

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

NOVEMBER 11, 2019

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

.....
AN AGENDA INFORMATION PACKET IS AVAILABLE ONLINE AT 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. Coordination of calendars
2. Council direction on short-term rentals

F. CONSENT ITEMS

This part of the agenda consists of non-controversial or "housekeeping" items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Minutes of October 28, 2019: Consider approval of the minutes of the October 28, 2019, Planning and Zoning Commission Regular Session.

2. RC19-0006 – Trailwood Phase II: Consider a request for a Record Plat to develop a residential subdivision. The property is generally located south of Cross Timbers Road and west of U.S. 377.

G. REGULAR ITEMS

3. *ZPD19-0009 – Windsor Professional Centre, PD-92*

Public Hearing

Public Hearing to consider an ordinance for rezoning (ZPD19-0009 – Windsor Professional Centre) to amend Planned Development District No. 92 (PD-92) with Office District (O) uses, to add the Health club or athletic club use as a permitted use for Lot 4, only. The property is generally located north of Windsor Centre Drive and west of Long Prairie Road.

H. ADJOURNMENT – REGULAR SESSION

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: November 7, 2019, at 11:00 a.m., at least 72 hours prior to the scheduled time of said meeting.

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.
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PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 1

CONSENT ITEM

DATE: November 11, 2019

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the October 28, 2019, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on October 28, 2019.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 28TH DAY OF OCTOBER, 2019, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 7:49 PM

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

David Johnson	Chair
Brad Ruthrauff	Vice-Chair
Adam Schiestel	Commissioner, Place 2
Robert Rawson	Commissioner, Place 3
Philip Del Vecchio	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Thomas Pickering	Commissioner, Place 7
Timothy Fink	Commissioner, Place 9

Constituting a quorum with the following members absent:

Robert Cox	Commissioner, Place 8
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(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:

James Donovan	Town Attorney
Lexin Murphy	Director of Planning Services
Chuck Russell	Town Planner
Robert Pegg	Assistant Director of Engineering
LauriAnn Cash	Executive Assistant

A. CALL REGULAR SESSION TO ORDER (Council Chambers): 7:49 P.M.

B. PUBLIC COMMENT

None

C. FUTURE AGENDA ITEMS

None

D. DIRECTOR'S REPORT

1. Considerations for potential zoning sign changes
2. Updates to online development process overview

E. REGULAR ITEMS

- 1. Consider approval of the minutes of the October 14, 2019, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Vice-Chair Ruthrauff moved to approve the October 14, 2019, minutes, as presented. Commissioner Pickering seconded the motion.

VOTE ON THE MOTION

AYES: Schiestel, Rawson, Del Vecchio, Ruthrauff, Dillon, Pickering

NAYS: None

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

- 2. Public Hearing to consider and ordinance granting Specific Use Permit No. 458 (SUP19-0007 – Four40 Event Center at Parker Square) to permit an assembly hall. The property is generally located northwest of Cross Timbers Road and south of Timber Creek Road.**

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Curtis Shore, 3317 Northwood Drive; Highland Village
Michelle Yates, Property Manager for Parker Square

Spoke in Favor:

None

Spoke in Opposition:

None

Commission Deliberation

Commissioner Pickering moved to recommend approval of SUP19-0007 – Four40 Event Center at Parker Square, as presented and with the amendment that the property owner be allowed to consider additional landscape options more suitable to the property environment. Commissioner Del Vecchio seconded the motion.

VOTE ON THE MOTION

AYES: Pickering, Dillon, Ruthrauff, Del Vecchio, Rawson, Schiestel

NAYS: None

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

3. Public Hearing to consider an ordinance granting Specific Use Permit No. 459 (SUP19-0008 – Flourish Birth and Wellness Center) to permit a hospital. The property is generally located south of Cross Timbers Road and west of Kirkpatrick Lane (4601 Kirkpatrick Lane).

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Marsha and Zach Gross, 2400 Columbia Drive, Flower Mound
Mark Glover, 140 Red Oak Lane, Flower Mound

Spoke in Favor:

None

Spoke in Opposition:

None

Commission Deliberation

Commissioner Pickering moved to recommend approval of SUP19-0008 – Flourish Birth and Wellness Center, as presented. Vice-Chair Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Schiestel, Rawson, Del Vecchio, Ruthrauff, Dillon, Pickering

NAYS: None

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

F. ADJOURNMENT – REGULAR SESSION 8:56 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

CONSENT ITEM

DATE: November 11, 2019

FROM: Poornima Kashyap, Senior Planner

ITEM: **Consider a request for a Record Plat (RC19-0006 – Trailwood Phase II) to develop a residential subdivision. The property is generally located south of Cross Timbers Road and west of U.S. 377.**

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 Planning and Zoning Commission.

II. APPLICATION ANALYSIS

This application represents the second and final phase of development for Trailwood Phase II, in order to create 152 single-family residential lots and six open space lots (x-lots). There are 52 Type 1 lots with a minimum lot size of 6,000 square feet and 100 Type 2 residential lots with a minimum lot size of 7,440 square feet within this phase. The proposed lots are located on 63.86 acres and are in conformance with the underlying Single-Family District-5 (SF-5) standards within Planned Development District-136 (PD-136).

The plat depicts necessary setbacks, buffers, open space areas and easements. The development has access from Cross Timbers Road. The proposed record plat is consistent with the development plan (DP15-0005) approved by Town Council on September 21, 2015, which depicted a total of 309 buildable lots.

	PD-136 requirements	Phase I	Phase II	Provided
Maximum Type 1 lots (Min. 6,000 sf)	145 lots	93	52	145
Type 2 lots		64	100	164
Maximum Density	2.504 dwelling units/gross acreage 123.82 ac x 2.504 = 310 lots	157	152	309
Minimum open space	34% of the gross acreage Or 42.097 ac.	19.036 ac	23.862 ac	34.6% 42.898 ac

On November 4, 2019, the Town Council approved removal of one specimen tree on this property.

On October 26, 2015, the Planning and Zoning Commission approved a record plat (RC15-0007) to create 157 buildable, single-family residential lots within the first phase of the Trailwood development.

On February 16, 2015, the Town Council approved a Master Plan Amendment and a Zoning Amendment for the Trailwood development.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

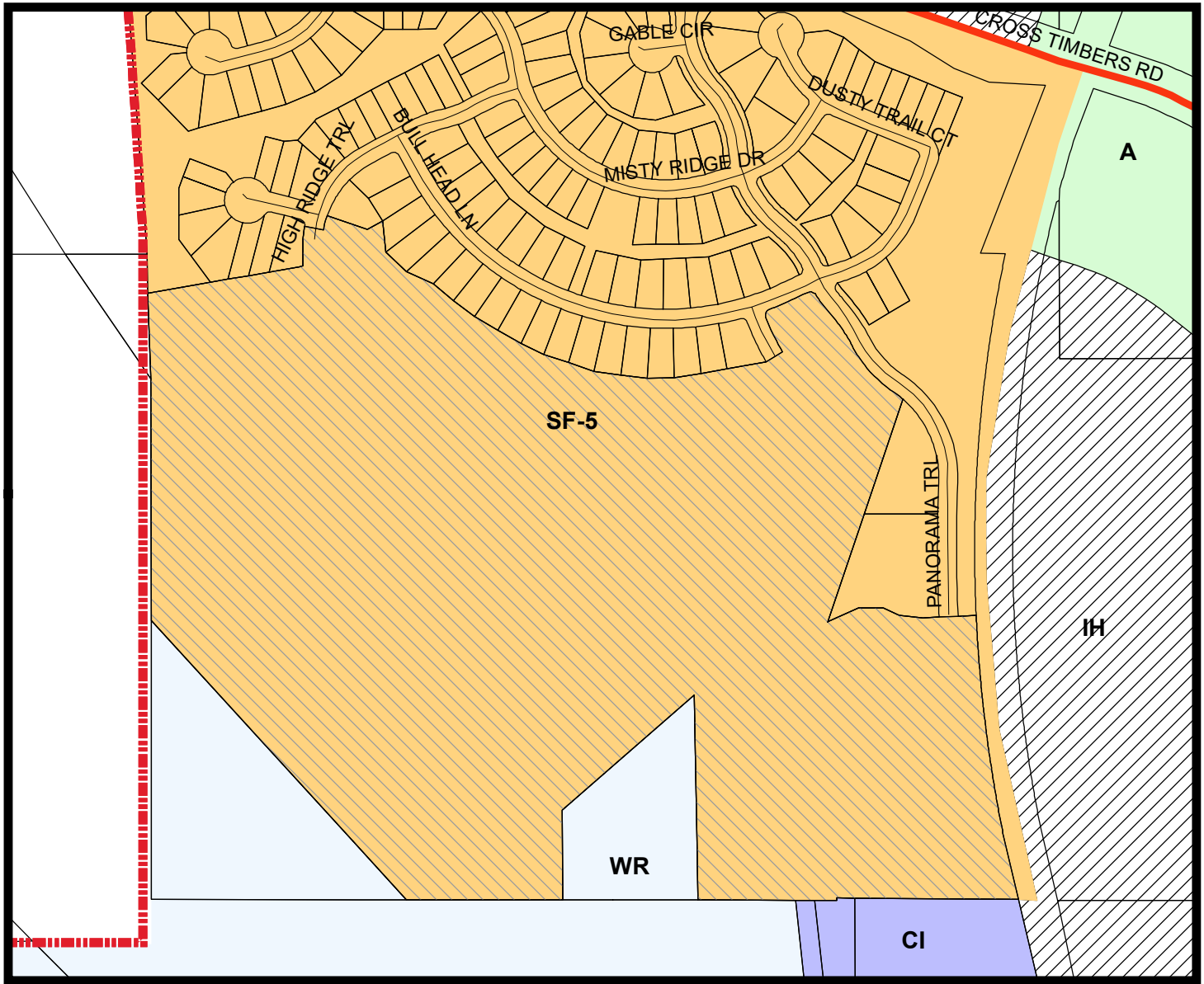
B. Application Details

1. Record Plat Package



Vicinity Map

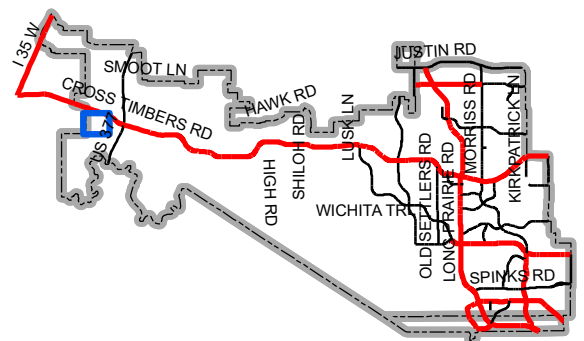
Reference Project: RC19-0006



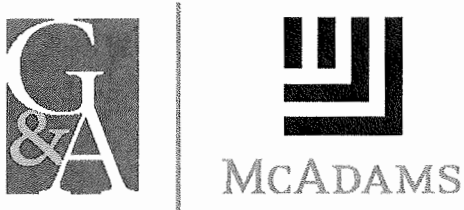
LEGEND

- Agriculture
- Campus Industrial
- Interim Holding
- Single Family 5
- Water Recreation

— Subject Property



Map Location



November 4, 2019

Ms. Lexin Murphy, AICP
Director of Planning Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: Trailwood – Phase II
Record Plat Application
Letter of Intent
G&A|McAdams Job No. ZEN-19010**

To Whom It May Concern:

Please accept this letter, on behalf of Rob Betancur with Zena Land Development LP, as an explanation of the proposed Record Plat application for Trailwood – Phase II. This application includes the Record Plat for the 152 residential lots and 6 'X lots' that include pocket parks and trails that accommodate the open space requirements within the development.

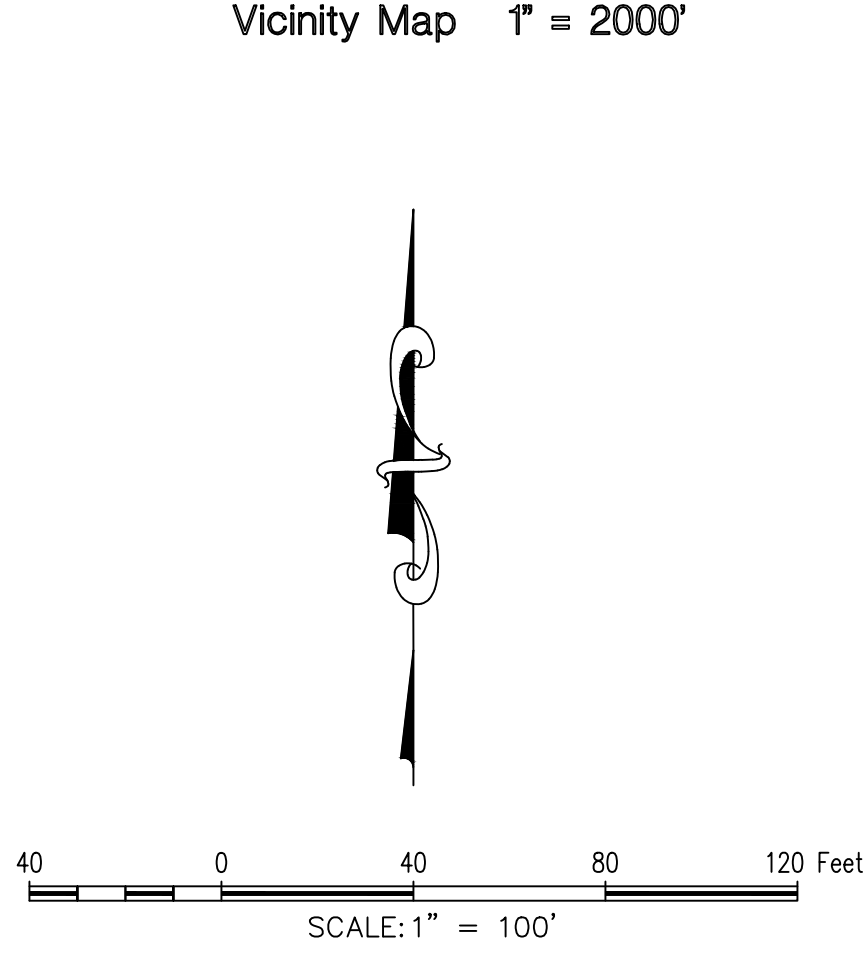
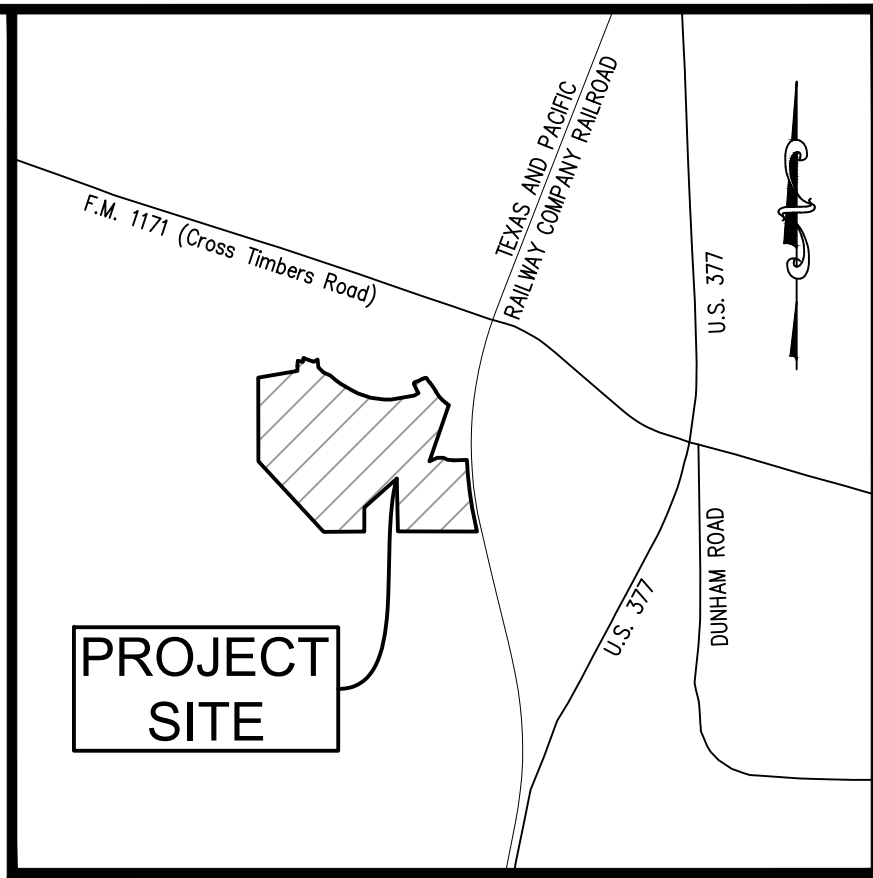
Concurrently, with the Record Plat application, we are also submitting the necessary construction plans for the required infrastructure, streets, and utilities to support the proposed lots.

Thank you in advance for your time and consideration of this project. Please don't hesitate to contact me with any further questions and/ or comments.

Sincerely,

Marin M. Mirzaie, E.I.T.

cc. Mr. Rob Betancur, Zena Land Development
Mr. Justin Lansdowne, P.E., G&A|McAdams



RECORD PLAT
Trailwood, Phase II
63.868 Acres
in the
B. WHEELER SURVEY, ABSTRACT NO. 1605
M.E.P. & P. R.R. CO. SURVEY, ABSTRACT NO. 922
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

1/3

McADAMS

The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: SP DATE: 6/18/2019 SCALE: 1" = 100' JOB. No. **ZEN-19010**

OWNER/DEVELOPER
TRAILWOOD INVESTMENTS, LP
218 WEST WALL STREET
GRAPEVINE, TX
Ph. (817) 873-0520
Contact: ROB BETANCOUR

FILED _____ DOC # _____ PRDCT.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	NORTH	49.67'
L2	N 79°24'20" W	50.00'
L3	N 70°24'05" W	112.00'
L4	S 61°32'40" W	46.16'
L5	N 04°52'25" W	81.72'
L6	N 46°36'45" W	75.79'
L7	N 65°42'55" W	77.68'
L8	N 48°55'25" W	68.30'
L9	N 53°06'00" W	70.29'
L10	N 63°48'50" W	65.91'
L11	S 88°49'45" W	70.73'
L12	S 81°33'50" W	70.68'
L13	S 59°47'55" W	50.00'
L14	S 65°43'10" W	88.74'
L15	EAST	65.92'
L16	N 64°04'00" W	46.02'
L17	N 83°55'00" W	62.33'
L18	SOUTH	206.39'
L19	SOUTH	36.04'
L20	S 47°15'45" W	160.74'

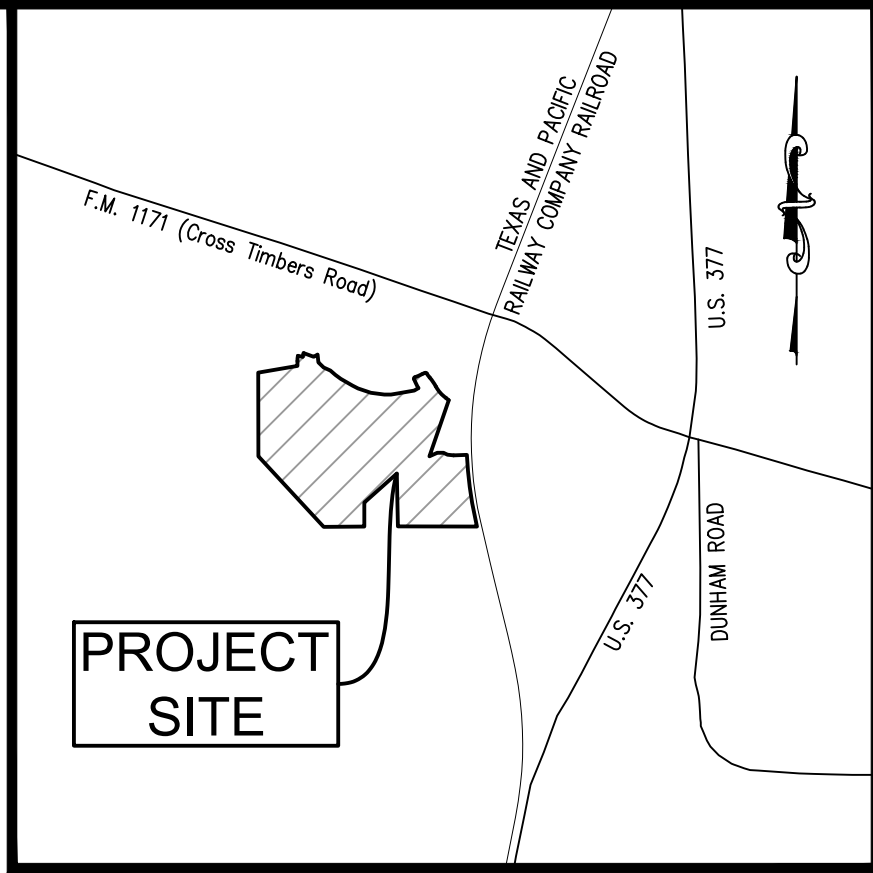
LINE TABLE		
LINE	BEARING	DISTANCE
L21	S 47°15'45" W	70.00'
L22	N 42°44'15" W	35.00'
L23	N 42°44'15" W	383.06'
L24	SOUTH	38.01'
L25	WEST	35.00'
L26	S 62°21'10" E	171.99'
L27	N 08°51'30" E	45.49'
L28	SOUTH	232.77'
L29	EAST	16.30'
L30	N 43°06'20" E	25.05'
L31	N 43°06'20" E	210.16'
L32	N 31°47'15" W	16.64'
L33	N 89°56'40" W	204.18'
L34	S 40°00'00" W	269.89'
L35	SOUTH	35.82'
L36	EAST	35.00'
L37	N 81°58'40" E	23.00'
L38	S 24°58'20" E	22.07'
L39	N 57°26'25" E	39.38'
L40	N 57°26'25" E	24.94'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	S 47°15'45" W	21.91'
L42	N 47°15'45" E	31.27'
L43	N 49°31'20" E	58.77'
L44	N 27°38'50" E	67.97'
L45	N 43°29'20" E	119.12'
L46	N 33°05'15" E	60.42'
L47	S 39°20'00" W	72.54'
L48	EAST	10.05'
L49	NORTH	28.14'
L50	S 41°42'00" E	22.16'
L51	N 18°42'10" W	62.67'
L52	N 02°23'10" W	56.32'
L53	N 13°55'50" E	56.32'
L54	N 30°11'25" E	42.85'
L55	S 26°59'50" E	31.00'
L56	N 82°57'50" W	48.46'
L57	S 47°50'55" E	35.56'
L58	N 64°25'45" W	46.66'
L59	N 00°10'15" E	19.85'
L60	N 30°03'05" E	52.41'

LINE TABLE		
LINE	BEARING	DISTANCE
L61	WEST	6.55'
L62	S 42°44'15" E	30.00'
L63	N 47°15'45" E	15.00'
L64	S 61°28'00" E	19.35'
L65	S 49°27'40" E	125.02'
L66	S 07°10'00" W	70.76'
L67	S 07°10'00" W	64.51'
L68	N 70°00'00" E	19.30'
L69	N 28°03'15" E	28.15'
L70	N 48°03'15" E	37.32'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	300.00'	10°35'38"	55.47'	S 05°17'49" W, 55.39'
C2	250.00'	9°00'18"	39.29'	S 15°05'47" W, 39.25'
C3	625.00'	9°25'15"	102.77'	S 25°29'27" E, 102.65'
C4	15.00'	90°16'43"	23.63'	S 24°21'32" W, 21.26'
C5	765.00'	5°59'22"	79.97'	S 66°30'13" W, 79.93'
C6	275.00'	7°07'17"	34.18'	S 67°04'10" W, 34.16'
C7	15.00'	77°22'37"	20.26'	N 70°40'53" W, 18.75'
C8	300.00'	9°56'58"	52.10'	N 36°58'04" W, 52.03'
C9	440.00'	14°48'22"	113.70'	N 34°32'22" W, 113.39'
C10	325.00'	28°39'23"	162.55'	N 41°27'53" W, 160.86'
C11	275.00'	7°11'05"	34.48'	N 52°12'01" W, 34.46'
C13	275.00'	10°35'38"	50.85'	N 05°17'49" E, 50.77'
C14	300.00'	19°53'46"	104.18'	S 09°56'53" E, 103.65'
C15	300.00'	47°32'37"	248.94'	S 03°52'32" W, 241.86'
C16	300.00'	19°36'55"	102.71'	S 37°27'18" W, 102.20'
C17	275.00'	42°44'15"	205.13'	N 21°22'07" W, 200.40'
C18	300.00'	15°56'16"	83.45'	S 54°23'02" E, 83.18'
C19	300.00'	34°43'35"	181.83'	S 63°46'41" E, 179.06'
C20	300.00'	1°53'21"	9.89'	S 82°05'09" E, 9.89'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C21	300.00'	39°03'44"	204.53'	S 63°29'57" E, 200.59'
C22	300.00'	30°18'09"	158.66'	S 59°07'10" E, 156.82'
C23	275.00'	22°10'35"	106.44'	N 30°10'41" E, 105.78'
C24	275.00'	41°15'59"	198.06'	N 20°37'59" E, 193.81'
C25	300.00'	62°37'25"	327.90'	N 74°25'03" E, 311.82'
C26	350.00'	73°21'12"	448.09'	N 06°25'44" E, 418.11'
C27	275.00'	29°03'19"	139.46'	S 31°30'28" E, 137.97'
C28	275.00'	59°25'31"	285.22'	S 46°41'34" E, 272.61'
C29	345.00'	25°45'00"	155.05'	S 63°31'49" E, 153.75'
C30	345.00'	34°29'46"	207.71'	S 67°54'12" E, 204.59'
C31	345.00'	42°29'05"	255.82'	S 63°54'32" E, 250.00'
C32	300.00'	43°39'17"	228.58'	S 64°29'39" E, 223.09'
C33	300.00'	35°27'58"	185.70'	S 75°56'43" W, 182.75'
C34	3942.00'	2°13'37"	153.22'	N 03°32'58" W, 153.21'
C35	150.00'	40°00'00"	104.72'	S 20°00'00" W, 102.61'
C36	3942.00'	3°21'33"	231.11'	N 06°20'33" W, 231.08'
C37	3955.00'	3°09'19"	217.80'	S 10°27'21" E, 217.77'
C38	315.00'	12°12'16"	67.10'	N 05°55'53" W, 66.97'



Vicinity Map 1" = 2000'

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
55*	BLOCK A	11,158	0.256
56*	BLOCK A	8,841	0.203
57*	BLOCK A	12,219	0.281
58*	BLOCK A	11,788	0.271
59*	BLOCK A	8,351	0.192
60*	BLOCK A	8,097	0.186
61*	BLOCK A	11,435	0.263
62*	BLOCK A	14,532	0.334
63	BLOCK A	7,558	0.174
64	BLOCK A	8,068	0.185
65	BLOCK A	8,590	0.197
66	BLOCK A	8,591	0.197
67	BLOCK A	8,591	0.197
68	BLOCK A	10,631	0.244
69	BLOCK A	10,787	0.248
70*	BLOCK A	10,848	0.249
71*	BLOCK A	7,750	0.178
72*	BLOCK A	7,750	0.178
73*	BLOCK A	7,750	0.178
74*	BLOCK A	7,750	0.178

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
75*	BLOCK A	9,132	0.210
76*	BLOCK A	13,165	0.302
77*	BLOCK A	11,687	0.268
78*	BLOCK A	11,646	0.267
79*	BLOCK A	11,427	0.262
80*	BLOCK A	12,510	0.287
81*	BLOCK A	9,019	0.207
82*	BLOCK A	8,529	0.196
83*	BLOCK A	8,769	0.201
84*	BLOCK A	7,750	0.178
85*	BLOCK A	7,750	0.178
86*	BLOCK A	7,750	0.178
87	BLOCK A	7,752	0.178
88	BLOCK A	6,000	0.138
89	BLOCK A	6,013	0.138
90	BLOCK A	9,239	0.212
91*	BLOCK A	7,693	0.177
92*	BLOCK A	8,594	0.197
93*	BLOCK A	9,073	0.208
94*	BLOCK A	10,255	0.235

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
95*	BLOCK A	11,995	0.275
96*	BLOCK A	11,254	0.258
97*	BLOCK A	9,739	0.224
98*	BLOCK A	9,428	0.216
99*	BLOCK A	8,850	0.203
100*	BLOCK A	9,427	0.216
101*	BLOCK A	9,711	0.223
102*	BLOCK A	7,750	0.178
103*	BLOCK A	7,750	0.178
104*	BLOCK A	9,290	0.213
105*	BLOCK A	11,282	0.259
106*	BLOCK A	11,350	0.261
107*	BLOCK A	9,814	0.225
108*	BLOCK A	11,369	0.261
109*	BLOCK A	7,750	0.178
110*	BLOCK A	11,177	0.257
111*	BLOCK A	9,104	0.209
112*	BLOCK A	14,166	0.325
113*	BLOCK A	8,743	0.201
114*	BLOCK A	8,744	0.201

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
115*	BLOCK A	8,743	0.201
116*	BLOCK A	8,489	0.195
117*	BLOCK A	7,750	0.178
118*	BLOCK A	7,750	0.178
119*	BLOCK A	7,750	0.178
120*	BLOCK A	8,150	0.187
121*	BLOCK A	8,634	0.198
122*	BLOCK A	8,634	0.198
123*	BLOCK A	8,633	0.198
124*	BLOCK A	8,634	0.198
125*	BLOCK A	8,633	0.198
126*	BLOCK A	8,633	0.198
127*	BLOCK A	8,652	0.199
128*	BLOCK A	8,001	0.184
129*	BLOCK A	9,965	0.229
130*	BLOCK A	8,373	0.192
131*	BLOCK A	9,029	0.207
132*	BLOCK A	11,662	0.268
133*	BLOCK A	9,295	0.213
134*	BLOCK A	8,023	0.184

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
135*	BLOCK A	7,750	0.178
136*	BLOCK A	7,750	0.178
137*	BLOCK A	7,793	0.179
138*	BLOCK A	11,960	0.275
139*	BLOCK A	11,802	0.271
140*	BLOCK A	13,033	0.299
141*	BLOCK A	20,619	0.473
142*	BLOCK A	12,249	0.281
143*	BLOCK A	11,978	0.275
144*	BLOCK A	11,913	0.273
145*	BLOCK A	13,876	0.319
146*	BLOCK A	9,105	0.209
147*	BLOCK A	7,750	0.178
148*	BLOCK A	10,457	0.240
149*	BLOCK A	7,929	0.182
150X	BLOCK A	5,367	0.123
153X	BLOCK A	381,614	8.761
156X	BLOCK A	435,907	10.007
17X	BLOCK C	47,571	1.092
18*	BLOCK F	8,003	0.184

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
19*	BLOCK F	9,508	0.218
20*	BLOCK F	9,508	0.218
21*	BLOCK F	9,270	0.213
22	BLOCK F	11,286	0.259
23	BLOCK F	7,805	0.179
24	BLOCK F	7,892	0.181
25	BLOCK F	7,953	0.183
26	BLOCK F	7,952	0.183
27	BLOCK F	8,717	0.200
28	BLOCK F	8,105	0.186
29	BLOCK F	6,683	0.153
30	BLOCK F	7,406	0.170
31	BLOCK F	6,239	0.143
32	BLOCK F	6,658	0.153
33	BLOCK F	6,675	0.153
34	BLOCK F	6,005	0.138
35	BLOCK F	7,256	0.167
36	BLOCK F	8,735	0.201
37	BLOCK F	8,936	0.205
38	BLOCK F	7,703	0.177

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
39	BLOCK F	8,046	0.185
40	BLOCK F	7,085	0.163
41	BLOCK F	6,478	0.149
42	BLOCK F	9,328	0.214
43	BLOCK F	6,054	0.139
44	BLOCK F	7,466	0.171
46X	BLOCK F	106,973	2.456
1	BLOCK G	12,326	0.283
2	BLOCK G	6,182	0.142
3	BLOCK G	6,536	0.150
4	BLOCK G	6,530	0.150
5	BLOCK G	6,429	0.148
6	BLOCK G	6,849	0.157
7	BLOCK G	6,704	0.154
8	BLOCK G	6,323	0.145
9	BLOCK G	7,350	0.169
10	BLOCK G	6,790	0.156
11	BLOCK G	6,808	0.156
12	BLOCK G	6,572	0.151
13	BLOCK G	6,927	0.159

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
14	BLOCK G	7,969	0.183
15	BLOCK G	7,980	0.183
16	BLOCK G	6,603	0.152
17	BLOCK G	6,574	0.151
18	BLOCK G	8,393	0.193
19*	BLOCK G	9,634	0.221
20*	BLOCK G	9,733	0.223
21*	BLOCK G	8,560	0.197</

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :
COUNTY OF DENTON: WHEREAS WE, Trailwood Investments LP, are the owners of property situated in the Town of Flower Mound described as follows:

Being all that certain lot, tract or parcel of land situated in the M.E.P. & P. RR Co. Survey, Abstract Number 922 and the Bruce Wheeler Survey, Abstract Number 1605, Town of Flower Mound, Denton County, Texas, and being all that certain called 77.173 acre tract of land described as Tract II in deed to Trustees, E–Systems Inc., Pool Trust, recorded in Volume 1661, Page 507 of the Real Property Records of Denton County, Texas, and being part of that certain called 48.500 acre tract of land described in deed to Trustees, E–Systems, Inc., Pool Trust, recorded in Volume 1867, Page 616 of the Real Property Records of Denton County, Texas, and being part of that certain called 124.970 acre tract of land described in deed to Trailwood Investments, LP, recorded in Document Number 2015–24551 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at wooden fence corner post at the called northwest corner of said Wheeler Survey and the called northerly northeast corner of the R. A. Carruth Survey, Abstract Number 1519, being the northwest corner of said 77.173 acre Tract II and the southwest corner of said 48.500 acre tract and being an angle point in the west line of said 124.970 acre tract and being an inner ell corner in the easterly line of that certain called 819.131 acre tract described in deed to S. Finley Ewing, Jr. and wife, Gail Orand Ewing, recorded in Volume 499, Page 159 of the Deed Records of Denton County, Texas, and being on the west line of Lot 154X, Block A, Trailwood, Phase I, an addition to the Town of Flower Mound, Denton County, Texas, recorded in Document Number 2016–17, Plat Records of Denton County, Texas,

THENCE S 00°10'00" W, 100.82 feet with the west line of said Lot 154X, the west line of said 124.970 acre tract, the west line of said 77.173 acre Tract II, the easterly line of said 819.131 acre tract, to a 1/2" capped rebar found on the west line of said 124.970 acre tract and the most westerly southwest corner of said Lot 154X and the southwest corner of said Trailwood, Phase I for the POINT OF BEGINNING;

THENCE with the south line of said Trailwood, Phase I, the following

N 80°12'50" E, 414.60 feet to a 1/2" capped rebar found (G&A);

NORTH, 49.67 feet to a 1/2" capped rebar found (G&A);

With the arc of a curve to the right, having a central angle of 10°35'38", a radius of 300.00 feet and an arc length of 55.47 feet, whose chord bears N 05°17'49" E, 55.39 feet to a 1/2" capped rebar found (G&A);

S 79°24'20" E, 50.00 feet to a 1/2" capped rebar found (G&A);

With the arc of a curve to the right, having a central angle of 9°00'18", a radius of 250.00 feet and an arc length of 39.29 feet, whose chord bears N 15°05'47" E, 39.25 feet to a 1/2" capped rebar found (G&A);

S 70°24'05" E, 112.00 feet to a 1/2" capped rebar found (G&A);

N 61°32'40" E, 46.16 feet to a 1/2" capped rebar found (G&A);

S 04°52'25" E, 81.72 feet to a 1/2" capped rebar found (G&A);

S 46°36'45" E, 75.79 feet to a 1/2" capped rebar found (G&A);

S 65°42'55" E, 77.68 feet to a 1/2" capped rebar found (G&A);

S 48°55'25" E, 68.30 feet to a 1/2" capped rebar found (G&A);

S 53°06'00" E, 79.29 feet to a 1/2" capped rebar found (G&A);

S 59°53'20" E, 140.48 feet to a 1/2" capped rebar found (G&A);

S 63°48'50" E, 65.91 feet to a 1/2" capped rebar found (G&A);

S 71°08'25" E, 140.17 feet to a 1/2" capped rebar found (G&A);

S 82°08'10" E, 141.46 feet to a 1/2" capped rebar found (G&A);

N 88°49'45" E, 70.73 feet to a 1/2" capped rebar found (G&A);

N 81°33'50" E, 70.68 feet to a 1/2" capped rebar found (G&A);

N 79°47'45" E, 174.68 feet to a 1/2" capped rebar found (G&A);

N 59°47'55" E, 50.00 feet to a 1/2" capped rebar found (G&A);

With the arc of a curve to the right, having a central angle of 9°25'15", a radius of 625.00 feet and an arc length of 102.77 feet, whose chord bears N 25°29'27" W, 102.65 feet to a 1/2" capped rebar found (G&A);

With the arc of a curve to the right, having a central angle of 90°16'43", a radius of 15.00 feet and an arc length of 23.63 feet, whose chord bears N 24°21'32" W, 21.26 feet to a 1/2" capped rebar found (G&A) on the south line of Bull Head Lane (called 50' right-of-way);

With the arc of a curve to the left, having a central angle of 0°59'22", a radius of 765.00 feet and an arc length of 79.97 feet, whose chord bears N 66°30'13" E, 79.93 feet to a 1/2" capped rebar found (G&A);

With the arc of a curve to the right, having a central angle of 7°07'17", a radius of 275.00 feet and an arc length of 34.18 feet, whose chord bears N 67°04'10" E, 34.16 feet to a 1/2" capped rebar found (G&A);

With the arc of a curve to the right, having a central angle of 77°22'37", a radius of 250.00 feet and an arc length of 20.26 feet, whose chord bears S 70°40'53" E, 18.75 feet to a 1/2" capped rebar found (G&A) on the west line of Panorama Trail (called 50' right-of-way);

With the arc of a curve to the left, having a central angle of 9°56'58", a radius of 300.00 feet and an arc length of 52.10 feet, whose chord bears S 70°40'53" E, 18.75 feet to a 1/2" capped rebar found (G&A);

With the arc of a curve to the right, having a central angle of 28°39'23", a radius of 440.00 feet and an arc length of 113.70 feet, whose chord bears S 34°32'22" E, 113.39 feet to a 1/2" capped rebar found (G&A);

With the arc of a curve to the left, having a central angle of 28°39'23", a radius of 325.00 feet and an arc length of 162.55 feet, whose chord bears S 41°27'53" E, 160.86 feet to a 1/2" capped rebar found (G&A);

With the arc of a curve to the right, having a central angle of 7°11'05", a radius of 275.00 feet and an arc length of 34.48 feet, whose chord bears S 52°12'01" E, 34.46 feet to a 1/2" capped rebar found (G&A);

S 18°58'20" W, 618.34 feet to a 1/2" capped rebar found (G&A);

N 65°43'10" E, 84.74 feet to a 1/2" capped rebar found (G&A);

EAST, 50.00 feet to a 1/2" capped rebar found (G&A);

S 64°04'05" E, 65.92 feet to a 1/2" capped rebar found (G&A);

S 83°55'00" E, 62.33 feet to a 1/2" capped rebar found (G&A);

N 87°36'30" E, 140.00 feet to a "X" found at the east line of said the aforementioned 77.173 acre Tract II, the east line of the aforementioned 124.970 acre tract and in the west line of that certain called 3.8 acre tract of land described in deed to the Texas and Pacific Railway Company (now known as the Union Pacific Railroad), recorded in Volume 360, Page 276 of the Deed Records of Denton County, Texas, being the southeast corner of Lot 16X, Block C of said Trailwood, Phase I and the southeast corner of said Trailwood, Phase I;

THENCE with the east line of said 77.173 acre tract, the east line of said 124.970 acre tract and the west line of said Texas and Pacific Railway with the arc of a curve to the left, having a central angle of 7°29'29", a radius of 3869.83 feet and an arc length of 505.98 feet, whose chord bears S 06°10'57" E, 505.62 feet to a 1/2" capped rebar found (G&A);

THENCE S 11°39'45" E, 249.03 feet continuing with the east line of said 77.173 acre tract, the east line of said 124.970 acre tract and the west line of said Texas and Pacific Railway to a 1/2" capped rebar found (Brittinn & Crawford) at the southeast corner of said 77.173 acre tract, the southeast corner of said 124.970 acre tract, the southwest corner of said 3.8 acre tract and the northwest corner of that certain called 3.02 acre tract of land described in deed to the Texas and Pacific Railway Company, recorded in Volume 360, Page 274 of the Deed Records of Denton County, Texas, and being northeast corner of Lot 1, Block 1, J. L. Steel Addition, recorded in Cabinet T, Page 356 of the Plat Records of Denton County, Texas and being the northeast corner of that certain called 11.605 acre tract described as Second Tract in deed in favor of Marvin E. Dillard and wife, Willie Mae Dillard, and WM. A. Potts and wife, Barbara D. Potts recorded in Volume 381, Page 134, Deed Records, of Denton County, Texas;

THENCE with the south line of said 77.173 acre tract and said 124.970 acre tract the following:

N 89°49'45" W, with the north line of said Lot 1, and the north line of said 11.605 acre tract, passing at 380.55 feet a 1/2" capped rebar set (G&A) at the northwest corner of said 11.605 acre tract, and being the northeast corner of that certain called 1876.5 acre tract of land described in deed to A. L. Slaughter and Lula Mae Slaughter recorded in Volume 289, Page 67 of the Deed Records of Denton County, Texas, continuing with the north line thereof a total distance of 580.32 feet to the remnants of United States Army Corps of Engineers (USACE) monument number F–541–9 found at the northerly northeast corner of that certain called 1170 acre tract described as Tract F–541 in deed to the United States of America (USA), recorded in Volume 370, Page 446 (Document Number 1951–2551) of the Deed Records of Denton County, Texas;

S 89°47'20" W, 243.53 feet with the north line of said Tract F–541 to USACE monument number F–536B–4 found at the southeast corner of that certain called 3.2 acre tract of land described as Tract F–536–B in deed to the USA recorded in Volume 367, Page 223 of the Deed Records of Denton County, Texas;

N 01°16'10" W, 550.09 feet with the east line of said Tract F–536–B to a 1/2" capped rebar set (G&A Consultants) at the northeast corner thereof;

S 48°18'00" W, 453.48 feet with the north line of said Tract F–536–B to USACE monument number F–536B–2 found at the northwest corner thereof;

S 00°20'00" E, 249.82 feet with the west line of said Tract F–536–B to USACE monument number F–536B–1 found at the southwest corner thereof, being on the north line of said Tract F–541;

S 89°35'00" W, 424.29 feet with the north line of said USA Tract F–541 to USACE monument number F–536A–2 found at the most easterly corner of that certain called 5.9 acre tract of land described as Tract F–536–A in the aforesaid deed to the

USA recorded in Volume 367, Page 223 of the Deed Records of Denton County, Texas, being the southerly southwest corner of said 77.173 acre tract and said 124.970 acre tract;

THENCE N 42°44'15" W, 1000.65 feet with the northeast line said Tract F–536–A and the southwesterly line of said 77.173 acre tract and said 124.970 acre tract to USACE monument number F–536A–1 found at the north corner of said Tract F–536–A and the westerly southwest corner of said 77.173 acre tract and said 124.970 acre tract and being on the easterly line of the aforementioned 819.131 acre tract and the east line of that certain called 54.8 acre tract of land described as Tract Number F–539 in deed to the USA recorded in Volume 376, Page 66 of the Deed Records of Denton County, Texas;

THENCE N 00°16'35" W, 657.61 feet with the west line of said 77.173 acre tract and said 124.970 acre tract, the easterly line of said 819.131 acre tract and the east line of said Tract F–539 to USACE monument number F–539–6 found at the most easterly northeast corner of said Tract F–539;

THENCE N 00°10'00" E, 212.99 feet with the west line of said 77.173 acre tract and said 124.970 acre tract and the easterly line of said 819.131 acre tract to the POINT OF BEGINNING and containing approximately 63.868 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, Trailwood Investments LP, acting herein by and through its duly authorized representatives, do hereby adopt this plat designated herein as TRAILWOOD, Phase 2, an addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes indicated. All streets, alleys and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, reconstruction, maintenance or efficiency of its respective system on the utility easements, and all public utilities shall at all times have the right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Flower Mound.

WITNESS MY HAND this _____ day of _____, 2019.

Trailwood Investments LP
A Texas limited partnership

By: Trailwood 2015 LLC
A Texas limited liability company
Its: General Partner

Robert J. Betancur, Vice President

STATE OF TEXAS :
COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Robert J. Betancur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

Notary Public State of Texas

My commission expires the _____ day of _____, _____

CERTIFICATE OF APPROVAL

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

David Johnson, Chairman
Planning and Zoning Commission

Lexin Murphy AICP, Director of
Planning Services

SIGNED AND SEALED:

Theresa Scott Town Secretary
Town of Flower Mound

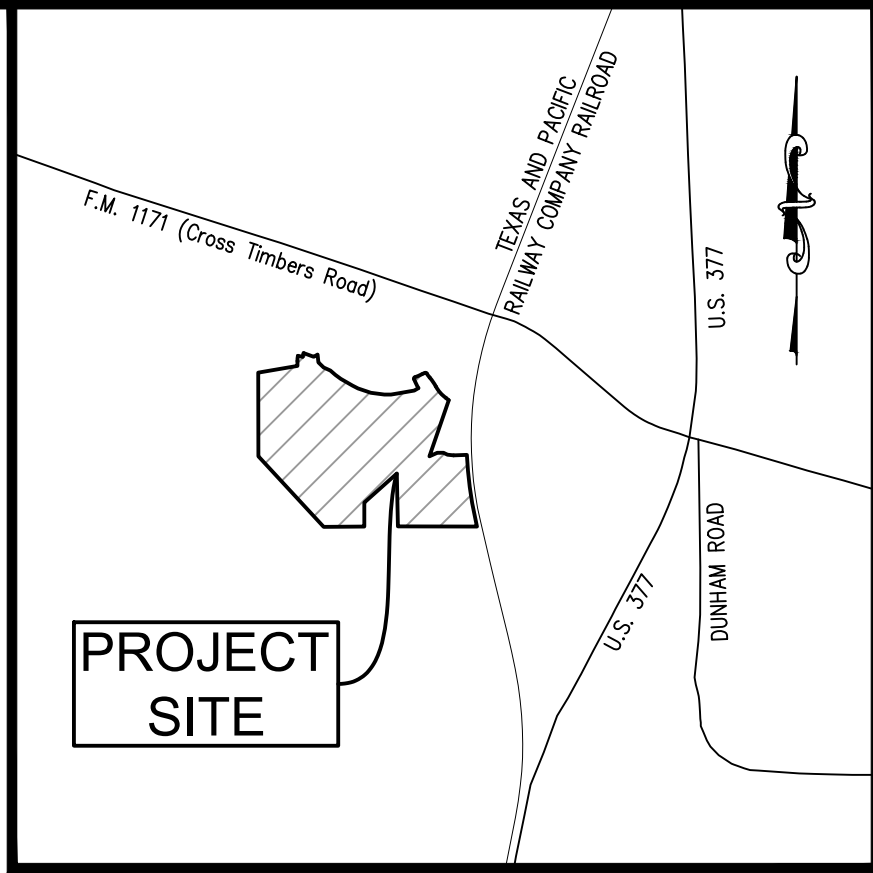
Date

NOTES:

- This project is subject to PD–136.
- Bearings are based on the Town of Flower Mound's Geodetic Control System.
- Coordinates shown are grid values referred to the Town of Flower Mound's Geodetic Control System. The monuments were tied to station Numbers 38 & 39, with the coordinates thereof provided by the Town of Flower Mound.
 - Point of Beginning (1/2" CRF G&A): N=7,069,655.8' E=2,361,678.7'
 - Bearing & distance from the Point of Beginning to Monument No. 39: S 69°30'55" E, 4967.4'
 - Northeast corner (1/2" capped rebar found): N=7,068,054.35' E=2,363,957.45'
 - Bearing and distance from the northeast corner to Monument No. 38: N 40°26'24" E, 8169.6'
- No flood analysis has been performed on the subject property by G&A | MCADAMS.
 - According to Community/Panel No. 48121C0515G, Dated April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas determined to be outside the 0.2% annual chance flood plain). If 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 flood statement shall not create liability on the part of the surveyor.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- This development is subject to the approved Environmental Protection plan.
- 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 street pavement edges, adjacent to drainage ways or drainage structures, or at subdivision entryways.
- Lots 153X and 156X, Block A, Lot 17X, Block C, Lot 46X, Block F and Lot 31X, Block G, are hereby dedicated to and maintained by the Homeowners Association for Drainage, Public Access, and Landscape Easements.
- All retaining/detaining walls, turn–down curbs, tree retaining walls shall be clad in a material to complement the materials and colors within this development.
- Any fence constructed adjacent and/or parallel to open space shall consist of wrought iron or tubular steel.

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 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.



Vicinity Map 1" = 2000'

RECORD PLAT

Trailwood, Phase II

63.868 Acres

in the

B. WHEELER SURVEY, ABSTRACT NO. 1605
M.E.P. & P. R.R. CO. SURVEY, ABSTRACT NO. 922
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

3/3



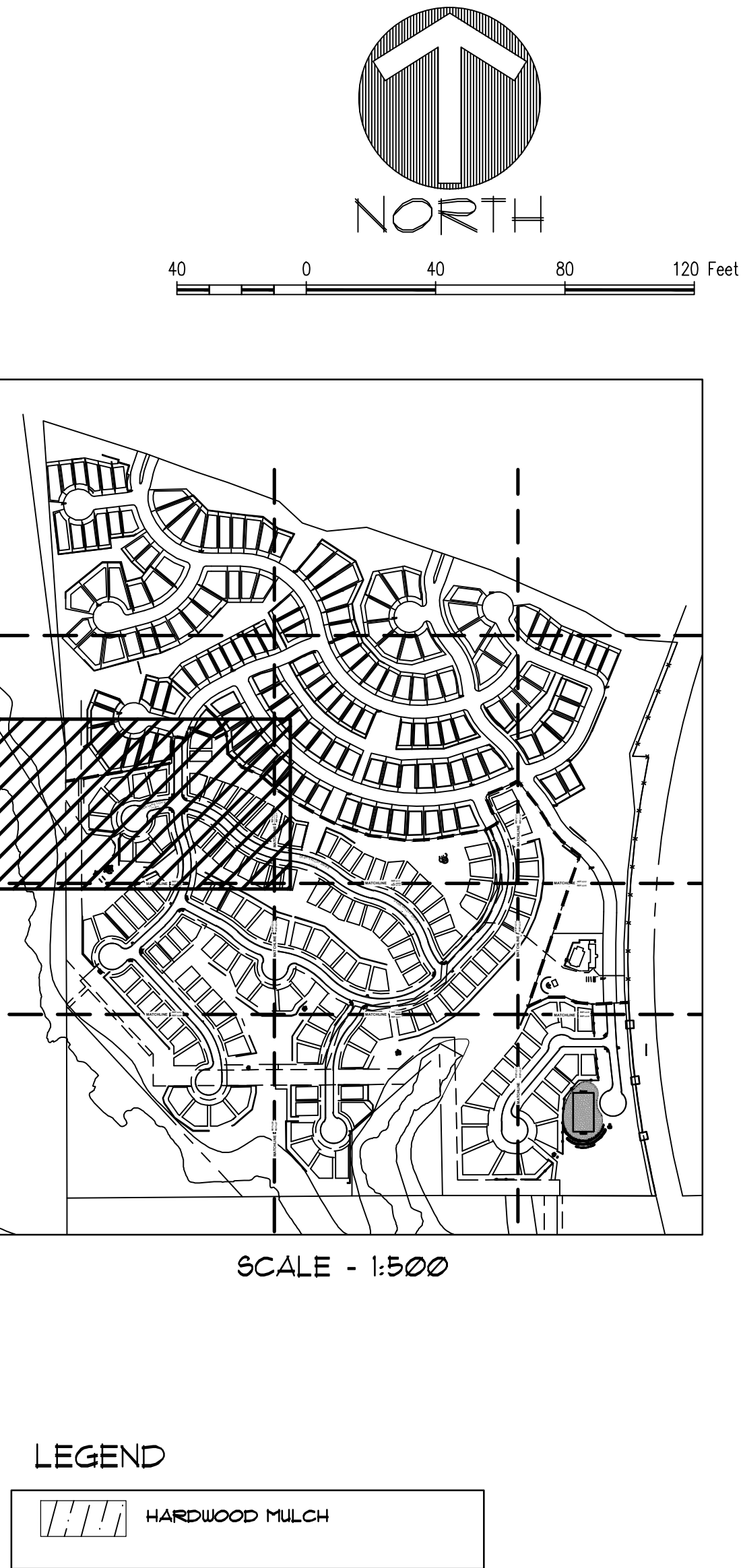
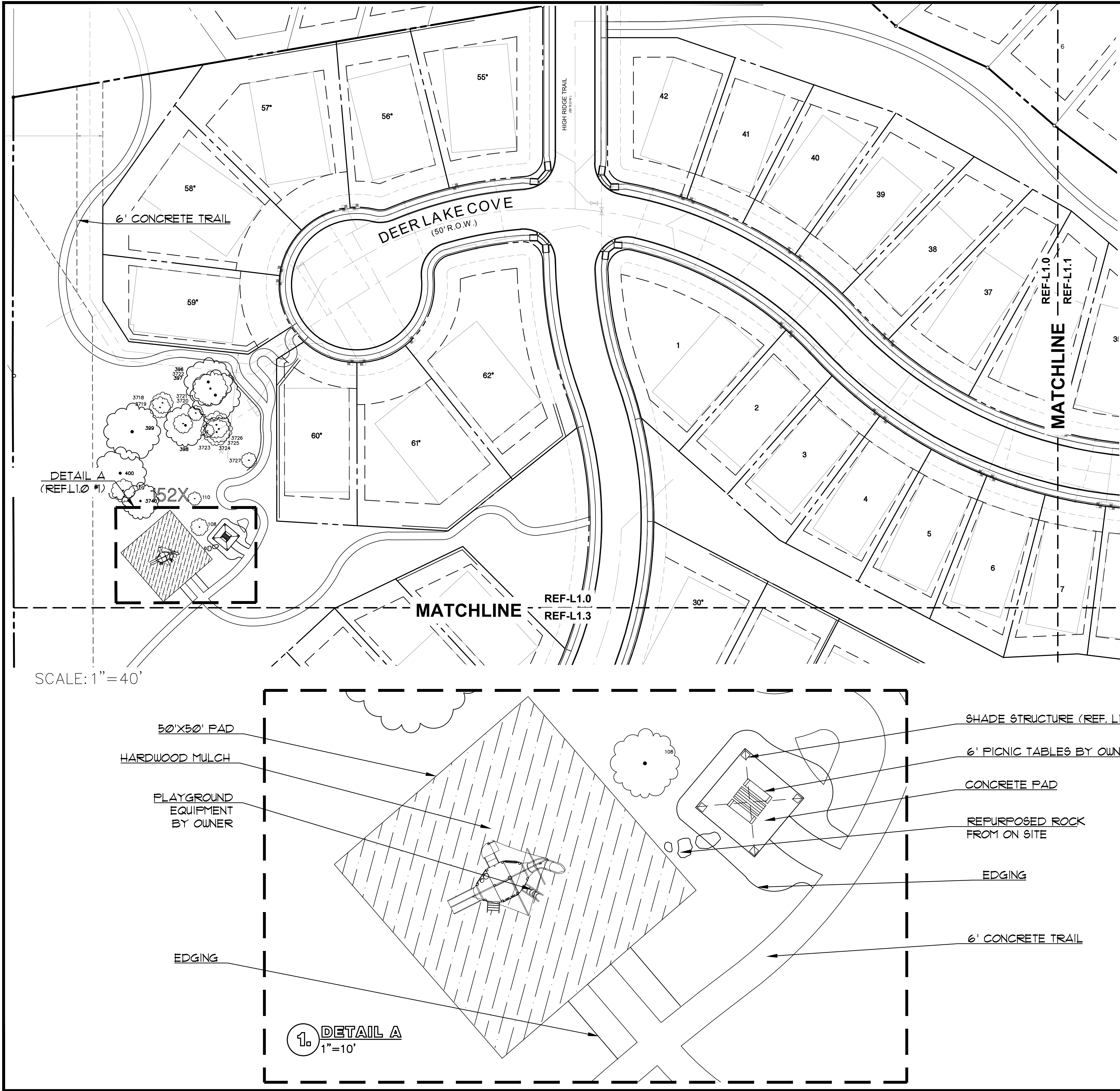
The John R. McAdams
Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: SP DATE: 6/18/2019 SCALE: N.T.S. JOB. No. ZEN-19010

OWNER/DEVELOPER
TRAILWOOD INVESTMENTS, LP
218 WEST WALL STREET
GRAPEVINE, TX
Ph. (817) 873-0520
Contact: ROB BETANCUR

FILED _____ DOC # _____ PRDCT.

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The John R. McAdams Company, Inc.
(DBA: G&A | McAdams)
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972.436.9712
201 County View Drive
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972.460.7072
TBE# 1989-240-1012
www.gandamc.com

MCADAMS

G&A

TRAILWOOD PHASE II
63.868 Acres
in the
B. WHEELER SURVEY, ABSTRACT NO. 1605
MEP. & P. RR. CO. SURVEY, ABSTRACT NO. 922
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

HARDSCAPE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
FOR CONSTRUCTION
AND IS NOT INTENDED FOR BIDDING,
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 10/10/2019

STATE OF TEXAS
JAMESON PINSON
2826

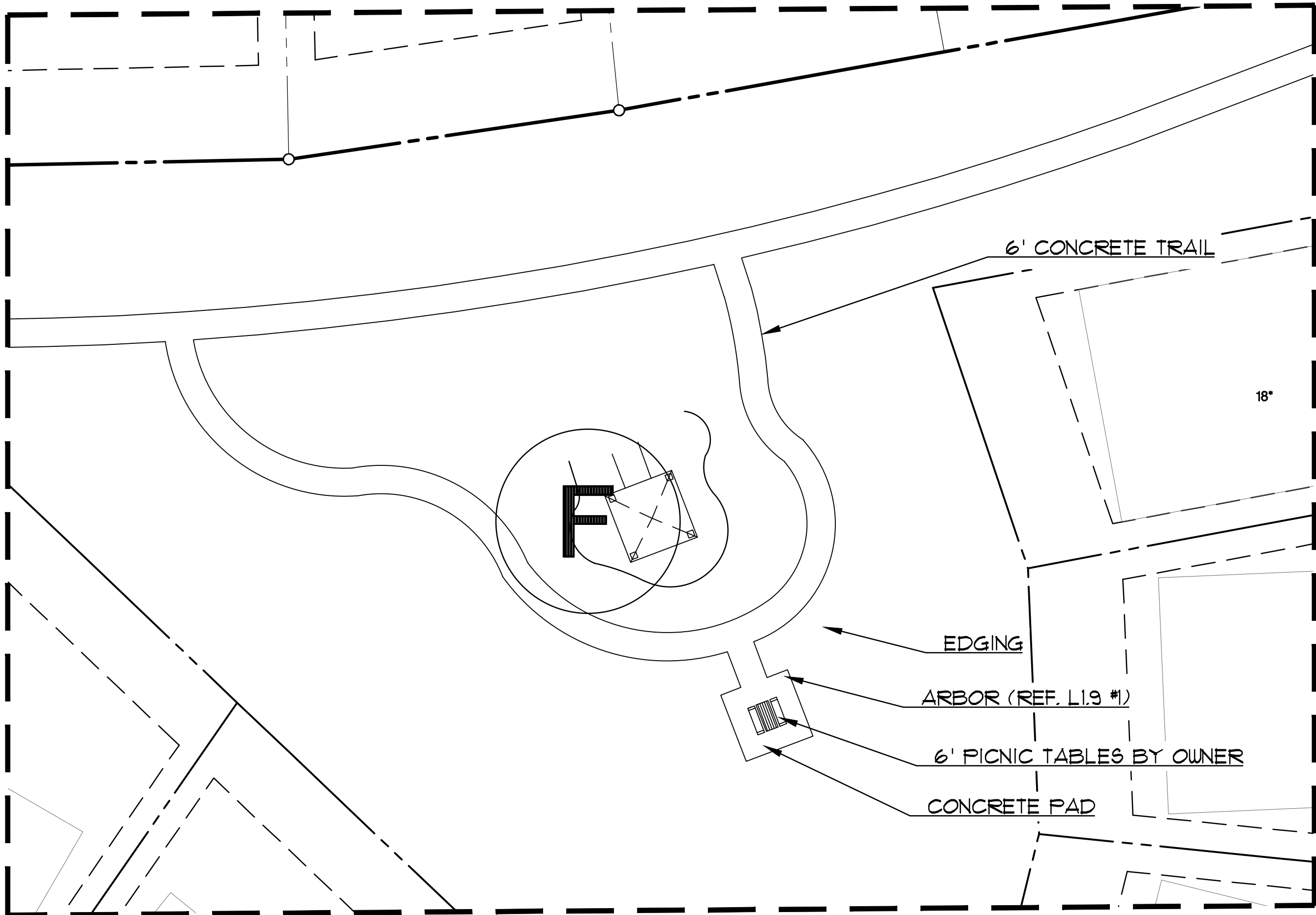
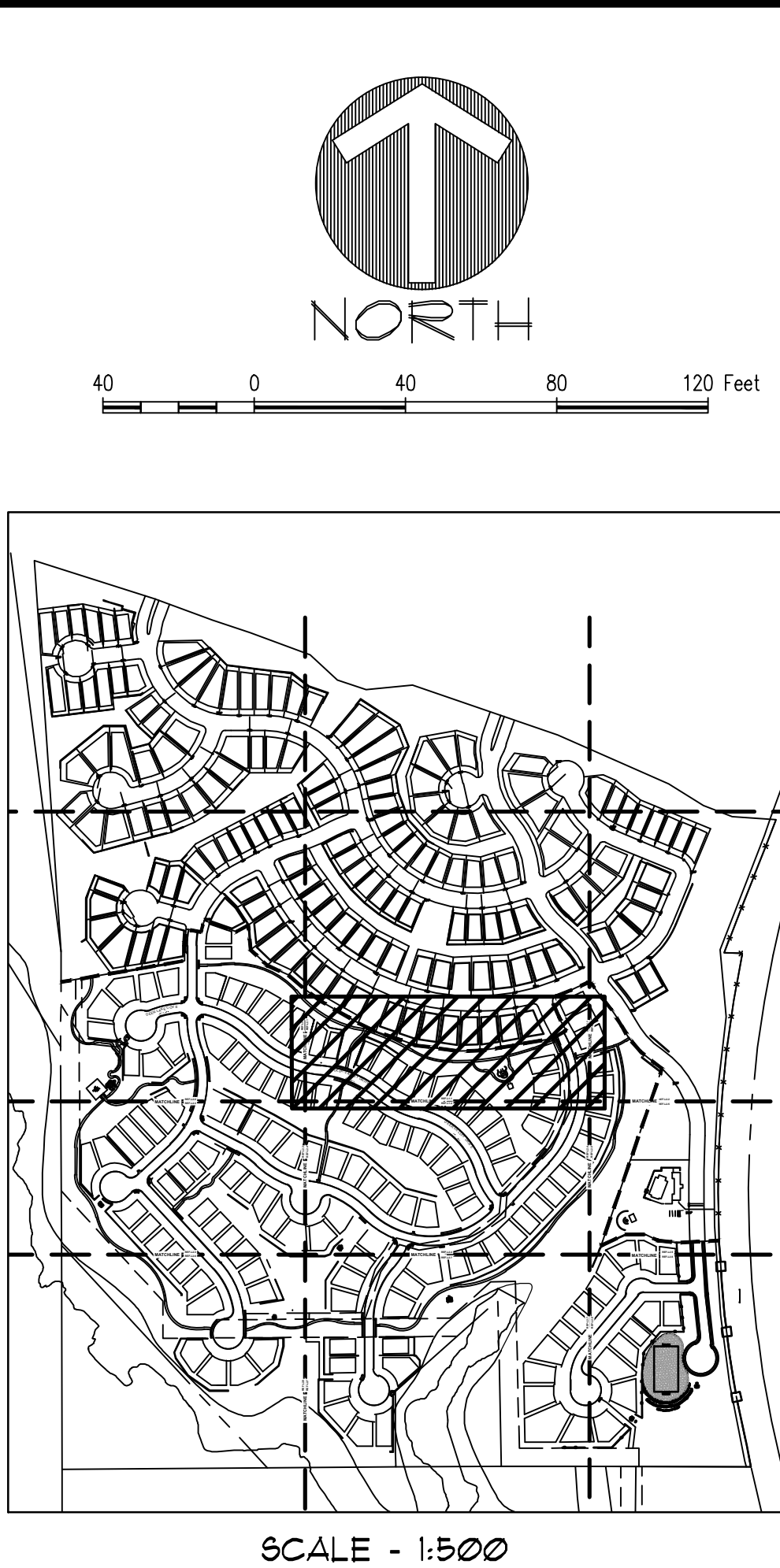
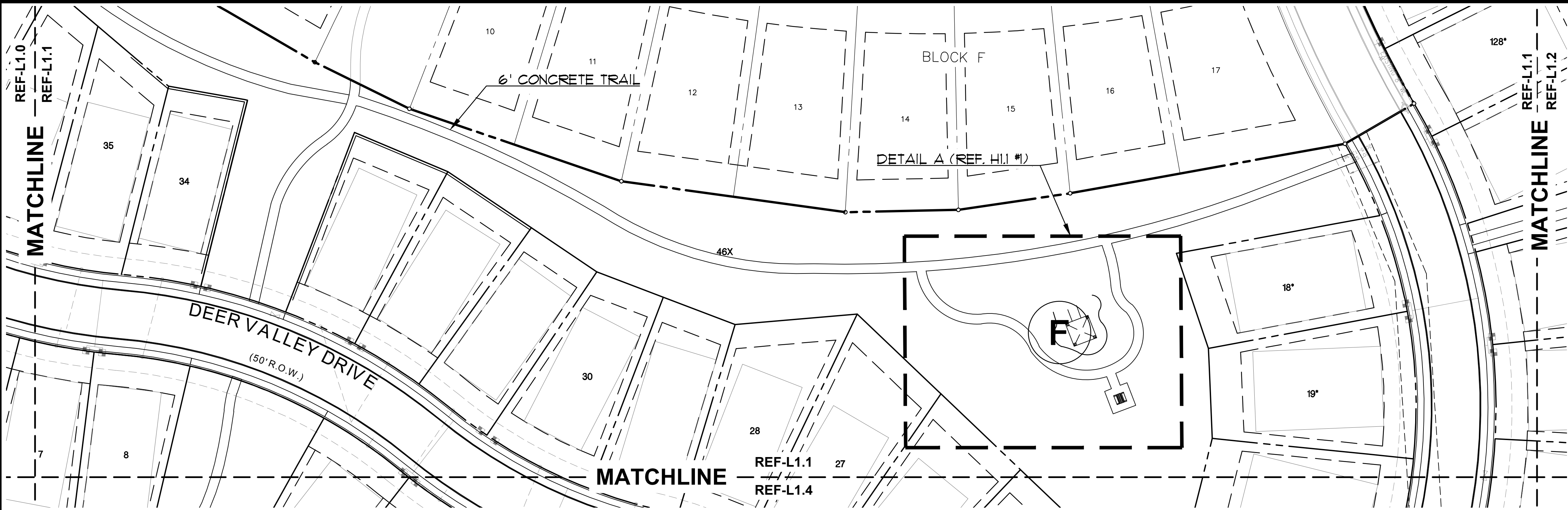
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Date: 06/17/2019
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Revisions:

ZEN-19010

L1.0

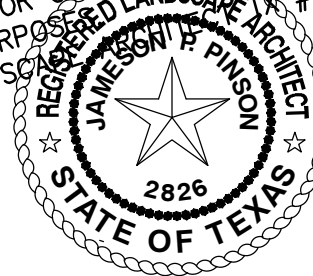
OWNER/DEVELOPER
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218 WEST WALL STREET
GRAPEVINE, TX
Ph. (817) 873-0520
Contact: ROB BETANCUR

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Printed: 10/10/2019 3:48 PM by Marwan, John, Sheet: 10/10/2019 15:49 AM, by final



1. DETAIL A
1"=20'

PRELIMINARY PLANS
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BIDDING, OR PERMIT PURPOSES
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 10/10/2019



Drawn By: LD
Date: 06/17/2019
Scale: 1"=40'
Revisions:

ZEN-19010

L1.1

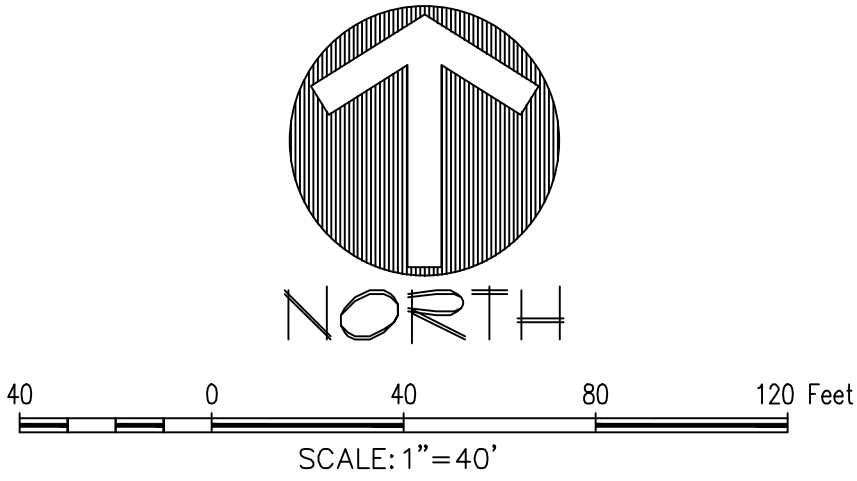
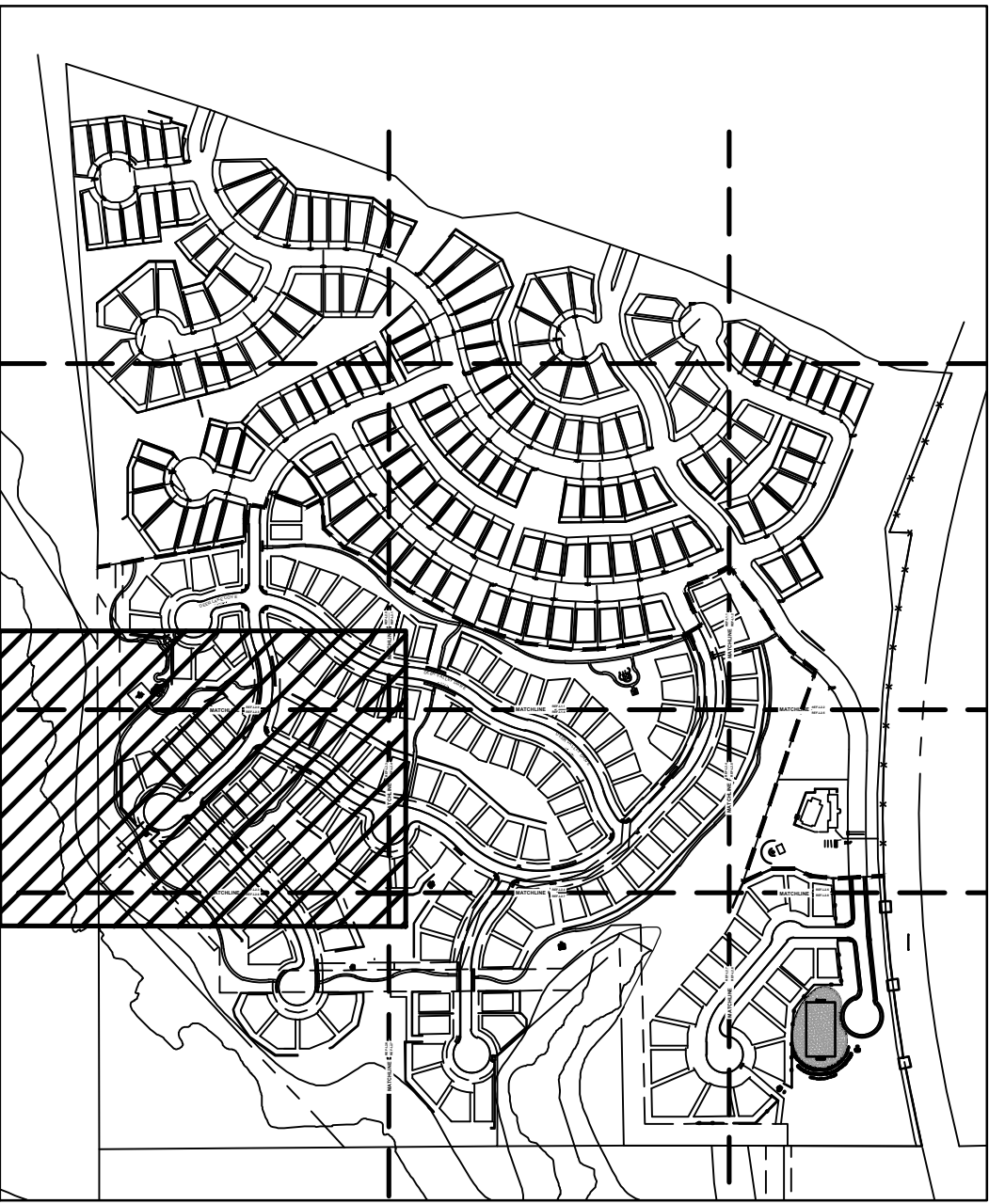
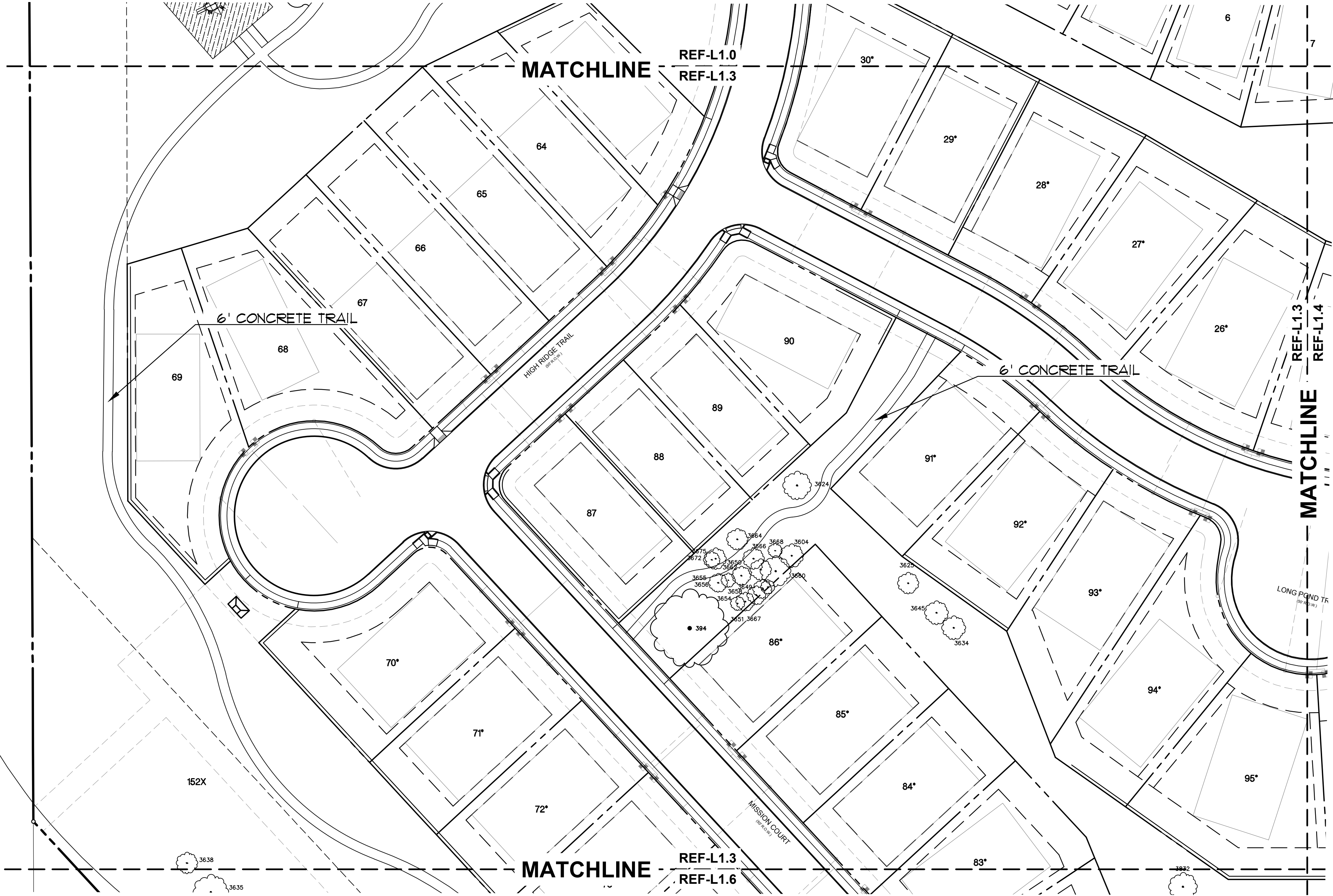
OWNER/DEVELOPER
TRAILWOOD INVESTMENTS, LP
218 WEST WALL STREET
GRAPEVINE, TX
Ph: (817) 873-0620
Contact: ROB BETANCUR



TRAILWOOD PHASE II
63.868 Acres
in the
B. WHEELER SURVEY, ABSTRACT NO. 1605
MEP. & P. RR. CO. SURVEY, ABSTRACT NO. 922
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

HARDSCAPE PLAN

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Printed: 10/10/2019 3:48 PM by Marwan, John, Sheet: 10/10/2019 15:49 AM, by final



OWNER/DEVELOPER
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GRAPEVINE, TX
Ph: (817) 873-0620
Contact: ROB BETANCUR

PRELIMINARY PLANS
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AND IS NOT INTENDED FOR CONSTRUCTION
AND IS NOT INTENDED FOR PERMITTING
BIDDING, OR PERMIT PURPOSES
JAMESON PINSON LANDSCAPE ARCHITECTS, P.C.
DATED 10/10/2019

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(DBA: G&A McAdams)
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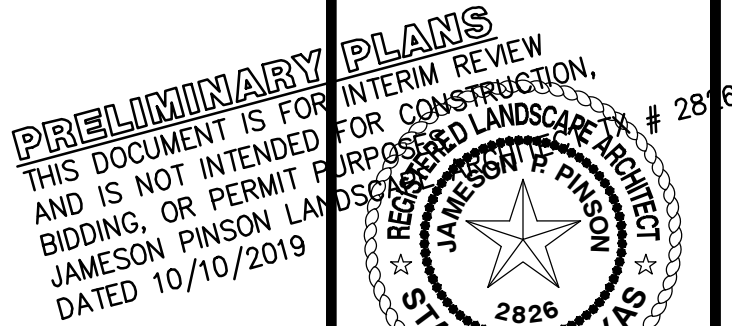
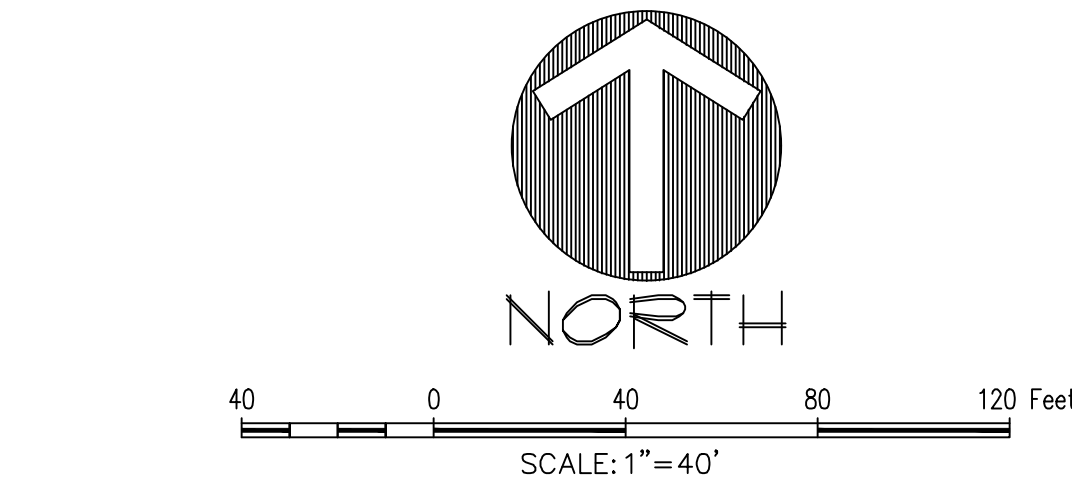
TRAILWOOD PHASE II
63.868 Acres
in the
B. WHEELER SURVEY, ABSTRACT NO. 1605
MEP. & P. RR. CO. SURVEY, ABSTRACT NO. 922
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

HARDSCAPE PLAN

Drawn By: LD
Date: 06/17/2019
Scale: 1"=40'
Revisions:

ZEN-19010

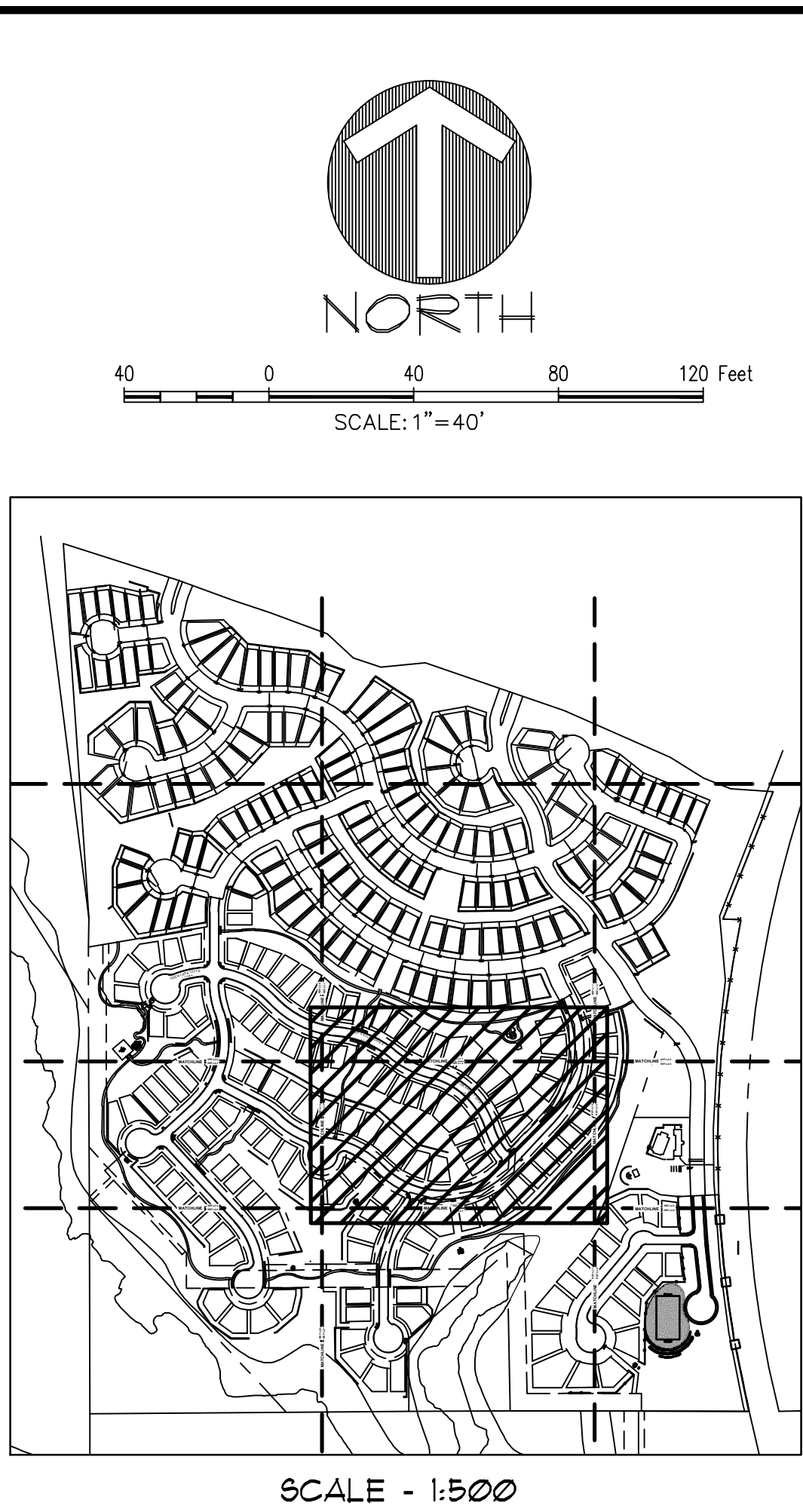
L1.2



HARDSCAPE PLAN

L1.4

OWNER/DEVELOPER
TRAILWOOD INVESTMENTS, LP
218 WEST WALL STREET
GRAPEVINE, TX
Ph. (817) 873-0520
Contact: ROB BETANCUR



PRELIMINARY PLANS
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BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 10/10/2019



The seal is circular with a five-pointed star in the center. The text "JAMESON P. PINSON" is written around the star. Below the star is the number "2826". The outer ring of the seal contains the text "LANDSCAPE ARCHITECT" at the top and "STATE OF TEXAS" at the bottom.



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L1.5

TRAILWOOD PHASE II
63.868 Acres

B. WHEELER SURVEY, ABSTRACT NO. 1605
M.E.P. & P. R.R. CO. SURVEY, ABSTRACT NO. 922
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

HARDSCAPE PLAN



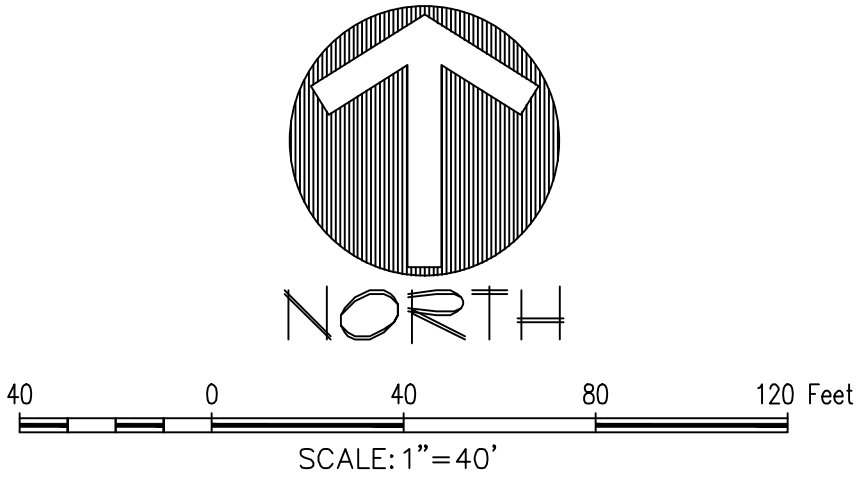
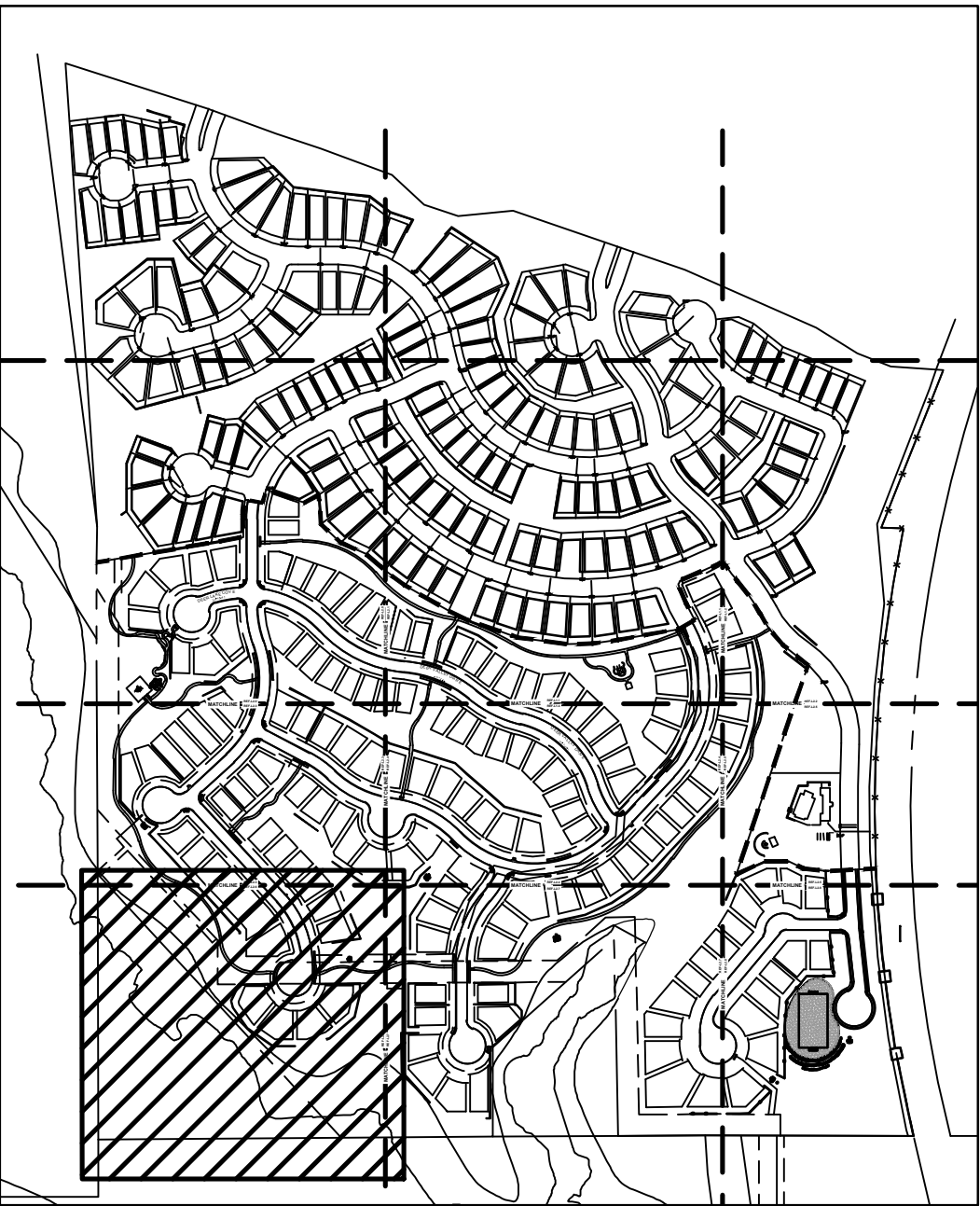
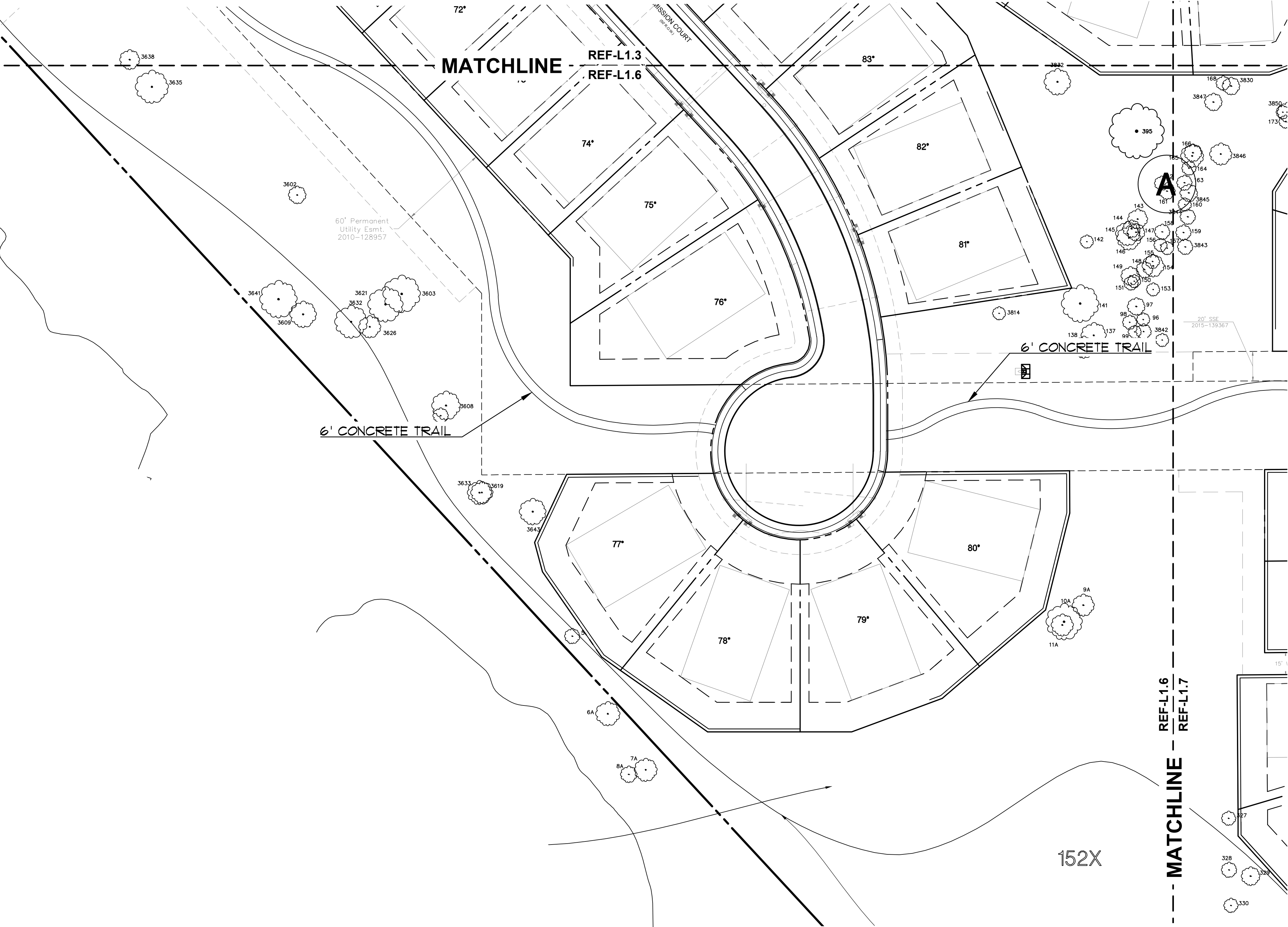
The John R. McAdams
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940. 240. 1012

BP#E: 19762 TBPLS: 10194440
www.gaom.com
www.mcadamsco.com

TRAILWOOD PHASE II
www.mcadams500.com

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OWNER/DEVELOPER
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218 WEST WALL STREET
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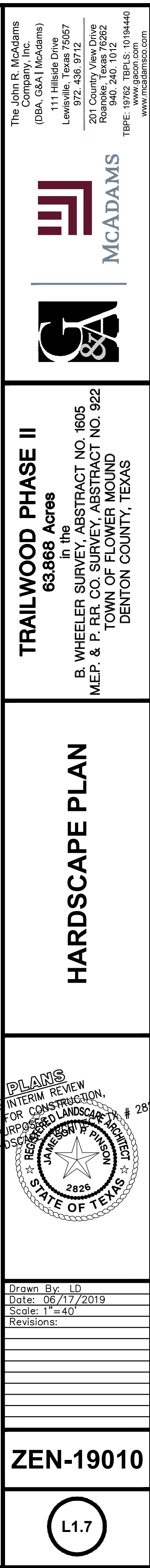
TRAILWOOD PHASE II
63.868 Acres
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TOWN OF FLOWER MOUND
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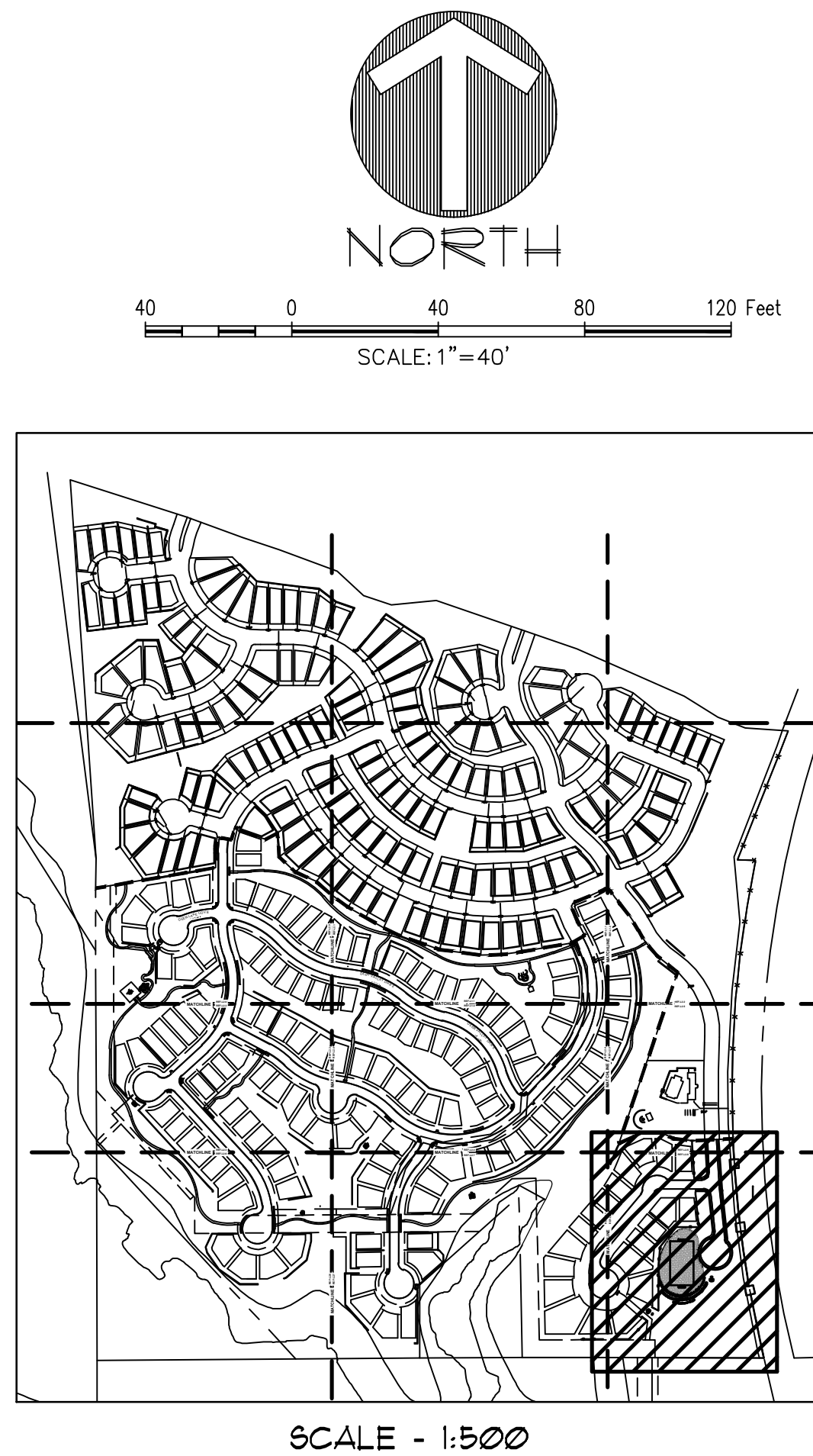
HARDSCAPE PLAN

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ZEN-19010

L1.6





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TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

HARDSCAPE PLAN

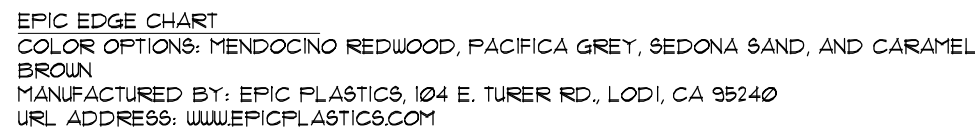
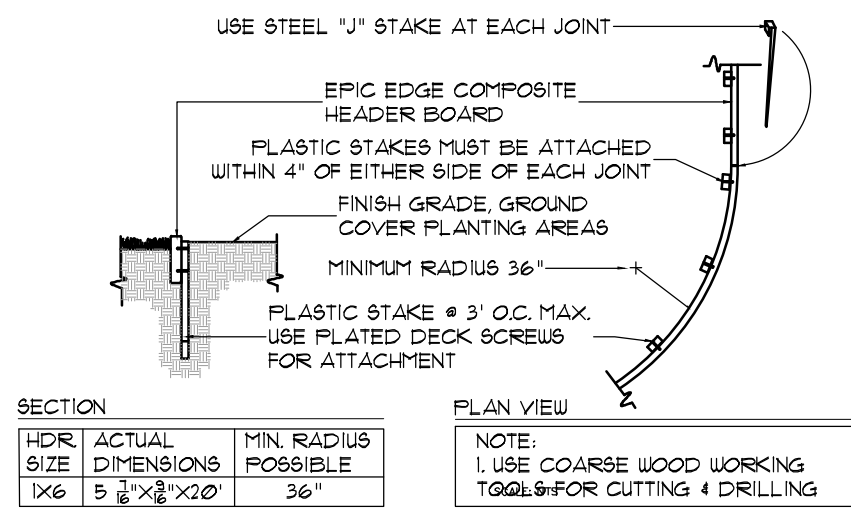
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JAMESON PINSON LANDSCAPE ARCHITECT # 28
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 10/10/2019
JAMESON PINSON
2826
STATE OF TEXAS

Drawn By: LD
Date: 06/17/2019
Scale:
Revisions:

ZEN-19010

L1.8

TRAILWOOD PHASE II



3. 6' ORNAMENTAL METAL FENCE
NTS



1. Plant material shall be measured and sized according to the latest edition of the Texas Nursery and Landscape Association (TNLA) grades and standards.
2. All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other mulch.
3. Trees shall be planted at least 4 feet from utility line, curb, walk, fire connection, and outside all utility easements.
4. Trees overhanging walks and parking shall have a minimum clear trunk height of 7 ft.
5. 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.
6. The owner, tenant, and/or their agents, if any, shall be jointly and severally shall be 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.
7. 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.
8. Before construction, landscape contractor and general contractor shall verify and locate all existing utilities in areas of excavation.
9. Please refer to all landscape and irrigation specifications.
10. All landscape beds and turf areas to be separated with edging.
11. All landscape beds to be 6" below finished floor.
12. 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.
13. 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.
14. 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.
15. 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.

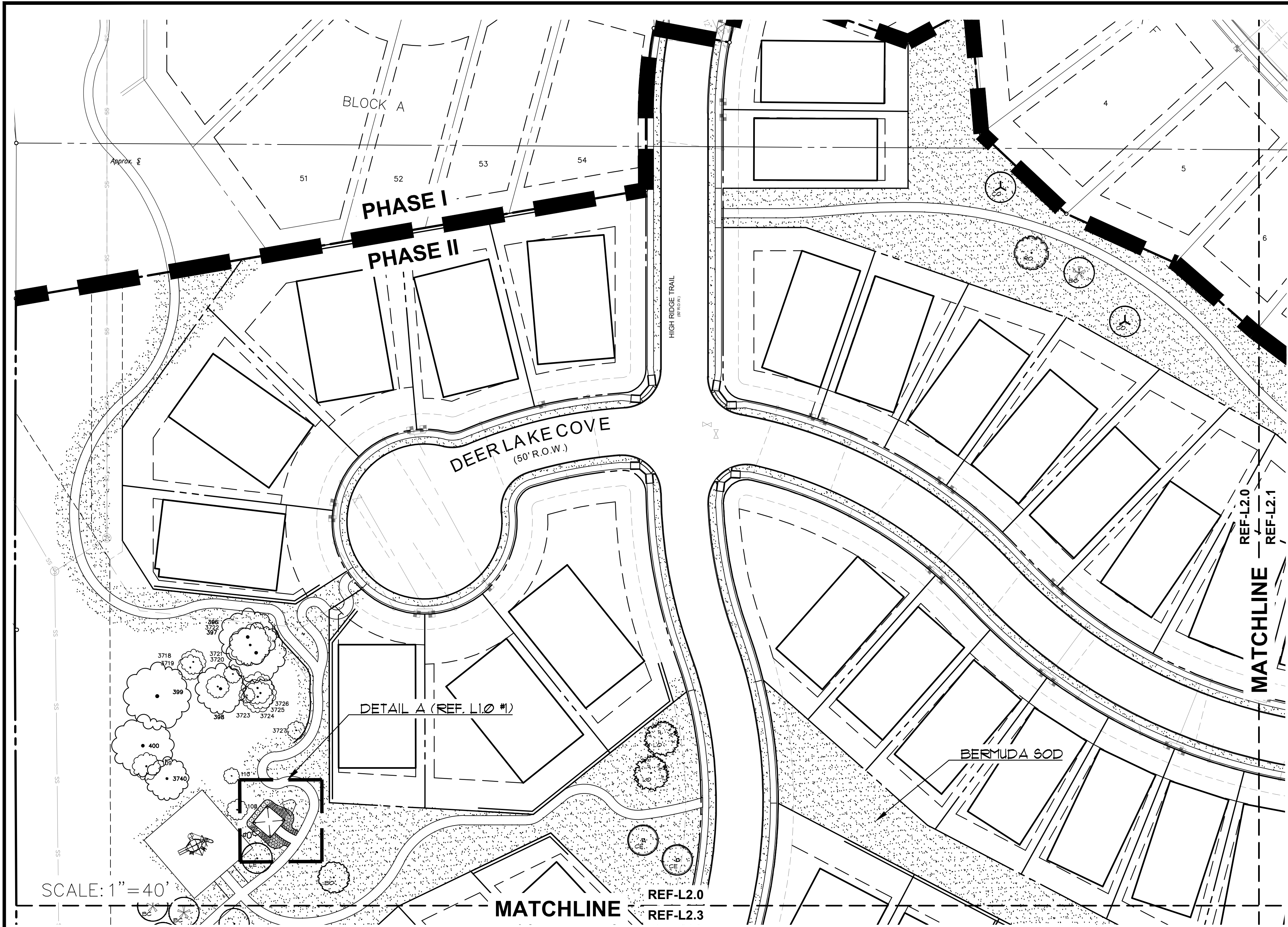
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DATED 10/10/2019
JAMESON PINSON
2826
STATE OF TEXAS

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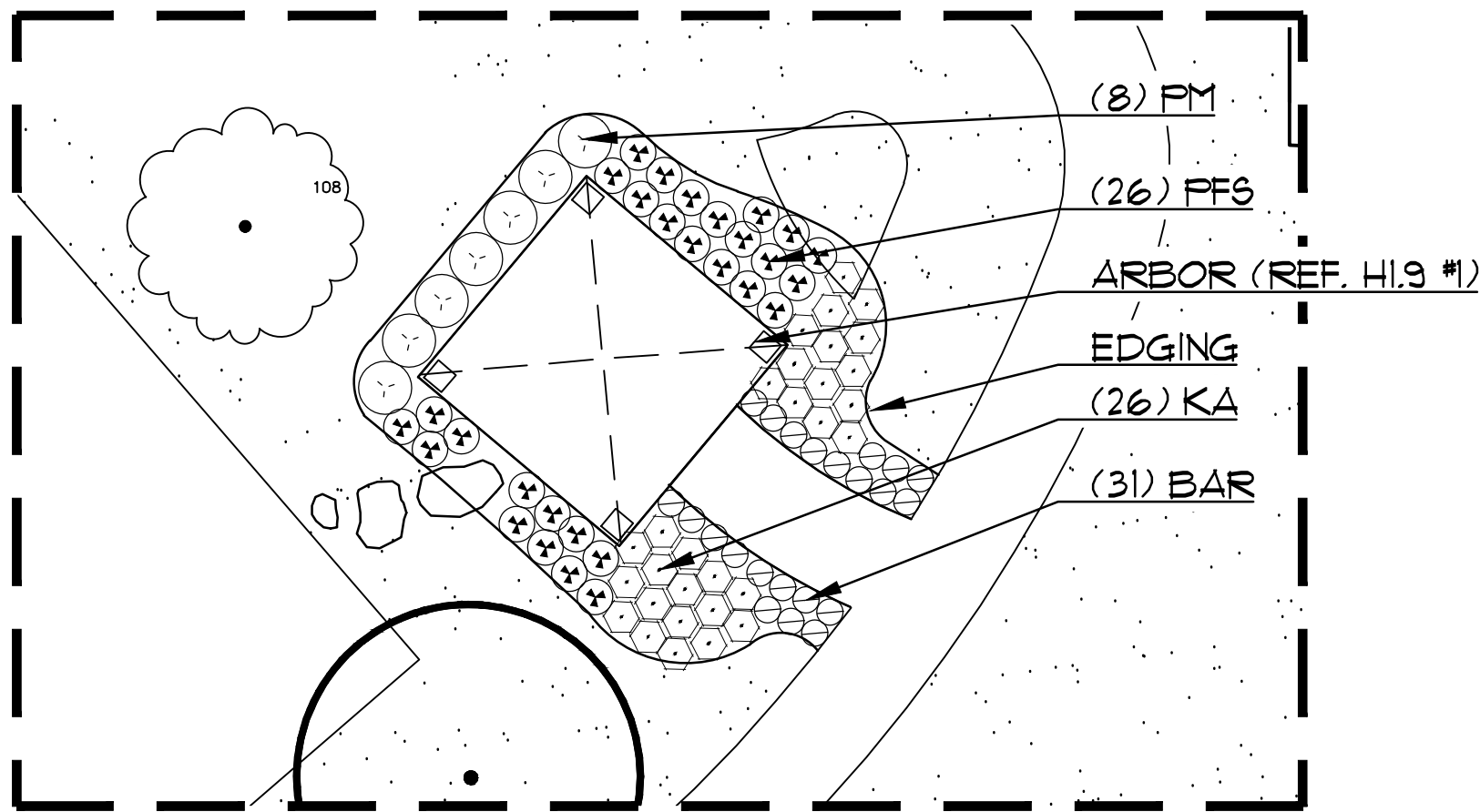
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OWNER/DEVELOPER
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218 WEST WALL STREET
GRAPEVINE, TX
Ph. (817) 873-0520
Contact: ROB BETANCUR

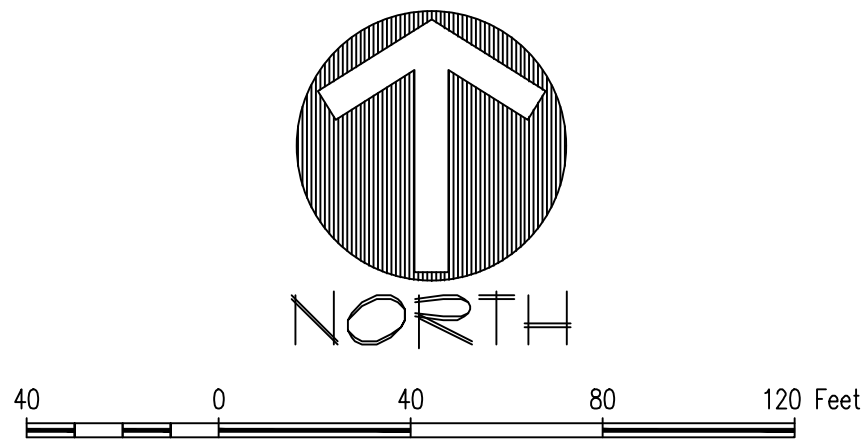


PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
5	BUR OAK	<i>Quercus macrocarpa</i>	3"	10'-12'	Per Plan	Single Trunk
6	CHINQUAPIN OAK	<i>Quercus muhlenbergii</i>	3"	10'-12'	Per Plan	Single Trunk
5	RED OAK	<i>Quercus shumardii</i>	3"	10'-12'	Per Plan	Single Trunk
6	LIVE OAK	<i>Quercus virginiana</i>	3"	10'-12'	Per Plan	Single Trunk
10	LACEBARK ELM	<i>Ulmus parvifolia</i>	3"	10'-12'	Per Plan	Single Trunk
10	CEDAR ELM	<i>Ulmus crassifolia</i>	3"	10'-12'	Per Plan	Single Trunk
10	BALD CYPRESS	<i>Taxodium distichum</i>	3"	10'-12'	Per Plan	Single Trunk
10	ARIZONA CYPRESS	<i>Cupressus arizonica</i>	3"	10'-12'	Per Plan	Single Trunk
10	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	20gal.	7'-8'	Per Plan	Full
24	PINK MUHLY GRASS	<i>Muhlenbergia capillaris</i>	3gal.	18"	18" o.c.	Xeri
65	PRAIRIE FIRE SEDGE	<i>Carex testacea</i> 'Indian Summer'	3gal.	12"	18" o.c.	Xeri
21	DWARF INDIAN HAWTHORN	<i>Raphiolepis indica</i>	5gal.	24"	3'-0"	Full
56	KALEIDOSCOPE ABELIA	<i>Abelia x grandiflora</i> 'Kaleidoscope'	3gal.	24"	3'-0"	Full
43	MEXICAN FEATHER GRASS	<i>Nassella tenuissima</i>	1gal.	12"	18" o.c.	Xeri
22	BLUE ARROWS RUSH	<i>Juncus inflexus</i> 'Blue Arrows'	1gal.	12"	18" o.c.	Xeri
453542	BERMUDA SOD					

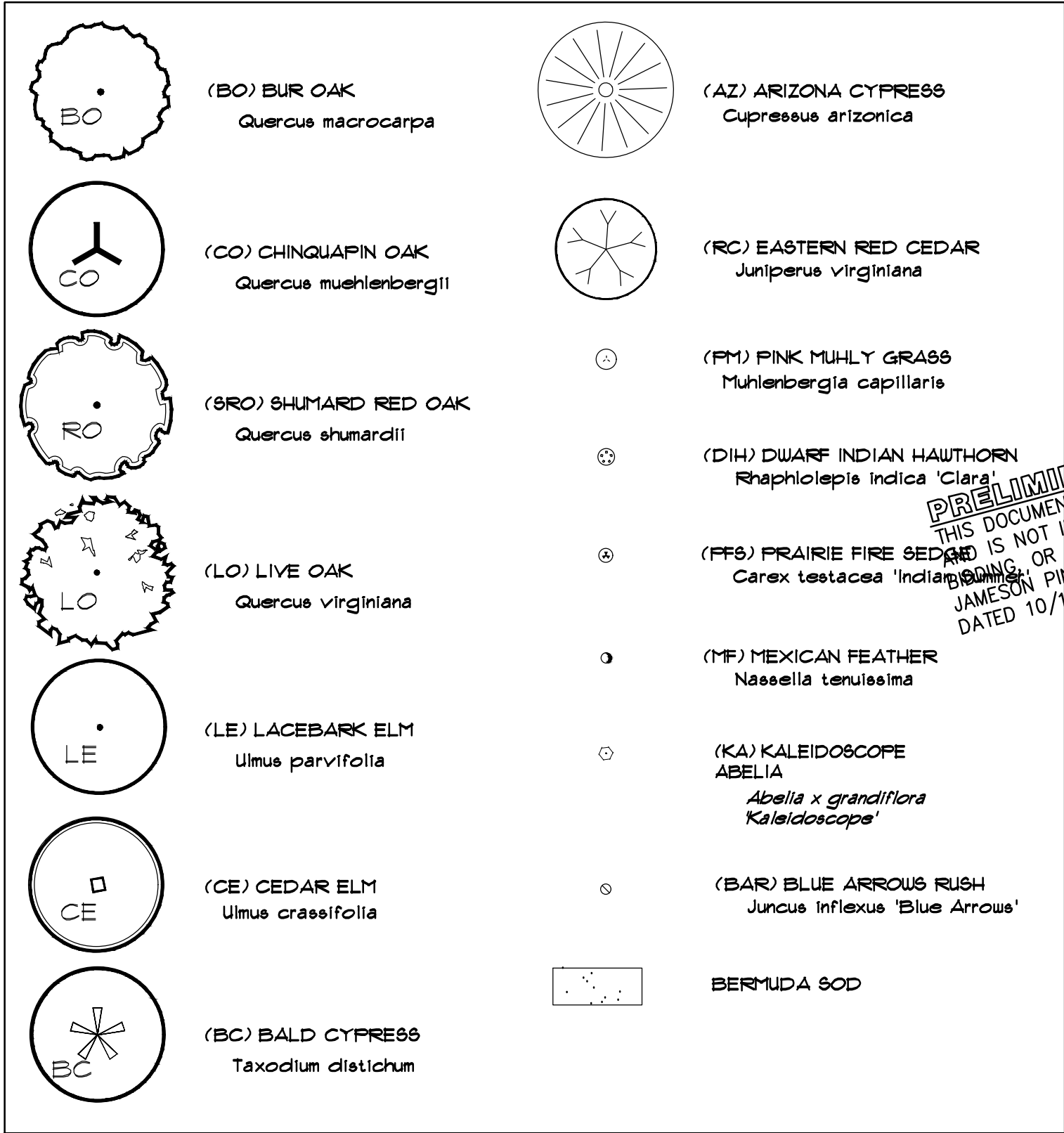


1. DETAIL A
1"=10'



SCALE - 1:500

PLANT LEGEND



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TRAILWOOD PHASE II
63.868 Acres
in the
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LANDSCAPE PLAN

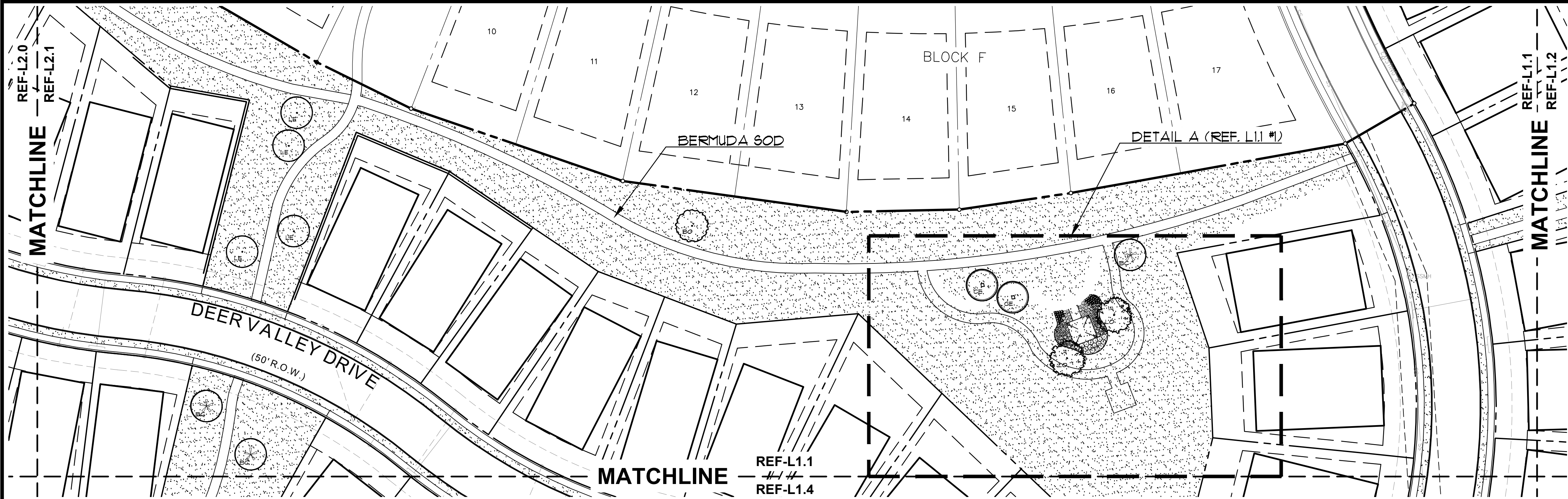
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ZEN-19010

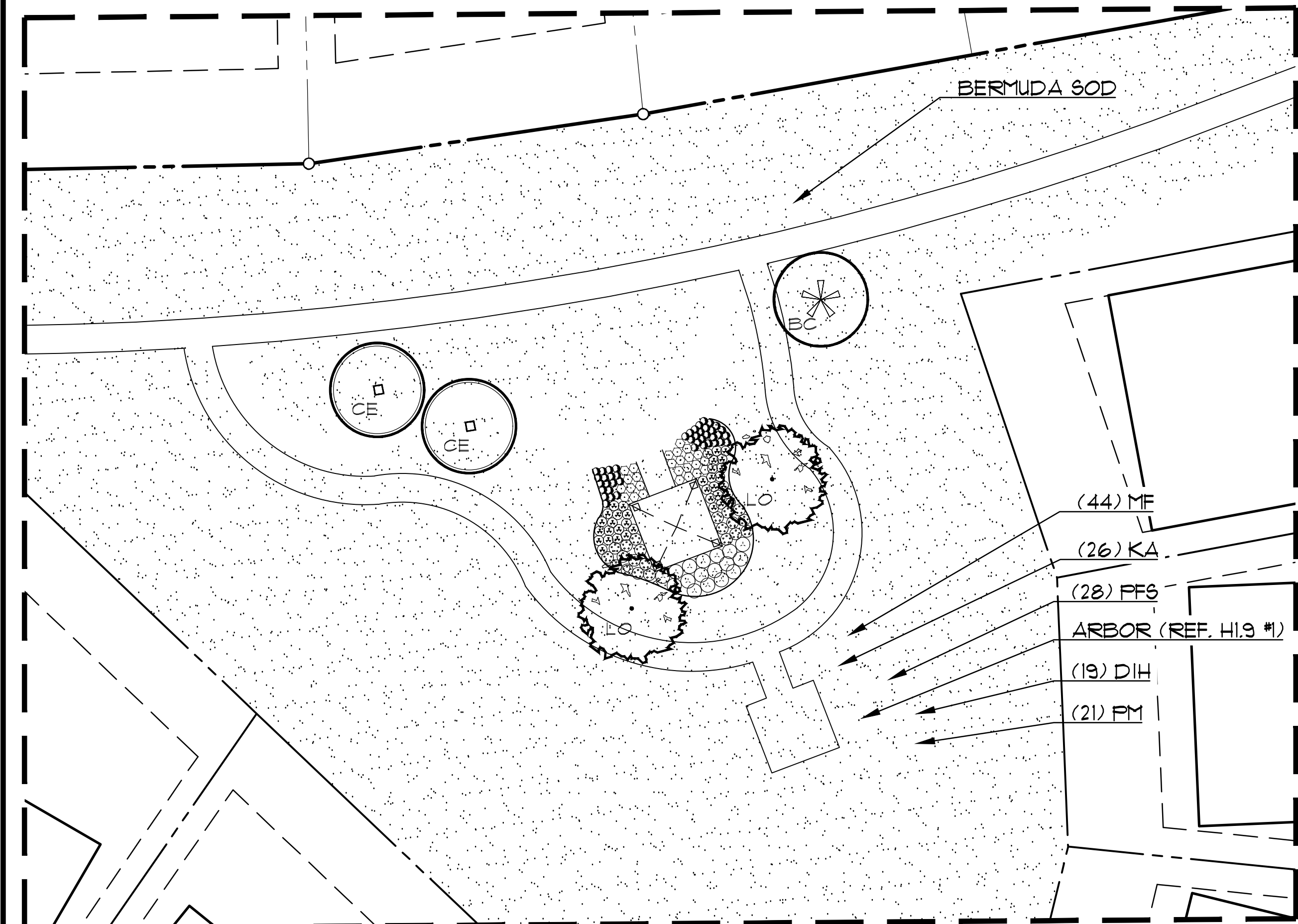
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OWNER/DEVELOPER
TRAILWOOD INVESTMENTS, LP
218 WEST WALL STREET
GRAPEVINE, TX
Ph: (817) 873-0620
Contact: ROB BETANCUR

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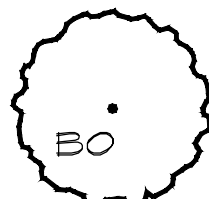
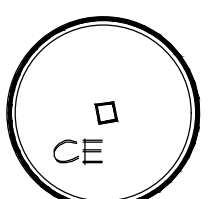
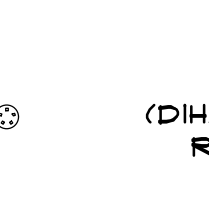
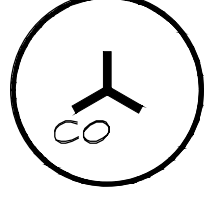
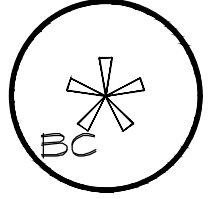
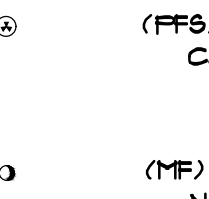
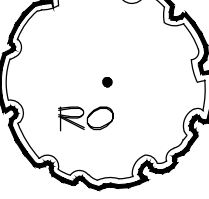
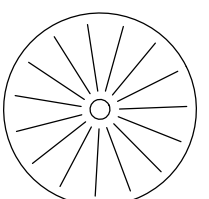
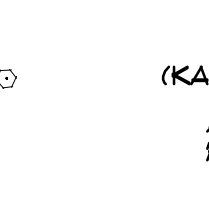
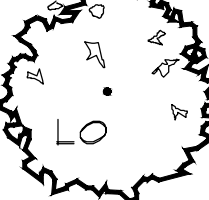
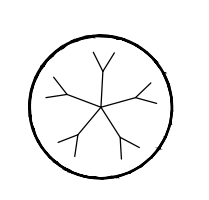
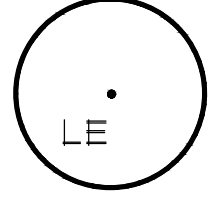
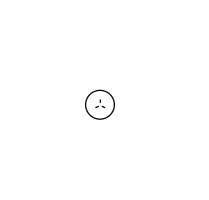
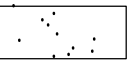


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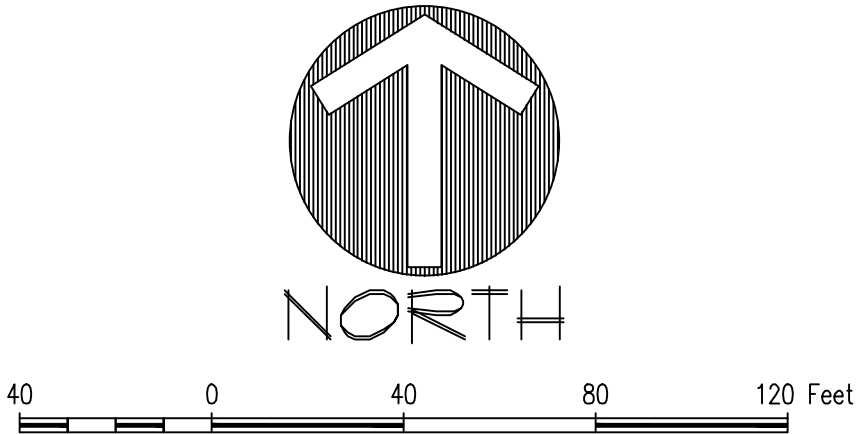
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1"=20'

PLANT LEGEND

	(BO) BUR OAK <i>Quercus macrocarpa</i>		(CE) CEDAR ELM <i>Ulmus crassifolia</i>		(DIH) DWARF INDIAN HAWTHORN <i>Raphiolepis indica 'Clara'</i>
	(CO) CHINQUAPIN OAK <i>Quercus muhlenbergii</i>		(BC) BALD CYPRESS <i>Taxodium distichum</i>		(PFS) PRAIRIE FIRE SEDGE <i>Carex testacea 'Indian Summer'</i>
	(RO) SHUMARD RED OAK <i>Quercus shumardii</i>		(AZ) ARIZONA CYPRESS <i>Cupressus arizonica</i>		(MF) MEXICAN FEATHER <i>Nassella tenuissima</i>
	(LO) LIVE OAK <i>Quercus virginiana</i>		(RC) EASTERN RED CEDAR <i>Juniperus virginiana</i>		(KA) KALEIDOSCOPE ABELIA <i>Abelia x grandiflora 'Kaleidoscope'</i>
	(LE) LACEBARK ELM <i>Ulmus parvifolia</i>		(FM) PINK MUHLY GRASS <i>Muhlenbergia capillaris</i>		(BAR) BLUE ARROWS RUSH <i>Juncus inflexus 'Blue Arrows'</i>
					BERMUDA SOD

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453,542	BERMUDA SOD					



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DATED 10/10/2019

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LANDSCAPE PLAN

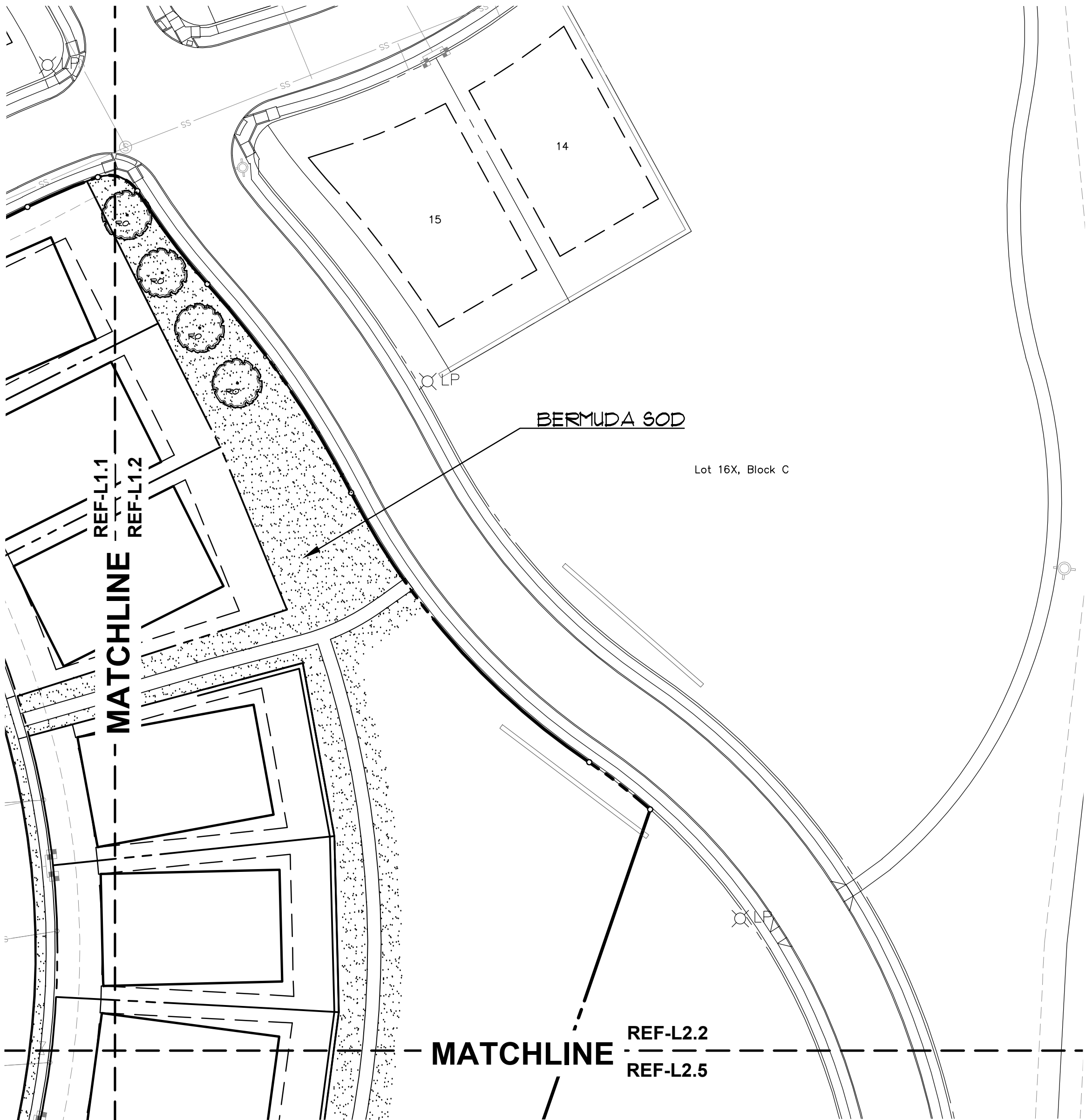
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Revisions:

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L2.1

OWNER/DEVELOPER
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GRAPEVINE, TX
Ph: (817) 873-0620
Contact: ROB BETANCUR

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PLANT LEGEND

	(BO) BUR OAK <i>Quercus macrocarpa</i>		(AZ) ARIZONA CYPRESS <i>Cupressus arizonica</i>
	(CO) CHINQUAPIN OAK <i>Quercus muhlenbergii</i>		(RC) EASTERN RED CEDAR <i>Juniperus virginiana</i>
	(RO) SHUMARD RED OAK <i>Quercus shumardii</i>		BERMUDA SOD
	(LO) LIVE OAK <i>Quercus virginiana</i>		
	(LE) LACEBARK ELM <i>Ulmus parvifolia</i>		
	(CE) CEDAR ELM <i>Ulmus crassifolia</i>		
	(BC) BALD CYPRESS <i>Taxodium distichum</i>		



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LANDSCAPE PLAN

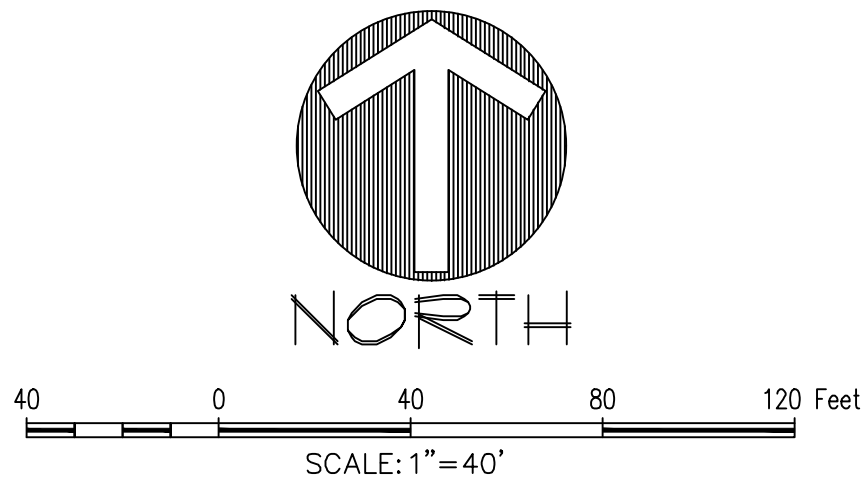
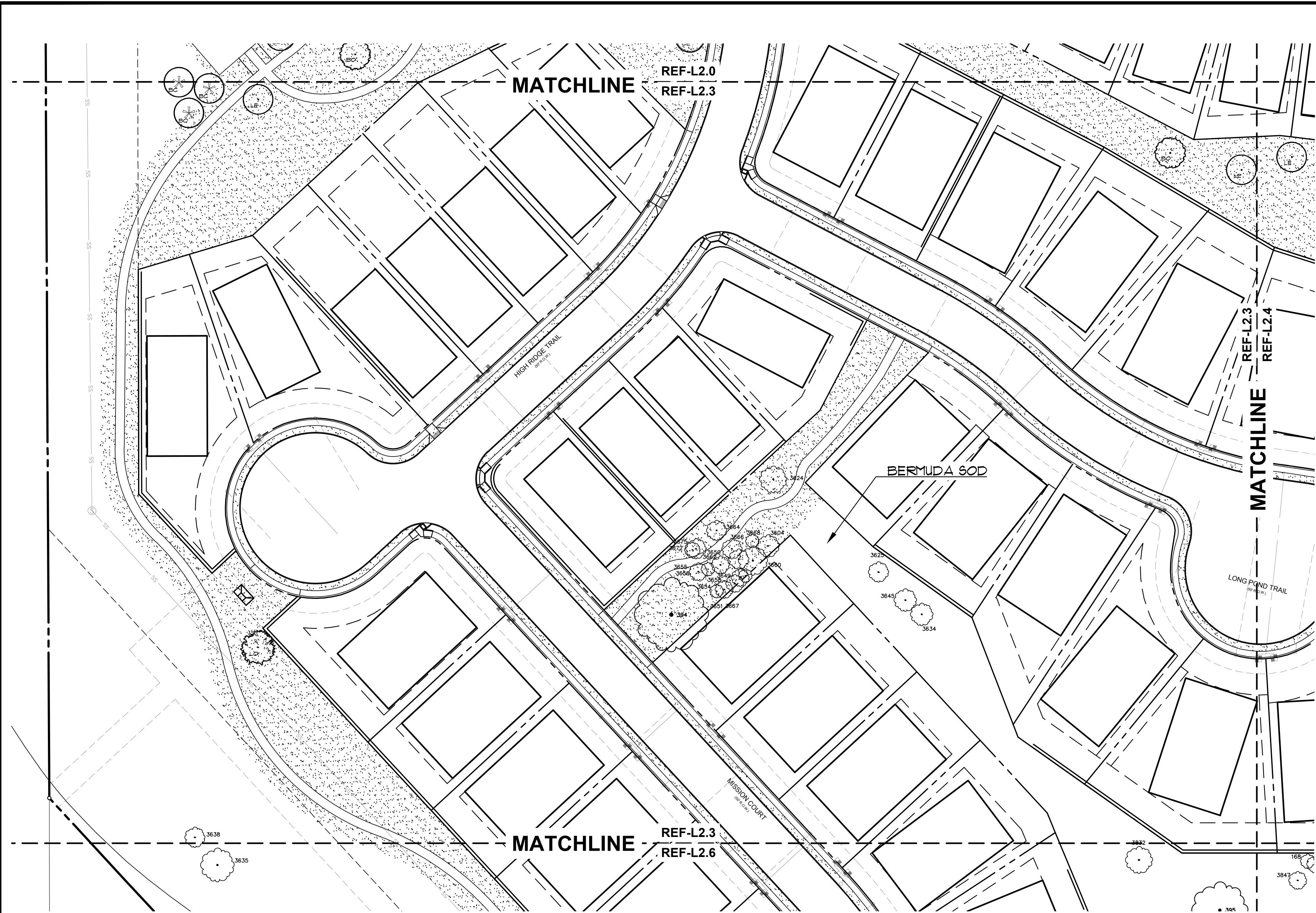
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JAMESON PINSON LANDSCAPE ARCHITECTS, P.C.
DATED 10/10/2019

Drawn By: LD
Date: 06/17/2019
Scale: 1"=40'
Revisions:

ZEN-19010

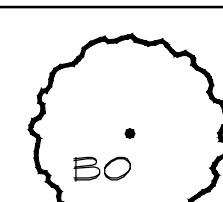
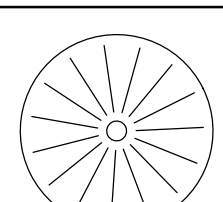
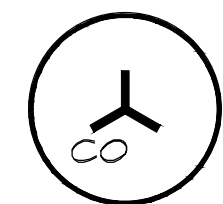
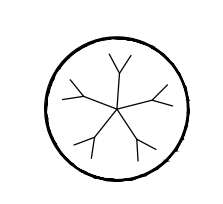
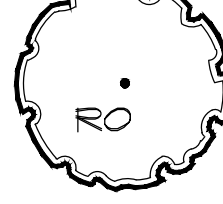
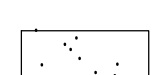
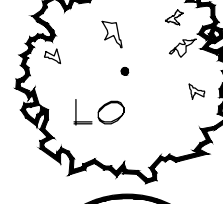
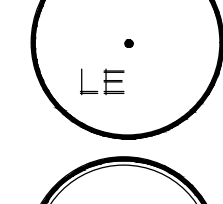
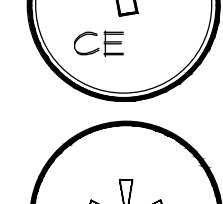
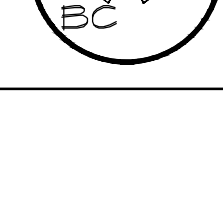
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SCALE - 1:500

PLANT LEGEND

	(BO) BUR OAK <i>Quercus macrocarpa</i>		(AZ) ARIZONA CYPRESS <i>Cupressus arizonica</i>
	(CO) CHINGQUIPIN OAK <i>Quercus muhlenbergii</i>		(RC) EASTERN RED CEDAR <i>Juniperus virginiana</i>
	(RO) SHUMARD RED OAK <i>Quercus shumardii</i>		BERMUDA SOD
	(LO) LIVE OAK <i>Quercus virginiana</i>		
	(LE) LACEBARK ELM <i>Ulmus parvifolia</i>		
	(CE) CEDAR ELM <i>Ulmus crassifolia</i>		
	(BC) BALD CYPRESS <i>Taxodium distichum</i>		

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JAMESON PINSON LANDSCAPE ARCHITECTS, P.C.
DATED 10/10/2019

The John R. McAdams
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(DBA: G&A McAdams)
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972.436.8712
201 County View Drive
Roanoke, Texas 76262
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TBB# 19892 www.gandm.com
www.mcadamsco.com



TRAILWOOD PHASE II
63.868 Acres

In the
B. WHEELER SURVEY, ABSTRACT NO. 1605
MEP. & P. RR. CO. SURVEY, ABSTRACT NO. 922
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN

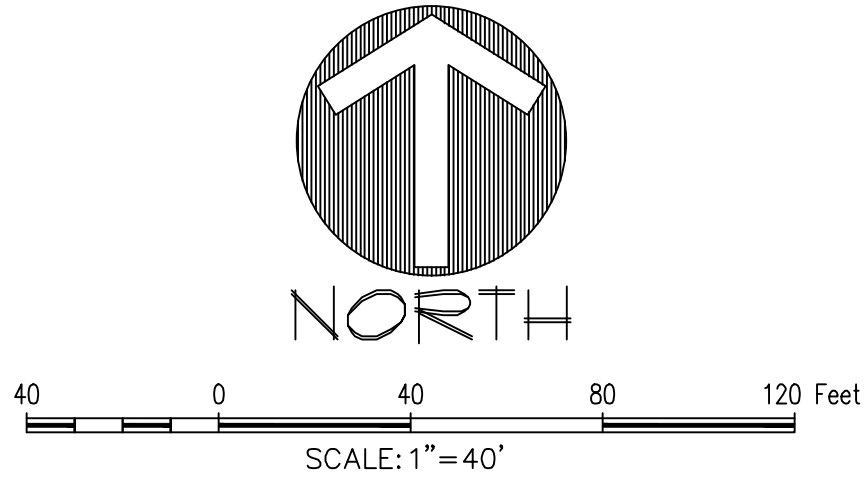
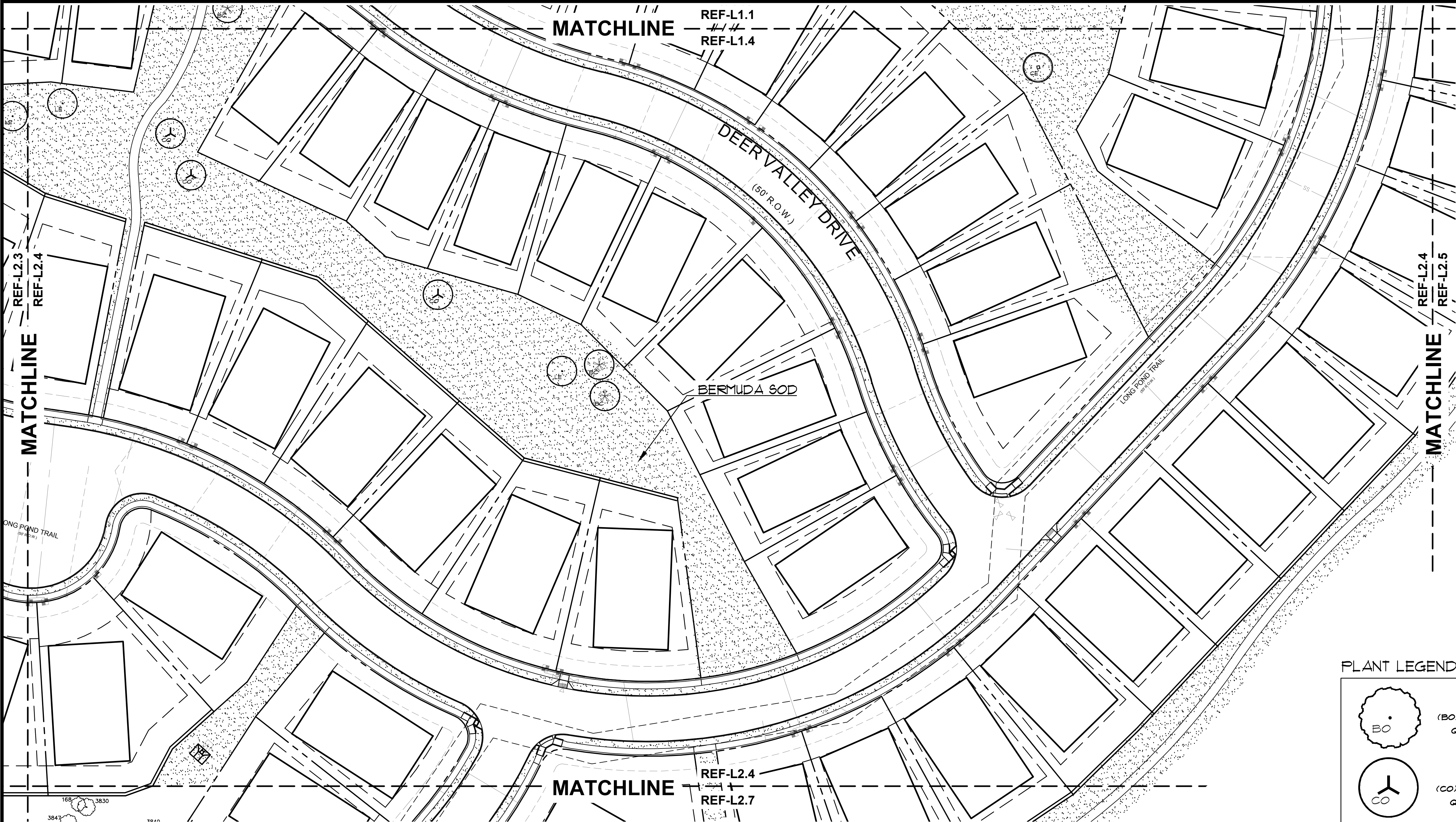
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Date: 06/17/2019
Scale: 1"=40'
Revisions:

ZEN-19010

L2.3

OWNER/DEVELOPER
TRAILWOOD INVESTMENTS, LP
218 WEST WALL STREET
GRAPEVINE, TX
Ph: (817) 873-0620
Contact: ROB BETANCUR

File: Z:\Projects\ZEN-19010\Drawings\LP & Civil Plans\Drawings\ZEN-19010.L3
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PLANT LEGEND

	(BO) BUR OAK <i>Quercus macrocarpa</i>		(AZ) ARIZONA CYPRESS <i>Cupressus arizonica</i>
	(CO) CHINQUAPIN OAK <i>Quercus muehlenbergii</i>		(RC) EASTERN RED CEDAR <i>Juniperus virginiana</i>
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	(LO) LIVE OAK <i>Quercus virginiana</i>		
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TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN

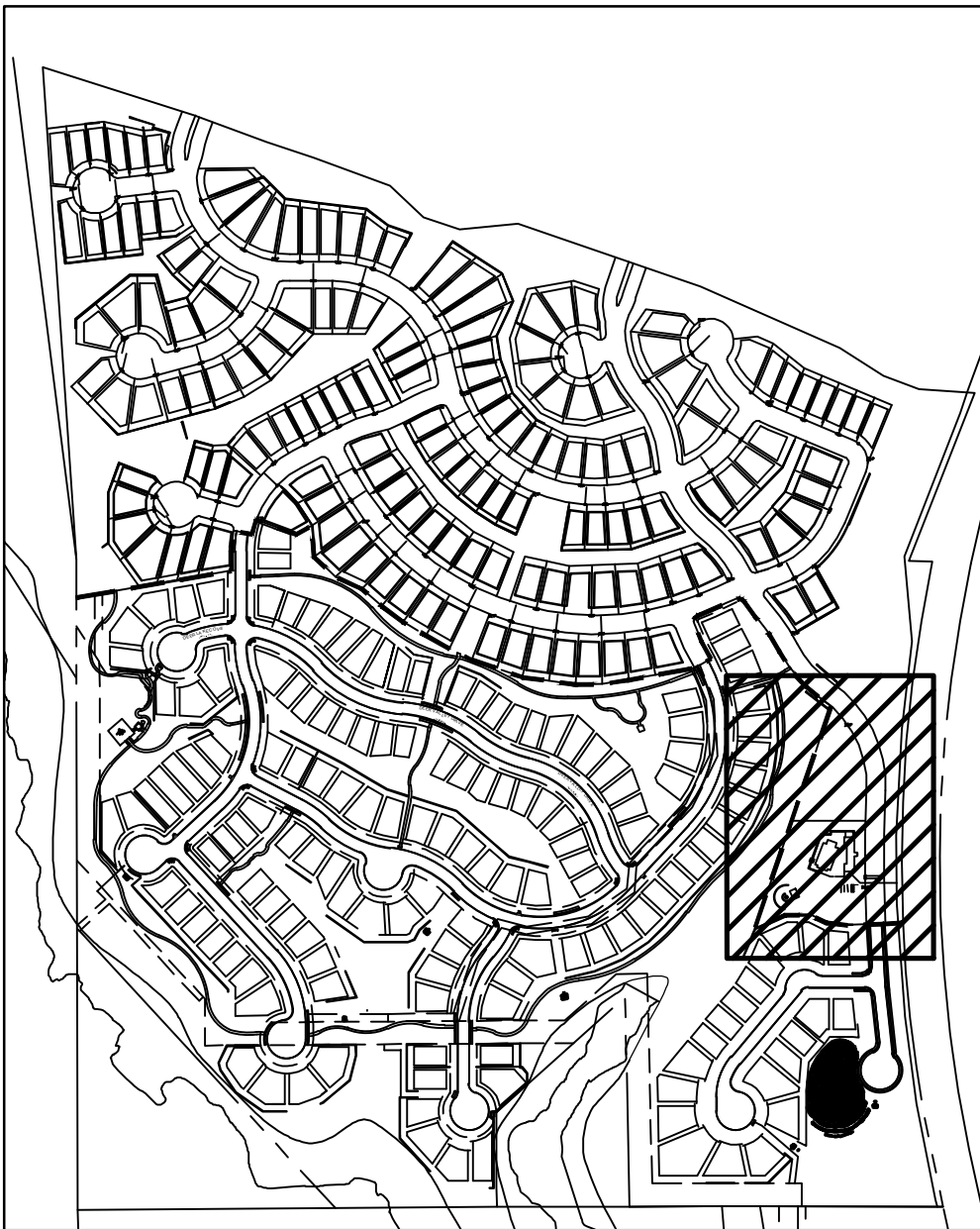
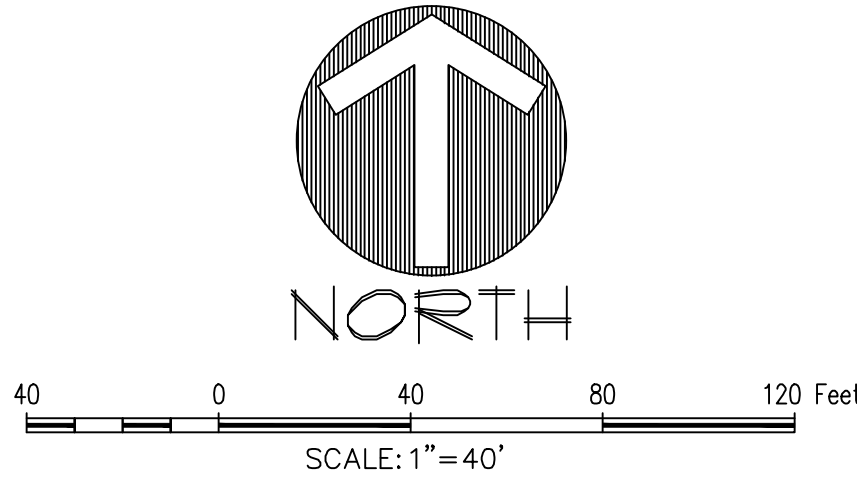
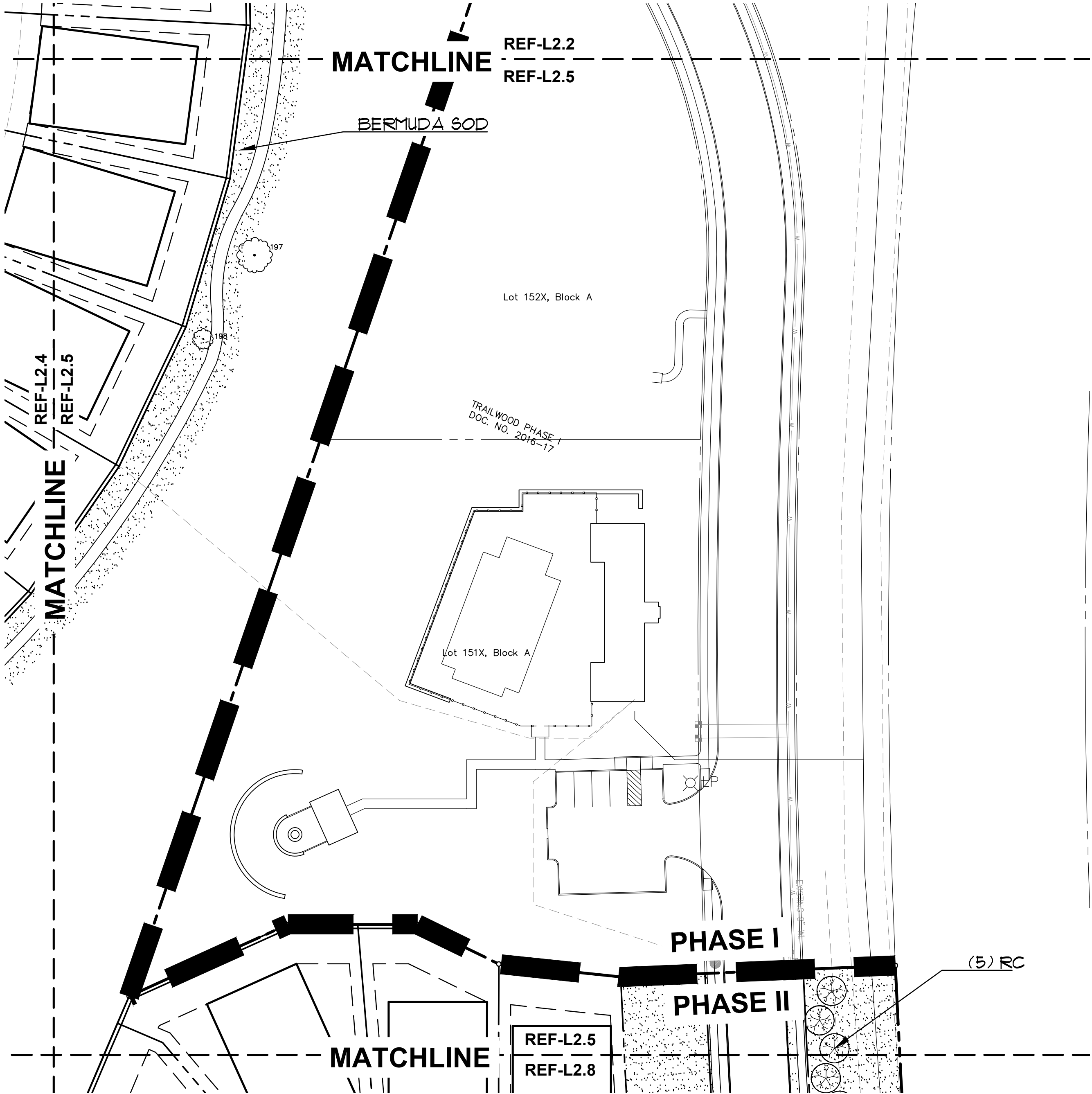
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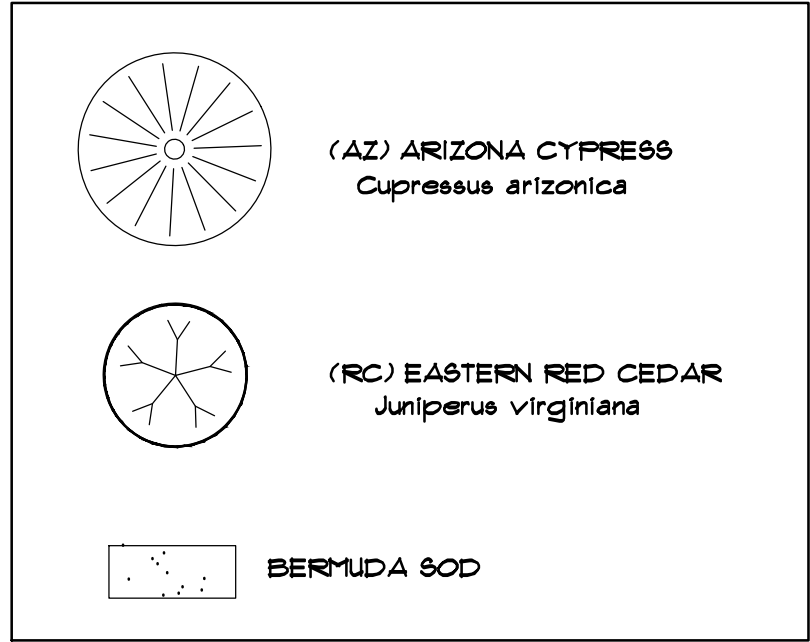
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OWNER/DEVELOPER
TRAILWOOD INVESTMENTS, LP
218 WEST WALL STREET
GRAPEVINE, TX
Ph: (817) 873-0620
Contact: ROB BETANCUR

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PLANT LEGEND



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2826
STATE OF TEXAS
DATED 10/10/2019

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ZEN-19010

L2.5

OWNER/DEVELOPER
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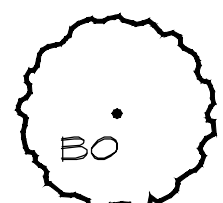


TRAILWOOD PHASE II
63.868 Acres
in the
B. WHEELER SURVEY, ABSTRACT NO. 1605
MEP. & P. RR. CO. SURVEY, ABSTRACT NO. 922
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

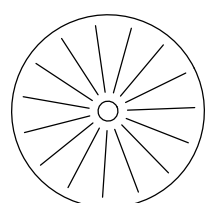
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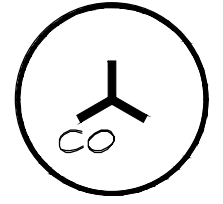
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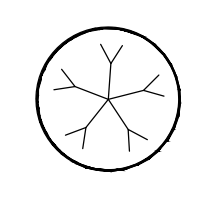
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Quercus macrocarpa



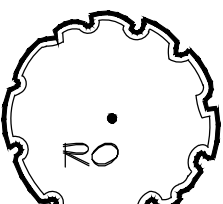
(AZ) ARIZONA CYPRESS
Cupressus arizonica



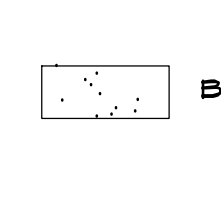
(CO) CHINGUAPIN OAK
Quercus muehlenbergii



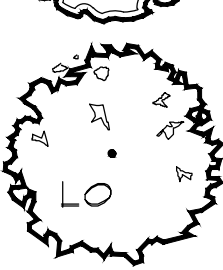
(RC) EASTERN RED CEDAR
Juniperus virginiana



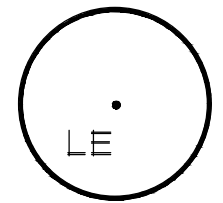
(SRO) SHUMARD RED OAK
Quercus shumardii



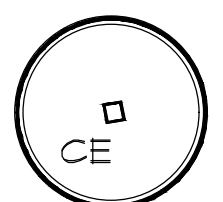
BERMUDA SOD



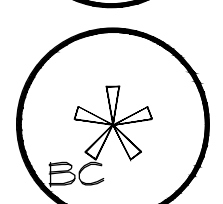
(LO) LIVE OAK
Quercus virginiana



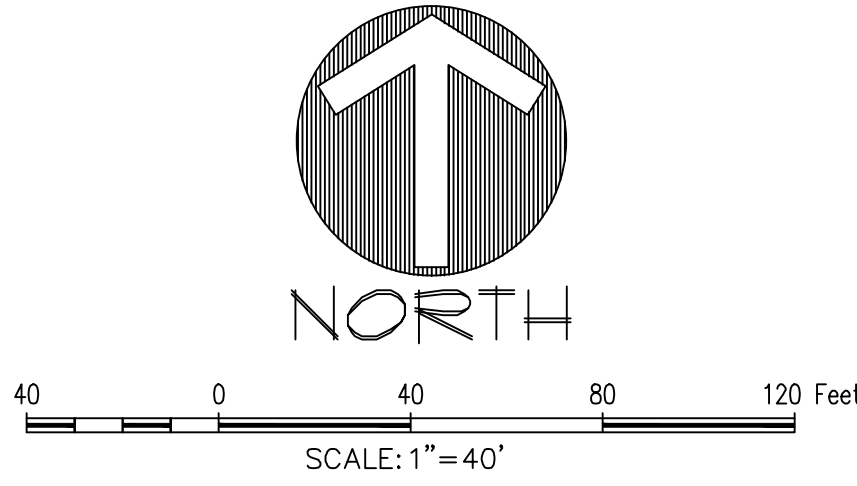
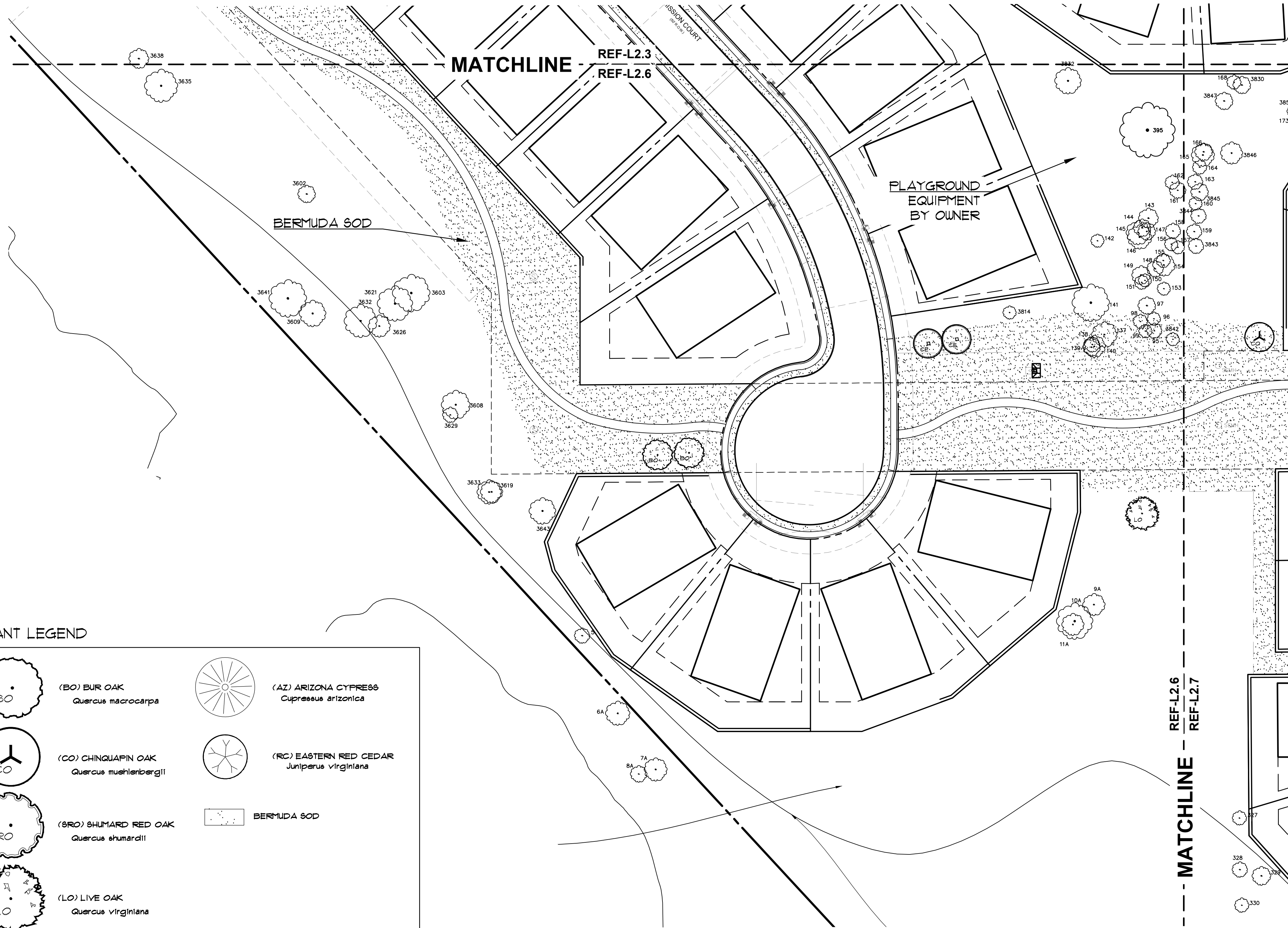
(LE) LACEBARK ELM
Ulmus parvifolia



(CE) CEDAR ELM
Ulmus crassifolia



(BC) BALD CYPRESS
Taxodium distichum



SCALE - 1:500

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DATED 10/10/2019

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940.240.7012
Toll Free: 1-800-394-4440
www.gandamc.com



TRAILWOOD PHASE II
63.868 Acres
in the
B. WHEELER SURVEY, ABSTRACT NO. 1605
MEP. & P. RR. CO. SURVEY, ABSTRACT NO. 922
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN

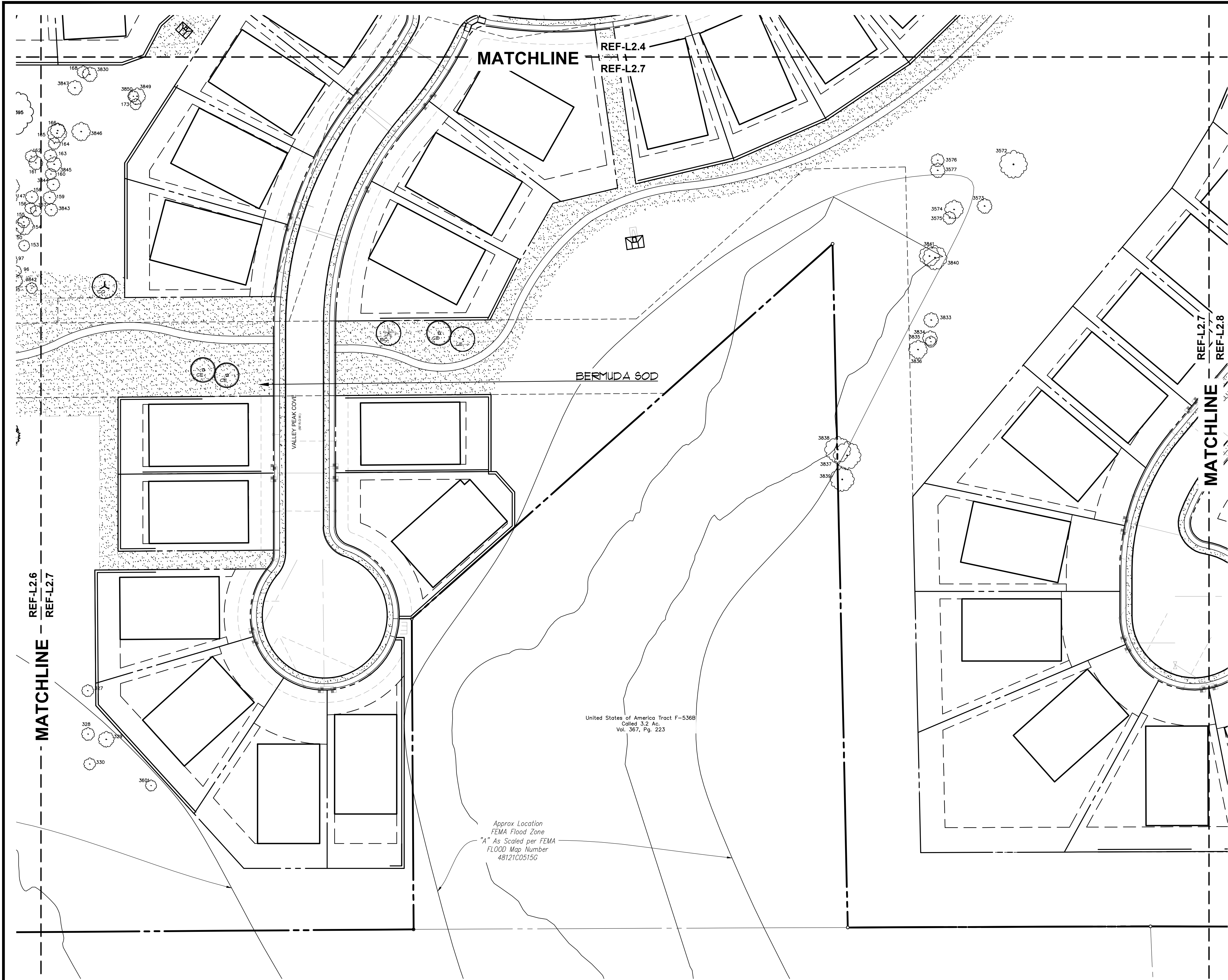
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Revisions:

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OWNER/DEVELOPER
TRAILWOOD INVESTMENTS, LP
218 WEST WALL STREET
GRAPEVINE, TX
Ph: (817) 873-0620
Contact: ROB BETANCUR

L2.6

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PLANT LEGEND	
	(BO) BUR OAK <i>Quercus macrocarpa</i>
	(CO) CHINQUAPIN OAK <i>Quercus muhlenbergii</i>
	(RO) SHUMARD RED OAK <i>Quercus shumardii</i>
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	(CE) CEDAR ELM <i>Ulmus crassifolia</i>
	(BC) BALD CYPRESS <i>Taxodium distichum</i>
	BERMUDA SOD

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LANDSCAPE PLAN

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2826
DATED 10/10/2019

STATE OF TEXAS
2826

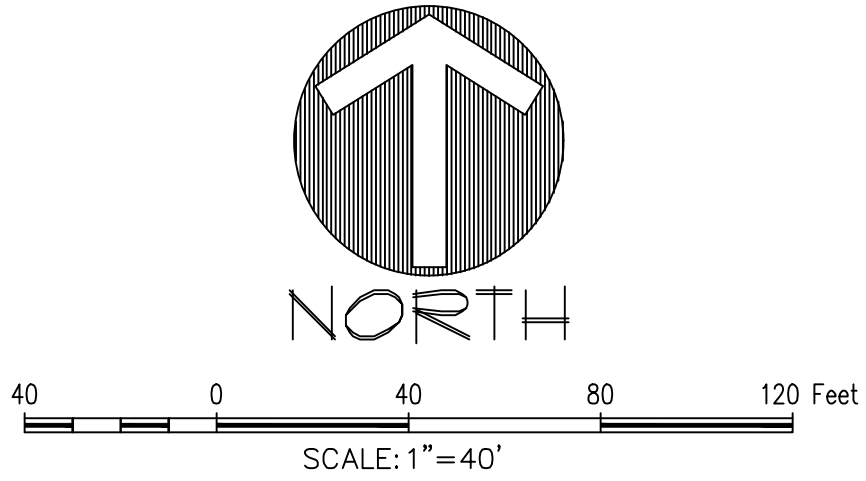
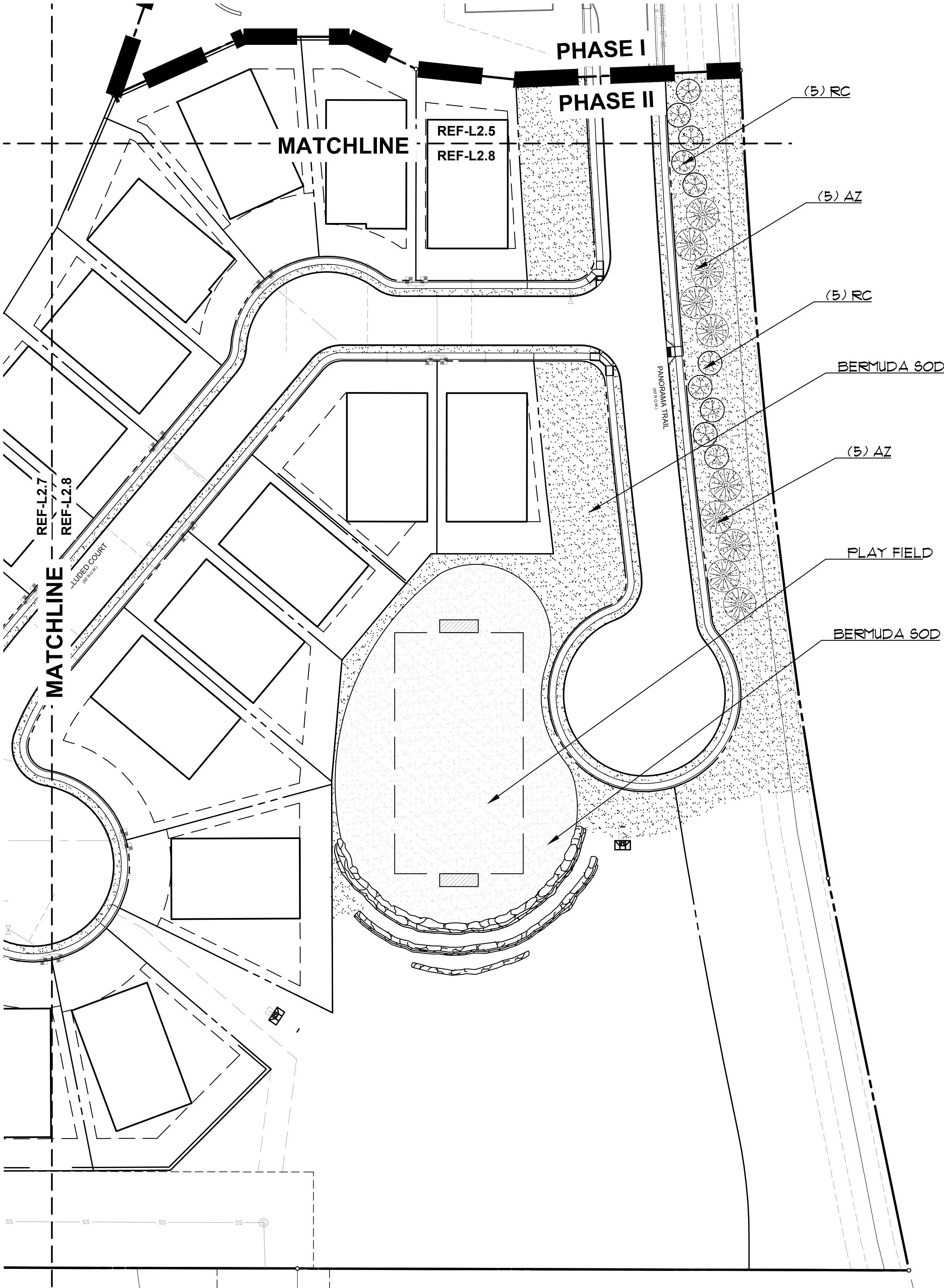
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SCALE - 1:500

PLANT LEGEND

	(BO) BUR OAK <i>Quercus macrocarpa</i>
	(CO) CHINGUAPIN OAK <i>Quercus muhlenbergii</i>
	(RO) SHUMARD RED OAK <i>Quercus shumardii</i>
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	BERMUDA SOD

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DATED 10/10/2019

Drawn By: LD
Date: 06/17/2019
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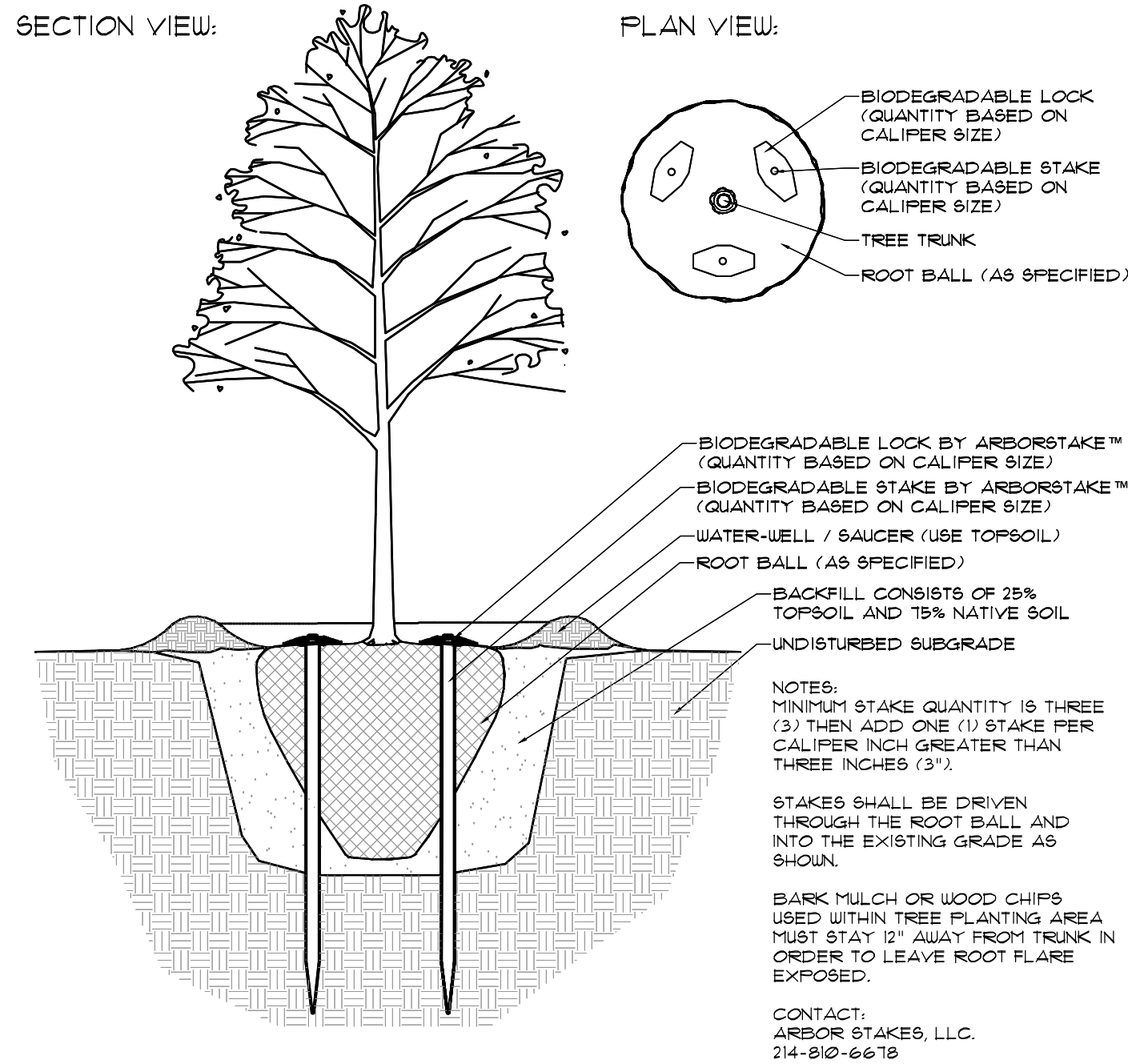
TRAILWOOD PHASE II
63.868 Acres

In the
B. WHEELER SURVEY, ABSTRACT NO. 1605
MEP. & P. RR. CO. SURVEY, ABSTRACT NO. 922
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

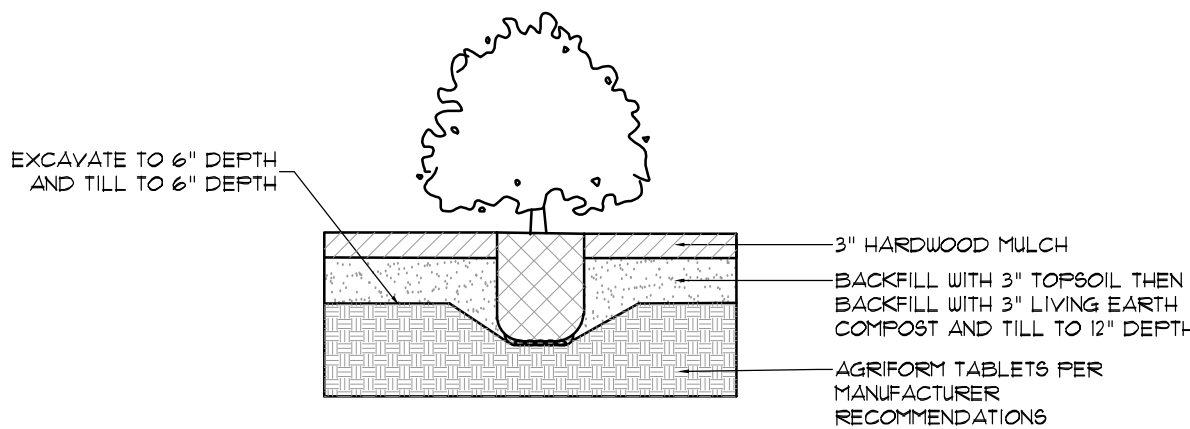
LANDSCAPE PLAN



TRAILWOOD PHASE II



1. BELOWGROUND TREE STAKING DETAIL
1/4"=1'



2. SHRUB PLANTING DETAIL
1/2"=1'

LANDSCAPE NOTES:
Town of Flower Mound

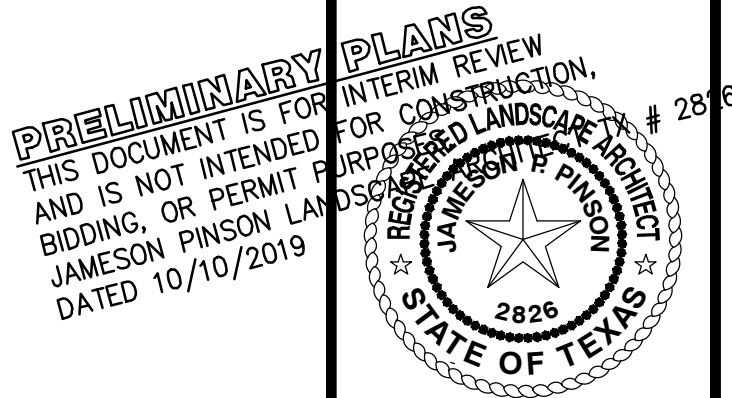
- Plant material shall be measured and sized according to the latest edition of the Texas Nursery and Landscape Association (TNLA) grades and standards.
- All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other mulch.
- Trees shall be planted at least 4 feet from utility line, 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 shall be 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.

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LANDSCAPE PLAN



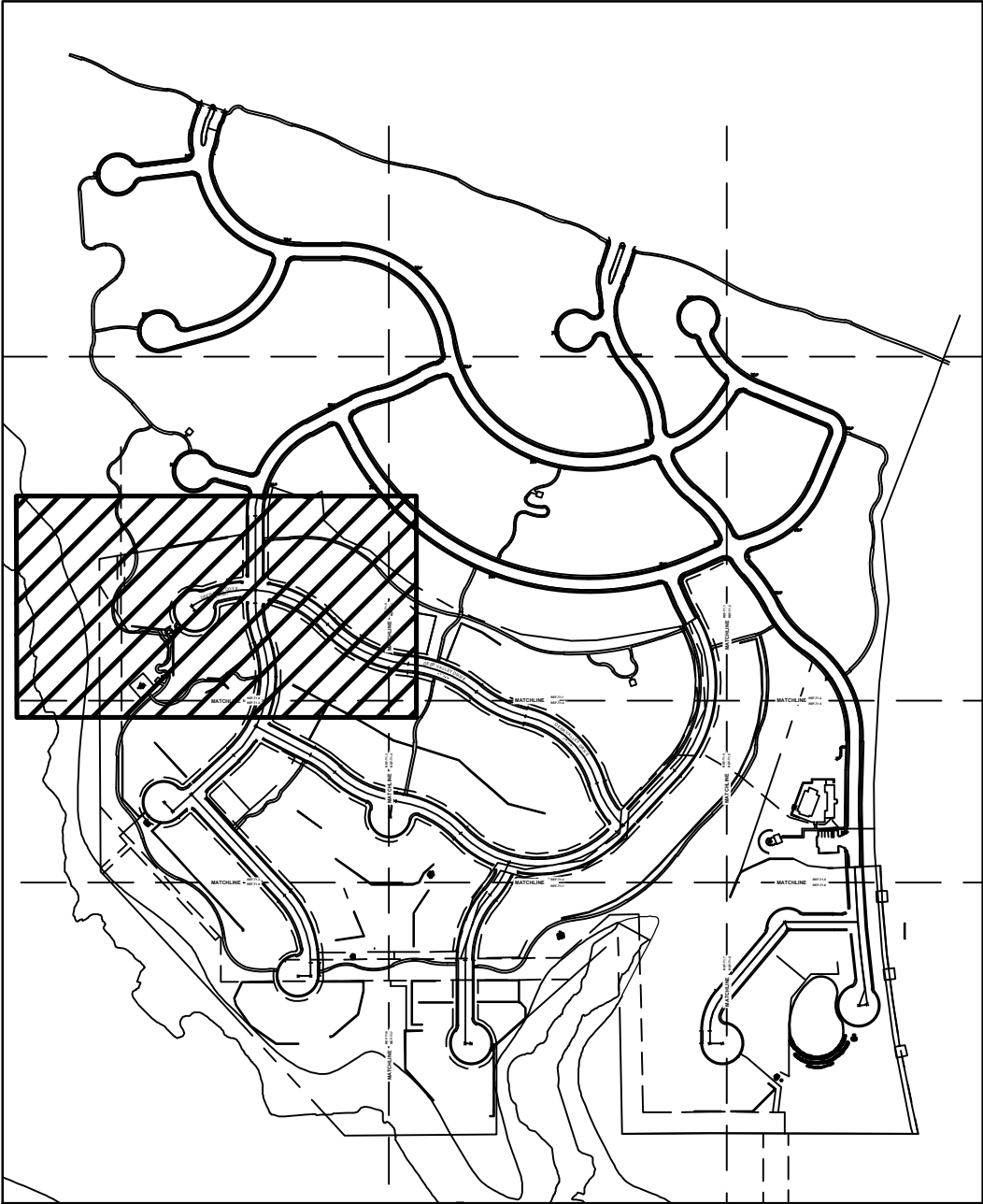
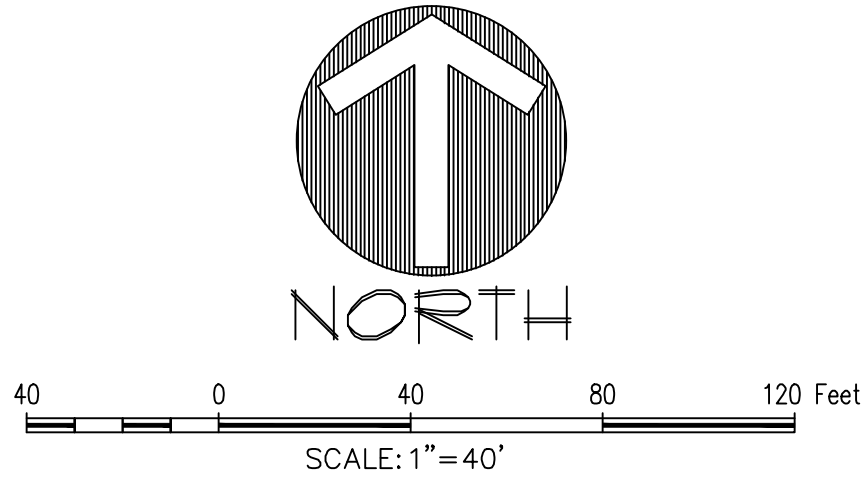
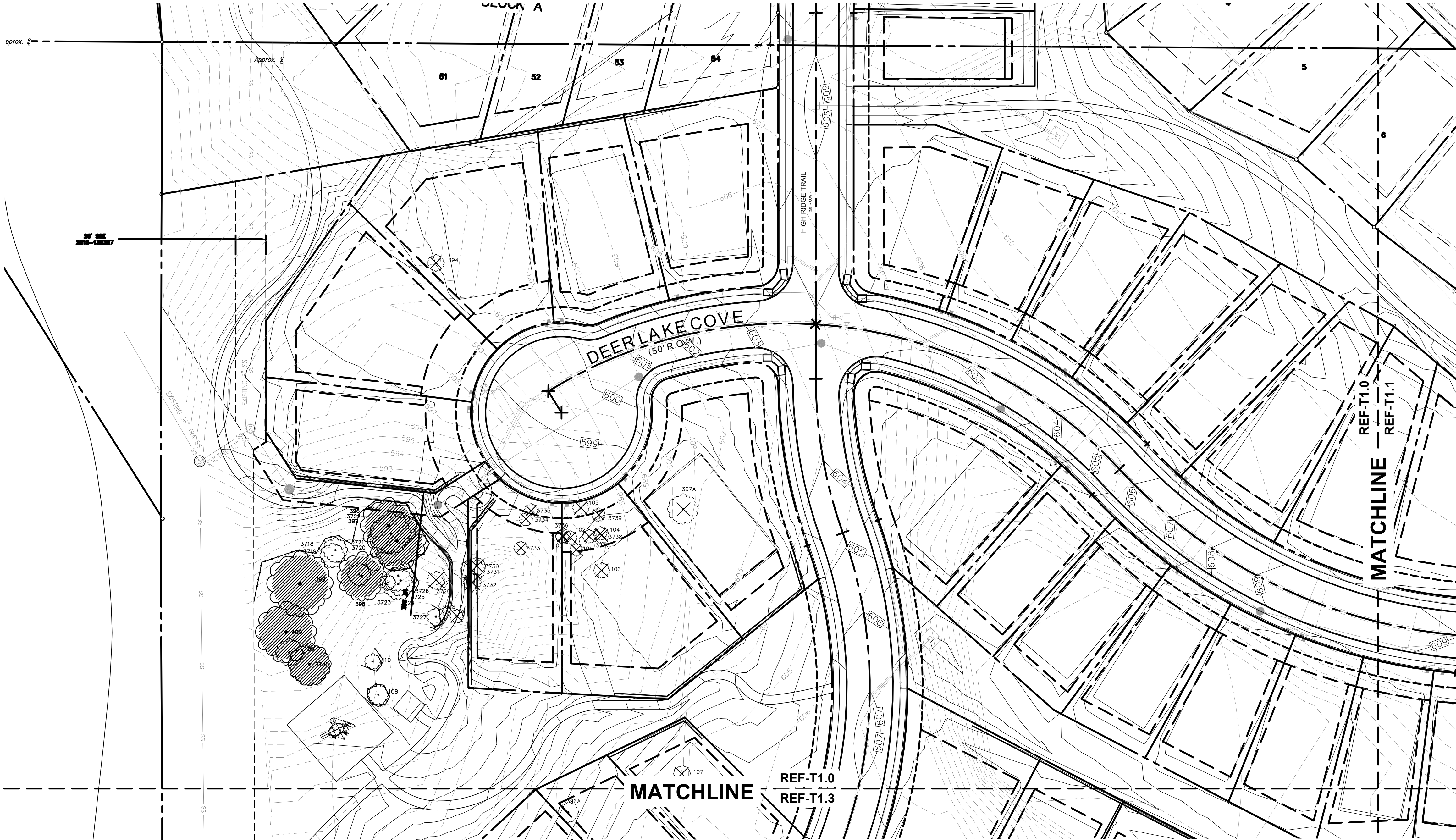
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Scale:
Revisions:

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L2.9

OWNER/DEVELOPER
TRAILWOOD INVESTMENTS, LP
218 WEST WALL STREET
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Ph. (817) 873-0620
Contact: ROB BETANCUR

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LEGEND

- PROTECTED TREE TO REMAIN
- PROTECTED TREE TO REMOVE
- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO BE REMOVED

PRELIMINARY PLANS
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111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 County View Drive
Roanoke, Texas 76262
940.240.7112
TBB# 1949-104440
www.gamco.com



TRAILWOOD PHASE II
63.868 Acres

In the
B. WHEELER SURVEY, ABSTRACT NO. 1605
MEP. & P. RR. CO. SURVEY, ABSTRACT NO. 922
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

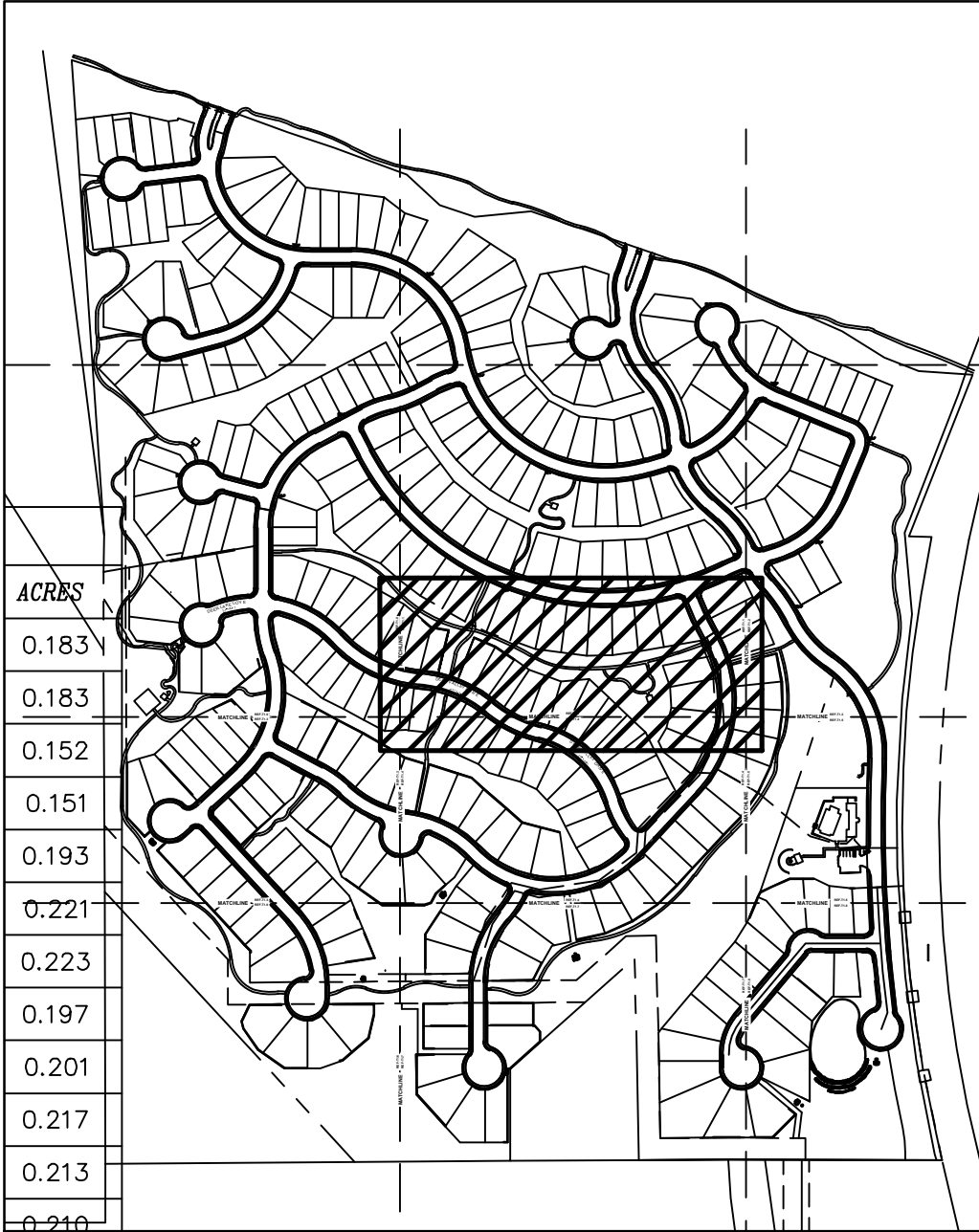
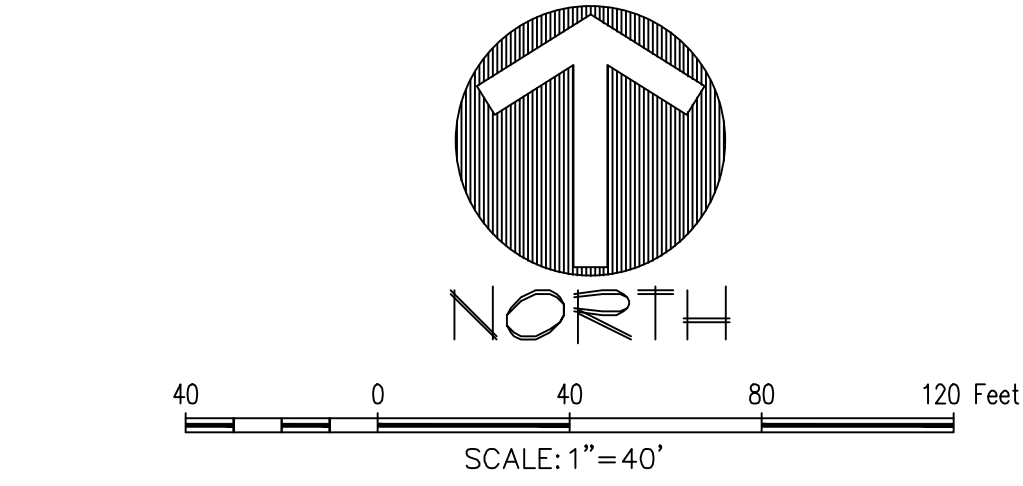
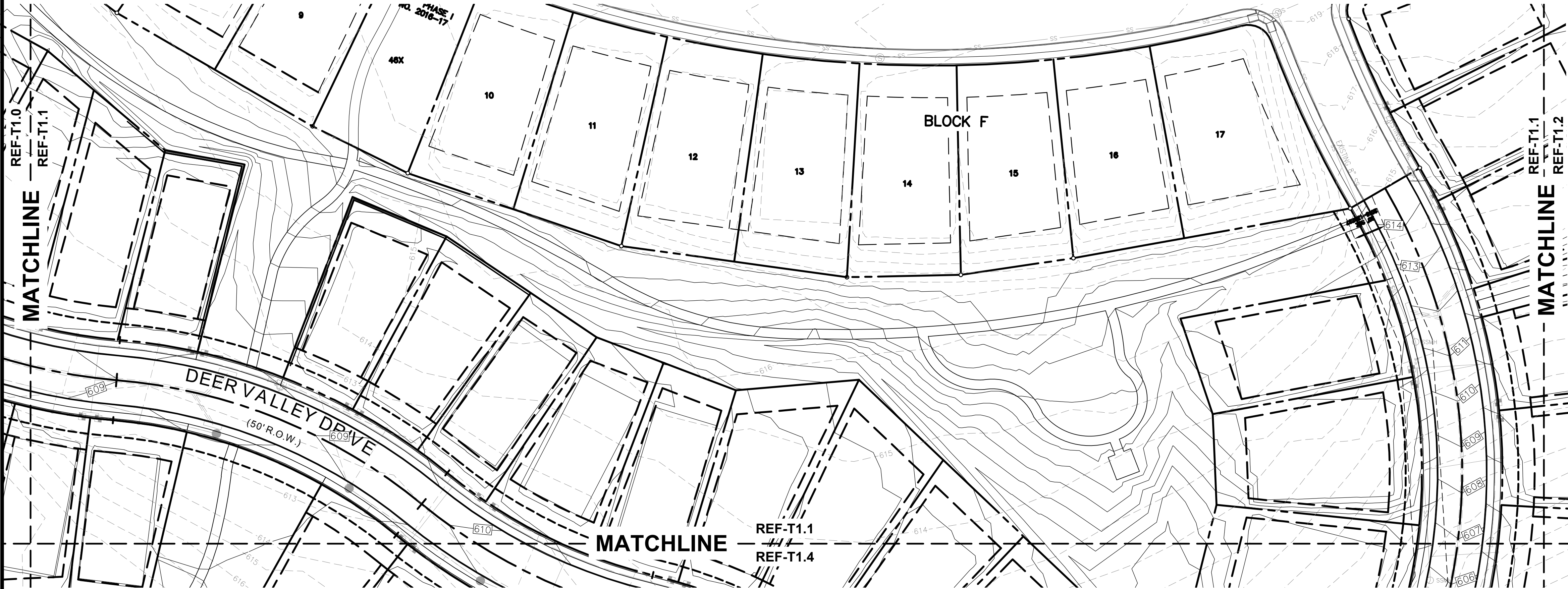
TREE SURVEY

Drawn By: LD
Date: 06/17/2019
Scale: 1"=40'
Revisions:

ZEN-19010

T1.0

OWNER/DEVELOPER
TRAILWOOD INVESTMENTS, LP
218 WEST WALL STREET
GRAPEVINE, TX
Ph: (817) 873-0620
Contact: ROB BETANCUR



SCALE - 1:5000

LEGEND

- PROTECTED TREE TO REMAIN
- PROTECTED TREE TO REMOVE
- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO BE REMOVED

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
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BIDDING, OR PERMIT PURPOSES. LANDSCAPE # 2826
JAMESON PINSON LANDSCAPE
DATED 10/10/2019

The John R. McAdams
Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 County View Drive
Roanoke, Texas 76262
972.240.1012
TBE: 1992, 240, 1012, 194440
www.mcadamsco.com



TRAILWOOD PHASE II
63.868 Acres

In the
B. WHEELER SURVEY, ABSTRACT NO. 1605
MEP. & P. RR. CO. SURVEY, ABSTRACT NO. 922
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

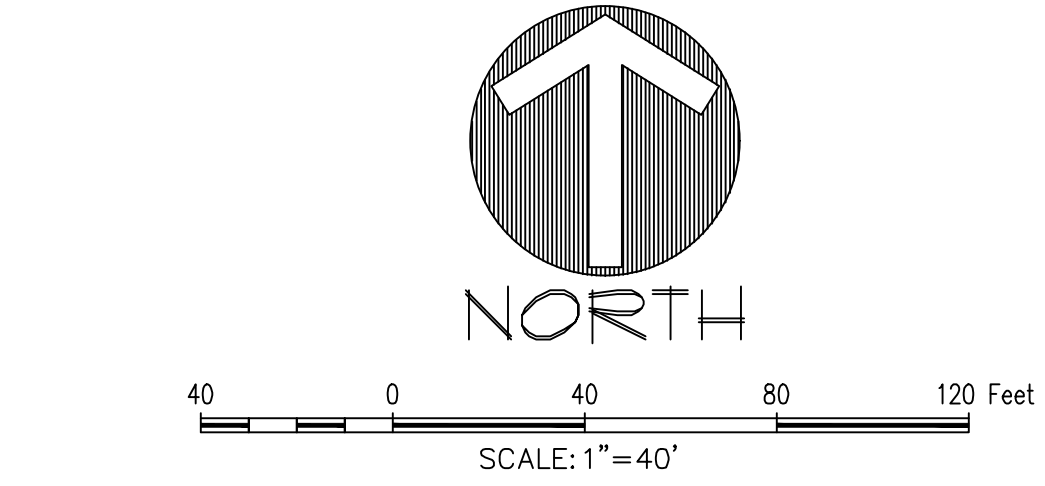
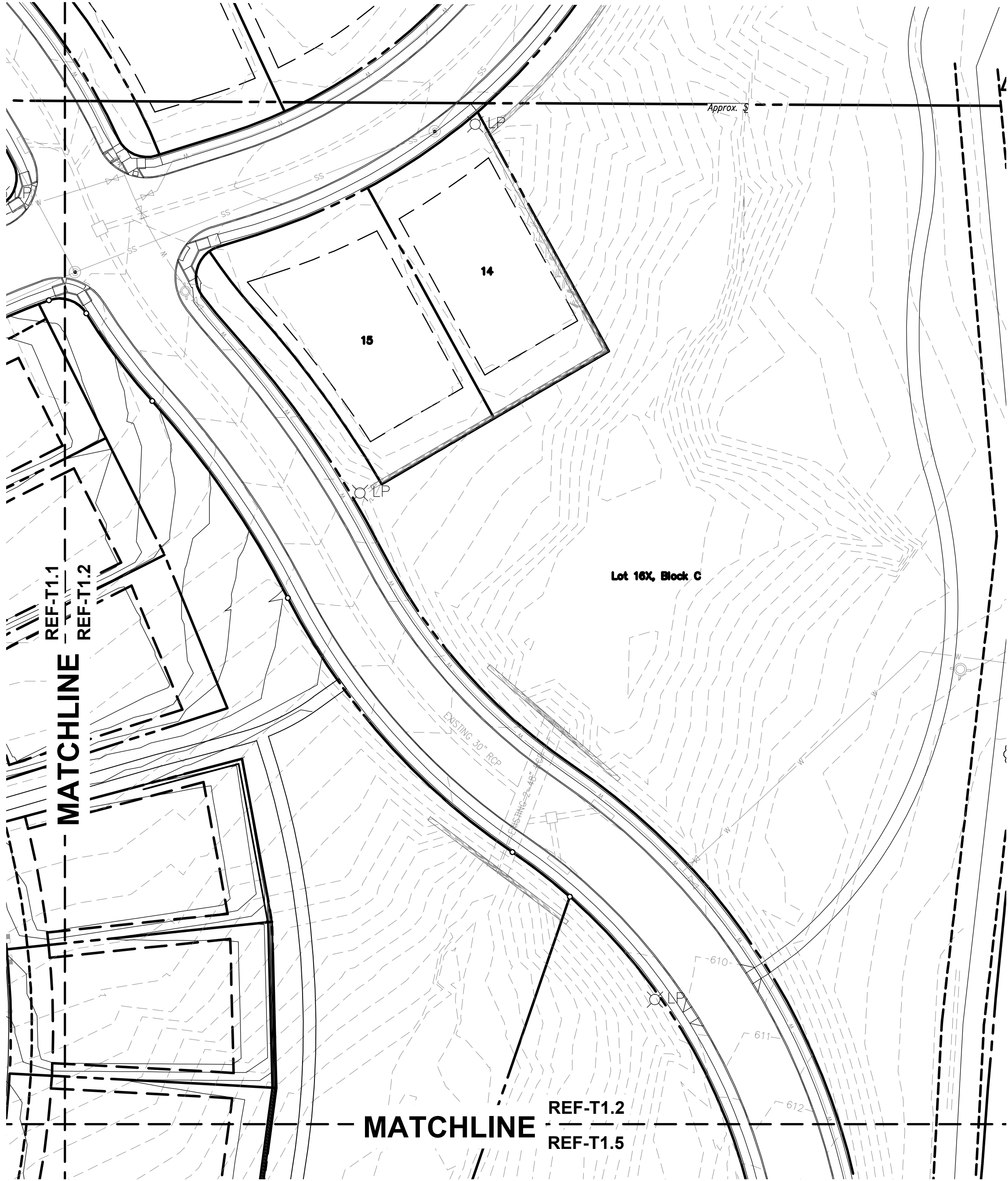
TREE SURVEY

Drawn By: JP
Date: 06/17/2019
Scale: 1"=40'
Revisions:

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T1.1

OWNER/DEVELOPER
TRAILWOOD INVESTMENTS, LP
218 WEST WALL STREET
GRAPEVINE, TX
Ph. (817) 873-0620
Contact: ROB BETANCUR



LEGEND	
	PROTECTED TREE TO REMAIN
	PROTECTED TREE TO REMOVE
	SPECIMEN TREE TO REMAIN
	SPECIMEN TREE TO BE REMOVED

PRELIMINARY PLANS
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JAMESON PINSON LANDSCAPE ARCHITECTS, P.C.
2826
DATED 10/10/2019
STATE OF TEXAS

Drawn By: JP
Date: 06/17/2019
Scale: 1"=40'
Revisions:

OWNER/DEVELOPER
TRAILWOOD INVESTMENTS, LP
218 WEST WALL STREET
GRAPEVINE, TX
Ph. (817) 873-0620
Contact: ROB BETANCUR

ZEN-19010

T1.2

TRAILWOOD PHASE II

63.868 Acres

in the
B. WHEELER SURVEY, ABSTRACT NO. 1605
MEP. & P. RR. CO. SURVEY, ABSTRACT NO. 922
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

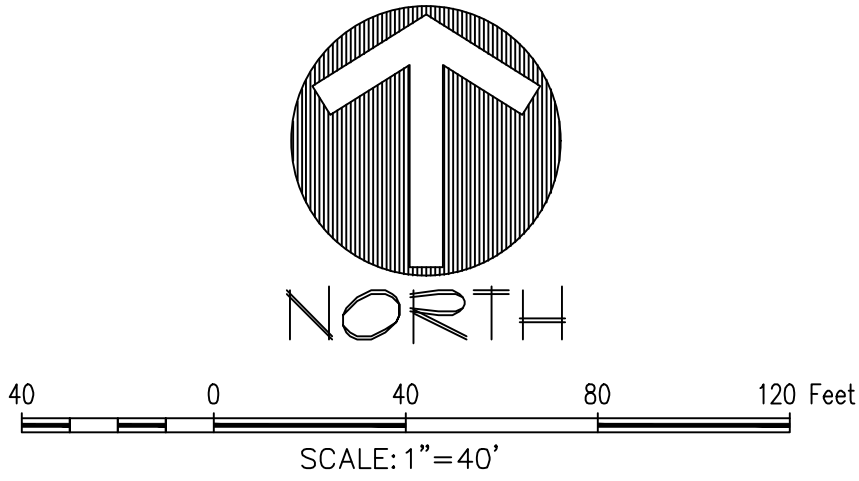
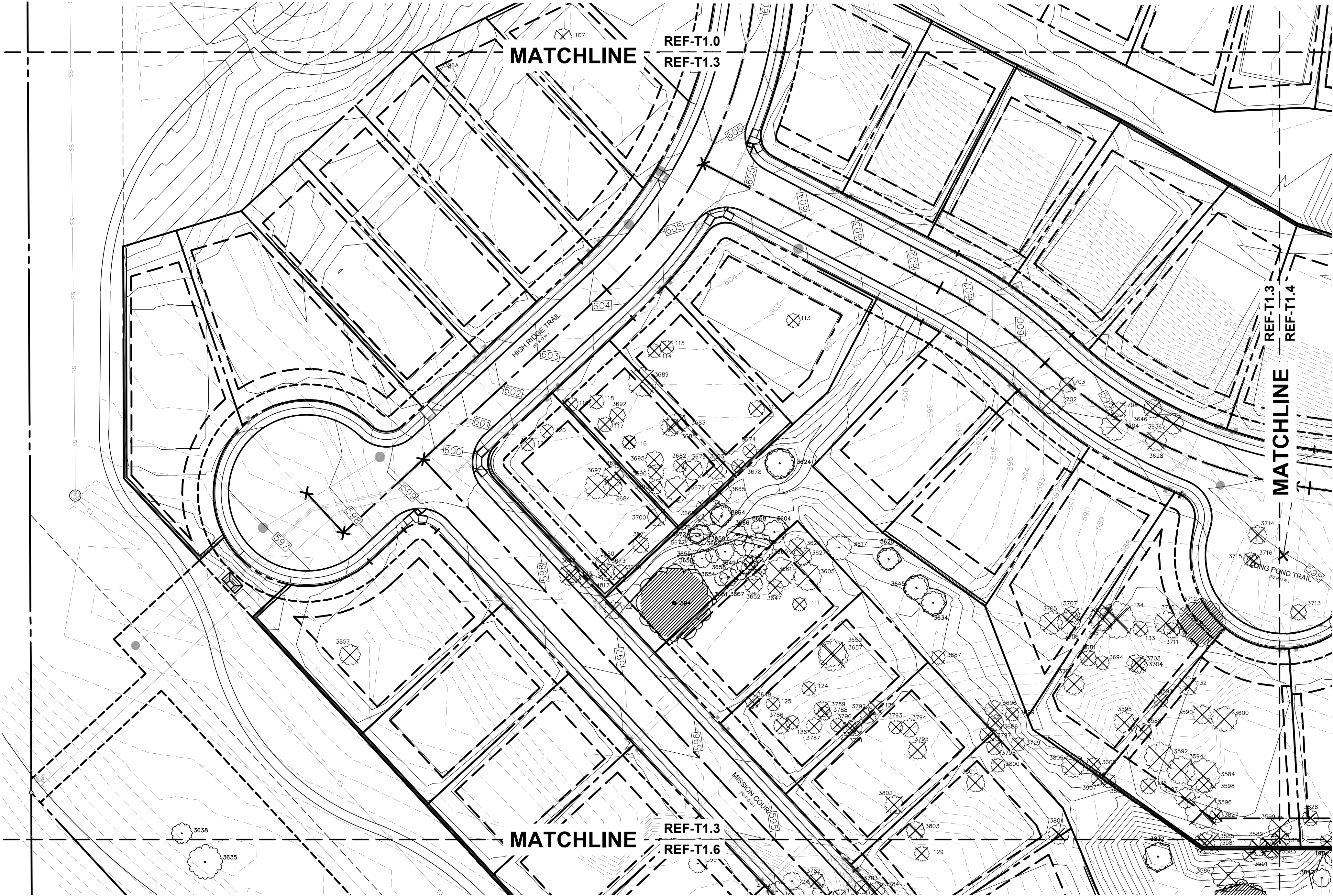
TREE SURVEY

The John R. McAdams
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(DBA G&A McAdams)
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Lewisville, Texas 75057
972.436.9712
201 County View Drive
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Fax: 817.240.1012
www.gandamco.com



TRAILWOOD PHASE II

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LEGEND	
	PROTECTED TREE TO REMAIN
	PROTECTED TREE TO REMOVE
	SPECIMEN TREE TO REMAIN
	SPECIMEN TREE TO BE REMOVED

PRELIMINARY PLANS
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JAMESON PINSON LANDSCAPE ARCHITECTS, P.C.
DATED 10/10/2019

The John R. McAdams
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(DBA G&A McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.8712
201 County View Drive
Roanoke, Texas 76262
Phone: 817.240.1012
Fax: 817.240.1044
www.gamco.com



TRAILWOOD PHASE II
63.868 Acres
in the
B. WHEELER SURVEY, ABSTRACT NO. 1605
MEP. & P. RR. CO. SURVEY, ABSTRACT NO. 922
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY

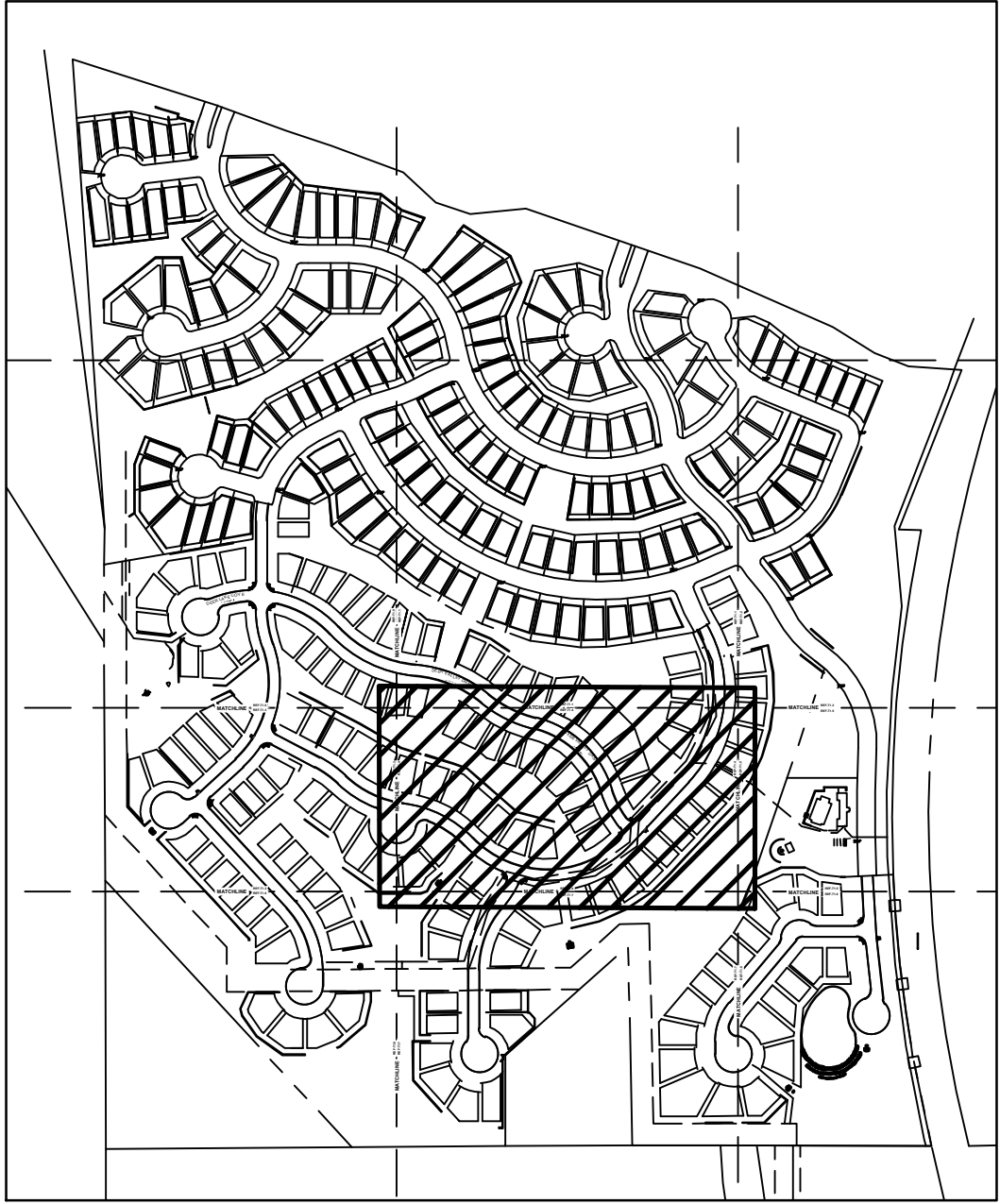
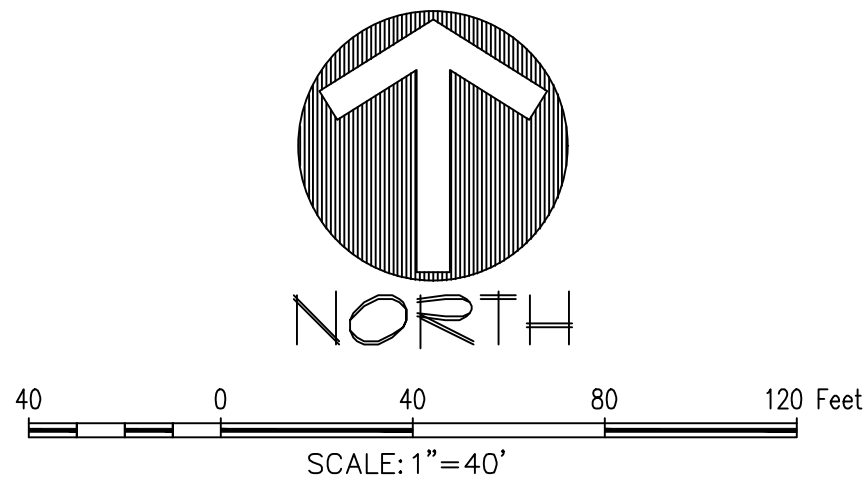
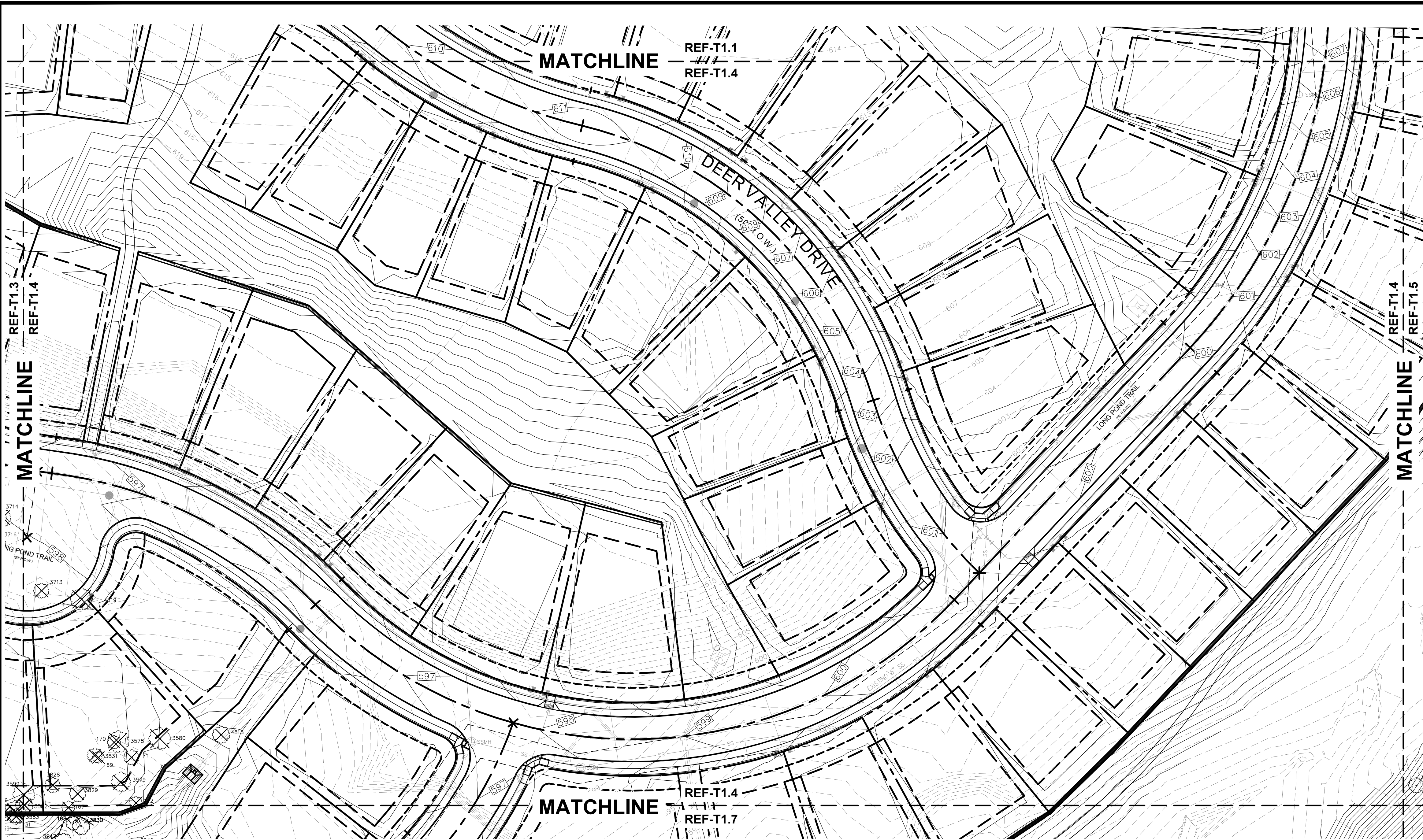
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Revisions:

ZEN-19010

T1.3

OWNER/DEVELOPER
TRAILWOOD INVESTMENTS, LP
218 WEST WALL STREET
GRAPEVINE, TX
Ph: (817) 873-0620
Contact: ROB BETANCUR

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LEGEND

- PROTECTED TREE TO REMAIN
- PROTECTED TREE TO REMOVE
- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO BE REMOVED

PRELIMINARY PLANS
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JAMESON PINSON LANDSCAPE ARCHITECTS, P.C.
2826
DATED 10/10/2019

The John R. McAdams
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(DBA: G&A McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.8712
201 County View Drive
Roanoke, Texas 76262
940.240.7012
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TRAILWOOD PHASE II
63.868 Acres

In the
B. WHEELER SURVEY, ABSTRACT NO. 1605
MEP. & P. RR. CO. SURVEY, ABSTRACT NO. 922
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

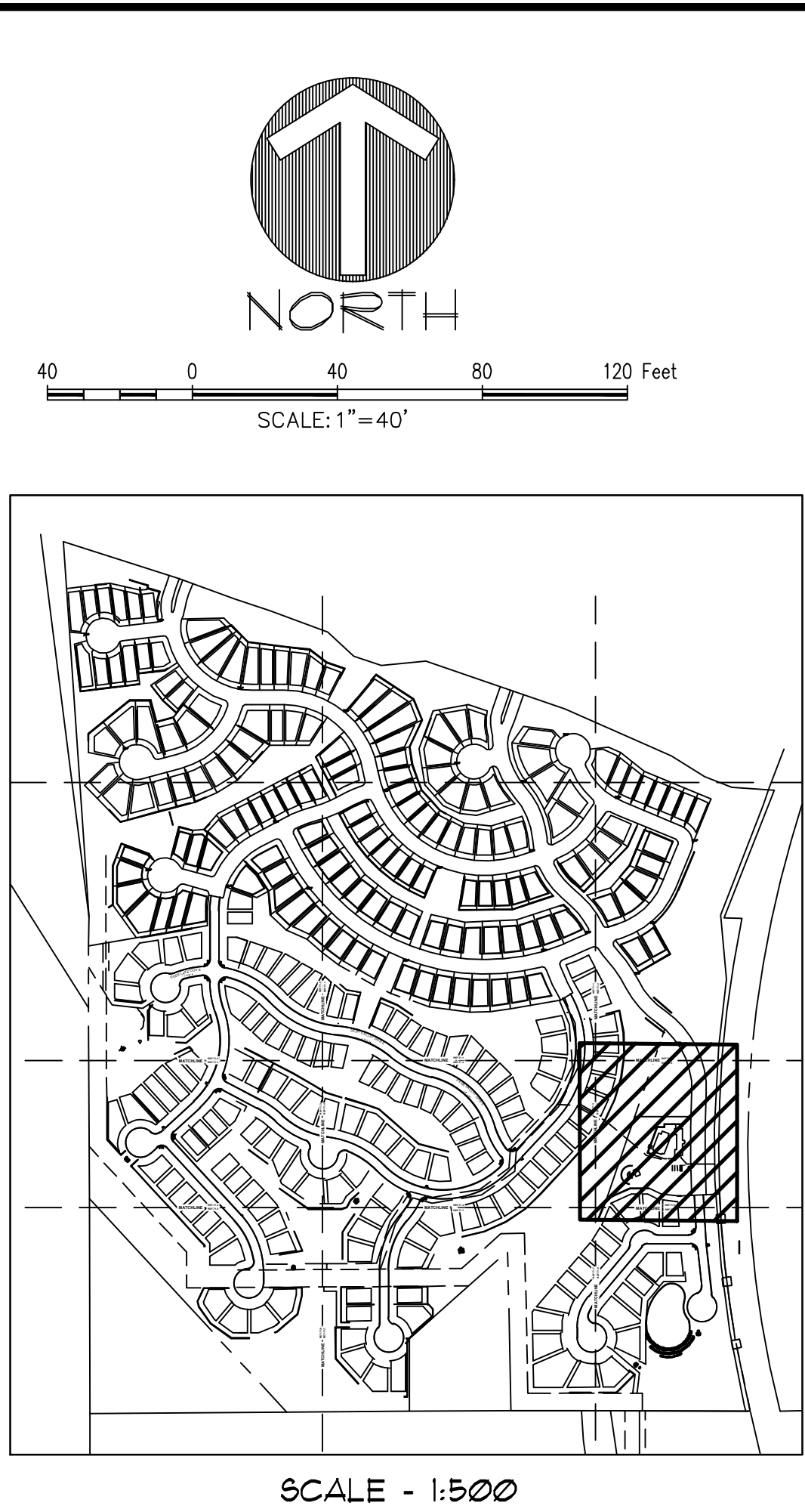
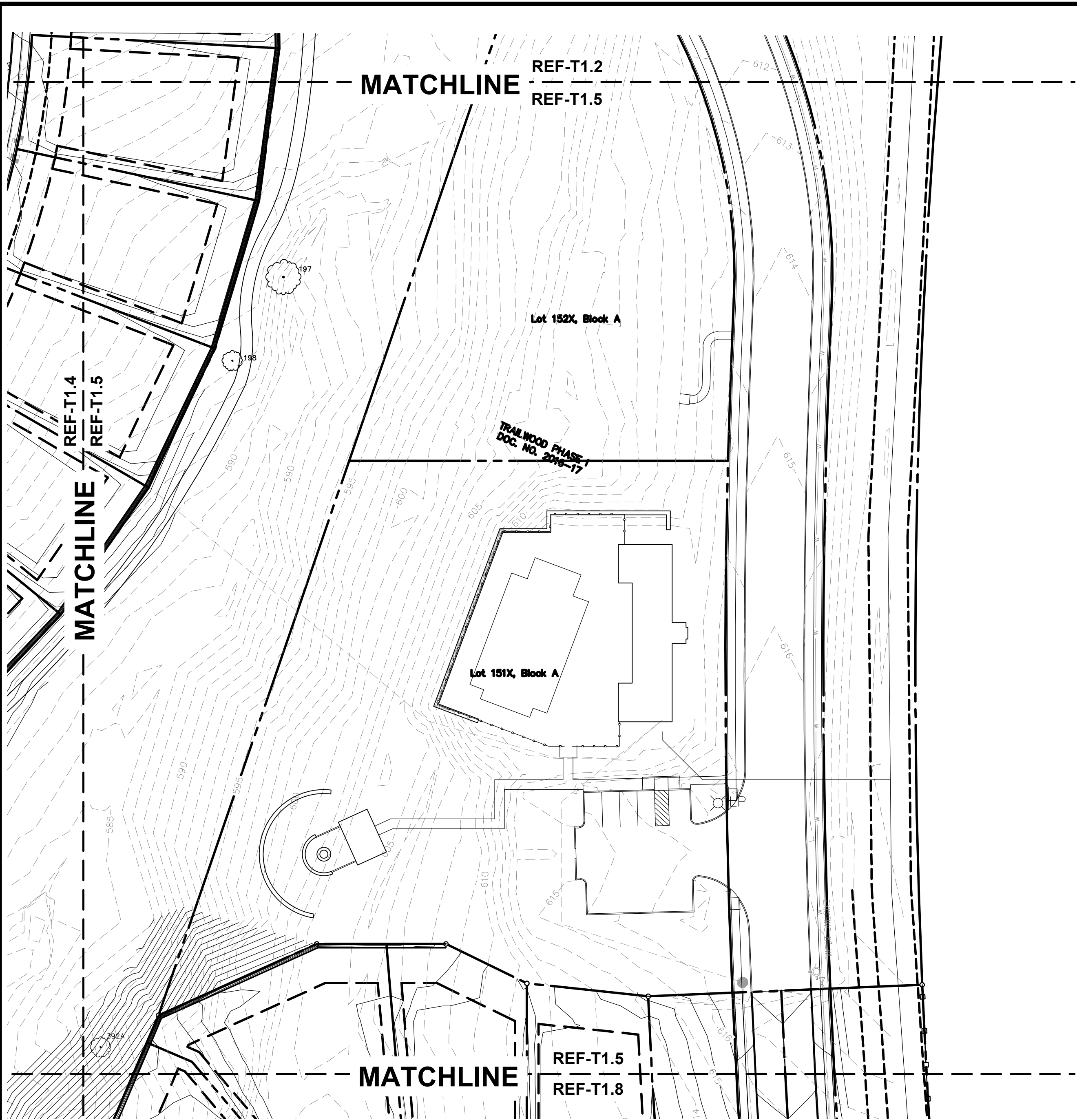
TREE SURVEY

ZEN-19010

T1.4

OWNER/DEVELOPER
TRAILWOOD INVESTMENTS, LP
218 WEST WALL STREET
GRAPEVINE, TX
Ph. (817) 873-0620
Contact: ROB BETANCUR

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LEGEND

	PROTECTED TREE TO REMAIN
	PROTECTED TREE TO REMOVE
	SPECIMEN TREE TO REMAIN
	SPECIMEN TREE TO BE REMOVED

PRELIMINARY PLANS
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JAMESON PINSON LANDSCAPE ARCHITECTS, P.C.
DATED 10/10/2019

The John R. McAdams
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(DBA G&A McAdams)
111 Hillside Drive
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972.436.9712
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Roanoke, Texas 76262
940.240.1012
TBE: 1992, 240, 1012, 194440
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TRAILWOOD PHASE II
63.868 Acres
in the
B. WHEELER SURVEY, ABSTRACT NO. 1605
MEP. & P. RR. CO. SURVEY, ABSTRACT NO. 922
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY

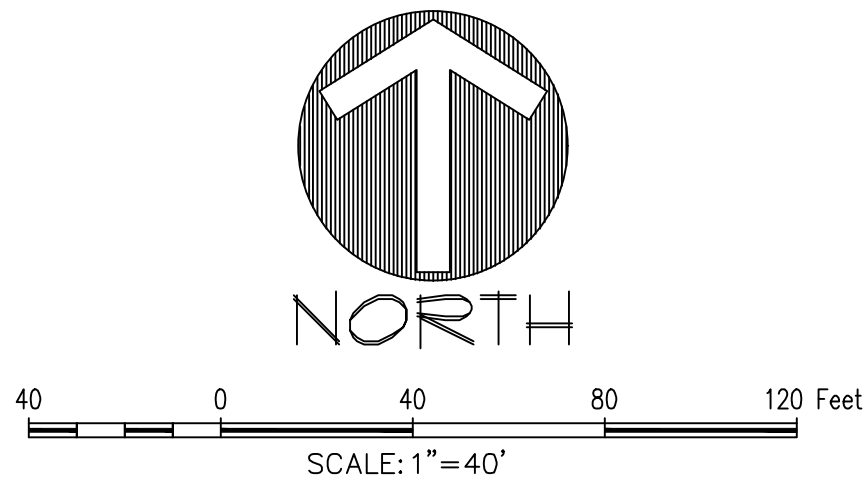
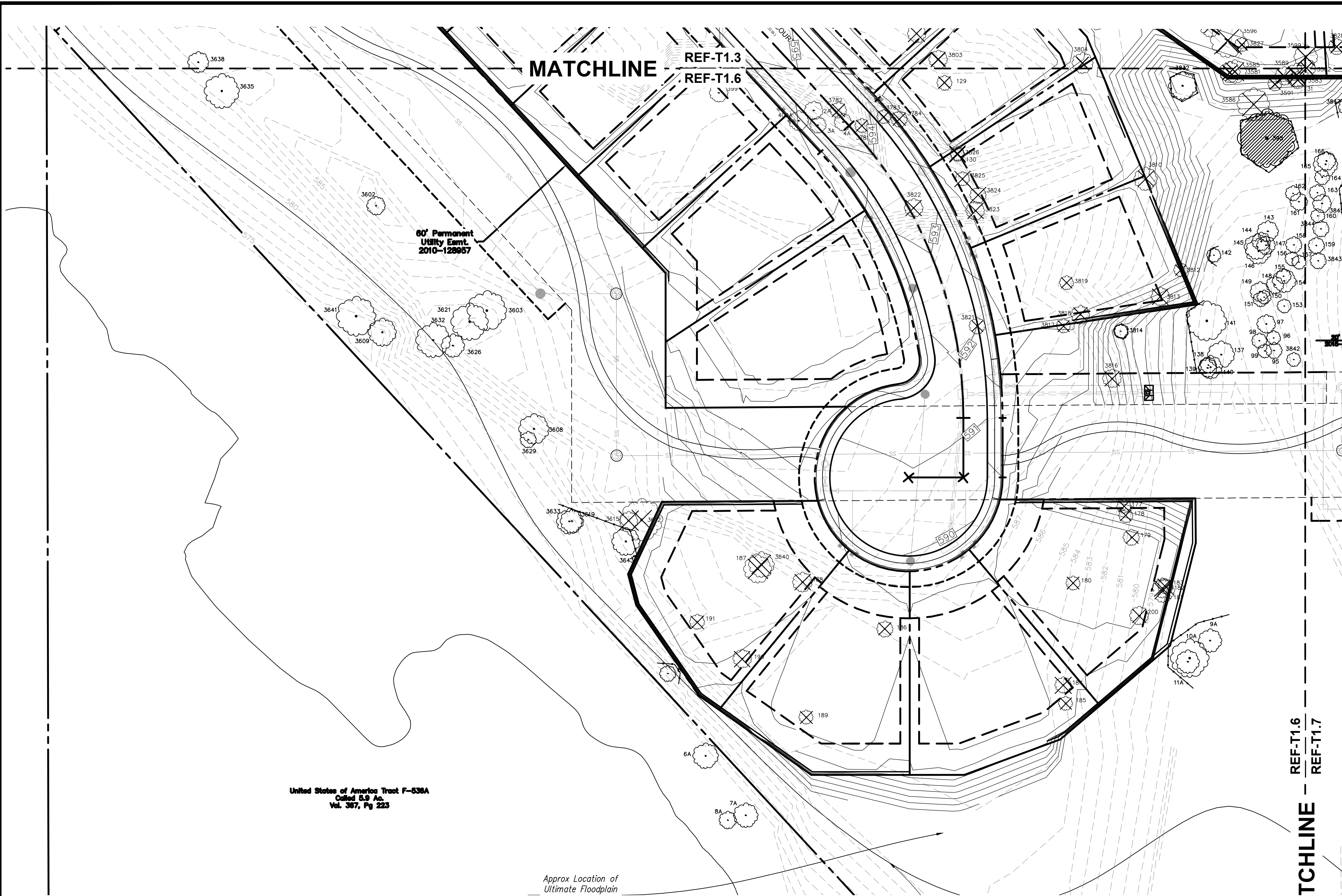
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T1.5

OWNER/DEVELOPER
TRAILWOOD INVESTMENTS, LP
218 WEST WALL STREET
GRAPEVINE, TX
Ph: (817) 873-0620
Contact: ROB BETANCUR

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LEGEND

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PRELIMINARY PLANS
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JAMESON PINSON LANDSCAPE ARCHITECTS, P.C.
DATED 10/10/2019

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Roanoke, Texas 76262
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TRAILWOOD PHASE II
63.868 Acres

In the
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MEP. & P. RR. CO. SURVEY, ABSTRACT NO. 922
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

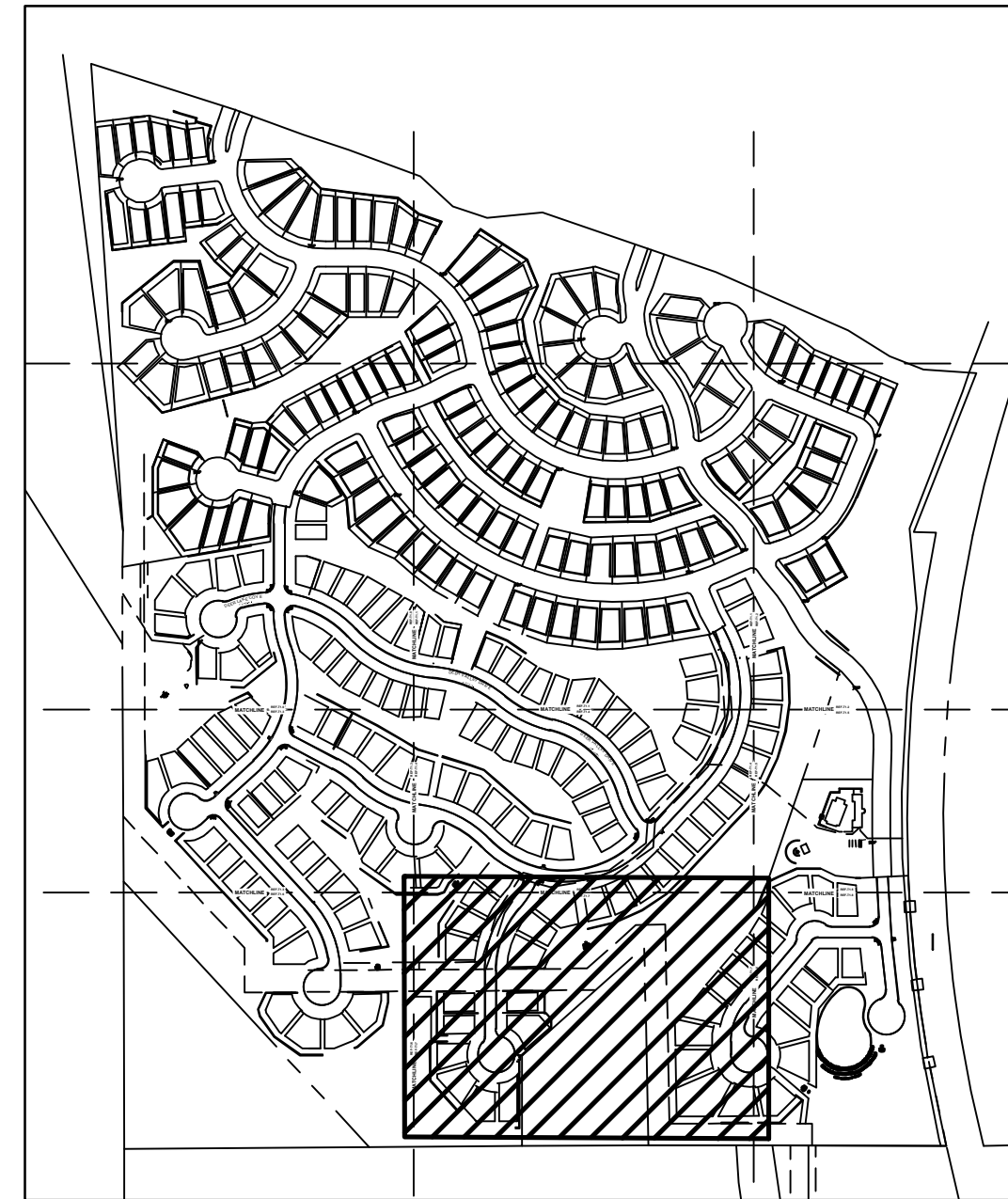
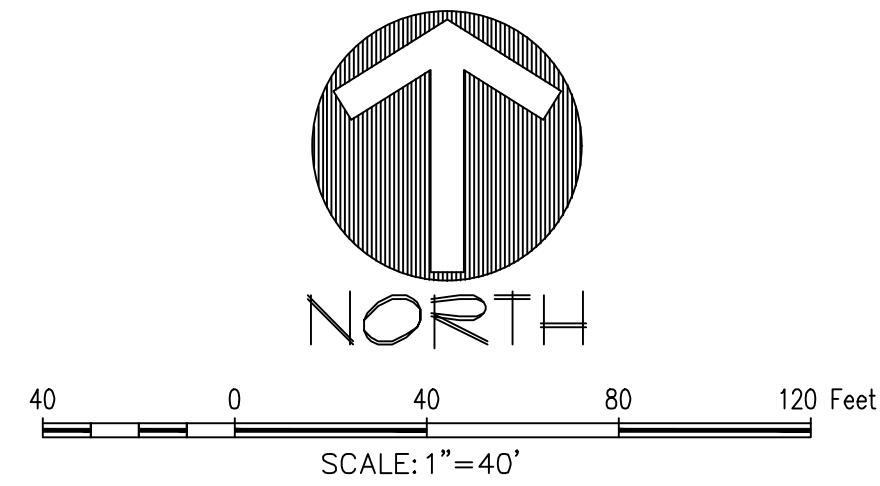
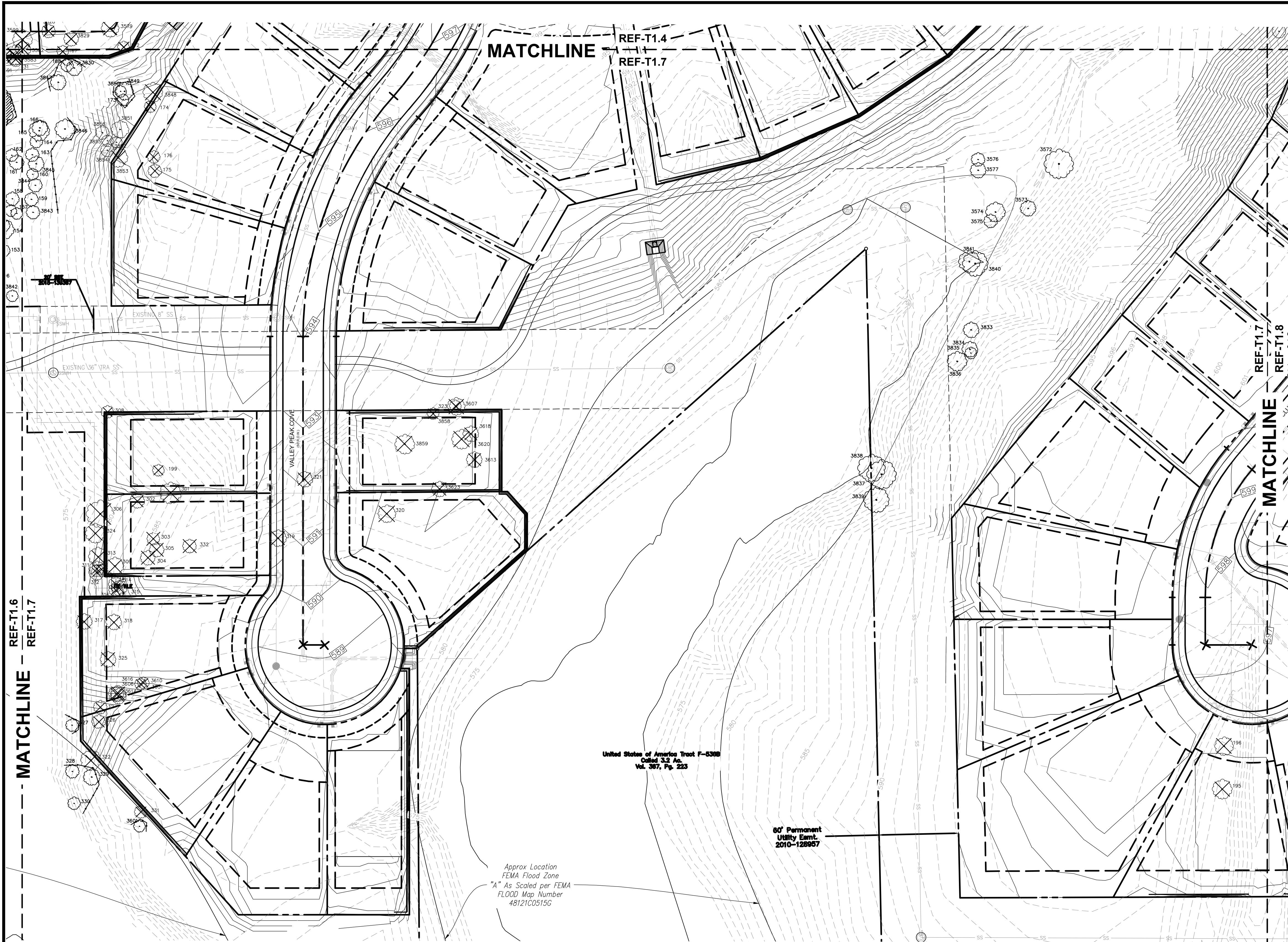
TREE SURVEY

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Revisions:

ZEN-19010

T1.6

OWNER/DEVELOPER
TRAILWOOD INVESTMENTS, LP
218 WEST WALL STREET
GRAPEVINE, TX
Ph: (817) 873-0620
Contact: ROB BETANCUR



LEGEND

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- PROTECTED TREE TO REMOVE
- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO BE REMOVED

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DATED 10/10/2019

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Fax: 817.240.1012
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TRAILWOOD PHASE II
63.868 Acres
in the
B. WHEELER SURVEY, ABSTRACT NO. 1605
MEP. & P. RR. CO. SURVEY, ABSTRACT NO. 922
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY

Drawn By: JP
Date: 06/17/2019
Scale: 1"=40'
Revisions:

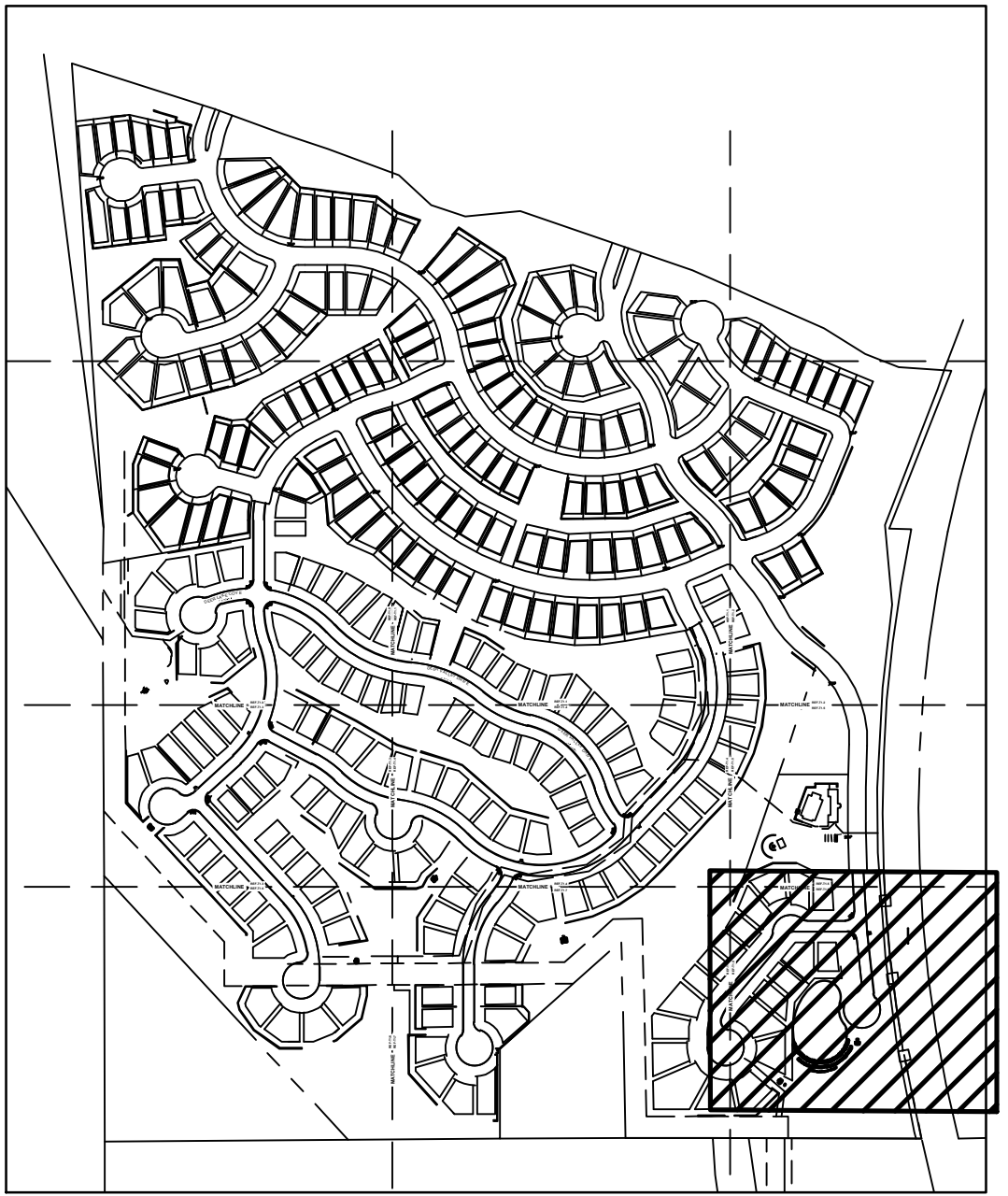
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T1.7

OWNER/DEVELOPER
TRAILWOOD INVESTMENTS, LP
218 WEST WALL STREET
GRAPEVINE, TX
Ph: (817) 873-0620
Contact: ROB BETANCUR



**Texas and Pacific
Railway Company
Vol. 36a, Pg. 276**



SCALE - 1:500

 PROTECTED TREE TO REMAIN

 PROTECTED TREE TO REMOVE

 SPECIMEN TREE TO REMAIN

 SPECIMEN TREE TO BE REMOVED

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JAMESON PINSON LANDSCAPE ARCHITECTS, P.A.
DATED 10/10/2019

REGISTERED LANDSCAPE ARCHITECT
JAMESON P. PINSON
2826
ST. JOHNS AVE. # 2826
AS



Drawn By: JP
Date: 06/17/2019
Scale: 1"=40'
Revisions:

ZEN-19010

T1.8

OWNER/DEVELOPER
TRAILWOOD INVESTMENTS, LP
218 WEST WALL STREET
GRAPEVINE, TX
Ph. (817) 873-0520
Contact: ROB BETANCUR

The John R. McAdams
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(DBA, G&A | McAdams)
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972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 101944400
www.garcon.com
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TRAILWOOD PHASE II
63.868 Acres
in the

B. WHEELER SURVEY, ABSTRACT NO. 1605
M.E.P. & P. R.R. CO. SURVEY, ABSTRACT NO. 922
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY

TRAILWOOD PHASE II

LIST #	TREE #	CAL. INCH	COMMON NAME	SCIENTIFIC NAME	PROTECTED	SPECIMEN	REMOVED	REMARKS	CREDITS
1	95	7	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
2	96	6	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
3	97	8	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
4	98	6.5	TEXAS ASH	Fraxinus texensis	YES	NO	NO		1
5	99	6	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
6	101	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
7	102	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
8	103	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
9	104	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
10	105	7.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
11	106	10	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
12	107	7.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
13	108	9	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
14	109	12	CHITTAMWOOD	Gum bumelia	YES	NO	NO		1
15	110	7	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
16	111	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
17	112	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
18	113	6	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
19	114	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
20	115	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
21	116	9.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
22	117	6.5	AMERICAN ELM	Ulmus americana	YES	NO	YES		-1
23	118	6.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
24	119	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
25	120	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
26	121	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
27	122	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
28	123	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
29	124	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
30	125	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
31	126	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
32	127	6	TEXAS ASH	Fraxinus texensis	YES	NO	YES		-1
33	128	8.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
34	129	6.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
35	130	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
36	131	7.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
37	132	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
38	133	6.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
39	134	16	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
40	135	11	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
41	136	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
42	137	11.5	PECAN	Carya illinoensis	YES	NO	NO		1
43	138	7	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
44	139	8	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
45	140	10	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
46	141	17	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
47	142	6	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
48	143	9	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
49	144	8	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
50	145	11	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
51	146	11	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
52	147	22	CEDAR ELM	Ulmus crassifolia	YES	NO	NO	Multitrunk	1
53	148	7.5	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
54	149	8.5	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
55	150	6	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
56	151	6.5	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
57	153	6	TEXAS ASH	Fraxinus texensis	YES	NO	NO		1

LIST #	TREE #	CAL. INCH	COMMON NAME	SCIENTIFIC NAME	PROTECTED	SPECIMEN	REMOVED	REMARKS	CREDITS
58	154	10	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
59	155	6.5	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
60	156	6	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
61	157	6	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
62	158	7	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
63	159	7	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
64	160	6	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
65	161	7.5	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
66	162	6.5	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
67	163	7	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
68	164	6.5	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
69	165	10.5	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
70	166	8	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
71	167	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
72	168	6.5	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
73	169	8.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
74	170	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
75	171	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
76	172	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
77	173	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
78	174	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
79	175	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
80	176	6.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
81	177	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
82	178	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
83	179	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
84	180	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
85	181	10	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
86	182	8.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
87	183	6.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
88	184	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
89	185	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
90	186	7	AMERICAN ELM	Ulmus americana	YES	NO	YES		-1
91	187	12	TEXAS ASH	Fraxinus texensis	YES	NO	YES		-1
92	188	8.5	TEXAS ASH	Fraxinus texensis	YES	NO	YES		-1
93	189	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
94	190	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
95	191	6.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
96	192	10.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
97	193	6	HERCULES CLUB	Zanthoxylum clava-herculis	NO	NO	YES		0
98	194	7.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
99	195	10	PECAN	Carya illinoensis	YES	NO	YES		-1
100	196	15.5	CHITTAMWOOD	Gum bumelia	YES	NO	YES		-1
101	197	12	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
102	198	7	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
103	199	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
104	200	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
105	301	11	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
106	302	7.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
107	303	6.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
108	304	7.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
109	305	7.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
110	306	14	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
111	308	6.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
112	309	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
113	310	8.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
114	311	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1

LIST #	TREE #	CAL. INCH	COMMON NAME	SCIENTIFIC NAME	PROTECTED	SPECIMEN	REMOVED	REMARKS	CREDITS
115	312	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
116	313	9.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
117	314	9.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
118	315	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
119	316	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
120	317	8	TEXAS ASH	Ulmus crassifolia	YES	NO	YES		-1
121	318	8	TEXAS ASH	Ulmus crassifolia	YES	NO	YES		-1
122	319	8.5	TEXAS ASH	Fraxinus texensis	YES	NO	YES		-1
123	320	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
124	321	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
125	322	10.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
126	323	8.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
127	324	10	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
128	325	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
129	326	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
130	327	6.5	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
131	328	7	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
132	329	11.5	CEDAR ELM	Ulmus crassifolia	YES	NO	NO	Multitrunk	1
133	330	8.5	CEDAR ELM	Ulmus crassifolia	YES	NO	NO	Multitrunk	1
134	331	6.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
135	332	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
136	394	33	CEDAR ELM	Ulmus crassifolia	YES	YES	NO		6
137	395	25	TEXAS ASH	Fraxinus texensis	YES	YES	NO		5
138	396	25	CEDAR ELM	Ulmus crassifolia	YES	YES	NO		5
139	397	26	CEDAR ELM	Ulmus crassifolia	YES	YES	NO		5
140	398	22	CEDAR ELM	Ulmus crassifolia	YES	YES	NO		4
141	399	22	CEDAR ELM	Ulmus crassifolia	YES	YES	NO		4
142	400	27	CEDAR ELM	Ulmus crassifolia	YES	YES	NO		5
143	702	12	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
144	703	6.5	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
145	704	12	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
146	705	6.5	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
147	3572	22.5	CEDAR ELM	Ulmus crassifolia	YES	NO	NO	Multitrunk	1
148	3573	8	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
149	3574	15	CEDAR ELM	Ulmus crassifolia	YES	NO	NO	Multitrunk	1
150	3575	10.5	CEDAR ELM	Ulmus crassifolia	YES	NO	NO	Multitrunk	1
151	3576	7	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
152	3577	8	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
153	3578	10	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
154	3579	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
155	3580	10	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
156	3581	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
157	3582	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
158	3583	10	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1

LIST #	TREE #	CAL. INCH	COMMON NAME	SCIENTIFIC NAME	PROTECTED	SPECIMEN	REMOVED	REMARKS	CREDITS
167	3596	15	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
168	3598	7	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
169	3599	10	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
170	3600	11	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
171	3601	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
172	3602	8	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
173	3603	17	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
174	3604	10	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
175	3605	18	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
176	3606	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
177	3607	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
178	3608	13	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
179	3609	12	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
180	3610	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
181	3612	18	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
182	3613	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
183	3614	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
184	3615	12	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
185	3616	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
186	3617	11	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
187	3618	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
188	3619	10	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
189	3620	10	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
190	3621	16	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
191	3622	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
192	3623	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
193	3624	12	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
194	3625	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
195	3626	10	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
196	3627	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
197	3628	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
198	3628	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
199	3629	7	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
201	3631	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
202	3632	15	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
203	3633	11	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
204	3634	10	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
205	3635	15	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
206	3636	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
207	3637	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
208	3638	9	PECAN	Carya illinoensis	YES	NO	NO		1
209	3640	11	PECAN	Carya illinoensis	YES	NO	YES		-1
210	3641	17	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
211	3643	12	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
212	3645	10	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
213	3646	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
214	3647	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
215	3648	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
216	3649	6	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
217	3650	9	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
218	3651	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
219	3652	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
220	3653	11	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
221	3654	6	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
222	3655	8	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
223	3656	6	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
224	3657	13	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1

LIST #	TREE #	CAL. INCH	COMMON NAME	SCIENTIFIC NAME	PROTECTED	SPECIMEN	REMOVED	REMARKS	CREDITS
224	3658	8	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
225	3659	18	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
226	3660	13	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
227	3661	13	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
228	3662	8	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
229	3663	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
230	3664	13.5	CEDAR ELM	Ulmus crassifolia	YES	NO	NO	Multitrunk	1
231	3665	15	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
232	3666	9	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
233	3667	8	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
234	3668	12	CEDAR ELM	Ulmus crassifolia	YES	NO	NO	Multitrunk	1
235	3669	12	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
236	3670	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
237	3671	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
238	3672	7	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
239	3673	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
240	3674	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
241	3675	9	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
242	3676	11	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
243	3677	7	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
244	3678	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
245	3679	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
246	3680	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
247	3681	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
248	3682	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
249	3683	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
250	3684	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
251	3685	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
252	3686	10.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
253	3687	12	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
255	3689	12	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
256	3690	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
257	3692	10.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
258	3693	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
259	3694	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
260	3695	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
261	3696	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
262	3697	11	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
264	3699	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
263	3699	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
265	3700	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
266	3701	13.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
267	3703	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
268	3704	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
269	3705	10	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
270	3706	10	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
271	3707	10.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
274	3710	10	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
275	3711	10.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
276	3712	21	CEDAR ELM	Ulmus crassifolia	YES	YES	YES		-42
277	3713	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
278	3714	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
279	3715	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
280	3716	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
281	3718	11	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1

LIST #	TREE #	CAL. INCH	COMMON NAME	SCIENTIFIC NAME	PROTECTED	SPECIMEN	REMOVED	REMARKS	CREDITS
282	3719	11	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
283	3720	10	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
284	3721	12	CEDAR ELM	Ulmus crassifolia	YES	NO	NO	Multitrunk	1
285	3722	18	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
286	3723	7	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
287	3724	14	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
288	3725	14	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
289	3726	14	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
290	3727	16	CEDAR ELM	Ulmus crassifolia	YES	NO	NO	Multitrunk	3
291	3729	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
292	3730	16	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
293	3731	11	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
294	3732	16	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
295	3733	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
296	3734	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
297	3735	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
298	3736	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
299	3737	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
300	3738	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
301	3739	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
302	3740	19	CEDAR ELM	Ulmus crassifolia	YES	YES	NO		4
303	3782	10.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
304	3783	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
305	3784	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
306	3785	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
307	3786	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
308	3787	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
309	3788	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
310	3789	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
311	3790	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
312	3791	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
313	3792	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
314	3793	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
315	3794	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
316	3795	12	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
317	3797	10.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
318	3798	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
319	3799	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
320	3800	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
321	3801	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
322	3802	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
323	3803	12	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
324	3804	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
325	3805	10	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
326	3809	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
327	3810	10	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
328	3812	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
329	3813	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
330	3814	6	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
331	3816	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
332	3817	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
333	3818	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
334	3819	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
335	3821	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
336	3822	12	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
337	3823	12	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
338	3824	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1

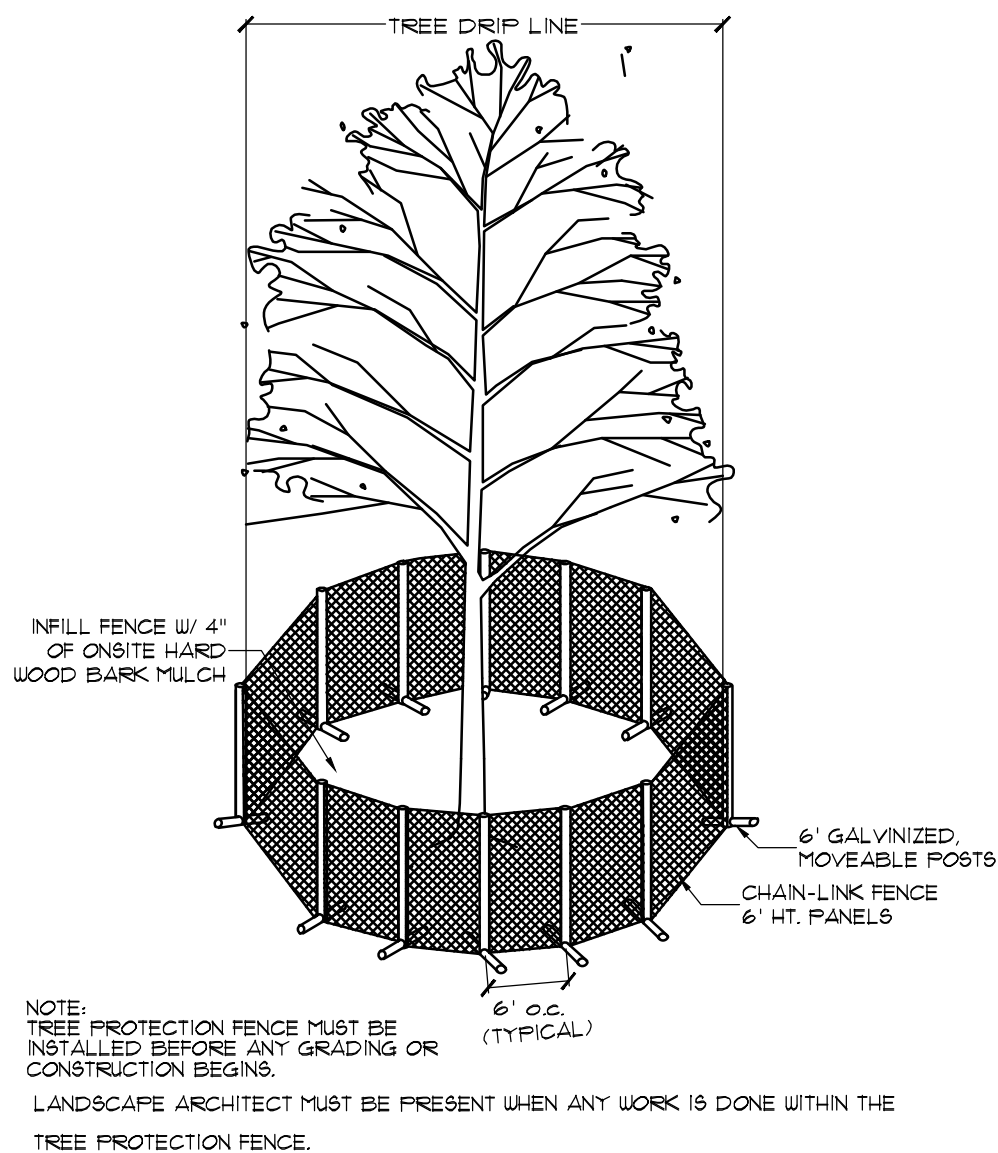
LIST #	TREE #	CAL. INCH	COMMON NAME	SCIENTIFIC NAME	PROTECTED	SPECIMEN	REMOVED	REMARKS	CREDITS
339	3825	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
340	3826	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
341	3827	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
342	3828	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
343	3829	7.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
344	3830	8	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
345	3831	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
346	3832	12	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
347	3833	8	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
348	3834	8	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
349	3835	6	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
350	3836	10	CEDAR ELM	Ulmus crassifolia	YES	NO	NO	Multitrunk	1
351	3837	15	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
352	3838	14	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
353	3839	13	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
354	3840	13	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
355	3841	11	CEDAR ELM	Ulmus crassifolia	YES	NO	NO	Multitrunk	1
356	3842	6	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
357	3843	7	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
358	3844	7	AMERICAN ELM	Ulmus americana	YES	NO	NO		1
359	3845	8	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
360	3846	10.5	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
361	3847	8	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
362	3848	10	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
363	3849	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
364	3850	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
365	3851	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
366	3852	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
367	3853	10	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
368	3854	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
369	3855	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
370	3856	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
371	3857	13.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
372	3858	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
373	3859	10	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
374	3907	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
375	4818	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
376	4819	10	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
377	392A	7	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
378	393A	7.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
379	394A	7.5, 7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
380	395A	8	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
381	396A	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
382	397A	13.5, 8.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
383	398A	7.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
384	399A	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
385	400A	8.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
386	1A	7.5, 6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES	Multitrunk	-1
387	2A	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
388	3A	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
389	4A	7.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1
390	5A	7, 5.5	CEDAR ELM	Ulmus crassifolia	YES	NO	NO	Multitrunk	1
391	6A	11	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
392	7A	10.5	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
393	8A	7.5	TEXAS ASH	Fraxinus texensis	YES	NO	NO		1
394	9A	10	TEXAS ASH	Fraxinus texensis	YES	NO	NO		1
395	10A	16.5	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
396	11A	10	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		1
397	12A	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES		-1

TREE MITIGATION TABLE	
Total # of specimen trees:	9
Specimen trees to be removed:	1
Specimen tree credits (less PO):	38
Specimen tree mitigation (2X cal. Inches removed):	42
Protected trees:	388
Protected tree mitigation:	264
Protected Tree credits	124
Total required tree mitigation	116

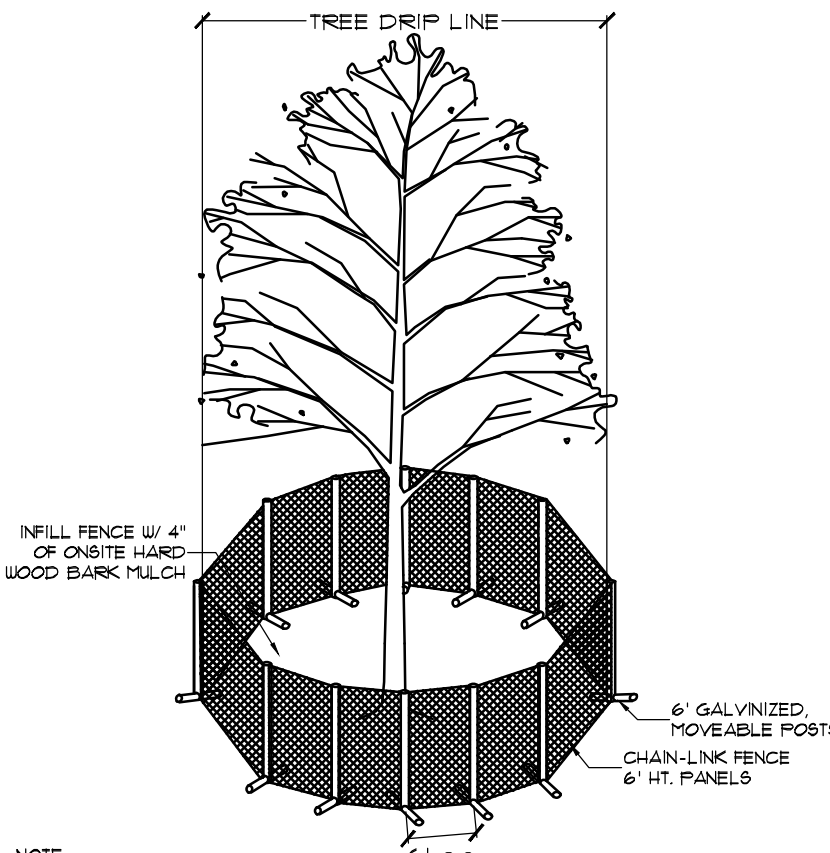
NOTE:
CREDITS USED FROM PHASE I=64
TREE PLANTED ON PHASE II=52
TOTAL REQUIRED TREE MITIGATION=116

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

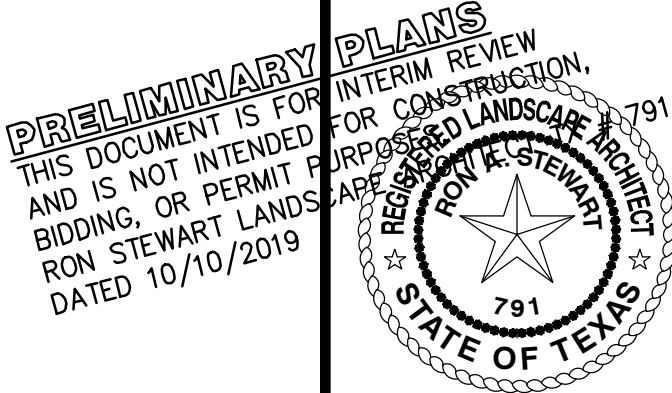
- A. QUALITY ASSURANCE
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
- 1) Coordination: Coordinate and cooperate with other contractors 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 and 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 drip-line, whichever is greater.
 - 2) TPZ: Tree Protection Zone: The entire soil space located directly under the drip-line of any tree (the entire drip-line).
 - 3) CRS: Complete Root System: The soil space directly under the drip-line of any tree and an additional 7 feet beyond said drip-line.
 - 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 of 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 wound-wood 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 scaffolds.
 - 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 Standards. 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 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 trees.
 - 3) 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.
 - 4) 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.
 - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - 6) 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. Trenches "air dug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may be routed in any direction outside the dripline of retained trees. Irrigation lines inside the drip-line 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).
 - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - 8) 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.
 - 9) 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



1. SPECIMEN TREE PROTECTION FENCING
1/4"=1'



2. TREE PROTECTION FENCING
NTS



Drawn By: JP
Date: 06/17/2019
Scale:
Revisions:
08/15/2019
08/22/2019

ZEN-19010

T1.11

OWNER/DEVELOPER
TRAILWOOD INVESTMENTS, LP
218 WEST WALL STREET
GRAPEVINE, TX
Ph. (817) 873-0620
Contact: ROB BETANCUR



TRAILWOOD PHASE II
63.868 Acres
in the
B. WHEELER SURVEY, ABSTRACT NO. 1605
MEP. & P. RR. CO. SURVEY, ABSTRACT NO. 922
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

REGULAR ITEM

DATE: November 11, 2019

FROM: Richard Brown, Senior Planner

ITEM: **Public Hearing to consider an ordinance for rezoning (ZPD19-0009 – Windsor Professional Centre) to amend Planned Development District No. 92 (PD-92) with Office District (O) uses, to add the Health club or athletic club use as a permitted use for Lot 4, only. The property is generally located north of Windsor Centre Drive and west of Long Prairie Road.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

Planned Development District No. 92 (PD-92) for Office District (O) uses consists of approximately 10.05 acres and provides for two tracts of land. The property fronts on the north side of Windsor Centre Drive. On April 10, 2006, the Planning and Zoning Commission approved a record plat for Windsor Professional Centre Addition that provided for eight buildable lots and four x-lots. Mutual access easements serve the entire nonresidential subdivision, with all lots having access to Long Prairie Road and Windsor Drive. An amenity area that serves the subdivision is partially located within the southwest corner of the property. All x-lots and the amenity area are maintained by the business owners' association.

On July 24, 2017, the Planning and Zoning Commission approved a site plan (SP17-0013) that provided for a one-story, 9,934 square foot office building (multi-tenant) inclusive of 36 parking spaces; this request is limited to this lot. All other lots within the nonresidential subdivision are developed.

The purpose of this request is to consider the addition of the Health club or athletic club use as a Permitted Use, subject to the following standards:

- Limit the use to Lot 4 (this applicant's parcel)
- A maximum of six attendees at any one time
- No outside activities
- Operation of the use is limited to the hours between 6:00 a.m. and 8:00 p.m., Monday through Thursday; 6:00 a.m. and 6:00 p.m., Friday; and 7:00 a.m. and 1:00 p.m., Saturday.

Adjacent development within the nonresidential subdivision consists of various office uses (both general/professional and medical) and a hospital (Medical City ER Flower Mound).

The Westchester-Flower Mound residential subdivision lies immediately west of Windsor Professional Centre with the Westside Professional Center nonresidential subdivision developed to the north. Long Prairie Road and Windsor Drive abut the eastern and southern property lines of the subdivision, respectively.

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 Specific Use Permit requests. At the time this report was written, the Town had received one phone call with concerns of the overall parking demands within the subdivision. Additionally, two items of correspondence in opposition to the request has been received; staff has not received any correspondence in support. All written correspondence 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. Existing PD-92 Ordinance

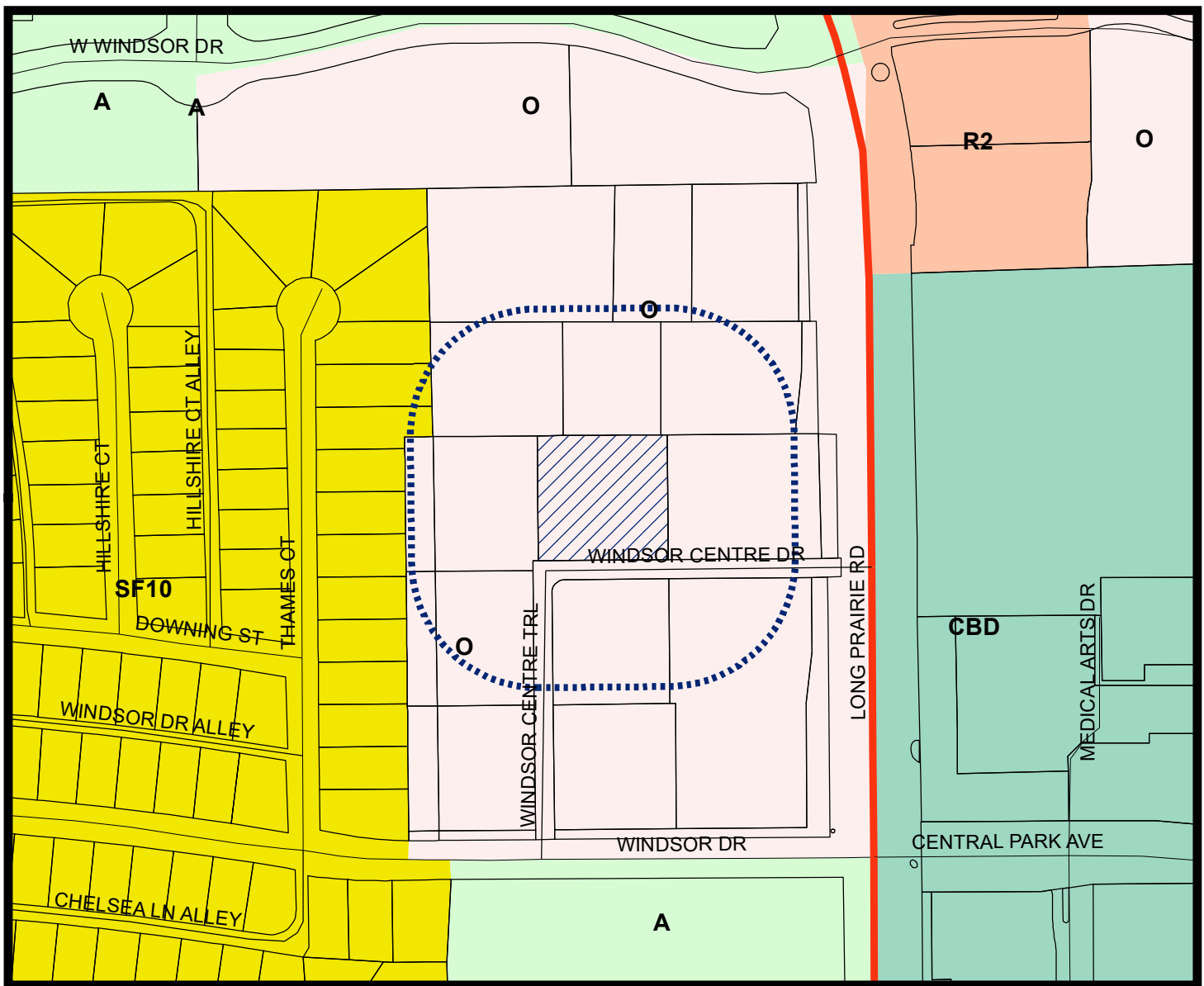
B. Application Details

1. Draft Amended Planned Development (PD) Standards

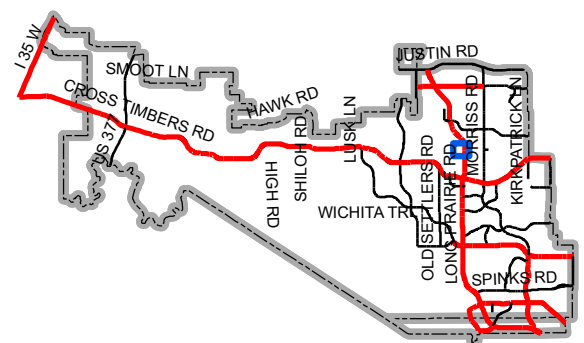
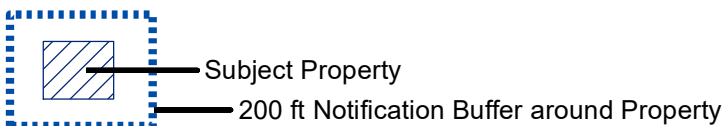


Vicinity Map

Reference Project: ZPD19-0009



LEGEND



Map Location



14114 Dallas Parkway #605
Dallas, TX 75254
Office: 972.691.7600
Fax: 972.691.7601
oghcommercial.com

October 23, 2019

The owner of 4335 Windsor Centre Trail is requesting an amendment to our property zoning to allow for a health club or athletic club, in the building. The property is currently zoned PD-92 for Office District (O) uses. The owner is requesting a zoning amendment to the property at 4335 Windsor Centre to allow for a health club or athletic club. The amount of space of the building that would be occupied by health club is 1,196 square feet. The property lot size is .9264 acres. This request to amend the zoning is limited to Lot 4 only. The building has been completed, there are not any phases in the development. We are not requesting any exceptions or waivers.

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 08-06

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 AN APPROXIMATE 10.15 ACRE TRACT OF LAND IN THE C. CHACON SURVEY, ABSTRACT NO. 299 (INCLUDING ALL OF LOTS 1 AND 2 OF THE JOHN G. YOUNG ADDITION) FROM AGRICULTURAL DISTRICT (A) TO PLANNED DEVELOPMENT DISTRICT NO. 92 (PD-92) WITH OFFICE DISTRICT (O) USES, IN ACCORDANCE WITH THE TOWN'S MASTER PLAN 2001 AND IN ACCORDANCE WITH SPECIFIC REQUIREMENTS STATED HEREIN AND EXHIBITS ATTACHED HERETO; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission of the Town of Flower Mound, Texas, has recommended 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 an approximately 10.15 acre tract of land in the C. Chacon Survey, Abstract No. 299 (including all of Lots 1 and 2 of the John G. Young Addition) from Agricultural District (A) to Planned Development District No. 92 (PD-92) with Office District (O) uses as herein described; and

WHEREAS, all legal requirements, conditions, and prerequisites have been complied with prior to this case coming before the Town Council of the Town of Flower Mound; and

WHEREAS, the Town Council of the Town of Flower Mound, after public notice and public hearing as required by law, and upon due deliberation and consideration of the recommendation of said Planning and Zoning Commission of the Town of Flower Mound and of all testimony and information submitted during said public hearing, has determined that it is in the public's best interest and in support of the health, safety, morals, and general welfare of the citizens of the Town, that the zoning of the property described herein shall be changed, and that the official zoning map, Exhibit "A" of Subpart B, the Land Development Regulations of the Code of Ordinances of the Town of Flower Mound, Texas, shall be amended to reflect the rezoning of the property herein described.

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

SECTION 1

All of the above premises are found to be true and correct factual and legislative determinations of the Town Council of the Town of Flower Mound and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2

From and after the effective date of this Ordinance, the property described herein shall be rezoned as set forth in this section, and the official zoning map, Exhibit "A" of Subpart B, the Land Development Regulations of the Code of Ordinances of the Town of Flower Mound, Texas, is hereby amended and changed in the following particulars to reflect the action taken herein, and all other existing sections, subsections, paragraphs, sentences, definitions, phrases, and words of said Land Development Regulations are not amended, but shall remain intact and are hereby ratified, verified, and affirmed.

The uses allowed on that certain tract of land being approximately 10.15 acres in the C. Chacon Survey, Abstract No. 299 (including all of Lots 1 and 2 of the John G. Young Addition) and more fully described in Exhibit "A" attached hereto and incorporated herein for all purposes, presently zoned Agricultural District (A) is hereby rezoned Planned Development District No. 92 (PD-92) with Office District (O) uses, in accordance with Exhibit "B" (Development Standards), Exhibit "C" (Concept Plan), Exhibit "D" (Landscape Concept Plan), Exhibit "E" (Amenity Areas) and Exhibit "F" (Concept Elevation Plan), and specific requirements in the Town's Master Plan 2001, as stated herein and in the exhibits attached hereto.

SECTION 3

This Ordinance shall be cumulative of all provisions of ordinances of the Town of Flower Mound, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 4

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

ORDINANCE NO. 08-06

PAGE 3

SECTION 5

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the Town Council of the Town of Flower Mound or of the final site plan as adopted by the Planning and Zoning Commission 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 6

This Ordinance shall take effect and be in full force from and after its passage and publication, as provided by the Revised Civil Statutes of the State of Texas and the Home Rule Charter of the Town of Flower Mound, Texas.

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 6th DAY OF February, 2006.

APPROVED:



Jody A. Smith, MAYOR

ATTEST:



Paula J. Paschal, TRMC, TOWN SECRETARY

APPROVED AS TO FORM AND LEGALITY:



Terrence S. Welch, TOWN ATTORNEY

EXHIBIT "A"

BEING all that certain lot, parcel or tract of land situated in the C. C. Cline Survey, Abstract Number 299, in the Town of Flower Mound, Denton County, Texas and being First Tract of the John G. Young Subdivision, an addition to the Town of Flower Mound, Denton County, Texas according to the plat thereof recorded in Volume 4, Page 1 of the Plat Records of Denton County, Texas, and Second Tract of Revision Number One of the John G. Young Subdivision, an addition to the Town of Flower Mound, Denton County, Texas according to the plat thereof recorded in Volume 4, Page 57 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod set with cap stamped "Arthur Surveying Company" at the intersection of the north line of Windsor Drive and the west line of Farm to Market Road 2499 (F.M. 2499);

THENCE South 89 degrees 28 minutes 12 seconds West, along the north line of said Windsor Drive, a distance of 664.53 feet to a ½ inch iron rod found at the southeast corner of Lot 107, Block S of Westchester Third Increment, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet D, Page 144, Plat Records, Denton County, Texas;

THENCE North 00 degrees 34 minutes 36 seconds West, along the east line of said Lot 107 same being the east line of Westchester Third Increment and passing a ½ inch iron rod at a distance of 316.01 feet, said point being in the east line of Lot 103 of said Block S, and continuing along course a total distance of 636.43 feet to a ½ inch iron rod set with cap stamped "Arthur Surveying Company", said point being an inner ell corner of Lot 98 of the aforementioned Block S;

THENCE South 89 degrees 28 minutes 12 seconds West, along a south line of said Lot 98 passing the southeast corner thereof, said point being the southwest corner of that certain tract of land described in deed to Norvell Family Partners, Ltd., recorded in Volume 4487, Page 2655, Real Property Records, Denton County, Texas and continuing along said course a total distance of 664.53 feet to a ½ inch iron rod set with cap stamped "Arthur Surveying Company" in the west line of aforementioned F.M. 2499;

THENCE South 00 degrees 34 minutes 36 seconds East, along the west line of said F.M. 2499, a distance of 636.43 feet to the POINT OF BEGINNING, and containing 10.147 acres of land, more or less, and being subject to any easements that may affect.

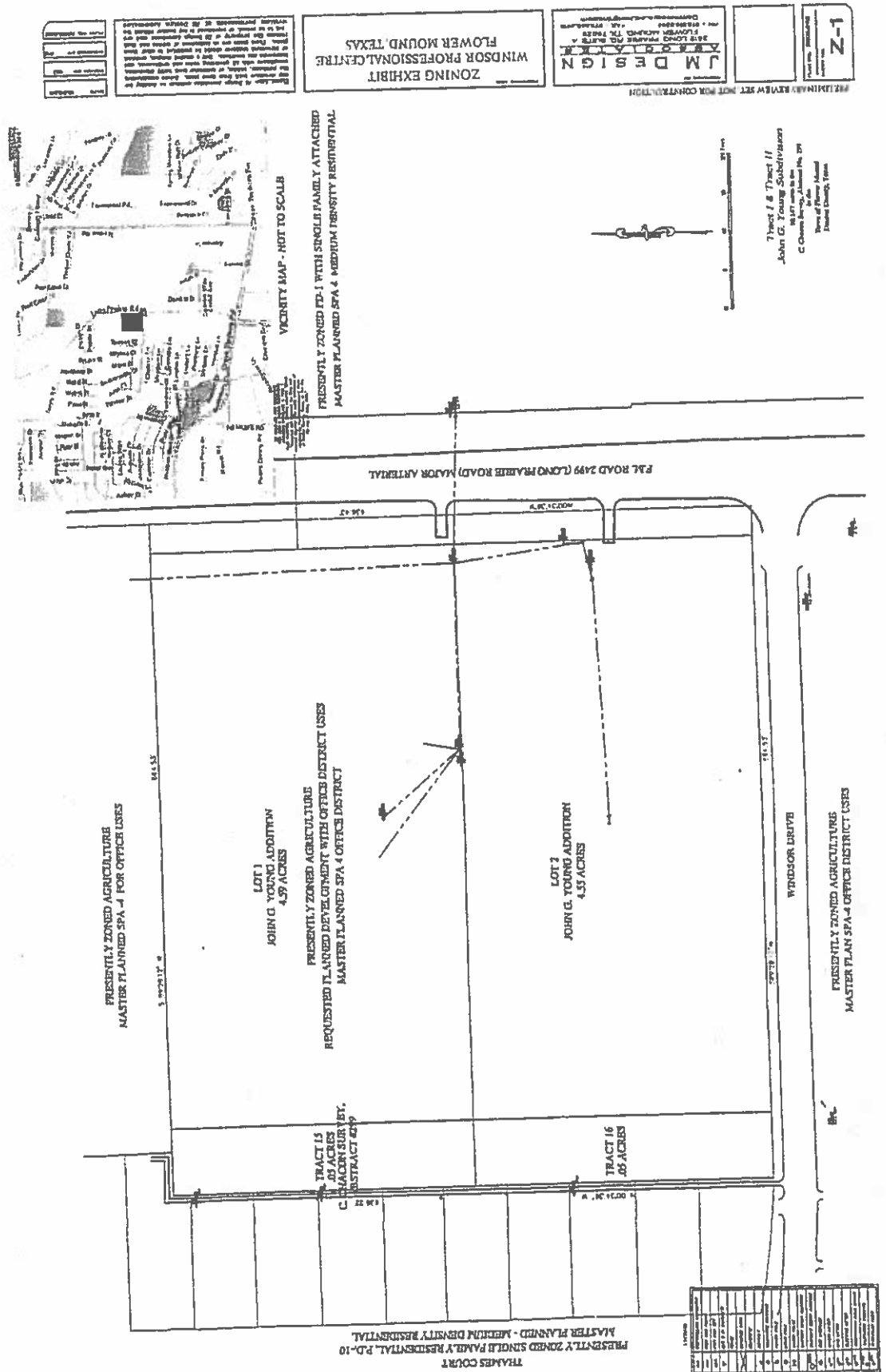


EXHIBIT "B"

DEVELOPMENT STANDARDS PLANNED DEVELOPMENT NO. 92 WINDSOR PROFESSIONAL CENTRE

The development as described in Exhibit "A" shall be in accordance with the Town's Master Plan 2001 and Land Development Regulations, as amended, and shall be subject to the following conditions and requirements:

A. PERMITTED USES

Office District (O) uses. Development of the Office District (O) area designated in Exhibit "A" shall contain approximately 10.15 acres and shall be in compliance with all regulations applicable to Office District (O) contained in the Town's Land Development Regulations, as amended, except as otherwise provided for in this Ordinance. The following Office District uses shall be permitted within the Planned Development District:

1. Bank or savings and loan
2. Book or stationery store or newsstand
3. Custom personal service
4. Florist
5. Office, medical or dental
6. Office, general business and professional
7. Optical sales
8. Travel bureau or consultant

B. USES PERMITTED ONLY UPON APPROVAL OF A SPECIFIC USE PERMIT

1. Restaurant, general
2. Drug Store or pharmacy
3. Laboratory, scientific and research
4. Laboratory, medical and dental
5. Personal improvement services

C. MISCELLANEOUS STANDARDS

1. The first phase of development shall include the public amenity areas, fire lanes to support first phase, curb cuts, utilities, perimeter landscaping, and masonry walls. A Certificate of

Occupancy shall not be issued for the first building until all of the above are completed.

2. The development will be subject to an overall reciprocal easement agreement granting cross-access and cross-parking. A copy of said agreement will be provided to the Town of Flower Mound with the Record Plat for the development.
3. Corner buildings should provide "front door" elevations facing each of the roads toward which they are oriented. Buildings should be located along the roads so that they screen service areas from view from the public rights-of-way.
4. Surface parking areas should be divided into units of 100 cars or less and landscaped in accordance with the Town's Land Development Regulations.
5. A minimum 40 foot compatibility buffer is proposed along the western property boundary.
6. A minimum 30 foot compatibility buffer is proposed along the northern property boundary.
7. Buildings along the western and northern property boundaries will be limited to one-story in height and shall be constructed with articulated features on the respective western and northern elevations of those building, in accordance with Town Ordinances, and further, the structures along the western property boundary shall be designed and constructed with respect to the residential uses of the property immediately west of this development.
8. Development shall be organized around a public open space amenity. The amenity can be a public square or other form.
9. Building Elevation Profiles and Roof Form shall have the following components:
 - a. Buildings need to reflect an architectural prominence, with particular attention being paid to architectural quality on the facades, rooflines, and elevations visible from major arterials.

- b. A unified design theme shall be required within the development.
 - c. Contrasting wall planes, architectural elements, and rooflines shall be used to create interesting and pleasing elevations. Decorative pilasters, cornices, and/or moldings should be incorporated into all elevations exposed to public view.
 - d. Any exposed roof slopes should be composition shingle, clay tile and/or standing seam metal. Colors should be earth tones, copper color, or members of the gray scale.
 - e. Roofs of buildings 15,000 square feet and under are to be hip, gable, or a combination of the two. Structures larger than 15,000 square feet should have no visible area of flat roof from any adjacent properties. A mansard parapet structure, in a combination of vertical and sloping sections, will be required along 100% of the roof perimeter.
 - f. The roof surface height shall not exceed thirty-five (35) feet, and any building shall not be more than two (2) stories in height.
10. Building Materials shall have the following characteristics:
- a. At least eighty percent (80%) of the façade masonry shall be hand laid brick or stone. Up to 20% of the façade material may be stucco or E.I.F.S. Masonry shall be earth and wood tone in color.
 - b. The use of exposed standard concrete shall not be utilized for any façade facing a public street or platted access easement.
 - c. Concrete surfaces shall be colored, textured, sculpted, or patterned.
 - d. Earth and wood tone colors are to be used (reddish brown, brown, tan, umber, gold, sand, green), as well as other colors that may be acceptable, if the applicant can demonstrate that they are appropriate for the design of

the development, harmonious with the site, or compatible with the character of adjacent developments.

- e. The primary exterior color should be comprised of earth or wood tones for at least 60%, but not greater than 90%, of the façade. A secondary earth or wood tone accent color should be used on at least 10% of the façade.
- f. Unpainted metal, galvanized metal, or metal subject to rusting shall not be used. All exposed metals shall have a factory-applied finish. Metal that develops an "attractive" finish (copper) is appropriate.
- g. Windows and glass shall be incorporated into the design of the building, but will not comprise more than fifty percent (50%) of the elevation. Maximum reflectance for windows shall not be greater than fifteen percent (15%).
- h. E.F.I.S. or stucco shall be used for accents, not to exceed twenty percent (20%) of an individual tenant's exterior wall surface area.
- i. Not more than fifteen percent (15%) of any elevation shall be comprised of a color that is not considered an earth or wood tone.
- j. Not more than 15% of any elevation should be painted/stained to a color that is not considered an earth or wood tone.

11. The following waivers shall be granted with the approval of the Planned Development District:

- a. A waiver from Section 82-302(1), requirement for a brick wall or masonry wall along the northern property boundary except for the western 45 feet adjacent to the Westchester Addition.
- b. A waiver from Section 82-302(2), requirement for a continuous berm with a minimum height of three feet, understory plants, and native shade trees, a minimum of three-inch caliper, at a ratio of one tree per 400 square feet of buffer area along the entire northern property

- boundary except for the western 45 feet adjacent to the Westchester Addition.
- c. A waiver from Section 82-302(2), requirement for a continuous berm along the western property boundary and the western 45 feet along the northern property boundary adjacent to the Westchester Addition.
- d. A waiver from Section 82-303, Compatibility Setback requirements, along the entire northern property boundary except for the western 45 feet adjacent to the Westchester Addition.

EXHIBIT "C"

DATE: 08-08-06
PROJECT: WINDSOR PROFESSIONAL CENTRE
SCALE: 1"=40'-0"
BY: J.M. DESIGN

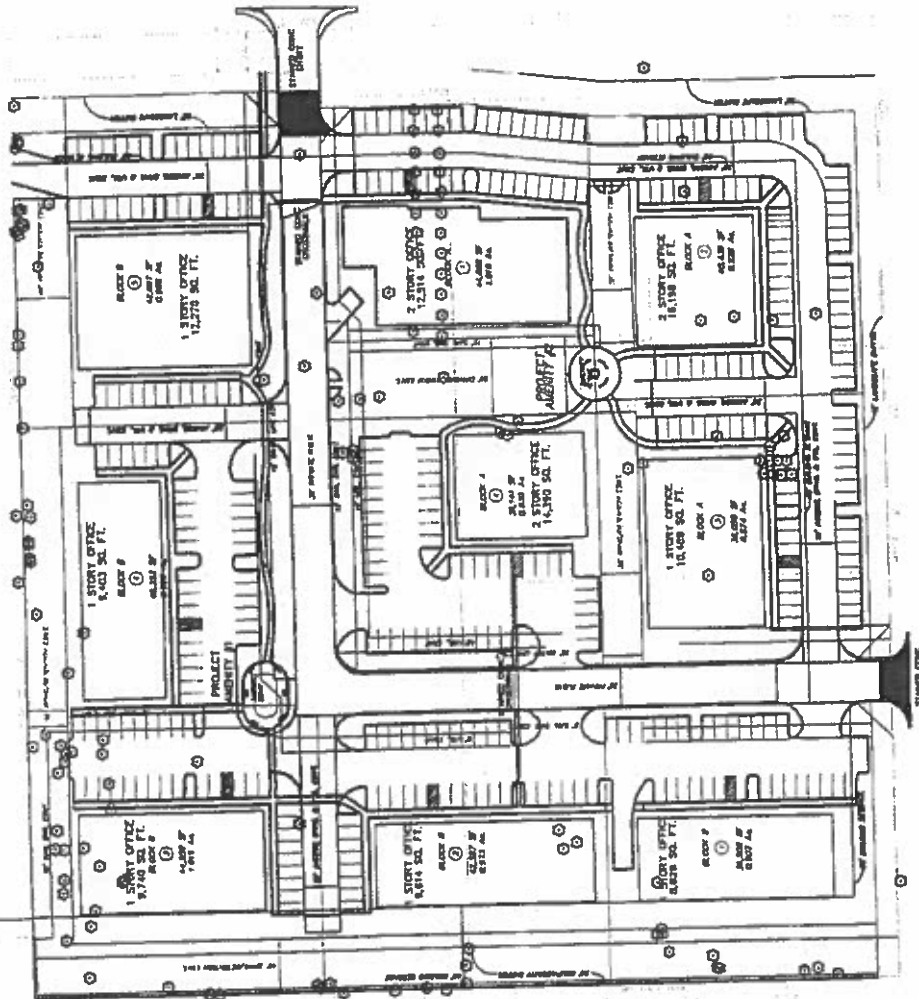
THIS PLAN IS THE PROPERTY OF J.M. DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF J.M. DESIGN.

WINDSOR PROFESSIONAL CENTRE
WINDSOR & LONG PRAIRIE RD (FM 2499)
FLOWER MOUND, TEXAS

J.M. DESIGN
ARCHITECTS
3888 LONG PRAIRIE RD, SUITE A
FLOWER MOUND, TX 75022
TEL: 972-261-1111
FAX: 972-261-1112



CONCEPT PLAN RE-SUBMITTAL 12-13-05



WINDSOR PROFESSIONAL CENTRE
SCALE: 1"=40'-0"



EXHIBIT "D"

Ordinance 08-06

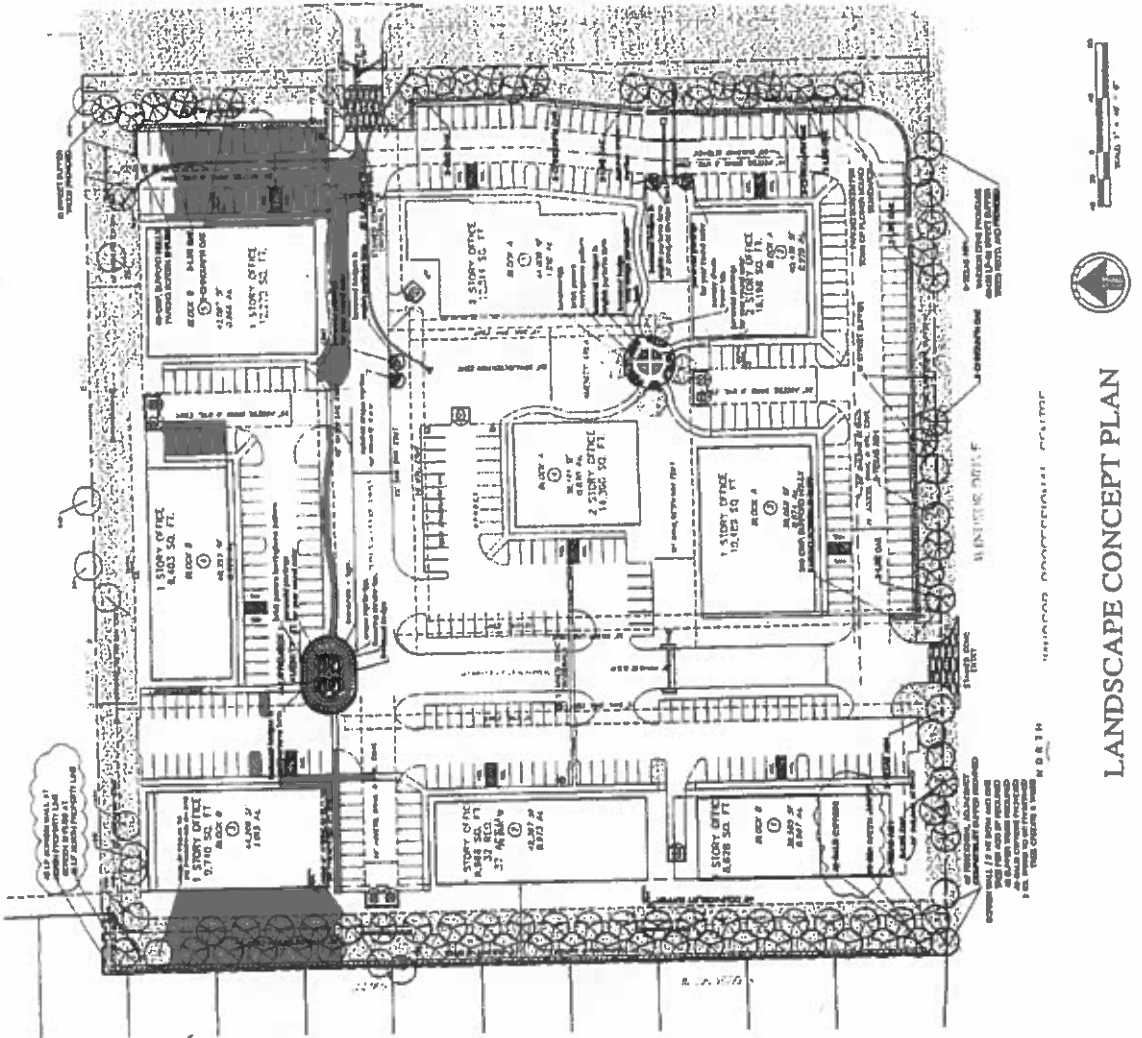
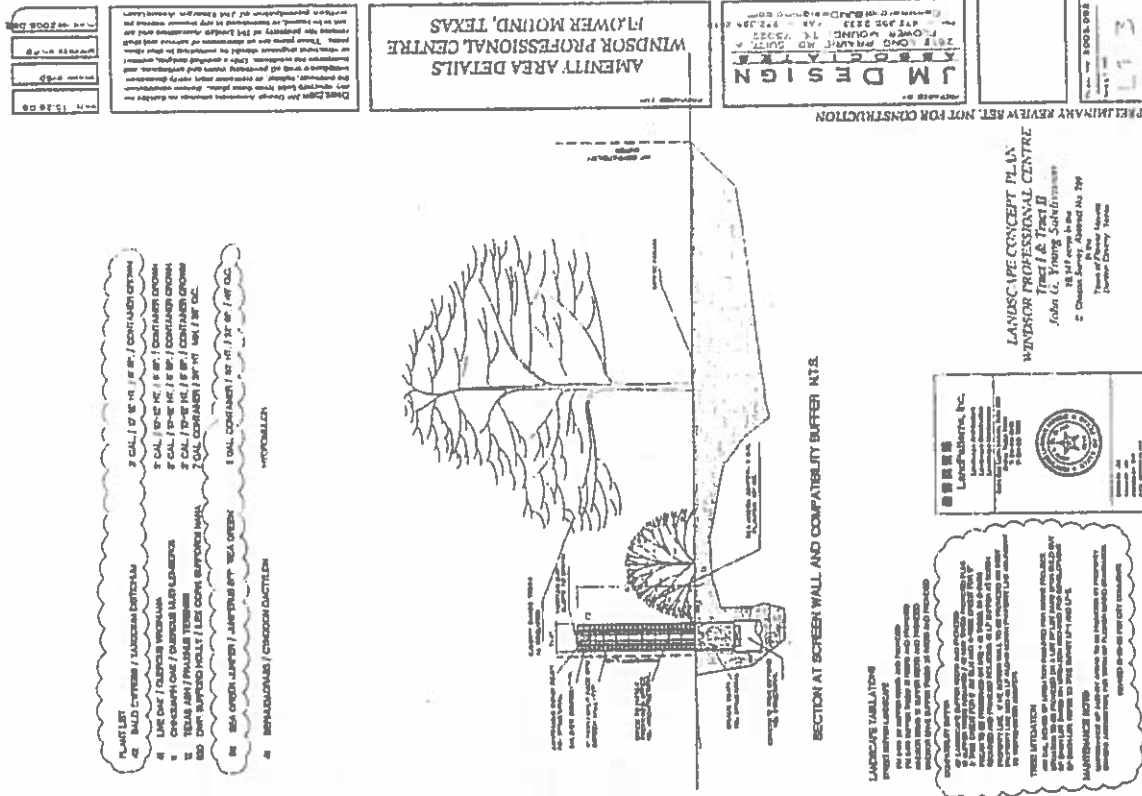


EXHIBIT "E"

FLORIAN M. WINDSOR, P.C.
ARCHITECTS

10000 N. CENTRAL EXPRESSWAY
SUITE 100
DALLAS, TEXAS 75243

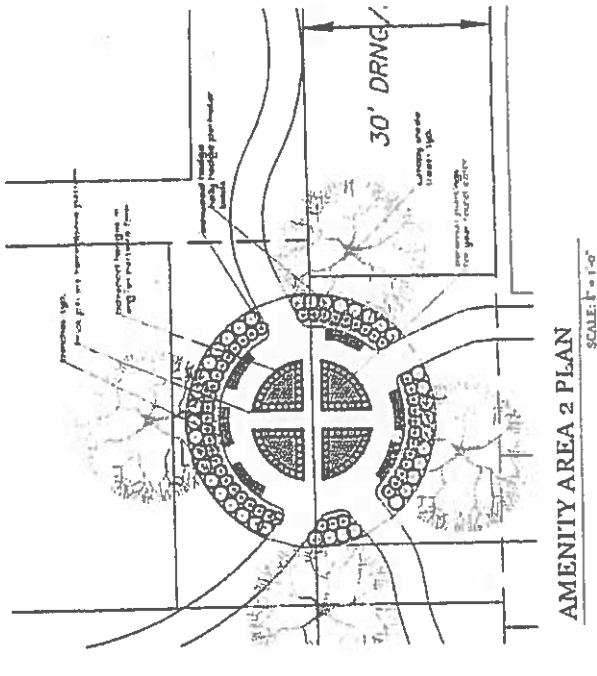
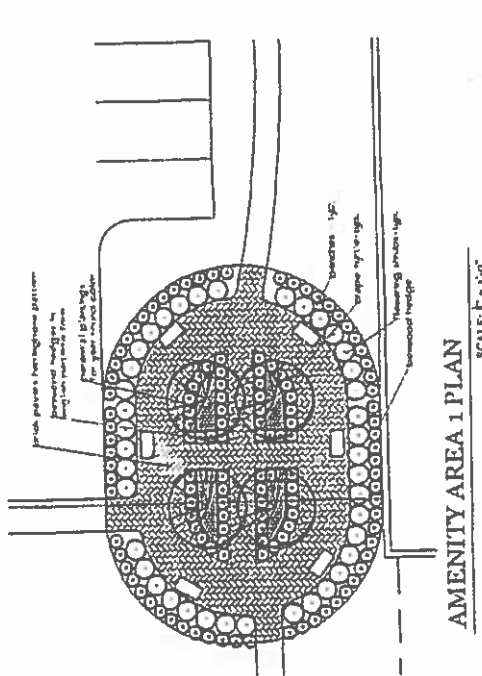
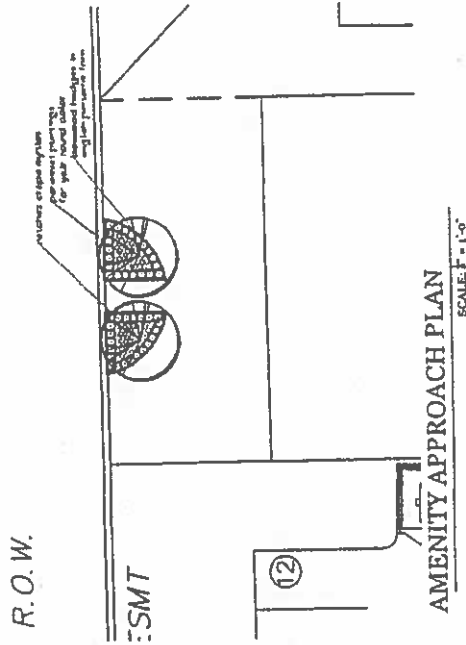
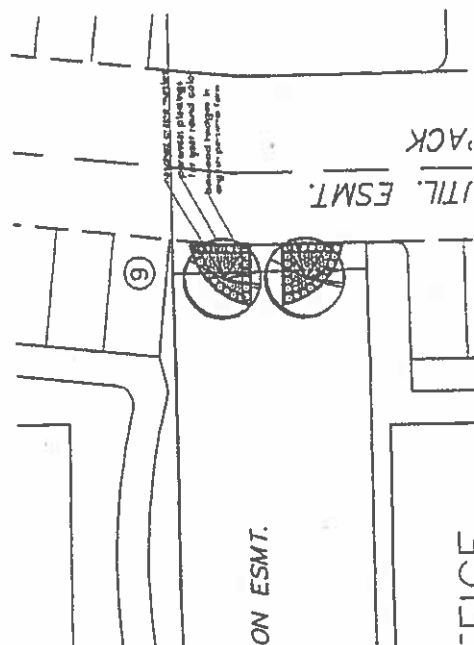
PHONE: 214.343.1111
FAX: 214.343.1112
WWW.FLORIANM.COM

WINDSOR PROFESSIONAL CENTRE
FLOWER MOUND, TEXAS

JM DESIGN
ARCHITECTS
10000 N. CENTRAL EXPRESSWAY
SUITE 100
DALLAS, TEXAS 75243

L-2

Preliminary Review Set, Not for Construction



DATE: 08-08-06
 DRAWN BY: J.M. DESIGN
 CHECKED BY: J.M. DESIGN
 APPROVED BY: J.M. DESIGN

WINDSOR PROFESSIONAL CENTRE
 WINDSOR & LONG PRAIRIE RD (FM 2499)
 FLOWER MOUND, TEXAS

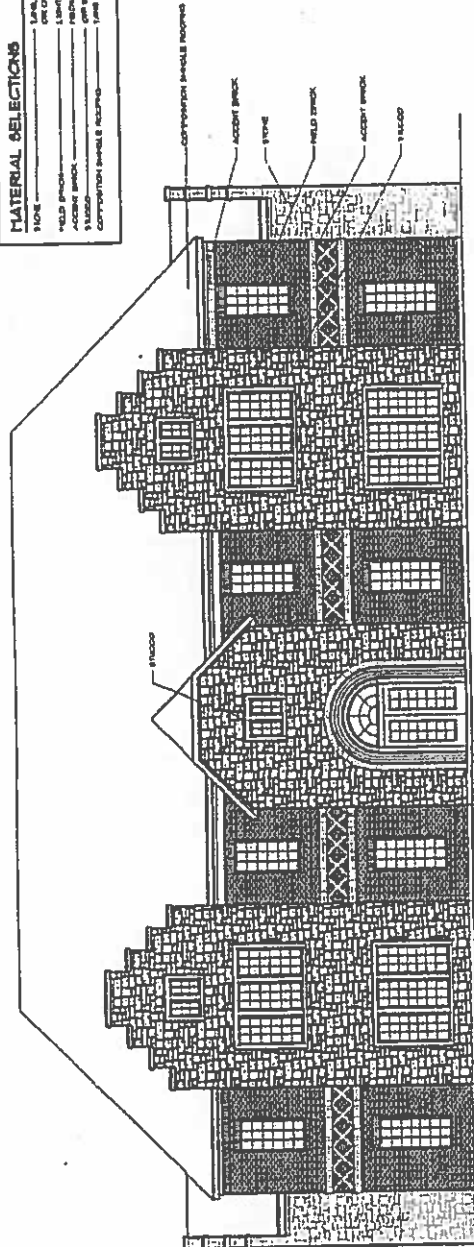
JM DESIGN
 2802 LONG PRAIRIE RD, SUITE A
 FLOWER MOUND, TX 75022
 (940) 293-2299
 jmdesign@att.net

PROJECT NO: A2.1
 SHEET NO: 1

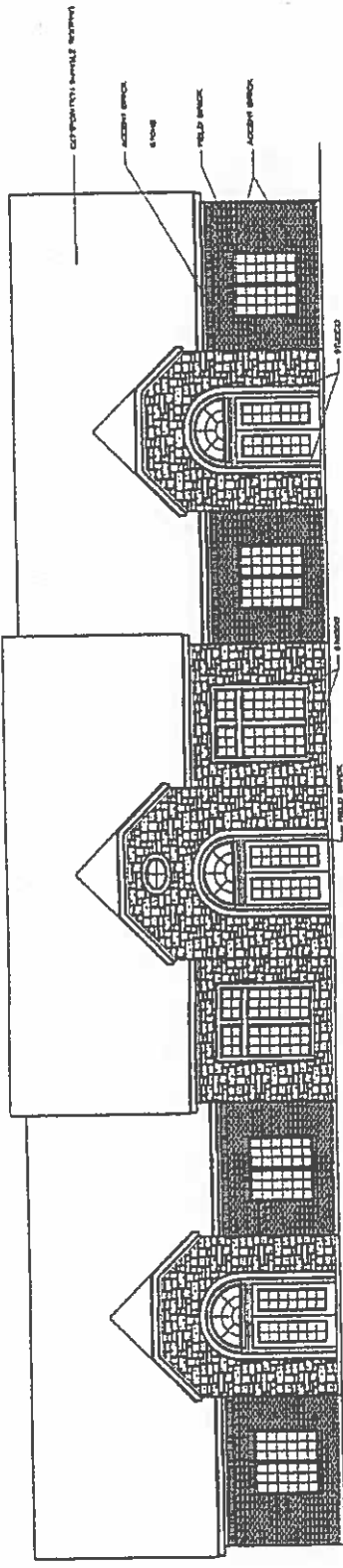
CONCEPT PLAN RE-SUBMITTAL 12-13-06

MATERIAL SELECTIONS

NOTE: LENS BRICKS, CHANGES, BRICKWORK
 OR OTHER MATERIAL, SHOWN COLLING
 *FIELD BRICKS PER NOTES LAYED AT ANGLES FOR EXHIBIT
 *ACCENT BRICK LAYED AT ANGLES FOR EXHIBIT
 *CORNER BRICKS PER NOTES
 *CORNER BRICKS PER NOTES



1 BUILDING 'A'
 SCALE 3/32" = 1'-0"



2 BUILDING 'B'
 SCALE 3/32" = 1'-0"

**Exhibit “B”
Development Standards**

**Planned Development District - 92 (PD-92)
Windsor Professional Centre**

The development as described in Exhibit “A” shall be in accordance with the Town’s Master Plan 2001 and Land Development Regulations, as amended, and shall be subject to the following conditions and requirements:

A. PERMITTED USES

Office District (O) uses. Development of the Office District (O) area designated in Exhibit “A” shall contain approximately 10.15 acres and shall be in compliance with all regulations applicable to Office District (O) contained in the Town’s Land Development Regulations, as amended, except as otherwise provided for in this Ordinance. The following Office District uses shall be permitted within the Planned Development District:

1. Bank or savings and loan
2. Book or stationary store or newsstand
3. Custom personal services
4. Florist
5. Health club or athletic club (Limited to Lot 4)
6. Office, medical or dental
7. Office, general business and professional
8. Optical sales
9. Travel bureau or consultant

C. MISCELLANEOUS STANDARDS

12. Health club or athletic club.

- a. Maximum number of attendees at any time is six.
- b. Operation of the use shall be limited to the hours between 6:00 a.m. and 8:00 p.m., Monday through Thursday; 6:00 a.m. and 6:00 p.m., Friday; and, 7:00 a.m. and 1:00 p.m., Saturday.
- c. Outside activities are prohibited.