

PARKING SUMMARY		
	REQUIRED	PROVIDED
COMMON AREA 1 CAR/250 SF	20	
156 ONE BEDROOM @ 1 CAR/UNIT	156	
75 TWO BEDROOM @ 2 CARS/UNIT	150	
15 THREE BEDROOM @ 2 CARS/UNIT	45	
TOTAL	371	377
TOTAL PARKING TYPE		
CARPORT	-	39
OPEN	-	295
GARAGE	-	31
ADA PARKING		
CARPORT ADA	1	1
OPEN ADA	7	10
GARAGE ADA	1	1

LA CANTEAR AT
TEAM RANCH
HOMEOWNERS'
ASSOCIATION, INC
INSTRUMENT#D217188249
OPRTCT

BLOCK 22 LA
BANDERA
AT TEAM RANCH
PHASE 2 CABINET A
SLIDE 8436 OPRTCT

AP-26-0113 R1

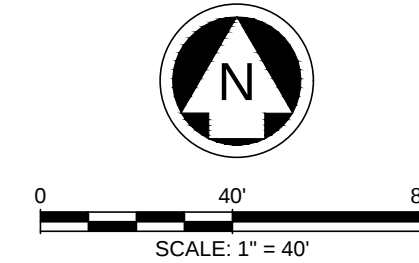
REFERENCE:
FS-25-131
CFWLAND_ID: 1685978



NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING
AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF FORT WORTH	817-392-8100
CITY OF FORT WORTH WATER DEPT.	817-392-8296

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES
VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PROPOSED FIRELANE
- ACCESSIBLE CROSSWALK
- PROP. ACCESSIBLE ROUTE
- OVERHEAD PARKING
- PARKING COUNT
- PROPOSED TRANSFORMER
- RETAINING WALL OR CURB WALL

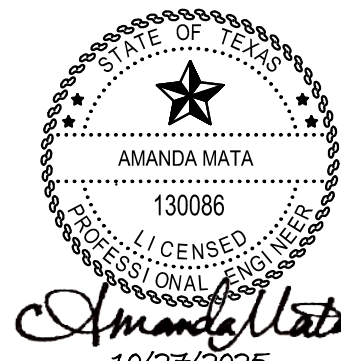
- NOTES:
- ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING AND DUMPSTER ENCLOSURE LAYOUT AND DESIGN.
 - REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
 - ALL MECHANICAL EQUIPMENT, DUMPSTERS, ROOFTOP UNITS, ETC SHALL BE SCREENED IN COMPLIANCE WITH THE ZONING ORDINANCE.
 - ALL LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE.
 - ALL STRIPING TO BE PAINTED WHITE.
 - ALL PROPOSED RAMPS TO FOLLOW THE ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TAS).
 - ALL RADII ARE 3' UNLESS OTHERWISE NOTED.

BENCHMARKS

BM1: 5/8 IRON ROD W/ RED RANDOM CAP, LOCATED JUST NORTH OF THE 2 BOAZ PARK DRIVEWAY ENTRANCE, +478' EAST FROM THE CENTERLINE OF HWY 377, +1125' SOUTH OF TEAM RANCH ROAD, & +1085' NORTHEAST FROM THE CENTERLINE INTERSECTION OF HWY. 377 AND COOK RANCH ROAD.
ELEV = 662.75

BM2: 5/8 IRON ROD W/ RED RANDOM CAP, LOCATED ON THE NORTH SIDE OF AN ASPHALT ACCESS ROAD, +525' EAST FROM THE CENTERLINE OF HWY. 377, +1085' SOUTH FROM THE TEAM RANCH ROAD TRAFFIC CIRCLE, & +1315' NORTHEAST FROM THE CENTERLINE INTERSECTION OF HWY. 377 AND COOK RANCH ROAD.
ELEV = 660.52

BM3: MAG NAIL LOCATED IN ASPHALT ACCESS ROAD, +520' EAST FROM THE CENTERLINE OF HWY. 377, +580' NORTH FROM THE CENTERLINE OF RED BARRON CIRCLE, & +1130' SOUTH OF MARY'S CREEK.
ELEV = 663.94



THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY AMANDA MATA, P.E. #130086
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER
NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN
OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

NO.	DATE	REVISION
1	10/24/2025	IFC REV. #1

MILLIE COLE

SITE PLAN

FORT WORTH, TARRANT COUNTY, TEXAS

Westwood

Phone (817) 562-3550 9800 Hillwood Parkway, Suite 250
Toll Free (888) 937-5150 Fort Worth, TX 76177
westwoodps.com

Westwood Professional Services, Inc.
TBPB FIRM REGISTRATION NO. F-11756
TBPBS FIRM REGISTRATION NO. 10074301

DRAWN: BCH	DATE	PROJECT #	SHEET
DESIGNED: BCH	SEPTEMBER 2025	WMX23001	C201
REVIEWER: AM			

Drawn: N. B. SO, Drawn: WMX23001, 5/6/25, Benbrook, Design: J. S. Calkins, C:\Users\Benbrook\OneDrive\Documents\WMX23001-C201.dwg
Last Saved by: Benbrook
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MILLIE COLE