

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

JULY 13, 2020

LOCATION: VIRTUAL MEETING (VIDEO CONFERENCE)

[CLICK HERE](#) FOR INSTRUCTIONS ON HOW TO PARTICIPATE IN THE MEETING

.....
AN AGENDA INFORMATION PACKET IS AVAILABLE ONLINE AT www.flower-mound.com/AgendaCenter
.....

Effective March 16, 2020, Texas Governor Abbott suspended certain Open Meeting rules to allow telephonic or videoconference meetings of government bodies that are accessible to the public to decrease large groups of people from assembling. The suspension temporarily removes the requirement that government officials and members of the public be physically present at a meeting location. The Town of Flower Mound Planning and Zoning Commission meetings will be temporarily held via video conference and will not be held at the Flower Mound Town Hall. A recording of the meeting will be available the following day at <https://www.flower-mound.com/fmtv> under “Planning and Zoning Archive” tab.

A. CALL MEETING TO ORDER 6:30 P.M.

B. INVOCATION

C. GENERAL PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Commission on issues that are not indicated as a “Public Hearing” on this agenda. Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972-874-6000 during business hours.

[CLICK HERE](#) to submit general comments regarding issues or agenda items not indicated as a 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. Agenda Template
2. New Planning & Zoning Commission Attorney

F. REGULAR ITEMS

1. *Minutes of June 22, 2020*

Consider approval of the minutes of the June 22, 2020, Planning and Zoning Commission Regular Session.

2. *RC19-0004 – Traditions of Flower Mound*

Consider a request for a Record Plat (RC19-0004 – Traditions of Flower Mound) to create a residential subdivision with an exception to the grading criteria, regarding residential lot-to-lot drainage, contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located west of Old Settlers Road and north of Harris Road.

3. *VP20-0001 – Rocky Hill Farms*

Public Hearing

[CLICK HERE](#) to submit comments regarding this public hearing item.

Public hearing to consider a request to vacate a previously approved replat (VP20-0001 – Rocky Hill Farms, which is a portion of Lot 2, Block A, The Estates of Tour 18, Section Four and a portion of Lot 9R, Block 1, The Estates of Tour 18, Section One). The property is generally located north of Cross Timbers Road and west of Freeman Road.

4. *CSP19-0001 – Service First*

Rescheduled

This item was previously noticed for an in-person public hearing and consideration by the Planning & Zoning Commission. However, with the transition to a virtual format, the Town of Flower Mound will re-notice this item for July 27, 2020.

5. *SUP20-0005 – Lakeside Crossing Building 5 (Smoothie King)*

Rescheduled

This item was previously noticed for an in-person public hearing and consideration by the Planning & Zoning Commission. However, with the transition to a virtual format, the Town of Flower Mound will re-notice this item for July 27, 2020.

6. *LDR20-0003 – Informational Sign Requirements*

Rescheduled

This item was previously noticed for an in-person public hearing and consideration by the Planning & Zoning Commission. However, with the transition to a virtual format, the Town of Flower Mound will re-notice this item for August 10, 2020.

G. ADJOURNMENT – REGULAR SESSION

I do hereby certify that the Notice of Meeting was posted on the Town of Flower Mound website (www.flower-mound.com) on the following date and time: July 9, 2020, at 3:30 p.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.



PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 1
REGULAR ITEM

DATE: July 13, 2020

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the June 22, 2020, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on June 22, 2020.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 22ND DAY OF JUNE 2020, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 PM

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

David Johnson	Chair
Brad Ruthrauff	Vice-Chair
Philip Del Vecchio	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Robert Cox	Commissioner, Place 8
Timothy Fink	Commissioner, Place 9

Constituting a quorum with the following members absent:

Adam Schiestel	Commissioner, Place 2
Robert Rawson	Commissioner, Place 3
Thomas Pickering	Commissioner, Place 7

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

And the following members of Town staff present:

Ashley Dierker	Town Attorney
Lexin Murphy	Director of Planning Services
Robert Pegg	Assistant Director of Engineering
Poornima Kashyap	Principal Planner
LauriAnn Cash	Executive Assistant

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

B. PUBLIC COMMENT

None

C. FUTURE AGENDA ITEMS

None

D. DIRECTOR'S REPORT

1. Development Update

E. CONSENT ITEMS

1. Consider approval of the minutes of the June 8, 2020, Planning and Zoning Commission Regular Session
2. Consider a request for a replat (RP20-0002 – Lakeside Village, Phase 1A) to develop a residential, non-residential, and mixed-use subdivision. The property is generally located south of Edgemere Road and west of Lakeside Parkway.
3. Consider a request for a record plat (RC19-0014 – Lakeside Village, Phase 1B) to

develop a mixed-use subdivision. The property is generally located east of Lakeside Parkway and north of Lakeside Village Boulevard.

Vice-Chair Ruthrauff moved to approve Consent Items 1 through 3 as presented in the agenda caption as identified above. Commissioner Fink seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Del Vecchio, Ruthrauff, Cox, Fink

NAYS: None

The motion to approve passed with a vote of 5 to 0.

F. REGULAR ITEMS

4. Consider a request for a Site Plan (SP20-0004 – Texas Health Presbyterian Hospital) to expand an existing hospital. The property is generally located east of Long Prairie Road and north of Central Park Avenue.

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Kellen Robertson, RLG, Inc; Present for questions; no presentation

Commission Deliberation

Commissioner Cox moved to approve SP20-0004 – Texas Health Presbyterian Hospital, as presented. Vice-Chair Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Fink, Cox, Ruthrauff, Del Vecchio, Dillon

NAYS: None

The motion to approve passed with a vote of 5 to 0.

G. ADJOURNMENT – REGULAR SESSION 6:47 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 2

REGULAR ITEM

DATE: July 13, 2020

FROM: Poornima Kashyap, Principal Planner

ITEM: **Consider a request for a Record Plat (RC19-0004 – Traditions of Flower Mound) to create a residential subdivision with an exception to the grading criteria, regarding residential lot-to-lot drainage, contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located west of Old Settlers Road and north of Harris Road.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There is an exception request to the Town's regulations which necessitate special consideration by the Commission (see Analysis below).

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to create nine buildable, single-family residential lots with a minimum lot size of 15,000 square feet. The site contains approximately 4.399 acres and is zoned Planned Development District-152 (PD-152) for Single Family District-15 (SF-15) uses. The applicant is requesting an exception to the Town's Engineering Design Criteria and Construction Standards regarding grading and drainage standards.

A. Exception to the Town's Engineering Design Criteria and Construction Standards

On April 15, 2019, the Town Council approved an update to the Engineering Design Criteria and Construction Standards related to grading and drainage. Per the updated standards, each residential lot must drain either to the right-of-way or to a drainage easement that is contained within an open-space lot owned and maintained by the Homeowner's Association, unless the Town Council grants an exception to this standard. The developer is requesting an exception to this requirement for Lots 1 through 4, Block A. The north half (or the rear half) of these four lots will drain to a 15-foot drainage easement that is located within individual residential lots and then flow lot-to-lot in an eastward direction into an inlet located within the x-lot. The south half of these four lots will drain towards the right-of-way as required by the Town standards and then drain into the detention pond via a curb inlet.

3. Residential Construction

a. Lot Grading

- (1) No lot-to-lot drainage is permitted in residential sub-divisions; lots shall be designed so that they drain to either the ROW or to a drainage easement contained within an X-Lot. The Town Council may grant an exception to this section provided that the developer agrees to install a private drainage system that is located within a drainage easement dedicated to the HOA and that the system meets the minimum private storm water system standards contained in Part B, Section IV of the Design Criteria.

The plat depicts necessary easements, setbacks, and landscape buffers. The landscape plan depicts the required number of trees within the landscape buffer. Access to the development is provided from Harris Road, a local residential street that connects to Old Settlers Road on the east end and dead ends with a cul-de-sac at the west end.

The proposed record plat is consistent with the approved concept plan (ZPD16-0013) and development plan (DP17-0003) that were approved by the Town Council on October 2, 2017.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

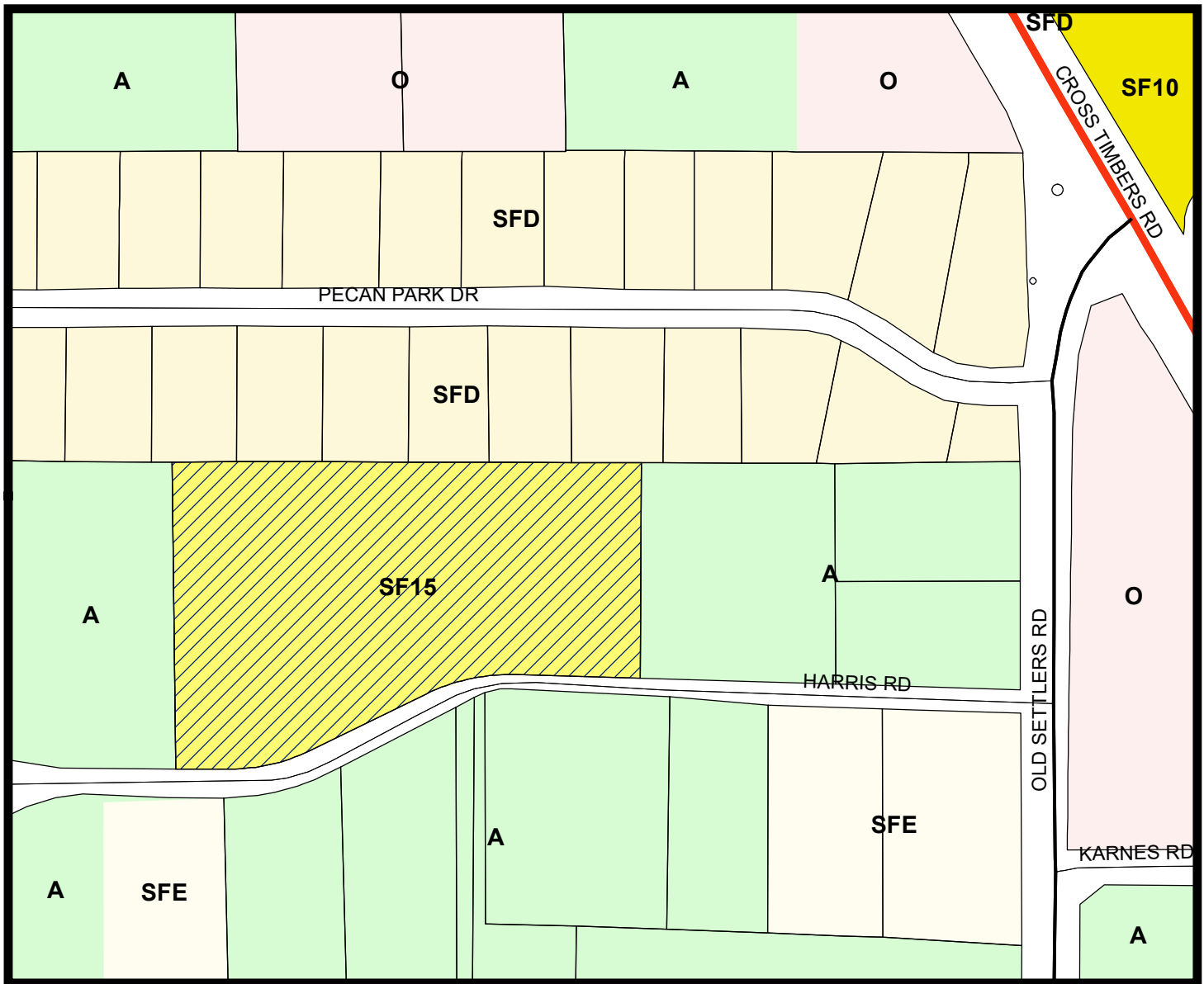
B. Application Details

1. Record Plat Package

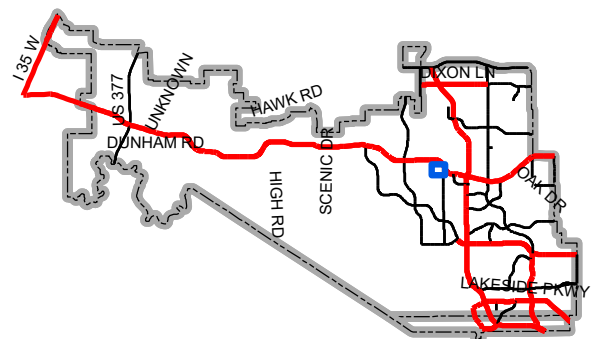
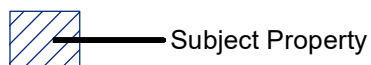


Vicinity Map

Reference Project: RC19-0004



LEGEND



Map Location



June 29, 2020

Town of Flower Mound Planning Department
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: *Letter of Intent – Record Plat*
Approximately 4.4 Acres
Traditions of Flower Mound
S&A Project Number: 02-151.002

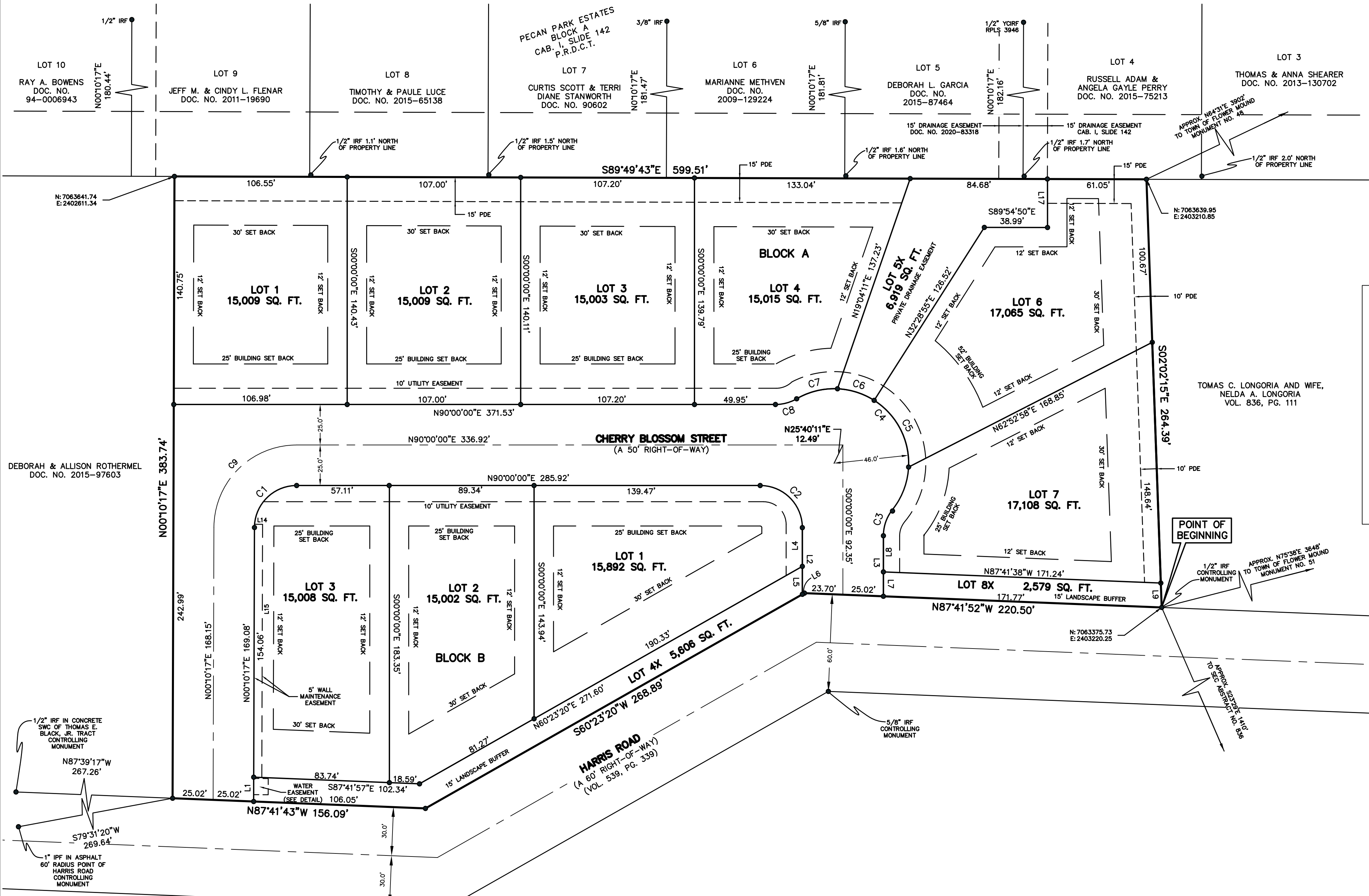
To whom it may concern,

Please accept this correspondence as the formal Letter of Intent to submit a Record Plat for the Traditions of Flower Mound single family project on the north side of Harris Road approximately 520' west of Old Settlers Road. This site is currently zoned under PD-152 which allows for single family development under the base SF-15 zoning. The approximately 4.4 acre site includes 9 single family lots and three common areas. This project will be developed all in one phase. As a part of this development, we request an exception to allow for lot to lot drainage which will affect a small portion of the overall site. A preliminary plat for the subdivision has already been approved by the Town of Flower Mound.

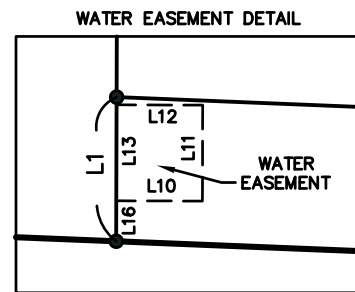
Thank you for your time and consideration in this matter. If you have any questions, please contact me at 469-424-5900 or at casey.gregory@thesanchezgroup.biz if this is more convenient.

Regards,

Casey Gregory, P.E.
Sanchez & Associates LLC



Drainage Easement Notes:
1. Drainage easements with open channel may only be crossed by tubular steel type fencing. There must be a minimum of 4" of clearance between the lowest part of a fence and the top of a private swale. Drainage easements must be kept in a state that will not inhibit flow.
2. Upkeep and maintenance of the Private Drainage Easement is the responsibility of the HOA.
3. Upkeep and maintenance shall include but not be limited to the following items:
A. Grass and ground shall be kept to a height required by the Town Ordinance.
B. The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
C. Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention facility.
12. No dumping of any type is permitted within this easement area.



SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

This is to certify that I, Timothy Mankin, a Registered Professional Land Surveyor, licensed by the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my supervision.

PRELIMINARY

Timothy R. Mankin, R.P.L.S. No. 6122
Peiser & Mankin Surveying, LLC

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE me, the undersigned authority, a Notary Public in and for Tarrant County, Texas, on this day personally appeared Timothy R. Mankin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein stated. Given under my hand and seal of the office this ____ day of _____, 2020.

Notary Public in and for Tarrant County, Texas

APPROVED:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

David Johnson, Chairman
Planning and Zoning Commission

Lexin Murphy, Director of Planning Services

SIGNED AND SEALED:
TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

LINE	BEARING	DISTANCE
L1	S 00°10'17" W	15.01'
L2	S 00°00'00" E	41.12'
L3	S 00°00'00" E	37.36'
L4	S 00°00'00" W	23.90'
L5	S 00°00'00" E	17.25'
L6	S 60°23'20" W	1.51'
L7	S 00°00'00" E	15.06'
L8	S 00°00'00" W	22.30'
L9	S 02°02'15" E	15.08'
L10	S 89°49'43" E	8.97'
L11	N 00°10'17" E	10.00'
L12	N 89°49'43" W	8.97'
L13	S 00°10'17" W	10.00'
L14	S 89°50'59" E	5.00'
L15	S 00°08'28" W	156.25'
L16	N 00°10'17" E	4.21'
L17	S 00°04'17" E	29.93'

LOT	AREA	ACRES
1	15,010 SF	0.344
2	15,009 SF	0.344
3	15,003 SF	0.344
4	15,015 SF	0.345
6	17,065 SF	0.392
7	17,108 SF	0.393

LOT	AREA	ACRES
1	15,892 SF	0.365
2	15,002 SF	0.344
3	15,008 SF	0.345

LOT & BLOCK SUMMARY TABLE	
LARGEST RESIDENTIAL LOT	17,108 SF (0.393 ACRE)
SMALLEST RESIDENTIAL LOT	15,002 SF (0.344 ACRE)
AVERAGE RESIDENTIAL LOT AREA	15,568 SF (0.357 ACRE)
RESIDENTIAL LOTS	9
TOTAL "X" LOTS	3
TOTAL LOTS	12

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	26.00'	40.76'	36.71'	S 45°05'08" W	89°49'43"
C2	26.00'	40.84'	36.77'	N 45°00'00" W	90°00'00"
C3	26.00'	17.43'	17.11'	S 19°12'33" W	38°25'06"
C4	46.00'	127.31'	90.40'	N 40°51'56" W	158°34'04"
C5	46.00'	48.53'	46.31'	N 27°17'44" W	60°26'41"
C6	46.00'	23.99'	23.72'	N 72°27'36" W	29°53'03"
C7	46.00'	26.29'	25.93'	S 76°13'27" W	32°44'50"
C8	26.00'	13.68'	13.52'	N 74°55'31" E	30°08'58"
C9	51.00'	79.96'	72.02'	S 45°05'08" W	89°49'43"

LEGEND

IRF - Iron Rod Found
IRS - Iron Rod Set, w/
Peiser & Mankin Surv.
red plastic cap
CAB. - Cabinet
PC - Page
CIRF - Capped Iron Rod Found
MON - Monument
FND - Found
PDE - Private Drainage Easement

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

BEING all that certain 4.399 acre tract of land situated in the Perry Malone Survey, Abstract No. 836, Town of Flower Mound, Denton County, Texas, and being all that certain tract of land conveyed to Sri Nidiganti and Bhujang Karakavalasa, by Warranty Deed recorded in Document No. 2015-10329, Official Public Records, Denton County, Texas, save and except that certain portion of land in Harris Road (60 foot right-of-way) per Volume 539, Page 339, Deed Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the easterly line of said Nidiganti tract, same being the Southwest passing call of that certain tract of land conveyed to Tomas C. Longoria and wife, Nelda A. Longoria, by deed recorded in Volume 836, Page 111, Deed Records, Denton County, Texas, same being in the northerly right-of-way line of Harris Road (60 foot right-of-way);

THENCE along the northerly right-of-way line of said Harris Road as follows:

North 87 deg. 41 min. 52 sec. West, a distance of 220.50 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for angle point;

South 60 deg. 23 min. 20 sec. West, a distance of 268.89 feet to a 1/2 inch iron rod set for angle point;

North 87 deg. 41 min. 43 sec. East, a distance of 156.09 feet to the Southwest corner of the herein described tract, same being in the westerly line of said Nidiganti tract, same being the Southeast corner of that certain tract of land conveyed to Thomas E. Black, Jr., by deed recorded in Document No. 2015-97603, aforesaid Official Public Records, Denton County, Texas;

THENCE North 00 deg. 10 min. 17 sec. East, along the common line of said Nidiganti tract and said Black tract, a distance of 383.74 feet to a 1/2 inch iron rod set for the Northwest corner of said Nidiganti tract, same being the Northeast corner of said Black tract, same being in the southerly line of Block A, Pecan Park Estates, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet 1, Slide 142, Plat Records, Denton County, Texas;

THENCE South 89 deg. 49 min. 43 sec. East, along the common line of said Nidiganti tract and said Pecan Park Estates, a distance of 599.51 feet to a 1/2 inch iron rod set for the Northeast corner of said Nidiganti tract, same being the Northwest corner of aforesaid Longoria tract;

THENCE South 02 deg. 02 min. 15 sec. East, along the common line of said Nidiganti tract and said Longoria tract, a distance of 264.39 feet to the POINT OF BEGINNING and containing 191,599 square feet or 4.399 acres of computed land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That Bhujang Karakavalasa and Sri Nidiganti, do hereby adopt this plat designated herein as Traditions of Flower Mound, an addition to the TOWN OF FLOWER MOUND, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, 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 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 being hereby reserved for the mutual use and accommodation of all public utilities 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, maintenance or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

WITNESS, my hand, this the _____ day of _____, 2020.

Bhujang Karakavalasa

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Bhujang Karakavalasa, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2020.

Notary Public in and for _____ County, Texas

My Commission Expires: _____

WITNESS, my hand, this the _____ day of _____, 2020.

Sri Nidiganti

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Sri Nidiganti, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2020.

Notary Public in and for _____ County, Texas

My Commission Expires: _____

RECORD PLAT
OF
TRADITIONS OF FLOWER MOUND
LOTS 1-7, BLOCK A,
LOTS 1-3, BLOCK B
LOTS 5X & 8X, BLOCK A AND
LOT 4X, BLOCK B
BEING 4.399 ACRES OUT OF THE
PERRY MALONE SURVEY, ABSTRACT NO. 836
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

FEBRUARY 2020

SHEET 1 OF 1

JOB NO.: 16-1215	PEISER & MANKIN SURVEYING, LLC	SHEET
DATE: 05/13/2019	www.peisersurveying.com	
REV: 11/25/2019		
SCALE: 1" = 40'	1604 HART STREET SOUTH LAKE, TEXAS 76092 817-481-1806 (O)	1
DRAWN: J.B.W.	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	OF
CHECKED: T.R.M.	tmankin@peisersurveying.com	1
	FIRM NO. 100999-00	Member Since 1977



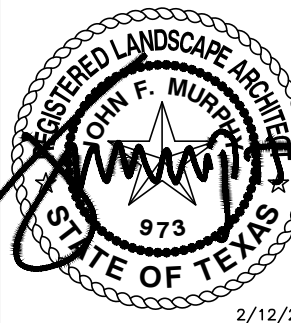
Landscaping Architecture - Sustainable Site Planning - Natural Resource Design

John F. Murphy, ASLA

6647 Oak Hill Blvd.
Tyler, TX 75703
john@siteint.com
scott@siteint.com

512.632.3822 - Mobile
903.533.8898 - Tyler
512.589.9584 - Austin
www.siteint.com

Master Planning
Civil Engineering
Land Development



TRADITIONS OF FLOWER MOUND

LANDSCAPE PLAN

Scale: SEE GRAPHIC SCALE

Designed by: RCG

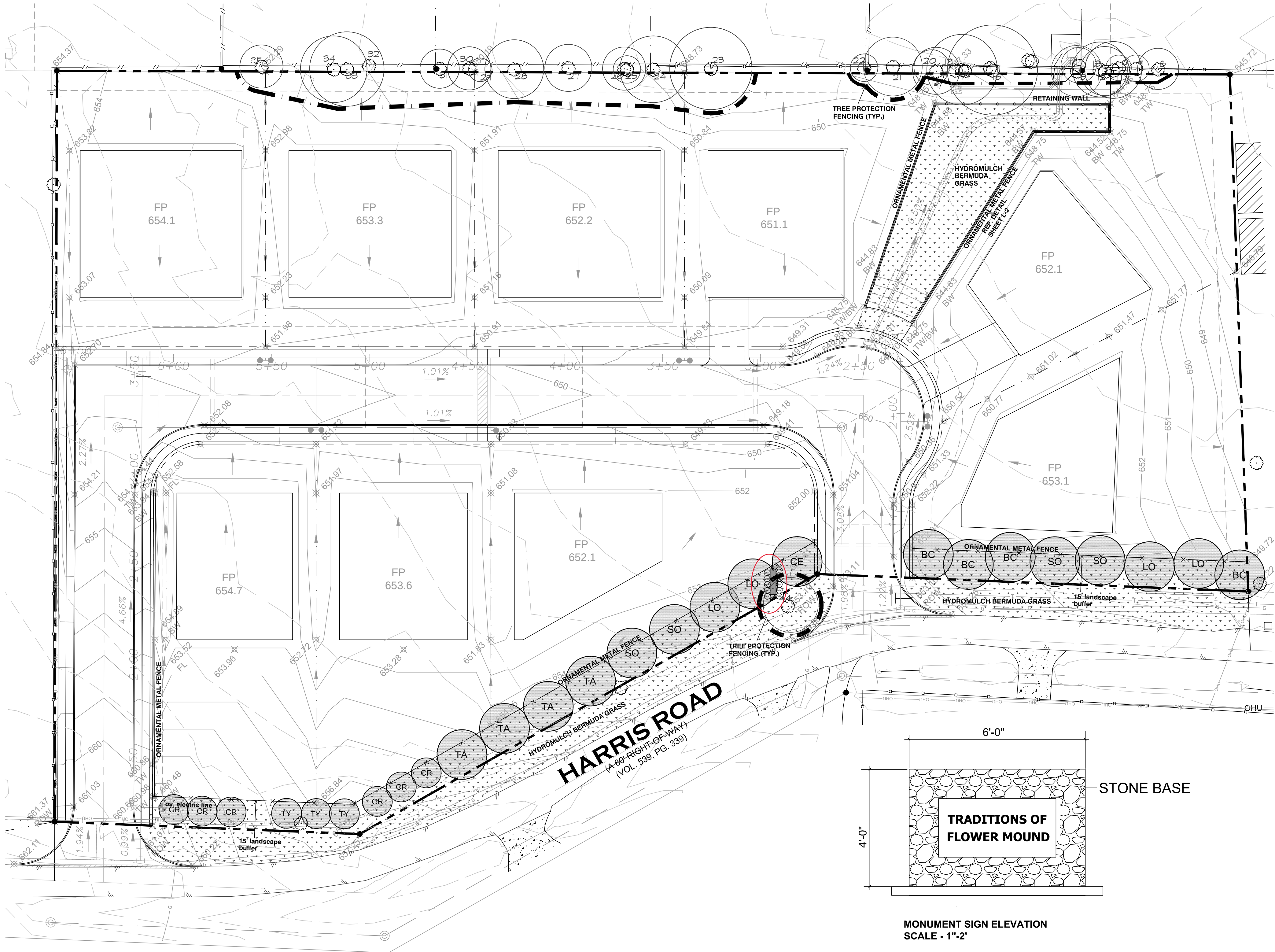
Drawn by: CDR

Checked by: RCG

Date: 02/12/2020

Project No. 02151-002

L-1



TREE LEGEND

- Canopy Trees
- LO Live Oak
 - SO Shumard Oak
 - BC Bald Cypress
 - CR Crapemyrtle
 - TA Texas Ash
 - CE Cedar Elm
 - TY Tree Yaupon
- Ornamental Trees

LEGEND

- PROPERTY BOUNDARY
- x 5' ORNAMENTAL METAL FENCE
- PROPOSED 4" CLASS "A" CONCRETE SIDEWALK WITH ADA RAMPS PER TOWN OF FLOWER MOUND STANDARDS
- EXISTING TREES TO BE REMAIN
- HYDROMULCH BERMUDA GRASS

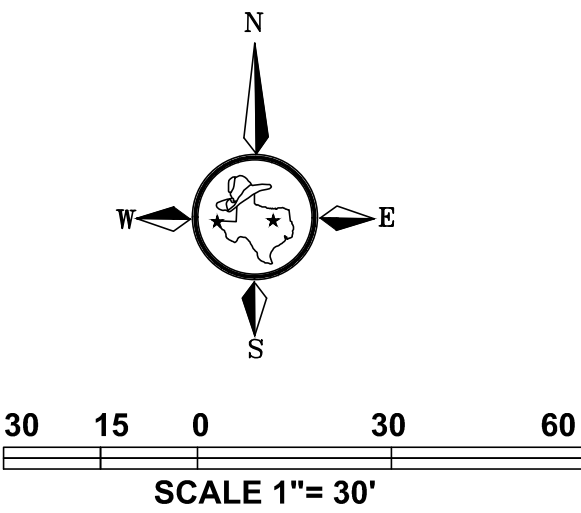
LANDSCAPE NOTES

- The project will have an underground automatic irrigation system to water all new plantings.
- Install 4" layer of shredded hardwood mulch to all trees.
- Shredded hardwood mulch must be contain long strands along with double shred finer material obtained from a local source.
- Tree pit soil: 12 inches of prepared planting mix (75% import topsoil, 15% composted amendment, 10% washed sand).
- Plant material to have 1 year warranty. Replace any tree in a declining state within the calendar year.
- Topsoil provided shall be free from sticks, debris and rocks larger than 2 inches in diameter and have an organic matter level of 3 percent minimum and a pH range between 5.5 and 7.4 percent. Provide soil test analysis from a soil test laboratory showing soil makeup and organic percentage.
- Hydromulch areas disturbed by construction activities with Sahara Bermuda as shown on plan.

Note: The HOA will be responsible for maintaining the landscaping in the X-lots.

LANDSCAPE CALCULATIONS

Landscape Edge		Required	Provided
1 shade tree / 1 ornamental tree per 30 LF			
Harris Road	593.58 LF	20 canopy trees	17 canopy trees 9 orn. trees counts as 20 trees



PLANT LIST

CANOPY TREES				
4	TA	Texas Ash	Fraxinus texensis	3 1/2" cal. B&B 12' ht. 5' spread
4	BC	Bald Cypress	Taxodium distichum	3 1/2" cal. B&B 12' ht. 5' spread
4	SO	Shumard Oak	Quercus shumardii	3 1/2" cal. B&B 12' ht. 5' spread
4	LO	Live Oak	Quercus virginiana	3 1/2" cal. B&B 12' ht. 5' spread
1	CE	Cedar Elm	Ulmus crassifolia	3 1/2" cal. B&B 12' ht. 5' spread
ORNAMENTAL TREES				
6	CR	Crapemyrtle	Lagerstroemia indica 'Tuscarora'	30 gal. 8' ht. 3 trunk 3 1/2" cal. min.
3	TY	Tree Yaupon	Ilex vomitoria	30 gal. 8' ht. 3 trunk female
SHRUBS				
13	DIH	Dwf. Indian Hawthorne	Raphiolepis indica 'Pinkie'	3 gal. cont. 36" OC

LANDSCAPE CALCULATIONS

Landscape Edge		Required	Provided
1 shade tree / 1 ornamental tree per 30 LF			
Harris Road	593.58 LF	20 canopy trees	17 canopy trees 9 om. trees counts as 20 trees



integration studio

Landscape Architecture - Sustainable Site Planning - Natural Resource Design

John F. Murphy, ASLA

6647 Oak Hill Blvd.
Tyler, TX 75703
john@siteint.com
scott@siteint.com

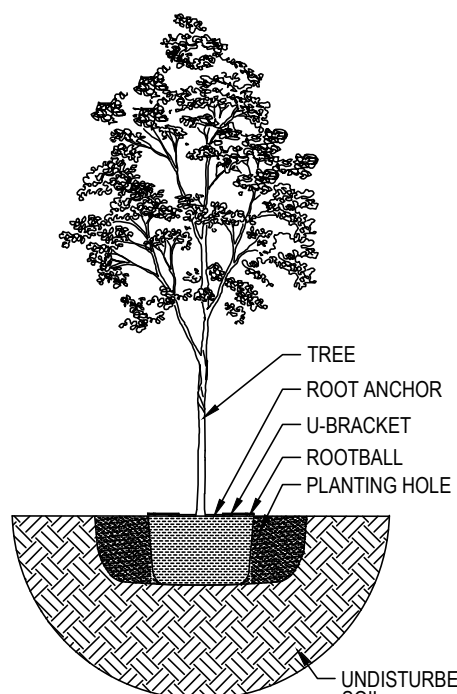
512.632.3822 - Mobile
903.533.8896 - Tyler
512.509.9564 - Austin
www.siteint.com

TREES #6 & #7 FELL AND WERE
REMOVED PRIOR TO THE BEGINNING
OF CONSTRUCTION

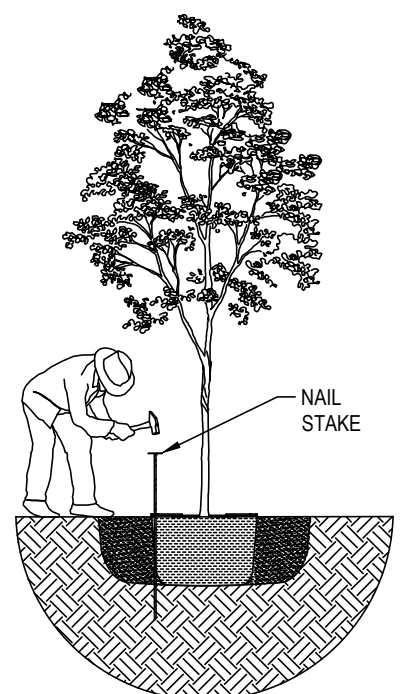
Tree #	Size	Common Name	Scientific Name	Status #	Location	Prot.	Removed?
1	17	Gum bumelia	Sideroxylon lanuginosum	Poor-wrapped trunk		Y	Y
2	26	Sugarberry	Celtis laevigata	Poor-wrapped trunk		N	Y
3	23	Sugarberry	Celtis laevigata	2T-Poor-DB		N	Y
4	6.75	Pecan	Carya illinoensis	2T-Poor-CAV-Trunk		Y	Y
5	37	Sugarberry	Celtis laevigata	Poor-CAV-DB		N	Y
6	27	Sugarberry	Celtis laevigata	2T-Poor-Lean-CAV		N	Y
7	19.5	Osage	Maclura pomifera	2T-Poor-RE-US		N	N
8	10.5	Sugarberry	Celtis laevigata	Poor-CAV-DB	Off-Site	N	N
9	6.75	Sugarberry	Celtis laevigata	Poor-Vines	Off-Site	N	N
10	6.5	Sugarberry	Celtis laevigata	Poor-US-Vines	Off-Site	N	N
11	14.5	Sugarberry	Celtis laevigata	Poor-Top-Lean	Off-Site	N	N
12	12.5	American elm	Ulmus americana	Poor-CAV-Disease	Off-Site	Y	N
13	13.75	Sugarberry	Celtis laevigata	Poor-Lean-RE	Off-Site	N	N
14	8.75	Sugarberry	Celtis laevigata	Poor	Off-Site	N	N
15	12.75	Pecan	Carya illinoensis	Poor-Top-Lean-RE	Off-Site	Y	N
16	23.5	Sugarberry	Celtis laevigata 2T	Poor-Lean-RE	Off-Site	N	N
17	18.5	Sugarberry	Celtis laevigata 2T	Poor-RE	Off-Site	N	N
18	11.25	Sugarberry	Celtis laevigata	Poor-RE	Off-Site	N	N
19	12.25	American elm	Ulmus americana	Poor-Lean-RE	Off-Site	Y	N
20	9	Sugarberry	Celtis laevigata	Poor-Wire-US	Off-Site	N	N
21	14.75	Sugarberry	Celtis laevigata	Poor-US-RE	Off-Site	N	N
22	7.25	Sugarberry	Celtis laevigata	Poor-US-Lean	Off-Site	N	N
23	21.75	Sugarberry	Celtis laevigata	OK-RE-DB	Off-Site	N	N
24	17	Sugarberry	Celtis laevigata	Poor-RE-FNC-DB	Off-Site	N	N
25	6.75	Gum bumelia	Sideroxylon lanuginosum	Poor-Vines-US	Off-Site	Y	N
26	10.75	Sugarberry	Celtis laevigata	Poor-Vines-US	Off-Site	N	N
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28	14.75	Sugarberry	Celtis laevigata	Poor-Vines	Off-Site	N	N
29	6.25	Pecan	Carya illinoensis	OK-US	Off-Site	Y	N
30	10.75	Sugarberry	Celtis laevigata	2T-Poor-Vines	Off-Site	N	N
31	10.5	Sugarberry	Celtis laevigata	2T-Poor-RE-Top Lean	Off-Site	N	N
32	12.25	American elm	Ulmus americana	OK		Y	Y
33	19	Sugarberry	Celtis laevigata	OK	Off-Site	N	N
34	17	Sugarberry	Celtis laevigata	Poor-US-Lean	Off-Site	N	N
35	11.25	Sugarberry	Celtis laevigata	Poor-RE	Off-Site	N	N
36	6.5	Pecan	Carya illinoensis	Poor-Lean		Y	Y
37	13	Pine	Pine Sp.	OK-Power Line		Y	Y
38	15	Mesquite	Prosopis glandulosa	OK		N	Y
39	9.75	Soapberry	Sapindus saponaria	OK		Y	Y
40	10	Soapberry	Sapindus saponaria	4T,OK		Y	Y
41	7.5	Soapberry	Sapindus saponaria	Poor-Vines		Y	Y
42	10	Bradford pear	Pyrus calleryana	Poor-FNC		N	Y
43	8.25	Chinese Pistache	Pistacia Chinensis	Poor-Vines		N	Y
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48	15	Sugarberry	Celtis laevigata	3T-Poor-US		N	Y
49	14	Sugarberry	Celtis laevigata	Poor-Lean		N	Y
50	6.25	Sugarberry	Celtis laevigata	Poor-Lean		N	Y



TREE STAKE SOLUTIONS LLC
9973 FM 521 ROAD
ROSHARON, TX 77583
PHONE: (281) 778-1400
FAX: (281) 778-1425
www.treestakesolutions.com

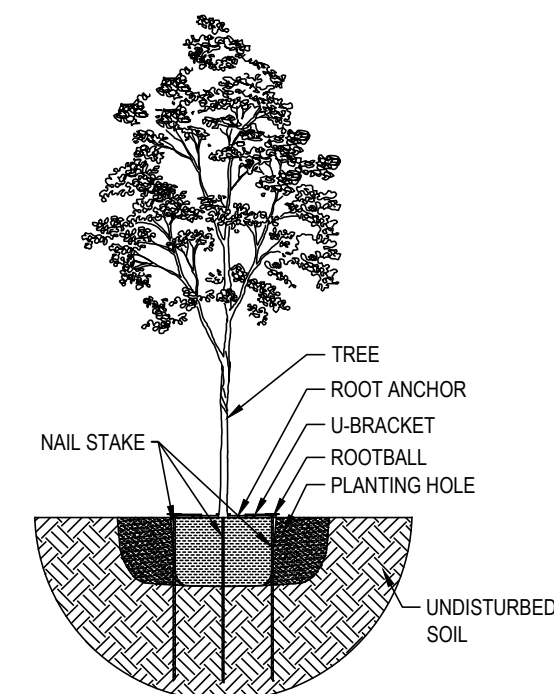


1. WITH TREE IN A STRAIGHT & PLUMB POSITION, CENTER THE APPROPRIATE ROOT ANCHOR SAFETY STAKE AROUND THE TRUNK, WITH RINGS LAYING FLAT AGAINST ROOTBALL, U-BRACKETS FACING UP.



2. INSERT 1 OF 3 NAIL STAKES THROUGH EACH OF THE U-BRACKETS. NAILS SHOULD REST IN THE UNDISTURBED SOIL AT THE BOTTOM OF THE TREE PIT. ALL NAILS SHOULD FIT SNUG AGAINST THE SIDE OF THE ROOTBALL.

(FOR HAND OR MACHINE DUG TREES, IT MAY BE NECESSARY TO PENETRATE 1" - 4" OF OUTER AREA OF THE ROOTBALL WITH THE NAIL.)

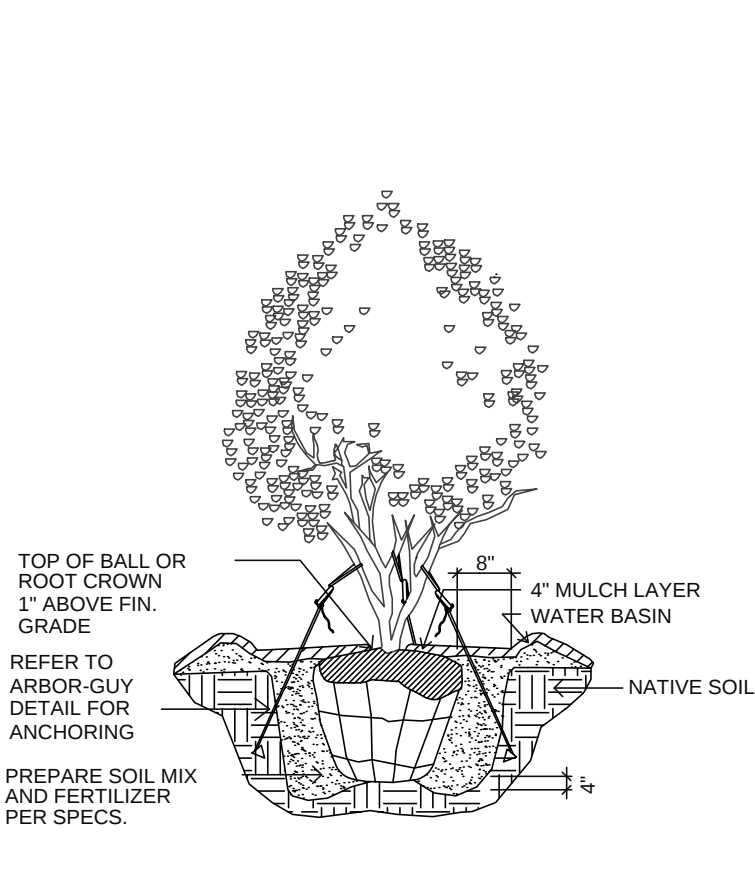


3. NAIL STAKES SHOULD BE DRIVEN STRAIGHT DOWN INTO THE UNDISTURBED SOIL BELOW THE ROOTBALL. THE NAILS ARE NOW CAGING THE ROOTBALL IN PLACE, WHILE THE TOP BRACKET PINS THE ROOTBALL DOWN.

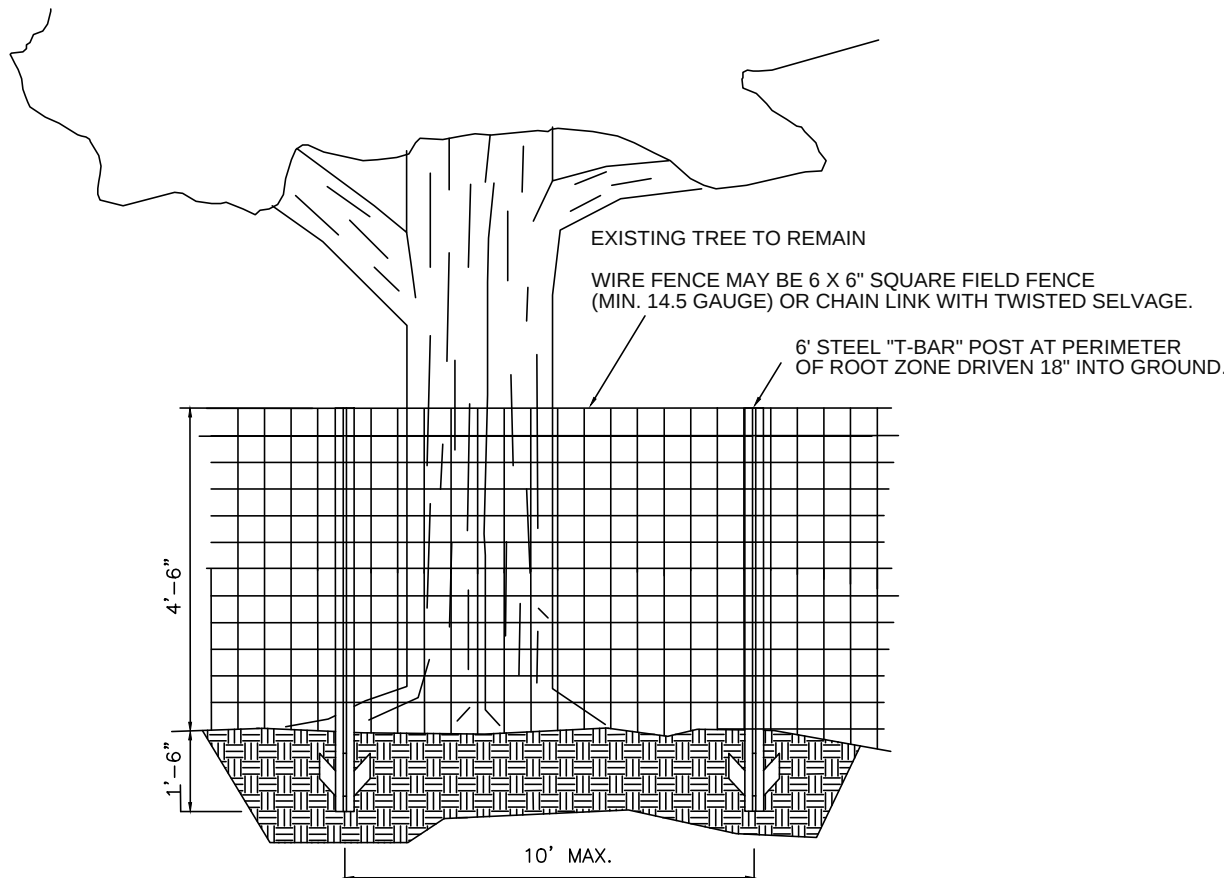
AFTER THE TREE STAKE IS INSTALLED, A LAYER OF MULCH CAN BE ADDED OVER THE STAKE. REMOVE ROOT ANCHOR AFTER TREE IS ESTABLISHED.

ROOT ANCHORTM BELOW GRADE SAFETY STAKE SIZING CHART				
ITEM #	DESCRIPTION	NAIL LENGTH X 3PC (INCLUDED)	ITEM #	DESCRIPTION
5 BG	5 GALLON OR 10" ROOTBALL	#4 X 24"	100 BG	95/100 GALLON OR 36" ROOTBALL
15 BG	10/15 GALLON OR 12" ROOTBALL	#4 X 30"	150 BG	150 GALLON OR 42" ROOTBALL
30 BG	20/30 GALLON OR 22" ROOTBALL	#4 X 36"	200 BG	200 GALLON OR 48" ROOTBALL
45/65 BG	45/65 GALLON OR 27-30" ROOTBALL	#4 X 48"	300 BG	300 GALLON OR 58" ROOTBALL

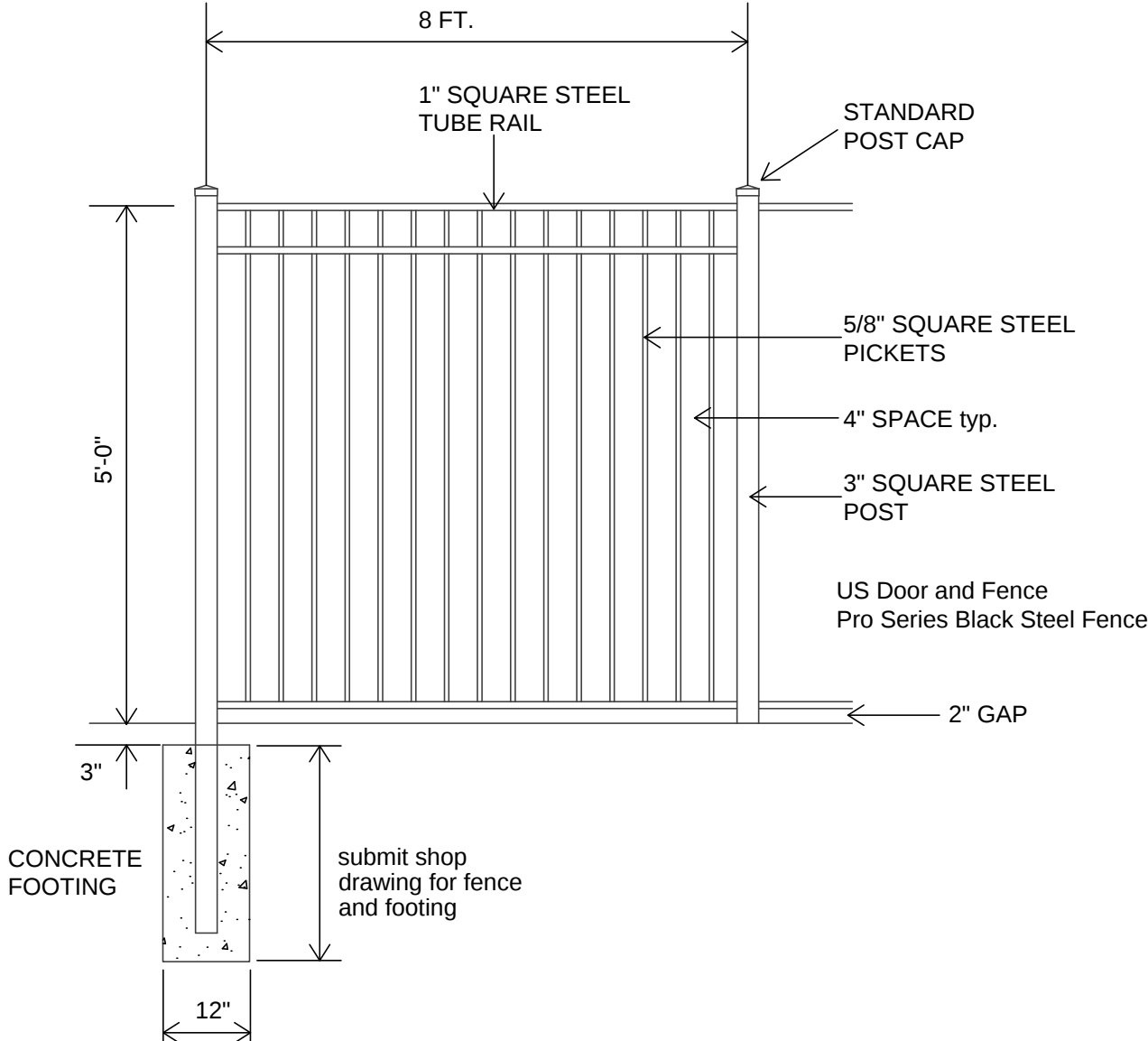
1 CANOPY TREE PLANTING
SCALE: NONE



2 MULTI-TRUNK PLANTING
SCALE: NONE



3 TREE PROTECTION DETAIL
SCALE: NONE



4 5' ORNAMENTAL METAL FENCE
SCALE: NONE

Master Planning
Civil Engineering
Land Development



SANCHEZ & Associates

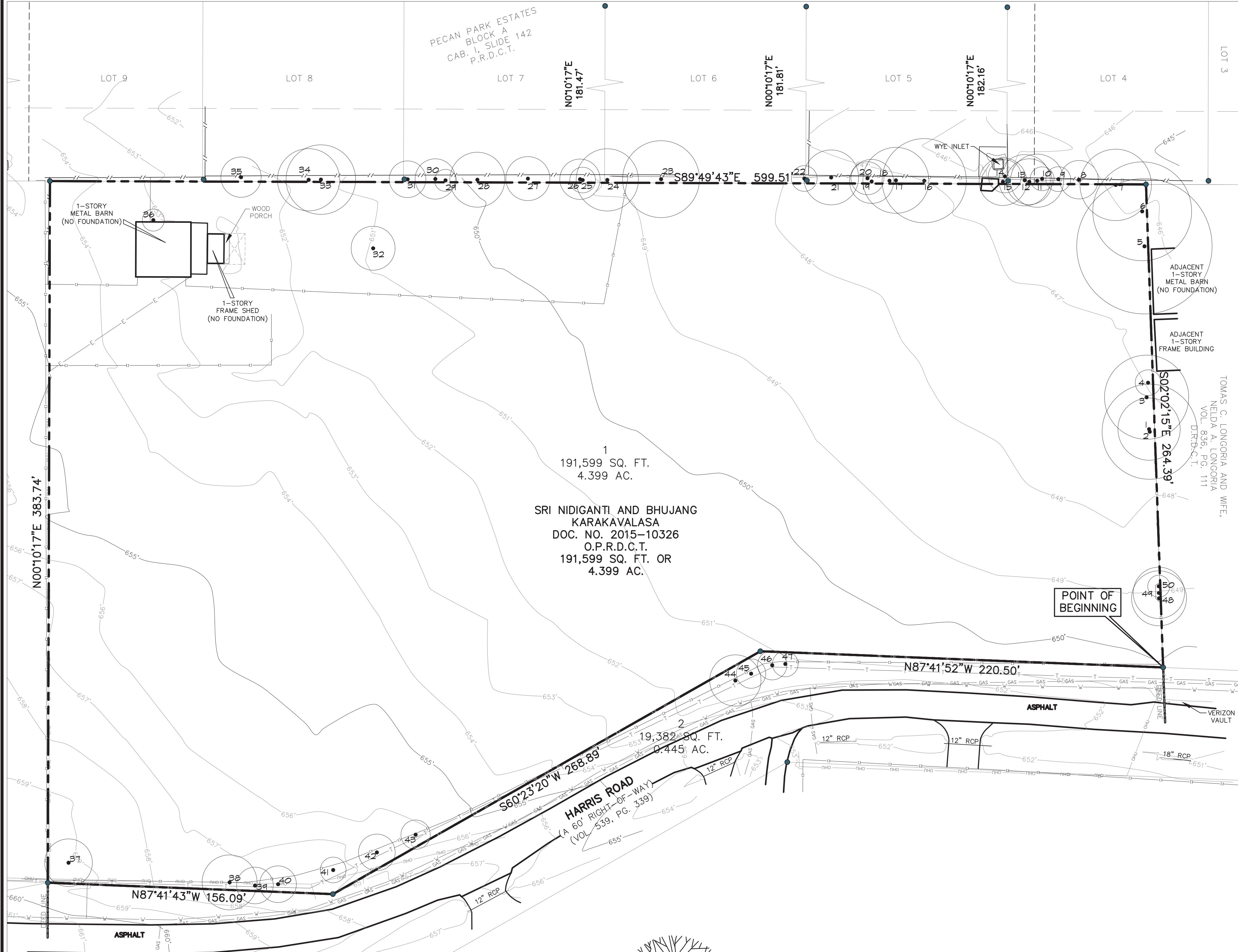


12/12/20

TRADITIONS OF
FLOWER MOUND

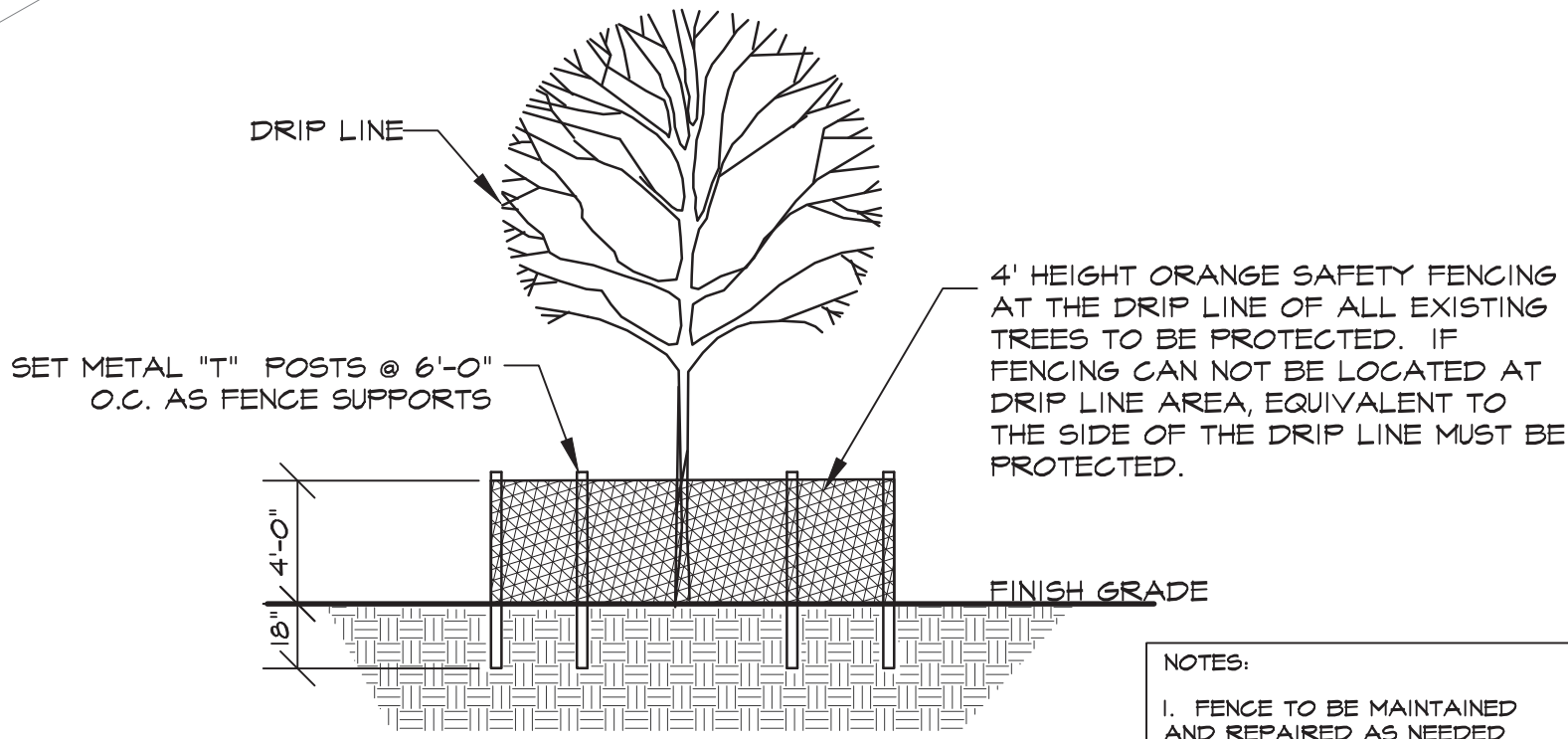
LANDSCAPE DETAILS

Scale: SEE GRAPHIC SCALE
Designed by: RCG
Drawn by: CDR
Checked by: RCG
Date: 02/12/2020
Project No. 02151-002



TREE PROTECTION NOTES

- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
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- NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED
- ANY PROTECTED TREES LOCATED ON THE PROPERTY WILL NEED TO BE MITIGATED FOR AT A 1:1 RATIO, BASED ON THE NUMBER BEING REMOVED. THIS WILL ULTIMATELY NEED TO BE ADDRESSED AT THE PLATTING PHASE.

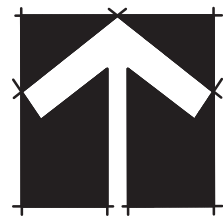


1 TR1 TREE PROTECTION DETAIL

NOT TO SCALE

Tree #	Size	Common Name	Scientific Name	Status	Location	Prot.	Replacement Ratio
1	17	Gum bumelia	Sideroxylon lanuginosum	Poor-wrapped trunk		Y	
2	26	Sugarberry	Celtis laevigata	Poor-wrapped trunk		N	
3	23	Sugarberry	Celtis laevigata	2T-Poor-DB		N	
4	6.75	Pecan	Carya illinoensis	2T-Poor-CAV-Trunk		Y	
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6	27	Sugarberry	Celtis laevigata	2T-Poor-Lean-CAV		N	
7	19.5	Osage	Maclura pomifera	2T-Poor-RE-US		N	
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660.5	Total Tree Population						

UL - Uni-Lateral Canopy	
RD - Root Decay	
RE - Root Exposure	
US - Understory Tree	
CD/DB - Canopy Dieback	
CAV - Cavity in Trunk	



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

TREE SURVEY

Tree Survey

Harris Road Project

Town of Flower Mound, Denton County, Texas

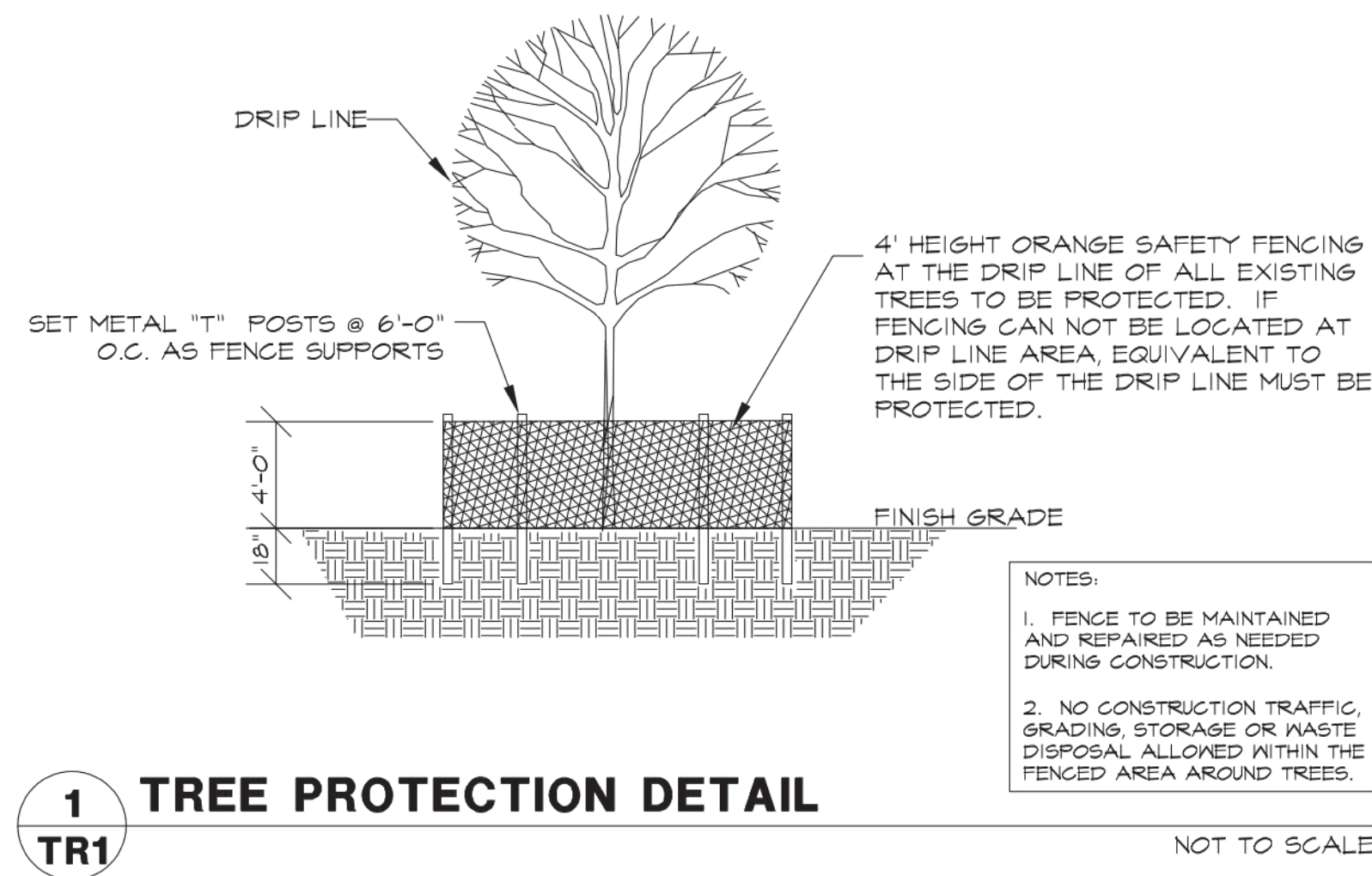
PLAN REVIEW REVISIONS	BY	DATE
1 Revised per Town Comments	LWR	7-7-2017
2 Revised per Town Comments	LWR	8-3-2017

PROJECT
HAR001

SHEET
TR1 of 1

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*SEE DEMOLITION PLAN FOR EXISTING TREES TO BE REMOVED

NOTE
EIGHT (8) PROTECTED TREES TO BE REMOVED.
CASH VALUE IN LIEU OF REPLACEMENT:
\$375 / TREE
8 TREES * \$375 = \$3,000



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

REGULAR ITEM

DATE: July 13, 2020

FROM: Poornima Kashyap, Principal Planner

ITEM: **Public hearing to consider a request to vacate a previously approved replat (VP20-0001 – Rocky Hill Farms, which is a portion of Lot 2, Block A, The Estates of Tour 18, Section Four and a portion of Lot 9R, Block 1, The Estates of Tour 18, Section One). The property is generally located north of Cross Timbers Road and west of Freeman Road.**

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this application is to vacate an unrecorded plat (RP17-0015) for Rocky Hill Farms residential project, which is a portion of a recorded plat for The Estates of Tour 18 (RP17-0006) residential subdivision. The property to be vacated is approximately 48.538 acres, out of which Mr. Sisk owns an approximately 8.593-acre tract and Mr. York owns an approximately 39.946-acre tract. The Town is reviewing a Single-Family Dwelling (SFD) and associated permits for Mr. Sisk's property, which is close to being completed. Access to both tracts will be from Freeman Road.

On April 9, 2018, the Planning and Zoning Commission approved Rocky Hill Farms, a 19-lot residential subdivision. After the subject plat was approved, approximately 39.946 acres was sold to Mr. York who does not wish to proceed with the previously approved development.

Section 90-128 of the Town's Land Development Regulations allows partial vacation of a plat with consent of the property owner(s). Once vacated, the plat has no legal effect and the property will revert back to unplatted tracts of land [See Attachment B(1)]. Subsection (b) of the above referenced Code Section requires that a signed, acknowledged instrument declaring the plat vacated be approved and recorded in the manner prescribed for the original plat. Since the previous replats were approved by the Planning and Zoning Commission after holding a public hearing, the property owner's request to vacate that plat must also be approved by the Planning and Zoning Commission after holding a public hearing.

The plat vacation will remove lots lines, street dedications, easements and open space areas. The two property owners have re-dedicated required easements such as a water line easement and equestrian trail easements by separate instruments, the recording information of which is indicated on the Vacated Plat Exhibit.

Project History:

1. RP17-0006 [Attachment A(3)]

The purpose of this replat was to plat approximately 48.7 acres of unplatted tract in order to create a large, buildable residential lot for Mr. Sisk. This plat was designed so that the newly created lot could have street frontage and access from an existing private street within The Estates of Tour 18 subdivision. In order to achieve the required street frontage and access, relocation of lot lines between three existing residential lots within The Estates of Tour 18 subdivision was necessary. The replat created a 51.56 acre lot for Mr. Sisk, which became a part of the Tour 18 subdivision.

2. RP18-0002 [Attachment A(4)]

This replat application was submitted in conjunction with the Rocky Hill Farms replat (RP17-0015). With the approval of this replat, the external boundary of The Estates of Tour 18 reverted back to its original configuration thus separating the 48.7 acres that was included with the previous replat.

3. RP17-0015 [Attachment A(5)]

The purpose of this replat was to create Rocky Hill Farms, a new 19-lot residential subdivision consisting of approximately 48.7 acres that was detached from The Estates of Tour 18.

III. CORRESPONDENCE

Per the Town's Code, this vacated plat application 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. VP20-0001 had a total of 15 Property Owner Notifications mailed. Later, staff also mailed a courtesy notice to the same individuals to inform them of the change in the meeting format from an in-person meeting at Town Hall to a virtual meeting using the Zoom platform. At the time this report was written, staff had received two phone calls requesting additional information.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. 2017 Replat for The Estates of Tour 18 – Recorded Copy
4. 2018 Replat for The Estates of Tour 18 – Recorded Copy
5. 2018 Replat for Rocky Hill Farms – Unrecorded Plat

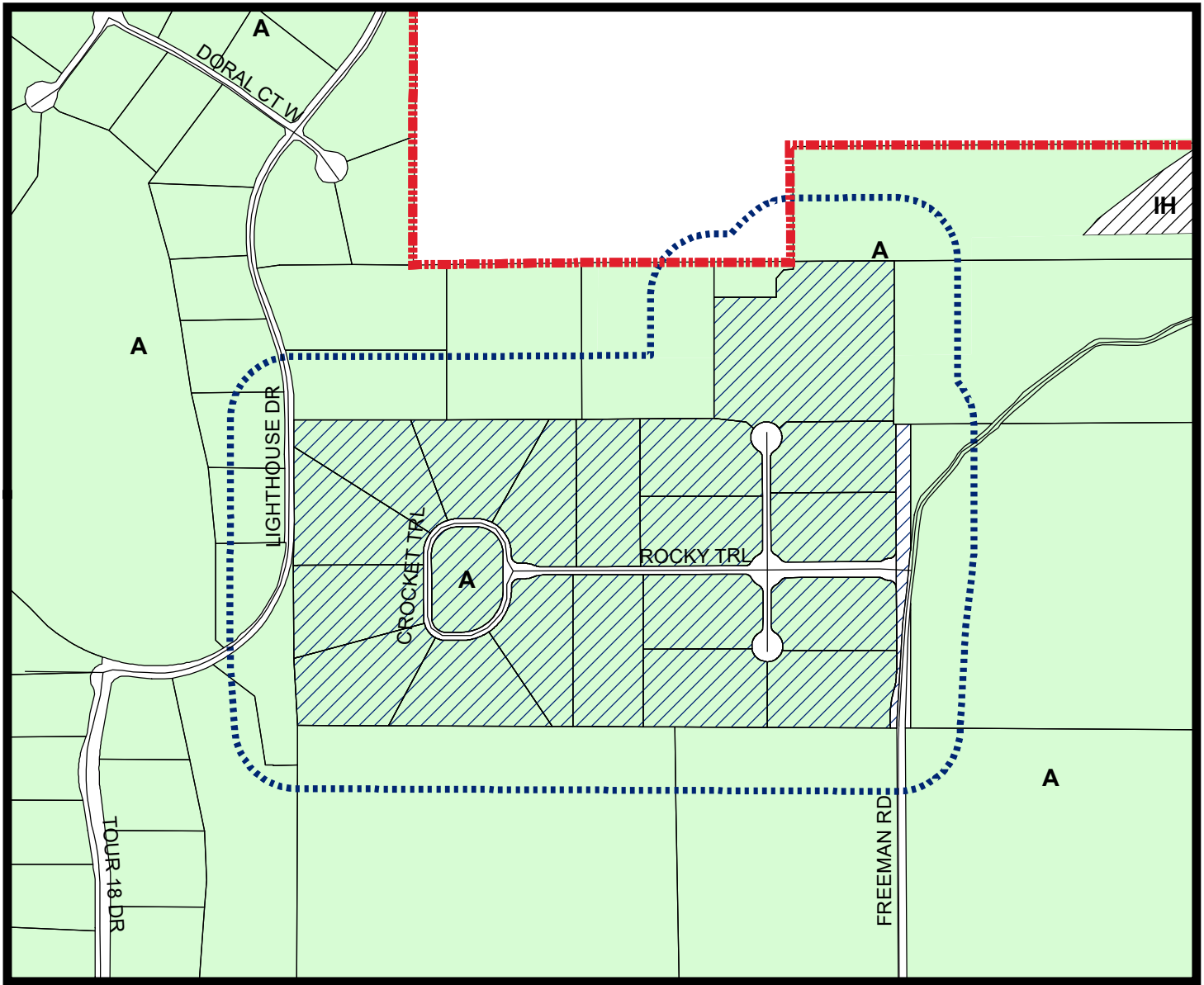
B. Application Details

1. Vacated Plat Affidavit and Exhibit

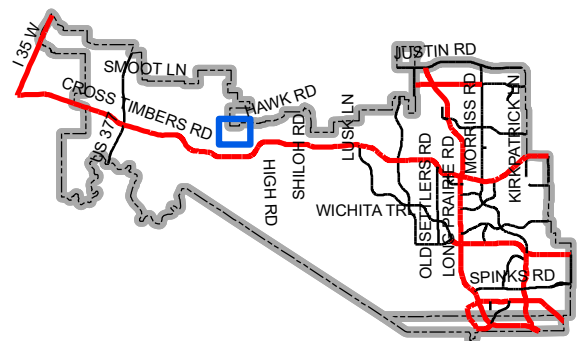
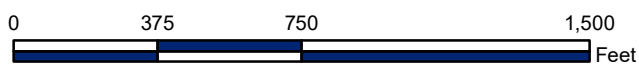
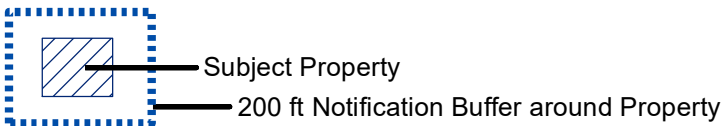
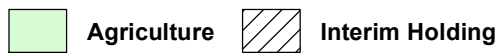


Vicinity Map

Reference Project: VP20-0001



LEGEND



Map Location



L.O.I > ROCKY HILL FARMS

July 8, 2020

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

RE: Replat – Rocky Hill Farms
Letter of Intent
G&A | McAdams Job No. 16079A

Dear Mrs. Murphy,

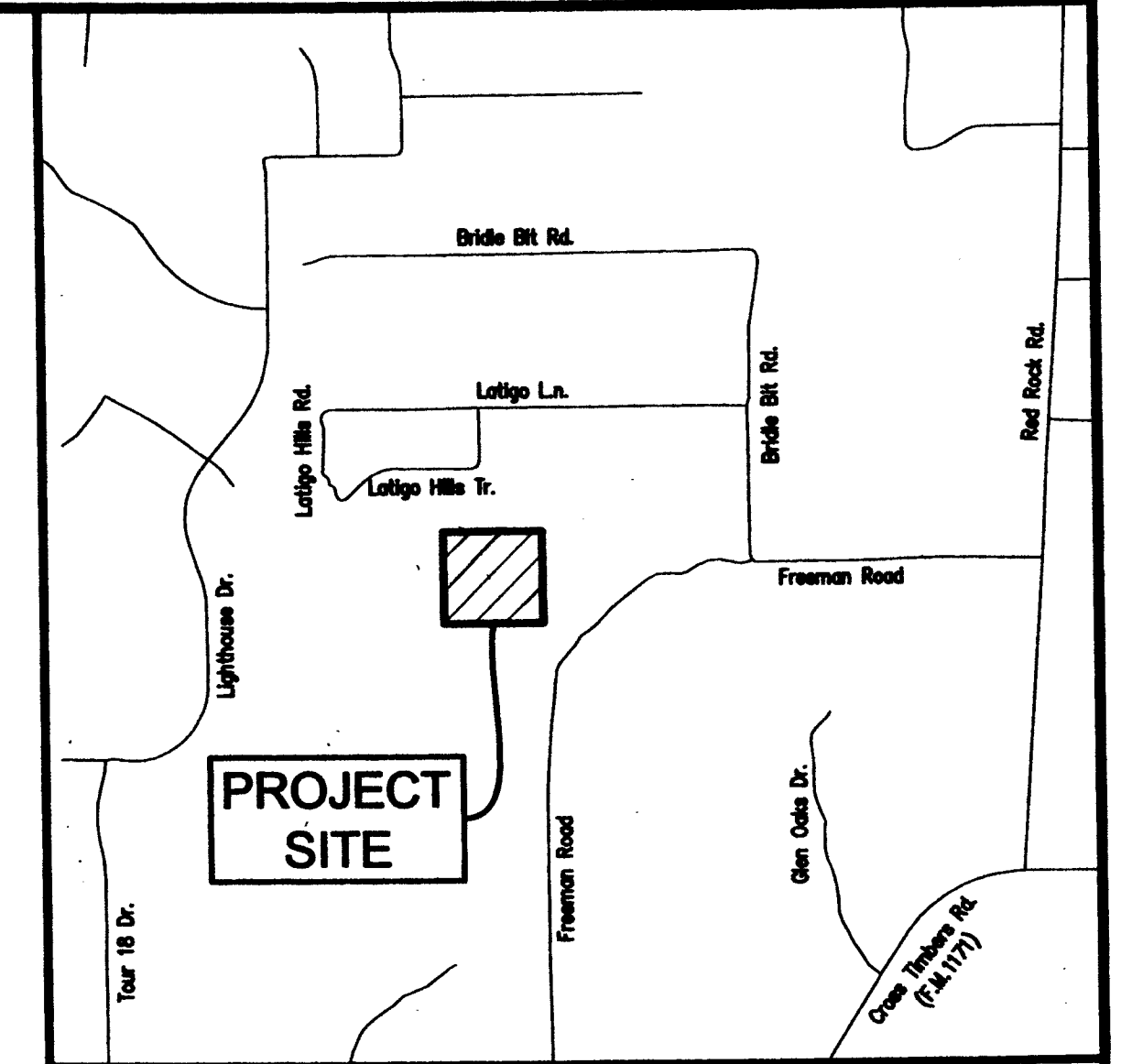
Please accept this letter, on behalf of Jeff York, as an explanation of the proposed vacation of the existing plat for Lots 1-19 and 20x, Block A, Lots 1x and 2x, Block B, and Lot 1x, Block C, of the Rocky Hills Farms Addition, being a replat of a portion of Lot 2, Block A The Estates of Tour 18, Section Four, and a portion of Lot 9R, Block 1, The Estates of Tour 18, Section One, in the Town of Flower Mound, Denton County, Texas.

Due to a change in desire to develop the originally approved Rocky Hill Farms Replat and Construction Plans an alternative direction is being taken. After the plat is vacated, the land will revert to being two unplatted tracts of land.

If you have any questions or need anything else, please let us know.

Sincerely,
MCADAMS

Justin L. Lansdowne, P.E.



LEGEND	
RF	= REBAR FOUND
CRS	= CAPPED REBAR SET
G&A	= CAPPED REBAR SET
CM	= G&A CONSULTANTS, INC.
P.O.B.	= CONTROLLING MONUMENT
BL	= POINT OF BEGINNING
BL	= BUILDING LINE
MAE	= UTILITY EASEMENT
SSE	= MUTUAL ACCESS EASEMENT
WLE	= SANITARY SEWER EASEMENT
PDE	= WATER LINE EASEMENT
PE	= PRIVATE DRAINAGE EASEMENT
CAE	= PIPELINE EASEMENT
D.C.E.C.	= CROSS ACCESS EASEMENT
	= DENTON COUNTY ELECTRIC COOPERATIVE

REPLAT
A Record Plat of
Lot 1R, Block 12
The Estates at Tour 18, Section Two
Lots 1R and 2, Block A
The Estates at Tour 18, Section Four
Lot 9R, Block 1
The Estates at Tour 18, Section One
Being a replat of
Lot 1, Block A, Estates at Tour 18, Section Four
Cabinet V, Page 678
Lot 9, Block 1, Estates at Tour 18, Section One
Cabinet K, Page 232
Lot 1, Block 12, Estates at Tour 18, Section Two
Cabinet K, Page 253
59.136 Acres
in the
M.E.P. & P. RR. Co. SURVEY, ABSTRACT NO. 928
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

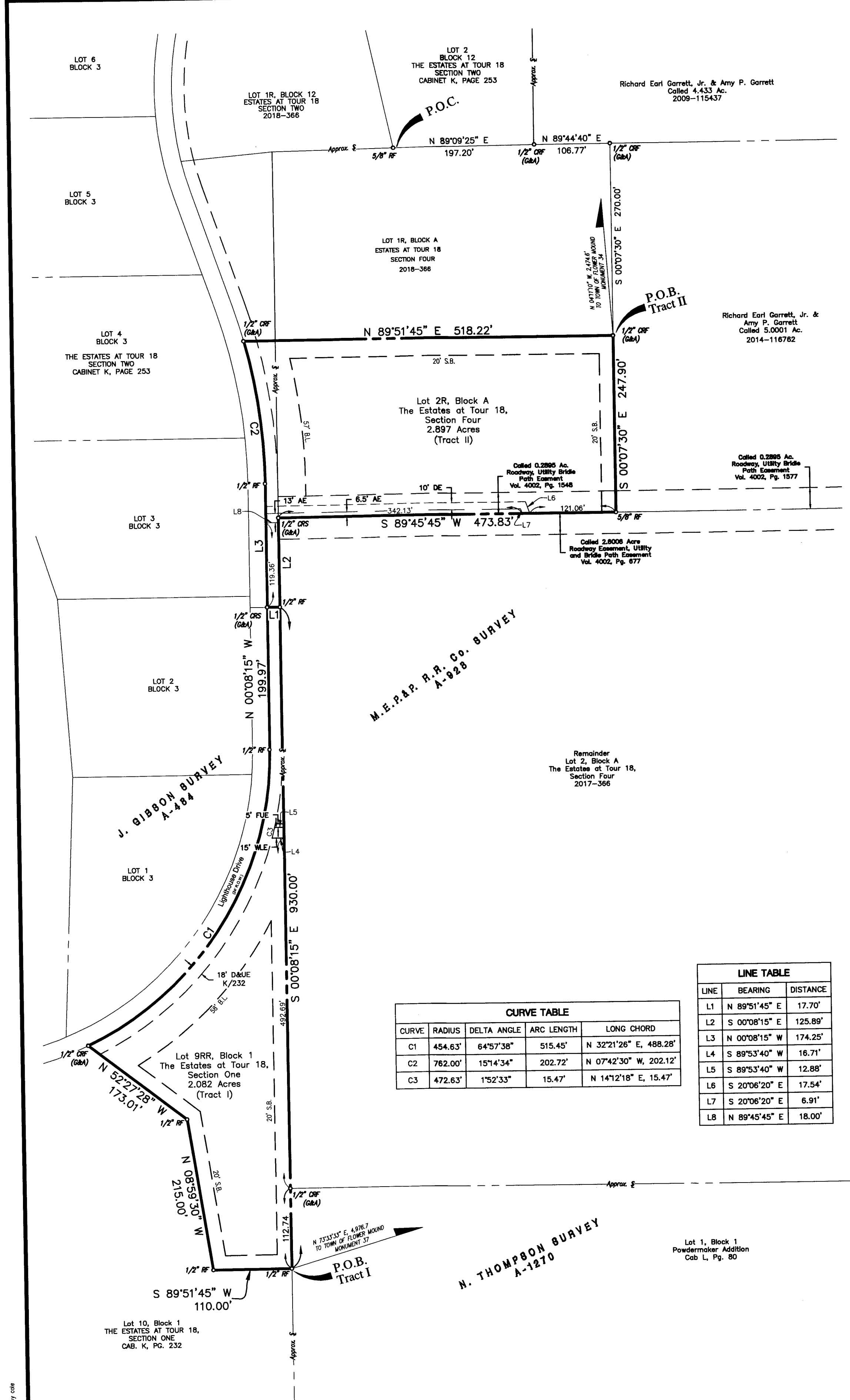
CA SITE PLANNING CIVIL ENGINEERING FLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

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

DRAWN BY: JS DATE: 2/27/2017 SCALE: 1"=100' JOB. No. 16079

OWNER/DEVELOPER
Stok Farms, LLC
1920 E. State Hwy 114
Southlake, Texas 76082
Ph. 817/410-9900

Filed for Record
in the Official Records Of:
Denton County
On: 8/23/2017 10:53:22 AM
In the PLAT Records
THE ESTATES AT TOUR 18 F
Doc Number: 2017 - 366
Number of Pages: 2
Amount: 100.00
Order#: 20170823000243
By: VH



OWNER'S CERTIFICATE AND DEDICATION
TRACT I

STATE OF TEXAS :
COUNTY OF DENTON :
WHEREAS WE, David G. Surratt and Patricia B. Surratt, 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 D. O. Hoover Survey, Abstract Number 803 and the M.E.P. & P. R.R. Co. Survey, Abstract No. 928, Town of Flower Mound, Denton County, Texas, and being part of Lot 9R, Block 1 of The Estates at Tour 18, Section One, according to the plat thereof recorded in Document Number 2018-366 of the Plat Records of Denton County, Texas, being part of that certain called 42.010 Acre tract of land described in deed to Mike Slak & Mickala Slak, recorded in Document Number 2015-19139 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the southeast corner of said Lot 9, Block 1, and being the easterly northeast corner of Lot 10, Block 1 of said The Estates at Tour 18, Section One, and being on the west line of Lot 1, Block 1, Powdermaker Addition, according to the plat thereof, recorded in Cabinet L, Page 80 of the Plat Records of Denton County, Texas;

THENCE with the common line of said Lots 9 and 10, Block 1, the following:

S 89°51'45" W, 110.00 feet to a 1/2" rebar found;
N 08°59'30" W, 215.00 feet to a 1/2" rebar found;
N 52°27'28" W, 173.01 feet to a 1/2" capped rebar set (G&A Consultants) at the westerly northwest corner of said Lot 9, and being on the southeast line of Lighthouse Drive (24' ROW);

THENCE Northeasterly with the west line of said Lot 9, and the southeast line of said Lighthouse Drive, and with the arc of a curve to the left, having a radius of 454.63 feet, a central angle of 64°57'38", passing the northwest corner of said Lot 2 and continuing with the west line thereof for a total arc length of 515.45 feet and whose chord bears N 32°21'26" E, 488.28 feet to a 1/2" rebar found;
THENCE N 00°08'15" W, 199.97 to a 1/2" capped rebar set (G&A Consultants);
THENCE N 89°51'45" E, 17.70 to a 1/2" rebar found;

THENCE S 00°08'15" E, passing at 324.57 feet the northeast corner of said Lot 1, Block 1, The Estates at Tour 18, Section One and being on the inner easterly corner of said Lot 2, continuing with the east line of said Lot 1, Block 1, and the west line of said Lot 2, passing at 817.26 feet the southwest corner thereof, and being the northwest corner of said Lot 1, Block 1, Powdermaker Addition continuing with the west line thereof, a total distance of 930.00 feet, to the POINT OF BEGINNING and containing approximately 2.082 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, David G. Surratt and Patricia B. Surratt, acting herein by and through its duly authorized representatives, do hereby adopt Tract I designated herein as THE ESTATES AT TOUR 18, SECTION ONE, 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 line 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 of 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 OUR HAND this 25th day of April, 2018.

David G. Surratt Patricia B. Surratt

STATE OF TEXAS :
COUNTY OF DENTON :
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared David G. Surratt and Patricia B. Surratt, 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 25th day of April, 2018.

Notary Public State of Texas

My commission expires the 15th day of September, 2018.

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- Coordinates for Prairie Commons are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to station Numbers 34 & 37 of the Town of Flower Mound official control monument system with coordinates thereof provided by the Town of Flower Mound.
- Northerly Northeast Corner: N 7,069,898.99'; E 2,379,335.8'
Southerly Southeast Corner: N 7,068,383.1'; E 2,378,865.0'
Bearing and distance from the Northerly Northeast Corner to Geo Point 34: N 04°11'10" E, 2,474.6'
Bearing and distance from the Southerly Southeast Corner to Geo Point 37: N 73°33'33" E, 4,976.7'
- According to Community Panel No. 48121C0520 G, effective 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 floodplain). 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.
- No flood zone area analysis has been performed by G&A Consultants, LLC, on the subject property.
- 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.
- The perpetual maintenance of the 15' Equestrian easement shall be the responsibility of the property owner of which the easement lies.
- Pursuant to the Ordinance No. 38-92 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, landscape systems or their physical facilities of ground held in common and necessary or desirable for the welfare of the area of subdivision or that are common use or benefit. Said mandatory Homeowner's Association shall be responsible for the continuous and perpetual operation maintenance and/or supervision of the landscape systems, features or elements located in parkway common area, between screening walls or living screens adjacent curbs or street pavement edges, adjacent to drainage ways or drainage structures, or at subdivisions entryway.
- No fence shall be allowed to block the 30 foot roadway easement and equestrian / bridal path easements.
- Developer must submit a grading plan, signed by a Texas Registered Professional Engineer for each individual lot when applying for building permits.

OWNER'S CERTIFICATE AND DEDICATION
TRACT II

STATE OF TEXAS :
COUNTY OF DENTON :
WHEREAS WE, Michael Slak and Mickala Slak, 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 J. Gibson Survey, Abstract Number 1270 and the M.E.P. & P. R.R. Co. Survey, Abstract No. 928, Town of Flower Mound, Denton County, Texas, and being part of Lot 2, Block A, The Estates at Tour 18, Section Four, according to the plat thereof recorded in Document Number 2018-366 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8" rebar found on the north line of Lot 1R, Block A, of said The Estates at Tour 18, Section One, according to the plat thereof recorded in said Document Number 2018-366 at the southeast corner of Lot 1R, Block 12, The Estates at Tour 18, Section Two, recorded in said Document Number 2018-366 of the Plat Records of Denton County, Texas being the southwest corner of Lot 2, Block 12, of The Estates at Tour 18, Section One, recorded in Cabinet K, Page 253 of the Plat Records, Denton County, Texas and being on the north line of said Lot 1, Block A;

THENCE N 89°09'25" E, 197.20 feet with the north line of said Lot 1R, Block A, and the south line of said Lot 2, Block 12, to a 1/2" capped rebar set (G&A Consultants) at the southeast corner thereof, and being the southwest corner of that certain called 4.433 acre tract of land, described in deed to Richard Earl Garrett, Jr., and Amy P. Garrett, recorded in Document Number 2009-115437 of the Real Property Records of Denton County, Texas;

THENCE N 89°44'40" E, 106.77 feet with the south line of said 4.433 acre tract, and the north line of said Lot 1R, Block A, to a 1/2" capped rebar set (G&A Consultants) at the westerly northeast corner thereof, and being the northwest corner of that certain called 5.0001 acre tract of land described in deed to Richard Earl Garrett, Jr., & Amy P. Garrett, recorded in Document Number 2014-116762 of the Real Property Records of Denton County, Texas;

THENCE S 00°07'30" E, 270.00 feet with the north line of said Lot 1R, Block A, and the west line of said 5.0001 acre tract (2014-116762), to a 5/8" rebar found at the southeast corner of said Lot 1R, Block A, being an inner all corner on the north line of said Lot 2, Block A and being the POINT OF BEGINNING;

THENCE S 00°07'30" E, 247.90 feet with the east line of said Lot 2, Block A, and the west line of said 5.0001 acre tract (2014-116762), to a 1/2" capped rebar found (G&A) at the southeast corner of said Lot 1R, Block A, being the northeast corner of aforementioned Lot 1, Block A, and being on the north line of said 42.010 acre tract;

THENCE S 89°45'45" W, 473.83 feet to a 1/2" capped rebar set (G&A);
THENCE S 00°08'15" E, 125.89 feet to a 1/2" capped rebar set (G&A);
THENCE S 89°51'45" W, 17.70 feet to a 1/2" capped rebar set (G&A) being on the west line said Lot 2, Block A and being on the east line of Lighthouse Drive;
THENCE N 00°08'15" W, 174.22 feet with the west line of said Lot 2, Block A and the east line of said Lighthouse Drive to a 1/2" rebar found;
THENCE Northeasterly with the west line of said Lot 2, Block A, and the east line of said Lighthouse Drive, and with the arc of a curve to the left, having a radius of 762.00 feet, a central angle of 157°4'48", on arc length of 202.77 feet and whose chord bears N 07°45'39" W, 202.17 feet to a 1/2" capped rebar found (G&A);
THENCE N 89°51'45" E, 518.22 feet to the POINT OF BEGINNING and containing approximately 2.897 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, Michael Slak and Mickala Slak, acting herein by and through its duly authorized representatives, do hereby adopt Tract II designated herein as THE ESTATES AT TOUR 18, SECTION FOUR, 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 line 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 of 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 27th day of April, 2018.

Michael Slak Mickala Slak

STATE OF TEXAS :
COUNTY OF DENTON :
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Michael Slak and Mickala Slak, 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 27th day of April, 2018.

Notary Public State of Texas

My commission expires the _____ day of _____, 2018.

CERTIFICATE OF APPROVAL

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Perfecto Solis, Chairman
Planning and Zoning Commission

SIGNED AND SEALED:
Theresa Scott, Town Secretary
Town of Flower Mound

5/3/18
Date

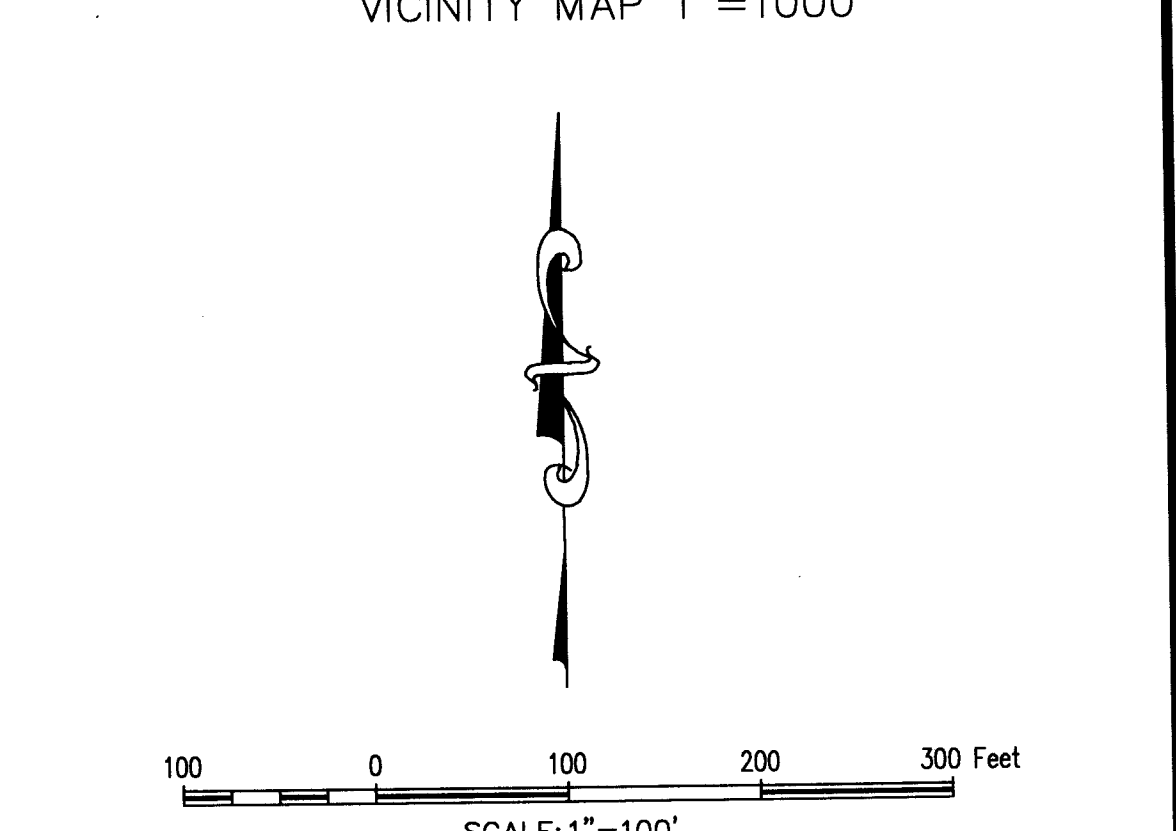
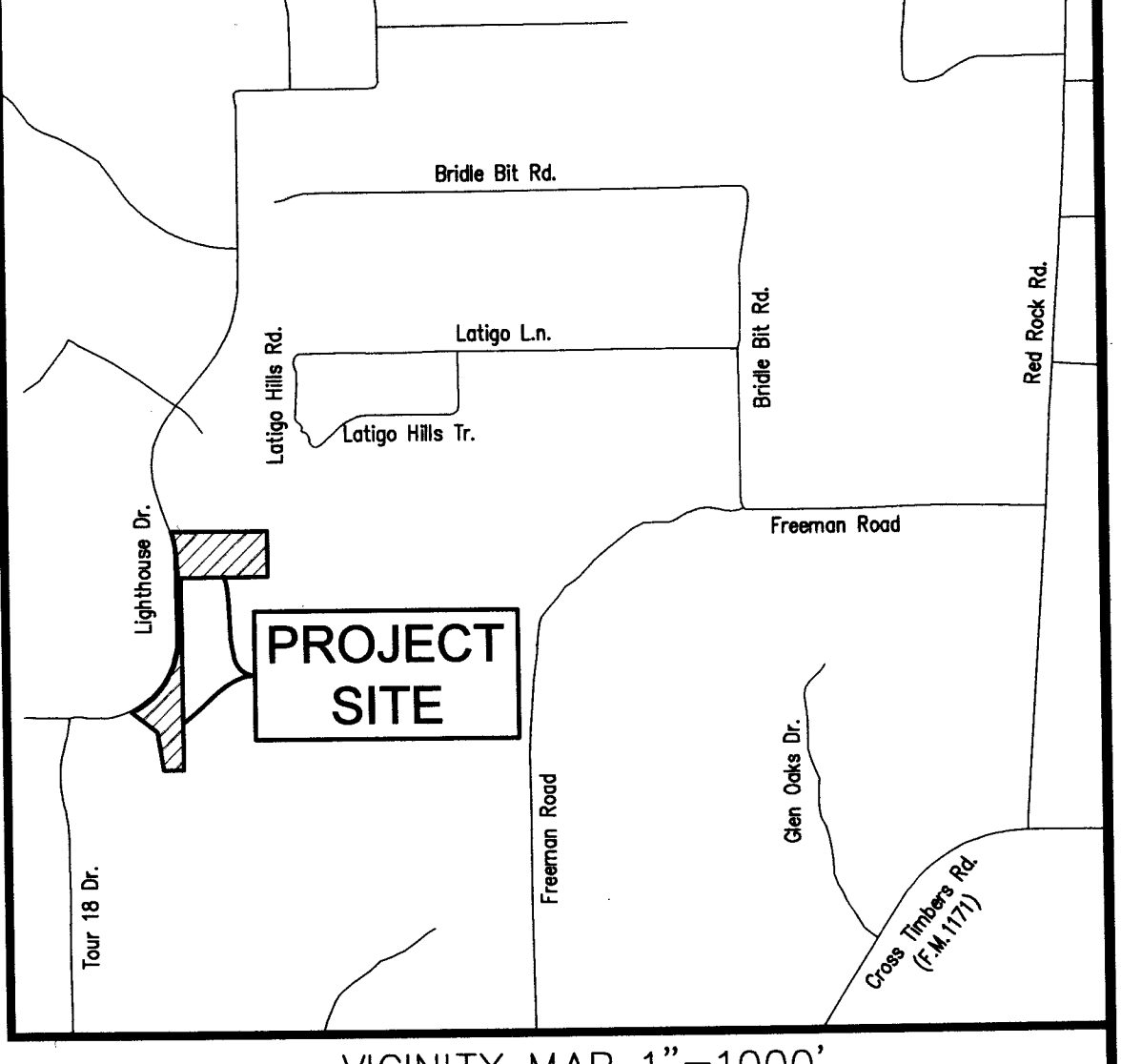
SEAL
TOWN OF FLOWER MOUND
TEXAS

SURVEYOR'S STATEMENT

I, James Stowell, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

James Stowell, RPLS
Texas Registration No. 6513

FILED _____ DOC # _____ PRD.C.T.



REPLAT
A Record Plat of
Lot 2R, Block A
The Estates at Tour 18, Section Four
Lots 9RR, Block 1
The Estates at Tour 18, Section One
Being a Replat of
Part of Lot 2, Block A
The Estates at Tour 18, Section Four
and Part of Lot 9R, Block 1
The Estates at Tour 18, Section One
2018-366 PRD.C.T.
4.979 Acres
in the
M.E.P. & P. R.R. Co. SURVEY, ABSTRACT NO. 928
J. GIBSON SURVEY, ABSTRACT NO. 1270
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

CONSULTANTS, LLC
LAND SURVEYING CIVIL ENGINEERING PLATTING
LANDSCAPE ARCHITECTURE

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

DRAWN BY: CC DATE: 10/24/17 SCALE: 1"=100' JOB. No. 16079

OWNER/DEVELOPER
Slak Farms, LLC
1920 E. State Hwy 114
Southlake, Texas 76082
Ph. 817.410.3800

Filed for Record
in the Official Records Of:
Denton County
On: 5/3/2018 1:58:52 PM
in the PLAT Records
THE ESTATES AT TOUR 18
Doc Number: 2018-366
Number of Pages: 1
Amount: 50.00
Order#: 20180503000396
By: VH

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :
COUNTY OF DENTON :
WHEREAS WE, Michael Sisk and Mickala Sisk, 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. R.R. Co. Survey, Abstract No. 928, Town of Flower Mound, Denton County, Texas, being part of Lot 2, Block A, The Estates at Tour 18, Section Four, and being part of Lot 9R, Block 1, The Estates at Tour 18, Section One, according to the plat thereof recorded in Document Number 2017-366 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8" rebar found on the north line of Lot 1R, Block A, of said The Estates at Tour 18, Section One, according to the plat thereof recorded in said Document Number 2017-366 at the southeast corner of Lot 1R, Block 12, , The Estates at Tour 18, Section Two, recorded in said Document Number 2017-366 of the Plat Records of Denton County, Texas being the southwest corner of Lot 2, Block 12, of The Estates at Tour 18, Section One, recorded in Cabinet K, Page 253 of the Plat Records, Denton County, Texas and being on the north line of said Lot 1, Block A;

THENCE N 89°09'25" E, 197.20 feet with the north line of said Lot 1R, Block A, and the south line of said Lot 2, Block 12, to a 1/2" capped rebar set (G&A Consultants) at the southeast corner thereof, and being the southwest corner of that certain called 4.433 acre tract of land, described in deed to Richard Earl Garrett, Jr., and Amy P. Garrett, recorded in Document Number 2009-115437 of the Real Property Records of Denton County, Texas;

THENCE N 89°44'40" E, 106.77 feet with the south line of said 4.433 acre tract, and the north line of said Lot 1R, Block A, to a 1/2" capped rebar set (G&A Consultants) at the westerly northeast corner thereof, and being the northwest corner of that certain called 5.0001 acre tract of land described in deed to Richard Earl Garrett, Jr. & Amy P. Garrett, recorded in Document Number 2014-116762 of the Real Property Records of Denton County, Texas;

THENCE S 00°07'30" E, 297.90 feet with the north line of said Lot 1R, Block A, and the west line of said 5.001 acre tract (2014-116762), to a 5/8" rebar found at the southeast corner of said Lot 1R, Block A, being an inner ell corner on the north line of said Lot 2, Block A;

THENCE S 00°07'30" E, 270.00 feet with the east line of said Lot 1R, Block A, and the west line of said 5.001 acre tract (2014-116762), to a 1/2" capped rebar found (G&A) at the southeast corner of said Lot 1R, Block A, being the northeast corner of aforementioned Lot 1, Block A, being on the north line of said 42.010 acre tract and being the POINT OF BEGINNING;

THENCE N 89°45'45" E, with the north line of said Lot 2, Block A and the south of said 5.0001 acre tract (2014-116762), passing at 420.20 feet the southeast corner thereof, and being the southwest corner of a called 5.0001 acre tract, described in deed to Anthony Cucinotta & wife Jacklyn F. Cucinotta, continuing with the south line thereof, a total distance of 840.66 feet to a 5/8" rebar found at the southeast corner of said 5.0001 acre tract (1997-88957) and being an inner ell corner of said Lot 2, Block A;

THENCE N 00°07'30" W, 518.16 feet with the west line of said Lot 2, Block A, and the east line of said 5.0001 acre tract (1997-88957) to a 6" wooden fence corner post, at the easterly northwest corner of said Lot 2, Block A, being the northeast corner of said 5.0001 acre tract, being the southeast corner of that certain tract of land described in deed to Anthony Cucinotta and wife Jacklyn F. Cucinotta, recorded in Document Number 1994-18163 of the Real Property Records of Denton County, Texas, and being the southwest corner of that certain called 2.000 acre tract of land described in deed to Richard M. Highduke and wife Nancy J. Highduke, recorded in Document Number 1997-88957 of the Real Property Records of Denton County, Texas;

THENCE N 89°44'40 E with the north line of Lot 2, Block A, the south line of said 2.00 tract passing the southeast corner thereof, being the southwest corner of that certain called 12.592 acre tract of land described in deed to Mark Wilson Young and Phyllis Ann Young, Co-Trustees of the Young Living Trust, recorded in Document Number 2015-80864 of the Real Property Records of Denton County, Texas and continuing with the south line for a total distance of 561.71 feet to 5/8" rebar found at the northeast said Lot 2, Block A, being the northwest corner that certain called 13.823 acre tract of land described in deed to Jeffery D. York and Carmen M. York, recorded in Document Number 2015-117379 of the Real Property Records of Denton County, Texas;

THENCE S 00°20'00 E, 518.34 feet with the east line of said Lot 2, Block A and the west line of said 13.823 acre tract to a 1/2" capped rebar found (Trav) at an inner ell corner of said Lot 2, Block A, and being the southwest corner of said 13.823 acre tract;

THENCE N 89°45'45" E, 52.40 feet with the north line of said Lot 2, Block A, and the south line of said 13.823 acre tract, to a 5/8" capped rebar found (PBS&J) at the easterly northeast corner of said Lot 2, Block A, and being the northwest corner of that certain called 24.4075 acre tract described in deed to Tom W. Kindred, recorded in Document Number 1997-88961 of the Real Property Records of Denton County, Texas;

THENCE S 00°06'20" E, 953.06 feet with the east line of said Lot 2, Block A and the west line of said 24.4075 acre tract, to a 5/8" capped rebar found at the southwest corner thereof, being the southeast corner of said Lot 2, Block A, and being on the north line of that certain called 27.4102 acre tract described in deed to Tom. W. Kindred, recorded in Volume 1379, Page 434 of the Deed Records of Denton County, Texas;

THENCE N 89°56'35" W, with the south line of said Lot 2, Block A and the north line of said 27.4102 acre tract, passing the northwest corner thereof, and being the northeast corner of that certain 14.500 acre tract described in quitclaim deed to The Powdermaker First Family Limited Partnership, recorded in Document Number 2003-180089, continuing with the north line thereof and passing the northwest corner, and being the northeast corner of Lot 1, Block 1, Powdermaker Addition, according to the plat thereof, recorded in Cabinet L, Page 80 of Plat Records of Denton County, Texas, continuing with the north line thereof, a total distance of 1929.97 feet to a 1/2" capped rebar set (G&A Consultants), at the northwest corner of the aforementioned Lot 1, Block 1, Powdermaker Addition, being the southwest corner of said Lot 2, Block A, and being on the east line of Lot 9R, Block 1, The Estates at Tour 18, Section One, recorded in said Document Number 2017-366 of the Plat Records of Denton County, Texas;

THENCE N 89°56'35" W, 943.14 feet to a 1/2" capped rebar set (G&A);

THENCE N 89°45'45" E, 473.83 feet to the POINT OF BEGINNING and containing approximately 48.706 Acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, Michael Sisk and Mickala Sisk, acting herein by and through its duly authorized representatives, do hereby adopt Tract I designated herein as ROCKY HILL FARMS, 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 _____, 2017.

Michael Sisk
Mickala Sisk

STATE OF TEXAS :
COUNTY OF DENTON :
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Michael Sisk and Mickala Sisk, 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 _____, 2017.

Notary Public State of Texas

My commission expires the _____ day of _____, _____.

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	25.00'	90°00'00"	39.27'	S 45°06'20" E, 35.36'
C2	30.00'	33°00'16"	17.28'	S 73°42'32" E, 17.04'
C3	30.05'	34°09'47"	17.92'	S 73°00'40" E, 17.65'
C4	25.00'	51°52'55"	22.64'	N 63°57'12" E, 21.87'
C5	56.00'	23°54'13"	23.36'	N 49°57'52" E, 23.19'
C6	25.00'	62°01'18"	27.06'	N 30°54'19" E, 25.76'
C7	25.00'	59°33'29"	25.99'	N 29°53'04" W, 24.83'
C8	25.00'	59°33'29"	25.99'	S 29°40'24" W, 24.83'
C9	25.00'	62°01'18"	27.06'	S 31°06'59" E, 25.76'
C10	56.00'	34°02'37"	33.27'	S 45°06'20" E, 32.79'
C11	25.00'	62°01'18"	27.06'	S 59°05'41" E, 25.76'
C12	80.00'	22°19'54"	31.18'	S 78°43'43" W, 30.98'
C13	80.00'	22°19'54"	31.18'	S 78°43'43" W, 30.98'
C14	25.00'	90°00'00"	39.27'	S 44°53'40" W, 35.36'
C15	25.00'	90°00'00"	39.27'	S 45°06'20" E, 35.36'
C16	80.00'	22°19'54"	31.18'	S 78°56'23" E, 30.98'
C17	80.00'	22°19'54"	31.18'	S 78°56'23" E, 30.98'
C18	25.00'	62°01'18"	27.06'	S 58°53'01" W, 25.76'
C19	56.00'	34°02'37"	33.27'	S 44°53'40" W, 32.79'
C20	25.00'	62°01'18"	27.06'	S 30°54'19" W, 25.76'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C21	25.00'	59°33'29"	25.99'	S 29°53'04" E, 24.83'
C22	25.00'	59°33'29"	25.99'	N 29°40'24" E, 24.83'
C23	25.00'	62°01'18"	27.06'	N 31°06'59" W, 25.76'
C24	56.00'	23°54'13"	23.36'	N 50°10'32" W, 23.19'
C25	25.00'	51°52'55"	22.64'	N 64°09'53" W, 21.87'
C26	30.00'	33°33'35"	17.57'	S 73°07'01" W, 17.32'
C27	30.00'	33°39'46"	17.63'	S 73°10'07" W, 17.37'
C28	25.00'	90°00'00"	39.27'	S 44°53'40" W, 35.36'
C29	275.00'	15°45'06"	75.60'	S 07°29'23" W, 75.36'
C30	275.00'	15°34'36"	74.76'	N 07°34'38" E, 74.53'
C31	150.00'	90°00'00"	235.62'	N 44°53'40" E, 212.13'
C32	60.00'	90°00'00"	94.25'	S 45°06'20" E, 84.85'
C33	100.00'	90°00'00"	157.08'	S 44°53'40" W, 141.42'
C34	100.00'	90°00'00"	157.08'	N 45°06'20" W, 141.42'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 49°53'40" E	30.88'
L2	N 49°53'40" E	31.77'
L3	N 02°19'15" W	59.14'
L4	N 41°57'35" E	36.11'
L5	N 89°56'25" E	24.74'
L6	N 02°09'05" E	30.84'
L7	N 00°23'10" W	10.50'
L8	S 00°06'20" E	59.00'
L9	S 89°53'40" W	46.00'
L10	N 00°06'20" W	204.79'
L11	N 89°53'40" E	56.00'
L12	S 00°06'20" E	55.79'
L13	N 89°53'40" E	16.19'
L14	S 89°53'40" W	16.19'
L15	S 45°06'20" E	37.08'
L16	S 00°06'20" E	97.43'
L17	S 44°53'40" W	37.08'
L18	S 45°06'20" E	37.08'
L19	S 00°06'41" E	84.99'
L20	S 44°53'40" W	37.10'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S 26°30'00" W	46.54'

CERTIFICATE OF APPROVAL

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Perfecto Solis, Chairman
Planning and Zoning Commission

Chuck Russell, Town Planner

SIGNED AND SEALED:

Theresa Scott Town Secretary
Town of Flower Mound

Date

SURVEYOR'S STATEMENT

I, James Stowell, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
JAMES STOWELL, RPLS 8513 3/16/18

James Stowell, RPLS
Texas Registration No. 6513

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	BLOCK A	90,874	2.086
2	BLOCK A	87,120	2.000
3	BLOCK A	87,120	2.000
4	BLOCK A	89,141	2.046
5	BLOCK A	103,753	2.382
6	BLOCK A	87,650	2.012
7	BLOCK A	87,547	2.010
8	BLOCK A	87,397	2.006
9	BLOCK A	87,250	2.003
10	BLOCK A	87,394	2.006
11	BLOCK A	88,308	2.027
12	BLOCK A	89,518	2.055
13	BLOCK A	88,267	2.026
14	BLOCK A	94,497	2.169
15	BLOCK A	87,179	2.001

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
16	BLOCK A	89,816	2.062
17	BLOCK A	268,924	6.174
18	BLOCK A	88,299	2.027
19	BLOCK A	88,346	2.028
20X	BLOCK A	23,638	0.543
1X	BLOCK B	106,741	2.450
2X	BLOCK B	70,171	1.611
1X	BLOCK C	17,877	0.410

Smallest Lot (Res. only) = 87,120 S.F. / 2.000 Ac.
Largest Lot (Res. only) = 268,924 S.F. / 6.174 Ac.

Total Buildable Lots = 19 residential Lots
Total Lots = 23

19 Residential Lots = Avg. 94,307 S.F. / 2.165 Ac.

THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z 04/09/2018
T C
SEE FILE FOR CONDITIONS RP17-0015

REPLAT
A Record Plat of
Lots 1-19 & 20X, Block A
Lots 1X & 2X, Block B
Lots 1X, Block C
Rocky Hill Farms
Being a Replat of
Part of Lot 2, Block A
The Estates at Tour 18, Section Four
and Part of Lot 9R, Block 1
The Estates at Tour 18, Section One
2017-366 P.R.D.C.T.
48,706 Acres
in the
M.E.P. & P. R.R. Co. SURVEY, ABSTRACT NO. 928
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



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

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

DRAWN BY: CC DATE: 10/24/17 SCALE: ##### JOB. No. 16079

OWNER/DEVELOPER
Sisk Farms, LLC
1920 E. State Hwy 114
Southlake, Texas 76092
Ph. 817.410.3800

VACATION OF REPLAT

STATE OF TEXAS }

COUNTY OF DENTON }

KNOW ALL MEN BY THESE PRESENTS:

We the undersigned, being the owners of Lots 1-19 and 20x, Block A, Lots 1x and 2x, Block B, and Lot 1x, Block C, of the Rocky Hills Farms Addition, being a replat of a portion of Lot 2, Block A The Estates of Tour 18, Section Four, and a portion of Lot 9R, Block 1, The Estates of Tour 18, Section One, in the Town of Flower Mound, Denton County, Texas, and being recorded as Document No. 2017-366 of the Map and Plat Records of Denton County, Texas, on the 23rd Day of August, 2017, and more fully depicted in Exhibit "A" hereto, to which reference is here made, desiring to vacate the Replat of said Lot of said Subdivision, do hereby declare the same to be vacated, and said Replat of said Lot of said Subdivision shall no longer be of any force and effect after vacating of said Replat has been approved by the Town of Flower Mound, Texas.

EXECUTED this the 19th Day of May, 2020

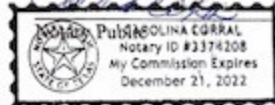
STATE OF TEXAS }

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 19 day of May, 2020

My Commission expires: 12-21-22

Town of Flower Mound, TEXAS



The vacation of the above referred to Replat was approved by the Town of Flower Mound, Texas, on the

_____ day of _____, _____.



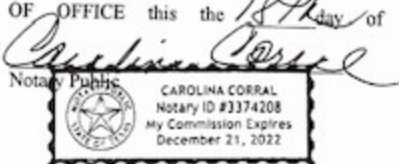
STATE OF TEXAS }

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 15th day of May, 2020.

My Commission expires: 12-21, 2022

Town of Flower Mound, TEXAS



The vacation of the above referred to Replat was approved by the Town of Flower Mound, Texas, on the _____ day of _____, _____.

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION

David Johnson, Chairman
Planning and Zoning Commission

Lexin Murphy, Director of Planning Services
Town of Flower Mound

_____, 20_____
Date

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound, Texas

_____, 20_____



**Being a Portion of Lot 2, Block A
The Estates at Tour 18, Section Four &
A Portion of Lot 9R, Block 1
The Estates at Tour 18, Section One
Document Number 2017-366 P.R.D.C.T.
48.538 Acres**



McAdams

DRAWN BY: CC DATE: 6/22/2020 SCALE: 1"=100' JOB. No. 16079

FILED _____ DOC # _____ P.R.D.C.T. _____

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202)
NAD 83.
2. Surveyor has made no investigation or independent search for easements of record, restrictive covenants, ownership title evidence, or any other facts that and accurate abstract of title may disclose.
3. No flood zone area analysis has been performed by MCADAMS on the subject property.
4. Fieldwork performed in May 2019.