

Pam Fenn, Commissioner
Diana Smith, Commissioner
Donald J. Glacy, Vice Chairman



Ernie Adams, Commissioner
Eric Heimbrecht, Commissioner
Mark McCullough, Commissioner

**ROANOKE PLANNING AND ZONING AGENDA
FEBRUARY 2, 2026
7:00 PM**

,

A. CALL TO ORDER

B. PUBLIC INPUT

This item is available for citizens to address the Planning and Zoning Commission on any issues that are not the subject of a public hearing. No action by law may be taken on the topic. The presiding officer reserves the right to impose a time limit on this portion of the agenda. In order to provide the highest quality audio, all speakers need to speak at the podium.

C. APPROVAL OF THE MINUTES

1. Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on January 5, 2026.

D. NEW BUSINESS

1. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Blocks 33, 38, and 39 of O.T. Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Business Park (BP) District to Business Park – Specific Use Permit District (BP-SUP) to allow installation of equipment not to exceed one hundred fifty feet (150'). (SUP-2026-01/Ordinance No. 2026-101)
2. Consideration and recommendation on a Specific Use Permit (SUP-2026-01) request from Kevin Kriston of Texas Lehigh Cement Co., LP, amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Block 33, 38, and 39 of the OT Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on



**AGENDA FOR THE PLANNING AND
ZONING COMMISSION**

**February 2, 2026
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said tract of land from Business Park to Business Park - Specific Use Permit (SUP) to allow the installation of equipment to a new maximum height of 150'. The property is generally located at 400 US Hwy 377. (Ordinance No. 2026-101)

E. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Friday, January 23, 2026 by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

Babette Welch, Executive Assistant

*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **BRILLE IS NOT AVAILABLE.**

A public wireless network is now available in the Council Chambers for use during meetings. It is available from 7am to 11pm Monday thru Friday. The name of the network is: COR-Guests



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on January 5, 2026.

MEETING DATE: February 2, 2026

DEPARTMENT: Administration

ITEM SUMMARY:

Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on January 5, 2026.

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. document (5)



Ernie Adams, Commissioner
Eric Heimbrect, Commissioner
Pam Fenn, Commissioner

Jason Kasal, Chairman

Diana Smith, Commissioner
Mark McCullough, Commissioner
Donald J. Glacy, Vice Chairman

**MINUTES
ROANOKE ZONING BOARD OF ADJUSTMENT**

**JANUARY 5, 2026
500 S. OAK STREET
ROANOKE, TEXAS 76262
7:00 PM**

A. CALL TO ORDER

Meeting began at 7:00pm

B. PUBLIC INPUT

This item is available for citizens to address the Planning and Zoning Commission on any issues that are not the subject of a public hearing. No action by law may be taken on the topic. The presiding officer reserves the right to impose a time limit on this portion of the agenda. In order to provide the highest quality audio, all speakers need to speak at the podium.

No public input

C. APPROVAL OF THE MINUTES

1. Consideration and action on approval of the minutes from the regular Planning and Zoning Commission meeting held on October 20, 2025.

Motion by Mark McCulloch second by Eric Heimbrect to approve.
Motion carried unanimously

D. NEW BUSINESS

1. Consideration and recommendation on a Site Plan (SP-2025-09) request from Stonegate Builders for a new office building to be located on an approximate 0.736 acre parcel, being a part of North Highland Addition, Block A, Lot 13R, City of Roanoke Denton County, Texas;



**MINUTES FOR THE ROANOKE ZONING
BOARD OF ADJUSTMENT**

**January 5, 2026
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generally located at 905 N Oak Street.

Motion by Mark McCullough second by Eric Heimbrect to approve.
Motion carried unanimously

2. Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Blocks 33, 38, and 39 of O.T. Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Business Park (BP) District to Business Park – Specific Use Permit District (BP-SUP) to allow installation of equipment not to exceed one hundred fifty feet (150'). (SUP-2026-01/Ordinance No. 2026-101)

No speakers

3. 3. Consideration and recommendation on a Specific Use Permit (SUP-2026-01) request from Kevin Kriston of Texas Lehigh Cement Co., LP, amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Block 33, 38, and 39 of the OT Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Business Park to Business Park - Specific Use Permit (SUP) to allow the installation of equipment to a new maximum height of 150'. The property is generally located at 400 US Hwy 377. (Ordinance No. 2026-101)

Motion by Mark McCullough second by Diana Smith to table and revisit on February 2nd.

Motion carried unanimously

4. 4. Public hearing to consider a rezoning application for Lots 1, 2, and 3, Block 30 of the Brand and Bowen's Addition and the remainder of Lot 3, Block 30 of the O.T. Roanoke Addition, all of which are located within the City of Roanoke, Denton County, Texas, and generally located at 604 N. Oak Street, City of Roanoke, Denton County, Texas, by changing the zoning for said property from Oak Street Corridor Zoning District – Oak Street Zone to Oak Street Corridor Zoning District – Oak Street Zone – Specific Use Permit (SUP) to allow Live Work Units Use. (SUP-2026-02/Ordinance No. 2026-102)

Speaker Taylor Farden, 109 Forest Hill Dr, Trophy Club, represented the developer and was available for questions.

Speaker Don Wilder, 16904 Club Hill Dr., Dallas, architect for the project, explained the retail opportunities of the project.

5. 5. Consideration and recommendation on a rezoning application for Lots 1, 2, and 3, Block 30 of the Brand and Bowen's Addition and the



**MINUTES FOR THE ROANOKE ZONING
BOARD OF ADJUSTMENT**

**January 5, 2026
Page 3 of 3**

remainder of Lot 3, Block 30 of the O.T. Roanoke Addition, all of which are located within the City of Roanoke, Denton County, Texas, and generally located at 604 N. Oak Street, City of Roanoke, Denton County, Texas, by changing the zoning for said property from Oak Street Corridor Zoning District – Oak Street Zone to Oak Street Corridor Zoning District – Oak Street Zone – Specific Use Permit (SUP) to allow Live Work Units Use. (SUP-2026-02/Ordinance No. 2026-102)

Motion by Eric second by Mark to approve
Motion carried unanimously

E. ADJOURNMENT

Motion by Eric second by mark to adjourn at 7:27pm
Motion carried unanimously.

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Tuesday, December 30th, by 5:00 pm, in accordance with Chapter 551, Texas Government Code.

Babette Welch, Executive Assistant



AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Blocks 33, 38, and 39 of O.T. Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Business Park (BP) District to Business Park – Specific Use Permit District (BP-SUP) to allow installation of equipment not to exceed one hundred fifty feet (150'). (SUP-2026-01/Ordinance No. 2026-101)

MEETING DATE: February 2, 2026

DEPARTMENT: Economic Development

ITEM SUMMARY:

Public hearing to consider amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Blocks 33, 38, and 39 of O.T. Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Business Park (BP) District to Business Park – Specific Use Permit District (BP-SUP) to allow installation of equipment not to exceed one hundred fifty feet (150'). (SUP-2026-01/Ordinance No. 2026-101)

INFORMATION:

STAFF RECOMMENDATION:

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:

ATTACHMENTS:

1. PH Notice - SUP-2026-01 - ORD NO 2026-101 - Rezone - BP to BP-SUP - maximum height 150 feet - jlm draft - 120325 (1)



City of Roanoke Notice of Public Hearing Zoning Amendment

NOTICE OF PUBLIC HEARING ZONING AMENDMENT

Roanoke Planning and Zoning Commission SUP 2026-01

THE ROANOKE PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING ON MONDAY, JANUARY 5, 2025, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR BLOCKS 33, 38, AND 39 OF O.T. ROANOKE ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID TRACT OF LAND FROM BUSINESS PARK (BP) DISTRICT TO BUSINESS PARK – SPECIFIC USE PERMIT DISTRICT (BP-SUP) TO ALLOW INSTALLATION OF EQUIPMENT NOT TO EXCEED ONE HUNDRED FIFTY FEET (150'). THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

Roanoke City Council SUP 2026-01

THE ROANOKE CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, JANUARY 13, 2026, TO CONSIDER AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, FOR BLOCKS 33, 38, AND 39 OF O.T. ROANOKE ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, BY CHANGING THE ZONING ON SAID TRACT OF LAND FROM BUSINESS PARK (BP) DISTRICT TO BUSINESS PARK – SPECIFIC USE PERMIT DISTRICT (BP-SUP) TO ALLOW INSTALLATION OF EQUIPMENT NOT TO EXCEED ONE HUNDRED FIFTY FEET (150'). THE PUBLIC HEARING WILL BE HELD AT 7:00 P.M. AT THE ROANOKE CITY HALL LOCATED AT 500 S OAK STREET, ROANOKE, TEXAS.

CERTIFICATION

I certify that the above notice was posted at City Hall, 500 South Oak Street, Roanoke, Texas, on Wednesday, December 17, 2026, by 5:00 p.m.

April S. Hill, City Secretary

*Any person planning to attend this meeting that may require auxiliary aids or services should request accommodations two (2) days prior to the meeting by calling (817) 491-8152. **BRILLE IS NOT AVAILABLE.**

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AGENDA ITEM

TO: Planning and Zoning Commission

SUBJECT: Specific Use Permit (SUP-2026-01) Texas Lehigh Cement Co.

MEETING DATE: February 2, 2026

DEPARTMENT: Planning

ITEM SUMMARY:

Consideration and recommendation on a Specific Use Permit (SUP-2026-01) request from Kevin Kriston of Texas Lehigh Cement Co., LP, amending the Comprehensive Zoning Ordinance of the City of Roanoke, Texas, for Block 33, 38, and 39 of the OT Roanoke Addition, an addition to the City of Roanoke, Denton County, Texas, by changing the zoning on said tract of land from Business Park to Business Park - Specific Use Permit (SUP) to allow the installation of equipment to a new maximum height of 150'. The property is generally located at 400 US Hwy 377. (Ordinance No. 2026-101)

INFORMATION:

The Planning and Zoning Board tabled this item for the February 2nd meeting.

Mr. Kriston is requesting a Specific Use Permit to allow for the expansion of the existing concrete facility to include a new bucket elevator, stair tower, air slide conveyor system, and bag filters. The Business Park Zoning District allows a maximum height of 40 feet, which may be increased through the Specific Use Permit process only.

As reflected in the renderings, the existing equipment reaches a height of almost 90'. In the staff's opinion, the expansion of this facility is in line with the existing uses in this industrial section of the City and will not have a negative impact.

STAFF RECOMMENDATION:

Staff recommends the Planning and Zoning Commission recommend approval of this application to the City Council.

SPECIAL CONSIDERATION:

FINANCIAL CONSIDERATION:



AGENDA ITEM

ATTACHMENTS:

1. ORD NO 2026-101 - SUP-2026-01 - Rezone - BP to BP-SUP - Block 33, 38, 39 OT
Roanoke - 150 foot equipment
2. Application
3. Survey
4. Concept View 1
5. Concept View 2
6. Concept View 3

ORDINANCE No. 2026-101

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROANOKE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROANOKE, TEXAS, BY GRANTING A CHANGE IN ZONING FOR BLOCKS 33, 38, AND 39 OF THE O.T. ROANOKE ADDITION, AN ADDITION TO THE CITY OF ROANOKE, DENTON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AND OR DEPICTED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, BY AMENDING THE UNDERLYING ZONING FOR SAID TRACTS OF LAND FROM BUSINESS PARK (BP) DISTRICT TO BUSINESS PARK – SPECIFIC USE PERMIT (BP-SUP) DISTRICT TO ALLOW INSTALLATION OF EQUIPMENT TO A MAXIMUM EIGHT OF 150 FEET WITH A SPECIFIC USE PERMIT (SUP); PRESCRIBING THE PERMISSIBLE USES THEREOF; PROVIDING A PENALTY CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission for the City of Roanoke, Texas, has recommended that the official zoning map of the City of Roanoke, Texas, be amended to reflect that the zoning on Blocks 33, 38, and 39 of the O.T. Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, and being more particularly described and/or depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Business Park (BP) District to Business Park – Specific Use Permit (BP-SUP) District to allow installation of equipment to a maximum height of 150 feet; and

WHEREAS, the Planning and Zoning Commission of the City of Roanoke, Texas, and the City Council of the City of Roanoke, Texas, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested, and the City Council of the City of Roanoke, Texas, is of the opinion and finds that said changes should be granted and that the Comprehensive Zoning Ordinance should be amended.

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

Section 1. FINDINGS INCORPORATED

The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2.

That the Comprehensive Zoning Ordinance and Map of the City of Roanoke, Texas, duly passed by the governing body of the City of Roanoke, Texas, as heretofore amended, be and the same is hereby amended to grant a change in zoning on Blocks 33, 38, and 39 of the O.T. Roanoke Addition, an addition located within the City of Roanoke, Denton County, Texas, and being more particularly described and/or depicted in **Exhibit A** of this Ordinance, which is attached hereto and incorporated herein for all purposes, be changed from Business Park (BP) District to Business Park – Specific Use Permit (BP-SUP) District to allow installation of equipment to a maximum height of 150 feet.

Section 3.

The City Secretary is directed to engross and enroll this Ordinance in the Code of Ordinances of the City of Roanoke and to reflect this change of zoning on the official zoning map of the City of Roanoke, Texas.

Section 4. PENALTY CLAUSE

Any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be guilty of a misdemeanor and upon conviction, shall be fined a sum not to exceed \$2,000.00 for each offense, and each and every violation or day such violation shall continue or exist, shall be deemed a separate offense.

Section 5. SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section 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 phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 6. EFFECTIVE DATE

This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Roanoke, Texas, on this the 13th day of January, 2026.

APPROVED:

Carl E. Gierisch, Jr., Mayor

ATTEST:

April S. Hill, City Secretary

APPROVED AS TO FORM:

Jeff Moore, City Attorney

Exhibit A

Legal Description and/or Depiction
of the Property



CITY OF ROANOKE
 500 S. OAK STREET
 ROANOKE, TEXAS 76262
 (817) 491-2411

SPECIFIC USE PERMIT APPLICATION

Name of Applicant/Agent Kevin Kriston	Address, City, State, Zip 1000 Jack C. Hays Trail, Buda TX 78610	Phone Number and email 512-971-1851 kkriston@texaslehigh.com
Type of permit requested Commercial Building	Name of Business Texas Lehigh Cement Co., LP	Email and Website-if applicable www.texaslehigh.com
Property Owner(s) Texas Lehigh Cement Co., LP	Address, City, State, Zip 1000 Jack C. Hays Trail, Buda TX 78610	Phone Number and email 512-295-6111
Legal Description – Lot/Block/Subdivision MEP & PRR Survey, Abstract 923	Property Address 400 Hwy 377, Roanoke TX 76262	Present Zoning Business Park (BP)

Are there deed restrictions that would prevent this property from being used in the manner herein proposed? no

Justification for request for Special Use Permit: expanding existing facility to continue to do business

Authorization:

I/ We Texas Lehigh Cement Co., LP owner(s) of the above described property do here by authorize Kevin Kriston to act on my/our behalf in making and representing this Specific Use permit application.

Neil Elick
 Owner(s) Signature

11-12-2025
 Date

 Owner(s) Signature

 Date

Include the following:

Specific Use Permit application fee of \$200.00**. A copy of a survey map of the property and a concept plan or site plan in a pdf format.

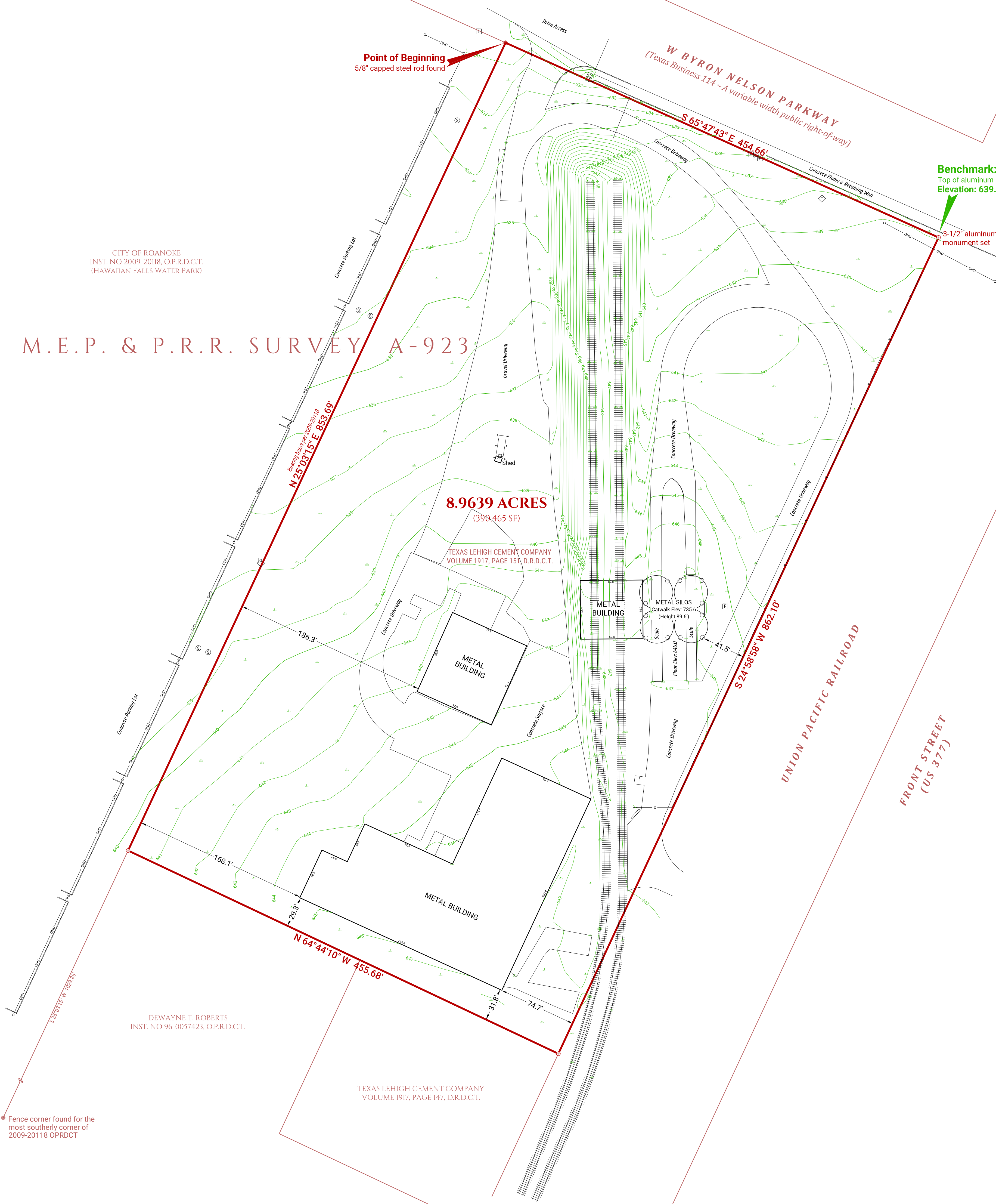
Kevin M. Kriston
 Applicants Signature

17 Nov. 2025
 Date

**Fees are subject to change as amended by Ordinance.

FOR OFFICE USE ONLY

Application Fee	P&Z Meeting JAN 05 2026	CC Meeting JAN 13 2026	File for Record SUP- <u>2026 - 01</u>
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CITY OF ROANOKE
INST. NO 2009-20118, O.P.R.D.C.T.
(HAWAIIAN FALLS WATER PARK)

M.E.P. & P.R.R. SURVEY A-923

8.9639 ACRES
(390,465 SF)

TEXAS LEHIGH CEMENT COMPANY
VOLUME 1917, PAGE 151, D.R.D.C.T.

METAL BUILDING

METAL BUILDING
METAL SILOS
Cathwalk Elev: 735.6
(Height 89.6)
Scale
Floor Elev: 646.0
Scale

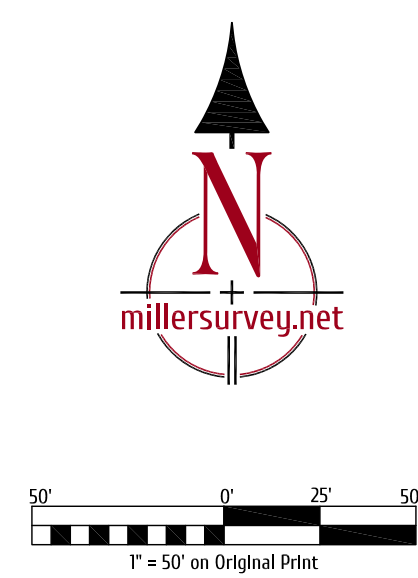
METAL BUILDING

TEXAS LEHIGH CEMENT COMPANY
VOLUME 1917, PAGE 147, D.R.D.C.T.

DEWAYNE T. ROBERTS
INST. NO 96-0057423, O.P.R.D.C.T.

Fence corner found for the
most southerly corner of
2009-20118 OPRDCT

Symbol Legend	
<i>(Some may not exist on survey)</i>	
□	Telecom Access
○	Telecom Manhole
○	Telecom Marker
△	Telecom Pedestal
□	Electric Cabinet
○	Electric Manhole
○	Electric Marker
○	Electric Service
○	Light Pole/Post
□	Electric Cabinet
○	Gas Marker
△	Gas Meter/Service
○	Gas Test Station
○	Gas Manhole
□	Water Vault
○	Fire Hydrant
○	Water Valve
○	Water Meter
○	Water Manhole
○	Fire Dept. Connect
○	Sanitary Manhole
○	Cleanout
○	Sanitary Marker
○	Storm Manhole
○	Drop Inlet
○	Grate Inlet
○	Traffic/Parking Sign
○	Traffic Control
—○—○—○—	Overhead Utility Line & Pole
—x—x—x—x—	Center of Fence
●	Steel rod found/capped (SRF/CSRF)
○	1/2" MILLER 5665" steel rod set (CSRS)
○	Cross in concrete found/set (CF/CS)



- NOTES:**
- 1) Elevations are based on NAVD 1988
 - 2) Directional control based on the easterly boundary line of the City of Roanoke tract per Inst. No. 2009-20118

LEGAL DESCRIPTION OF SURVEYED TRACT: Being a tract of land out of the M.E.P. & P.R.R. Survey, Abstract No. 923, and situated in the City of Roanoke, Denton County, Texas, said tract being the same tract of land described in the deed to Texas Lehigh Cement Company recorded in Volume 1917, Page 151 of the Deed Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch capped steel rod found for the most northerly corner of said Lehigh tract, said rod being the most easterly corner of the same tract of land described in the deed to City of Roanoke recorded as Instrument No. 2019-201118 and also being in the southwesterly right-of-way line of W Byron Nelson Parkway (Texas Business 114);

Thence South 65 degrees 47 minutes 43 seconds East with the northeasterly boundary line of said Lehigh and with said right-of-way line a distance of 454.66 feet to a 3-1/2 inch aluminum monument set for the most easterly corner of said Lehigh tract, said monument being in the northwesterly right-of-way line of the Union Pacific Railroad;

Thence South 24 degrees 58 minutes 58 seconds West with the southeasterly boundary line of said Lehigh tract and with said northwesterly railroad right of way a distance of 862.10 feet to 1/2 inch "MILLER 5665" capped steel rod set for the most southerly corner of said Lehigh tract;

Thence North 64 degrees 44 minutes 10 seconds West with the southwesterly boundary line of said Lehigh tract a distance of 455.68 feet to a 1/2 inch "MILLER 5665" capped steel rod set for the most westerly corner thereof, said rod being in the southwesterly boundary line of said City of Roanoke tract from which a fence corner found for the most southerly corner thereof bears South 25 degrees 03 minutes 15 seconds West at 1029.86 feet;

Thence North 25 degrees 03 minutes 15 seconds East with the northwesterly boundary line of said Lehigh tract and the southeasterly boundary line of said City tract a distance of 853.69 feet to the **point of beginning** and containing 8.9639 acre of land, more or less.

BOUNDARY & TOPOGRAPHIC SURVEY 400 FRONT STREET ROANOKE, DENTON COUNTY, TEXAS

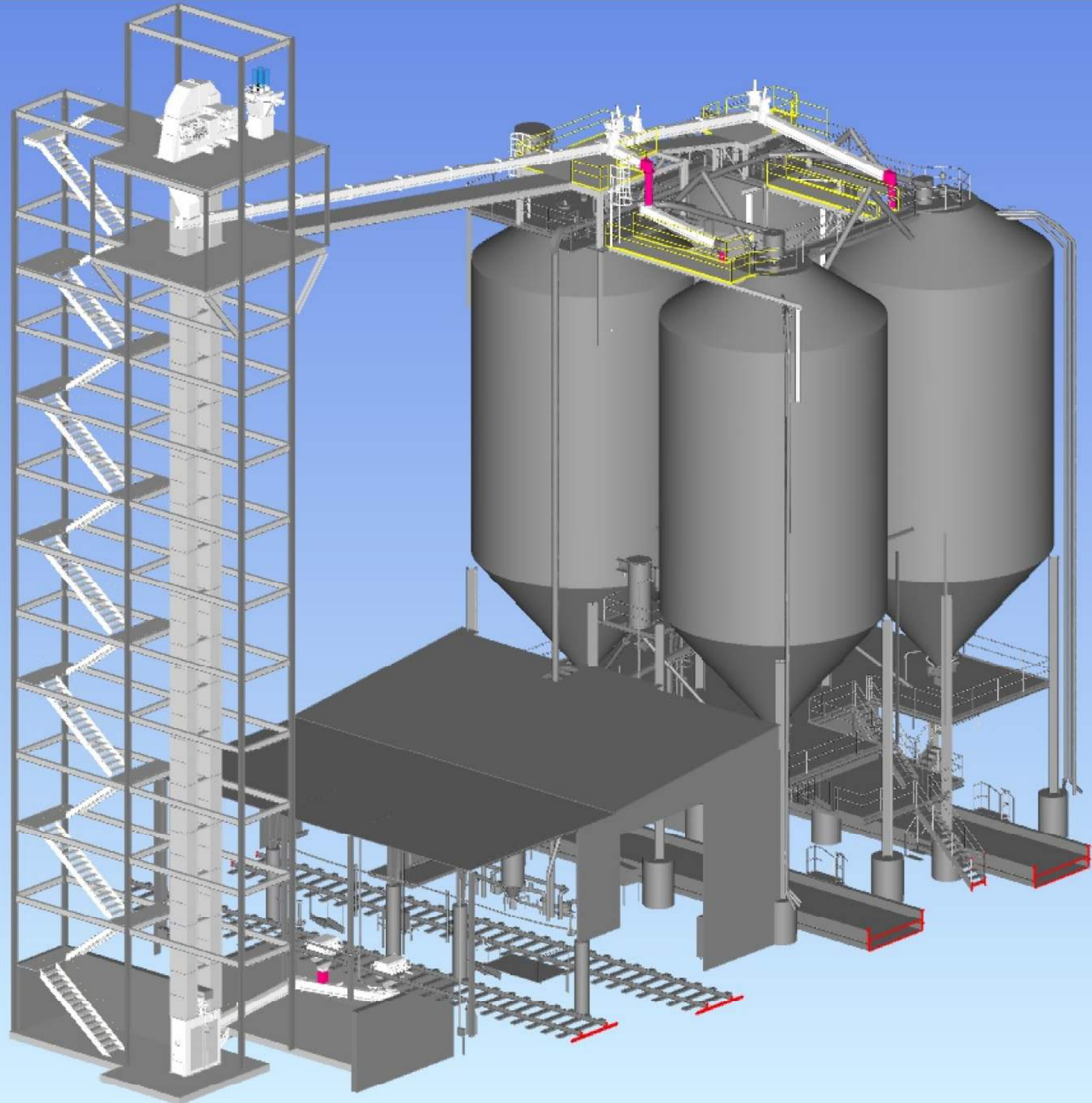
I, Jason B. Rawlings, Registered Professional Land Surveyor No. 5665 of the State of Texas, by placing my seal hereon, certify to the above parties that: a) This document serves as my graphic representation of a land survey of the 8.9639 acre tract of land shown and described hereon (the "Surveyed Tract"); b) Said survey being performed on the ground, under my supervision, on September 26, 2025; c) The boundary lines and dimensions indicated hereon are based on said survey and are true and correct; d) As of the Date of Certification, the corner monuments shown hereon were in place as indicated; e) The location of all buildings and improvements shown hereon are as depicted and are set back from the tract boundaries by the dimensions shown; f) There are no visible encroachments, protrusions, boundary line conflicts, visible easements, or easements of record as furnished to me, affecting the surveyed tract, except as shown or noted otherwise; g) The surveyed tract adjoins and has vehicular access to one or more public rights-of-way.

Date of Certification: October 9, 2025



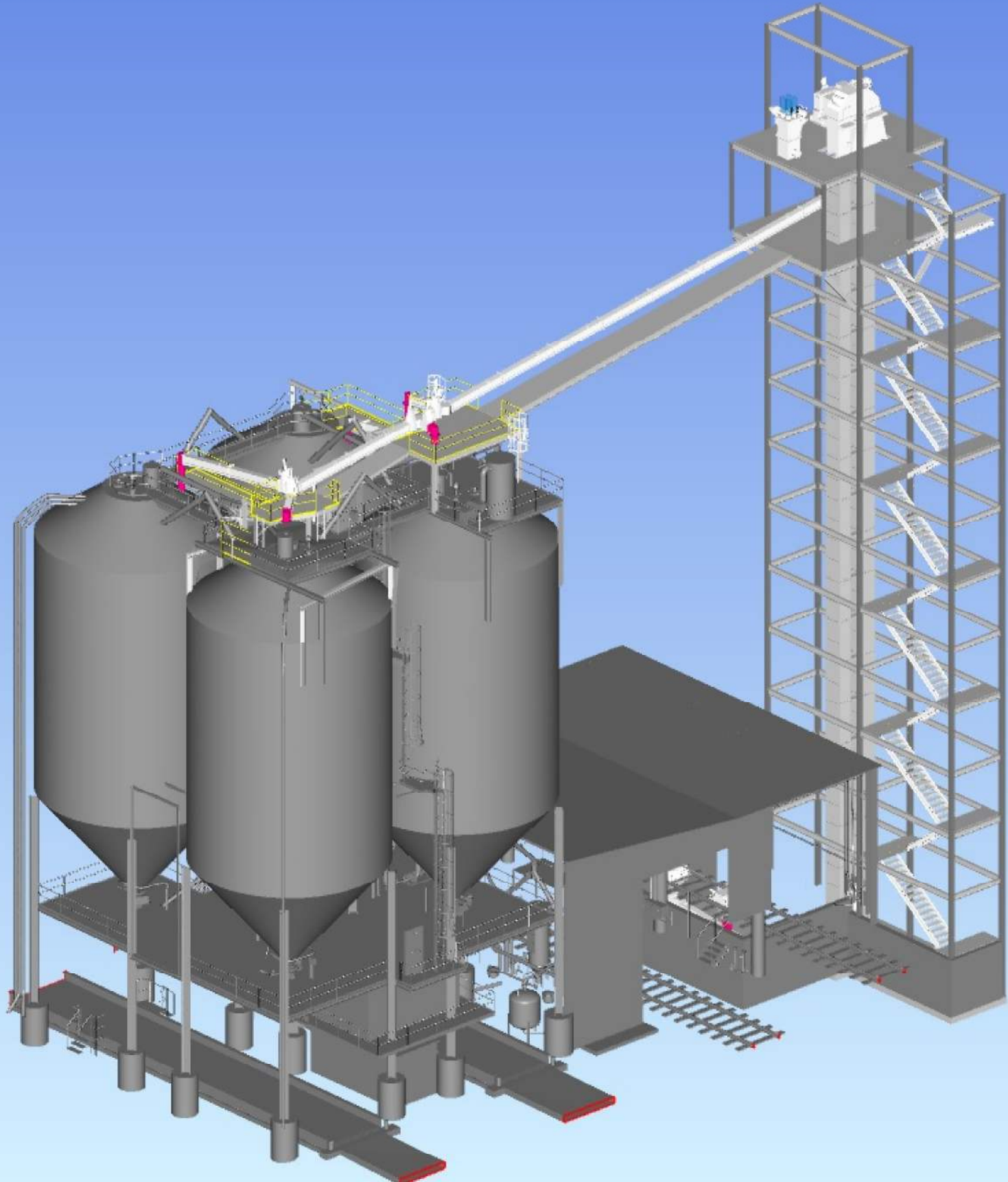
TEXAS LEHIGH CEMENT
ROANOKE TERMINAL
CONCEPT SKETCH 01 - 251113

- EQUIPMENT SHOWN IN WHITE IS NEW
- BUCKET ELEVATOR & STAIR TOWER
 - AIR SLIDE CONVEYORS
 - BAG FILTERS



TEXAS LEHIGH CEMENT
ROANOKE TERMINAL
CONCEPT SKETCH 02 - 251113

- EQUIPMENT SHOWN IN WHITE IS NEW
- BUCKET ELEVATOR & STAIR TOWER
 - AIR SLIDE CONVEYORS
 - BAG FILTERS



TEXAS LEHIGH CEMENT
ROANOKE TERMINAL
CONCEPT SKETCH 03 - 251113

EQUIPMENT SHOWN IN WHITE
IS NEW

- BUCKET ELEVATOR &
STAIR TOWER
- AIR SLIDE CONVEYORS
- BAG FILTERS

142'-0"

89'-6"

FRONT

