

**AGENDA  
TOWN OF FLOWER MOUND  
PLANNING AND ZONING COMMISSION MEETING**

**JUNE 24, 2019**

**FLOWER MOUND TOWN HALL  
2121 CROSS TIMBERS ROAD  
FLOWER MOUND, TEXAS**

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AN AGENDA INFORMATION PACKET IS AVAILABLE ONLINE AT [www.flower-mound.com/AgendaCenter](http://www.flower-mound.com/AgendaCenter)  
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**A. CALL MEETING TO ORDER 6:30 P.M.**

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

**C. PUBLIC COMMENT**

The purpose of this item is to allow the public an opportunity to address the Commission on issues that are not the subject of a public hearing. Items requiring a public hearing are clearly marked as such on the agenda, and citizens and visitors will be allowed to speak on those items during the public hearing.

**D. FUTURE AGENDA ITEMS**

The purpose of this item is to allow the Chairman and members of the Commission an opportunity to bring forward items they wish to discuss at a future meeting, with the understanding a consensus of the Commission is needed in order for that item to be placed on a future agenda and in accordance with the Town Council Agenda Setting Policy (Ord. 65-15).

**E. DIRECTOR'S REPORT**

1. Legislative Impact Review
2. Development Project Updates

**F. REGULAR ITEMS**

1. *Minutes of June 10, 2019*

Consider approval of the minutes of the June 10, 2019, Planning and Zoning Commission Regular Session.

2. *DP19-0002 – Magnolia Court*

Consider a request for a Development Plan (DP19-0002 – Magnolia Court) to develop a residential subdivision. The property is generally located north of Spinks Road and west of Gerault Road.

3. *VP19-0001 – Conservatory Estates*

Consider a request to vacate a previously approved record plat (VP19-0001 - Conservatory Estates.) The property is generally located north of Cross Timbers Road and west of Freeman Road.

4. *Z19-0002 – Conservatory Estates*

*Public Hearing*

Public Hearing to consider a request for rezoning (Z19-0002 – Conservatory Estates) from Planned Development District No. 140 (PD-140) for a cluster development to Agricultural District (A). The property is generally located west of Freeman Road and north of Cross Timbers Road.

**G. ADJOURNMENT – REGULAR SESSION**

***i. WORK SESSION***

- a. Discussion of new hotel and extended stay hotel standards

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, on the following date and time: June 20, 2019, at 3:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

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LauriAnn Cash, Executive Assistant

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

|                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Planning Services at (972) 874-6350. |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



## **PLANNING AND ZONING COMMISSION**

### **AGENDA ITEM NO: 1**

#### **REGULAR ITEM**

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**DATE:** June 24, 2019

**FROM:** LauriAnn Cash, Development Services Executive Assistant

**ITEM:** Consider approval of the minutes of the June 10, 2019, Planning and Zoning Commission Regular Session.

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#### **I. BACKGROUND INFORMATION**

The Planning and Zoning Commission held a regular meeting on June 10, 2019.

#### **II. ATTACHMENTS**

1. Draft Minutes

**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 10TH DAY OF JUNE, 2019, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 PM**

The Planning & Zoning Commission met in a regular session with the following members present:

|                  |                       |
|------------------|-----------------------|
| Perfecto Solis   | Chair                 |
| Robert Rawson    | Commissioner, Place 3 |
| David Johnson    | Commissioner, Place 4 |
| Albert Picardi   | Commissioner, Place 5 |
| Laura Dillon     | Commissioner, Place 6 |
| Robert Cox       | Commissioner, Place 8 |
| Thomas Pickering | Commissioner, Place 9 |

Constituting a quorum with the following members absent:

|                |                       |
|----------------|-----------------------|
| Laile Neal     | Vice Chair            |
| Brad Ruthrauff | Commissioner, Place 1 |

*(Places 8 and 9 of the Commission do not vote on items unless they sit in place of one of the regular members, Places 1-7.)*

And the following members of Town staff present:

|                  |                                   |
|------------------|-----------------------------------|
| Ashley Dierker   | Town Attorney                     |
| Lexin Murphy     | Director of Planning Services     |
| Chuck Russell    | Town Planner                      |
| Robert Pegg      | Assistant Director of Engineering |
| Richard Brown    | Senior Planner                    |
| Poornima Kashyap | Senior Planner                    |
| LauriAnn Cash    | Executive Assistant               |

**A. CALL REGULAR SESSION TO ORDER (Council Chambers): 6:30 P.M.**

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

**C. PUBLIC COMMENT**

None

**D. FUTURE AGENDA ITEMS**

1. Commissioner Pickering would like to discuss what criteria determines scheduling a work session.
2. Commissioner Johnson would like to see the Commission receive quarterly updates on major projects in Town.

**E. DIRECTOR'S REPORT**



1. Survey city results
2. Tree removal permits
3. Transportation update

**F. REGULAR ITEMS**

1. Consider approval of the minutes of the May 13, 2019, Planning and Zoning Commission Regular Session.

**Commission Deliberation**

Commissioner Cox moved to approve the May 13, 2019, minutes as written. Commissioner Johnson seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Rawson, Johnson, Picardi, Dillon, Cox, Pickering

**NAYS:** None

The motion to approve passed with a vote of 6-0.

2. Consider a request for a Site Plan (SP18-0022 - Stonecrest Storage) to develop a miniwarehouse. The property is generally located north of Canyon Falls Drive and east of Stonecrest Road.

**Staff Presentation**

Richard Brown, Senior Planner

**Applicant Presentation**

Will Harvey, River Bend Development

**Commission Deliberation**

Commissioner Johnson moved to approve SP18-0022 – Stonecrest Storage, as presented. Commissioner Picardi seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Pickering, Cox, Dillon, Picardi, Johnson, Rawson

**NAYS:** None

The motion to approve passed with a vote of 6-0.

3. Public Hearing to consider a request for rezoning (ZPD19-0002 – Stryker Parking Addition) to amend Planned Development 145 (PD-145) with Campus Industrial District (CI) uses, to modify the conceptual plans, and a request for a deviation to computing parking and loading requirements pursuant to Section 82-73 of the Code of Ordinances. The property is generally located south of Lakeside Parkway and east of Lake Forest Boulevard.

## **Staff Presentation**

Richard Brown, Senior Planner

## **Applicant Presentation**

Dan Millner, Kimley-Horn & Associates

## **Spoke In Favor:**

None

## **Spoke In Opposition:**

None

## **Commission Deliberation**

Commissioner Johnson moved to recommend approval of ZPD19-0002 – Stryker Parking Addition, as presented. Commissioner Cox seconded the motion.

## **VOTE ON THE MOTION**

**AYES:** Rawson, Johnson, Picardi, Dillon, Cox, Pickering

**NAYS:** None

The motion to recommend approval passed with a vote of 6-0.

4. Consider a request for a Site Plan (SP19-0010 – Stryker Silveron Addition) to develop a parking lot addition. The property is generally located south of Lakeside Parkway and east of Lake Forest Boulevard.

## **Staff Presentation**

Richard Brown, Senior Planner

## **Applicant Presentation**

Dan Millner, Kimley-Horn & Associates

## **Commission Deliberation**

Commissioner Johnson moved to approve SP19-0010 – Stryker Silveron Addition, as presented contingent on the approval of ZPD19-0002 – Stryker Parking Addition by Town Council on Monday, July 17, 2019. Commissioner Cox seconded the motion.

## **VOTE ON THE MOTION**

**AYES:** Pickering, Cox, Dillon, Picardi, Johnson, Rawson

**NAYS:** None

The motion to approve passed with a vote of 6-0.

5. **Public Hearing to consider a request for a Replat (RP18-0020 - Sunset Point at Twin Coves) to create a residential subdivision. The property is generally located west of Simmons Road and south of Holly Lane.**

**Staff Presentation**

Poornima Kashyap, Senior Planner

**Applicant Presentation**

Peter Edwards, Development Design Consultants

**Spoke In Favor:**

None

**Spoke In Opposition:**

None

**Commission Deliberation**

Commissioner Johnson moved to approve RP18-0020 – Sunset Point at Twin Coves, as presented. Commissioner Dillon seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Rawson, Johnson, Picardi, Dillon, Cox, Pickering

**NAYS:** None

The motion to approve passed with a vote of 6-0.

6. **Consider a request for a Record Plat (RC19-0002 - Lakeside Center) to create a residential subdivision, a non-residential lot, and an open space lot. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.**

**Staff Presentation**

Poornima Kashyap, Senior Planner

**Applicant Presentation**

Alexander Brown, Realty Capital

**Commission Deliberation**

Commissioner Johnson moved to approve RC19-0002 – Lakeside Center, as presented. Commissioner Picardi seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Pickering, Cox, Dillon, Picardi, Johnson, Rawson

**NAYS:** None

**The motion to approve passed with a vote of 6-0.**

- 7. Consider a request for a Site Plan (SP19-0003 - Lakeside Center) to develop office buildings and a parking structure with an exception to Section 98-147, Topographical slope protection, as authorized by Section 98-147(b) of the Code of Ordinances. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.**

**Staff Presentation**

Poornima Kashyap, Senior Planner

**Applicant Presentation**

Alexander Brown, Realty Capital

**Commission Deliberation**

Commissioner Johnson moved to recommend approval of SP19-0003 – Lakeside Center, as presented. Commissioner Cox seconded the motion.

**VOTE ON THE MOTION**

**AYES: Rawson, Johnson, Picardi, Dillon, Cox, Pickering**

**NAYS: None**

**The motion to recommend approval passed with a vote of 6-0.**

- 8. Public Hearing to consider a request for a Specific Use Permit No. 457 (SUP19-0002 – Lakeside Crossing Building 5) to permit a pharmacy. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.**

**Staff Presentation**

Poornima Kashyap, Senior Planner

**Applicant Presentation**

Scott Minnis, G&A McAdams

**Spoke In Favor:**

None

**Spoke In Opposition:**

None

**Commission Deliberation**

Commissioner Johnson moved to recommend approval of SUP19-0002 – Lakeside Crossing Building 5, as presented. Commissioner Picardi seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Pickering, Cox, Dillon, Picardi, Johnson, Rawson

**NAYS:** None

The motion to recommend approval passed with a vote of 6-0.

9. Consider a request for a Site Plan (SP19-0001 - Lakeside Crossing Buildings 4 & 5, Phase 2) to develop two retail buildings. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.

**Staff Presentation**

Poornima Kashyap, Senior Planner

**Applicant Presentation**

Scott Minnis, G&A McAdams

**Commission Deliberation**

Commissioner Johnson moved to recommend approval of SP19-0001 – Lakeside Crossing Buildings 4 & 5, Phase 2, as presented with the request that the developer amend the western façade for enhancements, possibly with increased articulation and landscaping accents. Commissioner Pickering seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Rawson, Johnson, Picardi, Dillon, Cox, Pickering

**NAYS:** None

The motion to recommend approval passed with a vote of 5-1.

G. **ADJOURNMENT – REGULAR SESSION 8:55 P.M.**

**TOWN OF FLOWER MOUND, TEXAS**

\_\_\_\_\_  
Lexin Murphy, Director of Planning Services

**ATTEST:**

\_\_\_\_\_  
LauriAnn Cash, Executive Assistant



## PLANNING AND ZONING COMMISSION

### AGENDA ITEM NO: 2

### REGULAR ITEM

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**DATE:** June 24, 2019

**FROM:** Richard Brown, Senior Planner

**ITEM:** **Consider a request for a Development Plan (DP19-0002 – Magnolia Court) to develop a residential subdivision. The property is generally located north of Spinks Road and west of Gerault Road.**

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#### I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

This application will require final action by the Town Council.

#### II. APPLICATION ANALYSIS

The focus of this application is to obtain approval for a residential subdivision containing approximately 14.802 acres, spanning two tracts:

Tract 1 - 29 buildable lots, two x-lots, and the development's ingress/egress point along the Sweetwater Lane frontage.

Tract 2 - This tract will serve to provide infrastructure for drainage (detention and retention) and utilities (x-lot).

On December 17, 2018, the Town Council approved a request for rezoning (ZPD18-0018 – Magnolia Court) from Agricultural District (A) to Planned Development District No. 168 (PD-168) with Single-Family District-10 (SF-10) uses with certain exceptions and modifications to the Code of Ordinances [see Attachment A(3)].

The development plan depicts required setbacks, buffers, and detail related to connectivity to the Town's eight-foot-wide multi-use trail from the site's Gerault Road frontage. Specifically, the trail connection will traverse from east to west within the property's boundary.

#### III. ATTACHMENTS

##### A. Background Information

1. Vicinity Map
2. Letter of Intent
3. PD-168 Ordinance

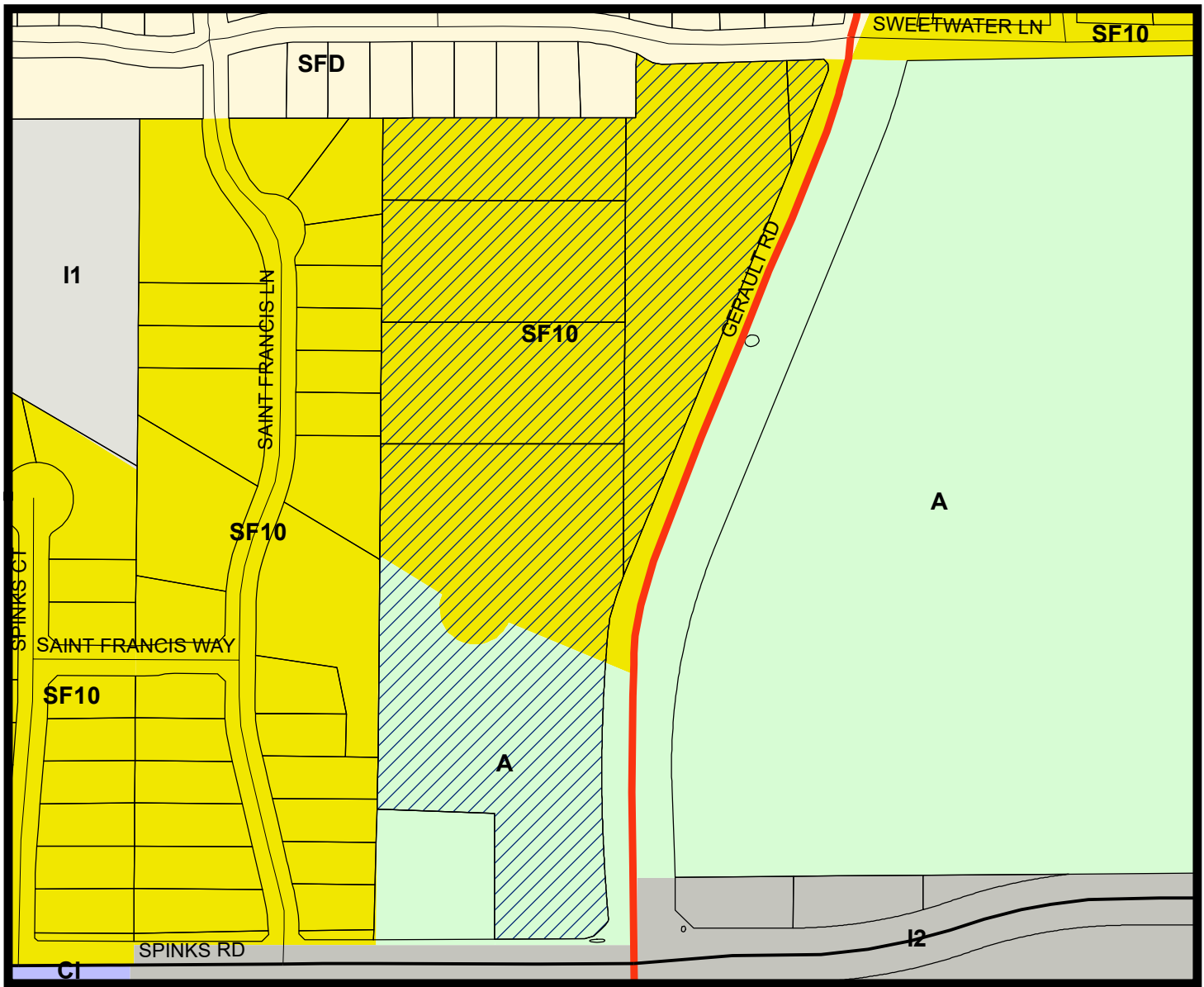
##### B. Application Details

1. Development Plan Package

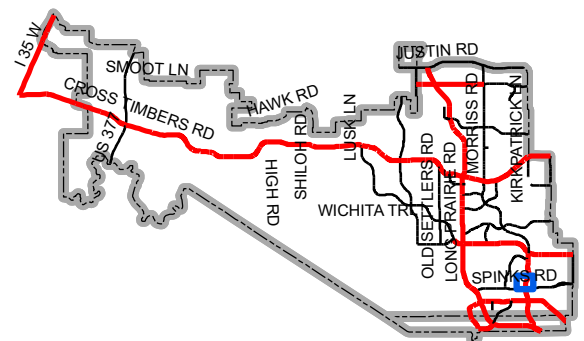
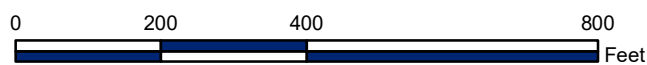
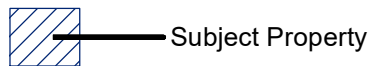
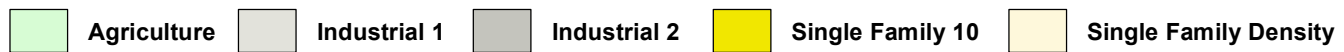


# Vicinity Map

Reference Project: DP19-0002



## LEGEND



Map Location



01/28/2019

Richard Brown  
Town of Flower Mound – Senior Planner  
1001 Cross Timbers Road  
Flower Mound, Texas 75028

**Magnolia Court Letter of Intent**

Mr. Brown,

Magnolia Court criteria for the record plat submittal is shown below:

- A. The Magnolia Court is zoning PD with Single Family District-10 zoning.
- B. The Magnolia Court consists of 14.802 acres of land.
- C. The Magnolia Court will have 29 residential lots and 3 common areas.
- D. The project does have an approved zoning development plan. (ZPD18-0008)
- E. The Magnolia Court development will be constructed in one phase.
- F. No special considerations.

If there are any additional questions, please reach out to me.

Email: [cwall@jbipartners.com](mailto:cwall@jbipartners.com)

Phone: 972-738-0212

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Wall", written over a light blue horizontal line.

Chris Wall, PE



**TOWN OF FLOWER MOUND, TEXAS****ORDINANCE NO. 42-18**

**AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, LAND DEVELOPMENT REGULATIONS, OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 14.802 ACRES OF LAND SITUATED IN THE W. H. GIBSON SURVEY, ABSTRACT NO. 464, AND THE M. L. COWAN SURVEY, ABSTRACT NO. 1637, FROM AGRICULTURAL DISTRICT (A) TO PLANNED DEVELOPMENT DISTRICT NO. 168 (PD-168) WITH SINGLE-FAMILY DISTRICT-10 (SF-10) USES AND AGRICULTURAL DISTRICT (A) USES, IN ACCORDANCE WITH SPECIFIC REQUIREMENTS STATED HEREIN AND EXHIBITS ATTACHED HERETO; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Flower Mound 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 Town Council of the Town of Flower Mound heretofore adopted the Land Development Regulations of the Town of Flower Mound, as amended, 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 Chapter 78 of the Land Development Regulations, the owners of the property described as approximately 14.802 acres of land situated in the W. H. Gibson Survey, Abstract No. 464, and the M. L. Cowan Survey, Abstract No. 1637, have filed an application for a Zoning Planned Development amendment to change the zoning from Agricultural District (A) to Planned Development District No. 168 (PD-168) with Single-Family District-10 (SF-10) uses and Agricultural District (A) uses; and,

**WHEREAS**, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on November 12, 2018, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on December 17, 2018, with respect to the planned development district described herein; and,

**WHEREAS**, the Town has complied with all requirements of Chapter 211 of the Local Government Code, Chapter 78 of the Land Development Regulations, and all other laws dealing with notice, publication and procedural requirements for the approval of a planned development district on the property;

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:**

### **SECTION 1**

The Land Development Regulations of the Town of Flower Mound, Texas, as amended, are hereby amended on the hereinafter described property and area as shown below:

Approximately 14.802 acres of land situated in the W. H. Gibson Survey, Abstract No. 464, and the M. L. Cowan Survey, Abstract No. 1637, Denton County, Texas, and more fully described in Exhibit "A" hereto.

Planned Development District No. 168 (PD-168) with Single-Family District-10 (SF-10) uses and Agricultural District (A) uses.

### **SECTION 2**

The development standards, conceptual site plan, and conceptual landscape plan of the proposed Planned Development District No. 168 (PD-168), attached hereto as Exhibits "B," "C," and "D," each incorporated herein for all purposes allowed by law, are hereby approved as the development standards, conceptual site plan, and conceptual landscape plan for this Planned Development District No. 168 (PD-168).

### **SECTION 3**

The official map of the Town of Flower Mound is amended and the Executive Director of Development Services is directed to revise the official zoning map to reflect the approved planned development district, as set forth above.

### **SECTION 4**

The use of the property described above shall be subject to all restrictions, terms and conditions contained in Exhibits "B," "C," and "D," attached hereto, as well as the applicable regulations contained in the Land Development Regulations and all other applicable and pertinent ordinances of the Town of Flower Mound.

### **SECTION 5**

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Flower Mound, Texas, as amended, except when 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 6**

It is hereby declared to be the intention of the Town 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 Town Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

**SECTION 7**

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the Town Council of the Town of Flower Mound shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Code of Ordinances of the Town of Flower Mound. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

**SECTION 8**

All rights and remedies of the Town of Flower Mound are expressly saved as to any and all violations of the provisions of the Land Development Regulations 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 9**

The Town Secretary of the Town of Flower Mound is hereby directed to publish the caption in the official newspaper of the Town of Flower Mound as required by Section 3.07 of the Charter of the Town of Flower Mound.

**SECTION 10**

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

**DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF 5 TO 0, ON THIS THE 17TH DAY OF DECEMBER, 2018.**

**APPROVED:**

*Steve Dixon*

\_\_\_\_\_  
**STEVE DIXON, MAYOR**

**ATTEST:**

*Theresa Scott*

\_\_\_\_\_  
**Theresa Scott, TOWN SECRETARY**

## EXHIBIT A

## LEGAL DESCRIPTION - ZONING

BEING that parcel of land located in the Town of Flower Mound, Denton County, Texas, a part of the W. H. Gibson Survey, Abstract Number 464, a part of the M. L. Cowan Survey, Abstract Number 1637, being an undivided 50% interest in the remainder of a called 10.1097 acre tract of land described in a deed to Patti Colwell, as recorded in Document Number 2014-2165, Deed Records of Denton County, Texas, (D.R.D.C.T.), being an undivided 50% interest in the remainder of a called 10.1097 acre tract of land described in a deed to Michael F. Hensley, as recorded in Document Number 2014-2164, (D.R.D.C.T.), being all of that called 2.00 acre tract of land described in a deed to Michael F. Hensley, as recorded in Volume 1239, Page 682, (D.R.D.C.T.), being all of that called 2.00 acre tract of land described in a deed to Pattie Colwell McLendon, as recorded in Volume 1239, Page 686, (D.R.D.C.T.), and being further described as follows:

BEGINNING at a one-half inch iron rod found at the northwest corner of said 10.1097 acre tract of land, said point being the northeast corner of Lot 15, Block B of Belle Strada Addition, an addition to the Town of Flower Mound, as recorded in Document Number 2011-137, Plat Records of Denton County, Texas, (P.R.D.C.T.) and said point being in the south line of Lot 4, Block F of Cedar Bluff, Phase I Addition, an addition to the Town of Flower Mound, as recorded in Cabinet L, Page 338, (P.R.D.C.T.);

THENCE North 89 degrees 41 minutes 41 seconds East, 416.61 feet with the south line of said Block F to the southeast corner of Lot 9 of said Block F;

THENCE North 00 degrees 11 minutes 26 seconds East, 88.56 feet with the east line of said Lot 9 to a one-half inch iron rod with cap stamped "ASC" found in the south right-of-way line of Sweetwater Lane (a variable width right-of-way at this point);

THENCE North 87 degrees 54 minutes 55 seconds East, 330.74 feet with the south right-of-way line of Sweetwater Lane to a one-half inch iron rod with cap stamped "ASC" found at the northeast corner of said 10.1097 acre tract of land, said point being in the west right-of-way line of Gerault Road (a 120 foot wide right-of-way);

THENCE with the west right-of-way line of Gerault Road as follows:

Southwesterly, 121.98 feet along a non-tangent curve to the right having a central angle of 07 degrees 26 minutes 05 seconds, a radius of 940.00 feet, a tangent of 61.07 feet, and whose chord bears South 18 degrees 36 minutes 22 seconds West, 121.89 feet to a one-half inch iron rod with cap stamped "ASC" found for corner;

South 22 degrees 19 minutes 25 seconds West, 711.95 feet to a one-half inch iron rod with cap stamped "ASC" found for corner;

Southwesterly, 451.30 feet along a curve to the left having a central angle of 24 degrees 23 minutes 38 seconds, a radius of 1,060.00 feet, a tangent of 229.12 feet, and whose chord bears South 10 degrees 07 minutes 47 seconds West, 447.90 feet to a nail found for corner;

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South 02 degrees 04 minutes 02 seconds East, 206.32 feet to a one-half inch iron rod with cap stamped "ASC" found in the north line of a called 0.276 acre tract of land described in a deed to the Town of Flower Mound, as recorded in Document Number 2006-140647, (D.R.D.C.T.), said point being in the north right-of-way line of Spinks Road (a variable width right-of-way at this point);

THENCE with the north right-of-way line of Spinks Road as follows:

South 43 degrees 35 minutes 51 seconds West, 55.91 feet to a one-half inch iron rod with cap stamped "ASC" found in the north right-of-way line of Spinks Road (a 90 foot wide right-of-way at this point);

South 89 degrees 15 minutes 43 seconds West, 144.53 feet with the north right-of-way line of Spinks Road to a one-half inch iron with cap stamped "ASC" found for corner in the east line a called 0.982 acre tract of land described in a deed to Curt and Peggy Pool, as recorded in Volume 1591, Page 491, (D.R.D.C.T.);

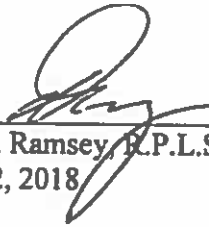
THENCE North 00 degrees 07 minutes 34 seconds East, 204.81 feet to the northeast corner of said Pool tract of land;

THENCE North 87 degrees 39 minutes 45 seconds West, 197.60 feet to a one-half inch iron with cap stamped "ASC" found at the northwest corner of said Pool tract of land, said point being in the east line of said Bella Strada Addition;

THENCE North 00 degrees 39 minutes 46 seconds East, 1,147.95 feet with the east line of said Bella Strada Addition to the POINT OF BEGINNING and containing 644.768 square feet or 14.802 acres of land.

The bearings shown hereon are based on Texas State Plane Coordinate System, North Central Zone (NAD 83, U.S. Feet with a combined scale factor of 1.00015063.

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

  
Dan B. Ramsey, P.P.L.S. No. 4172  
July 12, 2018



**Exhibit "B"****Development Standards****Planned Development District No. 168 (PD-168)****Magnolia Court**

The development on the property comprising approximately 14.802 acres of land within the corporate limits of the Town of Flower Mound ("Town") and as described on Exhibit "A" to this Zoning Ordinance adopting PD-168 shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements.

**A. Exhibits.**

The following exhibits are incorporated into this Planned Development District:

1. Exhibit C: Conceptual Site Plan.
2. Exhibit D: Conceptual Landscape Plan.

**B. Uses.**

Development of Magnolia Court, comprising approximately 14.802 acres of land, shall comply with all regulations applicable to the Single Family Residential District-10 (SF-10) and the Agricultural District (A) contained in the Town's Land Development Regulations, as amended, except as otherwise provided and/or limited herein.

1. Permitted Uses-Tract 1 and Tract 2. Only the following permitted uses shall be allowed, subject to compliance with all applicable conditions and provisions of the Town's Land Development Regulations, as amended:
  - a. Dwelling, single-family detached;
  - b. Accessory use, general, subject to section 98-972;
  - c. Garage Sale, subject to section 98-982;
  - d. Home occupation, subject to section 98-984;
  - e. Model home (Tract 1, only); and,
  - f. Swimming pool, private.
2. Specific Uses-Tract 1 and Tract 2. No specific uses requiring the issuance of a specific use permit shall be allowed.
3. Temporary Uses-Tract 1 and Tract 2. Only the following temporary uses shall be allowed subject to approval of a temporary use permit in accordance with the procedures and standards of section 78-87 of the Code, "Temporary Use Permits":

## ORDINANCE NO. 42-18

## Page 7

- a. Asphalt/concrete batch plant, temporary, subject to section 98-974;
- b. Field office, temporary;
- c. Sales trailer, temporary, subject to section 98-993 (Tract 1, only); and,
- d. Temporary special event, subject to section 98-976.

## C. Minimum and maximum dimensions.

1. Tract 1.

- a. Minimum lot area per dwelling. The minimum lot area shall be 10,000 square feet, subject to section 98-1023.
- b. Minimum lot width. The minimum lot width shall be 80 feet, subject to section 98-1024.
- c. Minimum floor area per unit. The minimum floor area per dwelling unit shall be 1,800 square feet, subject to section 98-1025.
- d. Minimum front yard.
  - i. Except as provided in this paragraph, the minimum front yard setback shall be 25 feet, subject to section 98-1026. Minimum setback for corner lots must match the front yard setback for key lots. Minimum setback for non-key lots is 15 feet.
  - ii. A front entry garage shall be set back a minimum of 25 feet from the front property line.
  - iii. Porches may encroach a maximum of eight feet into the front yard.
  - iv. Fences shall not extend into the front yard beyond the front façade of the residential dwelling.
- e. Minimum side yard. The minimum side yard shall be ten feet, subject to section 98-1027.
- f. Minimum rear yard. The minimum rear yard shall be 25 feet, subject to section 98-1028.
- g. Maximum lot coverage. The maximum lot coverage shall be 40 percent, subject to section 98-1029.
- h. Maximum floor area ratio. There shall be no maximum floor area requirement.
- i. Maximum height. The maximum height of buildings and structures shall be three stories or 35 feet, subject to section 98-1031.

2. Tract 2.

- a. Minimum lot area per dwelling. The minimum lot area shall be two acres (87,120 square feet), subject to section 98-1023.
- b. Minimum lot width. The minimum lot width shall be 200 feet, subject to section 98-1024.
- c. Minimum floor area per unit. The minimum floor area per dwelling unit shall be 1,800 square feet, subject to section 98-1025.
- d. Minimum front yard.
  - i. Except as provided in this paragraph, the minimum front yard setback shall be 40 feet, subject to section 98-1026. Minimum setback for corner lots must match the front yard setback for key lots. Minimum setback for non-key lots is fifteen feet 15 feet.
- e. Minimum side yard. The minimum side yard shall be 25 feet, subject to section 98-1027.
- f. Minimum rear yard. The minimum rear yard shall be 20 feet, subject to section 98-1028.
- g. Maximum lot coverage. The maximum lot coverage shall be 25 percent, subject to section 98-1029.
- h. Maximum floor area ratio. There shall be no maximum floor area requirement.
- i. Maximum height. The maximum height of buildings and structures shall be three stories or 35 feet, subject to section 98-1031.

## D. Landscape Standards.

Landscaping shall be in accordance with the Town's landscape ordinance as amended, and the Town's Urban Design Plan except as otherwise provided and/or limited herein.

## 1. Tract 1-Front Yard Trees.

- a. At least one canopy street tree shall be required in the front yard of each lot. The tree shall be located within five feet of street right-of-way and be placed within the property boundary area of the lot, subject to compliance with Division 3-Visual Clearances, Section 82-161 of the Town Code. No trees are permitted within the parkway.
- b. Front yard trees shall be a minimum three and one-half inches in diameter, measured 12 inches from the root ball, when planted. The planting of said tree shall take place in conjunction with the construction of the single family dwelling.



- c. The following trees shall be the only trees allowed to be used as street trees due to their tap root structure versus a horizontal root structure. Southern Live Oak, Shumard Oak, Texas Red Oak, Cedar Elm, Lace Bark Elm, Bald Cypress, and Texas Ash.

2. Tract 1-Front Yard Landscaping.

- a. A minimum of 75 percent of the permeable area within the front yard shall be planted with grass.
- b. A minimum of 25 percent of the permeable area within the front yard shall be planted with other materials such as groundcovers, shrubs, perennial and/or annual plantings, or other similar landscape plantings.

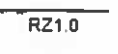
E. Trail Requirements.

- 1. Gerault Road Trail. There shall be a minimum eight-foot-wide multi-purpose trail along the Gerault Road frontage as required by the *Parks & Trails Master Plan*.
- 2. Sweetwater Lane Trail.
  - a. There shall be a minimum eight-foot-wide (tapering to four-foot-wide to connect with existing off-site sidewalk) multi-purpose trail along the Sweetwater Lane frontage as required by the *Parks & Trails Master Plan*.
- 3. Spinks Road Trail. The existing eight-foot-wide multi-purpose trail along the Spinks Road frontage shall be maintained as required by the *Parks & Trails Master Plan*.

F. Supplemental Standards.

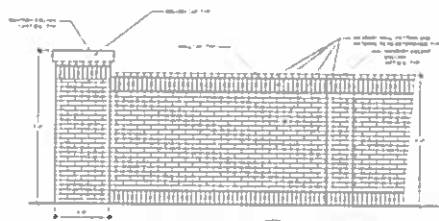
- 1. Tract 1. Maximum number of buildable lots shall be 29.
- 2. Tract 1. Alleys shall not be required.
- 3. Minimum unobstructed sidewalk width is four feet.
- 4. All landscaping and common area shall be in general conformance with Exhibit "D".
- 5. Required fencing where a residential lot abuts an open space area shall be installed in general conformance with Exhibit "D".
- 6. All landscaping and common area/open space shall be in general conformance with the conceptual landscape plan with Exhibit "D".
- 7. Development shall include all of the improvements as depicted on Exhibit "C". Such improvements together with all other improvements necessary to serve the development shall be installed prior to the Town's acceptance of the subdivision.





LandDesign

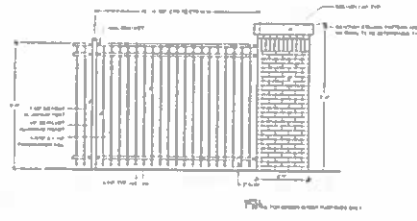
501 N. 1st Street, Suite 100  
Tampa, FL 33602  
Phone: 813.241.1111  
Fax: 813.241.1112  
www.landdesign.com



1 SCREENWALL AND COLUMN

R22.0 ELEVATION

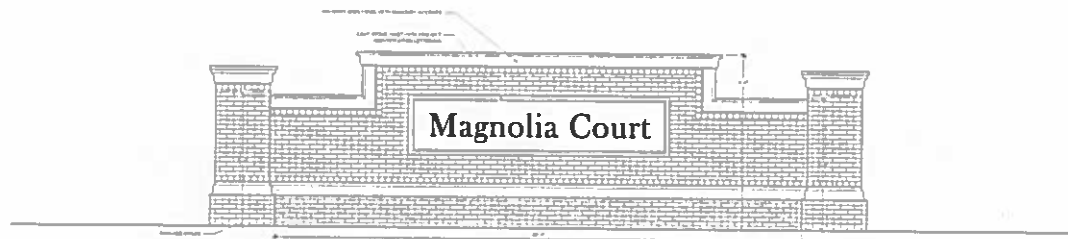
NTS



2 DECORATIVE FENCE

R22.0 SECTION

NTS



3 PRIMARY MONUMENT SIGN

R22.0 ELEVATION

NTS

**PRELIMINARY**  
This drawing is preliminary and is  
not to be used for construction or  
other purposes without the written  
consent of the designer.  
**Matthew S. Vinton**  
Professional Engineer  
Registration No. 12345

#### MAGNOLIA COURT

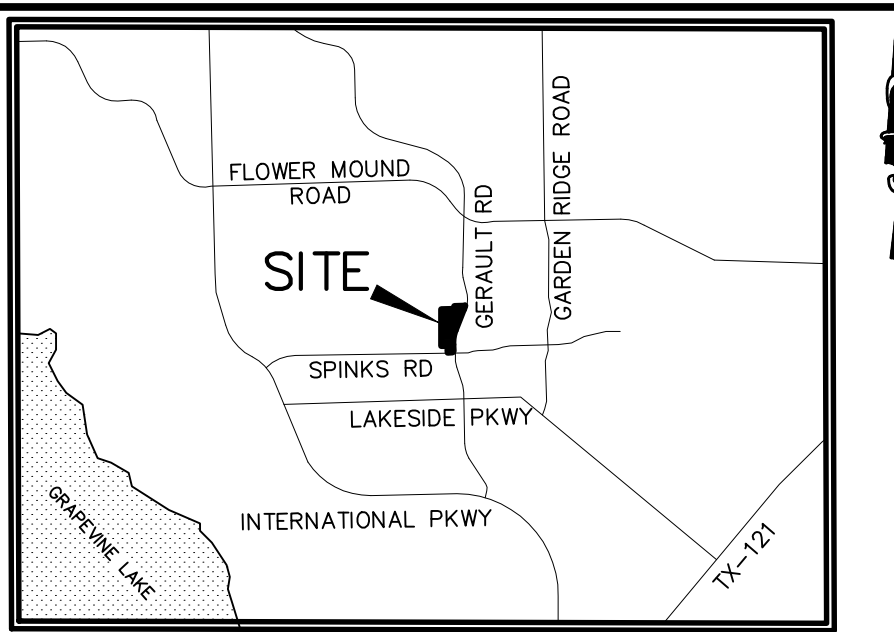
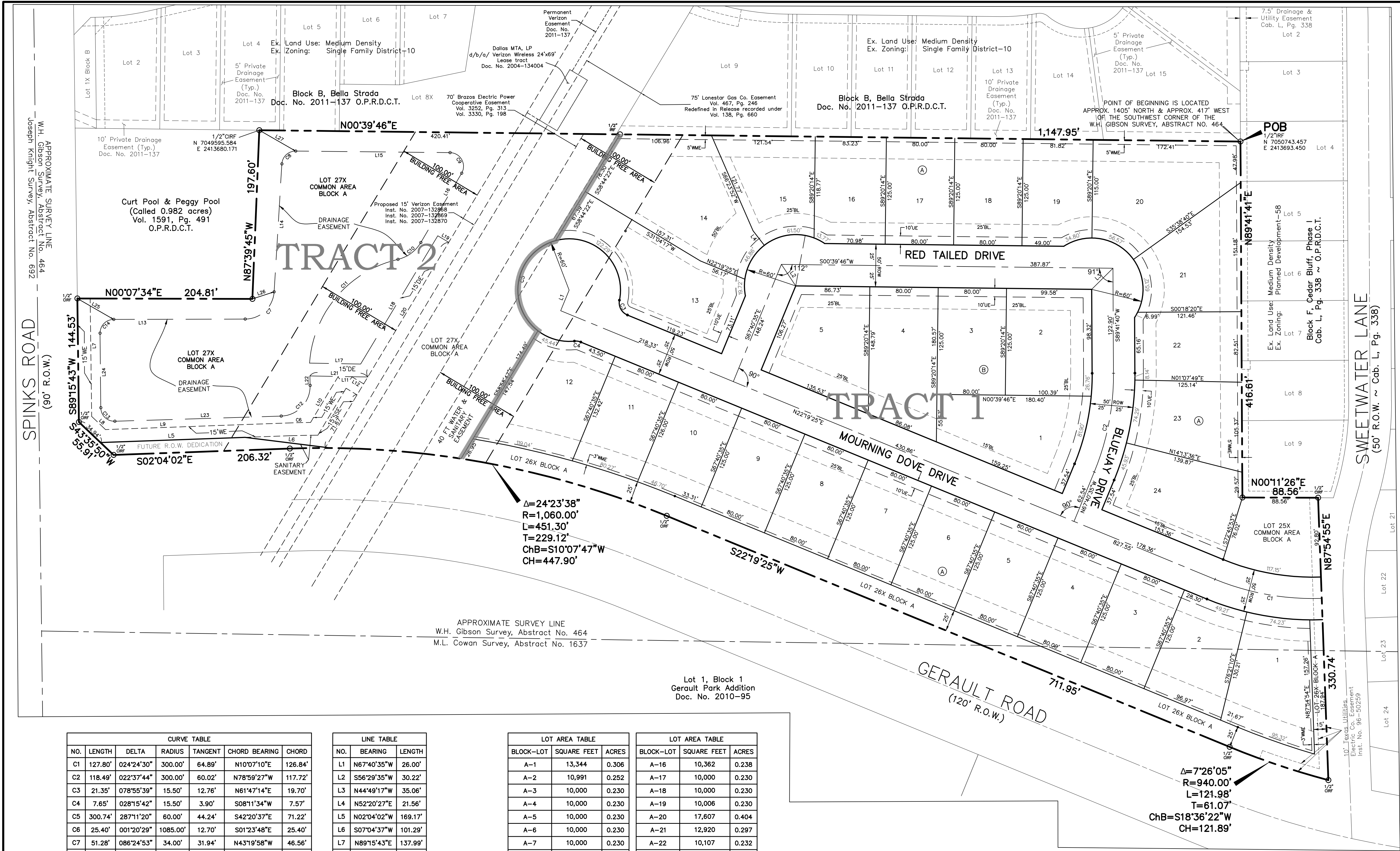
Site Plan, Elevation &  
Section Drawing  
100% Schematic Design, 100% P&ID  
ADDRESS: 12345

| REVISION | REASON               |
|----------|----------------------|
| 1        | REVISED PER COMMENTS |
| 2        | REVISED PER COMMENTS |
| 3        | REVISED PER COMMENTS |
| 4        | REVISED PER COMMENTS |
| 5        | REVISED PER COMMENTS |
| 6        | REVISED PER COMMENTS |
| 7        | REVISED PER COMMENTS |
| 8        | REVISED PER COMMENTS |
| 9        | REVISED PER COMMENTS |
| 10       | REVISED PER COMMENTS |
| 11       | REVISED PER COMMENTS |
| 12       | REVISED PER COMMENTS |
| 13       | REVISED PER COMMENTS |
| 14       | REVISED PER COMMENTS |
| 15       | REVISED PER COMMENTS |
| 16       | REVISED PER COMMENTS |
| 17       | REVISED PER COMMENTS |
| 18       | REVISED PER COMMENTS |
| 19       | REVISED PER COMMENTS |
| 20       | REVISED PER COMMENTS |

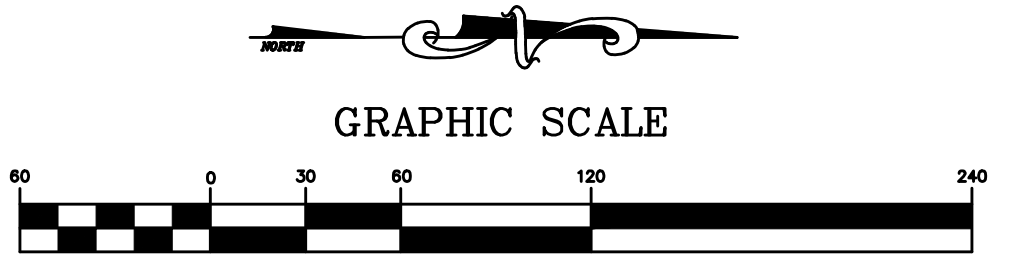
CONCEPTUAL LANDSCAPE  
PLAN (SHEET 2 OF 2)

R22.0





LOCATION MAP  
NOT TO SCALE



- ( IN FEET )  
1 inch = 60 ft.
- LEGEND**
- POINT OF BEGINNING
  - IRON ROD FOUND
  - SQUARE FEET
  - 25'x25' VISIBILITY EASEMENT
  - WALL MAINTENANCE EASEMENT
  - EXISTING
  - DOCUMENT NUMBER
  - DEED RECORDS DENTON COUNTY TEXAS
  - PUBLIC RECORDS DENTON COUNTY TEXAS
  - RIGHT-OF-WAY
  - DRAINAGE EASEMENT
  - UTILITY EASEMENT

NOTES:

- "NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."
- PROPOSED DEVELOPMENT SHALL BE ONE PHASE.
- STORMWATER DRAINAGE WILL BE CONVEYED FROM THE LOTS TO THE STREETS. ONCE WITHIN THE STREETS DRAINAGE WILL BE COLLECTED IN INLETS AND THEN CONVEYED THROUGH STORM SEWER PIPES UNTIL THEY REACH THE DETENTION BASIN (LOT 36X, BLOCK A). THE DETENTION BASIN WILL RELEASE STORM WATER FLOWS AT OR BELOW EXISTING CONDITIONS UNLESS THE CITY AND EXISTING INFRASTRUCTURE ALLOW FOR HIGHER RELEASES.
- ALL RIGHTS-OF-WAY ARE 50' UNLESS OTHERWISE INDICATED HEREON.
- ALL COMMON AREA X-LOTS ARE UNBUILDABLE AND ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- FINAL UTILITY EASEMENTS TO BE DETERMINED AT THE TIME OF FINAL PLATTING.
- THIS PROPERTY IS OUT OF THE 100-YEAR FLOODPLAIN.
- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIAL AND COLORS WITHIN THIS DEVELOPMENT.

| RESIDENTIAL LOT CRITERIA (PER ZONING) |                                 |                                        |  |
|---------------------------------------|---------------------------------|----------------------------------------|--|
| DEV. STANDARDS                        | PROP. TRACT 1<br>SF-10 DISTRICT | PROP. TRACT 2<br>AGRICULTURAL DISTRICT |  |
| MIN. LOT AREA                         | 10,000 S.F.                     | 87,120 S.F.                            |  |
| MIN. LOT WIDTH                        | 80 FT.                          | 200 FT.                                |  |
| MIN. FLOOR AREA/UNIT                  | 1,800 S.F.                      | 1,800 S.F.                             |  |
| MIN. FRONT YARD                       | 25 FT.                          | 40 FT.                                 |  |
| MIN. SIDE YARD                        | 10 FT.                          | 25 FT.                                 |  |
| MIN. REAR YARD                        | 25 FT.                          | 20 FT.                                 |  |
| MAX LOT COVERAGE                      | 40%                             | 25 %                                   |  |
| MAX. HEIGHT (STORIES/FT)              | 3 STORIES/35 FT.                | 3/35 FT.                               |  |
| MAX. FLOOR AREA RATIO                 | NO MAXIMUM                      | NO MAXIMUM                             |  |

DEVELOPMENT PLAN

MAGNOLIA COURT

LOTS 1-24, BLOCK A  
LOTS 1-5, BLOCK B  
LOTS 25X, 26X, AND 27X BLOCK A

14.802 ACRES OUT OF THE  
W.H. GIBSON, ABSTRACT NUMBER 464  
AND  
M.L.COWAN SURVEY, ABSTRACT NO. 1637

TOWN OF FLOWER MOUND  
DENTON COUNTY, TEXAS

CONTOUR LAND PARTNERS 11, LTD. APPLICANT/OWNER

4851 LBJ Freeway, Suite 205 (214) 986-5009  
Dallas, Texas 75244  
Contact: Jim Tchoukaleff

JBI PARTNERS, INC. SURVEYOR/ENGINEER

2121 Midway Road, Suite 300 (972) 248-7676  
Carrollton, Texas 75006  
Contact: Chris Wall, P.E.

TBPE No. F-438  
APRIL 11, 2019

TBPLS No. 10076000

| CURVE TABLE |         |            |          |         |               |
|-------------|---------|------------|----------|---------|---------------|
| NO.         | LENGTH  | DELTA      | RADIUS   | TANGENT | CHORD BEARING |
| C1          | 127.80' | 024°24'30" | 300.00'  | 64.89'  | N10°07'10"E   |
| C2          | 118.49' | 022°37'44" | 300.00'  | 60.02'  | N78°59'27"W   |
| C3          | 21.35'  | 078°55'39" | 15.50'   | 12.76'  | N61°47'14"E   |
| C4          | 7.65'   | 028°15'42" | 15.50'   | 3.90'   | S08°11'34"W   |
| C5          | 300.74' | 287°11'20" | 60.00'   | 44.24'  | S42°20'37"E   |
| C6          | 25.40'  | 001°20'29" | 1085.00' | 12.70'  | S01°23'48"E   |
| C7          | 51.28'  | 086°24'53" | 34.00'   | 31.94'  | N43°19'58"W   |
| C8          | 24.33'  | 087°06'41" | 16.00'   | 15.21'  | S42°59'04"E   |
| C9          | 33.49'  | 119°55'00" | 16.00'   | 27.67'  | S60°31'47"W   |
| C10         | 34.05'  | 046°26'58" | 42.00'   | 18.02'  | N36°17'14"W   |
| C11         | 170.85' | 073°03'10" | 134.00'  | 99.25'  | S49°35'20"E   |
| C12         | 54.89'  | 089°51'44" | 35.00'   | 34.92'  | N46°42'18"W   |
| C13         | 25.47'  | 091°13'32" | 16.00'   | 16.35'  | N43°50'20"E   |
| C14         | 25.25'  | 090°25'22" | 16.00'   | 16.12'  | S45°20'12"E   |

| LINE TABLE |             |         |
|------------|-------------|---------|
| NO.        | BEARING     | LENGTH  |
| L1         | N67°40'35"W | 26.00'  |
| L2         | S56°29'35"W | 30.22'  |
| L3         | N44°49'17"W | 35.06'  |
| L4         | N52°20'27"E | 21.56'  |
| L5         | N02°04'02"W | 169.17' |
| L6         | S07°04'37"W | 101.29' |
| L7         | N89°15'43"E | 137.99' |
| L8         | S43°35'50"W | 22.31'  |
| L9         | N02°04'02"W | 214.66' |
| L10        | S58°59'42"E | 62.76'  |
| L11        | N01°00'18"E | 15.87'  |
| L12        | S31°02'33"W | 16.26'  |
| L13        | N00°07'31"W | 153.82' |
| L14        | S86°32'24"E | 149.96' |

| LOT AREA TABLE |             |       |
|----------------|-------------|-------|
| BLOCK-LOT      | SQUARE FEET | ACRES |
| A-1            | 13,344      | 0.306 |
| A-2            | 10,991      | 0.252 |
| A-3            | 10,000      | 0.230 |
| A-4            | 10,000      | 0.230 |
| A-5            | 10,000      | 0.230 |
| A-6            | 10,000      | 0.230 |
| A-7            | 10,000      | 0.230 |
| A-8            | 10,000      | 0.230 |
| A-9            | 10,000      | 0.230 |
| A-10           | 10,016      | 0.230 |
| A-11           | 10,297      | 0.236 |
| A-12           | 14,480      | 0.332 |
| A-13           | 17,604      | 0.404 |
| A-14           | 20,210      | 0.464 |
| A-15           | 11,238      | 0.258 |

| LOT AREA TABLE |             |       |
|----------------|-------------|-------|
| BLOCK-LOT      | SQUARE FEET | ACRES |
| A-16           | 10,362      | 0.238 |
| A-17           | 10,000      | 0.230 |
| A-18           | 10,000      | 0.230 |
| A-19           | 10,006      | 0.230 |
| A-20           | 17,607      | 0.404 |
| A-21           | 12,920      | 0.297 |
| A-22           | 10,107      | 0.232 |
| A-23           | 11,636      | 0.267 |
| A-24           | 13,953      | 0.320 |
| B-1            | 14,819      | 0.340 |
| B-2            | 12,568      | 0.289 |
| B-3            | 10,000      | 0.230 |
| B-4            | 13,174      | 0.302 |
| B-5            | 13,654      | 0.313 |

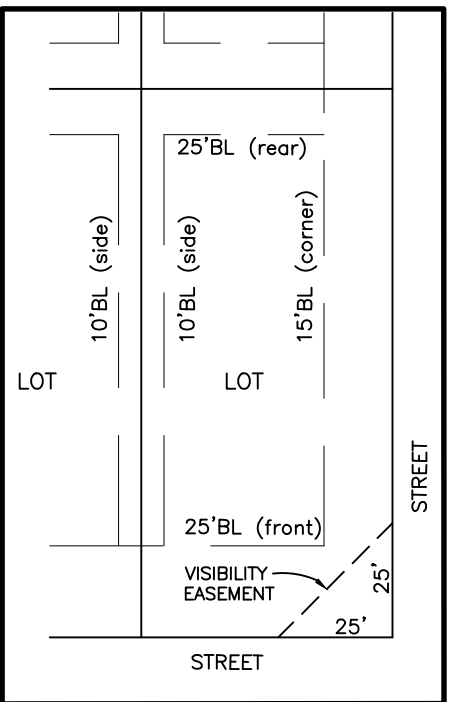
| X-LOT TABLE |             |       |
|-------------|-------------|-------|
| BLOCK-LOT   | SQUARE FEET | ACRES |
| A-25X       | 8,974       | 0.206 |
| A-26X       | 29,309      | 0.673 |
| A-27X       | 156,626     | 3.596 |

| LOT SUMMARY TABLE    |             |       |
|----------------------|-------------|-------|
|                      | SQUARE FEET | ACRES |
| SMALLEST             | 10,000      | 0.230 |
| LARGEST              | 20,210      | 0.464 |
| AVERAGE              | 11,689      | 0.268 |
| TOTAL BUILDABLE LOTS |             | 29    |

MASTER PLAN FEATURES

LAND USE PLAN: MEDIUM DENSITY  
URBAN DESIGN PLAN: N/A  
PARKS AND TRAILS: GERAULT PARK TO THE EAST  
PAVED MULTI-USE TRAIL ALONG SPINKS ROAD,  
GERAULT ROAD AND POWERLINE EASEMENT,  
8' MULTI-USE TRAIL ALONG SWEETWATER LANE  
N/A  
OPEN SPACE PLAN: SPINKS ROAD: URBAN MINOR ARTERIAL (90' ROW)  
GERAULT ROAD: MAJOR ARTERIAL (120' ROW)  
EAST PRESSURE PLANE  
WATER PLAN: 12" WATER LINE ALONG GERAULT ROAD AND  
SPINKS ROAD  
WASTEWATER PLAN: BAKERS BRANCH TO LAKESIDE SERVICE AREA  
12" TRUNK LINE ALONG GERAULT ROAD  
ECONOMIC IMPACT: N/A

EXISTING ZONING: PD-168 WITH SINGLE FAMILY DISTRICT-10 (SF-10)  
EXISTING LAND USE: MEDIUM DENSITY





OWNER'S CERTIFICATE §

STATE OF TEXAS §

COUNTY OF DENTON §

BEING a parcel of land located in the Town of Flower Mound, Denton County, Texas, a part of the W.H. Gibson Survey, Abstract Number 464, a part of the M.L. Cowan Survey, Abstract Number 1637, and being all of Tract I— called 11.305 acres, and all of Tract II— called 3.497 acres described in deed to Contour Land Partners 11, Ltd. As recorded in Document Number 2019–6150, Official Public Records of Denton County, Texas and being further described as follows:

BEGINNING at a one–half inch iron rod found at the northwest corner of said 11.305 acre tract of land, said point being the northeast corner of Lot 15, Block B of Belle Strada Addition, an addition to the Town of Flower Mound, as recorded in Document Number 2011–137, Official Public Records of Denton County, Texas, and said point being in the south line of Lot 4, Block F of Cedar Bluff, Phase I, an addition to the Town of Flower Mound, as recorded in Cabinet L, Page 338, Official Public Records of Denton County, Texas;

THENCE North 89 degrees 41 minutes 41 seconds East, 416.61 feet along the north line of said 11.305 acre tract, and along the south line of said Cedar Bluff, Phase 1, to a point at an interior ell corner of said 11.305 acre tract, said point being the southeast corner of Lot 9, Block F of said Cedar Bluff, Phase 1;

THENCE North 00 degrees 11 minutes 26 seconds East, 88.56 feet along the north line of said Cedar Bluff, Phase 1, and along the east line of said Lot 9, Block F to a one–half inch iron rod with cap stamped "ASC" found for corner, said point being in the south right–of–way line of Sweetwater Lane, a 50 foot right–of–way;

THENCE North 87 degrees 54 minutes 55 seconds East, 330.74 feet continuing along the north line of said 11.305 acre tract, and along the south right–of–way line of Sweetwater Lane, to a one–half inch iron rod with cap stamped "ASC" found at the northeast corner of said 11.305 acre tract, said point being at the intersection of the south right–of–way line of Sweetwater Lane and the west right–of–way line of Gerault Road, a 120 foot right–of–way;

THENCE along the west right–of–way line of Gerault Road as follows:  
Southwesterly, 121.98 feet along a curve to the right having a central angle of 07 degrees 26 minutes 05 seconds, a radius of 940.00 feet, a tangent of 61.07 feet, and whose chord bears South 18 degrees 36 minutes 22 seconds West, 121.89 feet to a one–half inch iron rod with cap stamped "ASC" found for corner in the east line of said 11.305 acre tract;  
South 22 degrees 19 minutes 25 seconds West, 711.95 to a one–half inch iron rod with cap stamped "ASC" found for corner in the east line of said 11.305 acre tract;  
Southwesterly, 451.30 feet along a curve to the left having a central angle of 24 degrees 23 minutes 38 seconds, a radius of 1,060.00 feet, a tangent of 229.12 feet, and whose chord bears South 10 degrees 07 minutes 47 seconds West, 447.90 feet to a one–half inch iron rod with cap stamped "ASC" found for corner in the east line of said 3.497 acre tract;  
South 02 degrees 04 minutes 02 seconds East, 206.32 feet to a one–half inch iron rod with cap stamped "ASC" found at the most easterly southeast corner of said 3.497 acre tract, said point being at the intersection of the west right–of–way line of Gerault Road and the north right–of–way line of Spinks Road, a 90 foot right–of–way;

THENCE along the south line of said 3.497 acre tract, and along the north line of Spinks Road as follows:  
South 43 degrees 35 minutes 50 seconds West, 55.91 feet to a one–half inch iron rod with cap stamped "ASC" found at the most southerly southeast corner of said 3.497 acre tract;  
South 89 degrees 15 minutes 43 seconds West, 144.53 feet to a one–half inch iron rod with cap stamped "ASC" found at the most southerly southwest corner of said 3.497 acre tract, said point being the southeast corner of a called 0.982 acre tract of land as described in a deed to Curt Pool and Peggy Pool as recorded in Volume Number 1591, Page 491, Official Public Records of Denton County, Texas;

THENCE North 00 degrees 07 minutes 34 seconds East, 204.81 feet along the southwest line of said 3.497 acre tract to a point for corner, said point being the northeast corner of said 0.982 acre tract;

THENCE North 87 degrees 39 minutes 45 seconds West, 197.60 feet along the southwest line of said 3.497 acre tract to a one–half inch iron rod with cap stamped "ASC" found at the most westerly southwest corner of said 3.497 acre tract, said point being the northwest corner of said 0.982 acre tract, said point also being in the east line of Lot 4, Block B of said Bella Strada Addition;

THENCE North 00 degrees 39 minutes 46 seconds East, 1,147.95 feet along the east line of said Bella Strada Addition to the POINT OF BEGINNING and containing 644,768 square feet or 14.802 acres of land.

The bearings shown hereon are based on Texas State Plane Coordinate System, North Central Zone (NAD 83, U.S. Feet) with a combined scale factor of 1.00015063.

AVIGATION RELEASE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, Contour Land Partners 11, Ltd., hereinafter called "Owner", is the owner of that certain parcel of land situated in the Town of Flower Mound, Denton County, Texas, being particularly described on the subdivision plat or in Exhibit "A" attached hereto and incorporated by reference herein, as the case may be; NOW THEREFORE, in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise, quitclaim and surrender to the Dallas–Fort Worth Regional Airport Board, the Cities of Dallas, Texas and Fort Worth, Texas, the Town of Flower Mound, Texas, municipal corporations, their successors and assigns, hereinafter collectively called "Cities" for the use and benefit of the public and its agencies, any and all claims for damages of any kind that Owner may now have or may hereafter have in the future by reason of the passage of all aircraft ("aircraft" being defined for the purposes of this instrument as any contrivance now known or hereafter invented, used, or designed for navigation of or flight in the air) by whomsoever owned and operated, in the air space over Owner's property above a level measured 150 feet from the average ground level of said property as same presently exists, to an infinite height above said 150 feet from the average ground level, or the causing in all air space above the surface of Owner's property such noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at, or taking off from, or operating at or on the Dallas–Fort Worth Regional Airport; and Owner does hereby fully waive, remise and release any right or cause of action which it may now have or which it may in the future have against Cities, their successors and assigns, whether such claim be for injury to person or damages to or taking of property, due to noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused or may have been caused by the operation of aircraft landing at, or taking off from, or operating and/or maintenance of aircraft landing at, or taking off from, or the operation and/or maintenance of aircraft or aircraft engines at or on said Dallas–Fort Worth Regional Airport. This instrument does not release the owners or operators of aircraft from liability for damage or injury to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel and lubricant particles. It is agreed that this Release shall be binding upon Owner's heirs and assigns, and successors in interest to said property described on the subdivision plat or in Exhibit "A" attached hereto, as the case may be, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the deed records of Denton County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48121C0545G, dated April 18, 2011 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Unshaded Zone "X", (areas determined to be outside 500–year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man–made or natural causes. This statement shall not create liability on the part of the Surveyor.

DEVELOPMENT PLAN

MAGNOLIA COURT

LOTS 1–24, BLOCK A  
LOTS 1–5, BLOCK B  
LOTS 25X, 26X, AND 27X BLOCK A

14.802 ACRES OUT OF THE  
W.H. GIBSON, ABSTRACT NUMBER 464  
AND  
M.L.COWAN SURVEY, ABSTRACT NO. 1637

TOWN OF FLOWER MOUND  
DENTON COUNTY, TEXAS

CONTOUR LAND PARTNERS 11, LTD. APPLICANT/OWNER

4851 LBJ Freeway, Suite 205 (214) 986–5009  
Dallas, Texas 75244  
Contact: Jim Tchoukaleff

JBI PARTNERS, INC. SURVEYOR/ENGINEER

2121 Midway Road, Suite 300 (972) 248–7676  
Carrollton, Texas 75006  
Contact: Chris Wall, P.E.

TBPE No. F–438 TBPLS No. 10076000  
APRIL 11, 2019



OWNER/DEVELOPER

CONTOUR REAL ESTATE & DEVELOPMENT, LLC  
4851 LBJ FREEWAY  
SUITE 205  
DALLAS, TEXAS 75244

CIVIL ENGINEER

JB PARTNERS  
2121 MIDWAY ROAD, #300  
CARROLLTON, TX 75001  
972.248.7676

KEY MAP

SEAL

**PRELIMINARY  
FOR REVIEW PURPOSES ONLY  
AND SHALL NOT BE USED FOR  
BIDDING, PERMITTING, OR  
CONSTRUCTION.**

C. Heth Kendrick  
Registered Landscape Architect of the  
State of TEXAS

Registration Number: 2948

NOT FOR  
CONSTRUCTION

PROJECT

MAGNOLIA  
COURT

DEVELOPMENT PLAN

FLOWER MOUND, TEXAS

DENTON COUNTY

LANDDESIGN PROJ.#  
8517032

REVISION / ISSUANCE

| NO. | DESCRIPTION                       | DATE     |
|-----|-----------------------------------|----------|
|     | DEVELOPMENT PLAN<br>1ST SUBMITTAL | 01.28.19 |
|     | DEVELOPMENT PLAN<br>2ND SUBMITTAL | 02.25.19 |
|     | DEVELOPMENT PLAN<br>3RD SUBMITTAL | 03.20.19 |
|     | DEVELOPMENT PLAN<br>4TH SUBMITTAL | 04.11.19 |
|     |                                   |          |
|     |                                   |          |
|     |                                   |          |
|     |                                   |          |
|     |                                   |          |
|     |                                   |          |
|     |                                   |          |

DESIGNED BY: LDI  
DRAWN BY: LDI  
CHECKED BY: LDI

SCALE NORTH

VERT: N/A  
HORZ: NTS

(NOT TO SCALE)

SHEET TITLE

NOTES

SHEET NUMBER

L0-01

PLANTING NOTES:

- ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE REPORTED TO THE OWNER.
- THIS PLAN IS FOR PLANTING LOCATIONS ONLY AND ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN. HOWEVER, CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. IF FOUND CONDITIONS VARY FROM THIS PLAN, CONTRACTOR TO CONTACT OWNER OR LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO DO SO WILL RESULT IN CONTRACTOR'S LIABILITY TO REPLACE PLANT MATERIALS.
- ALL PROPOSED TREE LOCATIONS TO BE FIELD VERIFIED BY TOWN OF FLOWER MOUND PARKS, TRAILS, AND LANDSCAPE SPECIALIST PRIOR TO PLANTING AND INSTALLATION TO AVOID CONFLICTS WITH EXISTING PROTECTED AND SPECIMEN TREE CANOPIES THAT ARE BEING PRESERVED.
- ALL LANDSCAPED AREAS TO BE IRRIGATED.
- ALL PLANTS SHOULD BE IN ACCORDANCE WITH ANSI Z60.1 -2014, AMERICAN STANDARD FOR NURSERY STOCK PUBLICATION, APPROVED APRIL 14, 2014.
- CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER TOWN OF FLOWER MOUND LANDSCAPE ORDINANCE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
- ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDDESIGN PRIOR TO PURCHASE. SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER PRIOR TO PURCHASE AND INSTALLATION. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR
- SIZES LISTED ARE MIN. AND REFER TO HEIGHT, UNLESS OTHERWISE SPECIFIED.
- LANDSCAPE CONTRACTOR SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED FOR REVIEW BY LANDDESIGN PRIOR TO INSTALLING. LANDDESIGN RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY.
- SHRUB/GROUNDCOVER BEDS SHALL BE STAKED FOR REVIEW BY LANDDESIGN/OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION AND OR BED PREPARATION.
- LANDSCAPE CONTRACTOR SHALL INSTALL STEEL EDGING BETWEEN PLANTING BEDS AND LAWNS, OR AS SHOWN IN DETAILS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE LANDDESIGN OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND /OR REMOVED. THE PROPERTY OWNER AND/OR LESSEE SHALL MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPE AREAS IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, MOWING, FERTILIZING, TREATING, MULCHING, PRUNING, REMOVAL AND REPLACEMENT OF DEAD OR DISEASED TREES AND SHRUBS. MAINTENANCE SHALL BE PERFORMED ON A REGULAR BASIS IN ORDER TO MAINTAIN PLANT VIGOR AND STABILITY AND TO PRESENT A NEAT AND WELL-KEPT APPEARANCE AT ALL TIMES.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- FINAL FINISHED GRADING SHALL BE REVIEWED BY LANDDESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
- TREES OVERHANGING INTO THE PUBLIC R.O.W. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN(14) FEET OVER STREETS, DRIVE AISLES, ALLEYS AND FIRE LANES. TREES OVERHANGING PRIVATE STREETS, WALKS, AND /OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
- LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN IN THE CONTRACTOR'S BASE BID AS A UNIT PRICE AND PROVIDE AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT REQUIRED TO BE INSTALLED.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E., SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN AND/OR OWNER, AND SHALL BE DONE SO IN WRITING. CONTRACTOR SHALL PROVIDE SUGGESTED SOLUTIONS FOR ALTERNATIVE PLANT MATERIAL PROPOSED FOR SUBSTITUTION. LANDDESIGN TO REVIEW CONDITIONS AND INFORMATION SUBMITTED BY CONTRACTOR AND WILL ISSUE DIRECTIVE. SHOULD PLANT MATERIAL DIE BECAUSE OF ENVIRONMENTAL CONDITIONS DESCRIBED ABOVE, THE LANDSCAPE CONTRACTOR ASSUMES ALL WARRANTY AND GUARANTEE OF THE PLANT MATERIAL INSTALLED.
- ALL NEW PLANTING AREAS SHALL HAVE A SOIL COMPOSITION CONSISTENT WITH SANDY LOAM TO LOAM SOIL PROPERTIES AND ACIDITY RANGE OF PH 5.5 TO 7.0. CONTRACTOR TO PROVIDE A SOIL TEST OF THE EXISTING SOIL AND EITHER FULLY REPLACE OR AMEND THE EXISTING SOIL TO ACHIEVE THE SANDY LOAM TO LOAM SOIL PROPERTIES. CONTRACTOR TO SUBMIT SOIL TEST RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. CONTRACTOR SHALL PROVIDE A SOIL AMENDMENT PLAN TO ACHIEVE THE SOIL COMPOSITION DESCRIBED ABOVE.
- SOIL AMENDMENTS SHALL BE SELECTED FROM THE SOIL AMENDMENTS PROVIDED IN THE PLANTING DETAILS.
- AMENDED SOIL SHALL HAVE UNIFORM COMPOSITION THROUGHOUT, WITH A MIXTURE OF EXISTING SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, AND OTHER EXTRANEIOUS MATTER. IT SHALL CONTAIN NO MAN-MADE MATERIALS UNLESS OTHERWISE SPECIFIED. AMENDED SOIL SHALL NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.
- ALL NEW PLANTING AREAS, AMENDED SOILS SHALL BE TO A DEPTH OF:
  - 4"-6" FOR SOLID TURF AREAS
  - 8"-12" FOR GROUNDCOVER AREAS
  - 12"-18" FOR SHRUB AREAS
  - 24"-36" FOR TREE PITS AND AREAS.
- AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS AND JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUNDCOVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN.
- IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT, EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO REMAIN.
- LANDSCAPE CONTRACTOR TO WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO REPLACE DEFECTIVE WORK AND DEFECTIVE PLANTS, AND THAT THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THE REQUIRED SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE. PLANTS DETERMINED TO BE DEFECTIVE SHALL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE AND REPLACED WITHOUT COST TO THE OWNER, AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD. THE REPLACED MATERIALS SHALL ALSO RECEIVE A WARRANTY PERIOD OF ONE YEAR WHICH STARTS AT THE DATE OF INSTALLATION. BULBS, ANNUAL FLOWERS, AND SEASONAL COLOR PLANTS SHALL ONLY BE WARRANTED FOR THE PERIOD OF THE EXPECTED BLOOM OR PRIMARY DISPLAY.
- CONTRACTOR TO REFER TO PLANTING NOTES FROM TOWN OF FLOWER MOUND ORDINANCE 47-17. IN THE EVENT OF A CONFLICT BETWEEN THESE PLANTING NOTES AND THE ORDINANCE 47-17 PLANTING NOTES, THE MORE STRINGENT SHALL APPLY.

IRRIGATION NOTES:

- A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
- ALL PLANTING BEDS/ SHRUB AND GROUNDCOVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS AND/OR A LANDSCAPE DRIP-LINE SYSTEM, UNLESS NOTED OTHERWISE.
- IRRIGATION SYSTEM IS DESIGN/BUILD. CONTRACTOR TO PROVIDE DRAWINGS AND CUT SHEETS OF ALL COMPONENTS.
- PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.

MATERIALS + PAVING NOTES:

- ALL RETAINING/ DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIAL AND COLORS WITH THIS DEVELOPMENT.
- REFER TO CIVIL ENGINEER DRAWINGS FOR ANY OTHER MATERIALS + PAVING NOTES.

GENERAL NOTES:

- BASE INFORMATION, INCLUDING EXISTING CONDITIONS, TOPOGRAPHY, EXISTING UTILITIES, AND BOUNDARY INFORMATION IS FROM PLANS BY: JBI PARTNERS
- WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
- DIMENSIONS ARE TO FACE OF OBJECT, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
- ALL PROPOSED FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO LANDDESIGN IMMEDIATELY.
- PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD FOR REVIEW BY LANDDESIGN. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATION. NOTIFY LANDDESIGN OF ANY MAJOR DISCREPANCIES BETWEEN CONTRACTOR'S VERIFIED QUANTITIES, BID BOOK, AND INTENT OF DRAWING.
- CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS ANY QUANTITIES PROVIDE BY LANDDESIGN ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDDESIGN SHOULD BE NOTIFIED OF ANY GRADING DISCREPANCIES.
- THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED ANY DISCREPANCY AND/ OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED, SHALL BE VERIFIED WITH THE OWNER OR LANDDESIGN PRIOR TO BIDDING.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & LANDDESIGN SHALL BE NOTIFIED IMMEDIATELY.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
- CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES AND NOTIFY OWNER & LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY GOVERNING AUTHORITIES, AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FROM CONCRETE, SOIL COMPACTION AND WELDING TO INSURE COMPLIANCE WITH PLANS, STANDARDS AND CODES. COST SHALL BE INCLUDED AS INCIDENTAL TO THE CONTRACT.
- ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS, OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATION, ADDITIONS OR REMOVAL.

LAYOUT, GRADING, AND ACCESSIBILITY NOTES:

- REFER TO CIVIL ENGINEER DRAWINGS.



OWNER/DEVELOPER

CONTOUR REAL ESTATE & DEVELOPMENT, LLC  
4851 LBJ FREEWAY  
SUITE 205  
DALLAS, TEXAS 75244

CIVIL ENGINEER

JBI PARTNERS  
2121 MIDWAY ROAD, #300  
CARROLLTON, TX 7500  
972.248.7676

KEY MAP

SEAL

**PRELIMINARY**  
**FOR REVIEW PURPOSES ONLY**  
**AND SHALL NOT BE USED FOR**  
**BIDDING, PERMITTING, OR**  
**CONSTRUCTION.**

C. Heth Kendrick  
Registered Landscape Architect of the  
State of TEXAS

Registration Number: 2948

**NOT FOR**  
**CONSTRUCTION**

PROJECT

MAGNOLIA  
COURT

DEVELOPMENT PLAN

FLOWER MOUND, TEXAS

DENTON COUNTY

LANDDESIGN PROJ.#

8517032

REVISION / ISSUANCE

| NO. | DESCRIPTION                       | DATE     |
|-----|-----------------------------------|----------|
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|     | DEVELOPMENT PLAN<br>2ND SUBMITTAL | 02.25.19 |
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|     |                                   |          |
|     |                                   |          |
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DESIGNED BY: LDI  
DRAWN BY: LDI  
CHECKED BY: LDI

SCALE NORTH

VERT: N/A  
HORZ:

SHEET TITLE

LEGEND

SHEET NUMBER

L0-02

ABBREVIATIONS

|   |        |                       |   |       |                        |
|---|--------|-----------------------|---|-------|------------------------|
| A | AD     | AREA DRAIN            | L | L     | LENGTH                 |
|   | ADJ    | ADJACENT              |   | LT    | LIGHT                  |
|   | AFG    | ABOVE FINISHED GRADE  |   | LP    | LOW POINT              |
|   | ALT    | ALTERNATE             |   |       |                        |
|   | ALUM   | ALUMINUM              |   |       |                        |
| B | APPROX | APPROXIMATE           | M | MAS   | MASONRY                |
|   | ARCH   | ARCHITECT(URAL)       |   | MATL  | MATERIAL               |
|   |        |                       |   | MAX   | MAXIMUM                |
|   |        |                       |   | MECH  | MECHANICAL             |
|   |        |                       |   | MED   | MEDIUM                 |
|   | BLDG   | BOTTOM OF CURB        |   | MFR   | MANUFACTURER           |
|   | BLKG   | BUILDING              |   | MIN   | MINIMUM                |
|   | BOC    | BLOCKING              |   | MISC  | MISCELLANEOUS          |
|   | BOT    | BACK OF CURB          |   | MTL   | METAL                  |
|   | BOTTOM | BOTTOM                |   |       |                        |
|   | BR     | BOTTOM OF RAMP        | N | N     | NORTH                  |
|   | BS     | BOTTOM OF STAIR       |   | NIC   | NOT IN CONTRACT        |
|   | BW     | BOTTOM OF WALL        |   | NO    | NUMBER                 |
|   |        |                       |   | NOM   | NOMINAL                |
|   |        |                       |   | NTS   | NOT TO SCALE           |
| C | CEM    | CEMENT                | O | OC    | ON CENTER              |
|   | CIP    | CAST IN PLACE         |   | OD    | OUTSIDE DIAMETER       |
|   | CJ     | CONTROL JOINT         |   | OPNG  | OPENING                |
|   | CMU    | CONCRETE MASONRY UNIT |   | OPP   | OPPOSITE               |
|   | CO     | CLEANOUT              |   |       |                        |
|   | COL    | COLUMN                | P | PA    | PLANTING AREA          |
|   | CONT   | COLUMN                |   | PB    | PLANT BED              |
|   | CONC   | CONTINUOUS            |   | PERF  | PERFORATED             |
|   | CU FT  | CONCRETE              |   | PNL   | PANEL                  |
|   |        | CUBIC FEET            |   | PNT   | PAINT(ED)              |
|   |        |                       |   | PSI   | POUNDS/SQUARE INCH     |
|   |        |                       |   | PT    | PRESSURE TREATED       |
|   |        |                       |   | POB   | POINT OF BEGINNING     |
|   |        |                       |   | POC   | POINT OF CURVATURE     |
|   |        |                       |   | PROP  | PROPOSED               |
| D | DD     | DECK DRAIN            | Q | QTY   | QUANTITY               |
|   | DE     | DRAINAGE EASEMENT     |   |       |                        |
|   | DI     | DRAIN INLET           |   |       |                        |
|   | DIA    | DIAMETER              |   |       |                        |
|   | DIAG   | DIAGONAL              |   |       |                        |
|   | DIM    | DIMENSION             | R | RAD   | RADIUS                 |
|   | DN     | DOWN                  |   | REINF | REINFORC(E), (ING)     |
|   | DS     | DOWN SPOUT            |   | REQD  | REQUIRED               |
|   | DWG(S) | DRAWING(S)            |   | REV   | REVISION               |
|   |        |                       |   | R.O.W | RIGHT OF WAY           |
| E | E      | EAST                  | S | S     | SOUTH                  |
|   | EA     | EACH                  |   | SB    | SETBACK                |
|   | EJ     | EXPANSION JOINT       |   | SCHED | SCHEDUL(E), (ED)       |
|   | EL     | ELEVATION             |   | SD    | STORM DRAIN            |
|   | ELEC   | ELECTRIC(AL)          |   | SF    | SQUARE FOOT, FEET      |
|   | EOP    | EDGE OF PAVEMENT      |   | SIM   | SIMILAR                |
|   | EQ     | EQUAL                 |   | SQ    | SQUARE                 |
|   | EQUIP  | EQUIPMENT             |   | SSMH  | SANITARY SEWER MANHOLE |
|   | ESMT   | EASEMENT              |   | STL   | STEEL                  |
|   | EW     | EACH WAY              |   | SSTL  | STAINLESS STEEL        |
|   | EXP    | EXPANSION             | T | STD   | STANDARD               |
|   | EXIST  | EXISTING              |   | SUSP  | SUSPENDED              |
|   | EXT    | EXTERIOR              |   | SW    | SIDEWALK               |
|   |        |                       |   | SYM   | SYMBOL                 |
|   |        |                       |   |       |                        |
|   |        |                       | U | TBD   | TO BE DETERMINED       |
|   |        |                       |   | TC    | TOP OF CURB            |
|   |        |                       |   | THK   | THICK(NESS)            |
|   |        |                       |   | TR    | TOP OF RAMP            |
|   |        |                       |   | TS    | TOP OF STAIR           |
| F | FAB    | FABRIC                |   | TW    | TOP OF WALL            |
|   | FDC    | FIRE DEPT. CONNECTION |   | TYP   | TYPICAL                |
|   | FH     | FIRE HYDRANT          |   |       |                        |
|   | FIN    | FINISH                |   |       |                        |
|   | FOC    | FACE OF CURB          |   |       |                        |
|   | FT     | FOOT, FEET            | V | UE    | UTILITY EASEMENT       |
|   | FTG    | FOOTING               |   | U.N.O | UNLESS NOTED OTHERWISE |
|   |        |                       |   |       |                        |
|   |        |                       |   |       |                        |
|   |        |                       |   |       |                        |
| G | GA     | GAUGE                 | W | W     | WEST, WIDE, WIDTH      |
|   | GAL    | GALLON                |   | W/    | WITH                   |
|   | GALV   | GALVANIZED            |   | W/O   | WITHOUT                |
|   | GC     | GENERAL CONTRACTOR    |   | WD    | WOOD                   |
|   | GV     | GATE VALVE            |   | WL    | WATER LINE             |
|   |        |                       |   | WM    | WATER METER            |
|   |        |                       |   | WT    | WEIGHT                 |
|   |        |                       |   | WWM   | WELDED WIRE MESH       |
|   |        |                       |   |       |                        |
|   |        |                       |   |       |                        |
| H | HDW    | HARDWARE              | I |       |                        |
|   | HDWD   | HARDWOOD              |   |       |                        |
|   | HORZ   | HORIZONTAL            |   |       |                        |
|   | HP     | HIGH POINT            |   |       |                        |
|   | HT     | HEIGHT                |   |       |                        |
|   |        |                       | J |       |                        |
|   |        |                       |   |       |                        |
|   |        |                       |   |       |                        |
|   |        |                       |   |       |                        |
|   |        |                       |   |       |                        |
| I | ID     | INSIDE DIAMETER       | K |       |                        |
|   | INCL   | INCLUDE               |   |       |                        |
|   | INSUL  | INSULATION            |   |       |                        |
|   | INT    | INTERIOR              |   |       |                        |
|   | INV    | INVERT                |   |       |                        |
|   |        |                       | L |       |                        |
|   |        |                       |   |       |                        |
|   |        |                       |   |       |                        |
|   |        |                       |   |       |                        |
|   |        |                       |   |       |                        |
| J | JB     | JUNCTION BOX          |   |       |                        |
|   | JT     | JOINT                 |   |       |                        |
|   |        |                       |   |       |                        |
|   |        |                       |   |       |                        |
|   |        |                       |   |       |                        |
|   |        |                       | K |       |                        |
|   |        |                       |   |       |                        |
|   |        |                       |   |       |                        |
|   |        |                       |   |       |                        |
|   |        |                       |   |       |                        |
| K | KO     | KNOCK OUT             |   |       |                        |
|   |        |                       |   |       |                        |
|   |        |                       |   |       |                        |
|   |        |                       |   |       |                        |
|   |        |                       |   |       |                        |
|   |        |                       | L |       |                        |
|   |        |                       |   |       |                        |
|   |        |                       |   |       |                        |
|   |        |                       |   |       |                        |
|   |        |                       |   |       |                        |
| L | L      | LENGTH                |   |       |                        |
|   | LT     | LIGHT                 |   |       |                        |
|   | LP     | LOW POINT             |   |       |                        |
|   |        |                       |   |       |                        |
|   |        |                       |   |       |                        |

NOTE: ABBREVIATIONS APPLY TO LANDDESIGN NOTATIONS ONLY.  
SURVEY, ARCHITECTURAL AND OTHER ABBREVIATIONS MAY VARY.



KEY MAP

SEAL

**PRELIMINARY**  
FOR REVIEW PURPOSES ONLY  
AND SHALL NOT BE USED FOR  
BIDDING, PERMITTING, OR  
CONSTRUCTION.

C. Heth Kendrick  
Registered Landscape Architect of the  
State of TEXAS

Registration Number: 2948

**NOT FOR  
CONSTRUCTION**

PROJECT

**MAGNOLIA  
COURT**

DEVELOPMENT PLAN  
FLOWER MOUND, TEXAS  
DENTON COUNTY

LANDESIGN PROJ.# 8517032

**REVISION / ISSUANCE**

| NO. | DESCRIPTION                       | DATE     |
|-----|-----------------------------------|----------|
| 1   | DEVELOPMENT PLAN<br>1ST SUBMITTAL | 01.28.19 |
| 2   | DEVELOPMENT PLAN<br>2ND SUBMITTAL | 02.25.19 |
| 3   | DEVELOPMENT PLAN<br>3RD SUBMITTAL | 03.20.19 |
| 4   | DEVELOPMENT PLAN<br>4TH SUBMITTAL | 04.11.19 |
|     |                                   |          |
|     |                                   |          |
|     |                                   |          |
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|     |                                   |          |

DESIGNED BY: LDI  
DRAWN BY: LDI  
CHECKED BY: LDI

SCALE

VERT: N/A  
HORZ: 1"=60'

SHEET TITLE

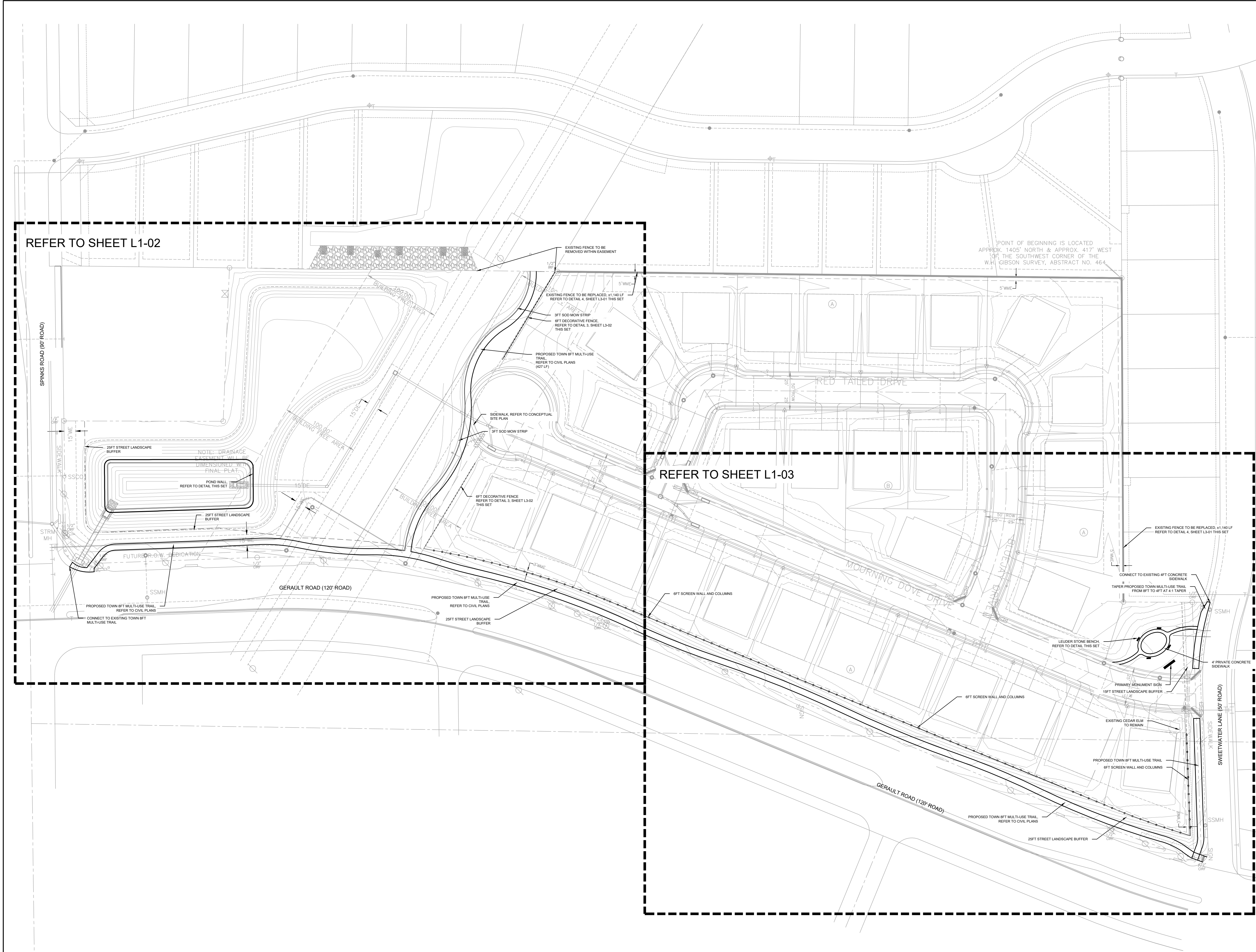
OVERALL PLAN

SHEET NUMBER

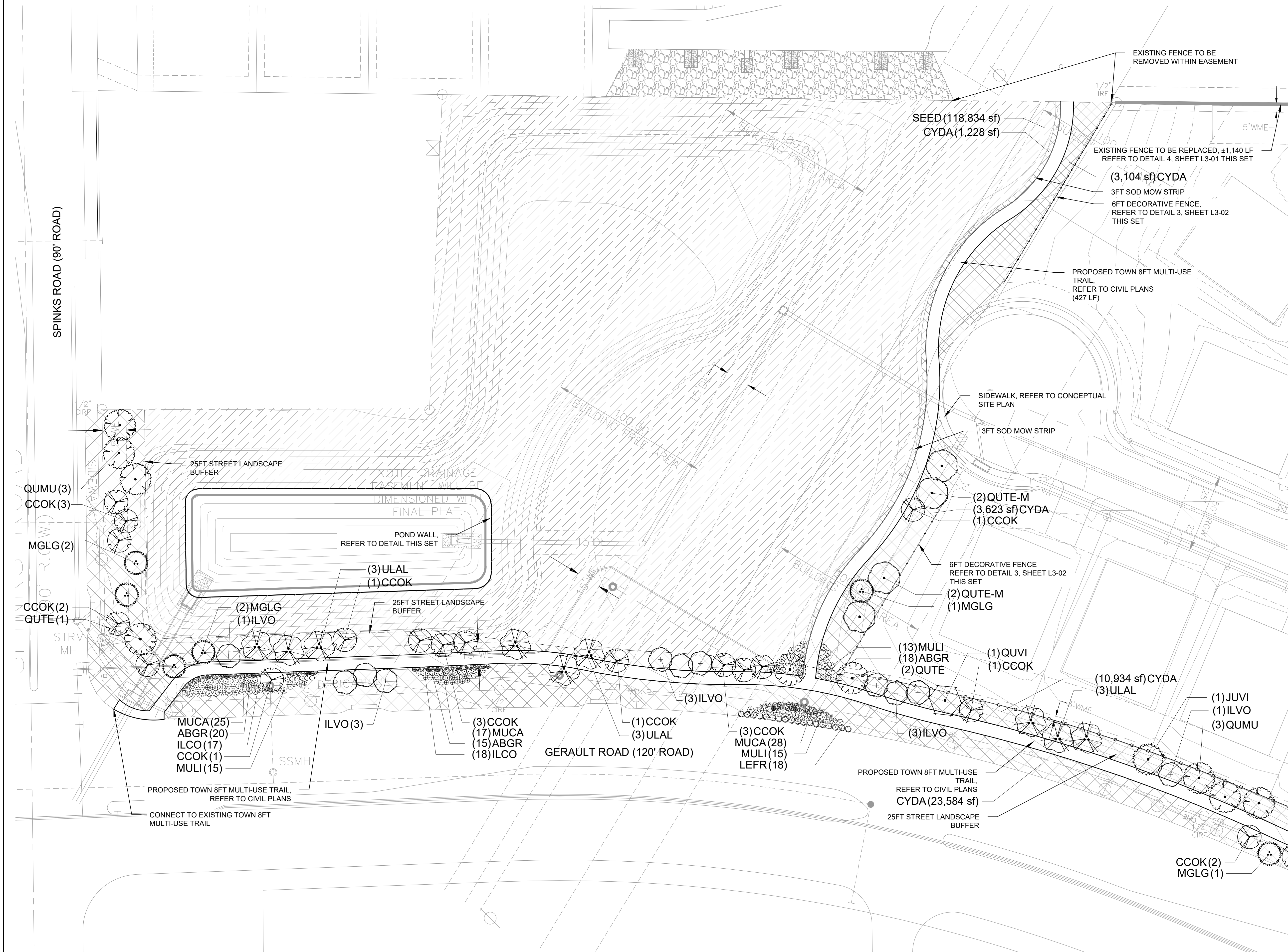
L1-01



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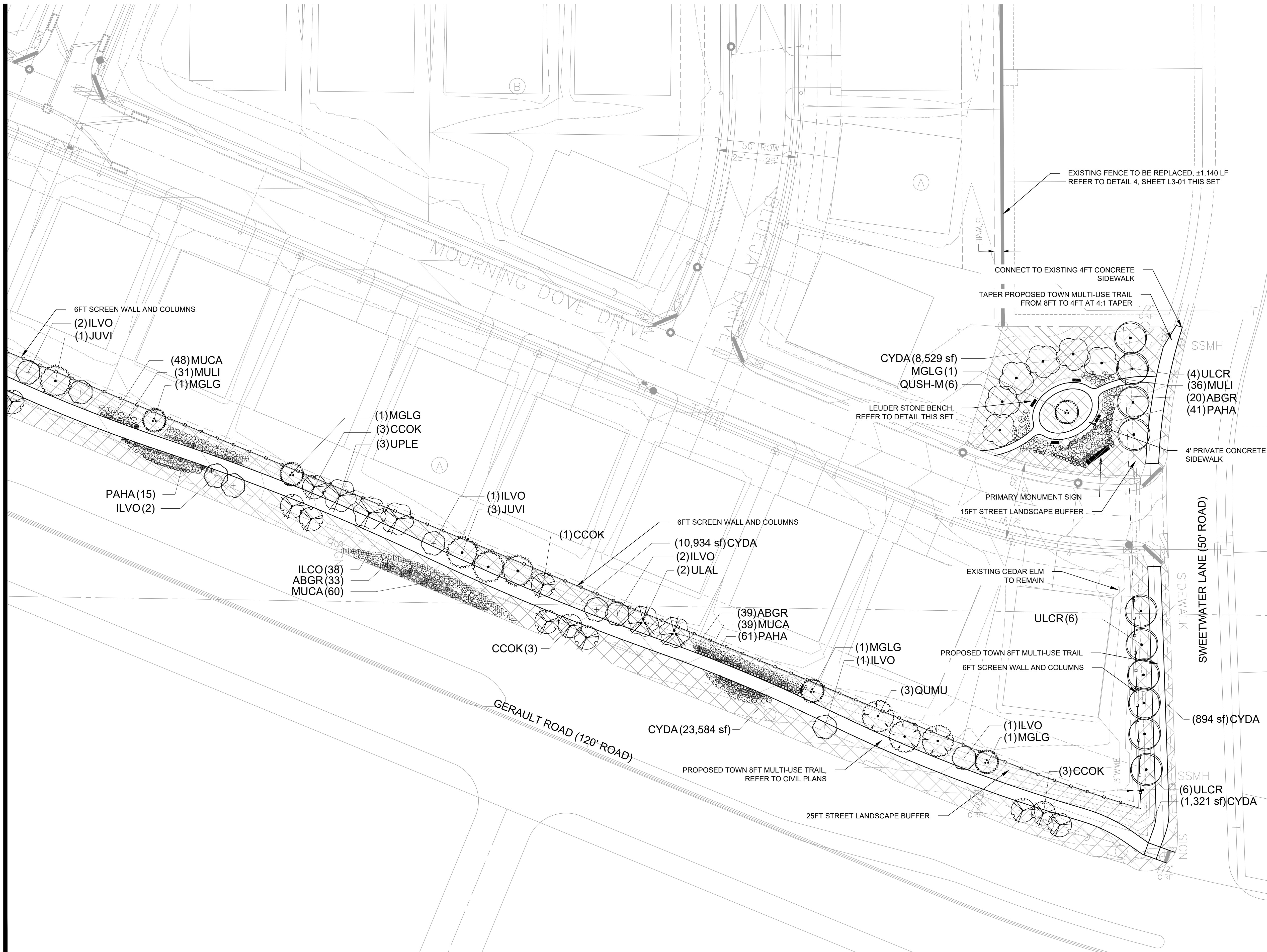


| PLANT SCHEDULE                                                                      |         |                                                                         |
|-------------------------------------------------------------------------------------|---------|-------------------------------------------------------------------------|
| TREES                                                                               | CODE    | BOTANICAL NAME / COMMON NAME                                            |
|  | CCOK    | <i>Cercis canadensis</i> / <i>Oxalana</i> / <i>Oxalana</i> Redbud       |
|  | ELVO    | <i>Ilex vomitoria</i> / Yaupon Holly                                    |
|  | JUVI    | <i>Juniperus virginiana</i> / Eastern Red Cedar                         |
|  | MGLO    | <i>Magnolia grandiflora</i> Little Gem / Dwarf Southern Magnolia        |
|  | QUMJ    | <i>Quercus muhlenbergii</i> / Chinquapin Oak                            |
|  | QUSH-M  | <i>Quercus shumardii</i> / Shumard Red Oak<br>MITIGATION                |
|  | QUITE-M | <i>Quercus ilex</i> / Texas Red Oak<br>MITIGATION                       |
|  | QUITE   | <i>Quercus ilex</i> / Texas Red Oak                                     |
|  | QUVI    | <i>Quercus virginiana</i> / Southern Live Oak                           |
|  | ULAL    | <i>Ulmus alata</i> / Winged Elm                                         |
|  | ULCR    | <i>Ulmus crassifolia</i> / Cedar Elm                                    |
|  | ULPE    | <i>Ulmus parvifolia</i> 'Laobark Elm' / Chinese Elm Tree                |
| SHRUBS                                                                              | CODE    | BOTANICAL NAME / COMMON NAME                                            |
|  | ABGR    | <i>Abelia x grandiflora</i> Kaleidoscope / Glossy Abelia                |
|  | ILCO    | <i>Ilex cornuta</i> 'Burfordi Nana' / Dwarf Burford Holly               |
|  | LEFR    | <i>Leucophyllum frutescens</i> 'Gresado' / Desperado Sage               |
|  | MUJA    | <i>Muhlenbergia capillaris</i> 'Gulf Coast' / Gulf Coast Muhly          |
|  | MULI    | <i>Muhlenbergia lindheimeri</i> / Lindheimer's Muhly                    |
|  | PAWA    | <i>Pennisetum alpecuroides</i> 'Hamelii' / Hamelii Dwarf Fountain Grass |
|  | SEED    | <i>Pennisetum</i> / Common Bermuda Seed Mix                             |
|  | CYGA    | <i>Cynodon dactylon</i> / Bermuda Grass                                 |



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| PLANT SCHEDULE                                                                        |                                                                   |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| TREES                                                                                 | BOTANICAL NAME / COMMON NAME                                      |
|    | CODE: Cercis canadensis / Oklahoma* / Oklahoma Redbud             |
|    | ILVO: Ilex vomitoria / Yaupon Holly                               |
|    | JUVI: Juniperus virginiana / Eastern Red Cedar                    |
|    | MGLG: Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia |
|    | QUMJ: Quercus muhlenbergii / Chinkapin Oak                        |
|    | QUSHAM: Quercus shumardii / Shumard Red Oak<br>MITIGATION         |
|    | QUTEM: Quercus texana / Texas Red Oak<br>MITIGATION               |
|    | QUTE: Quercus texana / Texas Red Oak                              |
|    | QUVI: Quercus virginiana / Southern Live Oak                      |
|    | ULAL: Ulmus alata / Winged Elm                                    |
|    | ULCR: Ulmus crassifolia / Cedar Elm                               |
|    | URPLE: Ulmus parvifolia 'Laobark Elm' / Chinese Elm Tree          |
| SHRUBS                                                                                | BOTANICAL NAME / COMMON NAME                                      |
|    | ABGR: Abelia x grandiflora 'Kaleidoscope' / Glossy Abelia         |
|    | ILCO: Ilex cornuta 'Burford Nani' / Dwarf Burford Holly           |
|    | LEFR: Leucophyllum frutescens 'Greasy' / Desperado Sage           |
|    | MUCA: Muhlenbergia capillaris 'Golf Coast' / Golf Coast Muhly     |
|    | PAHI: Muhlenbergia lindheimeri / Lindheimer's Muhly               |
|    | PERA: Peristemon alpestris 'Yamini' / Hameln Dwarf Fountain Grass |
| GROUND COVERS                                                                         | BOTANICAL NAME / COMMON NAME                                      |
|  | SEED: Cynodon dactylon / Common Bermuda Seed Mix                  |
|  | CYDA: Cynodon dactylon / Bermuda Grass                            |



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OWNER/DEVELOPER

CONTOUR REAL ESTATE & DEVELOPMENT, LLC  
4851 LBJ FREEWAY  
SUITE 205  
DALLAS, TEXAS 75244

CIVIL ENGINEER

JBI PARTNERS  
2121 MIDWAY ROAD, #300  
CARROLLTON, TX 75006  
972.248.7676

GENERAL PLANTING NOTES:

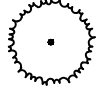
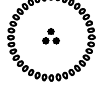
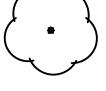
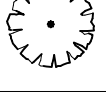
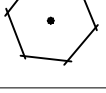
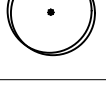
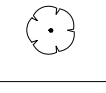
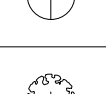
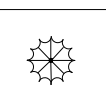
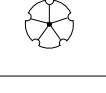
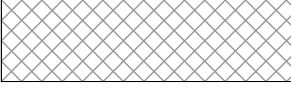
- ALL PLANTINGS SHALL COMPLY WITH CURRENT LOCAL ORDINANCES AND GUIDELINES FOR THE TOWN OF FLOWER MOUND.
- REFER TO SHEET L1-05 FOR ADDITIONAL PLANTING NOTES AND DETAILS.
- THIS PLAN IS FOR PLANTING LOCATIONS ONLY AND ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN.
- FINAL TREE LOCATIONS TO BE DETERMINED DURING FINAL PLAT.
- ALL PROPOSED TREE LOCATIONS TO BE FIELD VERIFIED BY TOWN OF FLOWER MOUND PARKS, TRAILS, AND LANDSCAPE SPECIALIST PRIOR TO PLANTING AND INSTALLATION TO AVOID CONFLICTS WITH EXISTING PROTECTED AND SPECIMEN TREE CANOPIES THAT ARE BEING PRESERVED.

LANDSCAPE REQUIREMENT COMPLIANCE  
TOWN OF FLOWER MOUND, TEXAS

| STREET BUFFER WIDTH                                                                 |              |                    |                    |
|-------------------------------------------------------------------------------------|--------------|--------------------|--------------------|
|                                                                                     | REQUIRED     | PROVIDED           |                    |
| GERAULT ROAD                                                                        | 25 FT BUFFER | 25 FT BUFFER       |                    |
| SPINKS ROAD                                                                         | 25 FT BUFFER | 25 FT BUFFER       |                    |
| SWEETWATER LANE                                                                     | 15 FT BUFFER | 15 FT BUFFER       |                    |
| STREET BUFFER TREES                                                                 |              |                    |                    |
| STREET FRONTAGE                                                                     | STANDARD     | REQUIRED           | PROVIDED           |
| GERAULT ROAD = 1,492 LF                                                             | 1 / 30 LF    | 50 TREES (3" CAL.) | 50 TREES (3" CAL.) |
| SPINKS ROAD = 172 LF                                                                | 1 / 30 LF    | 6 TREES (3" CAL.)  | 6 TREES (3" CAL.)  |
| SWEETWATER LANE = 300 LF                                                            | 1 / 30 LF    | 10 TREES (3" CAL.) | 10 TREES (3" CAL.) |
| EXISTING TREES WITHIN STREET BUFFER TO HELP FULFILL STREET BUFFER TREE REQUIREMENTS |              |                    |                    |

| STREET BUFFER MITIGATION TREE CREDITS               |                 |                 |              |
|-----------------------------------------------------|-----------------|-----------------|--------------|
| STANDARD                                            | STREET FRONTAGE | PRESERVED TREES | TREE CREDITS |
| 1 PRESERVED PROTECTED/SPECIMEN TREE = 1 TREE CREDIT | GERAULT ROAD    | 0               | 0            |
|                                                     | SPINKS ROAD     | 0               | 0            |
|                                                     | SWEETWATER LANE | 0               | 0            |

PLANT SCHEDULE

| TREES                                                                               | CODE   | QTY        | BOTANICAL NAME / COMMON NAME                                    | CONTAINER     | CALIPER   | SIZE            |
|-------------------------------------------------------------------------------------|--------|------------|-----------------------------------------------------------------|---------------|-----------|-----------------|
|    | CCOK   | 28         | Cercis canadensis 'Oklahoma' / Oklahoma Redbud                  | B & B / CONT. | 2" CAL.   | 8'-10' HT.      |
|    | ILVO   | 20         | Ilex vomitoria / Yaupon Holly                                   | B & B / CONT. | 3" CAL.   | 8'-10' HT.      |
|    | JUVI   | 5          | Juniperus virginiana / Eastern Red Cedar                        | B & B / CONT. | 3" CAL.   | 10'-12' HT.     |
|    | MGLG   | 11         | Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia     | B & B / CONT. | 3" CAL.   | 10'-12' HT.     |
|    | QUMU   | 9          | Quercus muehlenbergii / Chinkapin Oak                           | B & B / CONT. | 3" CAL.   | 10'-12' HT.     |
|    | QUSH-M | 6          | Quercus shumardii / Shumard Red Oak MITIGATION                  | B & B / CONT. | 3" CAL.   | 10'-12' HT.     |
|    | QUTE-M | 4          | Quercus texana / Texas Red Oak MITIGATION                       | B & B / CONT. | 3" CAL.   | 10'-12' HT.     |
|    | QUTE   | 3          | Quercus texana / Texas Red Oak                                  | B & B / CONT. | 3" CAL.   | 10'-12' HT.     |
|    | QUVI   | 1          | Quercus virginiana / Southern Live Oak                          | B & B / CONT. | 3" CAL.   | 10'-12' HT.     |
|    | ULAL   | 11         | Ulmus alata / Winged Elm                                        | B & B / CONT. | 3" CAL.   | 8'-10' HT.      |
|    | ULCR   | 10         | Ulmus crassifolia / Cedar Elm                                   | B & B / CONT. | 3" CAL.   | 10'-12' HT.     |
|    | UPLE   | 3          | Ulmus parvifolia 'Lacebark Elm' / Chinese Elm Tree              | B & B / CONT. | 3" CAL.   | 10'-12' HT.     |
| SHRUBS                                                                              | CODE   | QTY        | BOTANICAL NAME / COMMON NAME                                    | CONTAINER     | SPACING   | SIZE            |
|    | ABGR   | 145        | Abelia x grandiflora 'Kaleidoscope' / Glossy Abelia             | 3 GAL.        | 2' O.C.   | 12"-14" HT MIN. |
|   | ILCO   | 73         | Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly             | 5 GAL.        | 3' O.C.   | 30" HT MIN.     |
|  | LEFR   | 18         | Leucophyllum frutescens 'Greado' / Desperado Sage               | 5 GAL.        | 4' O.C.   | 2' HT MIN.      |
|  | MUCA   | 237        | Muhlenbergia capillaris 'Gulf Coast' / Gulf Coast Muhly         | 3 GAL.        | 2.5' O.C. | 1.5' HT MIN.    |
|  | MULI   | 115        | Muhlenbergia lindheimeri / Lindheimer's Muhly                   | 5 GAL.        | 4' O.C.   | 2' HT MIN.      |
|  | PAHA   | 117        | Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass | 1 GAL.        | 1.5' O.C. | 8"-10" HT MIN.  |
| GROUND COVERS                                                                       | CODE   | QTY        | BOTANICAL NAME / COMMON NAME                                    | CONTAINER     | SPACING   | SIZE            |
|  | SEED   | 118,897 sf | Cynodon dactylon / Common Bermuda Seed Mix                      | --            |           |                 |
|  | CYDA   | 69,619 sf  | Cynodon dactylon / Bermuda Grass                                | SOD           |           |                 |

KEY MAP

SEAL

**PRELIMINARY**  
FOR REVIEW PURPOSES ONLY  
AND SHALL NOT BE USED FOR  
BIDDING, PERMITTING, OR  
CONSTRUCTION.

C. Heth Kendrick  
Registered Landscape Architect of the  
State of TEXAS

Registration Number: 2948

NOT FOR  
CONSTRUCTION

PROJECT

MAGNOLIA  
COURT

DEVELOPMENT PLAN

FLOWER MOUND, TEXAS

DENTON COUNTY

LANDDESIGN PROJ.#

8517032

REVISION / ISSUANCE

| NO. | DESCRIPTION                       | DATE     |
|-----|-----------------------------------|----------|
|     | DEVELOPMENT PLAN<br>1ST SUBMITTAL | 01.28.19 |
|     | DEVELOPMENT PLAN<br>2ND SUBMITTAL | 02.25.19 |
|     | DEVELOPMENT PLAN<br>3RD SUBMITTAL | 03.20.19 |
|     | DEVELOPMENT PLAN<br>4TH SUBMITTAL | 04.11.19 |
|     |                                   |          |
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DESIGNED BY: LDI  
DRAWN BY: LDI  
CHECKED BY: LDI

SCALE NORTH

VERT: N/A  
HORZ: N/A

SHEET TITLE

PLANT SCHEDULE

SHEET NUMBER

L1-04



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| NO. | DESCRIPTION                       | DATE     |
|-----|-----------------------------------|----------|
|     | DEVELOPMENT PLAN<br>1ST SUBMITTAL | 01.28.19 |
|     | DEVELOPMENT PLAN<br>2ND SUBMITTAL | 02.25.19 |
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|     | DEVELOPMENT PLAN<br>4TH SUBMITTAL | 04.11.19 |
|     |                                   |          |
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DESIGNED BY: LDI  
DRAWN BY: LDI  
CHECKED BY: LDI

SCALE: NORTH

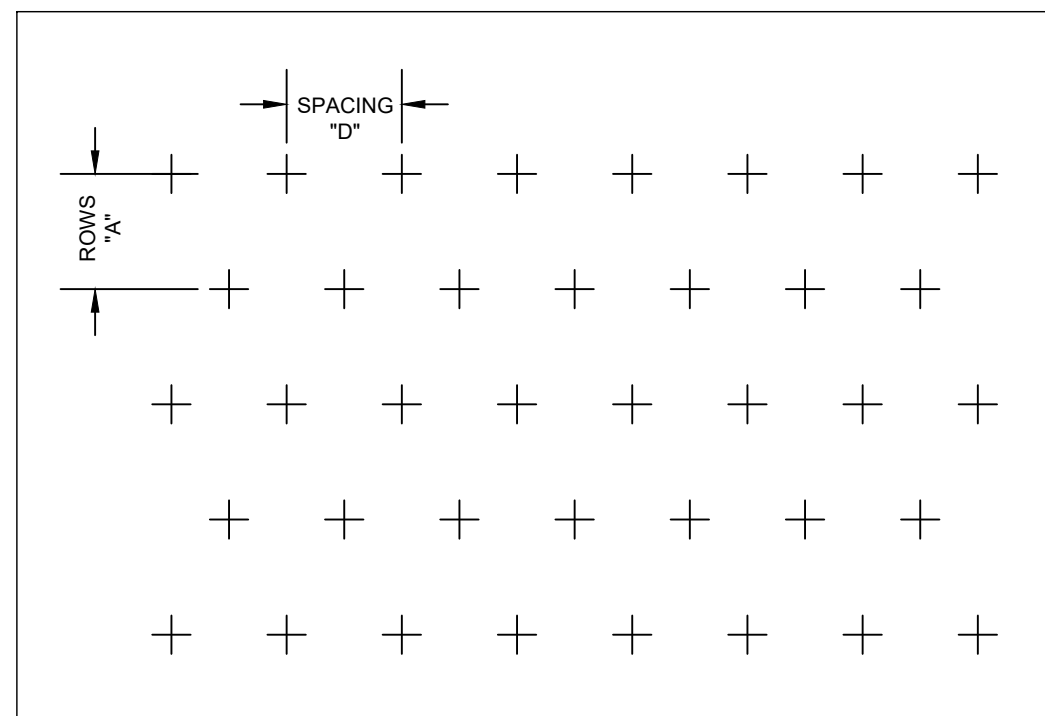
VERT: N/A  
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SHEET TITLE

PLANTING DETAILS

SHEET NUMBER

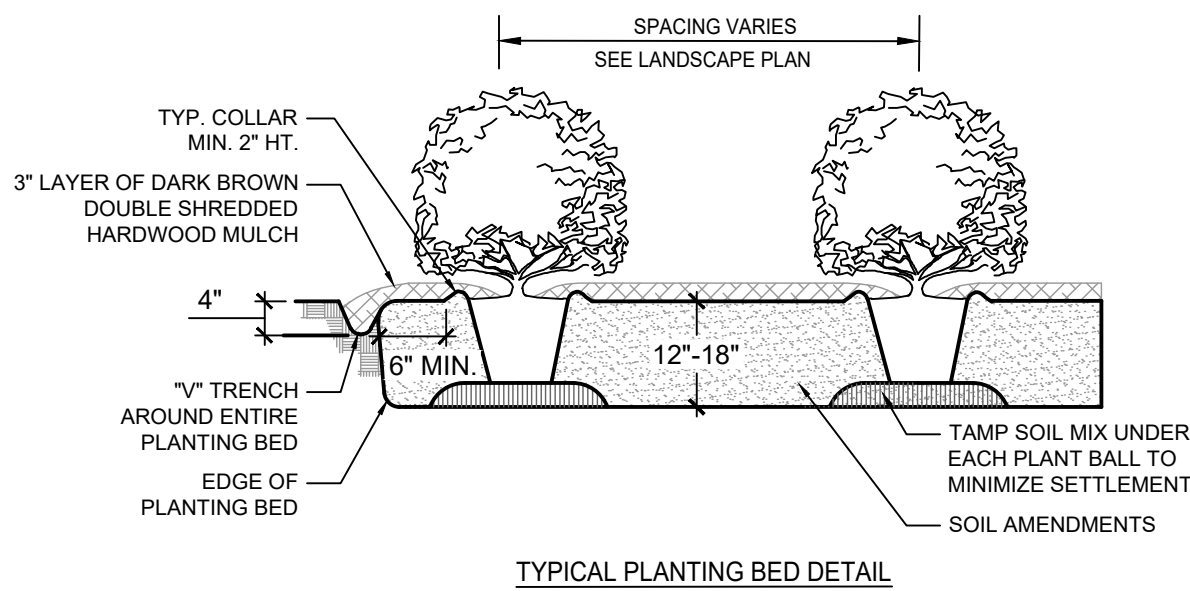
L1-05



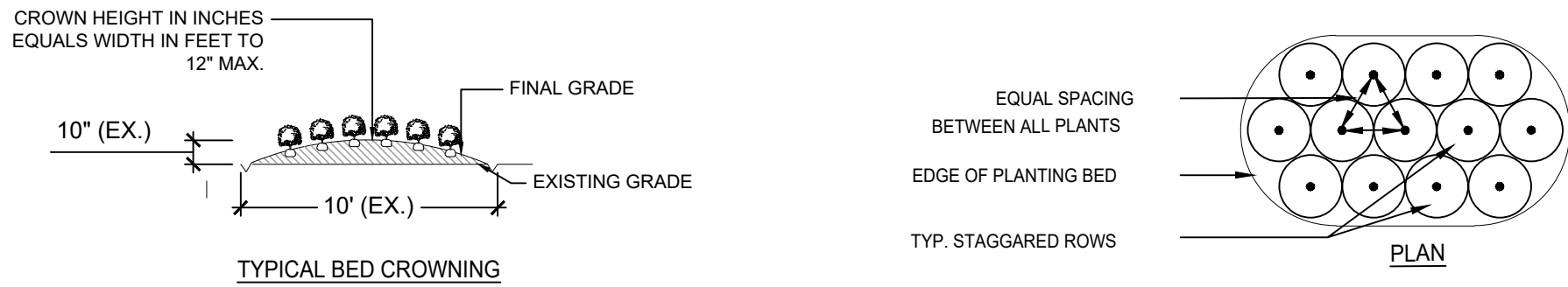
PLANT SPACING CHART

| SPACING "D" | ROW "A"        | PLANTS / S.F. |
|-------------|----------------|---------------|
| 6" O.C.     | 5 3/16" O.C.   | 4.61          |
| 8" O.C.     | 6 15/16" O.C.  | 2.60          |
| 10" O.C.    | 8 2/3" O.C.    | 1.66          |
| 12" O.C.    | 10 3/8" O.C.   | 1.15          |
| 15" O.C.    | 13" O.C.       | 0.73          |
| 18" O.C.    | 15 9/16" O.C.  | 0.51          |
| 24" O.C.    | 20 13/16" O.C. | 0.29          |

- NOTES:
1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
  2. INSTALL CONTAINERIZED PLANTS AT FINISHED GRADE.
  3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
  4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
  5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



TYPICAL PLANTING BED DETAIL



TYPICAL BED CROWNING

## 2 SHRUB PLANTING BED

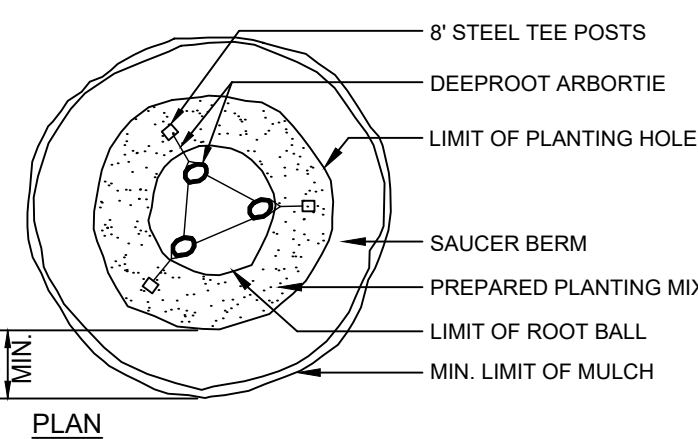
L1-05 PLAN, SECTION

NTS

## 1 TRIANGULAR SPACING FOR SHRUBS & GROUND COVERS

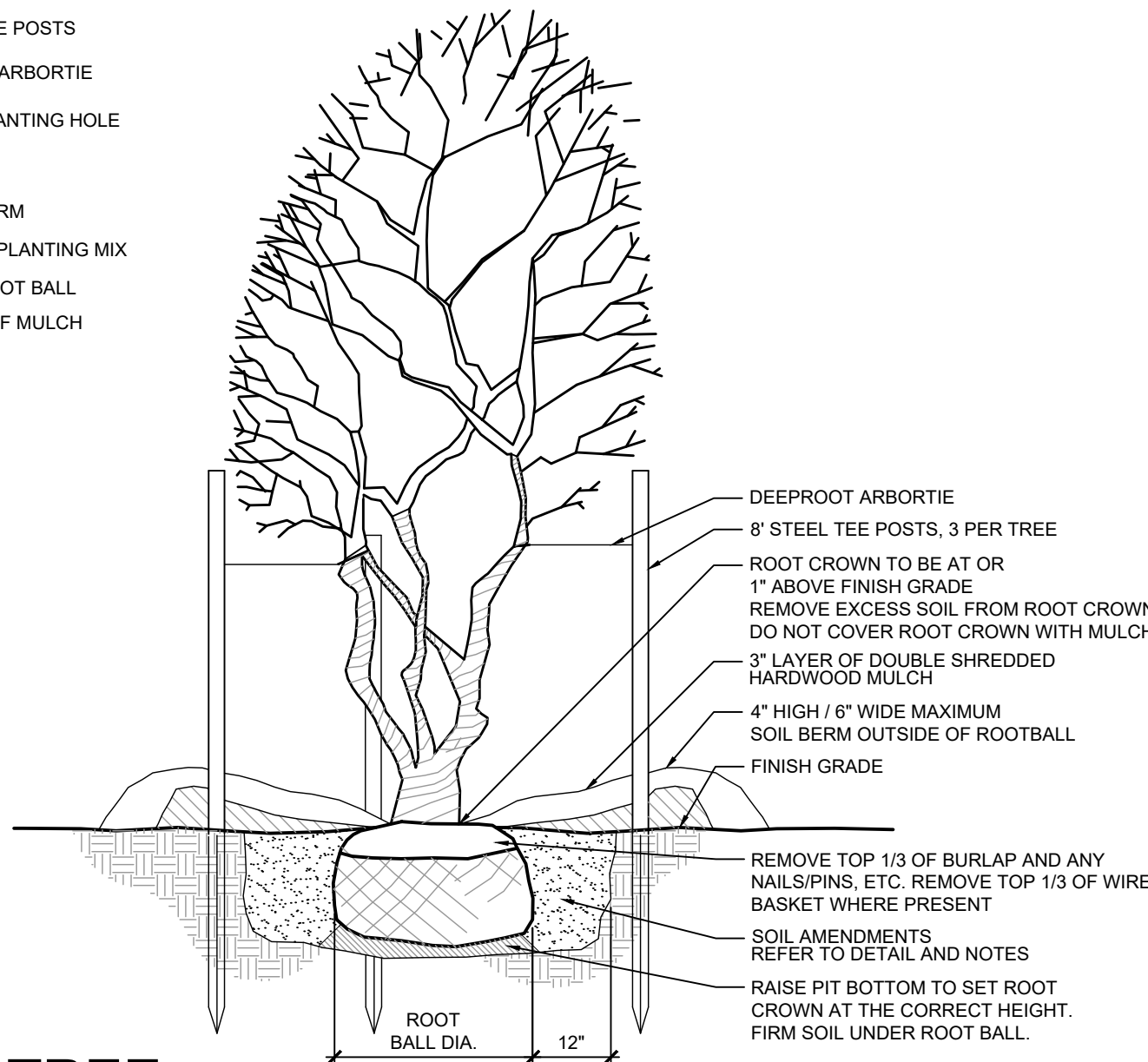
L1-05 PLAN

NTS



### NOTES:

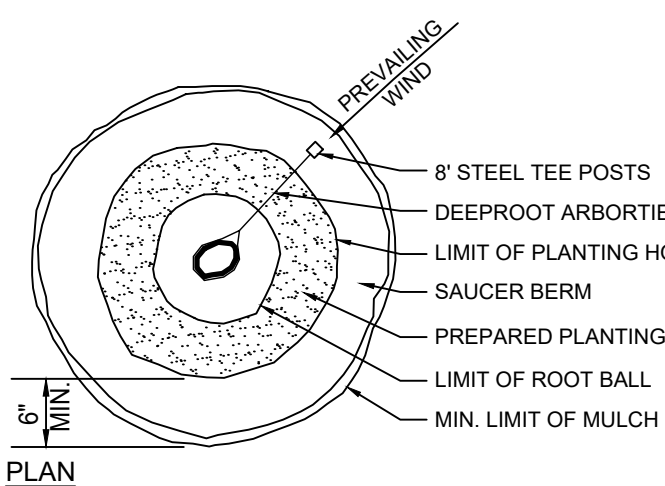
1. ALL TREES ARE TO BE NURSERY GROWN. ALL TREES TO BE BALL AND BURLAP (B&B) OR CONTAINER GROWN AS SPECIFIED IN SCHEDULE.
2. COMPLETELY REMOVE ALL TREATED OR PLASTIC-COATED BURLAP, CONTAINERS, STRAPPING WIRE, OR NYLON TWINE FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL TOP OF PLANT BALL EVEN WITH OR 1" ABOVE EXISTING GRADE.
4. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
5. SET TREE IN VERTICAL POSITION PRIOR TO STAKING.
6. ALL STAKING TO BE REMOVED AFTER ONE YEAR.
7. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
8. RESEED UNMULCHED, DISTURBED AREAS.
9. DO NOT COVER ROOT CROWN.



## 4 MULTI-STEM TREE

L1-05 PLAN, SECTION

NTS



### NOTES:

1. ALL TREES ARE TO BE NURSERY GROWN. ALL TREES TO BE BALL AND BURLAP (B&B) OR CONTAINER GROWN AS SPECIFIED IN SCHEDULE.
2. COMPLETELY REMOVE ALL TREATED OR PLASTIC-COATED BURLAP, CONTAINERS, STRAPPING WIRE, OR NYLON TWINE FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL TOP OF PLANT BALL EVEN WITH OR 1" ABOVE EXISTING GRADE.
4. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
5. SET TREE IN VERTICAL POSITION PRIOR TO STAKING.
6. ALL STAKING TO BE REMOVED AFTER ONE YEAR.
7. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
8. RESEED UNMULCHED, DISTURBED AREAS.
9. DO NOT COVER ROOT CROWN.

## 5 EVERGREEN TREE PLANTING

L1-05 PLAN, SECTION

NTS

### MATERIALS

- A. TOPSOIL
1. TOPSOIL SHALL HAVE A PH VALUE FROM 5.6 - 7.6 AND SHALL BE NATURAL FERTILE. (AGRICULTURAL SOIL, BROWN IN COLOR) UNIFORM FRIABLE LOAM WITHOUT ADMIXTURE OF SUBSOIL CONTAINING ORGANIC MATTER OF 5 PERCENT OR GREATER AND SHALL BE CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.
  2. ALL TOPSOIL SHALL PASS A 1 INCH SCREEN AND 40 PERCENT SHALL PASS THE 100 MESH SCREEN. IT SHALL BE FREE OF ANY ADD-MIXTURE OF SUBSOIL, AND CONTAIN NO STONES, LUMPS, CLODS OF HARD EARTH, SLAG, CIDERS, STICKS, PLANTS OR THEIR ROOTS, TRASH OR OTHER EXTRANEOUS MATERIALS.
  3. TOPSOIL MUST ALSO BE FREE OF PLANT PARTS OF BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, CANADA THISTLE, OR ANY NOXIOUS WEEDS AND SHALL NOT BE CONTAMINATED WITH ANY SUBSTANCE KNOWN HARMFUL TO THE GROWTH OF PLANTS OR HUMANS.
  4. TOPSOIL SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITION.
  5. TOPSOIL SOURCES SHALL BE TESTED BY A RECOGNIZED LABORATORY AT THE EXPENSE OF THE CONTRACTOR FOR PH, SOIL TEXTURE AND SOLUBLE SALTS. SALINITY SHALL NOT EXCEED 3 MILS PER CENTIMETER AT 25 DEGREES C AS DETERMINED BY SATURATED SOIL PASTE METHOD AS DESCRIBED IN USDA CIRCULAR #982. TEST RESULTS MUST BE PRESENTED IN WRITING TO THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO PLACEMENT OF TOPSOIL ON SITE.
  6. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR CONTROL OF NOXIOUS OR INVASIVE SPECIES INTRODUCED BY CONTAMINATED TOPSOIL.
  7. TOPSOIL THAT HAS BEEN STOCKPILED FOR A LONG PERIODS SHALL BE INOCULATED TO REESTABLISH ITS MICROBIAL ACTIVITY.

### B. MULCH

MULCH SHALL BE FREE OF DEBRIS AND WOOD CHIPS. IT SHALL CONSIST OF AGED DOUBLE-SHREDDED HARDWOOD, FREE OF EXCESS TANNIC ACID OR OTHER MULCH AS SPECIFIED ON THE PLANS. A SAMPLE OF MULCH SHALL BE PROVIDED FOR THE GROUNDS SUPERINTENDENT'S APPROVAL PRIOR TO DELIVERING THE MULCH. THE OWNER RESERVES THE RIGHT TO REJECT ANY MULCH WHICH IS CONSIDERED TO BE UNSUITABLE. ALL MULCHES SHALL BE FREE OF ANY FOREIGN MATERIALS, PIECES LARGER THAN 3 INCHES, AND/OR GREEN WOOD.

### C. DOLOMITE LIME

SHALL BE FINELY GROUND OR PULVERIZED RAW, COMMERCIAL GRADE LIMESTONE MEETING ASTM C51 AND CONTAINING NOT LESS THAN 85 PERCENT TOTAL OF CALCIUM MAGNESIUM CARBONATE, FREE OF IMPURITIES, ALL OF WHICH SHALL PASS THROUGH A NUMBER 10 SIEVE AND ATLEAST 50 PERCENT SHALL PASS THROUGH A NUMBER 100 SIEVE.

### D. SAND

SHALL BE CLEAN, WASHED, COARSE, MASONRY SAND, RIVER SAND, OR NUMBER 2 BUILDERS SAND MEETING ASTM C 33. A QUART SAMPLE OF THE PROPOSED SAND SHALL BE SUBMITTED FOR THE OWNER'S APPROVAL.

### E. SULFUR

SULFUR SHALL BE A COMMERCIALY PRODUCED, GRANULAR PRODUCT OF PURE SULFUR

### F. GYPSUM

GYPSUM SHALL BE GROUND TO THE SIZE SPECIFIED ON THE PLANS

### G. TRACE ELEMENTS

SHALL BE ADDED AS REQUIRED BY SOILS TEST.

## 7 SOIL AMENDMENTS

L1-05

H. LEAF MOLD SHALL BE COMPOSTED LEAF MATERIAL, FREE OF NOXIOUS WEEDS AND DETRIMENTAL INSECTS.

### I. COMMERCIAL FERTILIZER

TO MEET FED. SPECIFICATION O-F-241 TYPE 1 GRADE NOTED, LEVEL B. THE FERTILIZER SHALL BE GRANULAR UNLESS PACKETS, TABLETS, OR STAKES TO BE USED WITH MINIMUM OF 50 PERCENT OF TOTAL NITROGEN IN ORGANIC FORM WITH NO CYANAMID COMPOUNDS OR HYDRATED LIME MIXES TO BE ADDED OR FOUND IN THE FERTILIZER.

### J. OTHER ACCEPTABLE FERTILIZER FORMS:

1. FOR TREES  
ANUTRI-PAK  
JRP INT'L, INC.  
17 FOREST AVENUE  
FOND DU LAC, WISCONSIN 54935
2. AJOBES, PLANT SPIKES - FOR TREES AND SHRUBS.
3. ALAWN PRO OR SIMILAR APPROVED SLOW RELEASE FERTILIZER FOR LAWNS WITH THE FOLLOWING RATIO:  
3 NITROGEN  
1 PHOSPHORIC ACID  
2 POTASH
4. AHOLLY-TONE OR SIMILAR APPROVED WITH CHELATED IRON FOR EVERGREEN PLANTS.

### K. PEAT

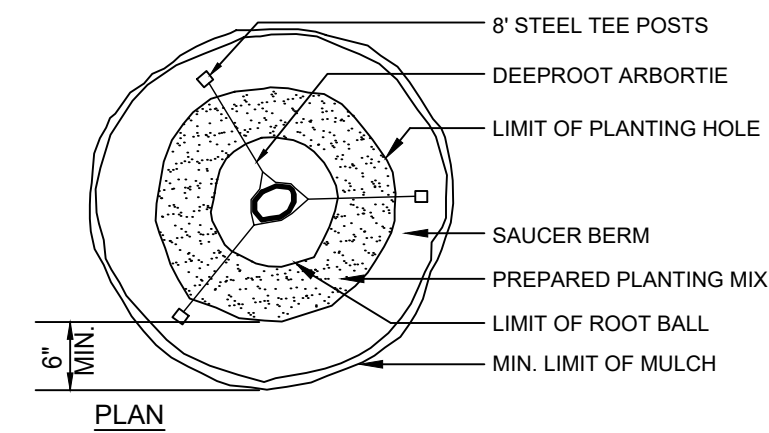
1. SHALL CONFORM TO FEDERAL SPECIFICATION O-P-166C, PEAT MOSS; PEAT HUMUS; AND PEAT, REED-SEDE.
2. SHALL BE LOW IN WOODY MATERIAL AND FREE OF MINERAL OR OTHER MATERIAL HARMFUL TO PLANT LIFE.
3. THE MIN. ORGANIC CONTENT TO BE APPROX. 90% WITH ACID REACTION FROM 4-5 PH, AND MOISTURE ABSORPTIVE CAPACITY NOT LESS THAN 450 PERCENT.
4. HUMUS TO BE SHREDDED, DRIED AND STERILIZED TO PASS 1/4 INCH SCREEN.
5. MOSS SHALL BE PULVERIZED AND HORTICULTURAL GRADE SPHAGNUM MOSS FREE OF EXTRANEOUS OR HARMFUL MATERIAL.
6. TO BE FINELY MILLED BLACK MICHIGAN PEAT OR OTHER SIMILAR APPROVED.

### L. MANURE

1. SHALL BE WELL-ROTTED HORSE OR COW (OR COMBINATION THEREOF) MANURE. NOT TO CONTAIN OVER 25% STRAW OR LITTER. IT SHALL BE FREE OF FRESH MANURE, SAWDUST, WOOD CHIPS, LEATHER CHIPS, TAN BARK, LONG STRAW, SOFT HAY, STONES, FOREIGN INJURIOUS SUBSTANCES OR CHEMICALS USED TO HASTEN DECOMPOSITION.
2. TO BE TWO YEARS OLD MAXIMUM, NINE MONTHS MINIMUM WITH MINIMUM OF THREE TURNINGS WITHIN THIS TIME PERIOD.
3. NO BURNED OR FIRE-FANGED MANURE WILL BE ACCEPTABLE.

### M. SOIL AMENDMENTS

DIATOMACEOUS EARTH SOIL AMENDMENT CONSISTING OF SILICA, ALUMINA, IRON OXIDE AND SHALL HAVE 0.1 TO 1 MICRON PORE SIZE, WITH A MINIMUM OF 113 PERCENT WATER ABSORPTION, MAXIMUM 19 PERCENT LOSS SULPHATE SOUNDNESS, 80 PERCENT TOTAL POROSITY, A TOTAL OF 54 PERCENT TO PASS 10 MESH SCREEN, 98 PERCENT TO PASS 80 MESH SCREEN.



### NOTES:

1. ALL TREES ARE TO BE NURSERY GROWN. ALL TREES TO BE BALL AND BURLAP (B&B) OR CONTAINER GROWN AS SPECIFIED IN SCHEDULE.
2. COMPLETELY REMOVE ALL TREATED OR PLASTIC-COATED BURLAP, CONTAINERS, STRAPPING WIRE, OR NYLON TWINE FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL TOP OF PLANT BALL EVEN WITH OR 1" ABOVE EXISTING GRADE.
4. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
5. SET TREE IN VERTICAL POSITION PRIOR TO STAKING.
6. ALL STAKING TO BE REMOVED AFTER ONE YEAR.
7. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
8. RESEED UNMULCHED, DISTURBED AREAS.
9. DO NOT COVER ROOT CROWN.

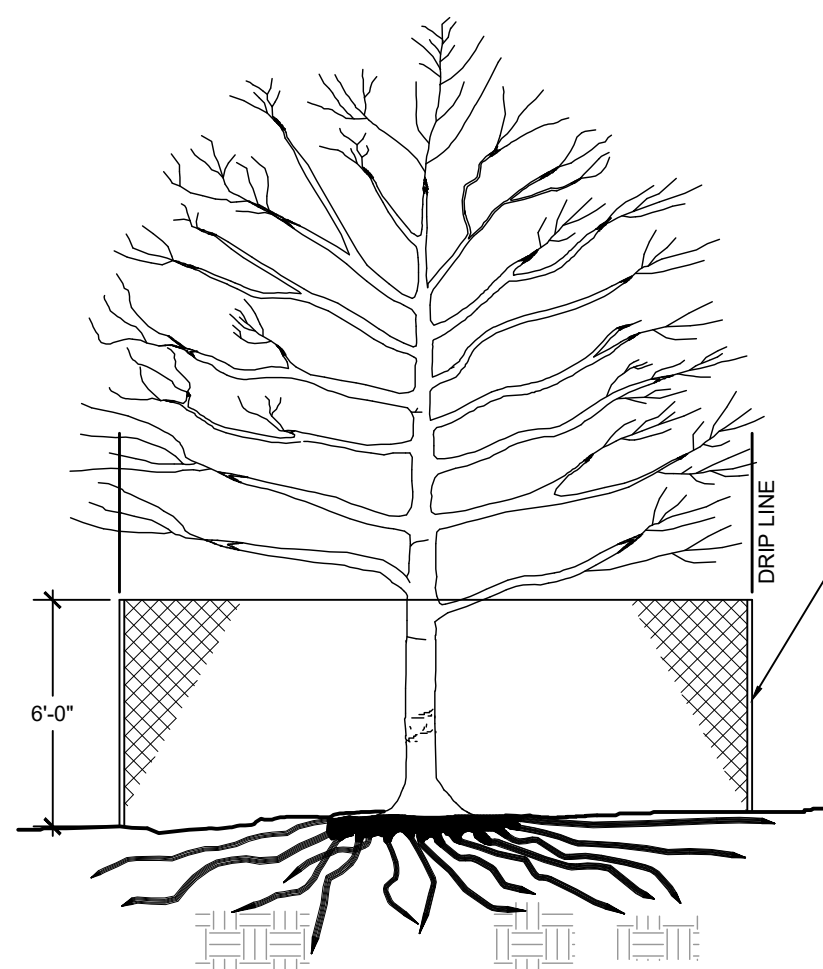
ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004)  
FOR EXAMPLE: CALIPER HEIGHT (RANGE) MAX. HEIGHT MIN. ROOT BALL DIA. MIN. ROOT BALL DEPTH

|    |        |     |     |     |
|----|--------|-----|-----|-----|
| 2" | 12-14' | 16' | 32" | 16" |
| 3" | 14-16' | 18' | 32" | 21" |

## 3 TREE PLANTING

L1-05 PLAN, SECTION

NTS



### NOTES:

1. REFER TO THE TREE SURVEY FOR SPECIMEN/HISTORIC TREE LOCATIONS TO BE PRESERVED.
2. REFER TO TOWN OF FLOWER MOUND ORDINANCE, ARTICLE V - TREE PROTECTION FOR GENERAL SPECIFICATIONS REGARDING TREE PROTECTION MEASURES.
3. REMOVE ALL TREE PROTECTION FENCING UPON COMPLETION OF PROJECT OR AS DIRECTED BY THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE FROM THE TOWN OF FLOWER MOUND.



TEXAS811  
CALL BEFORE YOU DIG!  
TEXAS ONE-CALL CENTER  
IT'S THE LAW!

THIS PLAN IS CONCEPTUAL IN NATURE AND  
SUBJECT TO CHANGE. PLAN WILL BE FINALIZED  
DURING THE PERMITTING PROCESS BASED ON  
SITE PLAN AND GRADING PLAN APPROVAL.



CONTOUR REAL ESTATE & DEVELOPMENT, LLC  
4851 LBJ FREEWAY  
SUITE 205  
DALLAS, TEXAS 75244

**JB PARTNERS**  
 2121 MIDWAY ROAD, #300  
 CARROLLTON, TX 7500  
 972.248.7676

TREE PROTECTION NOTES:

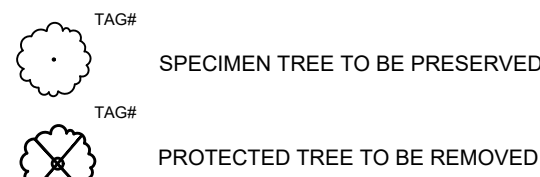
THE DEVELOPER AND CONTRACTOR SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES PER TOWN OF FLOWER MOUND ORDINANCE.

1. PRIOR TO ANY AND ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY, THE DEVELOPER OR PROPERTY OWNER SHALL INSTALL SUFFICIENT CHAIN-LINK FENCING AROUND THE DRIP LINE OF THE SPECIMEN TREE.
2. PRIOR TO ANY AND ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY, THE DEVELOPER OR PROPERTY OWNER SHALL ESTABLISH DESIGNATED PARKING AREAS FOR THE PARKING AND MAINTENANCE OF ALL VEHICLES, TRAILERS, CONSTRUCTION EQUIPMENT AND MATERIALS. DESIGNATED STOCKPILE AREAS FOR THE STORAGE OF CONSTRUCTION SUPPLIES AND MATERIALS DURING CONSTRUCTION OF THE SUBDIVISION AND DESIGNATED DRIVE AND SIDEWALK AREAS SHALL BE IDENTIFIED. LOCATION AND DIMENSIONS OF SUCH DESIGNATED AREAS SHALL BE CLEARLY IDENTIFIED ON BOTH SUBDIVISION CONSTRUCTION AND SITE PLANS AND SHALL BE APPROVED BY THE TOWN ENGINEER. THE TOWN ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE PRIOR TO ANY CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY IN, ON OR ABOUT THE SPECIMEN TREE. SUCH DESIGNATED AREAS SHALL BE COMPLETELY FENCED WITH CHAIN-LINK FENCING AND GATES FOR SAFETY PURPOSES AND TO SEPARATE PROTECTED, SPECIMEN, OR HISTORIC TREES FROM THE CONSTRUCTION AREA AND RELATED CONSTRUCTION ACTIVITY. THE TOWN ENFORCEMENT OFFICER OR PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE, THE DESIGNATED PARKING AND STOCKPILE AREAS MAY BE USED FOR THE STORAGE OF CONSTRUCTION SUPPLIES AND PRESERVATION OF PROTECTED TREES IS NOT ADVERSELY AFFECTED OR JEOPARDIZED. SUPPLIES AND PILE AND OTHER ITEMS THAT ARE CUSTOMARILY UNLOADED WHEN INSTALLED SHALL NOT BE REQUIRED TO BE STORED WITHIN THE DESIGNATED STOCKPILE AREAS. SITES APPROVED FOR TEMPORARY BATCHING PLANT MATERIALS TO BE USED FOR THE CONSTRUCTION OF TEMPORARY DESIGNATED PARKING AND STOCKPILE AREAS. TEMPORARY BATCHING PLANT PERMITS SHALL ALSO BE REQUIRED FOR THE OPERATION OF ALL BATCHING PLANTS, PURSUANT TO THE REGULATIONS. THIS CHAPTER.
3. DURING CONSTRUCTION, THE DEVELOPER OR PROPERTY OWNER SHALL REMOVE OR CLEAR THE CLIPPING AND MATERIALS AND/OR THE DISPOSAL OF ANY WASTE MATERIAL, INCLUDING, BUT NOT LIMITED TO, PAINT, OIL/SOLVENTS, ASPHALT, CONCRETE, MUD/LAR, ETC., UNDER THE CANOPY OR DRIP LINE OF THE SPECIMEN TREE.
4. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO THE SPECIMEN TREE.
5. WITH MAJOR GRADE CHANGES OF SIX INCHES OR GREATER, A RETAINING WALL OR TREE WELL OF ROCK, BRICK, LANDSCAPE TIMBERS OR OTHER APPROVED MATERIALS SHALL BE CONSTRUCTED AROUND THE CANOPY OR DRIP LINE OF THE TREE. THE TOP OF THE RETAINING WALL OR TREE WELL SHALL BE CONSTRUCTED AT THE NEW GRADE.
6. UNLESS OTHERWISE APPROVED BY THE TOWN, NO CONSTRUCTION OR CONSTRUCTION-RELATED ACTIVITY SHALL OCCUR UNDER ANY CANOPY OR DRIP LINE OF THE SPECIMEN TREE.
7. ANY TREES REMOVED DURING LAND DEVELOPMENT, CONSTRUCTION OR CONSTRUCTION-RELATED ACTIVITIES SHALL BE REPLANTED OR REPLANTED WITHIN THE TOWN. THE TOWN IS PROHIBITED UNLESS PRIOR APPROVAL IS GIVEN BY THE TOWN'S FIRE MARSHAL.
8. THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE MAY REQUIRE ADDITIONAL PROTECTION FOR THE MOST VULNERABLE TREES. SUCH PROTECTION SHALL BE IN ACCORD WITH THE TOWN'S ORDINANCE ON A CASE BY CASE BASIS TO ADEQUATELY PROTECT SPECIMEN TREES.

### GENERAL NOTES

1. SPECIMEN TREE SURVEY INFORMATION AND ON-SITE DOCUMENTATION PROVIDED BY LANDESDSIGN.
2. SHEETS L1-02 - L1-04 PRODUCED BY LANDESDSIGN ARE FOR CONVEYING TREE ORDINANCE REQUIREMENTS ONLY. BASED ON THE SPECIMEN TREE SURVEY INFORMATION.
3. THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE AND WILL BE FINALIZED DURING THE PERMITTING PROCESS BASED ON FINAL SITE PLAN AND GRADING PLANS.
4. ADDITIONAL PROTECTED TREES TO BE PRESERVED ON SITE AS FINAL GRADING ALLOWS AND FINALIZED DURING THE DEVELOPMENT/PERMITTING PROCESS.
5. REFER TO SHEET L1-04 FOR ADDITIONAL SPECIMEN/PROTECTED TREE MITIGATION INFORMATION.

TREE SURVEY LEGEND:



| TREE SURVEY |     |              |                      |           |                       |                |               |           |
|-------------|-----|--------------|----------------------|-----------|-----------------------|----------------|---------------|-----------|
| TAG#        | DBH | COMMON NAME  | SCIENTIFIC NAME      | CONDITION | AVERAGE CANOPY SPREAD | LOCATION       | STATUS        | REMARKS   |
| 3301        | 13" | CHITTAMWOOD  | Burmelia landguinosa | FAIR      | 36'-7"                | BUILDABLE AREA | TO BE REMOVED | PROTECTED |
| 3302        | 20" | CEDAR ELM    | Ulmus crassifolia    | FAIR      | 30'-9"                | BUILDABLE AREA | PRESERVED     | SPECIMEN  |
| 3303        | 11" | CEDAR ELM    | Ulmus crassifolia    | GOOD      | 22'-5"                | BUILDABLE AREA | TO BE REMOVED | PROTECTED |
| 3304        | 11' | CEDAR ELM    | Ulmus crassifolia    | GOOD      | 25'-7"                | BUILDABLE AREA | TO BE REMOVED | PROTECTED |
| 3306        | 11" | CEDAR ELM    | Ulmus crassifolia    | GOOD      | 27'-5"                | BUILDABLE AREA | TO BE REMOVED | PROTECTED |
| 3308        | 10" | BLACK WALNUT | Juglans nigra        | POOR      | 17'-4"                | BUILDABLE AREA | TO BE REMOVED | PROTECTED |
| 3309        | 10" | CEDAR ELM    | Ulmus crassifolia    | GOOD      | 21'-0"                | BUILDABLE AREA | TO BE REMOVED | PROTECTED |
| 3310        | 8"  | CHITTAMWOOD  | Burmelia landguinosa | GOOD      | 20'-0"                | BUILDABLE AREA | TO BE REMOVED | PROTECTED |
| 3311        | 7"  | CHITTAMWOOD  | Burmelia landguinosa | GOOD      | 16'-1"                | BUILDABLE AREA | TO BE REMOVED | PROTECTED |
| 3312        | 8"  | CHITTAMWOOD  | Burmelia landguinosa | GOOD      | 24'-5"                | BUILDABLE AREA | TO BE REMOVED | PROTECTED |
| 3313        | 7"  | CHITTAMWOOD  | Burmelia landguinosa | GOOD      | 23'-11"               | BUILDABLE AREA | TO BE REMOVED | PROTECTED |
| 3314        | 6"  | CHITTAMWOOD  | Burmelia landguinosa | GOOD      | 14'-11"               | BUILDABLE AREA | TO BE REMOVED | PROTECTED |
| 3315        | 8"  | CHITTAMWOOD  | Burmelia landguinosa | GOOD      | 22'-7"                | BUILDABLE AREA | TO BE REMOVED | PROTECTED |
| 3316        | 6"  | CHITTAMWOOD  | Burmelia landguinosa | GOOD      | 4'-1"                 | BUILDABLE AREA | TO BE REMOVED | PROTECTED |
| 3317        | 6"  | CHITTAMWOOD  | Burmelia landguinosa | GOOD      | 9'-9"                 | BUILDABLE AREA | TO BE REMOVED | PROTECTED |

## TREE SURVEY MITIGATION TABULATIONS

TOTAL NUMBER OF SPECIMEN TREES:  
TOTAL SPECIMEN TREES ONSITE IN "GOOD" CONDITION:  
TOTAL SPECIMEN TREES TO BE REMOVED IN "GOOD" CONDITION:

TOTAL SPECIMEN TREES ON SITE:  
TOTAL SPECIMEN TREES TO BE REMOVED:

|                                             |                                |
|---------------------------------------------|--------------------------------|
| TOTAL EXISTING PROTECTED TREES:             | 14 TREES                       |
| TOTAL PROTECTED TREES REMOVED:              | 14                             |
| LESS SPECIMEN TREE PRESERVATION CREDITS:    | 4 TREES                        |
| LESS PROTECTED TREE PRESERVATION CREDITS:   | 0 TREES (REFER TO SHEET RZ1.0) |
| TOTAL PROTECTED TREE REPLACEMENTS REQUIRED: | 10 TREES                       |

PROTECTED TREE MITIGATION  
TOTAL PROTECTED TREE REPLACEMENT:  
CASH-IN-LIEU FEE:  
CASH-IN-LIEU TOTAL (IF NO TREES MITIGATED):  
CASH-IN-LIEU TOTAL TO BE PAID:

SPECIMEN TREE PRESERVATION CREDIT  
(SPECIMEN TREES PRESERVED IN BUILDABLE AREA ONLY)  
19"-24" CALIPER TREES PRESERVED:  
(TAG#s 3302)

**SPECIMEN TREE MITIGATION**  
TOTAL PROTECTED SPECIMEN TREES TO BE REMOVED: 0.0" CAL. INCHES  
0.0" CAL. INCHES X 2 = 0.0" CAL. INCHES MITIGATION REQUIRED (2.5" - 3" CAL. TREES)  
\*(0) 3" CALIPER TREES ARE INDICATED ON THE LANDSCAPE PLAN FOR MITIGATION OF THE SPECIMEN TREE. TREES  
ARE IDENTIFIED WITH AN "M"

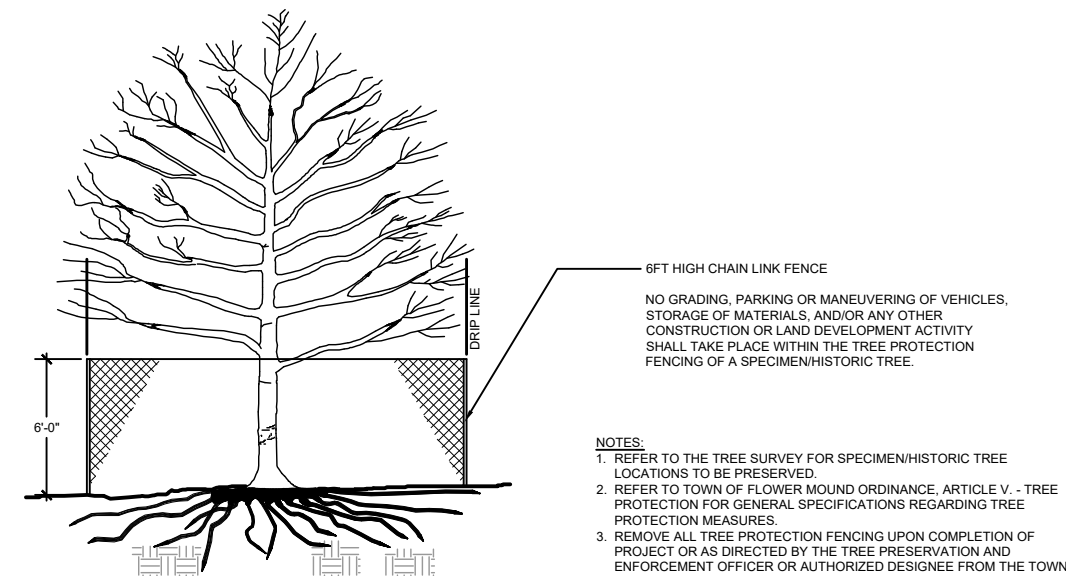
1 TREE  
0 TREES  
0 TREES

20" CAL. INCHES (1 TREE)  
0.0" CAL. INCHES (0 TREES)

14 TREES  
14  
4 TREES  
0 TREES (REFER TO SHEET RZ1.0)  
10 TREES

10 TREES  
\$375 / TREE  
\$3,750  
\$0

1 TREE x 4 CREDITS = 4 TREE CREDITS



TREE PROTECTION - SPECIMEN TREE

SECTION

NTS











ORIGINAL SHEET SIZE: 24" X 36"



## **PLANNING AND ZONING COMMISSION**

### **AGENDA ITEM NO: 3**

#### **REGULAR ITEM**

---

**DATE:** June 24, 2019

**FROM:** Chuck Russell, Town Planner

**ITEM:** **Consider a request to vacate a previously approved record plat (VP19-0001 - Conservatory Estates.) The property is generally located north of Cross Timbers Road and west of Freeman Road.**

---

#### **I. ITEM SUMMARY**

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

The project has a companion application, Rezoning Request (Z19-0002 – Conservatory Estates), for consideration on the same agenda.

This application will require final action by the Planning and Zoning Commission.

#### **II. APPLICATION ANALYSIS**

The purpose of the application is to vacate a previously approved plat (RC16-0015) for the Conservatory Estates residential project which was approved by the Planning and Zoning Commission on December 11, 2017. The subject property is primarily undeveloped and contains approximately 100.38 acres.

After the subject plat was approved, the property was sold to a new owner who does not wish to proceed with the previously approved development. The new owner would prefer to use the land under the standards of the Agricultural District zoning that existed on the site prior to the Conservatory Estates rezoning.

Section 90-128 of the Town's Land Development Regulations allows a plat to be vacated with consent of the property owner(s). Once vacated, the plat has no legal effect and the property will revert back to the previously approved plat and unplatted tracts of land [See Attachment A(4)]. The plat vacation will remove lots lines, street dedications and open space areas that prevent the owner from using the property for agricultural uses, such as running cattle. Subsection (b) of the above referenced Code Section requires that a signed, acknowledged instrument declaring the plat vacated be approved and recorded in the manner prescribed for the original plat. Since the previous plat was approved by the Planning and Zoning Commission, the property owner's request to vacate that plat must also be approved by the Planning and Zoning Commission.

On February 1, 2016, the Town Council approved a request for rezoning the subject property (ZPD15-0006 – The Conservatory Estates) from Agricultural District (A) to Planned Development District No. 140 (PD-140) for a cluster development. On the same evening, the Town Council approved a request for a Development Plan (DP15-0001 – The Conservatory Estates) to develop a residential subdivision.

On December 11, 2017, the Planning and Zoning Commission approved a request for a Record Plat (RC16-0015 – The Conservatory Estates, Phase 1) to create a residential subdivision. This first phase contained 33 buildable, single-family residential lots (a total of 64 single family lots are allowed within PD-140). Future phases were shown as large lots that were to be replatted at a later date to create buildable lots. Phase 1 also included approximately 49.4 acres of open space consisting of landscape buffers, landscape amenities, retention ponds, and general open space

### **III. ATTACHMENTS**

#### **A. Background Information**

1. Vicinity Map
2. Letter of Intent
3. Approved Conservatory Estates Record Plat
4. Previously Approved Plat and Unplatted Tracts of Land

#### **B. Application Details**

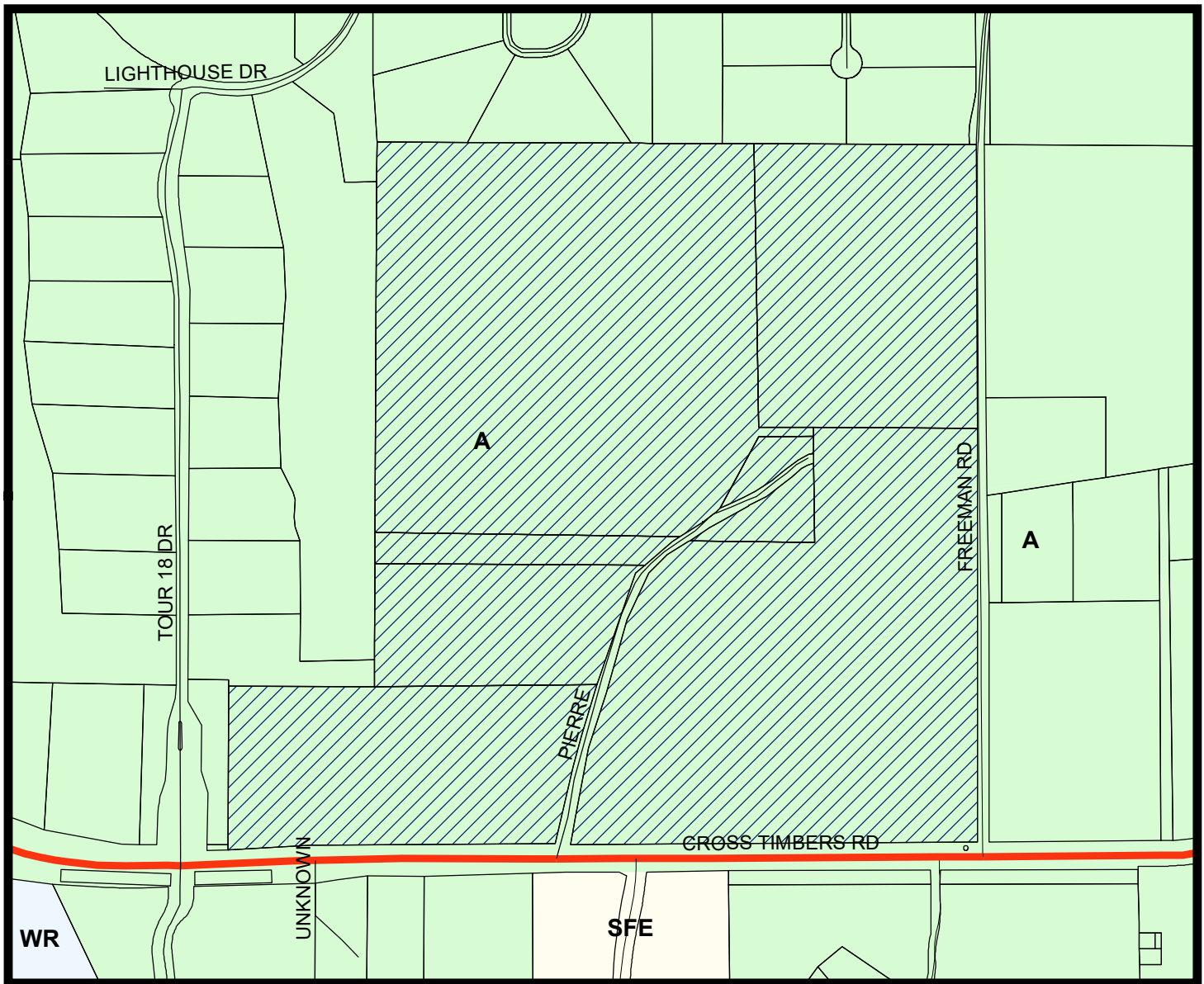
1. Vacation of Plat Document



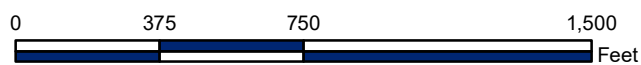
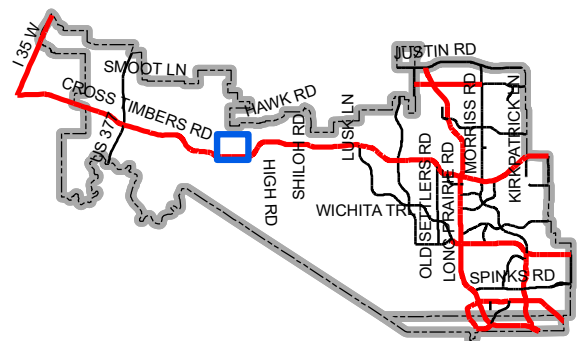
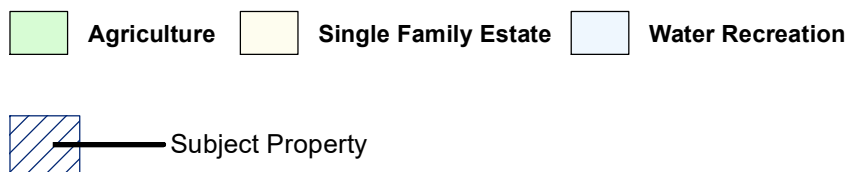


# Vicinity Map

Reference Project: VP19-0001



## LEGEND



Map Location



## LETTER OF INTENT &gt; SHMAISANI RANCH

April 8, 2019

Chuck Russell  
Town Planner  
Town of Flower Mound  
2121 Cross Timbers  
Flower Mound, TX 75028

RE: Zoning Change & Vacated Plat Request – Shmaisani Ranch

Mr. Russell:

Please accept this letter, on behalf of the Sam Shmaisani, as an explanation of the proposed Zoning Change Request a Vacated Plat Request for 103 acres of land located on the north side of FM 1171, directly east of the Estates at Tour 18, and west of Freeman Road in the Town of Flower Mound. The property was rezoned and platted as The Conservatory Estates development. These requests are to process a Plat Vacation which will return the property to an unplatted tract, and to rezone the property to Agricultural (A).

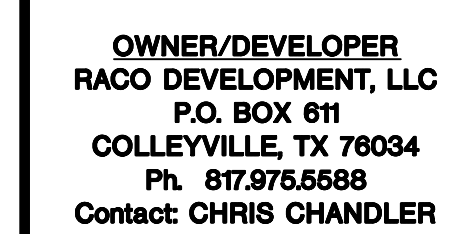
The new property owner does not wish to proceed with the development approval that was The Conservatory Estates, PD-140. The intent is to use the property for agricultural purposes; there is no current plan to develop the property. Therefore, the removal of the PD standard is required and the approved plan would be not meet the zoning of Agriculture.

Please do not hesitate to contact me with any questions or comments regarding this application.

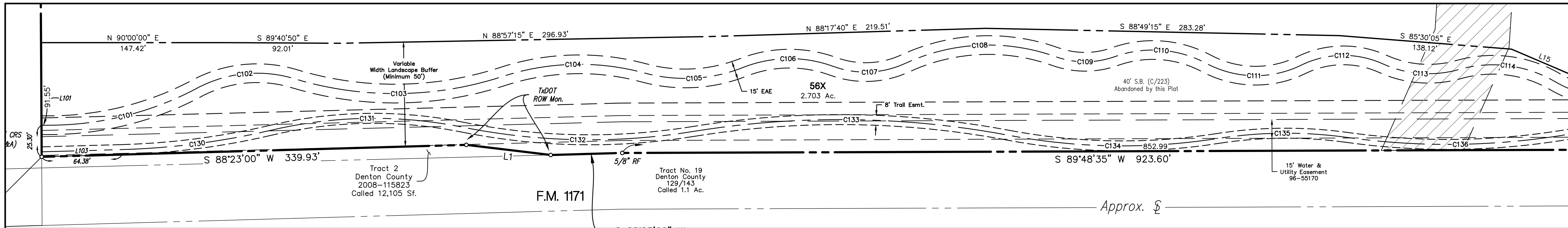
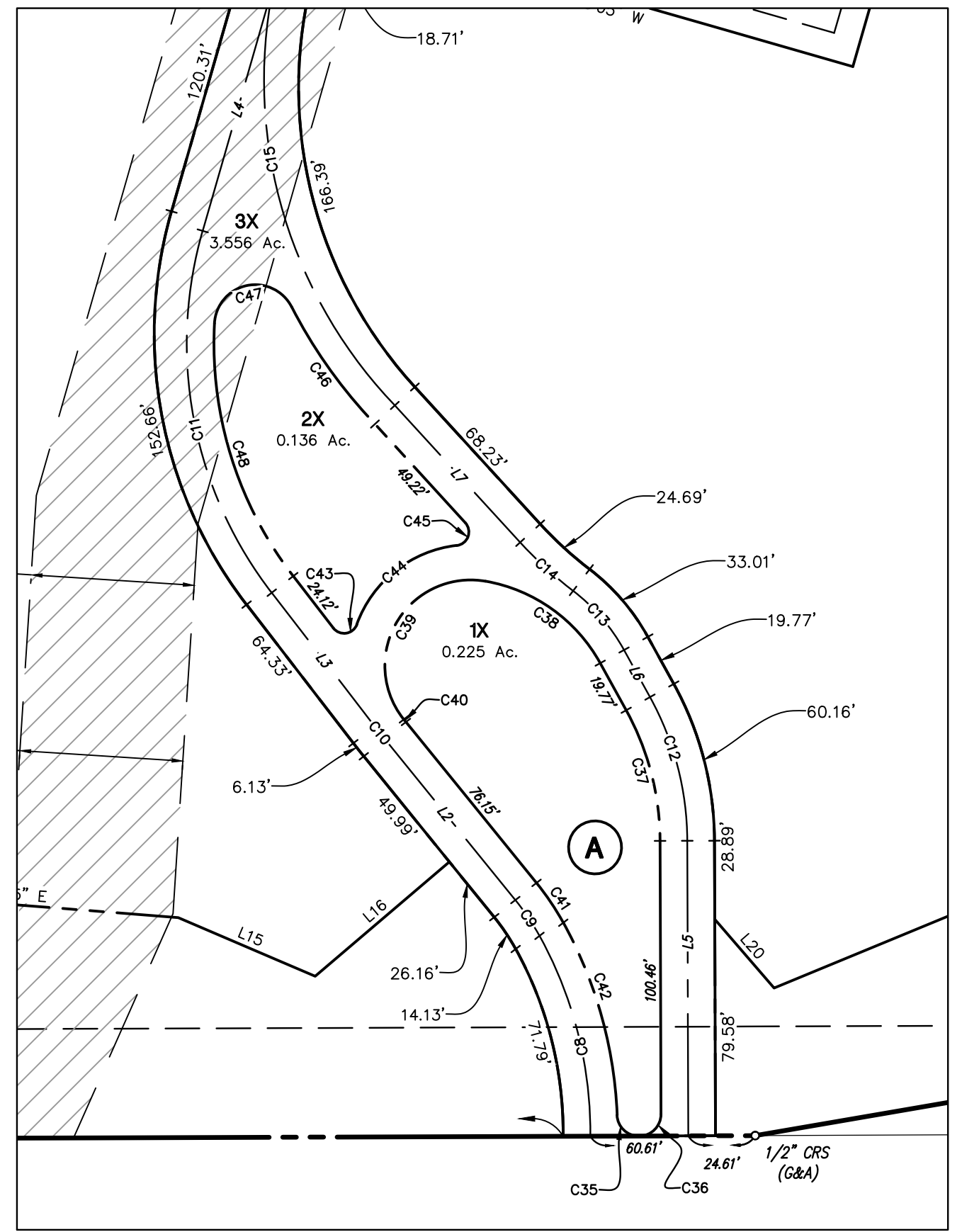
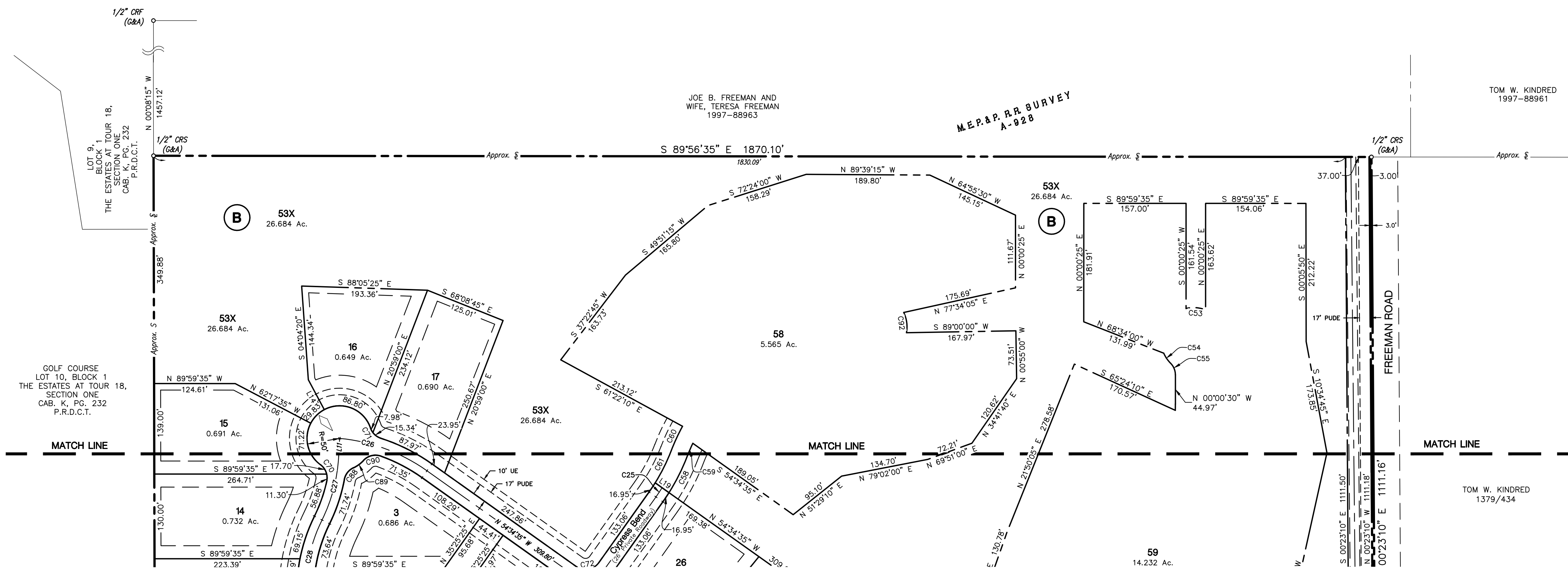
Sincerely,  
**MCADAMS**

Doug Powell, AICP  
Senior Planner, Planning + Entitlement

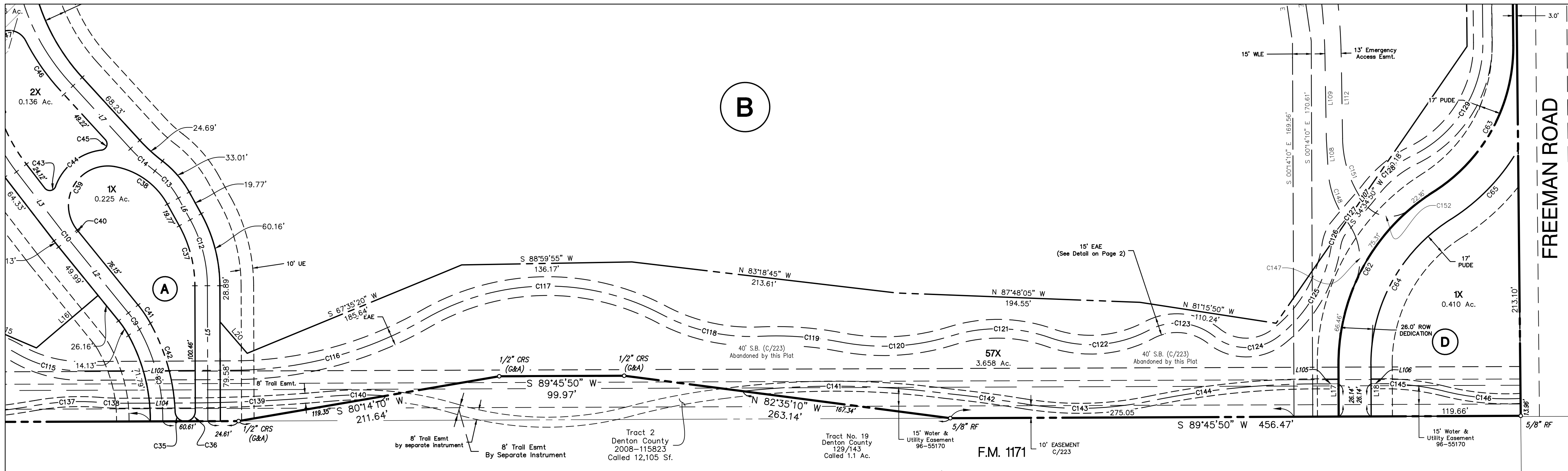






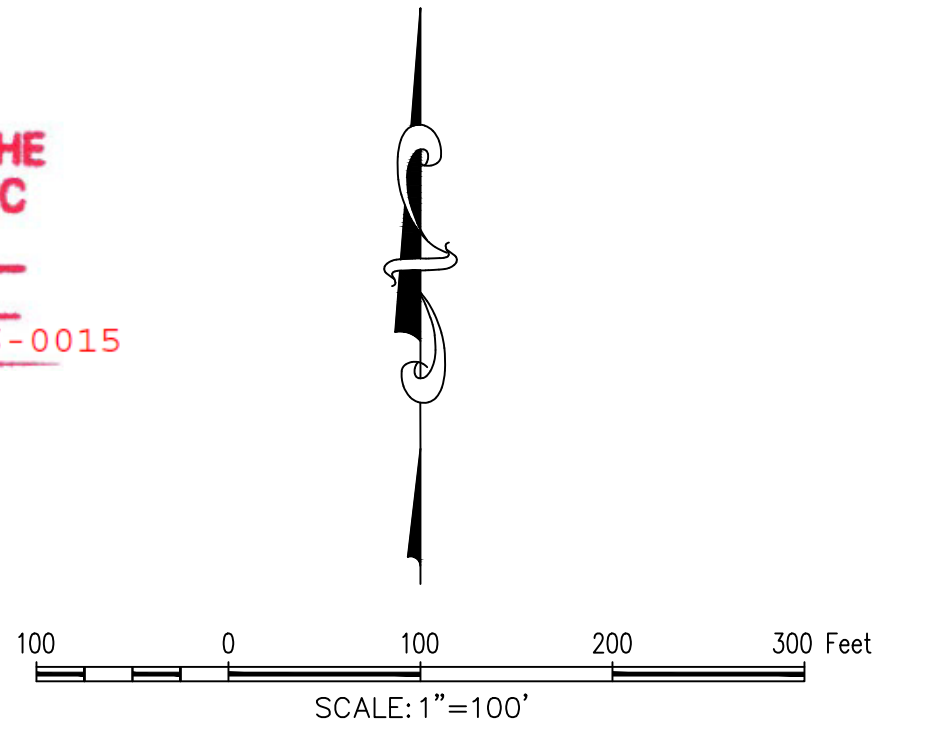


Easement Detail 1/2  
Scale: 1"=50'



Easement Detail 2/2  
Scale: 1"=50'

THE FOLLOWING REPRESENTS THE  
APPROVED DOCUMENT / GRAPHIC  
P & Z 12/11/2017  
T.C.  
SEE FILE FOR CONDITIONS RC16-0015



## RECORD PLAT Conservatory Estates 100.381 Acres

in the  
N. E. THOMPSON SURVEY, ABSTRACT NO. 1270  
TOWN OF FLOWER MOUND  
DENTON COUNTY, TEXAS



SITE PLANNING CIVIL ENGINEERING PLATTING  
**CONSULTANTS, LLC**  
LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715  
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028  
TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: CC DATE: 3/16/2017 SCALE: 1"=100' JOB. No. 14164

OWNER/DEVELOPER  
**RACO DEVELOPMENT, LLC**  
P.O. BOX 611  
COLLEYVILLE, TX 76034  
Ph. 817.976.6688  
Contact: CHRIS CHANDLER



| LOT CURVE TABLE |         |             |            |                        |
|-----------------|---------|-------------|------------|------------------------|
| CURVE           | RADIUS  | DELTA ANGLE | ARC LENGTH | LONG CHORD             |
| C8              | 150.00' | 29°20'19"   | 76.81'     | N 14°14'42" W, 75.97'  |
| C9              | 90.00'  | 10°07'13"   | 15.90'     | N 33°58'28" W, 15.88'  |
| C10             | 240.00' | 1°24'15"    | 5.88'      | N 38°19'58" W, 5.88'   |
| C11             | 150.00' | 53°39'45"   | 140.49'    | N 10°47'58" W, 135.41' |
| C12             | 110.00' | 28°43'30"   | 55.15'     | N 14°33'10" W, 54.57'  |
| C13             | 70.00'  | 23°38'34"   | 28.89'     | N 40°44'12" W, 28.68'  |
| C14             | 150.00' | 10°06'09"   | 26.45'     | N 47°30'25" W, 26.41'  |
| C15             | 173.06' | 55°47'24"   | 168.51'    | N 15°52'10" W, 161.93' |
| C16             | 383.32' | 83°33'32"   | 44.81'     | N 20°18'39" E, 44.77'  |
| C17             | 300.00' | 29°55'30"   | 156.69'    | N 39°33'10" E, 154.91' |
| C18             | 300.00' | 5°32'20"    | 29.00'     | N 57°17'05" E, 28.99'  |
| C19             | 300.00' | 5°32'46"    | 29.04'     | N 62°49'37" E, 29.03'  |
| C20             | 150.00' | 38°23'17"   | 100.50'    | S 49°08'22" E, 98.63'  |
| C22             | 300.00' | 16°58'18"   | 88.86'     | N 38°25'54" W, 88.54'  |
| C23             | 300.00' | 36°36'32"   | 191.68'    | N 28°36'47" W, 188.44' |
| C24             | 300.00' | 44°16'04"   | 231.79'    | N 32°26'33" W, 226.06' |
| C25             | 300.00' | 37°14'14"   | 16.95'     | N 33°48'18" E, 16.95'  |
| C26             | 275.00' | 30°09'14"   | 144.73'    | N 69°39'12" W, 143.06' |
| C27             | 250.00' | 23°16'53"   | 101.58'    | S 14°40'13" W, 100.89' |
| C28             | 250.00' | 26°36'57"   | 116.13'    | S 13°00'11" W, 115.09' |
| C29             | 600.00' | 12°50'19"   | 134.45'    | S 06°25'34" W, 134.16' |
| C30             | 600.00' | 25°40'38"   | 268.89'    | S 00°00'25" W, 266.65' |
| C31             | 600.00' | 10°06'24"   | 105.84'    | S 07°46'42" E, 105.70' |
| C32             | 600.00' | 2°43'55"    | 28.61'     | S 01°21'33" E, 28.61'  |
| C33             | 300.00' | 51°17'38"   | 268.57'    | N 67°04'41" W, 259.69' |

| LOT CURVE TABLE |         |             |            |                        |
|-----------------|---------|-------------|------------|------------------------|
| CURVE           | RADIUS  | DELTA ANGLE | ARC LENGTH | LONG CHORD             |
| C34             | 300.00' | 23°58'42"   | 125.55'    | N 53°25'14" W, 124.64' |
| C35             | 8.00'   | 87°43'11"   | 12.26"     | S 46°16'49" E, 11.10'  |
| C36             | 8.00'   | 90°00'00"   | 12.57"     | N 44°46'35" E, 11.31'  |
| C37             | 100.00' | 28°43'30"   | 50.13'     | N 14°33'10" W, 49.61'  |
| C38             | 60.00'  | 51°07'36"   | 53.54'     | N 54°28'43" W, 51.78'  |
| C39             | 31.50'  | 138°40'53"  | 76.24'     | S 30°37'03" W, 58.95'  |
| C40             | 230.00' | 07°18'42"   | 1.25'      | S 38°52'44" E, 1.25'   |
| C41             | 100.00' | 10°07'13"   | 17.66'     | S 33°58'28" E, 17.64'  |
| C42             | 160.00' | 26°32'38"   | 74.12'     | S 15°38'33" E, 73.46'  |
| C43             | 5.00'   | 122°25'02"  | 10.68'     | N 81°09'39" E, 8.76'   |
| C44             | 44.50'  | 63°27'45"   | 49.29'     | N 51°41'00" E, 46.81'  |
| C45             | 5.00'   | 125°52'13"  | 10.98'     | N 20°28'46" E, 8.90'   |
| C46             | 183.06' | 16°34'58"   | 52.98'     | N 54°26'12" W, 52.80'  |
| C47             | 15.00'  | 149°49'26"  | 39.22'     | S 77°56'34" W, 28.97'  |
| C48             | 140.00' | 40°39'41"   | 99.35'     | S 17°18'00" E, 97.28'  |
| C49             | 250.00' | 32°08'31"   | 140.25'    | S 52°38'59" E, 138.41' |
| C51             | 600.00' | 6°23'00"    | 66.85'     | N 06°10'35" W, 66.81'  |
| C52             | 163.00' | 36°17'23"   | 102.96'    | S 41°19'38" E, 101.25' |
| C53             | 50.00'  | 35°00'07"   | 30.54'     | S 86°01'19" E, 30.07'  |
| C54             | 49.50'  | 21°43'05"   | 18.76"     | N 34°17'40" W, 18.65'  |
| C55             | 24.89'  | 45°15'17"   | 19.66'     | N 22°31'34" W, 19.15'  |
| C56             | 287.00' | 13°02'24"   | 65.32'     | N 18°21'28" E, 65.18'  |
| C57             | 287.00' | 3°41'47"    | 18.52'     | N 26°43'33" E, 18.51'  |
| C58             | 313.00' | 11°17'00"   | 61.64'     | N 26°40'46" E, 61.54'  |
| C59             | 287.00' | 4°31'45"    | 22.69'     | N 23°18'06" E, 22.68'  |

| LOT CURVE TABLE |         |             |            |                        |
|-----------------|---------|-------------|------------|------------------------|
| CURVE           | RADIUS  | DELTA ANGLE | ARC LENGTH | LONG CHORD             |
| C60             | 313.00' | 7°35'34"    | 41.48'     | S 24°50'30" W, 41.45'  |
| C61             | 287.00' | 11°00'07"   | 55.11'     | S 26°12'19" W, 55.02'  |
| C62             | 163.03' | 57°36'56"   | 163.94'    | N 28°34'26" E, 157.12' |
| C63             | 137.00' | 58°43'57"   | 140.44'    | N 28°43'30" E, 132.37' |
| C64             | 137.00' | 57°58'35"   | 138.63'    | N 28°45'07" E, 132.79' |
| C65             | 163.00' | 27°33'18"   | 78.39'     | N 43°57'46" E, 77.64'  |
| C66             | 25.00'  | 83°32'41"   | 36.45'     | N 23°38'14" W, 33.31'  |
| C67             | 25.00'  | 87°16'05"   | 38.08'     | N 43°38'27" E, 34.50'  |
| C68             | 25.00'  | 59°33'29"   | 25.99'     | N 29°46'20" W, 24.83'  |
| C69             | 25.00'  | 59°33'29"   | 25.99'     | S 29°47'09" W, 24.83'  |
| C70             | 25.00'  | 40°34'06"   | 17.70'     | S 33°36'56" E, 17.33'  |
| C71             | 25.00'  | 18°17'13"   | 7.98'      | N 27°47'04" W, 7.85'   |
| C72             | 25.00'  | 90°00'00"   | 39.27'     | N 80°25'25" E, 35.36'  |
| C73             | 25.00'  | 90°00'00"   | 39.27'     | N 09°34'35" W, 35.36'  |
| C74             | 25.00'  | 78°19'30"   | 34.18'     | N 75°14'15" W, 31.58'  |
| C75             | 25.00'  | 10°31'45"   | 46.92'     | N 11°50'08" E, 40.33'  |
| C76             | 25.00'  | 98°21'46"   | 42.92'     | S 43°40'54" W, 37.84'  |
| C77             | 25.00'  | 62°48'06"   | 27.40'     | N 34°23'08" W, 26.05'  |
| C78             | 25.00'  | 53°26'10"   | 23.32'     | S 57°08'56" E, 22.48'  |
| C79             | 25.00'  | 88°32'55"   | 38.64'     | S 81°23'38" E, 34.90'  |
| C80             | 313.00' | 21°42'46"   | 118.61'    | N 42°11'22" E, 117.91' |
| C81             | 25.00'  | 83°19'50"   | 36.36'     | N 72°59'54" E, 33.24'  |
| C82             | 137.00' | 71°34'30"   | 171.14'    | S 29°32'55" E, 160.23' |
| C83             | 288.00' | 19°03'43"   | 95.82'     | S 03°17'32" E, 95.37'  |
| C84             | 262.00' | 29°05'46"   | 133.05'    | S 01°43'29" W, 131.62' |

| LOT CURVE TABLE |         |             |            |                        |
|-----------------|---------|-------------|------------|------------------------|
| CURVE           | RADIUS  | DELTA ANGLE | ARC LENGTH | LONG CHORD             |
| C85             | 613.00' | 10°35'10"   | 113.26'    | S 10°58'47" W, 113.10' |
| C86             | 25.00'  | 83°32'41"   | 36.45'     | S 72°49'04" W, 33.31'  |
| C87             | 25.00'  | 86°35'07"   | 37.78'     | N 49°25'57" W, 34.29'  |
| C88             | 25.00'  | 54°09'13"   | 23.63'     | N 37°45'31" E, 22.76'  |
| C89             | 50.00'  | 22°07'08"   | 19.30'     | N 53°46'33" E, 19.18'  |
| C90             | 25.00'  | 67°06'15"   | 29.28'     | N 76°16'07" E, 27.63'  |
| C91             | 25.00'  | 92°17'05"   | 40.27'     | S 08°22'22" W, 36.05'  |
| C92             | 50.00'  | 36°32'13"   | 31.88'     | N 07°43'53" W, 31.35'  |

| LOT LINE TABLE |               |          |
|----------------|---------------|----------|
| LINE           | BEARING       | DISTANCE |
| L1             | N 83°09'30" W | 67.99'   |
| L2             | N 39°02'05" W | 76.15'   |
| L3             | N 37°37'50" W | 62.13'   |
| L4             | N 16°01'55" E | 95.31'   |
| L5             | N 00°11'25" W | 108.46'  |
| L6             | N 28°54'55" W | 19.77'   |
| L7             | N 42°27'20" W | 68.23'   |
| L8             | N 65°36'00" E | 15.19'   |
| L9             | S 29°56'45" E | 17.44'   |
| L10            | N 38°25'25" E | 171.06'  |
| L11            | S 03°01'47" W | 27.75'   |
| L12            | S 00°00'25" W | 38.96'   |
| L13            | N 65°24'35" W | 49.02'   |
| L14            | S 28°06'30" E | 52.05'   |
| L15            | S 66°48'05" E | 54.76'   |

| LOT LINE TABLE |               |          |
|----------------|---------------|----------|
| LINE           | BEARING       | DISTANCE |
| L16            | N 49°34'05" E | 64.82'   |
| L17            | N 00°14'10" W | 41.40'   |
| L18            | N 00°14'10" W | 41.40'   |
| L19            | N 54°34'35" W | 26.04'   |
| L20            | N 40°47'20" W | 33.35'   |
| L21            | S 87°00'55" W | 26.00'   |
| L22            | N 24°24'00" W | 26.00'   |
| L23            | S 36°57'15" E | 106.70'  |

| EASEMENT CURVE TABLE |         |             |            |                        |
|----------------------|---------|-------------|------------|------------------------|
| CURVE                | RADIUS  | DELTA ANGLE | ARC LENGTH | LONG CHORD             |
| C101                 | 252.50' | 28°02'12"   | 123.56'    | N 75°58'35" E, 122.33' |
| C102                 | 102.50' | 44°53'41"   | 80.31'     | N 84°24'20" E, 78.28'  |
| C103                 | 277.50' | 34°57'04"   | 169.28'    | N 89°22'38" E, 166.67' |
| C104                 | 197.50' | 33°19'53"   | 114.89'    | N 88°34'03" E, 113.28' |
| C105                 | 125.50' | 36°46'57"   | 80.57'     | N 86°50'31" E, 79.19'  |
| C106                 | 101.50' | 41°39'24"   | 73.80'     | N 89°16'44" E, 72.18'  |
| C107                 | 75.50'  | 44°58'18"   | 59.26'     | N 87°37'17" E, 57.75'  |
| C108                 | 158.50' | 44°34'31"   | 123.31'    | N 87°25'24" E, 120.22' |
| C109                 | 70.50'  | 39°25'09"   | 48.50'     | S 89°59'56" E, 47.55'  |
| C110                 | 90.50'  | 47°51'32"   | 75.59'     | S 85°46'45" E, 73.42'  |
| C111                 | 83.50'  | 54°02'51"   | 78.77'     | S 88°52'24" E, 75.88'  |
| C112                 | 76.50'  | 50°43'42"   | 67.73'     | N 89°05'49" E, 65.54'  |
| C113                 | 88.50'  | 40°15'32"   | 62.18'     | S 85°48'01" E, 60.91'  |
| C114                 | 98.50'  | 46°07'59"   | 79.31'     | S 82°51'48" E, 77.18'  |
| C115                 | 103.50' | 30°24'48"   | 54.94'     | S 75°00'12" E, 54.30'  |
| C116                 | 308.50' | 29°55'53"   | 161.68'    | N 75°01'52" E, 159.85' |
| C117                 | 195.50' | 57°48'21"   | 197.24'    | N 88°58'06" E, 188.98' |
| C118                 | 152.50' | 30°33'25"   | 81.33'     | S 77°24'26" E, 80.37'  |
| C119                 | 275.50' | 13°35'56"   | 65.39'     | S 85°53'10" E, 65.23'  |
| C120                 | 180.50' | 28°20'02"   | 89.26'     | N 86°44'47" E, 88.35'  |
| C121                 | 124.50' | 36°54'22"   | 80.19'     | S 88°58'03" E, 78.82'  |
| C122                 | 98.50'  | 47°36'25"   | 81.84'     | N 85°40'55" E, 79.51'  |
| C123                 | 47.50'  | 66°47'56"   | 55.38'     | S 84°43'00" E, 52.29'  |
| C124                 | 41.50'  | 76°40'08"   | 55.53'     | S 89°39'26" E, 51.48'  |
| C125                 | 113.50' | 43°37'50"   | 86.43'     | N 30°11'36" E, 84.36'  |

| EASEMENT CURVE TABLE |          |             |            |                        |
|----------------------|----------|-------------|------------|------------------------|
| CURVE                | RADIUS   | DELTA ANGLE | ARC LENGTH | LONG CHORD             |
| C126                 | 33.50'   | 22°49'40"   | 13.35'     | N 19°47'31" E, 13.26'  |
| C127                 | 66.25'   | 37°04'22"   | 33.58'     | N 40°17'53" E, 33.58'  |
| C128                 | 95.50'   | 26°16'48"   | 43.80'     | N 50°53'35" E, 43.42'  |
| C129                 | 99.50'   | 64°36'25"   | 112.20'    | N 31°43'47" E, 106.35' |
| C130                 | 596.00'  | 11°36'05"   | 120.68'    | N 82°34'58" E, 120.47' |
| C131                 | 359.00'  | 24°36'21"   | 154.17'    | N 89°05'06" E, 152.99' |
| C132                 | 516.00'  | 20°38'41"   | 185.92'    | S 88°56'04" E, 184.92' |
| C133                 | 729.00'  | 19°55'44"   | 253.57'    | S 89°17'53" E, 252.29' |
| C134                 | 491.00'  | 19°34'50"   | 167.80'    | S 89°07'05" E, 166.98' |
| C135                 | 354.00'  | 16°51'58"   | 104.21'    | N 89°31'29" E, 103.83' |
| C136                 | 581.00'  | 17°55'37"   | 181.79'    | N 88°59'39" E, 181.04' |
| C137                 | 204.00'  | 14°17'43"   | 50.90'     | N 87°10'42" E, 50.77'  |
| C138                 | 256.00'  | 4°30'58"    | 20.18'     | S 87°55'56" E, 20.17'  |
| C139                 | 1381.00' | 4°55'16"    | 118.61'    | N 87°20'57" E, 118.58' |
| C140                 | 264.00'  | 9°29'53"    | 43.76'     | N 89°38'15" E, 43.71'  |
| C141                 | 674.00'  | 13°44'15"   | 161.60'    | N 89°24'15" W, 161.22' |
| C142                 | 1074.00' | 3°27'31"    | 64.83'     | N 82°29'16" W, 64.82'  |
| C143                 | 274.00'  | 20°57'27"   | 100.22'    | S 88°45'46" W, 99.67'  |
| C144                 | 866.00'  | 12°33'16"   | 145.93'    | S 84°33'40" W, 145.64' |
| C145                 | 201.00'  | 14°35'27"   | 51.19'     | S 83°42'43" E, 51.05'  |
| C146                 | 204.00'  | 17°40'16"   | 62.92'     | S 84°23'16" E, 62.67'  |
| C147                 | 50.00'   | 60°22'45"   | 52.69'     | S 07°03'53" E, 50.29'  |
| C148                 | 75.00'   | 33°58'56"   | 44.48'     | S 20°15'47" E, 43.83'  |
| C149                 | 500.00'  | 37°23'15"   | 273.91'    | S 16°39'38" E, 270.50' |
| C150                 | 513.00'  | 31°23'15"   | 281.03'    | S 16°39'38" E, 277.53' |

NOTES:

- Bearings based on the Town of Flower Mound's Geodetic System North Central Zone (4202), NAD '83.
- Coordinates for the Southeast corner of Cross Timbers Care Addition (POB) are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to station Numbers 32 & 33 of the Town of Flower Mound official control monument system with coordinates thereof provided by the Town of Flower Mound.  
Inner Ell Corner (POB): N 7,066,775.94; E 2,378,868.88  
Bearing and distance from the POB to Geo Point 33: N 18°25'10" W, 5,950.08'  
Southwest Corner: N 7,066,286.55; E 2,378,338.48  
Bearing and distance from the most southerly corner to Geo Point 1: S 45°07'20" W, 3,336.71'
- Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- No flood zone area analysis has been performed on the subject property G&A Consultants.

TOWN OF FLOWER MOUND GENERAL NOTES:

- Pursuant to Ordinance No. 35-92 of the Town of Flower Mound, Texas a mandatory homeowners association shall be established and created to assume and be responsible for the continuous and perpetual operation, maintenance and/or supervision of drainage easements, landscaping systems or other physical facilities of ground held in common and necessary or desirable for the welfare of the area of subdivision or that are of common use or benefit. Said mandatory homeowners' association shall be responsible for the continuous and perpetual operation, maintenance and/ or supervision of the landscape systems, features or elements located in parkways common area, between screening walls or living screens and adjacent curbs or or street pavement edges, adjacent to drainage ways or drainage structures, or at subdivision entryways.
- Any fence constructed adjacent and/or parallel to open space shall consist of wrought iron or tubular steel.
- Residential lots adjacent to existing flood plain will have a minimum finished floor elevation 18" above the 100-year flood elevation, actual elevation to be determined with final plat and construction plans of each development phase.
- Lot 1X & 2X Block A, and 56X, Block B, and Lot 57X, Block B, are dedicated to the H.O.A. for Drainage, Public Access, and Landscape Easements.
- Lots 53X, 54X, 55X, 62X Block B; Lot 11X, Block C, are hereby dedicated to and maintained by the H.O.A for Drainage, Public Access, and Landscape Easements and are subject to Open Space Management Plan.
- Lot 3X, Block A will be dedicated to the H.O.A. as a private street and utility easement, for the construction and maintenance of the public waterline(s), public and franchise utilities, private streets, and building, within the median of the main entry.
- Lots 58, 59, 60, 61 Block B are to be future residential lots and to be furthered parceled.
- All retaining/detaining walls, turn-down curbs, tree retaining walls shall be clad in material to complement the materials and colors within this development.
- Developer must submit a grading plan, signed by a Texas Registered Professional Engineer for each individual lot when applying for building permits.
- The perpetual maintenance of the Town 8' Multi-use Trail and Equestrian Easement are the responsibility of the HOA.

TOWN OF FLOWER MOUND DRAINAGE EASEMENT NOTES:

- Upkeep and maintenance of the private drainage easement is the responsibility of the property owner.
- Upkeep and maintenance shall include but not be limited to the following items:
  - Grass and ground cover shall be kept to a height required by the Town ordinance.
  - The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
  - Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.
  - All electrical and mechanical systems associated with the retention function of the facility shall be kept in working order at all times.
- No dumping of any type is permitted within the easement area.

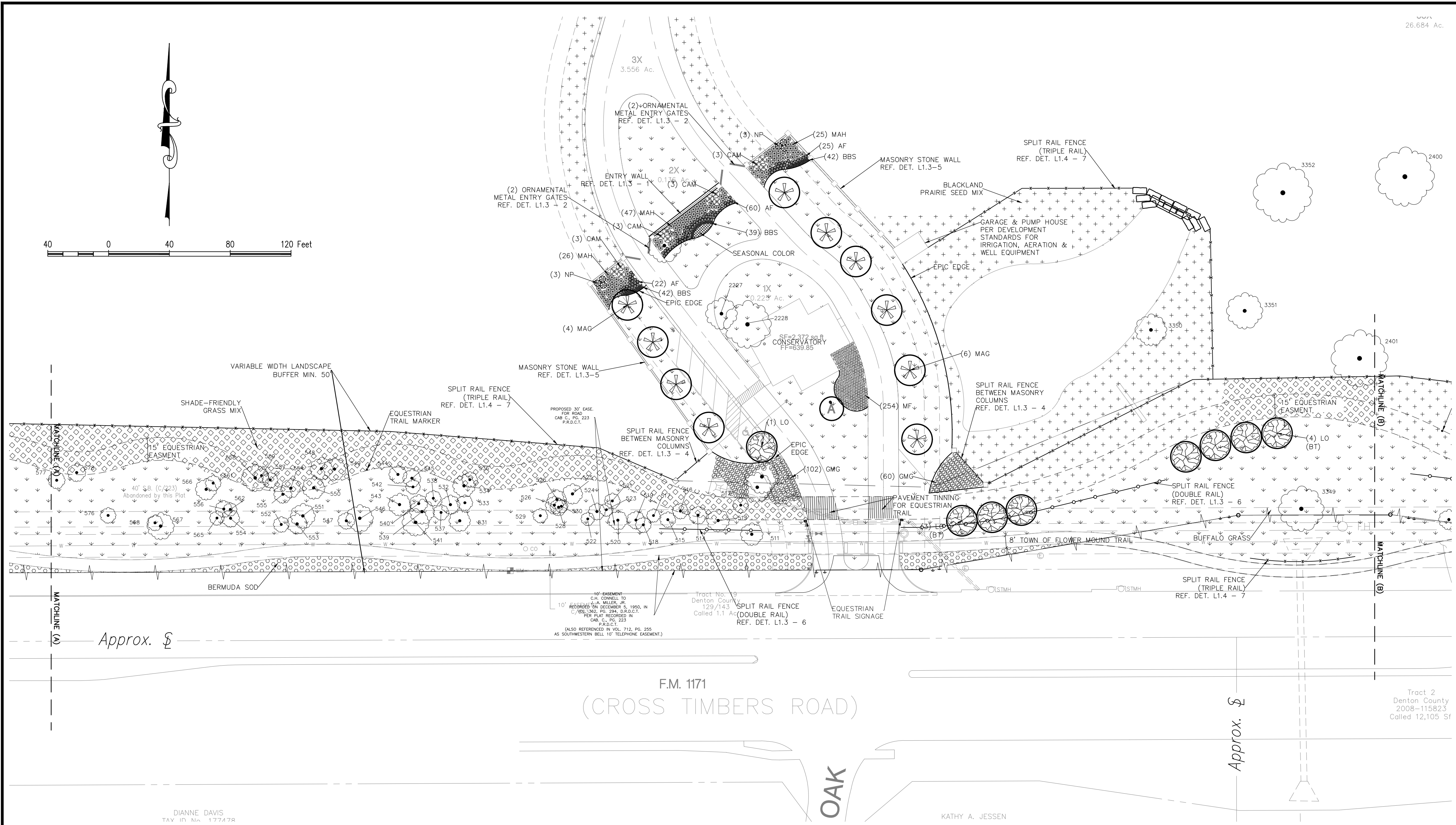
TOWN OF FLOWER MOUND DETENTION FACILITY MAINTENANCE NOTES:

- MOWING: Facilities should be mowed at least twice a year to control weeds and discourage woody growth.
- DEBRIS CONTROL: Debris, litter and accumulated sediment should be removed from the detention facilities at least twice a year. Particular attention should be given to removal of debris, litter and sediment around outlet structures.
- SEDIMENT REMOVAL FOR BASINS DESIGNED WITH SEDIMENT STORAGE: Detention basins designed









**LANDSCAPE REQUIREMENT COMPLIANCE**  
**TOWN OF FLOWER MOUND**  
**The Conservatory**

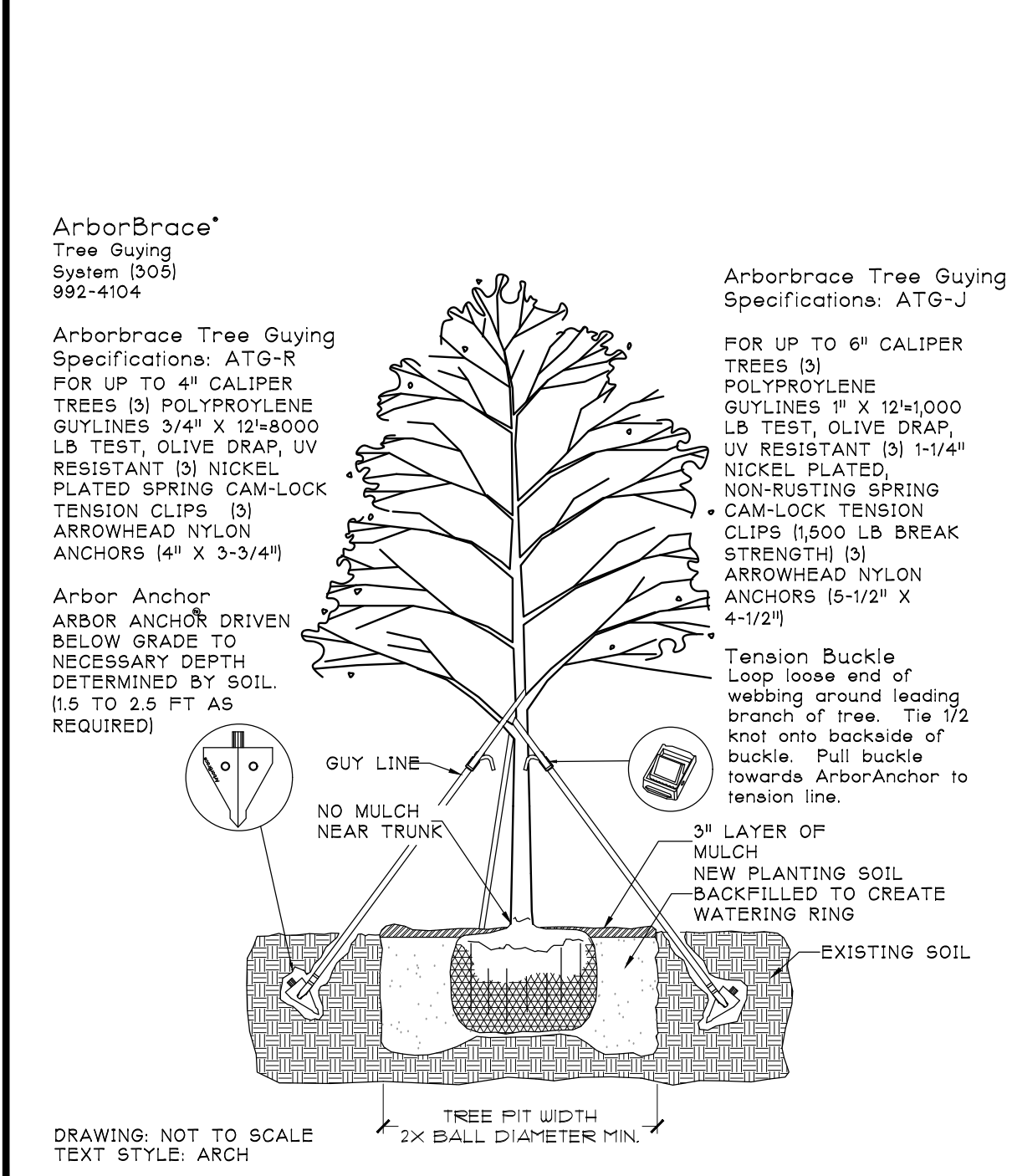
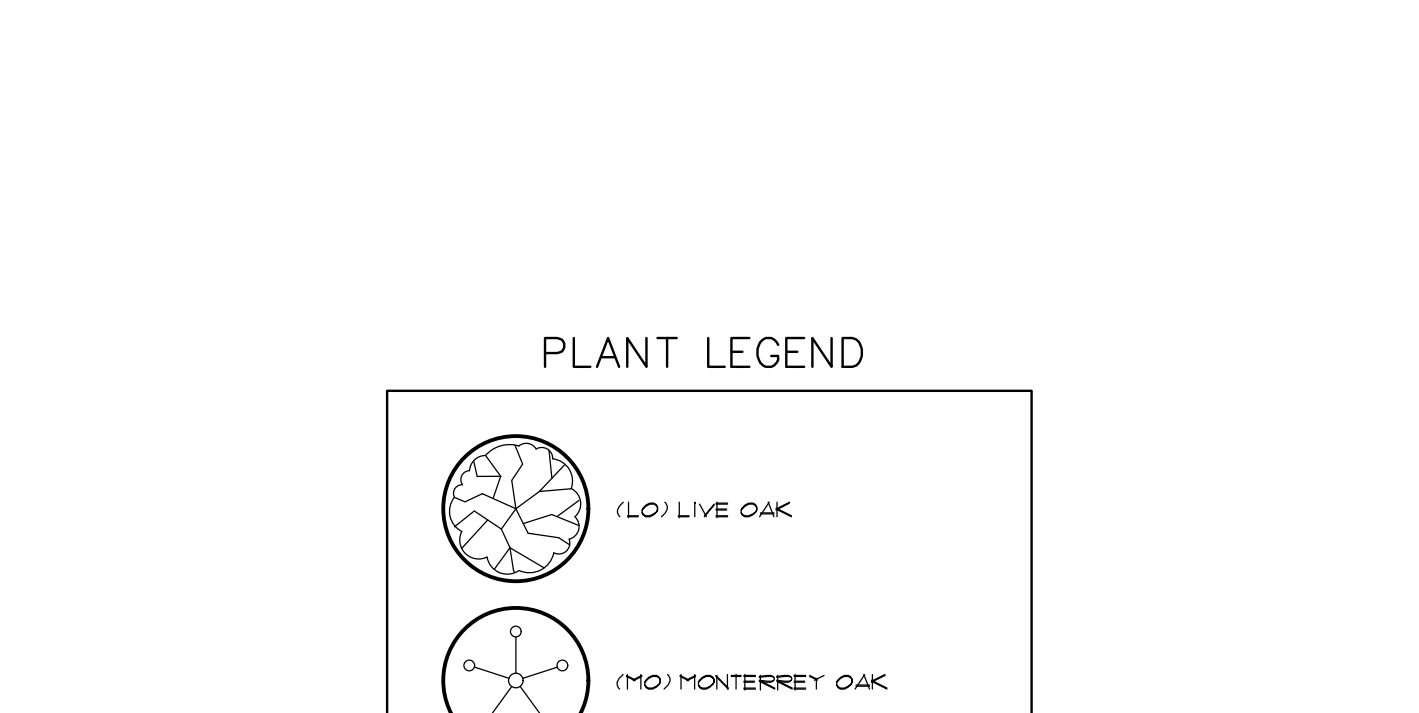
Final landscape plan will meet all Town of Flower Mound site development standards. All landscape will be maintained according to town standards. 5.03 (c)(6)  
All landscape will be 100% watered by an underground irrigation system. 5.03 (d)(4)  
All plant materials will meet or exceed minimal plant sizes and will be selected from approved plant lists. 5.03 (f)(7)

**STREET BUFFER LANDSCAPING**  
REQUIRED: Street buffer trees shall be provided in a ratio of one (1) tree for every twenty-five feet (25') of linear frontage  
FM 1171 – 2420 ft. / 25 ft. = 97 trees  
FM 1171 – (74) Existing trees + (23) new 3" cal. trees = (97) trees

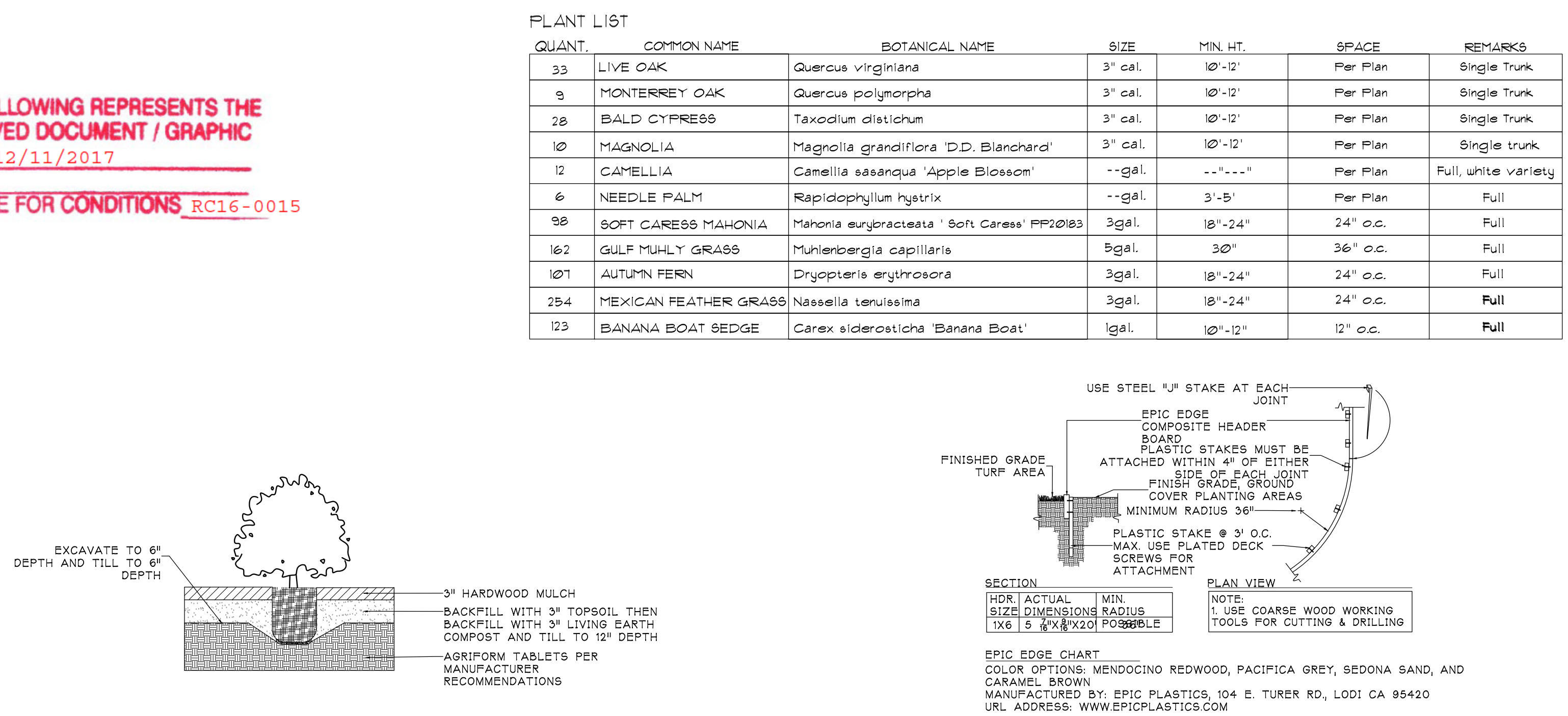
**PERIMETER FENCING**  
REQUIRED: Subdivision perimeter fences and walls constructed adjacent and parallel to the rights of way of arterial and collector streets shall consist of masonry, stone, wrought iron or tubular steel, or combination thereof.  
PROVIDED: 6' Masonry stone wall and split rail fence

Mitigation – 216.5" removed = 73 new 3" cal. trees  
Provided 73 new 3" cal. trees. Labeled as (MT)

- LANDSCAPE NOTES:**  
Town of Flower Mound
- Plant material shall be measured and sized according to the latest edition of the Texas Nursery and Landscape Association (TNLA) grades and standards.
  - All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other mulch.
  - Trees shall be planted at least 4 feet from utility line, curb, walk, fire connection, and outside all utility easements.
  - Trees overhanging walks and parking shall have a minimum clear trunk height of 7 ft.
  - A visibility triangle must be provided at all intersections. Shrubs are not to exceed 30 inches in height. Trees shall have a minimum clear trunk height of 9 feet.
  - The owner, tenant, and/or their agents, if any, shall be jointly and severally responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
  - All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by the Town of Flower Mound.
  - Before construction, landscape contractor and general contractor shall verify and locate all existing utilities in areas of excavation.
  - Please refer to all landscape and irrigation specifications.
  - All landscape beds and turf areas to be separated with edging.
  - All landscape beds to be 6" below finished floor.
  - All hydromulch or sod areas to be brought to +/- 1/4" by site grading contractor. Landscape contractor to bring all areas to final grade and remove all clod, rocks or debris >1" in diameter.
  - All landscape to be 100% irrigated. All irrigation within Drip lines of existing trees to be hand dug, and line to be installed in a radial fashion toward the trunk.
  - Please note that the permeable areas under the drip line of specimen and protected trees should be left at natural grade. No cutting or filling are to occur in these areas.
  - All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the Town of Flower Mound. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.



THE FOLLOWING REPRESENTS THE  
APPROVED DOCUMENT / GRAPHIC  
P & Z 12/11/2017  
T C  
SEE FILE FOR CONDITIONS RC16-0015



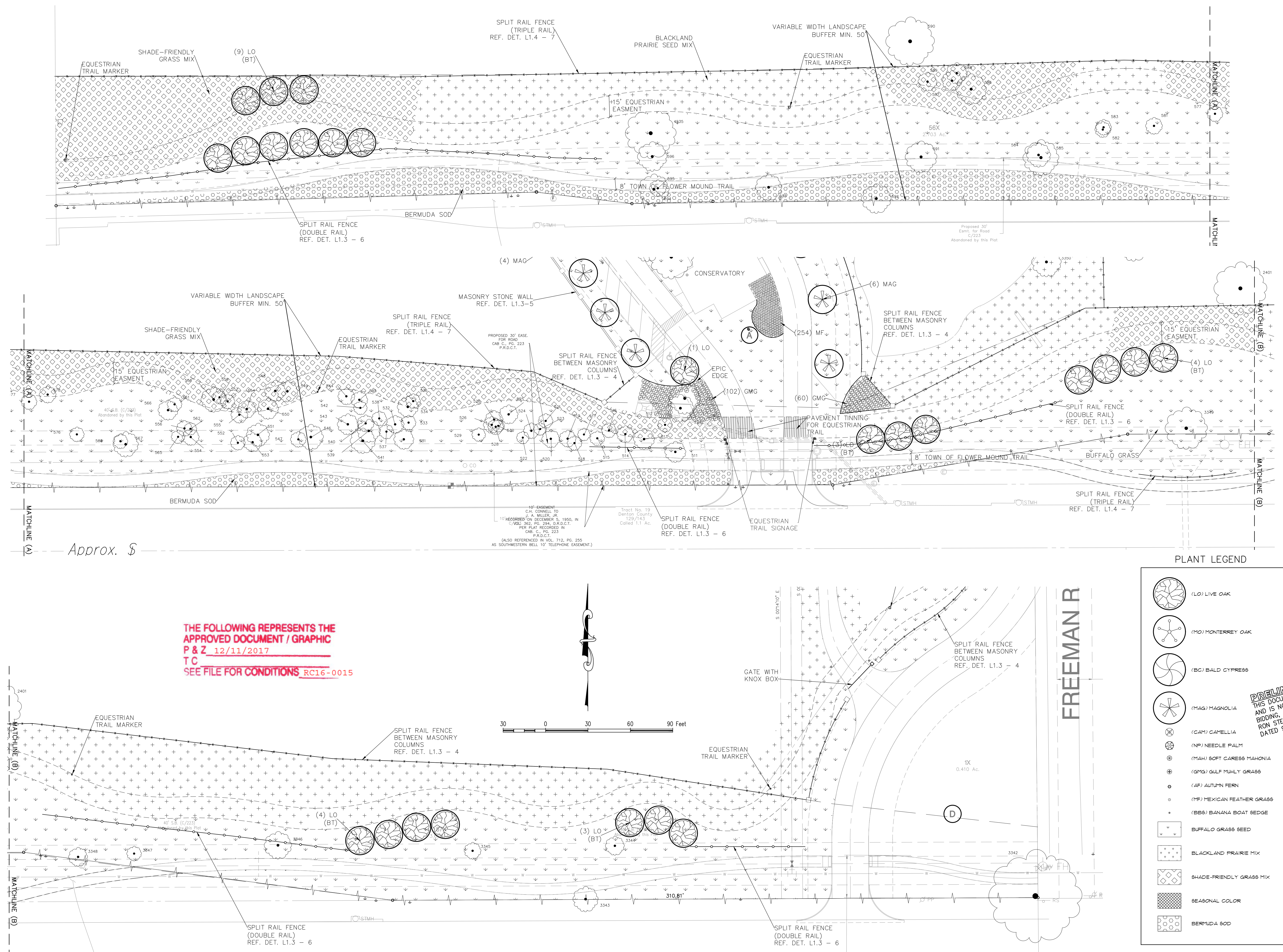
1. ARBOR BRACE DETAIL 1/4"=1'  
2. SHRUB PLANTING DETAIL 1/2"=1'  
3. EPIC EDGE COMPOSITE HEADER BOARD 1/4"=1'



**LANDSCAPE PLAN**

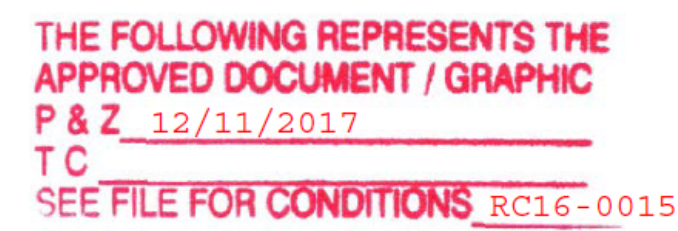
14164

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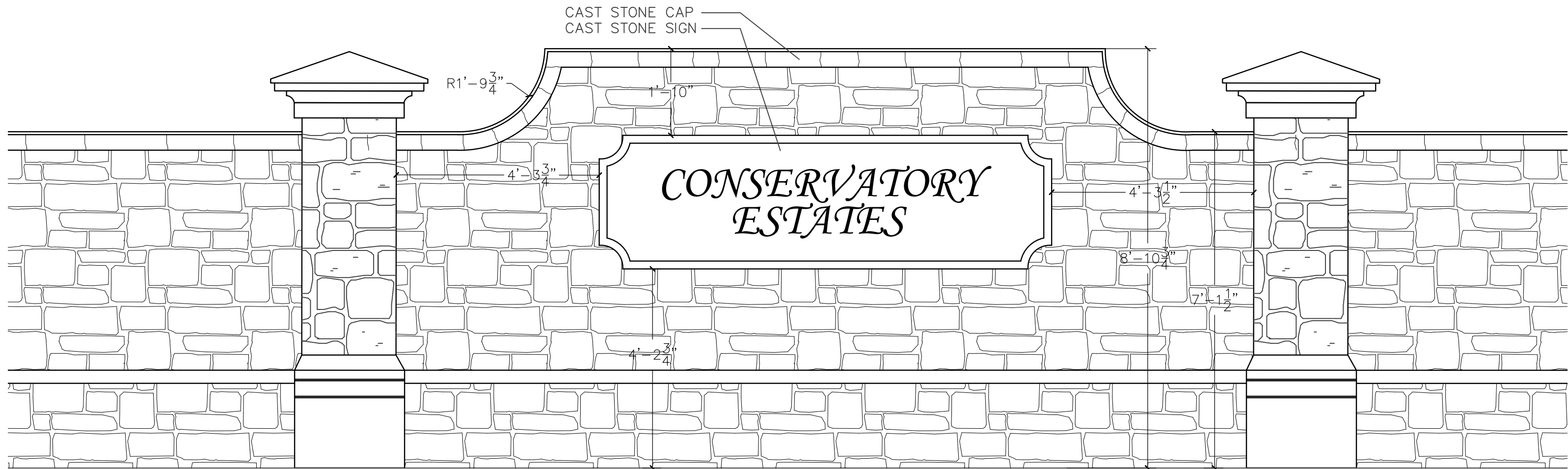
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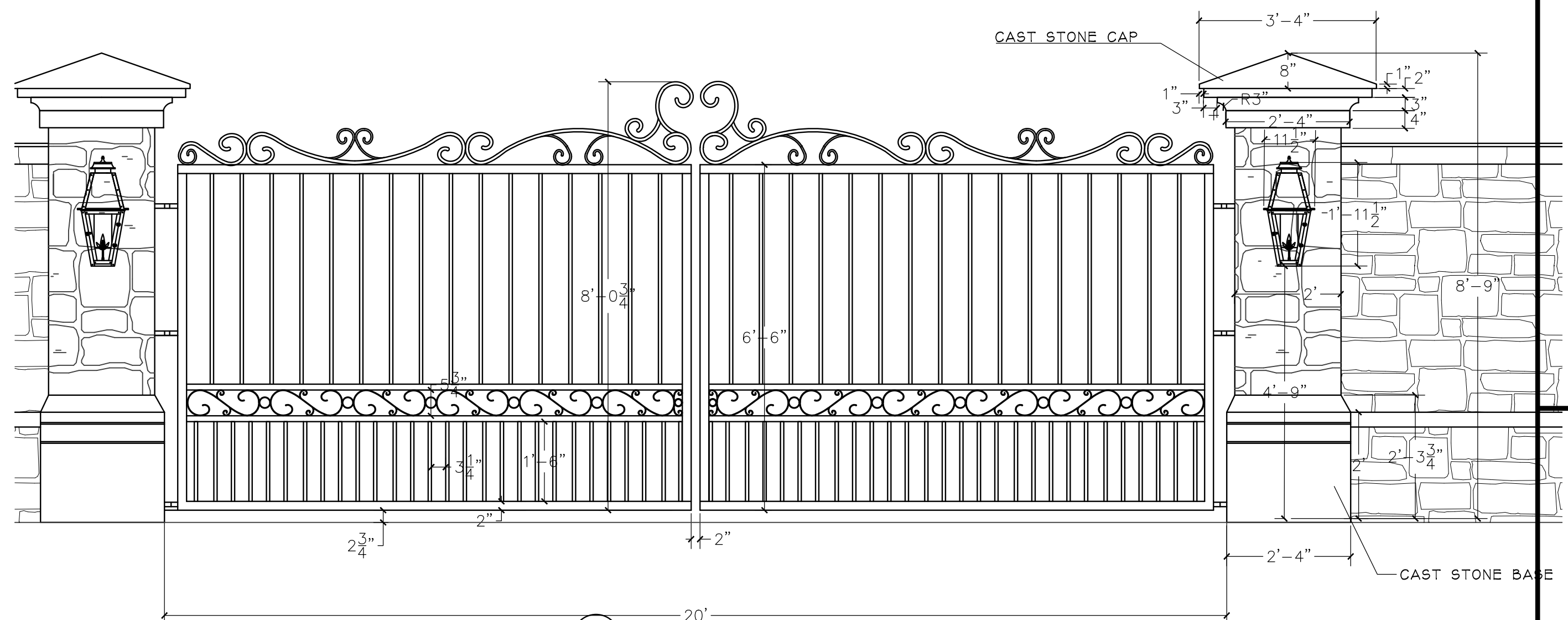


File: Z:\2014\14164\Drawings\FP & Const Plans\SHEETS\14164 LANDSCAPE PLAN  
Plotted: 9/18/2017 10:58 AM, by Michael David, Saved: 9/18/2017 8:17 AM, by Megan





1 ENTRY WALL DETAIL  
1/2" = 1'

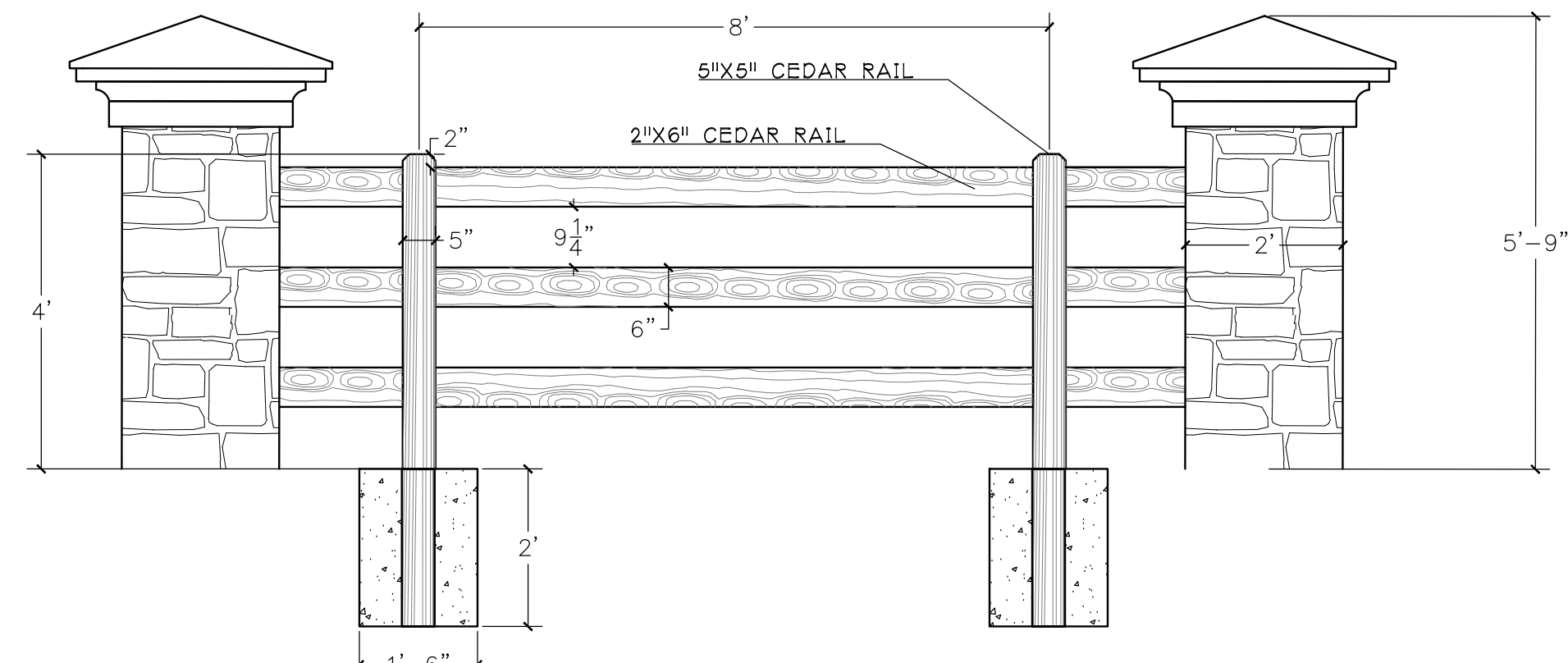


2 ORNAMENTAL METAL ENTRY GATE DETAIL  
1/2" = 1'

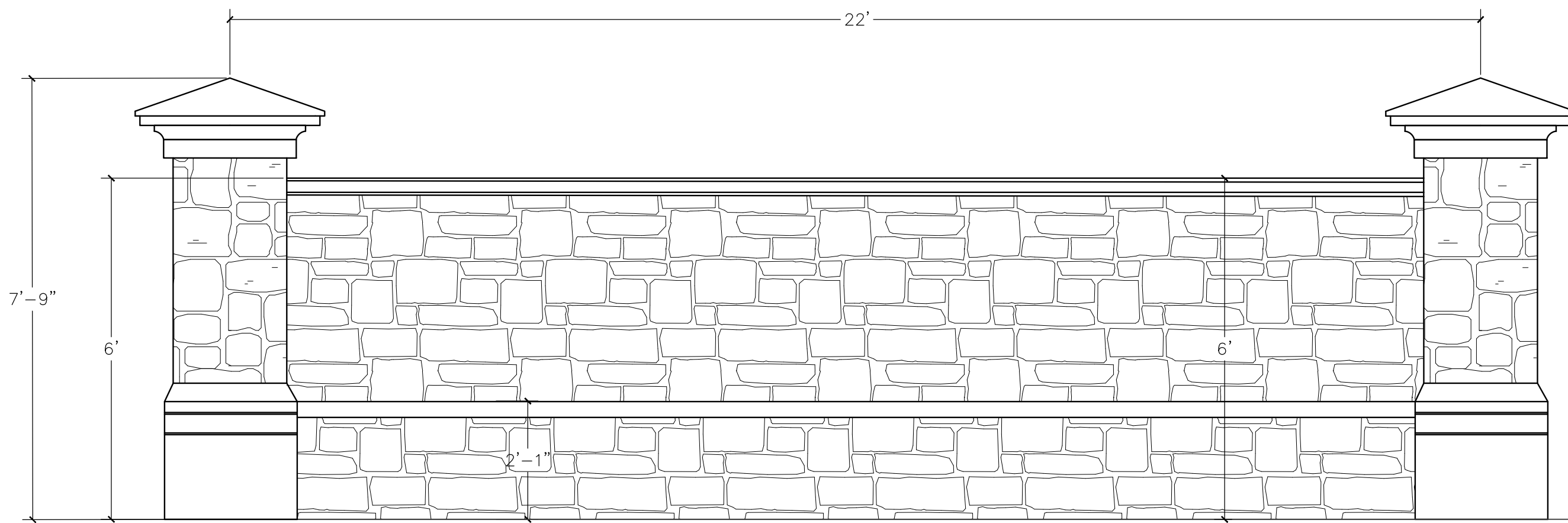
THE FOLLOWING REPRESENTS THE  
APPROVED DOCUMENT / GRAPHIC  
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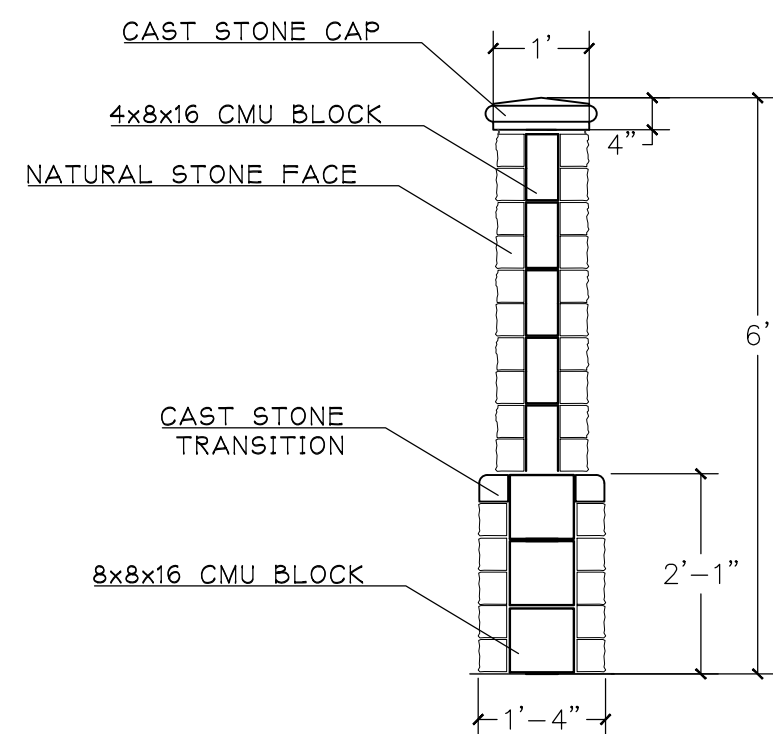
3 ENTRY SIGN DETAIL  
1/2" = 1'



4 TRIPLE RAIL SPLIT RAIL BETWEEN MASONRY COLUMNS  
1/2" = 1'



5 MASONRY WALL DETAIL  
1/2" = 1'

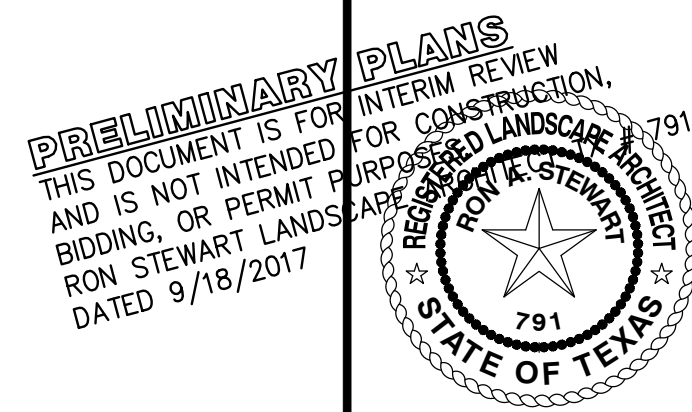


6 MASONRY WALL SECTION  
1/2" = 1'

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CONSERVATORY ESTATES  
100.381 Acres  
in the  
N.E. THOMPSON SURVEY, ABSTRACT NO. 1270  
TOWN OF FLOWER MOUND  
DENTON COUNTY, TEXAS

LANDSCAPE DETAILS

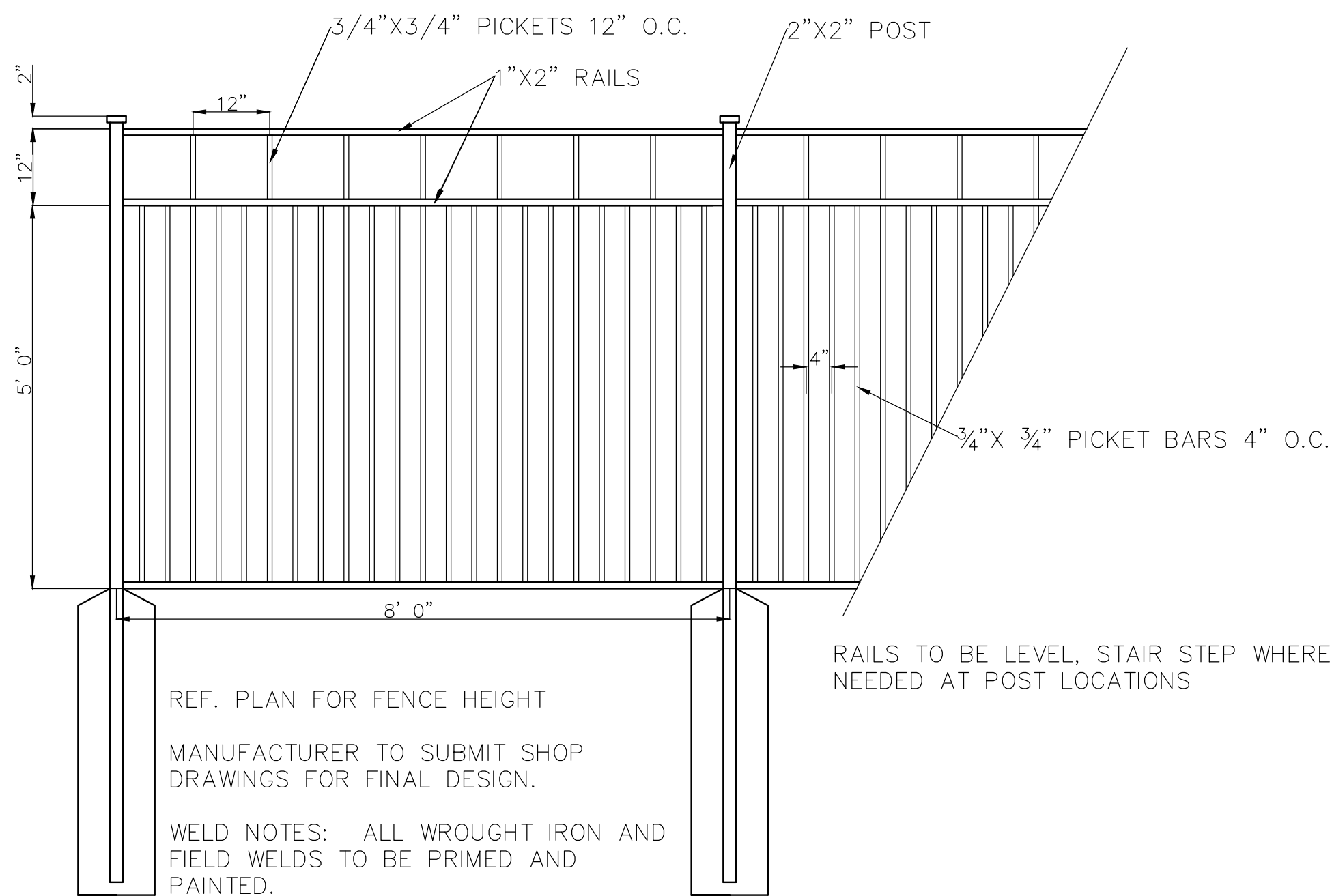


Drawn By: WS  
Date: 7/5/16  
Scale: #####  
Revisions:  
04/09/2015  
08/18/2017

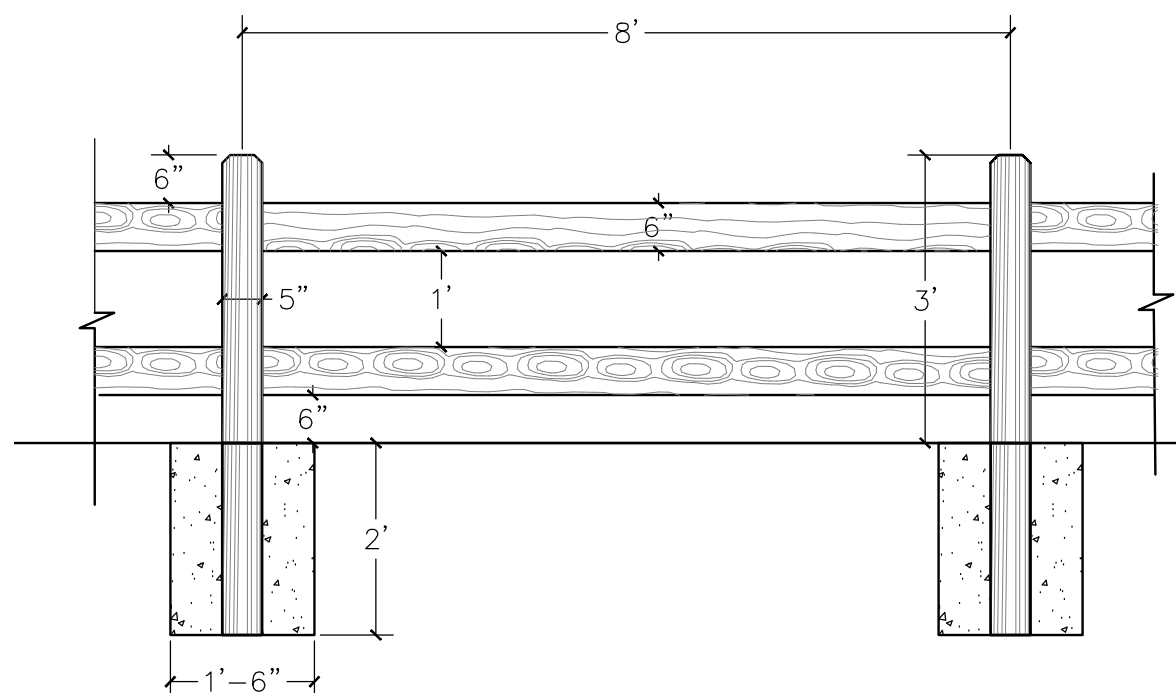
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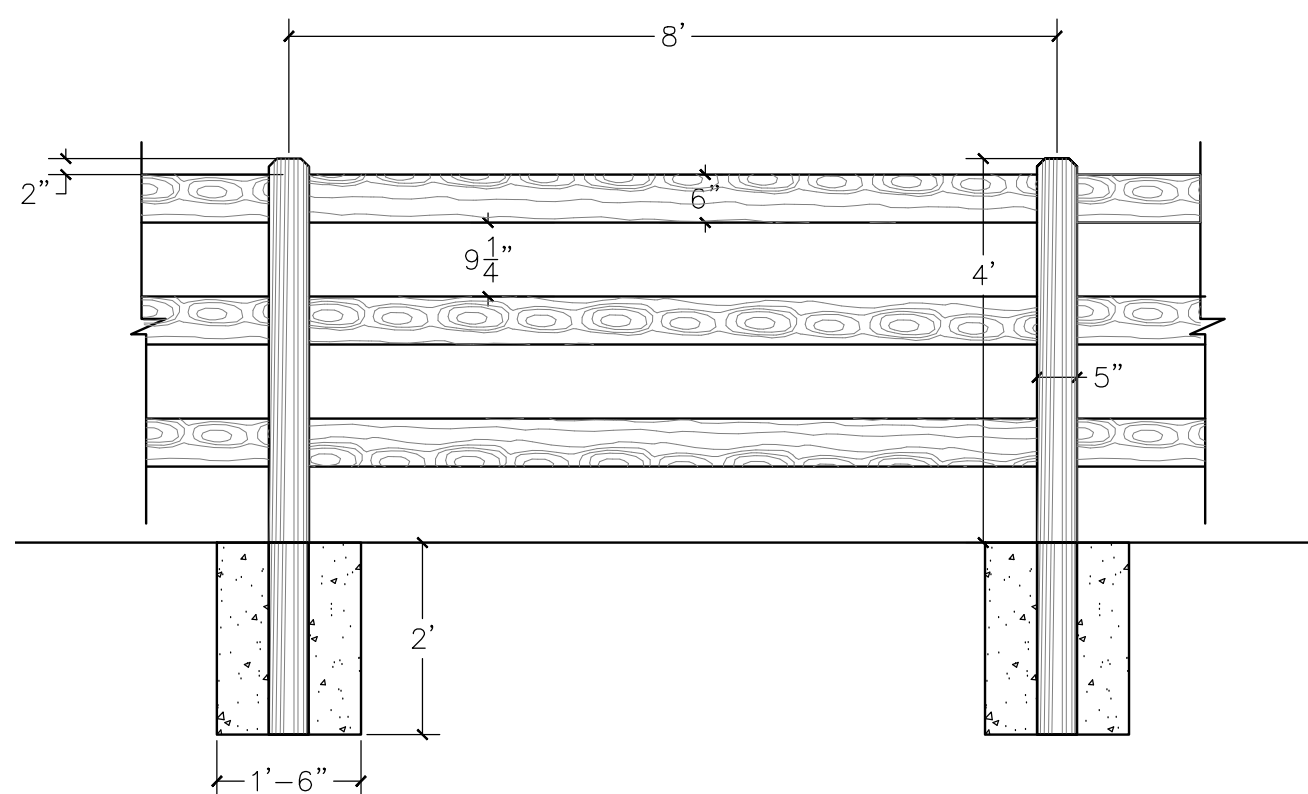




5 ORNAMENTAL METAL FENCE



6 DOUBLE SPLIT RAIL DETAIL



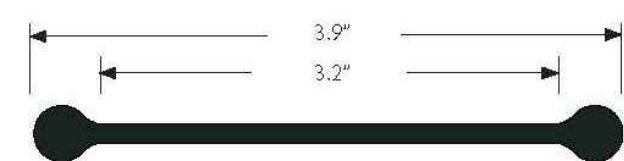
7 TRIPLE SPLIT RAIL DETAIL

THE HOME OWNER OR BUILDER MAY CHOOSE TO INSTALL AN ORNAMENTAL METAL FENCE ON THE RESIDENTIAL LOT THAT IS ADJACENT TO OPEN SPACE, OR MAY CHOOSE TO LEAVE THEIR PROPERTY UNFENCED.

THE FOLLOWING REPRESENTS THE  
APPROVED DOCUMENT / GRAPHIC  
P & Z 12/11/2017  
T C  
SEE FILE FOR CONDITIONS RC16-0015

## CIB

### Dual Sided Marker



#### Durable, attractive two-sided marker

This durable fiberglass composite Carsonite Dual Sided Marker accepts sheeting or decals on both sides. It ideal for 180-degree messages-for rural route marking or for 9-1-1 identification. The marker rebounds after impacts, and resists vandalism. The raised, reinforced ribs along each side help prevent scratching or removal of the legends if impacted.

#### How to Order:

Color (See chart below)

| Product number | Length (in.)                        | Post color | Standard length (in.) |
|----------------|-------------------------------------|------------|-----------------------|
| CIB3           | See chart for availability by color | 01-White   | 60, 62, 66            |
| 066            |                                     | 03-Brown   | 60, 62, 66, 72        |
| 01             |                                     |            |                       |

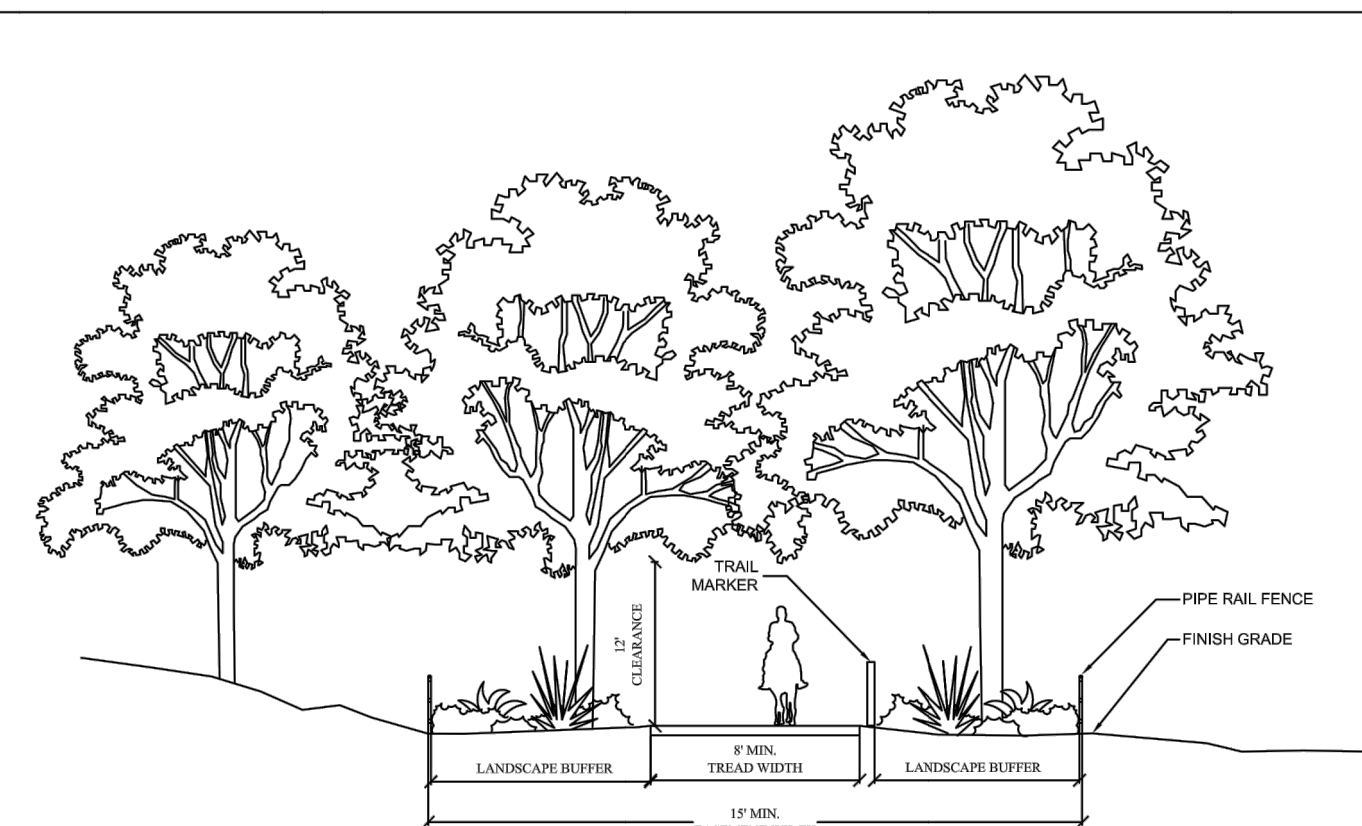
Other lengths and colors are available. Contact your representative.

Material: Fiberglass Composite  
Options and Accessories: Reflective sheeting  
Stock or custom decals  
Direct Graphics  
Visibility Enhancer  
Anchor Barb  
Installation tools: Post Driver (PDR, PDRL)  
Post Puller  
Pilot Hole Driver



6 Carsonite • 800-648-7916 • www.carsonite.com

8 EQUESTRIAN TRAIL MARKER



### EQUESTRIAN TRAIL SECTION

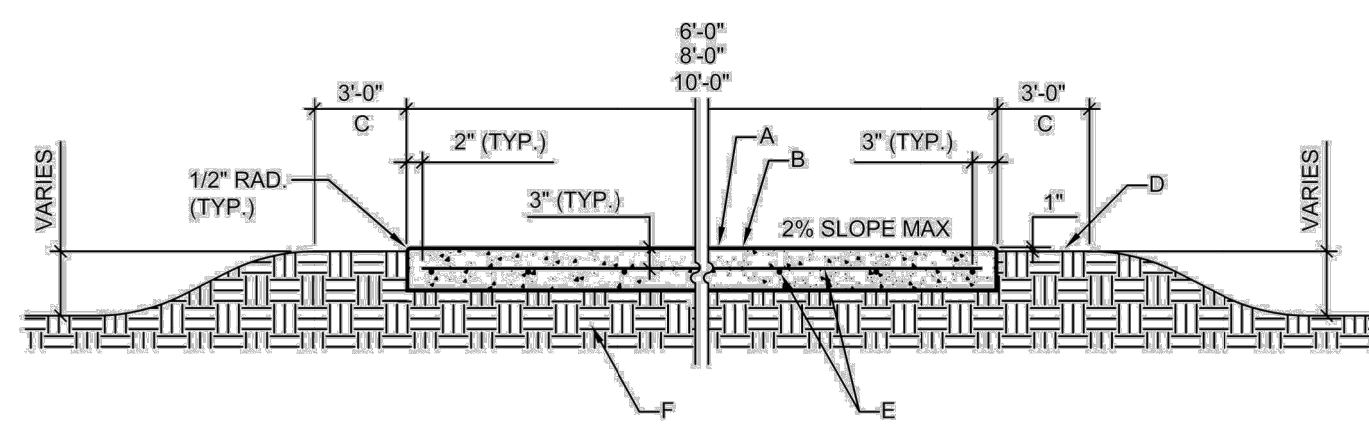
#### GENERAL NOTES:

- GRADE TRAIL FOR POSITIVE DRAINAGE AND DIVERT FLOWS UNDER TRAIL SECTIONS WITH PVC WHEN NEEDED.
- THE TRAIL MAY REQUIRE EROSION CONTROL METHODS TO BE IMPLEMENTED WHERE IT CROSSES BELOW GRADE CROSSINGS. CONTRACTOR TO INFORM THE TOWN OF ANY AREAS WITHIN THE TRAIL EASEMENT THAT MAY REQUIRE ADDITIONAL EROSION CONTROL DUE TO POTENTIAL DRAINAGE FLOW OVER THE TRAIL.
- MEANDERING THE TRAIL ALIGNMENT IS PREFERRED WHEN POSSIBLE.
- LANDSCAPE BUFFER TO BE A MINIMUM OF 5 FEET. PIPE RAIL FENCING NOT REQUIRED IN AREAS WHERE A LANDSCAPE BUFFER IS PROVIDED.
- ALL EQUESTRIAN TRAIL ALIGNMENT, FENCING LOCATIONS AND LANDSCAPE BUFFER DESIGN AND LAYOUT SHALL BE REVIEWED AND APPROVED BY THE TOWN PRIOR TO ANY CONSTRUCTION.
- PIPE RAIL FENCING SHALL BE PER DETAIL P-4.
- TRAIL MARKERS SHALL BE CARSONITE HIGH PERFORMANCE ROAD MARKERS, BROWN IN COLOR, OR APPROVED EQUAL. THE TRAIL MARKERS ARE TO BE PLACED ON ONE SIDE OF THE TRAIL AND PLACEMENT TO BE REVIEWED AND APPROVED BY THE TOWN PRIOR TO ORDERING ANY MATERIAL.
- IRRIGATION HEADS ARE PROHIBITED WITHIN THE EQUESTRIAN TRAIL EASEMENT. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE TOWN PRIOR TO ANY INSTALLATION. OVERSPRAY OF THE EQUESTRIAN TRAIL IS ALLOWED TO ACCOMPLISH FULL COVERAGE OF THE LANDSCAPED AREA.
- MUST PROVIDE A 12 FOOT HEIGHT CLEARANCE AND AN 8' WIDTH CLEARANCE OF ANY OBSTRUCTIONS WITHIN THE EASEMENT.



PARKS & TRAILS CONSTRUCTION DETAILS  
15' WIDE EQUESTRIAN TRAIL EASEMENT  
NOT TO SCALE

DATE: MAY 2015  
SHEET: 1 OF 1  
SHEET: P-5



### CONCRETE TRAIL SECTION

#### GENERAL NOTES:

- GRADE TRAIL WITH DRAINAGE SWALES ON BOTH SIDES AND DIVERT FLOWS UNDER TRAIL SECTIONS WITH PVC WHEN NEEDED. DO NOT GRADE TRAIL OR LOCATE TRAIL IN SITUATIONS THAT IT WILL RECEIVE FLOWS OVER THE TRAIL.
- THE MATERIALS AND WORKMANSHIP FOR CONCRETE PAVING SHALL BE IN ACCORDANCE WITH N.C.T.C.O.G. SPECIFICATIONS AS MODIFIED BY THE TOWN OF FLOWER MOUND.
- CONSTRUCTION JOINT SPACING SHALL BE WIDTH OF TRAIL.
- CONSTRUCTION JOINTS AT LOCATIONS WHERE TRAIL AND WALL ARE MONOLITHIC SHALL HAVE THE JOINT CONTINUOUS ACROSS THE TRAIL, TOP OF WALL, AND FACE OF WALL.
- DO NOT ASSUME A CUT AND FILL BALANCE. INSTALL TRAIL ALONG EXISTING GRADE, WHEREVER POSSIBLE. CREATE DRAINAGE SWALES AND CONDUIT UNDER TRAIL WHEN NECESSARY TO AVOID DRAINING OVER THE TRAIL. HOLD TO 2% CROSS SLOPE FOR DRAINAGE AND NO MORE THAN 5% SLOPE ALONG TRAIL ALIGNMENT.

#### CONSTRUCTION NOTES:

- 5 1/2" THICK 3600 PSI CONCRETE TRAIL
- HEAVY BROOM FINISH
- RESEED ALL DISTURBED AREA WITH APPROPRIATE SEASONAL GRASS
- FINISH GRADE
- #3 BARS 1'-8" O.C. (MAX.) BOTH WAYS
- COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

#### DOWELED EXPANSION JOINTS

#### GENERAL NOTES:

- LOCATE DOWELED EXPANSION JOINTS ON 30'-0" CENTERS (MAX.).
- USE #4 SMOOTH DOWEL 1'-6" LONG & LUBRICATED ON ONE END. FOUR PER JOINT @ 1'-6" O.C. WITH CAP.
- INSTALL REDWOOD EXPANSION JOINT 1/2" BELOW FINISHED GRADE OF TRAIL. FILL DOWELED EXPANSION JOINTS WITH SILICONE JOINT SEALANT DOW CORNING 880 SL, OR APPROVED EQUAL, GREY IN COLOR.

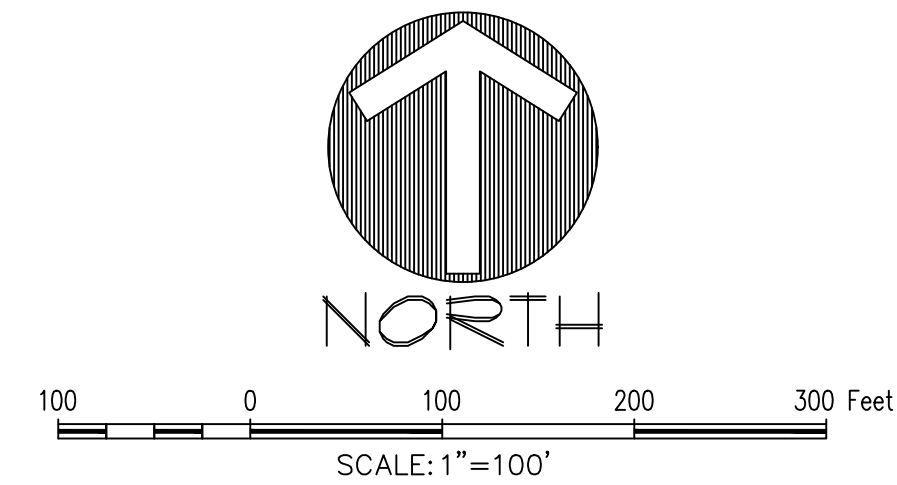


PARKS & RECREATION, CONSTRUCTION DETAILS  
6'-0", 8'-0", 10'-0" WIDE  
MULTI-USE CONCRETE TRAIL  
NOT TO SCALE

DATE: MAY 2015  
SHEET: 1 OF 1  
SHEET: P-1



Plat: 2107014164 (Previous) / 2107014164 (Current) / 2107014164 (New)  
Printed: 9/18/2017 10:54 AM, by: Michael Bonds, Speed: 9/18/2017 8:59 AM, by: Megan



#### PLANT LEGEND

- UPLAND HABITAT PROTECTION FENCE
- TREE PROTECTION FENCE (PROTECTED TREE)
- TREE PROTECTION FENCE (SPECIMEN TREE)
- PROTECTED TREE
- PROTECTED TREE REMOVED
- SPECIMEN TREE
- UPLAND HABITAT AREA
- DISTURBED UPLAND HABITAT

\*182,986 SF OF UPLAND HABITAT BEING DISTURBED

\*MITIGATION - 18 TREES REMOVED OUTSIDE OF UPLAND WOODED HABITAT (DEVELOPER TO PLANT APPROPRIATE NUMBER OF REPLACEMENT TREES, SEE LANDSCAPE PLAN FOR LOCATIONS)

THE FOLLOWING REPRESENTS THE APPROVED DOCUMENT / GRAPHIC  
P & Z 12/11/2017  
T C  
SEE FILE FOR CONDITIONS RC16-0015

PRELIMINARY PLANS  
THIS DOCUMENT IS FOR INTERIM REVIEW  
AND IS NOT INTENDED FOR PROPOSED LANDSCAPE ARCHITECTURE  
BIDDING, OR PERMIT APPLICATIONS  
RON STEWART LANDS  
DATED 9/18/2017

Drawn By: WS  
Date: 7/5/16  
Scale: 1"=100'  
Revisions:  
8/4/16  
4/3/17  
8/28/17  
9/18/17

OWNER/DEVELOPER  
RACO DEVELOPMENT, LLC  
P.O. BOX 611  
COLLEYVILLE, TX 76034  
Ph. 817.876.5588  
Contact: CHRIS CHANDLER

14164

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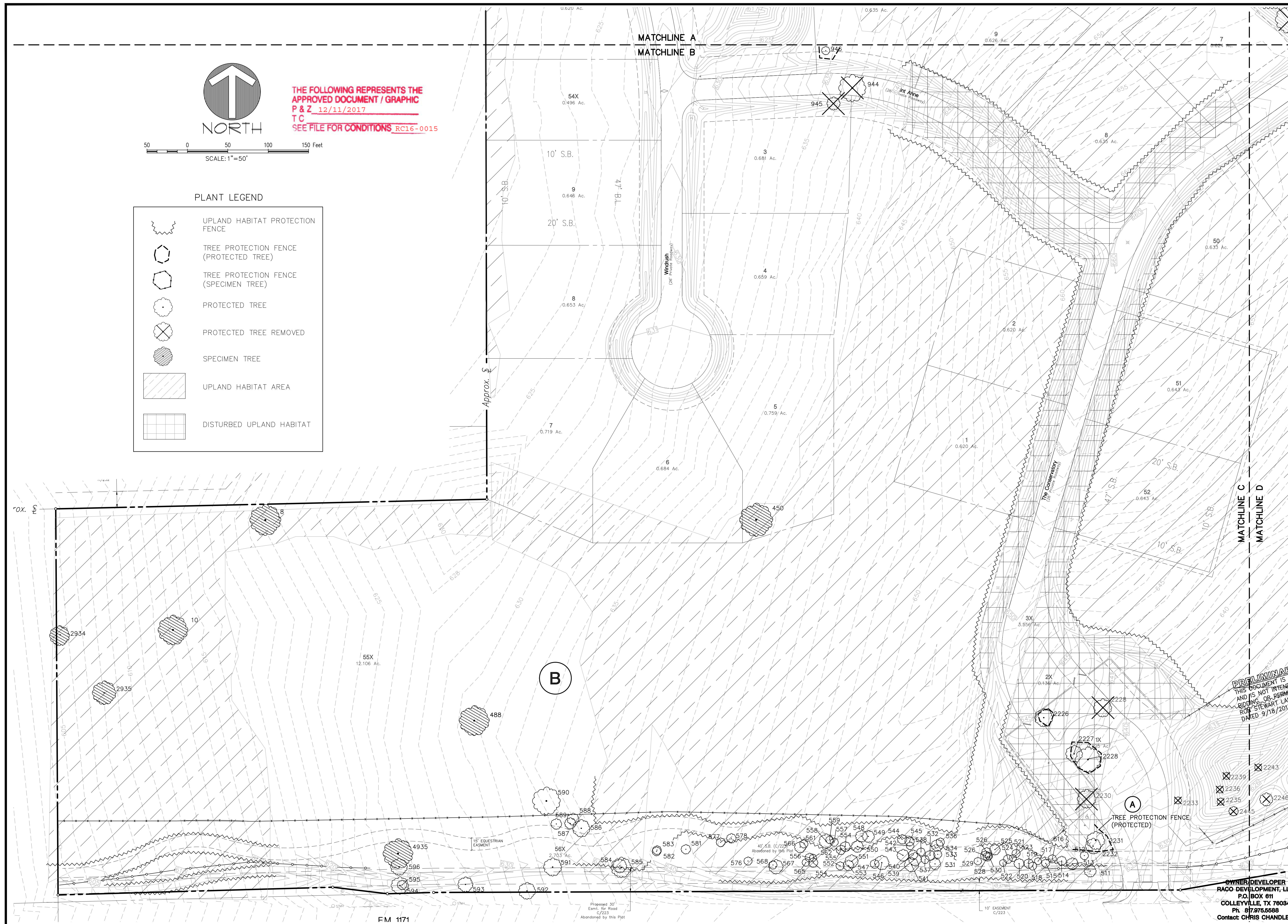
CONSERVATORY ESTATES  
CONSERVATORY ESTATES  
100.381 Acres  
in the  
NE THOMPSON SURVEY, ABSTRACT NO. 1270  
TOWN OF FLOWER MOUND  
DENTON COUNTY, TEXAS

OVERALL TREE SURVEY

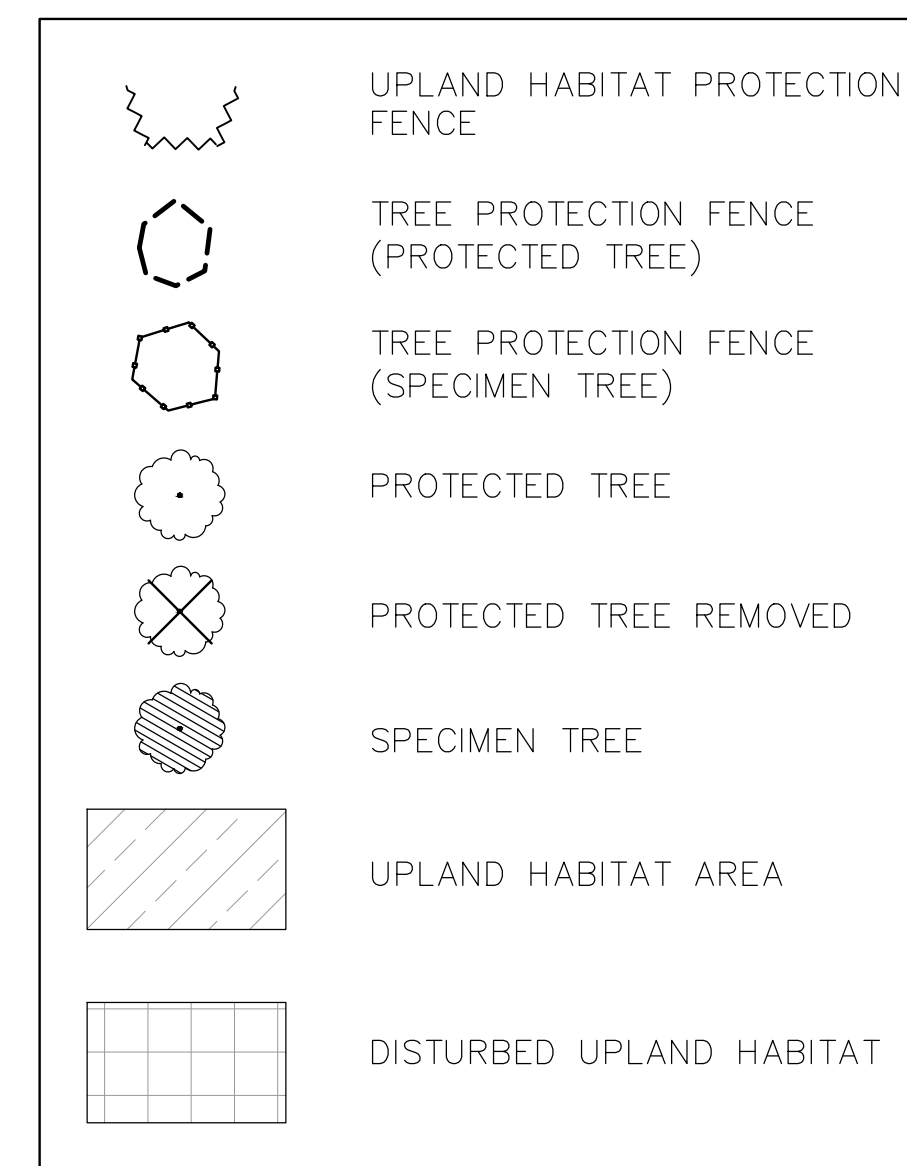
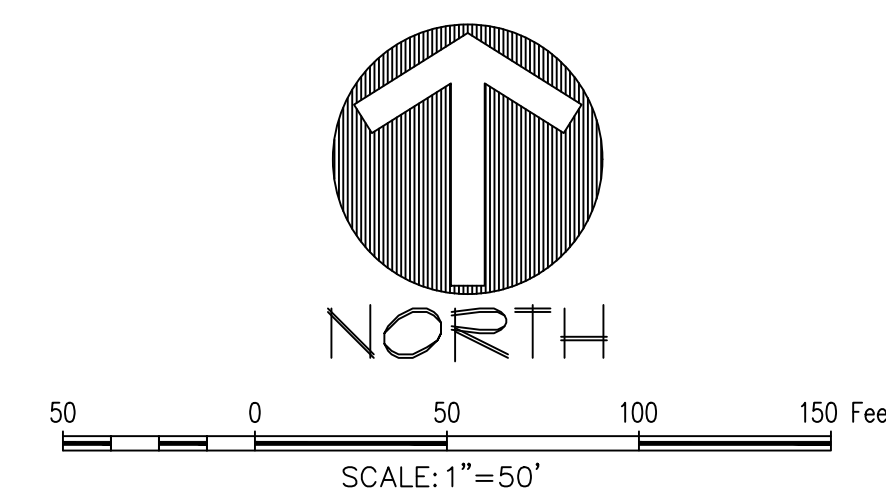
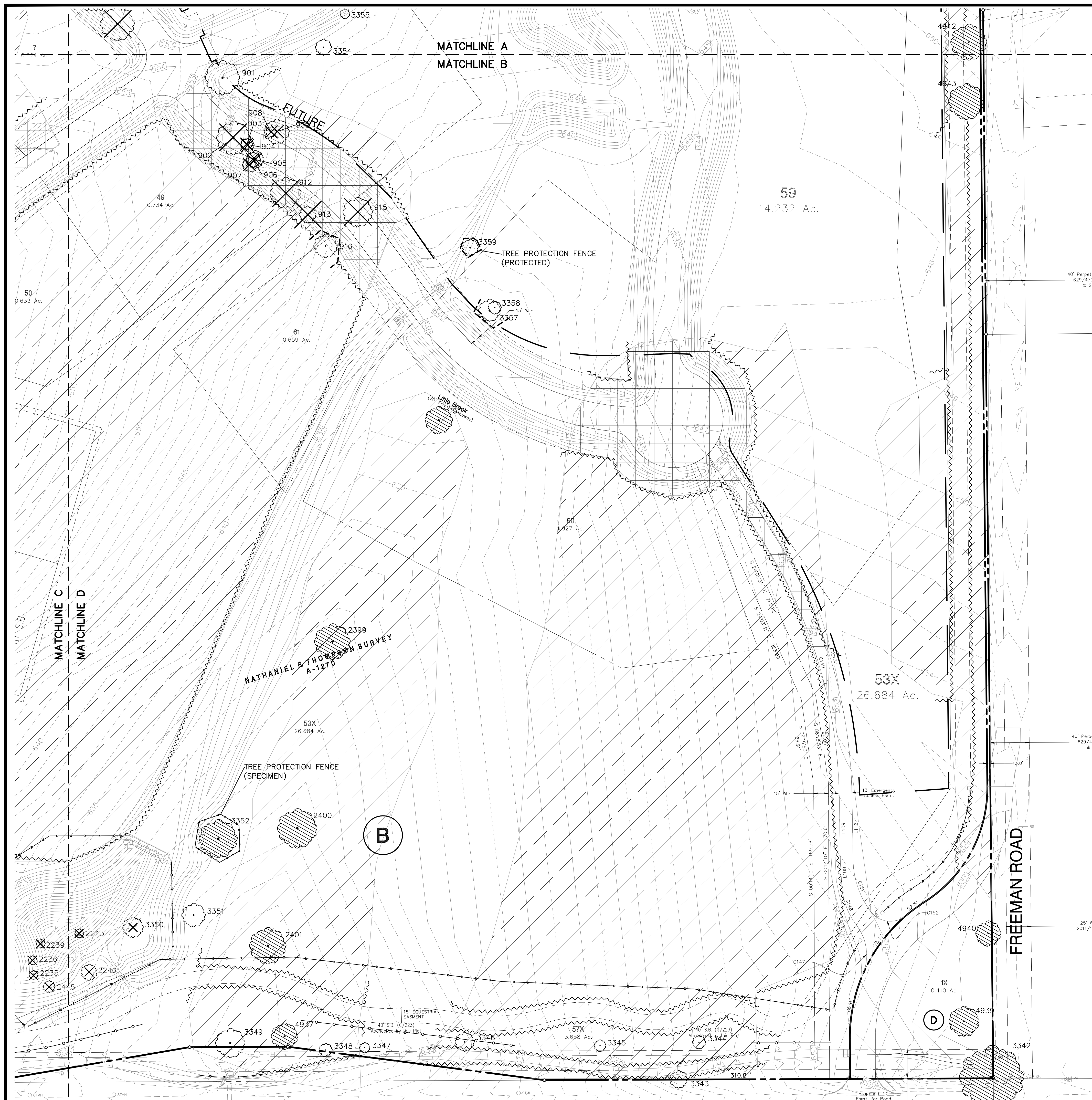
ENVIRONS GROUP  
LANDSCAPE ARCHITECTURE  
a division of G & A Consultants, LLC  
111 Hillside Drive • Lewisville, TX 75067  
P: 972.317.0276 • F: 972.438.9715

CONSERVATORY ESTATES









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SEE FILE FOR CONDITIONS RC16-0015

**PRELIMINARY PLANS**  
THIS DOCUMENT IS FOR INTERIM REVIEW  
AND IS NOT INTENDED FOR CONSTRUCTION.  
BIDDING, OR PERMIT PURPOSES.  
RON STEWART LANDSCAPE ARCHITECT  
DATED 9/18/2017

**OWNER/DEVELOPER**  
**RACO DEVELOPMENT, LLC**  
**P.O. BOX 611**  
**COLLEYVILLE, TX 76034**  
**Ph. 817.975.5588**  
**Contact: CHRIS CHANDLER**

See: Z:\2014\14164\Drawings\FP & Const Plans\SHEETS\14164 TREE SURVEY

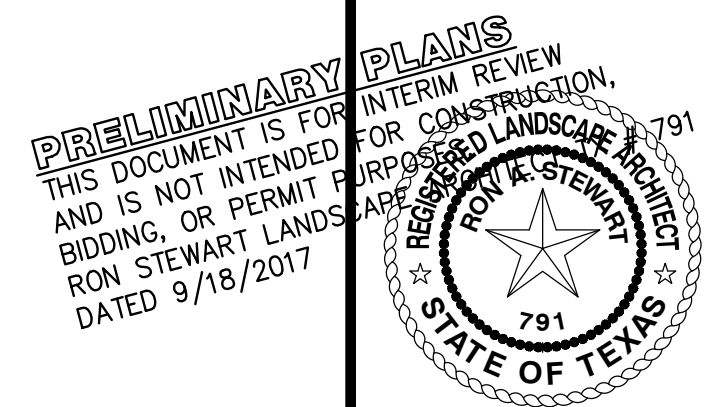


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CONSERVATORY ESTATES  
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100.381 Acres  
in the  
NE THOMPSON SURVEY, ABSTRACT NO. 1270  
TOWN OF FLOWER MOUND  
DENTON COUNTY, TEXAS

TREE SURVEY



Drawn By: RLS  
Date: 7/5/16  
Scale: #####  
Revisions:  
8/4/16  
4/3/17  
8/28/17  
9/18/17

14164

T1.3

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RACO DEVELOPMENT, LLC  
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COLLEYVILLE, TX 78034  
Ph. 817.876.5588  
Contact: CHRIS CHANDLER

CONSERVATORY ESTATES

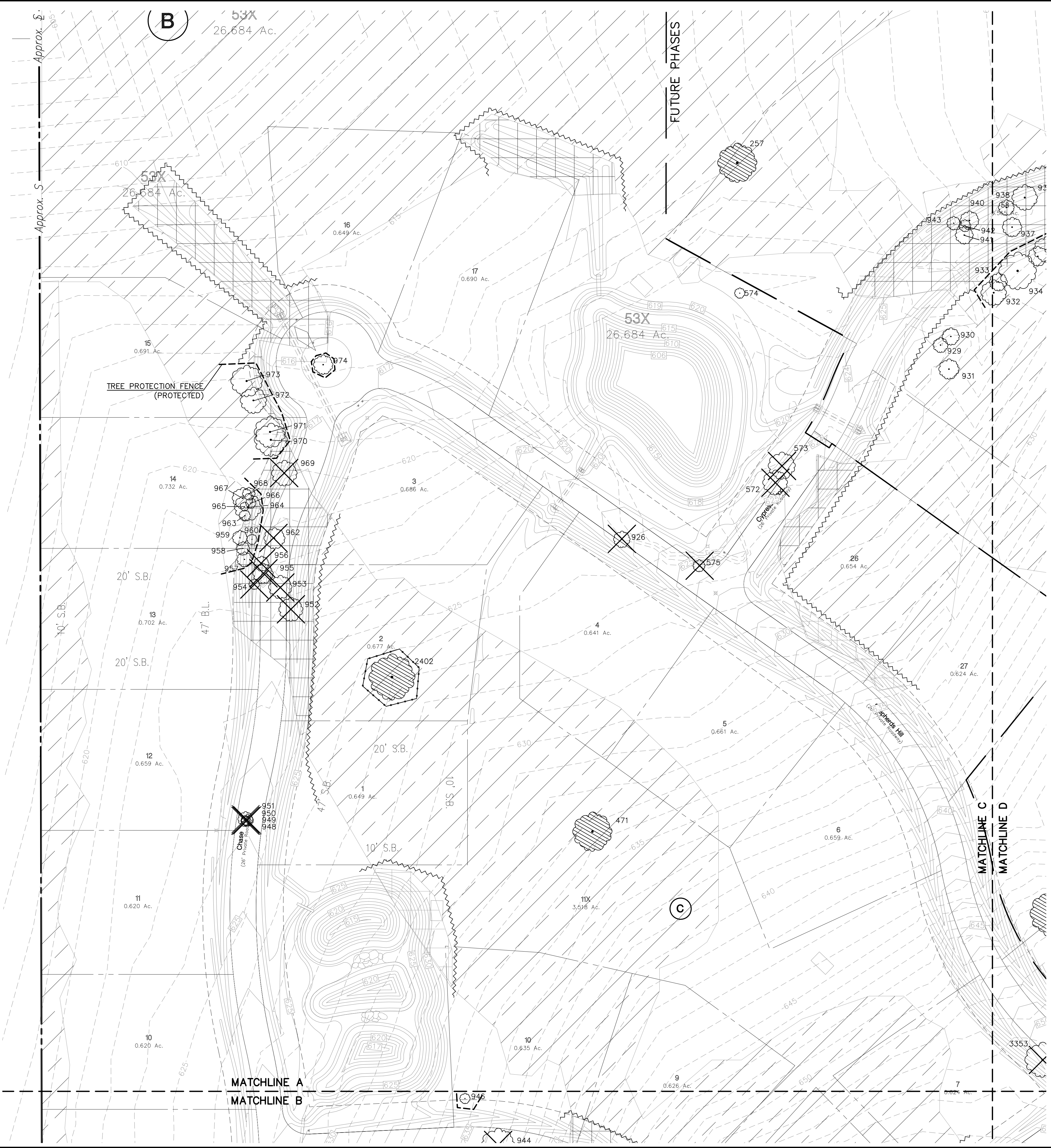


50 0 50 100 150 Feet  
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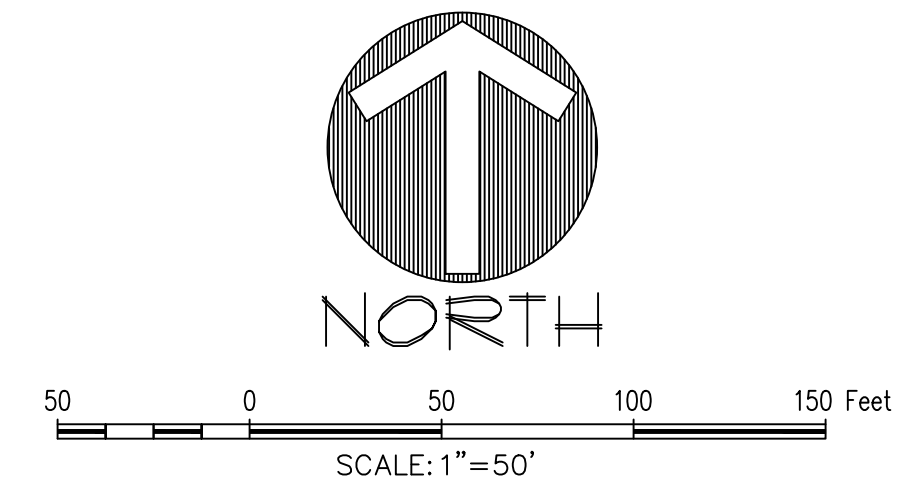
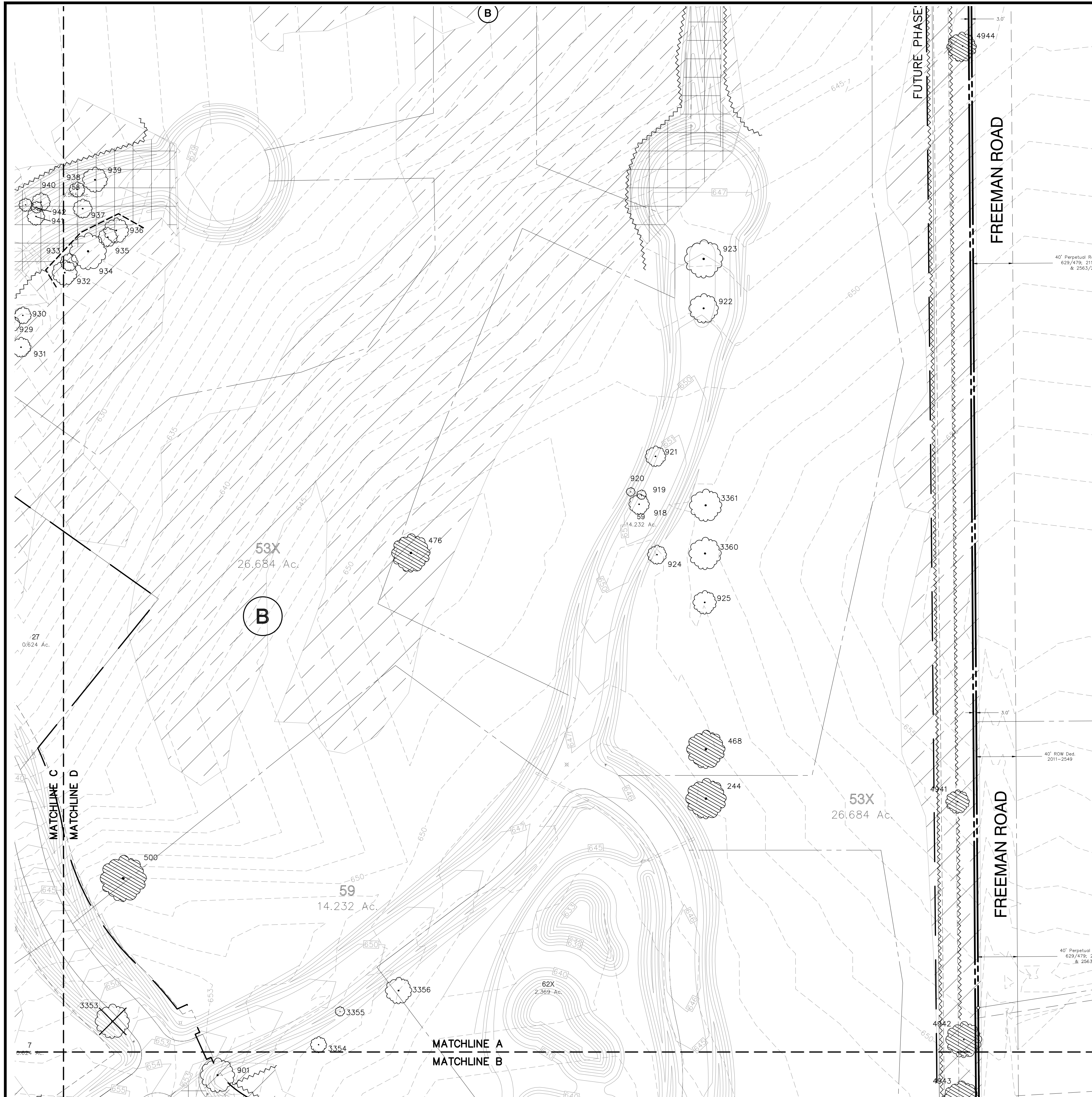
PLANT LEGEND

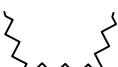
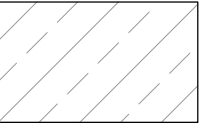
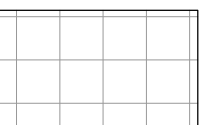
- UPLAND HABITAT PROTECTION FENCE
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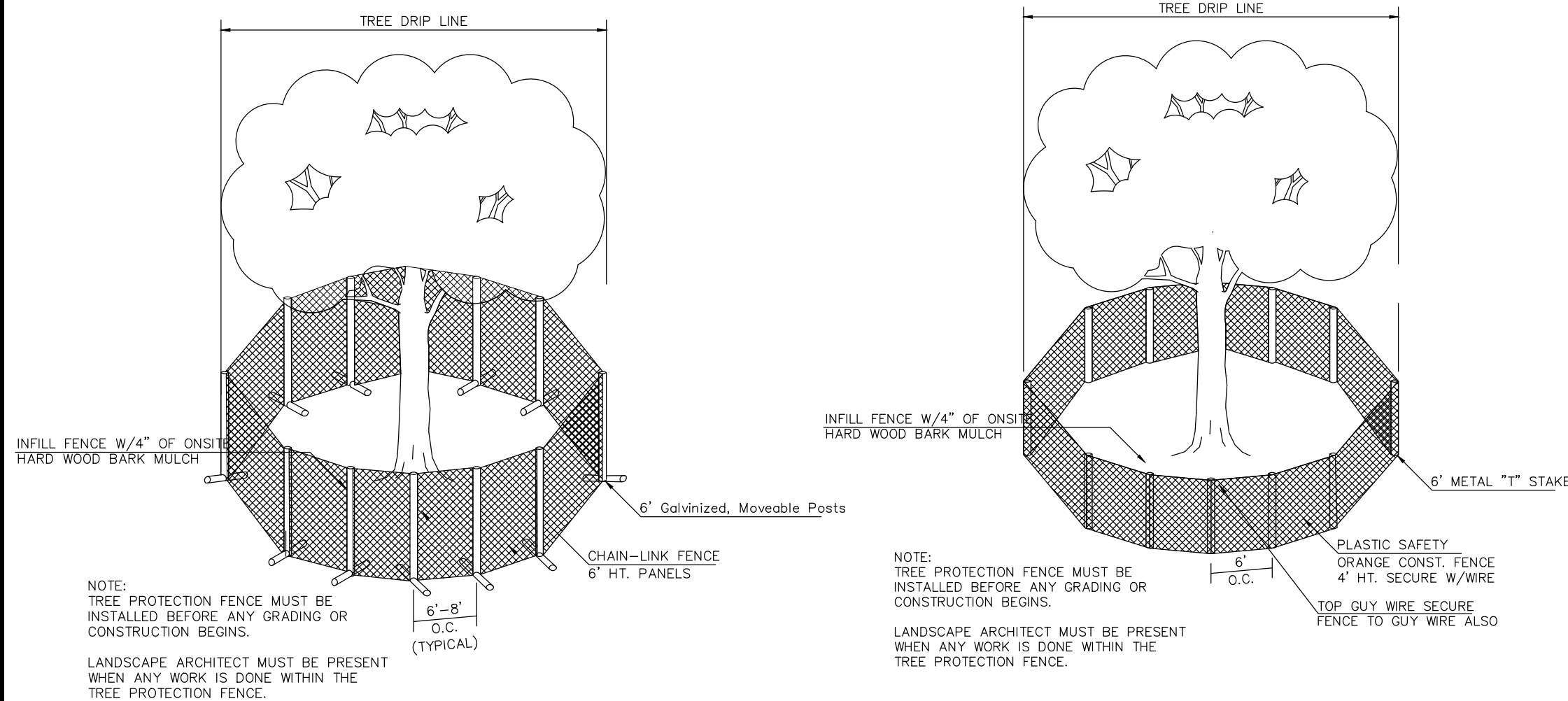


| PLANT LEGEND                                                                         |                                        |
|--------------------------------------------------------------------------------------|----------------------------------------|
|   | UPLAND HABITAT PROTECTION FENCE        |
|   | TREE PROTECTION FENCE (PROTECTED TREE) |
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|   | PROTECTED TREE                         |
|   | PROTECTED TREE REMOVED                 |
|   | SPECIMEN TREE                          |
|   | UPLAND HABITAT AREA                    |
|  | DISTURBED UPLAND HABITAT               |

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T C \_\_\_\_\_  
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File: Z:\2014\14164\Drawings\FP & Const Plans\SHEETS\14164 TREE SURVEY  
Plotted: 9/18/2017 10:54 AM, by Michael Duval; Saved: 9/18/2017 8:09 AM, by Megan





TREE PROTECTION  
(Specimen)

TREE PROTECTION  
(Protected)

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

- A. QUALITY ASSURANCE
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
  - 2) Employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
  - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures.
- C. PRODUCTS
- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris as derived from the site clearing.
- D. DEFINITIONS
- 1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the dripline, whichever is greater.
  - 2) TPZ: Tree Protection Zone: The entire soil space located directly under the dripline of any tree (the entire dripline).
  - 3) CRS: Complete Root System: The soil space directly under the dripline of any tree and an additional 7 feet beyond said dripline.
  - 4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.
- E. PRE-CONSTRUCTION TREE PRUNING
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an International Society Arboriculture (ISA) Certified Arborist.
  - 2) All trees within the project area shall be pruned to:
    - i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter.
    - ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
    - iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
    - iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffold.
  - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standard. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
  - 4) No more than 20 percent of live foliage shall be removed from any tree.
  - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
- 1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
  - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use on site in the tree preservation efforts at the discretion of the Landscape Architect.
  - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
  - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
  - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION
- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner or their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
  - 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group of trees. Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6' "t" stakes and orange web fence material.
  - 3) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
  - 4) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
  - 5) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trench es "airdug" with Air Spade (registered trademark) or similar technology are the only exceptions. Irrigation line may be routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end, sprinkler head no greater than 7 feet from a tree trunk. (Irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
  - 6) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
  - 7) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
  - 8) Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified.

TREE MITIGATION SUMMARY

TREES TO BE REMOVED:  
572, 573, 575, 944, 945, 948, 949, 950, 951, 2233, 2235, 2236, 2239, 2243, 2246, 2445, 3350, 3353

MITIGATION: (18) trees outside of Upland Habitat Area to be removed in Phase 1. Will be replaced with (18) trees (labeled with (MT) on landscape plans).

\*\*Note: Upland Habitat Mitigation Waiver has been approved by Town Council 02/01/16

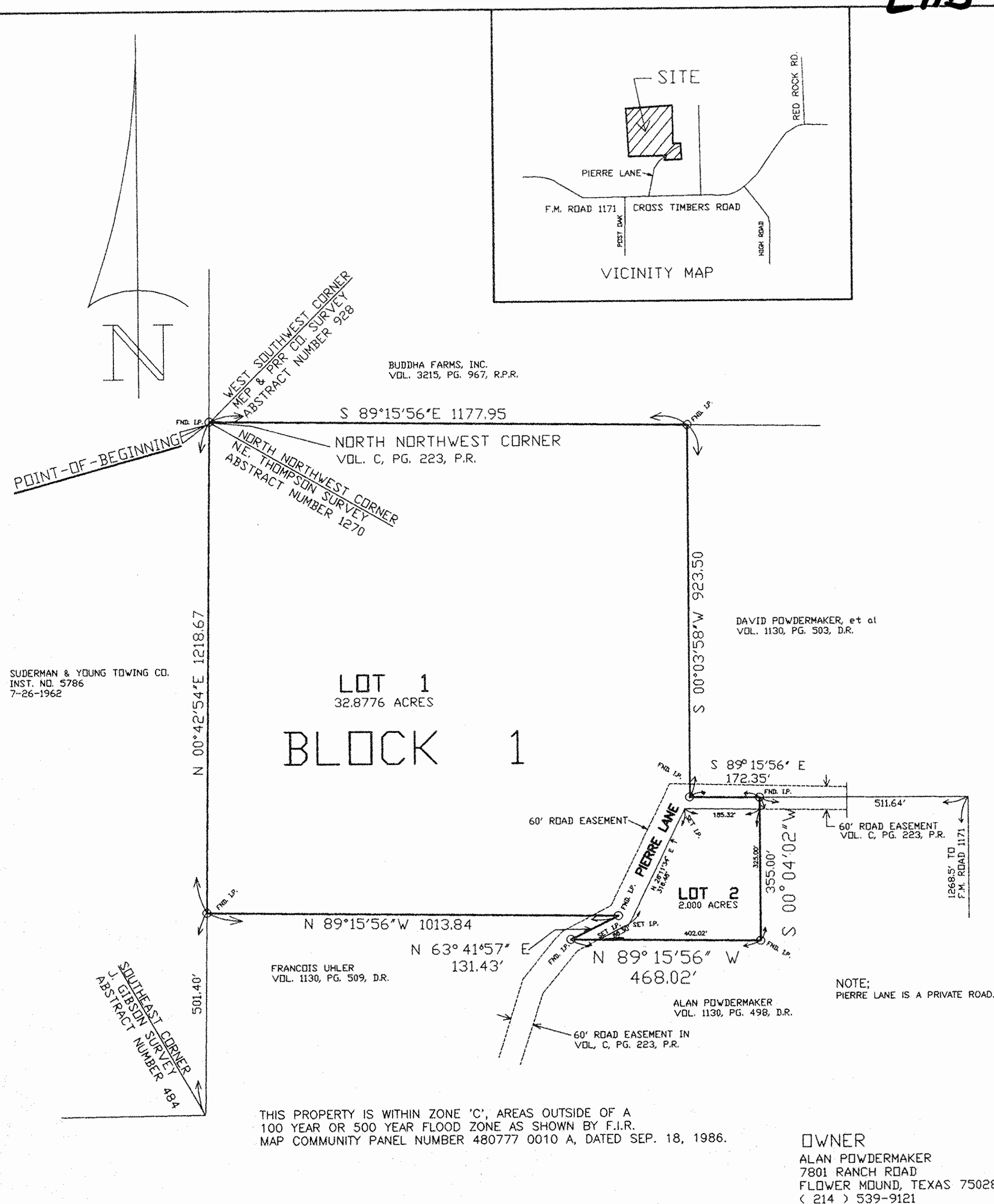
TREE CHART

|    | TREE # | CALIPER<br>(") | COMMON NAME   | BOTANICAL NAME      | REMOVED | PROTECTED | SPECIMEN | NOTES         | LOCATED<br>IN<br>UPLAND<br>HABITAT | PHASE<br>2 |
|----|--------|----------------|---------------|---------------------|---------|-----------|----------|---------------|------------------------------------|------------|
| 1  | 8      | 26.5           | BLACKJACK OAK | Quercus marilandica | No      | Yes       | Yes      |               | Yes                                |            |
| 2  | 10     | 25.5           | BLACKJACK OAK | Quercus marilandica | No      | Yes       | Yes      |               | Yes                                |            |
| 3  | 244    | 27.5           | PECAN         | Carya illinoensis   | No      | Yes       | Yes      | EMBEDDED WIRE |                                    |            |
| 4  | 257    | 27             | POST OAK      | Quercus stellata    | No      | Yes       | Yes      |               |                                    | Yes        |
| 5  | 450    | 25.5           | POST OAK      | Quercus stellata    | No      | Yes       | Yes      |               | Yes                                |            |
| 6  | 468    | 26.5           | PECAN         | Carya illinoensis   | No      | Yes       | Yes      |               |                                    |            |
| 7  | 471    | 25.5           | POST OAK      | Quercus stellata    | No      | Yes       | Yes      |               | Yes                                |            |
| 8  | 476    | 25.5           | POST OAK      | Quercus stellata    | No      | Yes       | Yes      |               | Yes                                | Yes        |
| 9  | 488    | 24.5           | BLACKJACK OAK | Quercus marilandica | No      | Yes       | Yes      |               |                                    |            |
| 10 | 500    | 31.5           | POST OAK      | Quercus stellata    | No      | Yes       | Yes      |               |                                    | Yes        |
| 11 | 501    | 26             | BLACKJACK OAK | Quercus marilandica | No      | Yes       | Yes      |               | Yes                                | Yes        |
| 12 | 511    | 10             | CEDAR ELM     | Ulmus crassifolia   | No      | Yes       | No       |               | Yes                                |            |
| 13 | 512    | 7              | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 14 | 513    | 10             | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 15 | 514    | 8              | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 16 | 515    | 7              | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 17 | 516    | 7              | CEDAR ELM     | Ulmus crassifolia   | No      | Yes       | No       |               | Yes                                |            |
| 18 | 517    | 6              | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 19 | 518    | 7              | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 20 | 519    | 8              | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 21 | 520    | 8.5            | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 22 | 521    | 7              | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 23 | 522    | 6              | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 24 | 523    | 6              | CEDAR ELM     | Ulmus crassifolia   | No      | Yes       | No       |               | Yes                                |            |
| 25 | 524    | 7.5            | CEDAR ELM     | Ulmus crassifolia   | No      | Yes       | No       |               | Yes                                |            |
| 26 | 525    | 9              | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 27 | 530    | 6              | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 28 | 531    | 9.5            | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 29 | 533    | 7              | CEDAR ELM     | Ulmus crassifolia   | No      | Yes       | No       |               | Yes                                |            |
| 30 | 534    | 10             | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 31 | 536    | 7              | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 32 | 537    | 7              | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 33 | 538    | 7              | CEDAR ELM     | Ulmus crassifolia   | No      | Yes       | No       |               | Yes                                |            |
| 34 | 539    | 11             | CEDAR ELM     | Ulmus crassifolia   | No      | Yes       | No       |               | Yes                                |            |
| 35 | 540    | 8              | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 36 | 541    | 12             | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 37 | 542    | 6.5            | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 38 | 543    | 10             | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 39 | 544    | 8              | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 40 | 545    | 8              | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 41 | 546    | 12             | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 42 | 547    | 7.5            | CEDAR ELM     | Ulmus crassifolia   | No      | Yes       | No       |               | Yes                                |            |
| 43 | 548    | 10             | CEDAR ELM     | Ulmus crassifolia   | No      | Yes       | No       |               | Yes                                |            |
| 44 | 549    | 10             | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 45 | 550    | 10             | CEDAR ELM     | Ulmus crassifolia   | No      | Yes       | No       |               | Yes                                |            |
| 46 | 551    | 11             | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 47 | 552    | 7              | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 48 | 553    | 9              | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 49 | 554    | 8.5            | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 50 | 554    | 8              | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 51 | 555    | 8              | CEDAR ELM     | Ulmus crassifolia   | No      | Yes       | No       |               | Yes                                |            |
| 52 | 556    | 7.5            | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 53 | 557    | 7              | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 54 | 558    | 12             | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 55 | 559    | 6.5            | CEDAR ELM     | Ulmus crassifolia   | No      | Yes       | No       |               | Yes                                |            |
| 56 | 561    | 7              | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 57 | 562    | 6              | TEXAS ASH     | Fraxinus texensis   | No      | Yes       | No       |               | Yes                                |            |
| 58 | 565    | 6.5            | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 59 | 566    | 9.5            | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 60 | 567    | 12             | CEDAR ELM     | Ulmus crassifolia   | No      | Yes       | No       |               | Yes                                |            |
| 61 | 568    | 7              | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 62 | 572    | 16.5           | POST OAK      | Quercus stellata    | Yes     | Yes       | No       |               |                                    |            |
| 63 | 573    | 18             | POST OAK      | Quercus stellata    | Yes     | Yes       | No       |               |                                    |            |
| 64 | 574    | 7              | AMERICAN ELM  | Ulmus americana     | No      | Yes       | No       |               |                                    |            |
| 65 | 575    | 8              | AMERICAN ELM  | Ulmus americana     | Yes     | Yes       | No       |               |                                    |            |
| 66 | 576    | 7              | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 67 | 577    | 7.5            | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 68 | 578    | 8              | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 69 | 581    | 8              | CEDAR ELM     | Ulmus crassifolia   | No      | Yes       | No       |               |                                    |            |
| 70 | 582    | 7.5            | CEDAR ELM     | Ulmus crassifolia   | No      | Yes       | No       |               |                                    |            |
| 71 | 583    | 7.5            | CEDAR ELM     | Ulmus crassifolia   | No      | Yes       | No       |               |                                    |            |
| 72 | 584    | 17             | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 73 | 585    | 17             | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 74 | 586    | 14.5           | BLACKJACK OAK | Quercus marilandica | No      | Yes       | No       |               | Yes                                |            |
| 75 | 587    | 9.5            | BLACKJACK OAK | Quercus marilandica | No      | Yes       | No       |               |                                    |            |
| 76 | 588    | 10             | POST OAK      | Quercus marilandica | No      | Yes       | No       |               |                                    |            |
| 77 | 589    | 9              | POST OAK      | Quercus stellata    | No      | Yes       | No       |               |                                    |            |
| 78 | 590    | 22             | BLACKJACK OAK | Quercus marilandica | No      | Yes       | Yes      |               |                                    |            |
| 79 | 591    | 15             | BLACKJACK OAK | Quercus marilandica | No      | Yes       | No       |               |                                    |            |
| 80 | 592    | 14             | BLACKJACK OAK | Quercus marilandica | No      | Yes       | No       |               |                                    |            |
| 81 | 593    | 12.5           | BLACKJACK OAK | Quercus marilandica | No      | Yes       | No       |               |                                    |            |
| 82 | 594    | 14.5           | BLACKJACK OAK | Quercus marilandica | No      | Yes       | No       |               |                                    |            |
| 83 | 595    | 8              | BLACKJACK OAK | Quercus marilandica | No      | Yes       | No       |               |                                    |            |
| 84 | 596    | 14             | BLACKJACK OAK | Quercus marilandica | No      | Yes       | No       |               |                                    |            |
| 85 | 901    | 24.5           | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 86 | 902    | 23             | POST OAK      | Quercus stellata    | Yes     | Yes       | No       |               | Yes                                |            |
| 87 | 903    | 8              | POST OAK      | quercus stellata    | Yes     | Yes       | No       |               | Yes                                |            |
| 88 | 904    | 9              | POST OAK      | quercus stellata    | Yes     | Yes       | No       |               | Yes                                |            |
| 89 | 905    | 12             | POST OAK      | quercus stellata    | Yes     | Yes       | No       |               | Yes                                |            |
| 90 | 906    | 10             | POST OAK      | quercus stellata    | Yes     | Yes       | No       |               | Yes                                |            |
| 91 | 907    | 10             | POST OAK      | quercus stellata    | Yes     | Yes       | No       |               | Yes                                |            |
| 92 | 908    | 7              | POST OAK      | quercus stellata    | Yes     | Yes       | No       |               | Yes                                |            |
| 93 | 909    | 17             | POST OAK      | quercus stellata    | Yes     | Yes       | No       |               | Yes                                |            |
| 94 | 911    | 11.5           | POST OAK      | quercus stellata    | No      | Yes       | No       | MULTI TRUNK   |                                    |            |
| 95 | 912    | 21             | POST OAK      | Quercus stellata    | Yes     | Yes       | No       |               | Yes                                |            |
| 96 | 913    | 11.5           | POST OAK      | Quercus stellata    | Yes     | Yes       | No       |               | Yes                                |            |
| 97 | 915    | 20             | POST OAK      | Quercus stellata    | Yes     | Yes       | No       |               | Yes                                |            |
| 98 | 916    | 16             | POST OAK      | Quercus stellata    | No      | Yes       | No       |               | Yes                                |            |
| 99 | 918    | 14             | POST OAK      | Quercus stellata    | Yes     | Yes       | No       | MULTI TRUNK   |                                    | Yes        |

|  | TREE # | CALIPER<br>(") | COMMON NAME | BOTANICAL NAME | REMOVED             | PROTECTED | SPECIMEN | NOTES | LOCATED<br>IN<br>UPLAND<br>HABITAT | PHASE<br>2 |
|--|--------|----------------|-------------|----------------|---------------------|-----------|----------|-------|------------------------------------|------------|
|  | 100    | 919            | 6.5         | CEDAR ELM      | Ulmus crassifolia   | Yes       | Yes      | No    | MULTI TRUNK                        | Yes        |
|  | 101    | 920            | 6           | CEDAR ELM      | Ulmus crassifolia   | Yes       | Yes      | No    |                                    | Yes        |
|  | 102    | 921            | 14          | CEDAR ELM      | Ulmus crassifolia   | Yes       | Yes      | No    |                                    | Yes        |
|  | 103    | 922            | 20          | CEDAR ELM      | Ulmus crassifolia   | No        | Yes      | Yes   |                                    | Yes        |
|  | 104    | 923            | 26          | CEDAR ELM      | Ulmus crassifolia   | No        | Yes      | No    |                                    | Yes        |
|  | 105    | 924            | 13          | AMERICAN ELM   | Ulmus americana     | No        | Yes      | No    |                                    | Yes        |
|  | 106    | 925            | 16          | PECAN          | Carya illinoensis   | No        | Yes      | No    |                                    | Yes        |
|  | 107    | 926            | 11          | CEDAR ELM      | Ulmus crassifolia   | Yes       | Yes      | No    |                                    | Yes        |
|  | 108    | 929            | 10          | POST OAK       | Quercus stellata    | No        | Yes      | No    | Yes                                | Yes        |
|  | 109    | 930            | 11.5        | POST OAK       | Quercus stellata    | No        | Yes      | No    | Yes                                | Yes        |
|  | 110    | 931            | 13.5        | POST OAK       | Quercus stellata    | No        | Yes      | No    | Yes                                | Yes        |
|  | 111    | 932            | 17          | POST OAK       | Quercus stellata    | No        | Yes      | No    | Yes                                | Yes        |
|  | 112    | 933            | 12          | AMERICAN ELM   | Ulmus americana     | No        | Yes      | No    | Yes                                | Yes        |
|  | 113    | 934            | 25          | BLACKJACK OAK  | Quercus marilandica | No        | Yes      | Yes   | Yes                                | Yes        |
|  | 114    | 935            | 13          | AMERICAN ELM   | Ulmus americana     | No        | Yes      | No    | Yes                                | Yes        |
|  | 115    | 936            | 17          | POST OAK       | Quercus stellata    | No        | Yes      | No    | Yes                                | Yes        |
|  | 116    | 937            | 13          | BLACKJACK OAK  | Quercus marilandica | Yes       | Yes      | No    | Yes                                | Yes        |
|  | 117    | 938            | 10.5        | POST OAK       | Quercus stellata    | Yes       | Yes      | No    | Yes                                | Yes        |
|  | 118    | 939            | 17          | POST OAK       | Quercus stellata    | Yes       | Yes      | No    | Yes                                | Yes        |
|  | 119    | 940            | 12.5        | POST OAK       | Quercus stellata    | Yes       | Yes      | No    | Yes                                | Yes        |
|  | 120    | 941            | 12          | POST OAK       | Quercus stellata    | Yes       | Yes      | No    | Yes                                | Yes        |
|  | 121    | 942            | 8           | POST OAK       | Quercus stellata    | Yes       | Yes      | No    |                                    | Yes        |
|  | 122    | 943            | 9           | BLACKJACK OAK  | Quercus marilandica | Yes       | Yes      | No    | Yes                                | Yes        |
|  | 123    | 944            | 18          | BLACKJACK OAK  | Quercus marilandica | Yes       | Yes      | No    | MULTI TRUNK                        |            |
|  | 124    | 945            | 11          | BLACKJACK OAK  | Quercus marilandica | Yes       | Yes      | No    |                                    |            |
|  | 125    | 946            | 7           | BLACKJACK OAK  | Quercus marilandica | No        | Yes      | No    |                                    |            |
|  | 126    | 948            | 8           | PECAN          | Carya illinoensis   | Yes       | Yes      | No    |                                    |            |
|  | 127    | 949            | 6.5         | PECAN          | Carya illinoensis   | Yes       | Yes      | No    |                                    |            |
|  | 128    | 950            | 6           | PECAN          | Carya illinoensis   | Yes       | Yes      | No    |                                    |            |
|  | 129    | 951            | 10          | PECAN          | Carya illinoensis   | Yes       | Yes      | No    |                                    |            |
|  | 130    | 952            | 16          | BLACKJACK OAK  | Quercus marilandica | Yes       | Yes      | No    | Yes                                |            |
|  | 131    | 953            | 15.5        | BLACKJACK OAK  | Quercus marilandica | Yes       | Yes      | No    | Yes                                | Yes        |
|  | 132    | 954            | 7           | POST OAK       | Quercus stellata    | Yes       | Yes      | No    | Yes                                |            |
|  | 133    | 955            | 13.5        | BLACKJACK OAK  | Quercus marilandica | Yes       | Yes      | No    | Yes                                |            |
|  | 134    | 956            | 10          | BLACKJACK OAK  | Quercus marilandica | Yes       | Yes      | No    | Yes                                |            |
|  | 135    | 957            | 10          | POST OAK       | Quercus stellata    | No        | Yes      | No    | Yes                                |            |
|  | 136    | 958            | 9           | POST OAK       | Quercus stellata    | No        | Yes      | No    | Yes                                |            |
|  | 137    | 959            | 10          | POST OAK       | Quercus stellata    | No        | Yes      | No    | Yes                                |            |
|  | 138    | 960            | 7           | BLACKJACK OAK  | Quercus marilandica | No        | Yes      | No    | Yes                                |            |
|  | 139    | 962            | 14          | BLACKJACK OAK  | Quercus marilandica | Yes       | Yes      | No    | Yes                                |            |
|  | 140    | 963            | 7.5         | POST OAK       | Quercus stellata    | no        | Yes      | No    | Yes                                |            |
|  | 141    | 964            | 18          | BLACKJACK OAK  | Quercus marilandica | no        | Yes      | No    | Yes                                |            |
|  | 142    | 965            | 6           | TEXAS ASH      | Fraxinus texensis   | no        | Yes      | No    | Yes                                |            |
|  | 143    | 967            | 14          | POST OAK       | Quercus stellata    | no        | Yes      | No    | Yes                                |            |
|  | 144    | 968            | 8.5         | POST OAK       | Quercus stellata    | no        | Yes      | No    | Yes                                |            |
|  | 145    | 969            | 17          | POST OAK       | Quercus stellata    | Yes       | Yes      | No    | Yes                                |            |
|  | 146    | 970            | 22          | POST OAK       | Quercus stellata    | no        | Yes      | No    | Yes                                |            |
|  | 147    | 971            | 21          | POST OAK       | Quercus stellata    | no        | Yes      | No    | Yes                                |            |
|  | 148    | 972            | 17.5        | POST OAK       | Quercus stellata    | no        | Yes      | No    | Yes                                |            |
|  | 149    | 973            | 21          | POST OAK       | Quercus stellata    | no        | Yes      | No    | Yes                                |            |
|  | 150    | 974            | 13          | POST OAK       | Quercus stellata    | no        | Yes      | No    |                                    |            |
|  | 151    | 2226           | 15          | POST OAK       | Quercus stellata    | No        | Yes      | No    | Yes                                |            |
|  | 152    | 2227           | 14          | POST OAK       | Quercus stellata    | No        | Yes      | No    | MULTI TRUNK                        | Yes        |
|  | 153    | 2228           | 15          | POST OAK       | Quercus stellata    | Yes       | Yes      | No    | Yes                                |            |
|  | 154    | 2230           | 15.5        | POST OAK       | Quercus stellata    | Yes       | Yes      | No    | Yes                                |            |
|  | 155    | 2231           | 15          | POST OAK       | Quercus stellata    | No        | Yes      | No    | Yes                                |            |
|  | 156    | 2232           | 13          | POST OAK       | Quercus stellata    | No        | Yes      | No    | MULTI TRUNK                        | Yes        |
|  | 157    | 2233           | 6           | CEDAR ELM      | Ulmus crassifolia   | Yes       | Yes      | No    |                                    |            |
|  | 158    | 2235           | 6           | CEDAR ELM      | Ulmus crassifolia   | Yes       | Yes      | No    |                                    |            |
|  | 159    | 2236           | 6           | AMERICAN ELM   | Ulmus americana     | Yes       | Yes      | No    | MULTI TRUNK                        |            |
|  | 160    | 2239           | 6           | BLACKJACK OAK  | Quercus marilandica | Yes       | Yes      | No    |                                    |            |
|  | 161    | 2243           | 6           | BLACKJACK OAK  | Quercus marilandica | Yes       | Yes      | No    |                                    |            |
|  | 162    | 2246           | 11          | BLACKJACK OAK  | Quercus marilandica | Yes       | Yes      | No    |                                    |            |
|  | 163    | 2399           | 24          | BLACKJACK OAK  | Quercus marilandica | No        | Yes      | Yes   | Yes                                |            |
|  | 164    | 2400           | 26          | POST OAK       | Quercus stellata    | No        | Yes      | Yes   | Yes                                | Yes        |
|  | 165    | 2401           | 25          | AMERICAN ELM   | Ulmus americana     | No        | Yes      | Yes   | Yes                                |            |
|  | 166    | 2402           | 30          | POST OAK       | Quercus stellata    | No        | Yes      | Yes   | Yes                                |            |
|  | 167    | 2445           | 8           | BLACKJACK OAK  | Quercus marilandica | Yes       | Yes      | No    |                                    |            |
|  | 168    | 2934           | 25          | POST OAK       | quercus stellata    | No        | Yes      | Yes   | Yes                                |            |
|  | 169    | 2935           | 25          | POST OAK       | quercus stellata    | No        | Yes      | Yes   | Yes                                |            |
|  | 170    | 3342           | 44          | POST OAK       | Quercus stellata    | No        | Yes      | Yes   | EMBEDDED WIRE                      |            |
|  | 171    | 3343           | 12          | POST OAK       | Quercus stellata    | No        | Yes      | No    | Yes                                |            |
|  | 172    | 3344           | 9           | POST OAK       | Quercus stellata    | No        | Yes      | No    | Yes                                |            |
|  | 173    | 3345           | 8           | BLACKJACK OAK  | Quercus marilandica | No        | Yes      | No    | Yes                                |            |
|  | 174    | 3346           | 13          | POST OAK       | Quercus stellata    | No        | Yes      | No    | Yes                                |            |
|  | 175    | 3346           | 13          | POST OAK       | Quercus stellata    | No        | Yes      | No    | Yes                                |            |
|  | 176    | 3347           | 7           | BLACKJACK OAK  | Quercus marilandica | No        | Yes      | No    |                                    |            |
|  | 177    | 3347           | 7           | BLACKJACK OAK  | Quercus marilandica | No        | Yes      | No    |                                    |            |
|  | 178    | 3348           | 9           | AMERICAN ELM   | Ulmus americana     | No        | Yes      | No    | Yes                                |            |
|  | 179    | 3349           | 20          | POST OAK       | Quercus stellata    | No        | Yes      | No    | Yes                                |            |
|  | 180    | 3350           | 14          | POST OAK       | Quercus stellata    | Yes       | Yes      | No    |                                    |            |
|  | 181    | 3351           | 16          | POST OAK       | Quercus stellata    | No        | Yes      | No    |                                    | Yes        |
|  | 182    | 3352           | 26          | POST OAK       | Quercus stellata    | No        | Yes      | Yes   |                                    | Yes        |
|  | 183    | 3353           | 24          | POST OAK       | Quercus stellata    | Yes       | Yes      | No    |                                    |            |
|  | 184    | 3354           | 11          | AMERICAN ELM   | Ulmus americana     | No        | Yes      | No    | Yes                                |            |
|  | 185    | 3355           | 6.5         | POST OAK       | Quercus stellata    | No        | Yes      | No    | Yes                                |            |
|  | 186    | 3356           | 18          | AMERICAN ELM   | Ulmus americana     | No        | Yes      | No    |                                    | Yes        |
|  | 187    | 3357           | 15          | AMERICAN ELM   | Ulmus americana     | No        | Yes      | No    |                                    |            |
|  | 188    | 3358           | 9           | AMERICAN ELM   | Ulmus americana     | No        | Yes      | No    |                                    |            |
|  | 189    | 3359           | 11          | AMERICAN ELM   | Ulmus americana     | No        | Yes      | No    |                                    |            |
|  | 192    | 4935           | 24          | BLACKJACK OAK  | Quercus marilandica | No        | Yes      | Yes   |                                    |            |
|  | 193    | 4937           | 25.5        | BLACKJACK OAK  | Quercus marilandica | No        | Yes      | Yes   |                                    |            |
|  | 194    | 4939           | 31          | POST OAK       | quercus stellata    | No        | Yes      | Yes   |                                    |            |
|  | 195    | 4940           | 25          | POST OAK       | quercus stellata    | No        | Yes      | Yes   |                                    |            |
|  | 196    | 4941           | 23          | BLACKJACK OAK  | Quercus marilandica | No        | Yes      | Yes   | Yes                                | Yes        |
|  | 197    | 4942           | 34.5        | POST OAK       | Quercus stellata    | No        | Yes      | Yes   | Yes                                | Yes        |
|  | 198    | 4943           | 36.5        | POST OAK       | Quercus stellata    | No        | Yes      | Yes   | Yes                                | Yes        |
|  | 199    | 4944           | 29.5        | AMERICAN ELM   | Ulmus americana     | No        | Yes      | Yes   | EMBEDDED WIRE                      | Yes        |



CAB L pg 80



STATE OF TEXAS XX  
COUNTY OF DENTON XX

WHEREAS, WE, ALAN L. POWDERMAKER AND RENATE POWDERMAKER ARE THE OWNERS OF A 34.8776 ACRE TRACT IN THE NATHANIEL E. THOMPSON SURVEY, ABSTRACT NUMBER 1270, DENTON COUNTY, TEXAS, BEING ALL OF A (CALLED) 30.800 ACRE TRACT AS DESCRIBED IN A DEED FROM J. A. MILLER, JR. TO ALAN L. POWDERMAKER AND RENATE POWDERMAKER ON THE 1ST DAY OF MARCH, 1982, AND RECORDED IN VOLUME 1130, PAGE 506, DEED RECORDS OF DENTON COUNTY, TEXAS, AND ALL OF A (CALLED) 4.078 ACRE TRACT AS DESCRIBED IN A DEED FROM FRANCOIS UHLER TO ALAN POWDERMAKER AND WIFE, RENATE POWDERMAKER, ON THE 25TH DAY OF AUGUST, 1983, AND RECORDED IN VOLUME 1282, PAGE 420, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID 30.80 ACRE TRACT AN IRON PIN AT THE NORTH NORTHWEST CORNER OF SAID N. E. THOMPSON SURVEY AND THE WEST SOUTHWEST CORNER OF THE MEP & PRR COMPANY SURVEY, ABSTRACT NUMBER 928, IN THE EAST BOUNDARY LINE OF THE J. GIBSON SURVEY, ABSTRACT NUMBER 484 AND THE NORTH NORTHWEST CORNER OF THAT CERTAIN 100.524 ACRE TRACT AS RECORDED IN VOLUME C, PAGE 223, PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 15 MINUTES 56 SECONDS EAST ALONG THE NORTH BOUNDARY LINE OF SAID 30.80 ACRE TRACT AND THE NORTH BOUNDARY LINE OF SAID THOMPSON SURVEY A DISTANCE OF 1177.95 FEET TO AN IRON PIN FOR CORNER;

THENCE SOUTH 00 DEGREES 03 MINUTES 58 SECONDS WEST ALONG THE EAST BOUNDARY LINE OF SAID 30.80 ACRE TRACT A DISTANCE OF 923.50 FEET TO AN IRON PIN FOR CORNER;

THENCE SOUTH 89 DEGREES 15 MINUTES 56 SECONDS EAST A DISTANCE OF 172.35 FEET TO AN IRON PIN FOR CORNER AT THE EAST NORTHEAST CORNER OF SAID 30.80 ACRE TRACT;

THENCE SOUTH 00 DEGREES 04 MINUTES 02 SECONDS WEST A DISTANCE OF 131.43 FEET TO AN IRON PIN FOR CORNER AT THE SOUTHEAST CORNER OF SAID 30.80 ACRE TRACT;

THENCE NORTH 89 DEGREES 15 MINUTES 56 SECONDS WEST A DISTANCE OF 468.02 FEET TO AN IRON PIN FOR CORNER AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 30.80 ACRE TRACT;

THENCE NORTH 63 DEGREES 41 MINUTES 57 SECONDS EAST A DISTANCE OF 131.43 FEET TO AN IRON PIN FOR CORNER AT THE SOUTHEAST CORNER OF SAID 4.078 ACRE TRACT;

THENCE NORTH 89 DEGREES 15 MINUTES 56 SECONDS WEST A DISTANCE OF 1013.84 FEET TO AN IRON PIN FOR CORNER AT THE SOUTHWEST CORNER OF SAID 4.078 ACRE TRACT IN A WEST BOUNDARY LINE OF SAID THOMPSON SURVEY;

THENCE NORTH 00 DEGREES 42 MINUTES 54 SECONDS EAST ALONG A WEST BOUNDARY LINE OF SAID THOMPSON SURVEY A DISTANCE OF 1218.87 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 34.8776 ACRES OF LAND.

NOW THEREFORE KNOW THESE MEN BY THESE PRESENTS:

THAT, WE, ALAN L. POWDERMAKER AND RENATE POWDERMAKER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1 AND 2, BLOCK 1, POWDERMAKER ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE TOWN AND PUBLIC USE FOREVER THE EASEMENTS SHOWN THEREON (THE ROAD EASEMENT SHOWN IS PRIVATE AND NOT BEING DEDICATED TO THE PUBLIC). THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. THE MAINTENANCE OF THE UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME. ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING, OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND PERFORMING ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

WITNESS OUR HANDS AT Denton Co., TEXAS, THIS 20th DAY

OF January 1995  
ALAN L. POWDERMAKER RENATE POWDERMAKER

STATE OF TEXAS XX  
COUNTY OF DENTON XX

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED ALAN L. POWDERMAKER AND RENATE POWDERMAKER KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED:

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF January 1995

NOTARY PUBLIC, STATE OF TEXAS  
LAURA COOK  
My Comm. JULY 1, 1995  
PRINTED NAME OF NOTARY  
MY COMMISSION EXPIRES: 7-1-95

STATE OF TEXAS XX  
COUNTY OF DENTON XX

KNOW THESE MEN BY THESE PRESENTS:

THAT, I, GARY W. HAMMETT, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE IRON PINS SHOWN THEREON WERE PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION RULES AND REGULATIONS OF THE TOWN OF FLOWER MOUND, TEXAS.

GARY W. HAMMETT, R.P.L.S. #1849  
DATE 9/28/94

STATE OF TEXAS XX  
COUNTY OF DENTON XX

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED GARY W. HAMMETT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED:

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF January 1995

LAURA COOK  
Notary Public - State of Texas  
My Commission Expires JULY 1, 1995  
PRINTED NAME OF NOTARY  
MY COMMISSION EXPIRES: 7-1-95

APPROVED THIS 25th DAY OF July 1995 BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FLOWER MOUND, TEXAS.

ALBERT FLORES  
DIRECTOR OF COMMUNITY DEVELOPMENT  
ERIC LOSHEIDER

APPROVED THIS 15th DAY OF August 1995 BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS.

LARRY W. LIPSCOMB  
TOWN SECRETARY - RUTH DUSHAW  
Cindy Stewart

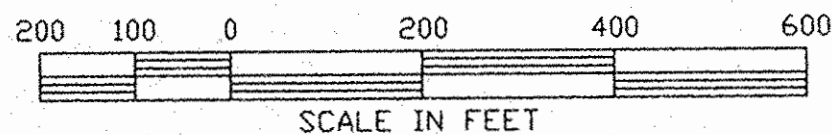


R-82793 A 1270, Tr. 3, Acres 30.80ac.-A11  
R-100085 A 1270, Tr. 4, Acres 4.078A.-A11

601, 805, 607

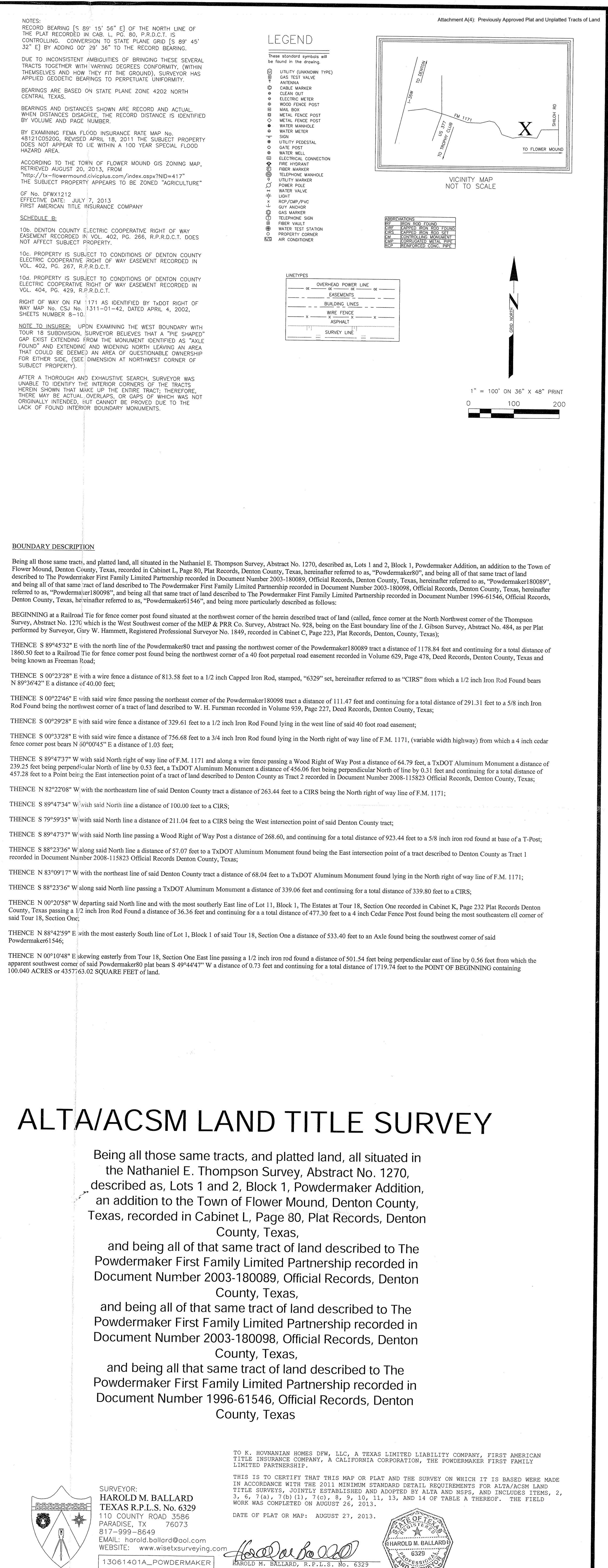
Storia  
6-7-95

Filed for Record in:  
DENTON COUNTY, TEXAS  
HONORABLE TIM HODGES/COUNTY CLERK  
On Mar 16 1995  
at 1:34pm  
Doc/Num : 95-R0015600  
Doc/Type : PLA  
Recording : 20.00  
Doc/Sheet : 6.00  
Receipt # : 7127  
Deputy : MARY



|                                   |  |                 |  |                       |  |                                            |  |               |  |
|-----------------------------------|--|-----------------|--|-----------------------|--|--------------------------------------------|--|---------------|--|
| DWN. J.A.C.                       |  | SCALE 1" = 200' |  | HAMMETT & NASH, INC.  |  | POWDERMAKER ADDITION                       |  | SHEET OF      |  |
| CKD.                              |  | DATE 9-22-1993  |  | ENGINEERS & SURVEYORS |  | LOTS 1 AND 2, BLOCK 1                      |  | JOB NO. 27605 |  |
| BY                                |  | 817-387-0506    |  | DENTON, TEXAS         |  | TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS |  |               |  |
| REVISIONS                         |  |                 |  | 223 W. HICKORY        |  |                                            |  |               |  |
| 6-16-94 REVISE BOUNDARY OF LOT 2. |  | J.A.C.          |  |                       |  |                                            |  |               |  |
| 5-23-94 MINOR CORRECTION          |  | J.A.C.          |  |                       |  |                                            |  |               |  |









## VACATION OF SUBDIVISION PLAT

STATE OF TEXAS }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DENTON }

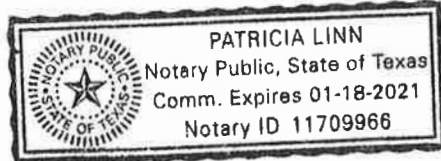
We the undersigned, being the owners of all the lots located within the Conservatory Estates Subdivision, the Town of Flower Mound, Denton County, Texas, and being recorded in Volume/Cabinet \_\_\_\_\_, Page \_\_\_\_\_ of the Map and Plat Records of Denton County, Texas, on the \_\_\_\_\_ Day of \_\_\_\_\_, \_\_\_\_\_, to which reference is here made, desiring to vacate the Plat of said Subdivision, do hereby declare the same to be vacated, and said plat of said Subdivision shall no longer be of any force and effect after vacating of said Plat has been approved by the Town of Flower Mound, Texas.

EXECUTED this the 14th Day of May, 2019.

Shmaisani management LLC, Sam S  
(type owners name here, sign above)

STATE OF TEXAS }

BEFORE ME, the undersigned, a Notary Public in and for said State of Texas, on this day personally appeared Sam Shmaisani, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 14th day of May 2019.

Patricia Linn  
Notary Public

My Commission expires: \_\_\_\_\_

Town of Flower Mound, TEXAS





## **PLANNING AND ZONING COMMISSION**

### **AGENDA ITEM NO: 4**

### **REGULAR ITEM**

---

**DATE:** June 24, 2019

**FROM:** Chuck Russell, Town Planner

**ITEM:** **Public Hearing to consider a request for rezoning (Z19-0002 – Conservatory Estates) from Planned Development District No. 140 (PD-140) for a cluster development to Agricultural District (A). The property is generally located west of Freeman Road and north of Cross Timbers Road.**

---

#### **I. ITEM SUMMARY**

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

The project has a companion application, Vacation Plat (VP19-0001 – Conservatory Estates), for consideration on the same agenda.

This application will require final action by the Town Council.

#### **II. APPLICATION ANALYSIS**

The purpose of this application is to rezone an approximate 100.38 acres as stated above. The proposed Agricultural District is consistent with the Town's Master Plan designation of Cross Timbers Conservation Development District. The subject property is primarily undeveloped with exception of two residential structures. The only access to the site will continue to be a drive from Cross Timbers Road.

On February 1, 2016, the Town Council approved a request for rezoning the subject property (ZPD15-0006 – The Conservatory Estates) from Agricultural District (A) to Planned Development District No. 140 (PD-140) for a cluster development. After the subject was rezoned and platted, the property was sold to a new owner who does not wish to proceed with the previously approved development. The new owner would prefer to use the land under the standards of the Agricultural District zoning that existed on the site prior to the Conservatory Estates rezoning.

On February 1, 2016, the Town Council approved a request for a Development Plan (DP15-0001 – The Conservatory Estates) to develop a residential subdivision.

On December 11, 2017, the Planning and Zoning Commission approved a request for a Record Plat (RC16-0015 – The Conservatory Estates, Phase 1) to create a residential subdivision.



### **III. CORRESPONDENCE**

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all rezoning requests. At the time this report was written, the Town had received no pieces of correspondence in support and no pieces of correspondence in opposition to the request. All correspondence (if any) was sent directly to the Planning and Zoning Commission according to the new public communication process.

### **IV. ATTACHMENTS**

#### **A. Background Information**

1. Vicinity Map
2. Letter of Intent
3. PD-140 Ordinance

#### **B. Application Details**

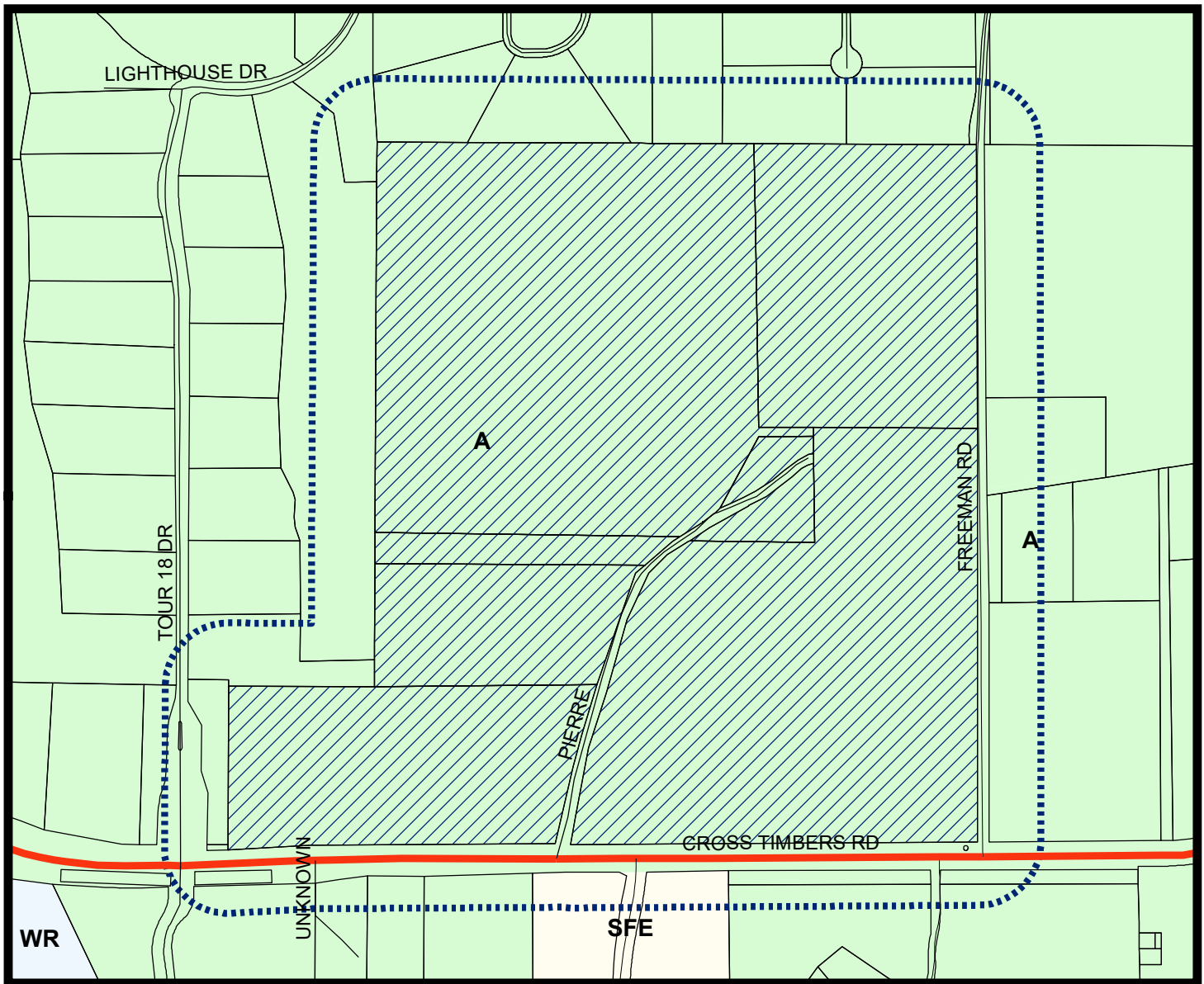
1. Zoning Exhibit



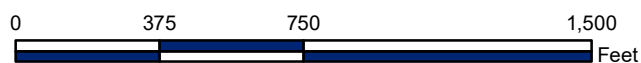
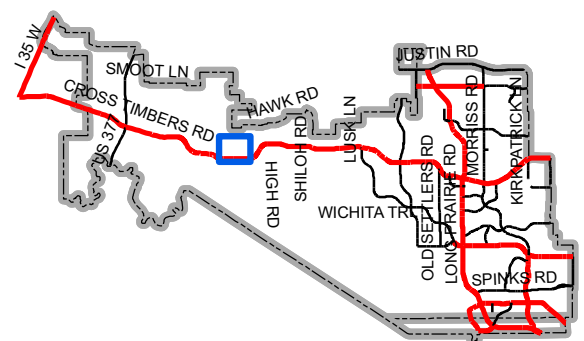
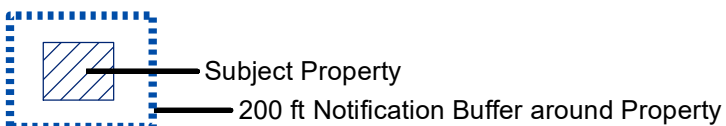


# Vicinity Map

Reference Project: Z19-0002



## LEGEND



Map Location





## LETTER OF INTENT &gt; SHMAISANI RANCH

April 8, 2019

Chuck Russell  
Town Planner  
Town of Flower Mound  
2121 Cross Timbers  
Flower Mound, TX 75028

RE: Zoning Change & Vacated Plat Request – Shmaisani Ranch

Mr. Russell:

Please accept this letter, on behalf of the Sam Shmaisani, as an explanation of the proposed Zoning Change Request a Vacated Plat Request for 103 acres of land located on the north side of FM 1171, directly east of the Estates at Tour 18, and west of Freeman Road in the Town of Flower Mound. The property was rezoned and platted as The Conservatory Estates development. These requests are to process a Plat Vacation which will return the property to an unplatted tract, and to rezone the property to Agricultural (A).

The new property owner does not wish to proceed with the development approval that was The Conservatory Estates, PD-140. The intent is to use the property for agricultural purposes; there is no current plan to develop the property. Therefore, the removal of the PD standard is required and the approved plan would be not meet the zoning of Agriculture.

Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

**MCADAMS**

Doug Powell, AICP  
Senior Planner, Planning + Entitlement



**TOWN OF FLOWER MOUND, TEXAS**

**ORDINANCE NO. 05-16**

**AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, LAND DEVELOPMENT REGULATIONS, OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 103.225 ACRES OF LAND SITUATED IN THE NATHANIEL E. THOMPSON SURVEY FROM AGRICULTURAL DISTRICT (A) TO PLANNED DEVELOPMENT DISTRICT NO. 140 (PD-140) FOR SINGLE FAMILY RESIDENTIAL USES WITH CLUSTER DEVELOPMENT STANDARDS IN ACCORDANCE WITH THE TOWN'S MASTER PLAN AND SPECIFIC REQUIREMENTS AND EXHIBITS INCORPORATED HEREIN; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Flower Mound 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 Town Council of the Town of Flower Mound heretofore adopted the Land Development Regulations of the Town of Flower Mound, as amended, 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 Chapter 78 of the Land Development Regulations, the owners of the property described as 103.225 acres of land situated in the Nathaniel E. Thompson Survey, Abstract No. 1270, Denton County, Texas, have filed an application to change the zoning from Agricultural District (A) to Planned Development District No. 140 (PD-140) for Single Family Residential uses with Cluster Development Standards; and,

**WHEREAS**, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on January 25, 2016, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on February 1, 2016, with respect to the proposed planned development district as described herein; and,

**WHEREAS**, the Town has complied with all requirements of Chapter 211 of the Local Government Code, Chapter 78 of the Land Development Regulations, and all other laws dealing with notice, publication and procedural requirements for the approval of a planned development district on the property; and

**WHEREAS**, the Town Council finds that amendment of the Zoning map as outlined herein is in the best interest of the Town of Flower Mound and will promote the health, safety and general welfare of the citizens of the Town of Flower Mound and the general public.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:**



### **SECTION 1**

The Land Development Regulations of the Town of Flower Mound, Texas, as amended, are hereby amended on the hereinafter described property and area to establish a planned development district as shown below:

103.225 acres of land situated in the Nathaniel E. Thompson Survey, Abstract No. 1270, Denton County, Texas, and more fully described in Exhibit "A" hereto.

Planned Development District No. 140 (PD-140) for Single Family Residential uses with Cluster Development Standards.

### **SECTION 2**

The development standards, concept plan, concept landscape plan, and concept open space plan of the proposed Planned Development District No. 140 (PD-140), attached hereto as Exhibits "B," "C," "D," and "E," each incorporated herein for all purposes, are hereby approved as the development standards, concept plan, concept landscape plan, and concept open space plan for this Planned Development District No. 140 (PD-140).

### **SECTION 3**

The official map of the Town of Flower Mound is amended and the Executive Director of Development Services is directed to revise the official zoning map to reflect the approved Planned Development District No. 140 (PD-140), as set forth above.

### **SECTION 4**

The use of the property described above shall be subject to all restrictions, terms and conditions contained in Exhibits "B," "C," "D," and "E" attached hereto, as well as the applicable regulations contained in the Land Development Regulations and all other applicable and pertinent ordinances of the Town of Flower Mound.

### **SECTION 5**

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Flower Mound, Texas, as amended, except when 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 6**

It is hereby declared to be the intention of the Town 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 Town Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.



**SECTION 7**

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the Town Council of the Town of Flower Mound shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Code of Ordinances of the Town of Flower Mound. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

**SECTION 8**

All rights and remedies of the Town of Flower Mound are expressly saved as to any and all violations of the provisions of the Land Development Regulations 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 9**

The Town Secretary of the Town of Flower Mound is hereby directed to publish the caption in the official newspaper of the Town of Flower Mound as required by Section 3.07 of the Charter of the Town of Flower Mound.

**SECTION 10**

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

**DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF 5 TO 0, ON THIS THE 1<sup>st</sup> DAY OF FEBRUARY, 2016.**

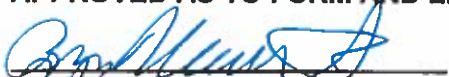
APPROVED:

  
Thomas E. Hayden, MAYOR

ATTEST:

  
Theresa Scott, TOWN SECRETARY

APPROVED AS TO FORM AND LEGALITY:

  
Bryn Meredith, TOWN ATTORNEY



**Exhibit "A"**  
**Legal Description**

LEGAL DESCRIPTION

103.225 ACRES

Being all that certain lot, tract or parcel of land situated in the Nathaniel E. Thompson Survey, Abstract Number 1270, Town of Flower Mound, Denton County, Texas, and being part of that certain called 100 acre tract of land described in deed to J. A. Miller recorded in Volume 362, Page 294 of the Deed Records of Denton County, Texas, and being part of that certain call 48.424 acre tract of land described in deed to Allen L. Powdermaker and Francois Uhler recorded in Volume 1130, Page 498 of the Deed Records of Denton County, Texas, and being all that certain called 14.500 acre tract of land described in deed to David, Jill and Karin Powdermaker recorded in Volume 1130, Page 498 of the Deed Records of Denton County, Texas, and being all that certain called 30.800 acre tract described in deed to Alan L. Powdermaker and Renate Powdermaker recorded in Volume 1103, Page 506 of the Deed Records of Denton County, Texas, and being all that certain called 6.800 acre tract of land described in deed to Francois Uhler recorded in Volume 1103, Page 609 of the Deed Records of Denton County, Texas, and being all of Lots 1 and 2, Block 1 of the Powdermaker Addition, an addition the the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet L, Page 80 of the Plat Records of Denton County, Texas, and being all of Tract 1 and Tract 2, of that same tract of land described to Denton County recorded in Document Number 2008-115823, Official Records, Denton County, Texas, and being all that certain called 1.1 acre tract of land described as Tract No. 19 in deed to Denton County recorded in Volume 429, Page 123 of the Deed Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at an axle found at an inner ell corner in the west line of said 100 acre tract and said 48.424 acre tract, being the southeast corner of Lot 1, Block 1 of The Estates at Tour 18, Section One, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet K, Page 232 of the Plat Records of Denton County, Texas, and being the recognized southeast corner of the J. Gibson Survey, Abstract Number 484 and an inner ell corner in the west line of said Nathaniel E. Thompson Survey, Abstract Number 1270;

THENCE N 00°08'15" W, with a west line of said 100 acre tract and said 48.424 acre tract and the most east line of said Lot 1, Block 1, pass at 90.22 feet the most easterly northeast corner thereof, being the southeast corner Lot 10, Block 1 of said addition, continuing with the east line of said Lot 10, passing the northerly northwest corner of said 48.424 acre tract and the southwest corner of said 6.800 acre tract continuing with the west line thereof, passing the northwest corner of said 6.800 acre tract and the westerly southwest corner of said 30.800 acre tract, continuing with the west line thereof, passing at 1607.20 feet the northeast corner of said Lot 10, Block 1 and the southeast corner of Lot 9, Block 1 of said addition, continuing with the east line thereof a total distance of 1719.94 feet to a 1/2" capped rebar set (G&A) at the southwest corner of that certain called 42.0093 acre tract of land described in deed to Joe B. Freeman and wife, Teresa Freeman recorded in Document Number 1997-88963 of the Real Property Records of Denton County, Texas, and being the most northerly northwest corner of said 100 acre tract and said 30.800 acre tract and being the northwest corner of said Lot 1, Block 1, Powdermaker Addition;

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## Page 5

THENCE S 89°56'35" E, 1870.10 feet with the south line of said 42.0093 acre tract and the north line of said 100 acre tract and said 30.800 acre tract, passing the northeast corner of said 30.800 acre tract and the northwest corner of said 14.500 acre tract, continuing with the north line thereof to a 1/2" capped rebar set (G&A) at the northeast corner thereof and the northeast corner of said 100 acre tract and being the northwest corner of that certain called 27.4102 acre tract of land described in deed to Tom W. Kindred recorded in Volume 1379, Page 434 of the Real Property Records of Denton County, Texas, from which a 5/8" capped rebar found (PBS&J) at the southeast corner of said 42.0093 acre tract bears S 89°56'35" E, 60.0 feet;

THENCE S 00°23'10" E, with the east line of said 100 acre tract and said 14.500 acre tract and the west line of said 27.4102 acre tract, passing at 819.85 feet the northwest corner of a called 0.265 acre 40' right-of-way dedication as shown on the plat of Western Elevated Tank Addition, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Document Number 2011-112 of the Plat Records of Denton County, Texas, continuing with the west line of said Western Elevated Tank Addition, passing the southeast corner of said 14.500 acre tract and the northeast corner of said 48.424 acre tract, continuing with the east line thereof 1111.16 feet (called 1106.11 feet in said 27.4102 acre tract deed) to a 1/2" rebar found at the southwest corner of said Western Elevated Tank Addition and the southwest corner of said 27.4102 acre tract, being the northwest corner of that certain called 5.000 acre tract of land described as Tract Two in deed to Prime Time Properties, Inc., recorded in Volume 3112, Page 428 of the Real Property Records of Denton County, Texas;

THENCE S 00°28'05" E, 329.56 feet continuing with the east line of said 100 acre tract and said 48.424 acre tract and the west line of said 5.000 acre tract to a 1/2" rebar found at the southwest corner of said 5.000 acre tract, being the northwest corner of that certain called 10.1743 acre tract of land described in deed to Joe B. Freeman and wife, Teresa Freeman recorded in Volume 2444, Page 779 of the Real Property Records of Denton County, Texas;

THENCE S 00°34'25" E, continuing with the east line of said 100 acre tract and said 48.424 acre tract and the west line of said 10.1743 acre tract passing at 756.41 feet a 5/8" rebar found at the southeast corner of said 48.424 acre tract and the southwest corner of said 10.1743 acre tract and being on the north line of F.M. 1171 and the north line of said 1.1 acre tract of land, continuing a total distance of 802.16 feet;

THENCE S 89°48'20" W, 1951.54 feet with the south line of said 1.1 acre tract;

THENCE S 88°23'05" W, 462.89 feet with the south line of said 1.1 acre tract;

THENCE N 00°20'40" W, passing at 55.02 feet a 1/2" capped rebar set (G&A) at the northwest corner of said Tract 1, and being on the east line of a 45' right-of-way dedication shown on the aforementioned plat of the Estates at Tour 18, Section One, from which an aluminum TXDOT monument found bears N 88°23'00" E, 0.8 feet, continuing with the west line of said 100 acre tract and said 48.424 acre tract and the east line of said 45' right-of-way dedication, passing at 91.4 feet the northeast corner thereof and the southeast corner of Lot 11, Block 1 of said Estates at Tour 18, Section One, continuing with the east line thereof 477.50 feet to an old wood fence corner post found at the most westerly northwest corner of said 100 acre tract and said 48.424 acre tract, and being the most southerly southwest corner of the aforementioned Lot 1, Block 1, Estates at Tour 18, Section One;

THENCE N 88°43'20" E, 533.40 feet with the common line between said 100 acre tract and said 48.424 acre tract and said Lot 1, Block 1 to the POINT OF BEGINNING and containing approximately 103.225 acres of land



**Exhibit "B"**  
**DEVELOPMENT STANDARDS**

**Planned Development District 140 (PD-140)**  
**The Conservatory Estates**

The development on the property comprising approximately 103.225 acres of land within the corporate limits of the Town of Flower Mound ("Town") and as described on Exhibit "A" to this Zoning Ordinance adopting PD-140 shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

**A. PERMITTED USES**

The following uses shall be the only uses permitted in the Planned Development District.

1. **Permitted Uses.** The following uses shall be permitted in the Planned Development District, subject to compliance with all applicable conditions and provisions of the Town's Land Development Regulations, as amended:
  - a. Dwelling, single-family detached;
  - b. Accessory use, general, subject to Section 98-972;
  - c. Garage Sale, subject to Section 98-982;
  - d. Home occupation, subject to Section 98-984;
  - e. Model home;
  - f. Swimming pool, private; subject to Section 98-996;
  - g. Tennis Courts;
2. **Specific Uses:** No specific uses requiring the issuance of a specific use permit shall be permitted in PD-140, except:
  - a. Accessory Dwelling, subject to section 98-983.
3. **Temporary Uses.** Only the following temporary uses may be permitted in PD-140 subject to the approval of a temporary use permit in accordance with the procedures and standards of section 78-87 of the Code, "Temporary Use Permits":
  - a. Asphalt/concrete batch plant, temporary, subject to section 98-974
  - b. Building material yard; and
  - c. Field office, temporary
4. **Accessory Uses Permitted in Lots Owned by HOA ("X" Lots).** The following uses are permitted in PD-140 within lots owned by the Homeowner's Association as shown on the attached Conceptual Site Plan (Exhibit "C")
  - a. Pump Houses;
    - i. Size: 500 sq. ft. maximum
    - ii. Number: Maximum of 5.
    - iii. Construction; In compliance with Town regulations
    - iv. Appearance: Designed to accent the Garden Areas with traditional style.

- v. Purpose: Pump House, irrigation equipment, garden supplies and tools.
- b. Barn;
  - i. Size: 3,200 sq. ft. maximum
  - ii. Number: Maximum of 1.
  - iii. Construction: Stone and Mortar walls with barn doors and pitched roof. In compliance with Town regulations.
  - iv. Appearance: Traditional Scenic Barn
  - v. Purpose: Storage of Equipment and Supplies for husbandry of the woodlands and the scenic agricultural uses.
- c. Conservatory Building; (may be connected to Guard House) at the Entrance.
  - i. Size: 2,400 sq. ft. maximum
  - ii. Number: Maximum of 1.
  - iii. Construction: Masonry Walls with glass windows and engineered roof to consist of aluminum frame with glass panels. In compliance with Town regulations.
  - iv. Appearance: Stone and mortar walls supporting the engineered glass and aluminum roof and windows (European Country or Wine Country appearance).
  - v. Purpose: Workplace for germinating flowers and potted plants to use in the gardens as well as seasonal color. Also, Garden Sitting Area for neighborhood (HOA) committee meetings or small "get-togethers". Possibly, Conservation Education
- d. Carriage House;
  - i. Size: 1,600 sq. ft. maximum
  - ii. Number: Maximum of 1.
  - iii. Construction: Stone and Mortar walls with carriage house doors, 5 each at front and 2 each side doors. In compliance with Town regulations.
  - iv. Appearance: Traditional Carriage House with decorative trim and pitched roof.
  - v. Purpose: Parking for Guards i.e. Administrators, storage of equipment and supplies for the Conservatory, pumps and irrigation equipment for the adjacent ponds, entry landscaping, gates, lighting, and seasonal decorations.
- e. Livestock, subject to Section 98-985.

## B. RESIDENTIAL DIMENSIONAL REGULATIONS

1. Planned Development (PD) Zoning District 140 Residential Lot Standards:
  - a. Minimum lot area per dwelling. The minimum lot area shall be twenty-seven thousand (27,000) square feet, subject to section 98-1023;
  - b. Minimum lot width. The minimum lot width, measured at the permitted building line, shall be one hundred feet (100'), subject to section 98-1024;
  - c. Minimum front yard. The minimum front yard setback shall be thirty feet (30'), subject to section 98-1026.
  - d. Minimum side yard. The minimum side yard shall be ten feet (10'), subject to section 98-1027;
  - e. Minimum rear yard. The minimum rear yard shall be ten feet (10'), subject to section 98-1027.
  - f. Minimum floor area per unit. The minimum floor area per dwelling unit shall be three thousand five hundred square feet (3,500 sq. ft.) for a single story



building, and four thousand five hundred square feet (4,500 sq. ft.) for a two (2) story building.

- g. Maximum lot coverage. The maximum lot coverage shall be thirty-five percent (35%) for all uses, subject to section 98-129;
- h. Maximum height. The maximum height of buildings and structures shall be three (3) stories or thirty-five feet (35') for all uses, subject to section 98-1031; and

- 2. The dimensional and area regulations contained in this section shall not apply to common areas or lots owned by the homeowner's association for The Conservatory Estates at Flower Mound ("HOA"). Any common areas or lots owned by the HOA and any structure(s) thereon shall conform to all relevant provisions of the Town's code of ordinances and land development regulations.

#### C. RESIDENTIAL LOT REQUIREMENTS

The following requirements shall apply to the residential lots within The Conservatory Estates.

- 1. There shall be a maximum residential lot density of 0.62 dwelling units per gross acres of the entire The Conservatory Estates property which equates to 64 total residential lots.

#### D. SUPPLEMENTAL STANDARDS

- 1. The development of PD-140 is subject to the approved Environmental Protection Plan.
- 2. The development of PD-140 is subject to an Open Space Management Plan.
- 3. The home owner or home builder may choose to install an ornamental metal fence on the residential lot that is adjacent to open space, or may choose to leave their property unfenced. If a pool is installed, a fence must be constructed either by the homebuilder or homeowner.
- 4. As a Cluster Development, PD-140 shall have a minimum of fifty percent (50%) of the gross land area preserved as open space for the development as depicted in Exhibit "E" below. In meeting requirements for open space, the developer must demonstrate how open space designated in Exhibit "E" shall be managed. Open Space shall be managed by a qualified nonprofit entity or organization that manages open space, such as a land trust, HOA or other qualified entity, pursuant to section 170(h) of the Internal Revenue Code, as amended, and as may be approved and accepted by the Town. The final Open Space Management Plan (OSMP) shall conform with the following:
  - a. The Open Space Management Plan shall be in accordance with Ordinance No. 64-13; Section 5/Cross Timbers Conservation District Area Plan (CTCDD)
  - b. Be submitted and approved by the Town prior to the submittal of the first record plat within the development.

- c. Be recorded in the deed records of Denton County Texas as a restriction running with the land prior to the submittal of the first record plat within the development.
  - d. Substantially conform to the draft OSMP submitted to the Planning and Zoning Commission for consideration of the Zoning application (ZPD15-0006) and identified as Attachment "E" of the agenda item.
- 5. A multi-use trail with a minimum width of eight feet (8') shall be provided along FM 1171.
- 6. An equestrian trail with a minimum width of fifteen feet (15') shall be provided along FM 1171 and the eastern boundary of the property along Freeman Road.
- 7. Prior to approval of a record plat, a tree survey shall be submitted and accepted by staff for all areas of the subject property outside of Environmentally Sensitive Areas (ESA's) that are impacted by public improvements including but not limited to roads. Furthermore, a tree survey shall be required for each residential lot at the time a building permit application is sought prior to the construction of any structure. This allows the custom home-builder to have flexibility in the design and placement of buildings in order to optimize the preservation of existing natural features, such as trees, that are unique to each lot.
- 8. A secondary/emergency access with a minimum width of thirteen feet (13') shall be provided as shown on the approved Concept Plan, Exhibit "C".
- 9. Individual lot grading design shall not be required for all residential lots during the Record Plat/Construction Plan phase; however, for those lots not graded on the Grading Plan included in the set of Construction Plans shall require a separate grading plan at the time of building permit submittal and must be completed by an engineer.
- 10. House Pad Benching. Developer shall prepare and submit a complete subdivision design including general grading, drainage and pad elevation plans in accordance with the Engineering Design Criteria and Construction Standards. The grading and drainage within Conservatory and along the perimeter of all lots within each phase of the development shall be complete prior to final acceptance of that phase of the development by the Town. The general pad elevations for the lots within the development shall be included in the subdivision design plans but are not required to be "benched" prior to the Town's final acceptance of each phase of the development. Developer agrees that for each pad site that is not being benched, as identified herein-above, prior to final acceptance of that particular phase the following will occur:
  - a. Developer shall retain a professional licensed engineer to design plans for the review and approval of any modification in the benching data for each and every pad site identified herein as well as any design modifications required to address changes in drainage flows, velocities and direction that deviate from the original approved plans and prepare and submit any proposed



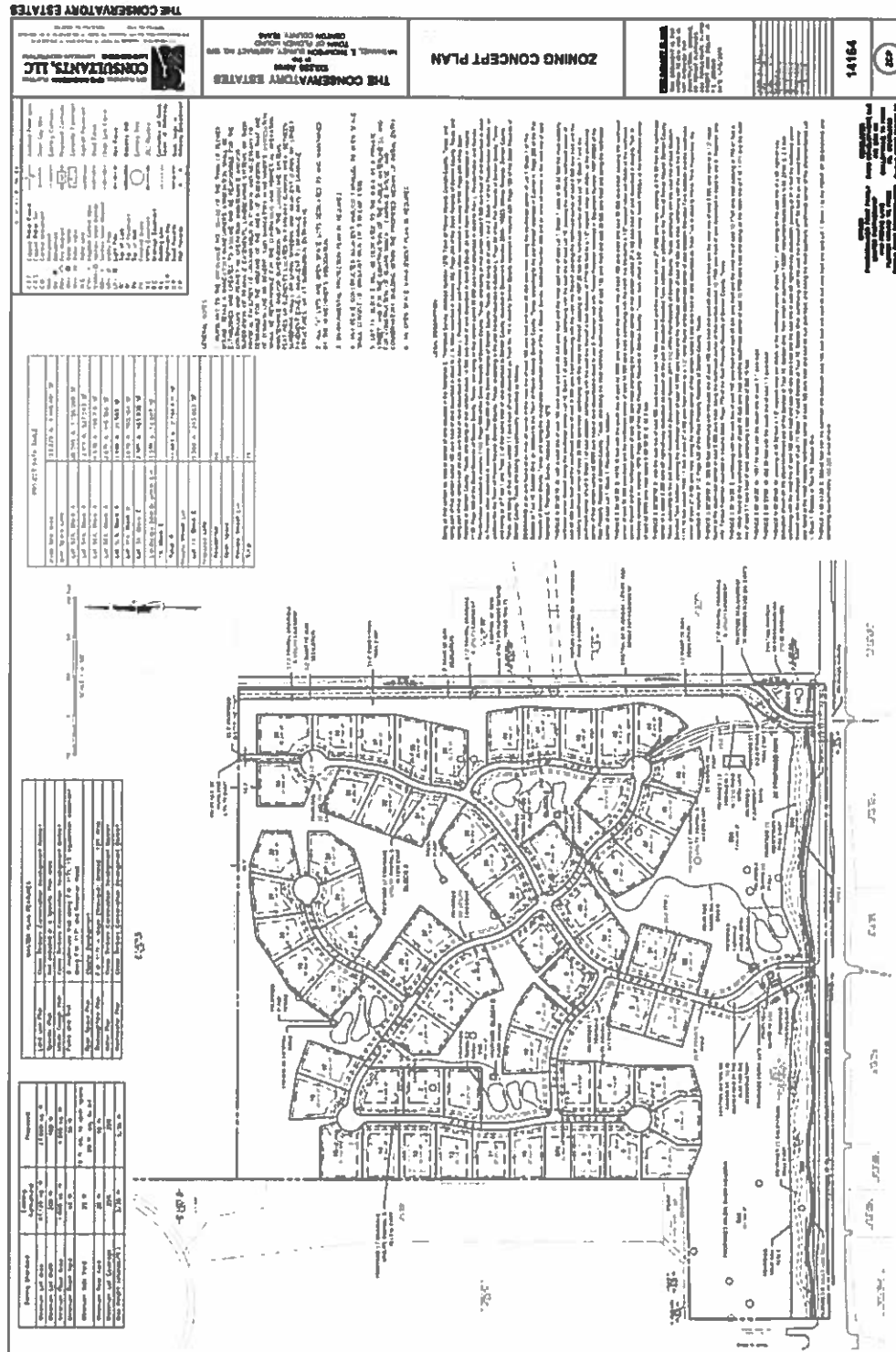
revisions to the Town for approval and acceptance before each such pad site or group of pad sites within a particular phase is benched;

- b. Erosion control measures including silt fencing, check dam, bar ditch and storm water pipe system cleaning shall be performed on a routine basis as needed and no less frequently than at least one time every six months or more frequently as may be required and directed by the Town Manager or his designee;
- c. Developer shall be responsible for weekly monitoring, clean-up and removal of construction debris, waste and litter that is dumped, accumulates or is otherwise stockpiled within the development;
- d. Developer shall remove check dams and silt fencing as appropriate and in accordance with best management practices after all pad sites within the phase have been benched and stabilized and a final phase inspection of the newly benched pad sites has been performed and approved by the Town.

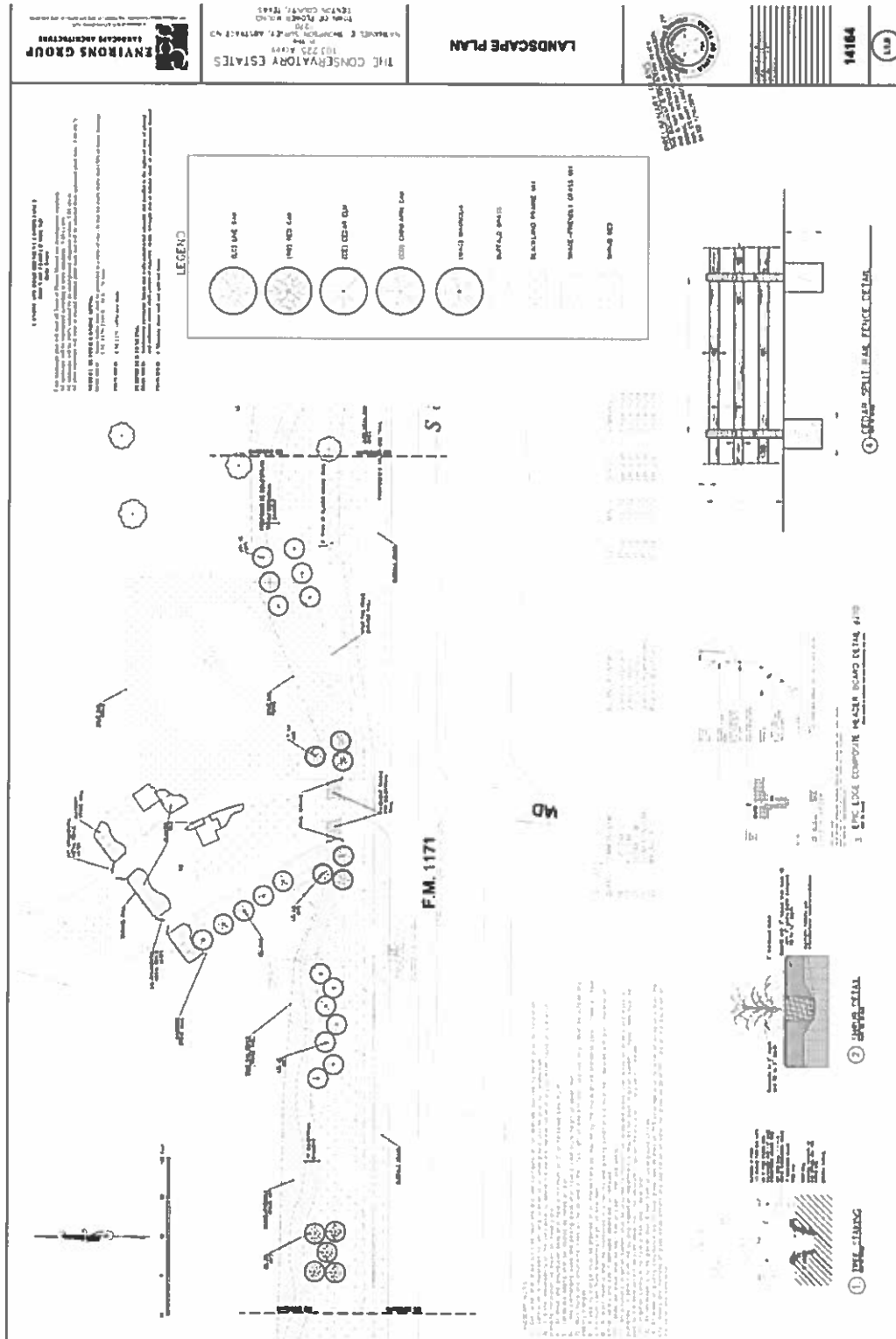
11. The development of PD-140 is subject to the approved Developer's Agreement.

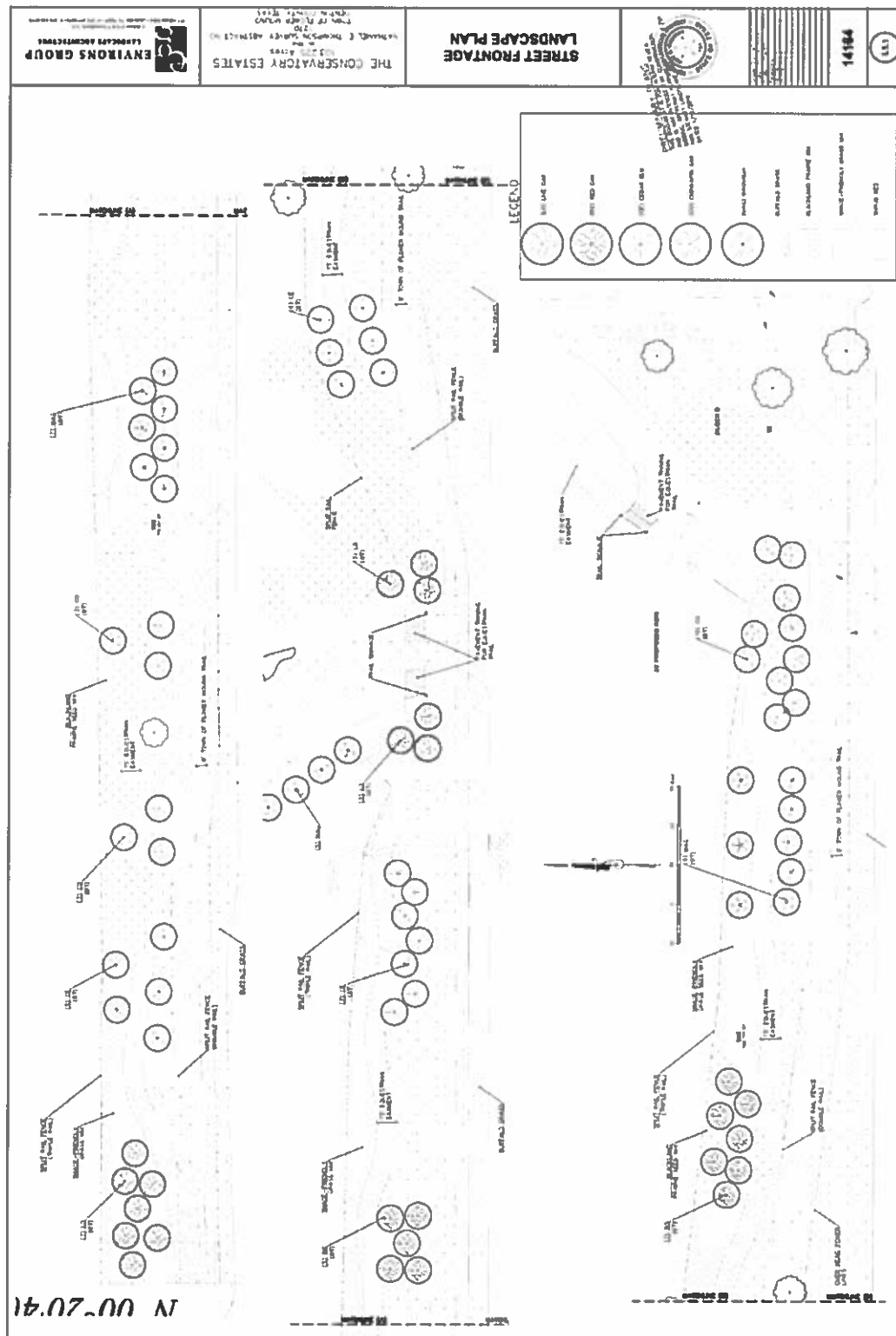
12. All amenity ponds shall have aeration by recirculating pumps or by fountains.

13. All landscaping shall be in conformance with Exhibit "D", the Conceptual Landscape Plan.

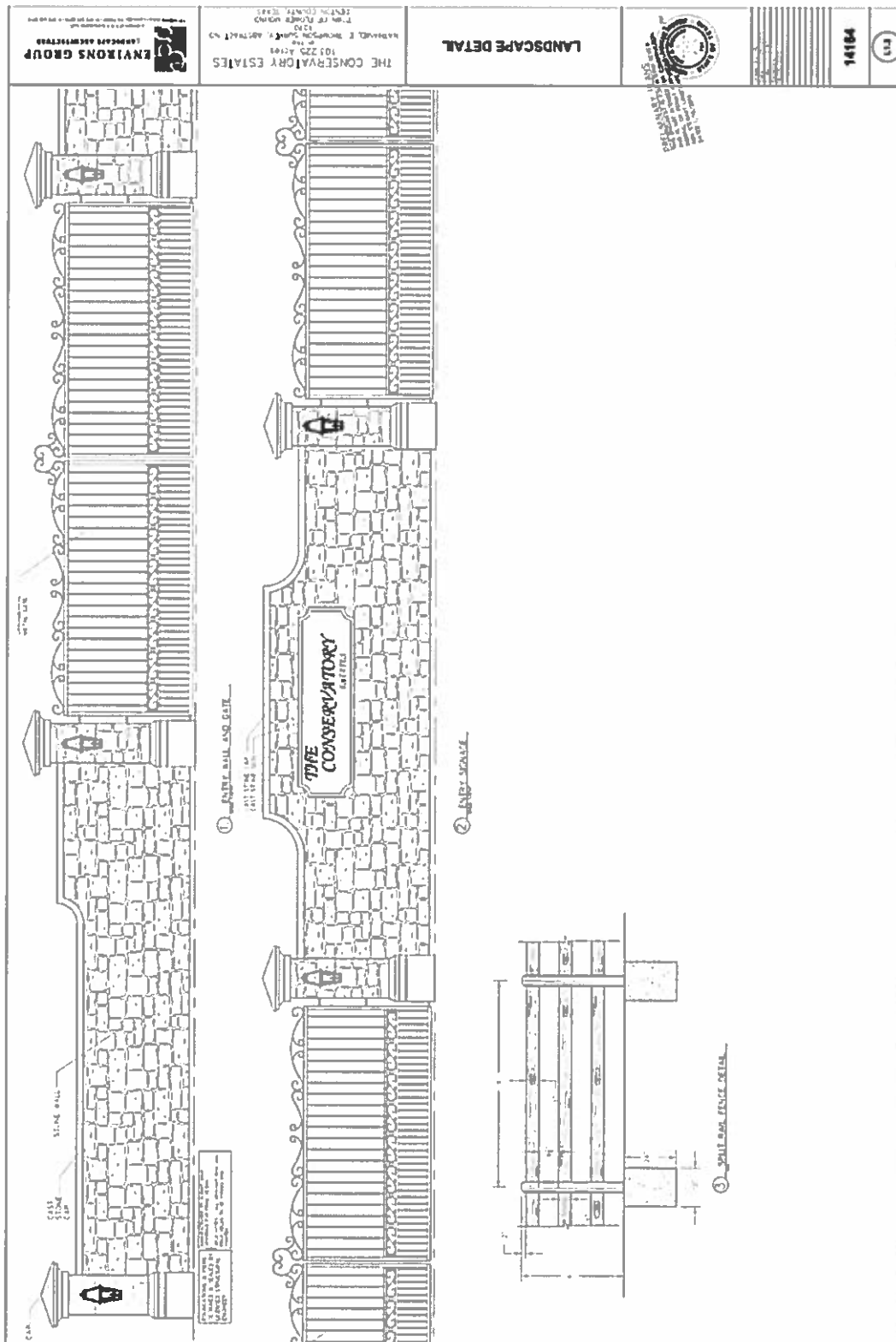






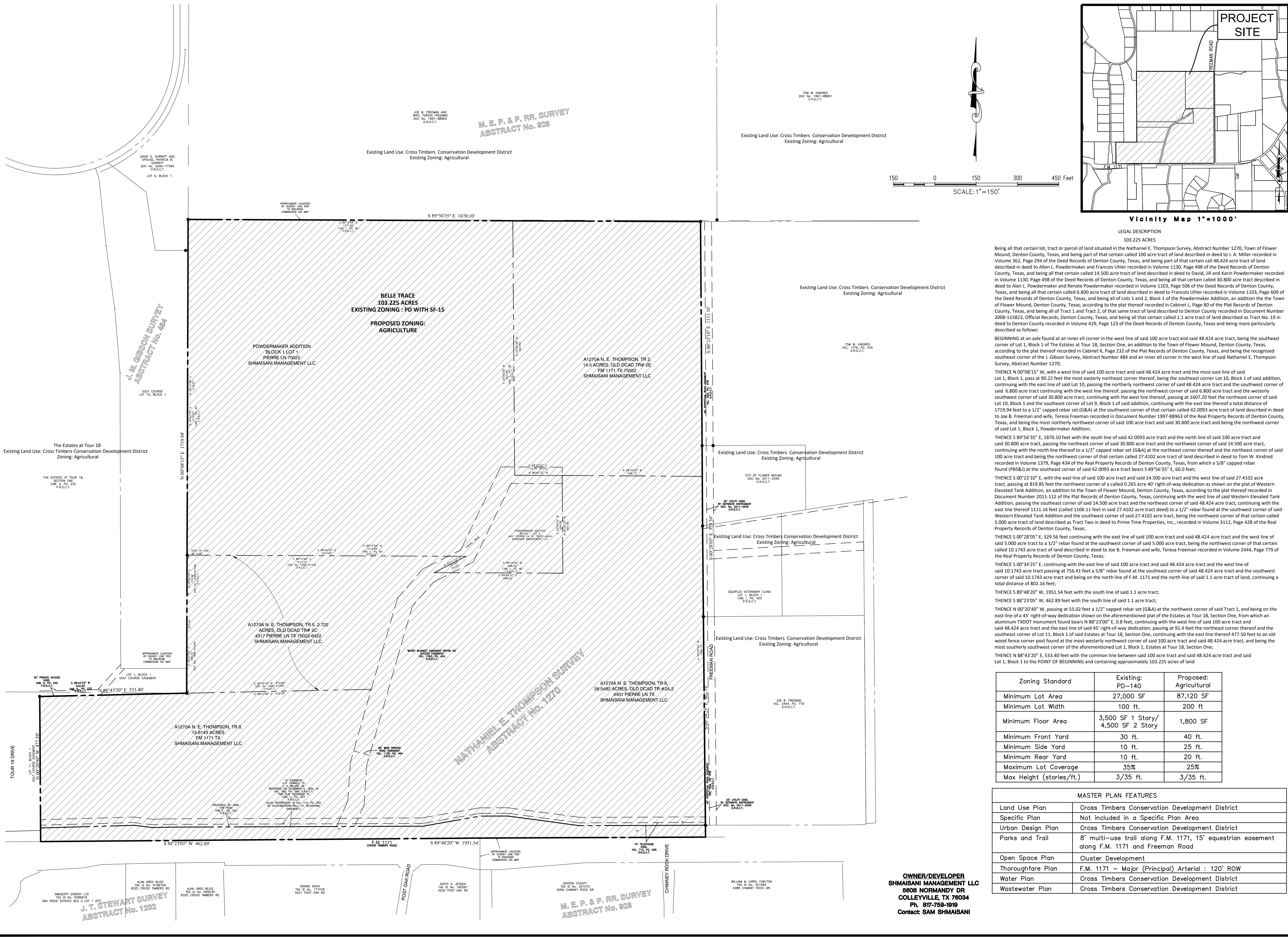












**The John R. McAdams  
Company, Inc.**  
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BPBE: 19762 TBPLS: 10194440  
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[www.mcadamsco.com](http://www.mcadamsco.com)



**SHMAISANI RANCH**  
103.225 Acres  
In the  
NATHANIEL E. THOMPSON SURVEY, ABSTRACT NO. 12707  
TOWN OF FLOWER MOUND  
DENTON COUNTY, TEXAS

# ZONING EXHIBIT

**PRELIMINARY PLANS**  
THIS DOCUMENT IS FOR  
INTERIM REVIEW AND IS  
NOT INTENDED FOR  
CONSTRUCTION, BIDDING,  
OR PERMIT PURPOSES.  
G&A | MCADAMS,  
TBPE: 19762  
ROBERT JOHN DOLLAH, JR.,  
P.E. #86898  
DATE 6/18/2019

|                  |
|------------------|
| Drawn By: PF     |
| Date: 06/07/2019 |
| Scale: 1"=150'   |
| Revisions:       |

**SPEC-19084**

