Principal Amount has been paid, refunded. On any acceleration or required or permitted prepayment, any excess interest will be canceled automatically as of the acceleration or prepayment or, if the excess interest has already been paid, credited on the Principal Amount or, if the Principal Amount has been paid, refunded. This provision overrides any conflicting provisions in this note and all other instruments concerning the debt.

The Borrower is responsible for all obligations represented by this note. When the context requires, singular nouns and pronouns include the plural.

FMJM GROUP, LLC, BORROWER

By: 

Felix O. Salinas, Managing Member

EXHIBIT "C"

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date:

Grantor: City of Haltom City, Texas

Grantor's Mailing Address: 4801 Haltom Road
Haltom City, Texas 76117

Grantee: FMJM Group, LLC

Grantee's Mailing Address: FMJM Group, LLC
4850 NE Loop 820
Haltom City, Texas 76117

Consideration: $10.00 and other good and valuable consideration.

Property (including any improvements): See attached Exhibit "A" and Exhibit "B"

Reservations and Exceptions to Conveyance and Warranty:

This conveyance is made subject to any covenants, conditions, easements and restrictions recorded in the public records of Tarrant County, including the Permitted Exceptions set forth in Exhibit "B," and all easements, setback lines and other matters shown on the recorded plat of the Property.

Grantor, for the Consideration and subject to the Reservations and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through, or under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

CITY OF HALTOM CITY

By: _____
An Truong, Mayor

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF TARRANT §

Before me, the undersigned authority on this day personally appeared An Truong, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he is the Mayor of the City of Haltom City, and that he executed this instrument on behalf of said entity for the purpose and consideration herein expressed.

GIVE UNDER MY HAND AND SEAL OF OFFICE, THIS 9th DAY OF June, 2025.

IMELDA B. RODRIGUEZ
Notary Public, State of Texas
My Commission Expires
September 21, 2025
ID # 12805645-9

Imelda B Rodriguez
Notary Public in and for the State of Texas

My Commission Expires: 9/21/2025

AFTER RECORDING RETURN TO:
City of Haltom City
Attn: Imelda Rodriguez
4801 Haltom Road
Haltom City, Texas 76117

RESOLUTION NO. 2026-016-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALTOM CITY, TEXAS, APPROVING THE FIRST AMENDMENT TO THE CHAPTER 380 DEVELOPMENT PROGRAM AND ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HALTOM CITY, TEXAS, AND FMJM GROUP, LLC; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AMENDMENT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on June 23, 2025, the City Council approved a Chapter 380 Development Program and Economic Development Agreement with FMJM Group, LLC to facilitate the sale and development of approximately 0.873 acres of City-owned property for a Mixed Use – Personal Services & Professional Private Office development; and

WHEREAS, FMJM Group, LLC has commenced construction of the project and has requested approval to modify the approved use of the building to allow development of a mid-range, premium-casual steakhouse restaurant; and

WHEREAS, the proposed amendment modifies only the approved project use, while all other terms and conditions of the Agreement, including the property conveyance, development obligations, performance milestones, purchase price, and incentive provisions, remain unchanged; and

WHEREAS, the City Council finds that the proposed restaurant development continues to promote economic development, private investment, commercial activity, and sales tax generation within the City of Haltom City; and

WHEREAS, the City Council finds that approval of the First Amendment serves a public purpose and benefits the citizens of Haltom City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HALTOM CITY, TEXAS:

SECTION 1. The City Council hereby approves the First Amendment to the Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas, and FMJM Group, LLC, modifying the approved project use from a Mixed Use – Personal Services & Professional Private Office development to a restaurant development.

SECTION 2. Except as expressly amended by the First Amendment, all other terms and conditions of the Agreement shall remain in full force and effect.

SECTION 3. The City Manager is hereby authorized to execute the First Amendment and any related documents necessary to carry out the intent of this Resolution.

SECTION 4. This Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED by the City Council of the City of Haltom City, Texas on this 12th day of January 2026.

Dr. An Truong, Mayor

ATTEST:

Imelda Rodriguez, TRMC

City Secretary

APPROVED AS TO FORM AND LEGALITY:

City Attorney

FIRST AMENDMENT TO

CHAPTER 380 DEVELOPMENT PROGRAM AND ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HALTOM CITY, TEXAS, AND FMJM GROUP, LLC FROM DEVELOPMENT OF A MIXED-USE PERSONAL SERVICES & PROFESSIONAL PRIVATE OFFICE DEVELOPMENT TO A MID-RANGE, PREMIUM-CASUAL STEAKHOUSE RESTAURANT

This First Amendment to Chapter 380 Economic Development Agreement (this "Amendment") is made and entered into as of June 22, 2026 (the "Effective Date") by and between the City of Haltom City, a home rule municipal corporation located in Tarrant County, Texas (the **"City"),** and FMJM Group, LLC, a Texas limited liability company (the "Developer"), for the purposes and considerations stated below.

WITNESSETH:

WHEREAS, on or about June 23, 2025, the City and Developer entered into that Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City and FMJM Group, LLC, for the development of a Mixed Use - Personal Services & Professional Private Office (the "Agreement") ; and

WHEREAS, the Parties desire to amend the Agreement to revise the Project concept.

NOW THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. AMENDMENT TO THE AGREEMENT

A. The third Whereas clause is amended to amend the definition of "Project" to read as follows:

"**WHEREAS,** the Developer has proposed to build or cause to be built a mid-range, premium-casual steakhouse restaurant, to be known as the "Project" on an approximately 0.873-acre parcel of land owned by the City, which is more particularly depicted in Exhibit A (the "Property"); and"

B. The definition of "Improvements," in Article 1, "Definitions," is amend to read as follows:

"Improvements means a two-story commercial development featuring a mid-range, premium-casual steakhouse restaurant and related infrastructure, driveways, parking, landscaping, and other improvements reasonably required to be constructed on the Property. The Project supports local job creation, enhances the City's small business

ecosystem, and contributes to corridor revitalization efforts."

C. Section 3.02 of Article 3, "Developer Obligations" is amended to read as follows:

"3.02 The Developer agrees to design and construct the Improvements on the Property in accordance with the construction plans approved by the City. Any outdoor patio and dining areas must be depicted on the construction plans for approval by the City. In no event shall the Property include a drive-thru feature. The City, its inspectors, agents, and employees shall have the right of reasonable access to the Property during construction to inspect the Improvements at reasonable times and with reasonable notice to the Developer, and in accordance with visitor access and security policies of the Developer, in order to insure the construction of the Improvements are in accordance with this Agreement, the approved construction plans, and all applicable state and local laws and regulations (or valid waiver thereof)."

D. Article 3 is amended by adding Section 3.11 to read as follows:

"3.11 The Developer shall be permitted to engage in the sale of alcohol on the Property subject to the state and local alcohol sale regulations and after obtaining all necessary state and local licenses and permits."

2. **EFFECT OF AMENDMENT**. All other terms and conditions of the Agreement, with the exception of the terms modified by this Amendment, shall remain in full force and effect.

CITY OF HALTOM CITY, TEXAS

By: _____
An Truong, Mayor

FMJM GROUP, LLC

By: _____
Felix O. Salinas, Managing Member

EXHIBIT A