



RESOLUTION NO. 2018-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING A DETAILED SITE PLAN, LANDSCAPE PLAN, AND BUILDING ELEVATIONS FOR A 14.964± ACRE TRACT OUT OF THE WILLIAM M. COCHRAN SURVEY, ABSTRACT NO. 279 AND HARRISON C. MARSH SURVEY, ABSTRACT NO. 916, DESCRIBED IN EXHIBIT “A” HERETO, LOCATED IN PLANNED DEVELOPMENT NO. 88 (PD-88); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application has been made for approval of detailed site plan for 14.965± acres out of the William M. Cochran Survey, Abstract No. 279 and Harrison C. Marsh Survey, Abstract No. 916, City of Farmers Branch, Texas, described and depicted in Exhibit “A” attached hereto and incorporated herein by reference (“the Property”), which is located in Planned Development No. 88 (PD-88); and

WHEREAS, having received the recommendation of the Planning and Zoning Commission that the detailed site plan and associated drawings, including, but not limited to, landscape plan, and building elevations, should be approved as requested, the City Council of the City of Farmers Branch, in the exercise of the legislative discretion, has concluded that the requested site plan for the Property should be approved;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS THAT:

SECTION 1. The Property shall be developed substantially in accordance with the Detailed Site Plan as shown in Exhibit “B,” Landscape Plan as shown in Exhibit “C,” and Building Elevations as shown in Exhibit “D” all of which are attached hereto and incorporated herein by reference.

SECTION 2. This resolution shall become effective immediately upon its approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THIS 23RD DAY OF JANUARY, 2018.

ATTEST:

APPROVED:

Amy Piukana, City Secretary

Robert C. Dye, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:1/12/18:94937)

Resolution No. 2018-04
Exhibit "A" – Description of Property

PHASE 2 - TRACT 1
3.333 ACRES

BEING a tract of land situated in the William M. Cochran Survey, Abstract No. 279 and Harrison C. Marsh Survey, Abstract No. 916, City of Farmers Branch, Dallas County, Texas, and being all of a tract of land described as "PHASE 2 - TRACT 1A" in Special Warranty Deed to Jefferson Mercer Crossing Phase II, L.P. recorded in Instrument No. 201700000562, Official Public Records of Dallas County, Texas, and being all of a tract of land described as "PHASE 2 - TRACT 1B" in Special Warranty Deed to Jefferson Mercer Crossing Phase II, L.P. recorded in Instrument No. 201700000563 of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found in the north right-of-way line of Crown Road (a 64-foot right-of-way), and being the southwest corner of Lot 1, Block A, Lake at Mercer Crossing, an addition to the City of Farmers Branch according to the plat recorded in Instrument No. 201600228894 of said Official Public Records;

THENCE with said north right-of-way line of Crown Road, South 89°33'41" West, a distance of 319.04 feet to a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found for the southeast corner of a right-of-way corner clip located at the intersection of said north right-of-way line of Crown Road and the northeast right-of-way line of Knightsbridge Road (a 100-foot wide right-of-way);

THENCE with said right-of-way corner clip, North 45°26'02" West, a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found for the northwest corner of said right-of-way corner clip;

THENCE with said northeast right-of-way line of Knightsbridge Road, the following courses and distances:

North 0°26'19" West, a distance of 223.40 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the left having a central angle of 14°27'54", a radius of 520.00 feet, a chord bearing and distance of North 7°40'16" West, 130.93 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 131.28 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE departing said northeast right-of-way line of Knightsbridge Road, the following courses and distances;

North 63°13'54" East, a distance of 47.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a

central angle of 29°25'22", a radius of 38.00 feet, a chord bearing and distance of North 74°40'15" East, 19.30 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 19.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 89°22'56" East, a distance of 79.87 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the left having a central angle of 76°19'32", a radius of 38.00 feet, a chord bearing and distance of North 51°13'10" East, 46.96 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 50.62 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 89°22'56" East, a distance of 191.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found in the west line of said Lot 1, Block A and being the beginning of a non-tangent curve to the right having a central angle of 22°28'22", a radius of 618.00 feet, a chord bearing and distance of South 2°21'11" East, 240.84 feet;

THENCE with the west line of Lot 1, Block A, the following courses and distances:

In a southeasterly direction, with said curve to the right, an arc distance of 242.39 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 8°53'00" West, a distance of 157.05 feet to a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found for corner;

South 13°54'20" West, a distance of 24.14 feet to the POINT OF BEGINNING and containing 3.333 acres or 145,179 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

PHASE 2 - TRACT 2

11.631 ACRES

BEING a tract of land situated in the Harrison C. Marsh Survey, Abstract No. 916, City of Farmers Branch, Dallas County, Texas, and being all of a tract of land described as "PHASE 2 – TRACT 2" in Special Warranty Deed to Jefferson Mercer Crossing Phase II, L.P. recorded in Instrument No. 201700000563, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found for the southwest corner of a right-of-way corner clip located at the intersection of the north right-of-way line of Crown Road (a 64-foot right-of-way) and the west right-of-way line of Knightsbridge Road (a 100-foot wide right-of-way);

THENCE with said north right-of-way line of Crown Road, South $89^{\circ}33'41''$ West, a distance of 869.75 feet to 1/2-inch iron rod found for the southeast corner of Lot 1, Block A, Mar Thoma Center, an addition to the City of Farmers Branch according to the plat recorded in Volume 96010, Page 2778, Deed Records of Dallas County, Texas;

THENCE departing said north right-of-way line of Crown Road and with the east line of said Lot 1, Block A, North $0^{\circ}33'36''$ West, a distance of 518.73 feet to a "X" cut in concrete found in the south right-of-way line of said Knightsbridge Road, for the northeast corner of said Lot 1, Block A, and being the beginning of a non-tangent curve to the left having a central angle of $28^{\circ}22'05''$, a radius of 520.00 feet, a chord bearing and distance of North $72^{\circ}37'37''$ East, 254.84 feet;

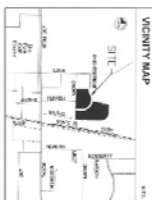
THENCE with said south and west right-of-way line of Knightsbridge Road, the following courses and distances:

In a northeasterly direction, with said curve to the left, an arc distance of 257.46 feet to 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found at the beginning of a reverse curve to the right having a central angle of $121^{\circ}07'06''$, a radius of 420.00 feet, a chord bearing and distance of South $60^{\circ}59'52''$ East, 731.53 feet;

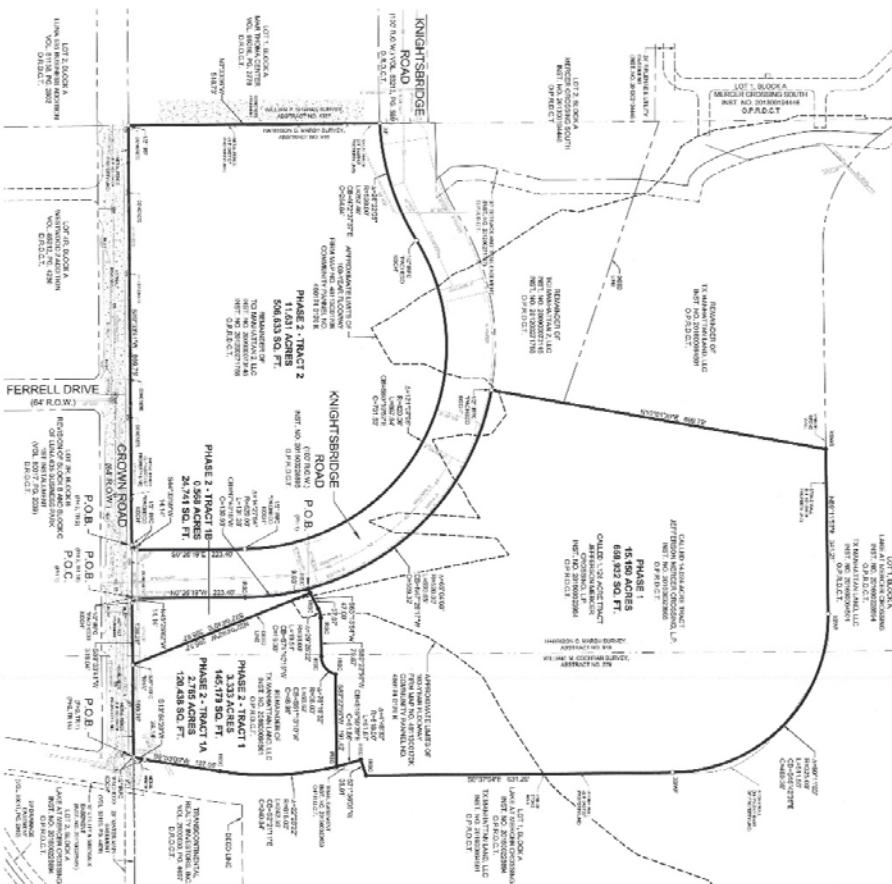
In a southeasterly direction, with said curve to the right, an arc distance of 887.84 feet to a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found for corner;

South $0^{\circ}26'19''$ East, a distance of 223.40 feet to 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found for the northeast corner of said right-of-way corner clip;

THENCE with said right-of-way corner clip, South $44^{\circ}33'59''$ West, a distance of 14.14 feet to the POINT OF BEGINNING and containing 11.631 acres or 506,633 square feet of land. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.



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6	11/2/18	ADDED NOTES TO SURVEY
5	10/25/18	REMOVED SOURCE AND LEADS
4	10/20/18	ADD PHASE LINE AND CREDIT ROLLS
3	10/16/18	REMOVED COPIES & PAYS
2	10/27/18	REMOVED INDICATOR AND SCHEDULE
1	10/27/18	ADDED SURVEY 2
DATE		PROVISION DISPOSITION

[illegible]

Kimley»Horn

ALTAÑSPS LAND TITLE SURVEY
PHASE 1 - 15,150 ACRES
PHASE 2, TRACT 1 - 3,333 ACRES
PHASE 2, TRACT 2 - 11,631 ACRES
HARRISON C. MARSH SURVEY, ABSTRACT NO. 916
WILLIAM M. COCHRAN SURVEY, ABSTRACT 279
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS



This is available at <http://www.elsevier.com/locate/jdent>. It is hard to find a more useful resource with the 2015 PeerView Standard Dental Requirements for Accredited Dental Programs, just submitted and accepted by ADEA and ADA, and includes items 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826,

Jefferson Market Consulting, L.P.,
Jefferson Market Consulting, L.P.,
Prospertone, a financial consulting organization, and its successors and assigns.
Chicago. The Insurance Company

SURVEYORS CERTIFICATION:
To: TCI Marketing PULL
TR Products East LLC

cross-over the boundary on the part of the

According to Clements, Paul is Clumby, "one of the few people who, in the past, visited his mother when she lived in the area." He is identified as a "friend" of the author, and is also identified as a "friend" of the author's mother.

PLEDGE STATEMENT

afforded by *Shirley* (1991),
2000-2001, 2002-2003, 2004-2005,
2006-2007, 2008-2009, 2010-2011,
2012-2013, 2014-2015, 2016-2017,
2018-2019, 2020-2021, 2022-2023,
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2702-2703, 2704-2705, 2706-2707,
2708-2709, 2710-2711, 2712-2713,
2714-2715, 2716-2717, 2718

(c)(3) The survey process is a reported violation 2004-11

(f) The surveyed property is a

(10) The subject property is a County, Town, or official subdivision of California as to

(c) The surveyed property is a
 Records of Dallas County,
 No. 1004 recorded in Volume
 Dallas County, Texas.

afforded by Douglas et al. (1996) and Goss et al. (1995). Other factors that may be contributing to the results are discussed in the concluding comments.

³ The survey project is a reported in Volume 2004 of *Executive for Human Capital* (October 15, 2016).

NOTED ALONG WITH SCHEIDT

Trade Journal, Inc., 777

250000150, Office National
Majors Creating Connections

[illegible]

(b)(2) The survey project is a research in violation 2004/15.

30(3) The surveyed property is a County, Town, or official boundary for Division 17 survey data is provided as

Report of DeWitt County,
Mo. 1864 recorded in Volume
DeWitt County, Texas.

NOTE: The research reported in this article was supported by a grant from the National Science Foundation, Grant Number: CRI-9550091, Office of Naval Research, Grant Number: N00014-95-1-0900, and the Office of Naval Research, Grant Number: N00014-95-1-0900.

The rat was kept in a room with a temperature of 20°C and a humidity of 60%.

MANUSCRIPT ACCEPTED

JEFFERSON MERCER CROSSING PHASE II

BY JPI REAL ESTATE ACQUISITION LLC

SITE PLAN

JEFFERSON MERCER CROSSING PHASE II

BY JPI REAL ESTATE ACQUISITION LLC

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

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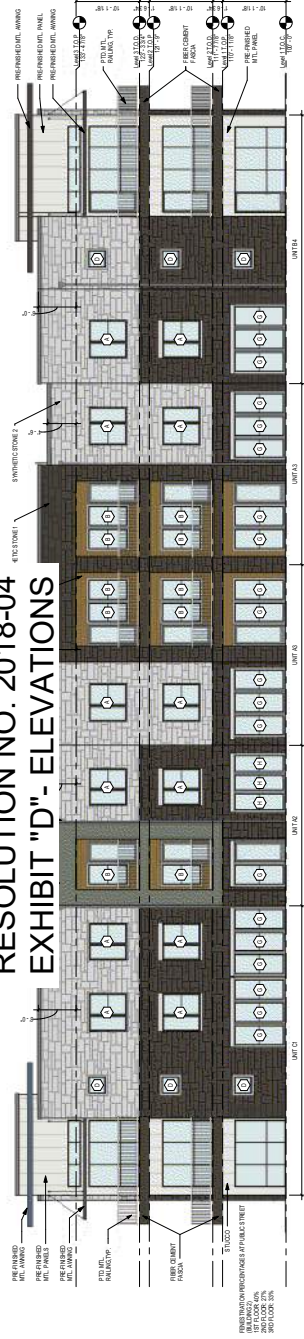
LOT 276

LOT 277</

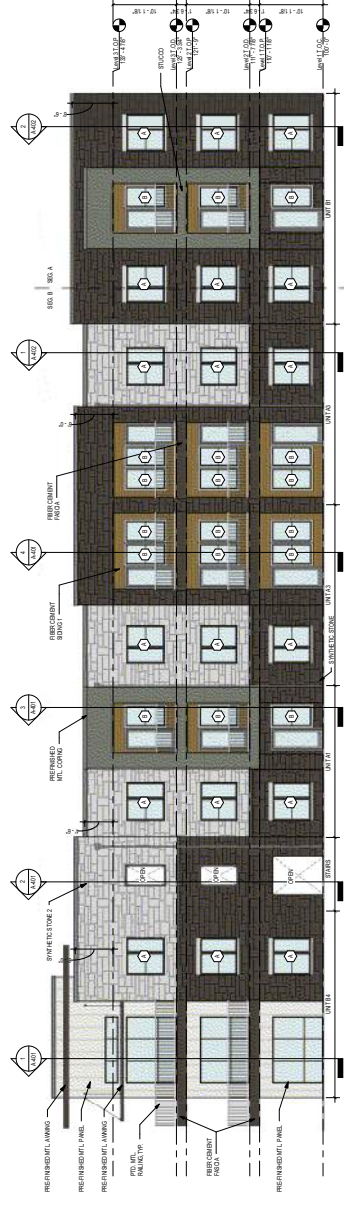
Resolution No. 2018-04
Exhibit "C" – Landscape Plan



RESOLUTION NO. 2018-04
EXHIBIT "D"- ELEVATIONS



3 Building 2 - East Elevation



2 Building 2 - North Elevation Seg. B



1 Building 2 - North Elevation Seg. A

ELEVATION GENERAL NOTES

ALL DIMENSIONS ARE TOP OF FACE OF STUDING.

ELEVATION MARKERS REFERRING TO LEVEL IN INDICATE TOP OF FLOOR SUBSTRATE (E.G., TO CONC. SLAB/DECK, TO FLOOR GROUND).

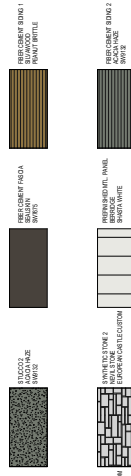
SPRINT HEATING SYSTEM CHW/HEAT CONTROL JOINTS AT FLOOR LINES.

INDICATES BUILDING LIGHTING LOCATIONS:

BUILDING LIGHTING LOCATED ON BALCONIES WILL BE SPAT BALCONY BE BUILT BY OTHERS OTHER THAN US. TO NOT BE OUR WORK.

RESOLUTION No. 2016-090
EXHIBIT "D" - ELEVATIONS

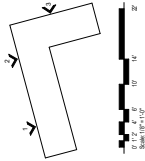
BUILDING 2		
Material	North	East
Masonry	78%	79%
Non Masonry	22%	21%
Total	100%	100%



ENHANCED FENESTRATION PLAN



BUILDING KEY PLAN



Title
BUILDING 2 ELEVATIONS

S:de	Revision
------	----------

Drawing No. _____

A-220

CLINTON
PROJECT NUMBER: 15055
MERCER CROSSING II
JPL
FARMERS BRANCH, TEXAS
TDLR: EABPRJB88080505

[illegible]

**PRELIMINARY
NOT FOR CONSTRUCTION**

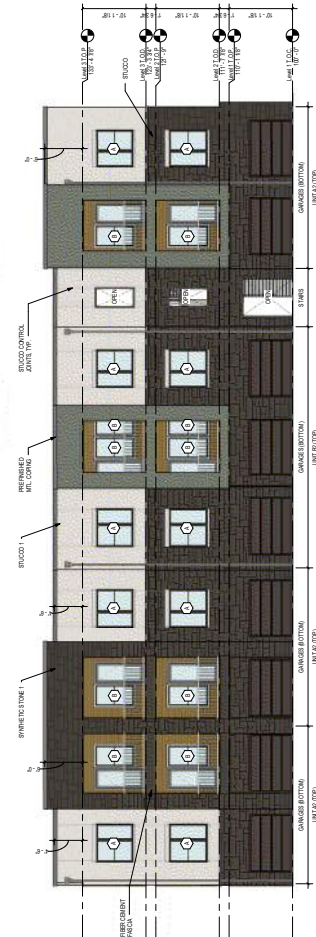
RESOLUTION NO. 2018-04
EXHIBIT "D"- ELEVATIONS

5 Building 3 - West Elevation A
1/8" = 1'-0"

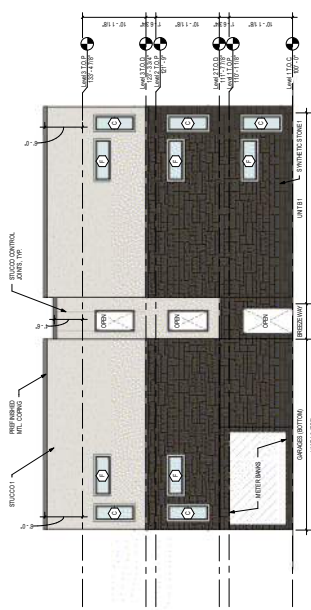


4 Building 3 - North Elevation C

3 Building 3 - North Elevation B
16' x 1.0"



2 Building 3 - East Elevation A



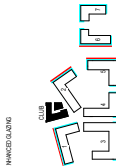
1 Building 3 - North Elevation A
110° = 11.0°

ELEVATION GENERAL NOTES

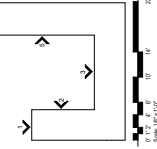
RESOLUTION No. 2016-090
EXHIBIT "D" - ELEVATIONS

INTERFACCIA 1 BAMBOO FRANCIA 100/100 	INTERFACCIA 2 BAMBOO FRANCIA 100/100 
INTERFACCIA 3 BAMBOO FRANCIA 100/100 	INTERFACCIA 4 BAMBOO FRANCIA 100/100 
INTERFACCIA 5 BAMBOO FRANCIA 100/100 	INTERFACCIA 6 BAMBOO FRANCIA 100/100 

ENHANCED FENESTRATION PLAN



BUILDING KEY PLAN



Title

Scale

 $1/8^{\circ} = 1'-0"$

Drawing No.

A-230

MERCER CROSSING II
JPI
FARMERS BRANCH, TEXAS
TDLR: EABPRJB8808505

[illegible]

PRELIMINARY
NOT FOR CONSTRUCTION

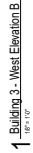
A-230

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[illegible]

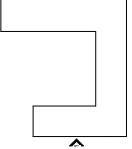
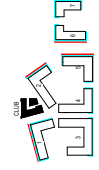
Title	Revision
BUILDING 3 ELEVATIONS CONT.	1/8" = 1'-0"

A-232



BUILDING 3						
Material	East A	West A	West B	North A	North B	North C
Masonry	51%	50%	57%	57%	55%	55%
Non Masonry	49%	50%	43%	43%	45%	45%
Total	100%	100%	100%	100%	100%	100%

CONTINUED ON NEXT PAGE



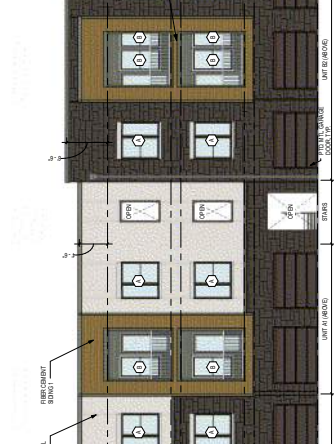
ORIGINAL SHEET - (307487)

RESOLUTION No. 2016-090
EXHIBIT "D" - ELEVATIONS

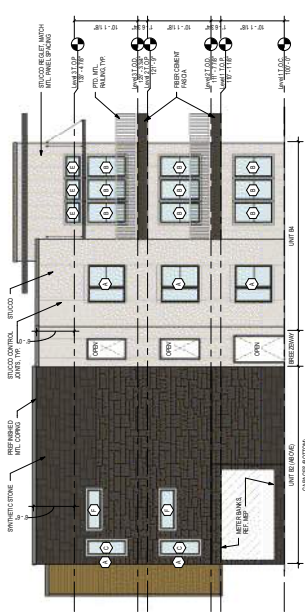
Less of Them

Architectural elevation drawing of a building facade. The drawing shows a series of windows and doors with various labels and dimensions. At the top, there are four circular elements labeled 'J81 1'-2 1/2', 'J81 1'-2 1/2', 'J81 1'-2 1/2', and 'J81 1'-2 1/2'. Below these, there are several rectangular windows and doors. Labels include 'FIRE CURTAIN', 'GLASS', 'WOOD', 'UNIT IS MONO', and 'UNIT IS BI-UNIT'. Dimensions like '3'-0"', '3'-0"', and '3'-0"' are indicated. The drawing is a detailed technical representation of a building's exterior.

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	



Source: *Author's calculations*.



1 Building 4 - North Elevation A

 REF: 0001 WALL MATERIAL	 REF: 0002 WALL MATERIAL	 REF: 0003 WALL MATERIAL	 REF: 0004 WALL MATERIAL	 REF: 0005 WALL MATERIAL
--	--	--	--	--

 SYNTHETIC STONE 1 NEAL STONE EUROPEAN CASTLE CUSTOM	 SYNTHETIC STONE 2 NEAL STONE EUROPEAN CASTLE CUSTOM	 PRESTIGE METAL PANEL BRIDGE ACCA NAT. SWISS	 SOLID COMPOSITE BOND 2 ACCA NAT. SWISS
--	--	--	---

ENHANCED FENESTRATION PLAN	BUILDING KEY PLAN
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**PRELIMINARY
NOTICE OF CONSTRUCTION**

Title
BUILDING 4 ELEVATIONS

Scale
1/8" = 1'-0"

A-240

CASH SALES - 000000

ARCHITECTURE
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Fax: 214.748.5060
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659 107 116 125 134 143 152 161 170 179 188 197 206 215 224 233 242 251 260 269 278 287 296 305 314 323 332 341 350 359 368 377 386 395 404 413 422 431 440 449 458 467 476 485 494 503 512 521 530 539 548 557 566 575 584 593 602 611 620 629 638 647 656 665 674 683 692 701 710 719 728 737 746 755 764 773 782 791 800 809 818 827 836 845 854 863 872 881 890 899 908 917 926 935 944 953 962 971 980 989 998

Source:

PROJECT NUMBER: 15055
MERGER CROSSING II
JPI
FARMERS BRANCH, TEXAS
TDLR: EABPRJB8808505

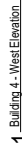
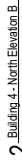
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**PRELIMINARY
NOTICE FOR CONSTRUCTION**

Not for permits, pricing or other
official purposes.
This document has not been
compiled or checked and is for
general information or comment
only.

Title BUILDING 4 ELEVATIONS CONT.	Scale $1/8" = 1' - 0"$	Revision
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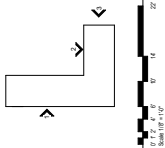
A-241



BUILDING 4			
Material	West	East B	North B
Masonry	51%	79%	50%
Non Masonry	49%	21%	50%
Total	100%	100%	100%

[illegible]

ENHANCED FENESTRATION PLAN	BUILDING KEY PLAN
----------------------------	-------------------



BUILDING KEY PLAN

ENHANCED FENESTRATION PLAN

ELEVATION GENERAL NOTES

ALL DIMENSIONS ARE TO FACE OF STUDING.
ELEVATION MARKERS REFERRING TO LEVEL "N" INDICATE TOP OF
FLOOR SLAB THREAT (E.G., TO CONC. SLAB DECK, T.O. FLOOR DECK,
SPIN THE T3 TONES SYSTEM TO HAVE CONTROL JOINTS @ FLOOR
LINES.

RESOLUTION No. 2016-090
EXHIBIT "D" - ELEVATIONS

ORIGINAL SHEET - (00342)

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[illegible]

Title	Revision
BUILDING 5 ELEVATIONS CONT.	Scale 1/8" = 1'-0"

ORIGINAL SHEET - (00342)

ELEVATION GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUDING.

2. FLOOR DIMENSIONS REFERRING TO LEVEL "N" INDICATE FLOOR/CEILING FINISHED, TO CONC. SLAB/DECK, TO FLOOR/CEILING UNFINISHED.

3. SPACING IS TO CENTER UNLESS OTHERWISE NOTED.

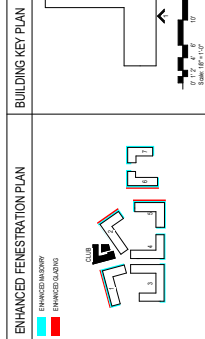
4. INDICATES BUILDING LIGHTING LOCATIONS.

5. BUILDING LIGHTING LOCATED ON ROOF/CORERS WILL BE SHOWN BY LIGHTING SYMBOLS ON ROOF PLAN. TO BE COMPLETED BY THE CONTRACTOR.

100



	FIBER GLOVE ACQUA AQUA SW 675		FIBER GLOVE BINGO 1 BINGO SW 676		FIBER GLOVE BINGO 2 ACQUA HAZE SW 677		FIBER GLOVE WHITE PANEL WHITE SW 678
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Cassidy, 1991; Newman, 1991

Journal of Management Education 34(1)

 $1/8 = 1'-0"$

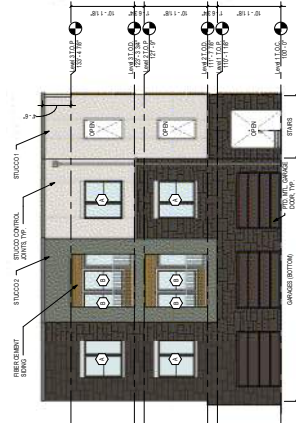
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EXHIBIT "D" - ELEVATIONS

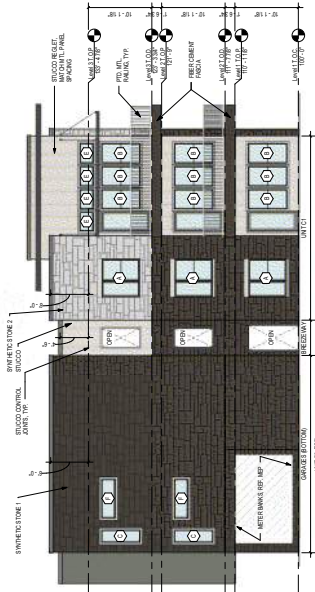
1000

RESOLUTION NO. 2018-04
EXHIBIT "D" - ELEVATIONS

C Building 7 - West Elevation B



A Building 7 - South Elevation B



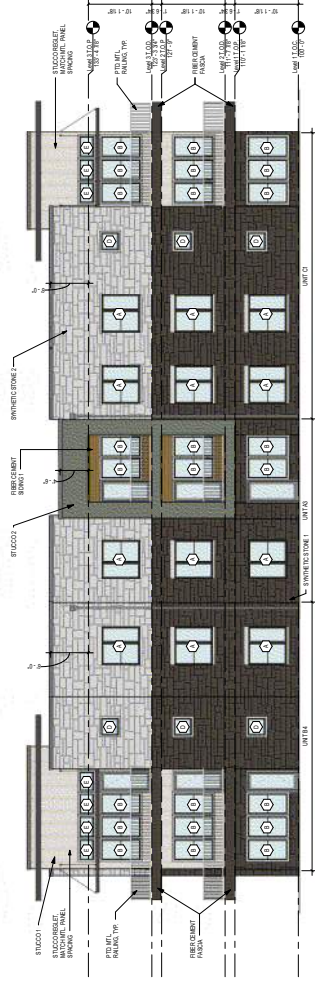
Building 7 - South Elevation A



5 Building 7 - West Elevation A



2 Building 7 - East Elevation



1 Building 7 - North Elevation

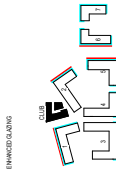
ELEVATION GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUDUINO.
2. ELEVATION MARKINGS REFERRING TO LEVEL "N" INDICATE TOP OF FLOOR SLAB THAT IS 0.0 TO CONC. SLAB/DECK TO FLOOR DECK.
3. SYNTHETIC STONE SYSTEM FOR WALLS, CORNER JOINTS @ 1600mm.
4. INDICATES BUILDING LIGHTING LOCATIONS.
5. INDICATES LIGHTING LOCATED ON LOCATIONS WITH WRAP BALCONY.

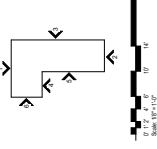
[illegible]

BUILDING 7						
Material	North	South A	East	South B	West A	West B
Masonry	77%	80%	77%	53%	60%	79%
Non Masc	23%	20%	23%	47%	40%	21%
Total	100%	100%	100%	100%	100%	100%

ENHANCED FENESTRATION PLAN



BUILDING KEY PLAN



Title

RESOLUTION No. 2016-090
EXHIBIT "D" - ELEVATIONS

WORKING SHEET - (00342)

15055
 Project
 MERCER CROSSING II
 FARMERS BRANCH, TEXAS
 EABPRJB8808505

[illegible]

PRELIMINARY
NOT FOR CONSTRUCTION

A-270



15055: MERCER CROSSING II
FARMERS BRANCH, TEXAS
JPI

CLUBHOUSE - 3D RENDERING

MAIN ENTRANCE

11/3/2017



15055: MERCER CROSSING II
FARMERS BRANCH, TEXAS
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ARCHITECTURE **DEMAREST**

CLUBHOUSE - 3D RENDERING

MAIN ENTRANCE

11/3/2017