

Environmental Conservation Commission



July 1, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

AGENDA

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

C. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972- 874-6000 during business hours. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

D. STAFF/DIRECTOR REPORT

E. CONSENT ITEM(S)

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 Approval - Consider approval of the minutes from the regular meeting of the Environmental Conservation Commission on June 3, 2025.

F. REGULAR ITEM(S)

1. Open Space Management Plan - Eden Ranch - Consider a recommendation to the Planning and Zoning Commission and Town Council of an Open Space Management Plan for the proposed Eden Ranch development. The property is generally located north of Cross Timbers Road, west of Shiloh Road, and east of Red Rock Lane.
2. TRP25-0005 - Eden Ranch - Consider an application for a tree removal permit (TRP25-0005) for thirty (30) specimen trees on the property known as Eden

Ranch for the proposed cluster development (PD-206). The property is generally located north of Cross Timbers Road, west of Shiloh Road, and east of Red Rock Lane.

G. SUBCOMMITTEE REPORT

H. COORDINATION OF FUTURE AGENDAS/MEETINGS

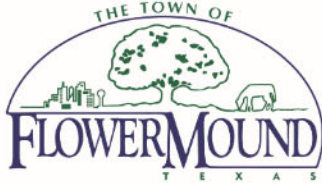
I. ADJOURN

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: June 26, 2025, at 5:00p.m., at least 72 hours prior to the scheduled time of said meeting.

Hannah Perez, Administrative Assistant

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.

Environmental Conservation Commission



June 3, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

The Environmental Conservation Commission met in a regular meeting with the following members present:

Marilyn Lawson, Chair, Place 4
Alton Bowman, Vice Chair, Place 5
Anurag Sharma, Place 1
Danielle Workman, Place 2
Laura Spurlock, Place 3
Elaine Takacs, Place 7
Alan Fullbright, Place 8 Alternate
Toni Moffitt, Place 9 Alternate

with the following member(s) absent:
Anna Athappan, Place 6
Nagesh Kunamneni, Place 10 Alternate

constituting a quorum with the following members of the Town Staff participating:

Matthew Woods, Director of Environmental Services
Tyler Leverenz, Environmental Programs Coordinator
Jake Speckhals, Environmental Review Analyst
Hannah Perez, Administrative Assistant

B. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

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- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.

	Speaker name and address	Subject (as written on the form)
1.	Clare Harris 416 North Wood	TRP25-0004

** Indicates person did not wish to speak*

D. STAFF/DIRECTOR REPORT

Update and status report related to environmental issues and events regulatory activities, and projects.

E. PRESENTATION

1. Flower Mound Tree Rebate Program
Sarah Luxton, Senior Management Analyst, gave a presentation on the Tree Rebate Program and answered questions.

F. CONSENT ITEM(S)

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 Approval - Consider approval of the minutes from the regular meeting of the Environmental Conservation Commission on May 6, 2025.

ACTION: Commission Member Takacs moved to approve F.1. as presented in the agenda caption. Commission Member Spurlock seconded the motion.

AYES: Anurag Sharma, Danielle Workman, Laura Spurlock, Alton Bowman, Elaine Takacs, Alan Fullbright

NAYS: None

ABSTAIN: None

RESULT: 6 : 0

G. REGULAR ITEM(S)

1. TRP25-0004 4408 Overlook Ridge - Consider an application for a tree removal permit (TRP25-0004) for one (1) specimen tree on the property known as 4408 Overlook Ridge for the proposed development of a single-family dwelling. The property is generally located north of Cross Timbers Road, west of Kimball Crossing, and east of Overlook Ridge.

Staff Presenter

Jake Speckhals, Environmental Review Analyst, gave a presentation with the following items included and answered questions:

- Project Information
- General Location
- Detailed Location
- Tree Survey
- Specimen Trees Requested for Removal
- Motion/Recommendation

Applicant

Curt Dubose, PentaVia Custom Homes.

1900 W Kirkwood Blvd, Southlake, TX 76092

Answered questions on the proposed specimen tree.

ACTION: Vice Chair Bowman moved to recommend approval of the removal of specimen tree #660 as presented in the agenda caption. Commission Member Sharma seconded the motion.

AYES: Anurag Sharma, Danielle Workman, Laura Spurlock, Alton Bowman, Elaine Takacs, Alan Fullbright

NAYS: None

ABSTAIN: None

RESULT: 6 : 0

H. ADJOURNMENT- REGULAR SESSION

Chair Lawson adjourned the regular session at 7:12 PM

I. CALL WORK SESSION TO ORDER

Chair Lawson called the work session to order at 7:12 PM

J. WORK SESSION ITEM

1. Sustainability Initiatives Mid-Cycle Update.
Staff Presenter

Tyler Leverenz, Environmental Programs Coordinator, gave a presentation with the following items included and answered questions:

- ECC Sustainability Initiatives
- 2024/2025 ECC Sustainability Initiatives
- 2022/2023 Action Items

K. SUBCOMMITTEE REPORT

Receive updates and status reports related to subcommittee activities and establish subcommittees as necessary.

L. COORDINATION OF FUTURE AGENDAS/MEETINGS

ECC members and staff discussed possible future agenda items.

M. ADJOURNMENT - WORK SESSION

Chair Lawson adjourned the work session meeting at 8:15 PM on June 3 and all were in favor.



ENVIRONMENTAL CONSERVATION COMMISSION AGENDA F.1. REGULAR ITEM(S)

DATE: July 1, 2025

FROM: Jake Speckhals, Environmental Review Analyst

ITEM: **Consider a recommendation to the Planning and Zoning Commission and Town Council of an Open Space Management Plan for the proposed Eden Ranch development. The property is generally located north of Cross Timbers Road, west of Shiloh Road, and east of Red Rock Lane.**

BACKGROUND: The applicant will present the conceptual plan and Open Space Management Plan for the proposed Eden Ranch cluster development project. The site is currently zoned for agricultural uses and master planned for Cross Timbers Conservation Development District. The applicant is requesting to rezone the property to Planned Development District No. (PD-206) for a cluster development. The proposed Eden Ranch development consists of approximately 335 acres.

The property is generally located north of Cross Timbers Road, west of Shiloh Road, and east of Red Rock Lane. The project site is located in the Cross Timbers Conservation Development District, as designated within the Town's Master Plan. The current zoning for the property is agricultural with a minimum two-acre lot size. The cluster development option provides standards for residential development projects in which dwelling units are located on smaller lots than would otherwise be allowed for the purpose of preserving open or natural lands. The applicant is proposing to develop 168 single-family lots with lots ranging in size from greater than one acre to one-half acre.

Some of the Environmentally Sensitive Areas (ESAs) defined in the Town's SMARTGrowth Program are located on this property, and the predominant tree species on the property include: post oak, black jack oak, and cedar elm trees. ESAs located on the property include: riparian habitat, waters of the state, undeveloped floodplain, wetlands, water impoundment protection, and topographical slope protection. The applicant has submitted their Environmental Protection Plan (EPP) as part of the development application. The applicant is required to comply with applicable U.S. Army Corps of Engineers requirements and permitting relative to any impacts to regulated wetlands or other jurisdictional Waters of the U.S. The applicant is proposing to restore native prairie / grassland within portions of the designated open space.

BOARD REVIEW/CITIZEN FEEDBACK: As of June 27, 2025, staff has not received feedback on this item. Staff has received general inquiries about the project.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. EPP

2. Open Space Management Plan

DRAFT MOTION: Move to approve as presented in the agenda caption.



Groundwater & Environmental Services, Inc.
810 Office Park Circle, Suite 113
Lewisville, TX 75057
T. 800.871.6417

May 9, 2025

Mr. Tyler Radbourne
Eden Development
6050 Long Prairie Road
Suite 100-32
Flower Mound, Texas 75028

Subject: Environmental Protection Plan for the Proposed Eden Ranch Development, Flower Mound, Denton County, Texas

Dear Mr. Radbourne:

This Environmental Protection Plan (EPP), for the proposed Eden Ranch residential development (Site), was prepared to satisfy the Town of Flower Mound (Town) development requirements and in accordance with the Town of Flower Mound SMARTGrowth Program, Category E Environmental Quality. This EPP summarizes a field assessment performed to identify the potential presence of any Environmentally Sensitive Areas (ESAs) on the project site as well as to document the principal flora and fauna species present and the overall ecological health of the site. In addition, the EPP details mitigation efforts to compensate for impacts to those ESAs. ESAs, as defined by the Town, include upland habitat, riparian habitat, prairie habitat, waters of the state, developed and undeveloped floodplain, wetlands, water impoundment protection areas, and topographical slope protection areas. Of these, riparian habitat, waters of the state, undeveloped floodplain, wetlands, water impoundment protection, and topographical slope protection ESAs have been identified by the Town as being present on site.

Site Description

On November 14, 15, and 18, 2024, Ethan Whittington of Groundwater and Environmental Services, Inc. (GES), performed a site investigation of the project site to assess environmental features, and to determine whether there were any ESAs, as described in the SMARTGrowth Program, located on site. The project site is an approximately 335-acre tract located northeast of FM 1171 and Red Rock Lane in Flower Mound, Denton County, Texas (**Figure 1**). The site is currently used for livestock and animal husbandry and consists of mostly pasture with a few residential and agricultural structures in the central portion of the site. Four streams and eleven ponds, four of which are on-channel, are located on site. In addition, five emergent wetlands are located on site. The site is bordered by residential development and Hawk Road to the north, Shiloh Road followed by residential development to the east, FM 1171 followed by residential development to the south, and Red Rock Lane followed by residential development to the west. The proposed Eden Ranch residential development concept plan is provided as **Figure 2**.

The United States Geologic Survey (USGS) topographic map that includes the project site (Denton County Mosaic, Natural Resource Conservation Service (NRCS)) depicts two



unnamed tributaries flowing generally south across the southwest portion and south-central portion of the site (**Figure 3**). In addition, 11 ponds are depicted throughout the site. Two of the ponds are depicted as on-channel ponds. Elevation on site ranges from 610 feet above mean sea level (msl) to 690 feet above msl.

The US Fish and Wildlife Service National Wetland Inventory (NWI) Map depicts surface waters regardless of their federal or state jurisdiction. The NWI map that includes this site depicts 18 aquatic features on site. NWI features are depicted on **Figure 4** and are summarized below.

Feature Type	Description	Location(s)
R4SBC	Riverine, Intermittent, Streambed, Seasonally Flooded	Three are depicted flowing generally south, into and out of on-channel ponds, through the southern portion of the site.
R5UBH	Riverine, Unknown Perennial, Unconsolidated Bottom, Permanently Flooded	Four are depicted immediately upstream and downstream of the four on-channel ponds depicted on site.
PUBHh	Palustrine, Unconsolidated Bottom, Permanently Flooded, Diked/Impounded	Nine are located throughout the site.
PUBFh	Palustrine, Unconsolidated Bottom, Semipermanently Flooded, Diked/Impounded	One is located in the northeastern portion of the site.
PSS1Fh	Palustrine, Scrub-Shrub, Broad-Leaved Deciduous, Semipermanently Flooded, Diked/Impounded	One is located in the southeastern portion of the site.

Soils on the site described in the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS) were reviewed to characterize the project site soils. Soils onsite consist mainly of sandy loams. Nine soil types and Water [W] are mapped for the site by the USDA Soil Conservation Service for Denton County. Soil types are depicted on **Figure 5** and are summarized below. None of the soil types are considered hydric by the USDA.

Map Unit Symbol	Map Unit Name	Landform	Natural Drainage Class	Frequency of Ponding	Frequency of Flooding	Depth to Water Table	Hydric Soil Rating
11	Birome fine sandy loam, 1 to 3 percent slopes	Ridges on hills	Well drained	None	None	More than 80 inches	No
12	Birome fine sandy loam, 3 to 5 percent slopes	Ridges on hills	Well drained	None	None	More than 80 inches	No
13	Birome-Rayex-Aubrey complex, 2 to 15 percent slopes	Ridges on hills	Well drained	None	None	More than 80 inches	No
23	Callisburg fine sandy loam, 1 to 3 percent slopes	Ridges on hills	Well drained	None	None	More than 80 inches	No
24	Callisburg fine sandy loam, 3 to 5 percent slopes	Ridges on hills	Well drained	None	None	More than 80 inches	No



35	Gasil fine sandy loam, 1 to 3 percent slopes	Ridges on hills	Well drained	None	None	More than 80 inches	No
36	Gasil fine sandy loam, 3 to 8 percent slopes	Ridges on hills	Well drained	None	None	More than 80 inches	No
50	Konsil fine sandy loam, 1 to 3 percent slopes	Ridges on hills	Well drained	None	None	More than 80 inches	No
51	Konsil fine sandy loam, 3 to 8 percent slopes	Ridges on hills	Well drained	None	None	More than 80 inches	No

The majority of the project site is located within “Zone X”, areas determined to be outside the 500-year floodplain. The southwestern portion of the site contains an area associated with one of the previously mentioned streams that is located within “Zone A”, areas determined to be within the 100-year floodplain as mapped by the Federal Emergency Management Agency (FEMA WMS Web Server Data 2024) (**Figure 6**).

Field Assessment

The majority of the site consists of undeveloped upland grassland with some sparsely forested areas. Dominant vegetation observed during the field reconnaissance included: annual ragweed (*Ambrosia artemisiifolia*), bald cypress (*Taxodium distichum*), Bermuda grass, black willow (*Salix nigra*), cedar elm (*Ulmus crassifolia*), curly dock (*Rumex crispus*), eastern red cedar (*Juniperus virginiana*), field brome (*Bromus arvensis*), fourspike heliotrope (*Euploca procumbens*), giant ragweed (*Ambrosia trifida*), greenbriar (*Smilax bona-nox*), hackberry (*Celtis laevigata*), little bluestem (*Schizachyrium scoparium*), Oklahoma blackberry (*Rubus oklahomus*), Osage orange (*Maclura pomifera*), poison ivy (*Toxicodendron radicans*), post oak (*Quercus stellata*), southern dewberry (*Rubus trivialis*), tall goldenrod (*Solidago altissima*), threeseed croton (*Croton lindheimerianus*), Virginia wildrye (*Elymus virginicus*), western ironweed (*Vernonia baldwinii*), yellow bluestem (*Bothriochloa ischaemum*), and yellow sneezeweed (*Helenium amarum*). Dominant vegetation observed in water-related habitat areas is discussed below in the Environmentally Sensitive Areas section.

One intermittent stream (Stream A), three ephemeral streams (Tributaries 1-3), five emergent wetlands (Wetlands 1-5), and 11 ponds (Ponds 1-11) are located on site. Stream A originates offsite and enters the site across the northern property boundary and flows generally south into an on-channel pond (Pond 2). Stream A exits Pond 2 and flows into another on-channel pond (Pond 1) before exiting Pond 1 and flowing south across the southern property boundary. Stream A flows into Sharps Branch and ultimately flows into the Trinity River, a traditionally navigable water. Stream A, Wetlands 1-3, and Ponds 1, 2, 5, and 6 have a continuous surface connection to aquatic features that ultimately flow into the Trinity River, a traditionally navigable water (TNW); therefore, these aquatic features are considered potentially jurisdictional Waters of the United States (WOTUS) and meet the Town’s definition of Waters of the State. Tributaries 1-3 were determined to be not relatively permanent waters; therefore, these features were determined to be potentially non-jurisdictional aquatic features but meet the Town’s definition of Waters of the State. Ponds 3, 4, 7, 8, 9, 10, and 11 are isolated stock ponds in the northeastern portion of the site and were determined to be potentially non-jurisdictional but meet the Town’s definition of Waters of the State. Wetlands 4 and 5 are emergent wetlands that were determined potentially non-jurisdictional and do not meet the Town’s definition of Waters of the State. All aquatic features delineated on site are depicted



on **Figure 7** and transects and plot locations from the field assessment are depicted on **Figure 8**.

Habitat Evaluation

A habitat evaluation was conducted to assess the presence, or likely presence, of federal and state-listed threatened or endangered species potentially occurring at the site. Lists of protected species for Denton County were obtained from the United States Fish and Wildlife Service (USFWS) and Texas Parks and Wildlife Department (TPWD) prior to the site visit. The evaluation considered the habitat provided by the site compared to the location of critical habitat and habitat preferences of the listed species. There are 14 species designated by the USFWS and/or the TPWD as threatened or endangered species in Denton County, as shown in **Table 1**.

Table 1: Threatened and/or Endangered Species Listed for Denton County, Texas

Species (Scientific Name) Federal, State Status	Species Habitat Description	Habitat Present	Effect	Pertinent Information
Birds				
Black Rail (<i>Laterallus jamaicensis</i>) NL, T	Prefers salt, brackish, and freshwater marshes, pond borders, wet meadows, and grassy swamps. Nests in or along edge of marshes.	Potential	No	This species could potentially utilize the wetlands on site during migration; however, species generally prefers more expansive wetland habitat. The potentially suitable ponds and adjacent wetland habitat are not proposed to be altered by the proposed development.
Golden-cheeked Warbler (<i>Setophaga chrysoparia</i>) E, NL	Nests solely in mature juniper-oak woodlands in the limestone hills and canyons of the Texas Hill Country. Ashe juniper is normally present, along with oak species such as shin, Lacey, Spanish, and plateau live oak.	No	No	Juniper oak woodlands are not located within the project boundary.



Species (Scientific Name) Federal, State Status	Species Habitat Description	Habitat Present	Effect	Pertinent Information
Interior Least Tern <i>(Stemula antillarum athlassos)</i> NL, E	Prefers sand beaches, flats, bays, inlets, lagoons, and Islands associated with rivers and reservoirs. Sand or gravel bars within a wide unobstructed river channel, or open flats along shorelines of lakes and reservoirs, provide favorable nesting habitat.	Potential	No	The species could potentially use the ponds on site during migration and nesting. The potentially suitable ponds on site are not proposed to be altered by the proposed development.
Piping Plover <i>(Charadrius melodus)</i> T, T	Breeding area extends along the eastern coast of the United States south to southern Texas and includes the Great Lakes region, the northern Midwestern states, and south-central Canada. Winters along the eastern Mexico coast. Nests on sandy beaches along the ocean or inland lakes; bare to sparsely vegetated areas on dredge-created and natural alluvial islands in rivers; gravel pits along rivers; and salt-encrusted bare areas of sand, gravel, or pebbly mud on alkaline interior lakes and ponds.	No	No	Conditional species, adversely affected with conditions or activities related to wind energy projects. No preferred habitat for this species is located within the project boundary and the project is not related to wind energy.
Rufa Red Knot <i>(Calidris canutus)</i> T, T	Migratory and may stopover in gulf coast. Breeding habitat consist of slightly vegetated land in tundra. Wintering habitats consist of large sandy tidal flats and coastlines.	No	No	Conditional species, adversely affected with conditions or activities related to wind energy projects. No preferred habitat for this species is located within the project boundary and the project is not related to wind energy.



Species (Scientific Name) Federal, State Status	Species Habitat Description	Habitat Present	Effect	Pertinent Information
White Faced Ibis <i>(Plegadis chihi)</i> NL, T	Prefers freshwater marshes, sloughs, and irrigated rice fields, but will attend brackish and saltwater habitats; nests in marshes, in low trees, on the ground in bulrushes or reeds, or on floating mats. Species breeds in the northern-central portion of the country, migrating south in the winter months.	Potential	No	This species could potentially utilize the wetlands on site during migration; however, species generally prefers more expansive wetland habitat. The potentially suitable ponds and adjacent wetland habitat are not proposed to be altered by the proposed development.
Whooping Crane <i>(Grus americana)</i> E, E	Prefers small ponds, marshes, flooded grain fields dominated by wetland and aquatic vegetation for both roosting and foraging. Potential migrant via plains throughout most of the state to the coast; winters in coastal marshes of Aransas, Calhoun, and Refugio counties.	Potential	No	This species could potentially utilize the ponds and wetlands on site during migration; however, the ponds on site that are proposed to be impacted by the development are not dominated by wetland and aquatic vegetation. The suitable ponds and adjacent wetland habitat are not proposed to be altered by the proposed development.



Species (Scientific Name) Federal, State Status	Species Habitat Description	Habitat Present	Effect	Pertinent Information
Insects				
Monarch Butterfly (<i>Danaus plexippus</i>) PT, NL	Monarchs lay eggs on milkweed. After three to five days, eggs hatch and caterpillars feed exclusively on milkweed. The caterpillars grow and molt several times over roughly a two-week period. After metamorphosis within the chrysalis, they emerge as adult butterflies. Habitat includes agricultural fields, wet meadows, and occasionally canyons with nectar-producing flowers.	Yes	Potential	Preferred habitat for the species is found within the project boundary; however, suitable habitat is available for this species on other sites in the vicinity of the project. The proposed development is not anticipated to result in any significant habitat modification for the species or adversely affect the species.
Mollusks				
Louisiana Pigtoe (<i>Pleurobema riddellii</i>) NL, T	Moderate-size rivers, usually flowing water on substrates of mud, sand, and gravel; not generally known from impoundments; Sabine, Neches, and Trinity (historic) River basins.	No	No	No moderate size rivers are located within the project boundary.
Sandbank Pocketbook (<i>Lampsilis satura</i>) NL, T	Found in small streams to large rivers in slow to moderate current in sandy mud to sand and gravel substrate.	Potential	No	Although an intermittent stream with perennial pools is located on site, the stream will remain unimpacted by the proposed development.
Texas Fawnsfoot (<i>Truncilla macrodon</i>) T, NL	Prefers rivers and larger streams and is intolerant of impoundments. Prefers substrates of sand, gravel, and sandy-mud bottoms in moderate flows.	No	No	Streams present on site do not provide adequate habitat for the species.



Species (Scientific Name) Federal, State Status	Species Habitat Description	Habitat Present	Effect	Pertinent Information
Texas Heelsplitter <i>(Potamilus amphichaenus)</i> PE, T	Typically found in quiet waters in mud or sand and also in reservoirs. Sabine, Neches, and Trinity River basins.	Yes	No	Several of the on-channel ponds on site likely to contain adequate habitat; however, these larger ponds will remain unimpacted by the proposed development. The smaller ponds are not likely to provide adequate habitat due to their size and because they do not contain flowing water.
Mammals				
Tricolored Bat <i>(Perimyotis subflavus)</i> PE, NL	Associated with forested landscapes, where they forage near trees and along waterways. Foraging mostly occurs in riparian areas. Roosts in dead or live tree foliage, caves, mines, rock crevices, and human structures.	Yes	Potential	Riparian areas where the species could forage, as well as some lightly forested areas and human structures are present within the project boundary; however, suitable habitat is available for this species on other sites in the vicinity of the project. If clearing is to occur during the breeding season (late May to mid-July) a pre-clearing survey should be conducted to ensure the species isn't present on the project site.



Species (Scientific Name) Federal, State Status	Species Habitat Description	Habitat Present	Effect	Pertinent Information
Reptiles				
Alligator Snapping Turtle (<i>Macrochelys temminckii</i>) PT, NL	Prefers slow-moving, deep waters of rivers, sloughs, oxbows, and canals or large impoundments associated with rivers. Also found in rivers and shallow creeks that tributary to occupied rivers. Within streams and ponds, individuals are found in logjams, undercut banks, rock shelters, or deep holes. Highly aquatic species, rarely found out of water.	Yes	No	Several of the on-channel ponds on site could contain adequate habitat; however, these larger ponds will remain unimpacted by the proposed development. The smaller ponds are not likely to provide adequate habitat due to their size and because they do not contain flowing water.
Texas Horned Lizard (<i>Phrynosoma cornutum</i>) NL, T	Prefers open, arid and semi-arid regions with sparse vegetation, including grass, cactus, scattered brush or scrubby trees; soil may vary in texture from sandy to rocky; burrows into soil, enters rodent burrows, or hides under rock when inactive.	No	No	No preferred habitat for this species is located within the project boundary.

T = Threatened PT = Proposed Threatened C = Candidate
E = Endangered PE = Proposed Endangered NL = Not Listed

Based on the site visit, the site appears to offer potential habitat for the following threatened, or endangered species:

- Black Rail (TPWD “threatened”), potential migrant;
- Interior Least Tern (TPWD “endangered”), potential migrant;
- White-faced Ibis (TPWD “threatened”), potential migrant;
- Whooping Crane (USFWS and TPWD “endangered”), potential migrant;
- Monarch Butterfly (USFWS “proposed threatened”)
- Sandbank Pocketbook (TPWD “threatened”), potential resident;
- Texas Heelsplitter (TPWD “threatened”), potential resident;
- Tricolored Bat (USFWS “proposed endangered”); and,
- Alligator Snapping Turtle (USFWS “proposed threatened”), potential resident.

Although the site offers potential habitat for the above-noted species, habitat on the project site is not unique in the area and surrounding, undeveloped land can provide appropriate habitat. Additionally, the pond and wetland habitat potentially available to the Black Rail, Interior Least Tern, White-faced Ibis, and Whooping Crane as well as the pond and stream habitat potentially available to the Sandbank Pocketbook, Texas Heelsplitter, and Alligator Snapping Turtle are not proposed to be impacted. None of the species listed were observed on the site and no field observations indicate their presence. Therefore, it is GES’s opinion

that the proposed development will not affect the listed species potentially present in Denton County.

Environmentally Sensitive Areas

GES conducted a desktop analysis and field assessment of the site and identified the following ESAs on the site:

Riparian Habitat

The Town defines riparian habitat as:

“Areas designated within the FEMA 100-year floodplain or interconnected and adjacent to wetland, tree and understory vegetation and including significant stands of predominately native water related habitat. These areas include wetlands.”

The Town of Flower Mound’s ESA Survey (**Appendix A**) indicated a floodplain (Zone A) encompassing approximately 22 acres along an unnamed stream in the western portion of the site. According to the Town’s ESA Survey, “Riparian habitat is present within the flood plain and adjacent areas. Wetlands are included as riparian habitat.” GES’s site evaluation confirmed areas on site that meet the definition of riparian habitat. The riparian habitat consisted of approximately 1.83 acres of native water-related habitat along Stream A and Ponds 1 and 2 within the 100-year floodplain (**Figure 9**).

The riparian habitat included emergent wetland habitat as well as forested areas dominated by native bottomland hardwood species. Emergent wetlands were dominated by Bermuda grass (*Cynodon dactylon*), common spikerush (*Eliocharis palustris*), curly dock (*Rumex crispus*), rough cocklebur (*Xanthium strumarium*), soft rush (*Juncus effusus*), and swamp smartweed (*Persercaria hydropiperoides*). Forested riparian areas were dominated by American elm (*Ulmus americana*), bald cypress (*Taxodium distichum*), Bermuda grass (*Cynodon dactylon*), black willow (*Salix nigra*), curly dock (*Rumex crispus*), field brome (*Bromus arvensis*), giant ragweed (*Ambrosia trifida*), hackberry (*Celtis laevigata*), Osage orange (*Maclura pomifera*), poison Ivy (*Toxicodendron radicans*), post oak (*Quercus stellata*), Virginia wildrye (*Elymus virginicus*), and western ironweed (*Verona baldwinii*). The riparian vegetation observed appeared to be in good health. The remainder of the town-mapped riparian habitat was dominated by upland vegetation; therefore, and doesn’t meet the criteria for riparian habitat.

Based on the vegetation present, these areas considered ESAs by the Town’s definition of riparian habitat. Although there are approximately 1.83 acres of riparian habitat on site, only 0.02 acres are proposed to be impacted by the development. The impacted ESA includes the portion of the forested riparian area to be crossed by the proposed construction of an unnamed road that runs east to west through the western portion of the site (**Figure 10**). The remaining 1.81 acres of riparian habitat will be preserved (**Figures 10**).

Waters of the State

The Town defines waters of the State as:

“Groundwater, percolating or otherwise, lakes, bays, ponds, impounding reservoirs, springs,



rivers, streams, creeks, estuaries, marshes, inlets, canals, the Gulf of Mexico, inside the territorial limits of the state, and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, navigable or non-navigable, and including the beds and banks of all watercourses and banks of all watercourses and bodies of surface water, that are wholly or partially inside or bordering the state or inside the jurisdiction of the state.”

The Town of Flower Mound’s ESA Survey (**Appendix A**) indicated that twelve ponds and three intermittent streams were located on site. GES performed a jurisdictional delineation of wetlands and other waters of the United States (as defined by the Clean Water Act) of the project site and identified one intermittent stream (Stream A), three ephemeral streams (Tributaries 1 - 3), five emergent wetlands (Wetland 1 - Wetland 5), and 11 ponds (Pond 1 - Pond 11) on site. (**Figure 7**). Stream A, is considered both potentially jurisdictional WOTUS and Waters of the State. Tributaries 1 – 3 were determined to be potentially non-jurisdictional aquatic features; however, Tributaries 1 – 3 meet the Town’s definition of Waters of the State. Ponds 1, 2, 5, and 6 drained offsite and were considered potentially jurisdictional WOTUS; however, all ponds on site (Ponds 1 – 11) meet the Town’s definition of Waters of the State.

The Town defines wetlands as:

“Jurisdictional wetlands as defined by the federal Clean Water Act and the standards and guidelines in use by the United States Army Corps of Engineers, including the Federal Manual for Identifying and Delineating Jurisdictional Wetlands.”

Wetlands 1 - 3 were considered potentially jurisdictional WOTUS, and are therefore, also considered Waters of the State. Since Wetlands 4 and 5 were determined to be potentially non-jurisdictional aquatic features, they do not meet the Town’s definition of wetlands and are not considered Waters of the State.

Based on the town’s definition of Waters of the State, all streams onsite (Streams A, and Tributaries 1-3) all ponds on site (Ponds 1 – 11), and three emergent wetlands (Wetlands 1 – 3) are considered Waters of the State (**Figure 9**). Impacts to Waters of the State (**Figure 10**) are described below.

- Approximately 91 lf of Stream A (intermittent stream) is proposed to be impacted by routing the stream through a culvert beneath the proposed unnamed road that runs east to west through the western portion of the site. The remaining approximately 893 lf of Stream A will be preserved onsite.
- Tributary 1 is not proposed to be impacted and the 49 lf will be preserved on site.
- Tributary 2 is not proposed to be impacted and the 446 lf will be preserved on site.
- Tributary 3 is not proposed to be impacted and the 138 lf will be preserved on site.
- Wetland 1 is not proposed to be impacted by the development. All approximately 0.135 acres will be preserved on site.
- Approximately 0.004 acres of Wetland 2 is proposed to be impacted by the development. The remaining approximately 0.401 acres will be preserved on site.

- All of the approximately 0.112 acres of Wetland 3 is proposed to be impacted by the development.
- Ponds 1 – 11 are considered Waters of the State and encompass 16.4 acres on site. Of these, only Ponds 3, 4, 7, 8, 9, and 10 (1.4 acres) are proposed to be impacted. The remaining approximately 15 acres of ponds will be preserved on site.

Undeveloped Floodplain

The Town defines the undeveloped floodplain as:

“Areas within the FEMA 100-year floodplain, or other floodplain that are undeveloped and in their natural state.”

The Town of Flower Mound’s ESA Survey (**Appendix A**) indicated a floodplain (Zone A) extended along an unnamed stream in the western portion of the site. The majority of the project site is located within “Zone X”, areas determined to be outside the 500-year floodplain. An area in the southwest portion of the site associated with the unnamed stream is located within “Zone A”, areas determined to be within the 100-year floodplain as mapped by the Federal Emergency Management Agency (FEMA WMS Web Server Data 2024) (**Figure 6**). The FEMA-mapped 100-year floodplain located on site totals approximately 22 acres (**Figure 9**). Approximately 0.436 acres of undeveloped floodplain is proposed to be developed by the construction of an unnamed road that runs east to west through the western portion of the site (**Figure 10**). The culverts under the unnamed road will be designed to allow anticipated high flows to pass downstream unimpeded.

Topographical Slope Protection

The Town of Flower Mound’s SmartGrowth Implementation manual states:

“No development application or project shall be approved that proposes development on any existing topographical slopes of twelve percent (12.0%) or greater, or that proposes to alter any existing topographical slopes that are less than twelve percent (12.0%) but equal to or greater than five percent (5.0%) (other than within five feet of the footprint of the proposed structure or structures).”

Several locations on the proposed Eden Ranch residential development have been mapped as areas having slopes that are between 5% and 12% (70.3 acres) (**Figure 11**). Areas with slopes of between 5% and 12% are generally in the central, northern and southwestern portions of the site. Approximately 5.5 acres with slopes between 5% and 12% located adjacent to a former well pad and man-made stock ponds in the western and eastern portions of the site, respectively, (**Figure 11**) are man-made; therefore, these man-made slopes are not eligible for topographic slope protection. The remaining 64.8 acres of slopes that are between 5% and 12% are considered an ESA by the Town and meet the criterion for topographic slope protection. There are no areas on site with 12% or greater slopes.

Approximately 70.3 acres on site have topographic slopes between 5% and 12%. Of the 70.3 acres, approximately 30.3 acres are proposed to be impacted by the development. Approximately 3.2 acres of the impacted slopes are located within 5 ft. of the footprint of the proposed structures and approximately 3.8 acres of the impacted slopes are located on man-

made slopes not eligible for protection (**Figure 12**). An exception for the remaining 23.3 acres of impacted topographic slopes between 5% and 12% is being requested.

Water Impoundment Protection

The Town of Flower Mound's SmartGrowth Implementation manual states:

"No development application or project shall be approved that proposes to eliminate, or to alter or discontinue recharge flows to, existing impoundments of water with a surface area capacity of one-half acre or more (regardless of whether such impoundments are naturally occurring or constructed), unless an exception is granted by town council. All such impoundments shall be integrated into the proposed development and addressed in the development's environmental protection plan, if applicable, which shall at a minimum include such enhancements and restoration as are necessary to provide or maintain reasonable wildlife habitat, to improve the aesthetic quality in areas of shoreline transition and to stabilize shoreline areas subject to erosion."

Ponds 1, 2, 5, and 6 encompass one-half acre or more and meet the requirements by the Town to be eligible for water impoundment protection. As required by SMARTGrowth, the protected ponds will be enhanced and integrated into the proposed development. Ponds 3, 4, 7, 8, 9, 10, and 11 do not meet the minimum surface area requirements (**Figure 9**). Ponds 1, 2, 5, 6, and 11 are not proposed to be impacted by the development and will be preserved and enhanced. Ponds 3, 4, 7, 8, 9, and 10 are proposed to be filled (**Figure 10**).

Proposed Development Plan

The proposed site plan calls for the property to be developed as a residential development. In an attempt to preserve the natural habitat on the proposed Eden Ranch residential development, tree and vegetation removal will be limited to only those trees and natural vegetation that would be affected by the proposed construction of the onsite roads, utilities, and structures. Several mitigation strategies are proposed to compensate for any permanent impacts to environmentally sensitive areas. Best Management Practices (BMPs) will also be employed to retain sediments and other pollutants onsite during construction activities. The overall development plan with impacts to the Town-defined ESAs is provided as **Figure 10**.

Mitigation Measures During Project Planning and Construction

The following mitigation measures will be employed throughout the planning and construction phases of the project:

- The development plan has been designed to preserve as many trees and natural vegetation as possible while still allowing an economically viable development.
- Approximately 1.83 acres of Town-defined Riparian Habitat exists on the site. The development plan has been designed to preserve as much natural vegetation as possible while still allowing an economically viable development. Approximately 0.02 acres of riparian habitat is proposed to be impacted and approximately 1.81 acres of riparian habitat will be preserved. Mitigation for the 0.02 acres of riparian habitat impacted by the development will be accomplished through the preservation of riparian habitat, or planting of replacement trees, or payment of mitigation fees to the Town if

required.

- If mitigation for the riparian habitat will be accomplished by the planting of replacement trees, then each protected tree removed shall be replaced with one, 2.5 – 3 inch caliper tree measured in accordance with the guidelines listed in Section 94-13 of the Town's ordinance. In addition, replacement trees shall be of a species listed on the Town's approved mitigation and replacement tree planting list and shall have a minimum height of at least six feet, and shall be planted in locations approved by the tree preservation and enforcement officer or authorized designee.
- Approximately 91 lf of Stream A is proposed to be impacted by the construction of the proposed unnamed road that runs east to west through the western portion of the site. The 91 lf will be routed through a culvert and no changes in flow rates are anticipated. Nationwide Permit (NWP) 14 (Linear Transportation Projects) is the applicable permit from the USACE for WOTUS impacts related to road crossings. Based on the amount of impacts anticipated, a Pre-Construction Notification (PCN) will not be required; however; all General Conditions of the permit will apply and will be adhered to during development. The remaining streams on site will be preserved.
- Approximately 1.4 acres of potentially non jurisdictional ponds are proposed to be filled. These ponds are considered Waters of the State and are, therefore, ESA's. However, the ponds being filled do not meet the minimum surface area requirements by the Town to be eligible for water impoundment protection. Therefore, no mitigation is proposed for these impacts.
- Approximately 0.116 acres of potentially jurisdictional wetlands (Wetlands 2 and 3) are proposed to be filled. These wetlands may be considered WOTUS and were determined to be Waters of the State and are, therefore, ESAs. No fill in WOTUS will occur until authorization has been obtained from the USACE. Mitigation of the impacts to these potentially jurisdictional wetlands will be done according to USACE and federal regulations. No impacts to jurisdictional wetlands will occur until the appropriate USACE permit is obtained.
- Approximately 0.196 acres of potentially non-jurisdictional wetlands are proposed to be filled. However, these wetlands are not considered WOTUS or Waters of the State and are, therefore, not ESAs. No mitigation is proposed for these impacts.
- Although every attempt has been made to minimize the number of trees damaged or removed during development, some impacts to trees will occur. The removal of trees will be limited to stressed or dead trees, trees within the footprint of proposed structures and roads, and trees needed to be removed to level the building lots. To reduce impacts, roads will be constructed in a way to minimize the number of trees needing to be removed. Mitigation for the impact to trees that must be removed will include tree preservation (where possible), additional tree and other native vegetation plantings, open space preservation in the form of Parks, a Texas Prairie Reserve area, and other open spaces.
- Approximately 30.3 acres of areas with topographic slopes between 5% and 12% are proposed to be impacted. Approximately 3.2 acres of the impacted slopes are located within 5 ft. of the footprint of the proposed structures and approximately 3.8 acres of



the impacted slopes are located on man-made slopes not eligible for protection (**Figure 12**). An exception for the remaining 23.3 acres of impacted topographic slopes between 5% and 12% is being requested.

- Silt fencing will be installed prior to and maintained during site grading activities in compliance with TCEQ Construction General Permit requirements. This structural feature will minimize sediments from entering the Town's storm sewer system.
- Silt fencing will be installed perpendicular to the direction of flow, especially along roadways and drainage/low elevation areas.
- Stabilized construction entrances will be installed at appropriate locations on site. These structural features will reduce the risk of transporting mud or sediment onto the adjacent roads and other nearby roadways.
- Major soil disturbing activities will be sequenced to preserve existing vegetation.
- Stormwater control devices will be installed to limit runoff and reduce the velocity of concentrated flows to reduce erosion and scouring to onsite and adjacent drainages.
- Stormwater control devices will be maintained until disturbed areas have achieved final stabilization.
- Active migratory bird nesting areas will not be disturbed during site development. Although not anticipated, if a threatened or endangered species is encountered during site development, the USFWS and/or TPWD authorities will be contacted immediately.

Conclusions

Based on the site visit, the ESA Survey performed by the Town of Flower Mound (**Appendix A**), and proposed zoning for the site, GES concludes the following:

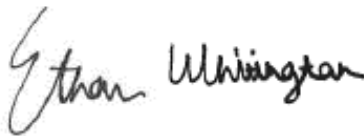
- The site appears to offer potential habitat for the black rail, interior least tern, white-faced ibis, whooping crane, monarch butterfly, sandbank pocketbook, Texas heelsplitter, tricolored bat, and alligator snapping turtle; however, habitat on the project site is not unique in the area and surrounding, undeveloped land will provide adequate habitat. Additionally, the pond and wetland habitat potentially available to the black rail, white-faced ibis, and whooping crane as well as the pond and stream habitat potentially available to the Texas heelsplitter, sandbank pocketbook, and alligator snapping turtle are not proposed to be impacted. None of the species listed were observed on the site and no field observations indicated their presence. Therefore, it is GES's opinion that that the proposed development will not affect the listed species potentially present in Denton County.
- Town-defined Environmentally Sensitive Areas exist on the project site. Riparian habitat, waters of the state, undeveloped floodplain, water impoundment protection areas, and topographical slope protection areas were identified on site by GES. No other environmentally sensitive areas were observed on the site. Although some impacts to these areas are anticipated, mitigation measures that compensate for these impacts will be conducted.
- The project will strictly adhere to the Town's tree ordinance and other environmental mandates.

The proposed Eden Ranch residential development will be designed to allow for the partial preservation of existing natural habitat. The preserved trees will provide an aesthetic value to the site and continue to provide habitat for a variety of biota including songbirds, mammals, reptiles, and insects.

Please let either of us know if any additional information would be helpful.

GROUNDWATER & ENVIRONMENTAL SERVICES, INC.

Sincerely,



Ethan Whittington
Associate Environmental Scientist



Joseph Schwartz, CWB
Principal Environmental Scientist



FIGURES

N:\Dallas\Projects\GES\Projects\Eden Development - Eden Ranch Delineation and EPP - 4324057\GIS\MXD\Figure_1_Site Map.mxd - Scale 1:316,800 - 11/4/2024 3:20:06 PM - ewhington - NAD 1983 UTM Zone 14N



Legend

 Site

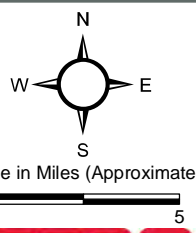

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 Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap,

Site Location Map

Eden Ranch
Eden Development
 Northeast of Cross Timbers Rd. and Red Rock Ln.
 Flower Mound, Denton County, Texas

Drawn EW	Date 11-4-24
Designed EW	Figure 1
Approved JS	

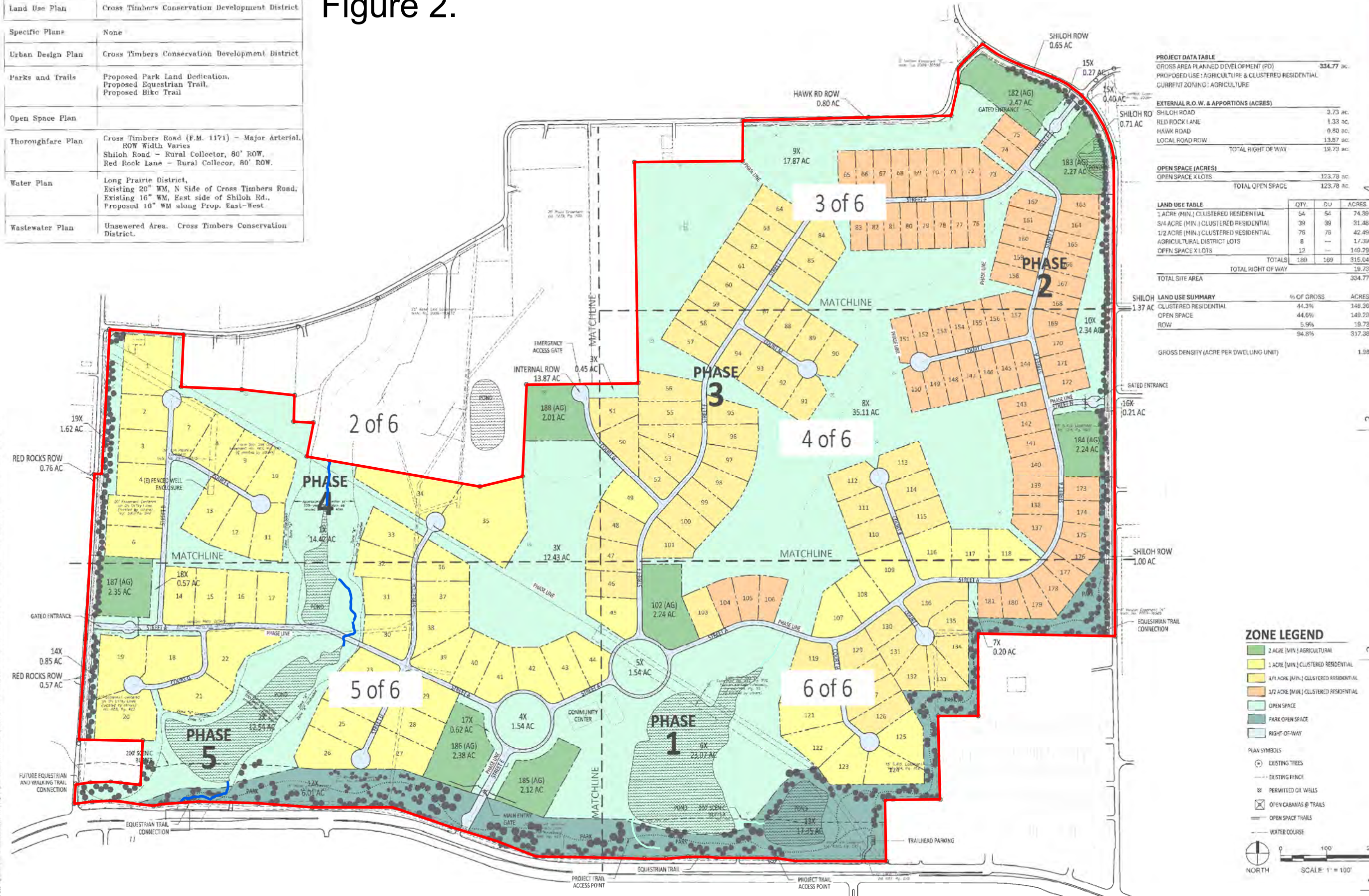
Scale in Miles (Approximate)

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MASTER PLAN FEATURES	
Land Use Plan	Cross Timbers Conservation Development District
Specific Plans	None
Urban Design Plan	Cross Timbers Conservation Development District
Parks and Trails	Proposed Park Land Dedication, Proposed Equestrian Trail, Proposed Bike Trail
Open Space Plan	
Thoroughfare Plan	Cross Timbers Road (F.M. 1171) - Major Arterial, ROW Width Varies Shiloh Road - Rural Collector, 80' ROW, Red Rock Lane - Rural Collector, 80' ROW.
Water Plan	Long Prairie District, Existing 20" WM, N Side of Cross Timbers Road, Existing 16" WM, East side of Shiloh Rd., Proposed 10" WM along Prop. East-West
Wastewater Plan	Unsewered Area. Cross Timbers Conservation District.

Figure 2.



PROJECT DATA TABLE	
GROSS AREA PLANNED DEVELOPMENT (PD)	334.77 ac.
PROPOSED USE: AGRICULTURE & CLUSTERED RESIDENTIAL	
CURRENT ZONING: AGRICULTURE	

EXTERNAL R.O.W. & APPORTIONS (ACRES)	
SHILOH ROAD	3.73 ac.
RED ROCK LANE	1.33 ac.
HAWK ROAD	0.80 ac.
LOCAL ROAD ROW	13.87 ac.
TOTAL RIGHT OF WAY	19.73 ac.

OPEN SPACE (ACRES)	
OPEN SPACE X LOTS	123.78 ac.
TOTAL OPEN SPACE	123.78 ac.

LAND USE TABLE		
	QTY.	ACRES
2 ACRE (MIN.) AGRICULTURAL	54	108.00
1/4 ACRE (MIN.) CLUSTERED RESIDENTIAL	39	31.48
1/2 ACRE (MIN.) CLUSTERED RESIDENTIAL	78	42.49
AGRICULTURAL DISTRICT LOTS	8	1.73
OPEN SPACE X LOTS	12	149.29
TOTALS	189	315.04

LAND USE SUMMARY		
	% OF GROSS	ACRES
CLUSTERED RESIDENTIAL	44.3%	148.26
OPEN SPACE	44.6%	149.29
ROW	5.9%	19.73
GROSS DENSITY (ACRE PER DWELLING UNIT)		1.98

ZONE LEGEND

- 2 ACRE (MIN.) AGRICULTURAL
- 1/4 ACRE (MIN.) CLUSTERED RESIDENTIAL
- 1/2 ACRE (MIN.) CLUSTERED RESIDENTIAL
- OPEN SPACE
- PARK OPEN SPACE
- RIGHT-OF-WAY

PLAN SYMBOLS

- EXISTING TREES
- EXISTING FENCE
- PERMITTED OIL WELLS
- OPEN CABANAS @ TRAILS
- OPEN SPACE TRAILS
- WATER COURSE

EDEN DEVELOPMENT

6050 Long Prairie Rd., Suite 100-32
Flower, Mound TX 75029
www.edendevelopment.com

STUDIO 2nd Street
Landscape Architecture & Design
STUDIO 2ND STREET
1134 2nd Street, Los Osos, CA 93402
www.studio2ndstreet.com

Ridinger Associates, Inc.
Civil Engineers - Planners
Civil Engineers & Planners
RIDINGER ASSOCIATES
550 S. Edmonds Lane, Suite 101
Lewisville TX 75067 - 972 353 8000

AGRIBURBIA
Master Planning, Program & Design
AGRIBURBIA DESIGN, LLC
PO Box 632, Kearneyville, MO 64643
888-458-8554 - www.agriburbia.com

EDEN RANCH
Planned Development
336.04 acres

In the E.L. Rippe's Colony, Abstract No. 1955, T88N, R24E, B2E, Sec. 30, Township 88N, Range 24E, Section 30, County of Johnson, Missouri, Abstract No. 1515, H. Campbell, Abstract No. 1482, and the S.B. & C.A. Survey Abstract No. 152, in the Town of Flower, Mo. rd. Warren County, Texas.

REVISIONS

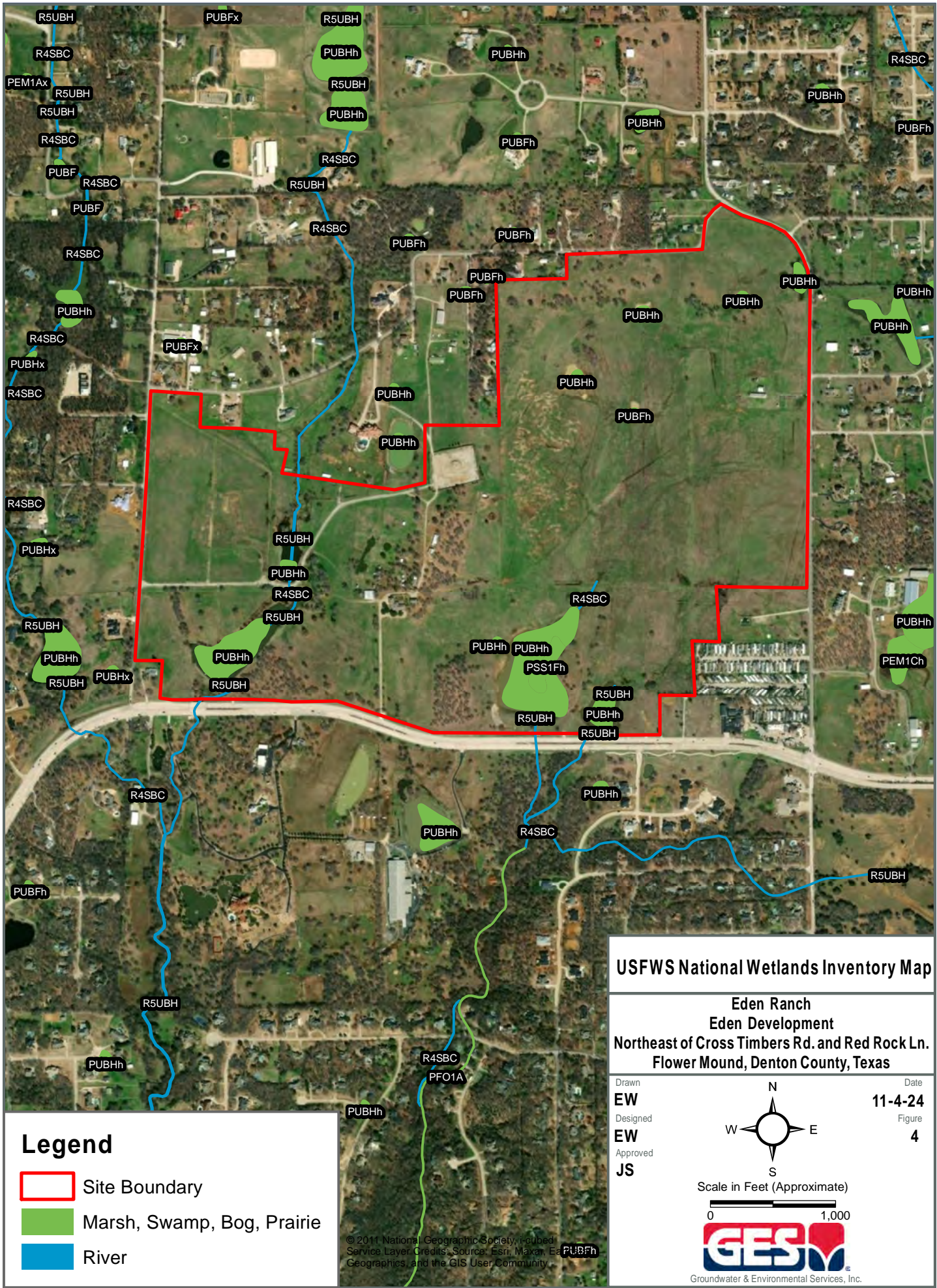
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2: 2PD SUBMITTAL	October 25, 2024

SHEET INFO

LAST PRINTED:	MAY 05, 2025
ISSUE DATE:	2022-Eden Ranch
JOB NO.:	JRW
DRAWN BY:	MCR
CHECKED BY:	

CONCEPT PLAN
EXHIBIT 'A'

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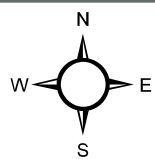
Legend

- Site Boundary
- Marsh, Swamp, Bog, Prairie
- River

USFWS National Wetlands Inventory Map

Eden Ranch
Eden Development
Northeast of Cross Timbers Rd. and Red Rock Ln.
Flower Mound, Denton County, Texas

Drawn EW Designed EW Approved JS	Date 11-4-24 Figure 4
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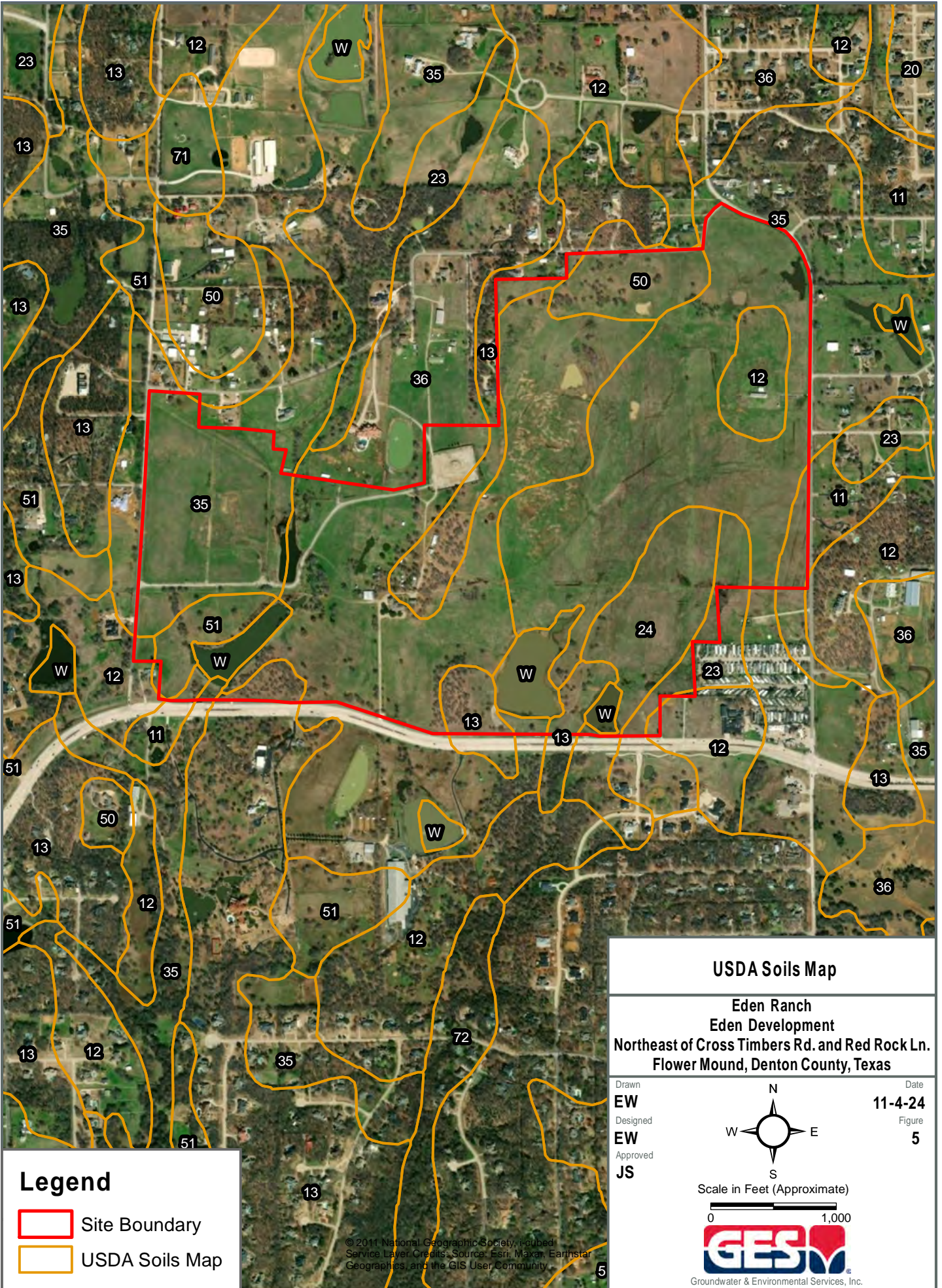


Scale in Feet (Approximate)



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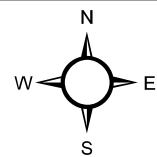
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- Site Boundary
- USDA Soils Map

USDA Soils Map

Eden Ranch
Eden Development
Northeast of Cross Timbers Rd. and Red Rock Ln.
Flower Mound, Denton County, Texas

Drawn EW	Date 11-4-24
Designed EW	Figure 5
Approved JS	

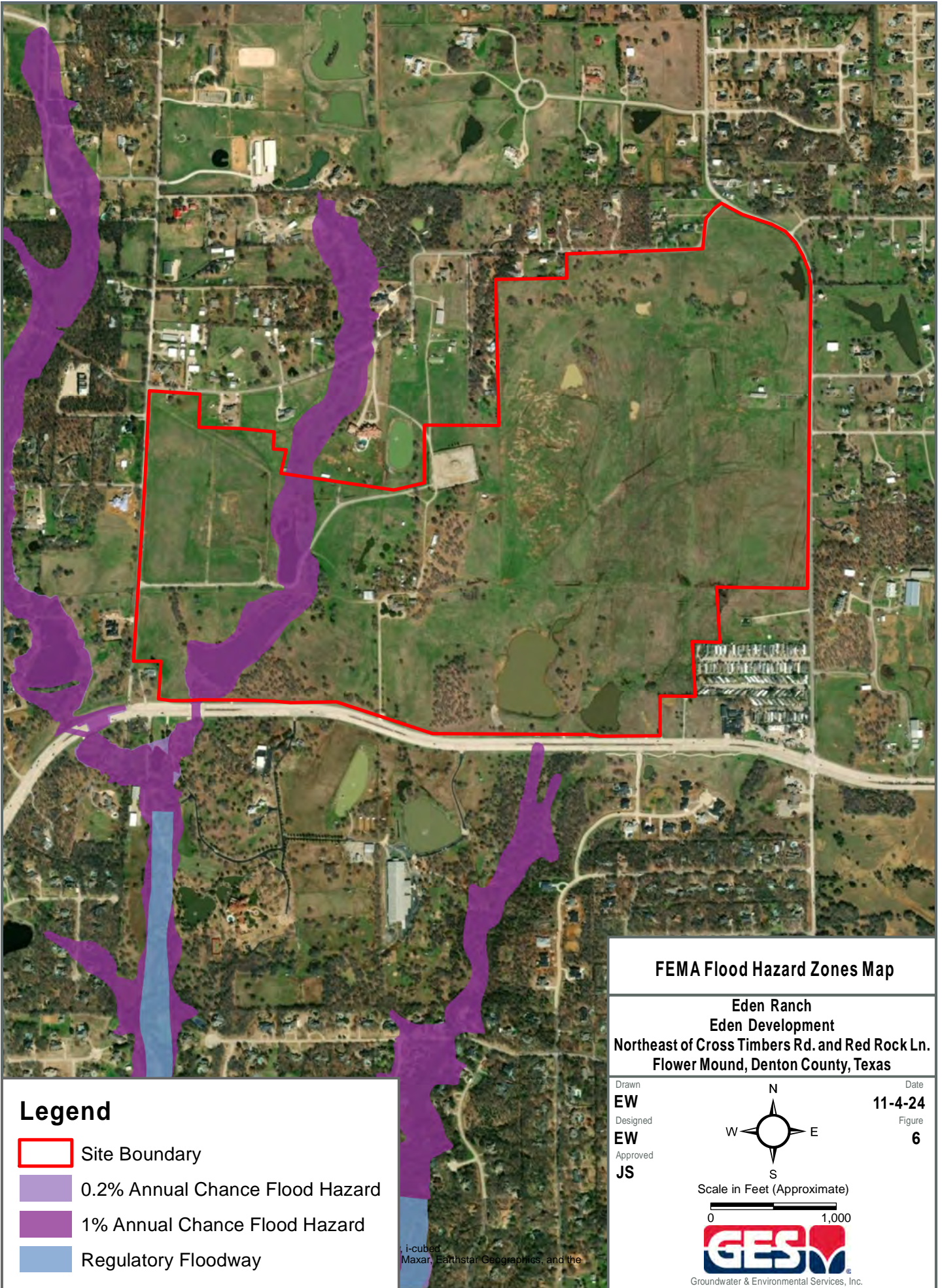


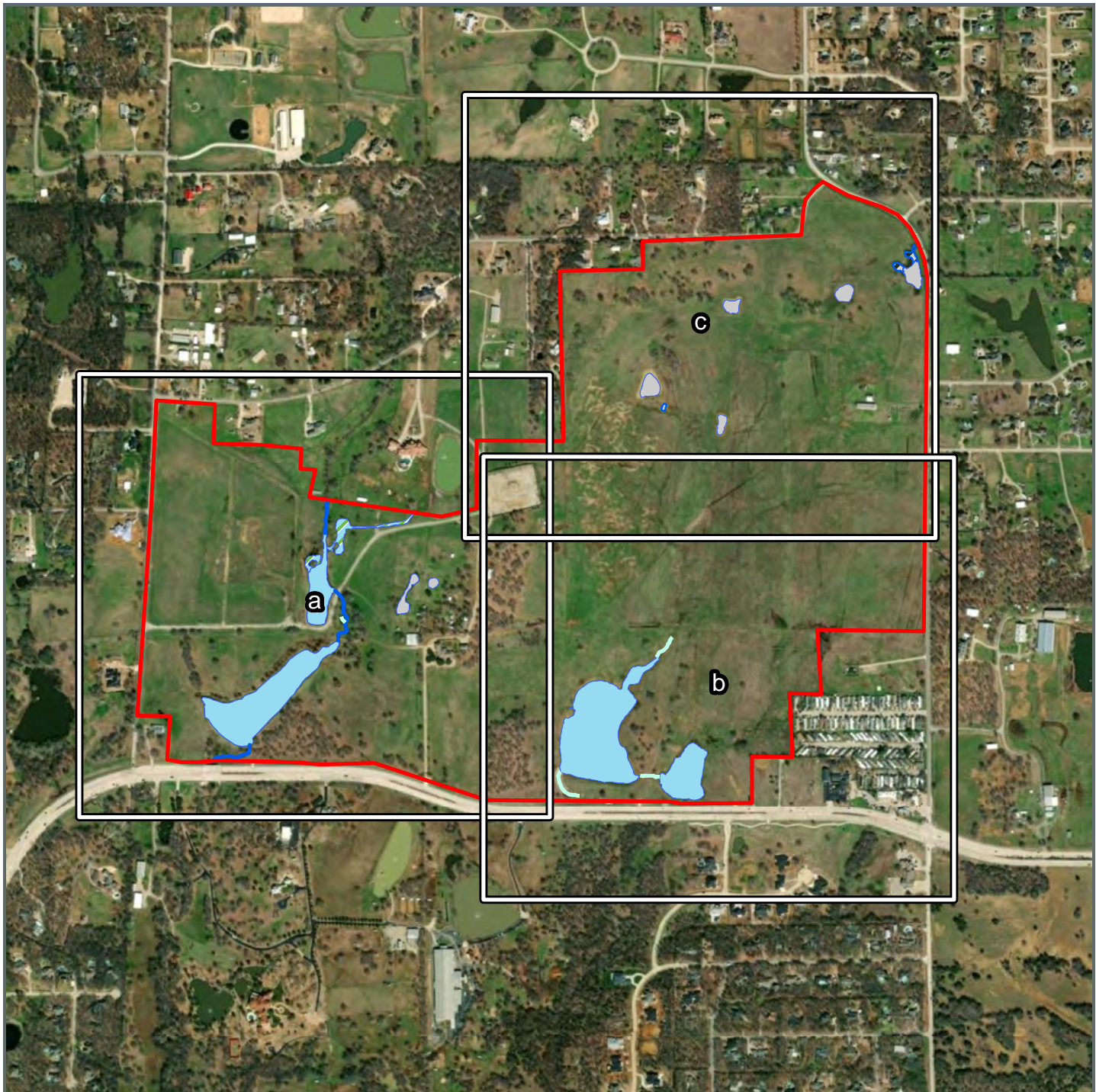
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Legend

Site Boundary

Streams

Ephemeral Stream (Non-RPW)

Intermittent Stream (RPW)

Open Water

Potentially Jurisdictional

Potentially Non-Jurisdictional

Emergent Wetlands

Potentially Jurisdictional

Potentially Non-Jurisdictional

Aquatic Features Map

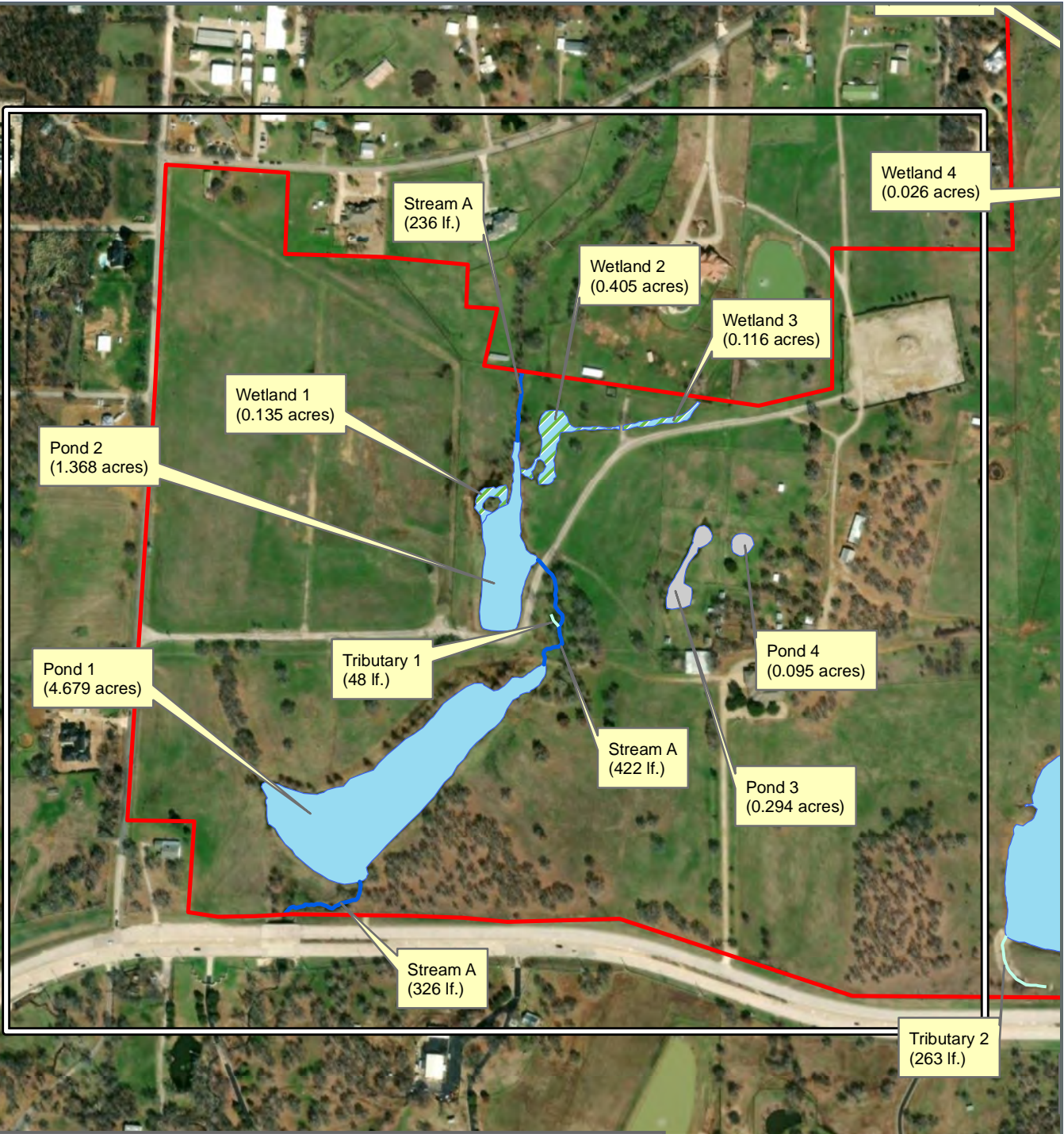
Eden Ranch
Eden Development
 Northeast of Cross Timbers Rd. and Red Rock Ln.
 Flower Mound, Denton County, Texas

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EW		12-9-24
Designed		Figure
EW		7
Approved		
JS		

Scale in Feet (Approximate)



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Legend

Site Boundary

Streams

Ephemeral Stream (Non-RPW)

Intermittent Stream (RPW)

Open Water

Potentially Jurisdictional

Potentially Non-Jurisdictional

Emergent Wetlands

Potentially Jurisdictional

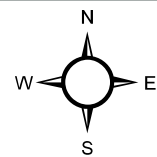
Potentially Non-Jurisdictional

Aquatic Features Map

Eden Ranch
Eden Development
Northeast of Cross Timbers Rd. and Red Rock Ln.
Flower Mound, Denton County, Texas

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Designed
EW
Approved
JS

Date
12-9-24
Figure
7a



Scale in Feet (Approximate)



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Legend

- Site Boundary

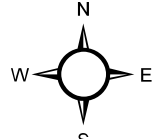
- Streams**
- Ephemeral Stream (Non-RPW)
- Intermittent Stream (RPW)

- Open Water**
- Potentially Jurisdictional
- Potentially Non-Jurisdictional

- Emergent Wetlands**
- Potentially Jurisdictional
- Potentially Non-Jurisdictional

Aquatic Features Map

Eden Ranch
Eden Development
 Northeast of Cross Timbers Rd. and Red Rock Ln.
 Flower Mound, Denton County, Texas

Drawn EW		Date 12-9-24
Designed EW		Figure 7b
Approved JS		



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Legend

Site Boundary

Streams

Ephemeral Stream (Non-RPW)

Intermittent Stream (RPW)

Open Water

Potentially Jurisdictional

Potentially Non-Jurisdictional

Emergent Wetlands

Potentially Jurisdictional

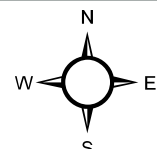
Potentially Non-Jurisdictional

Aquatic Features Map

Eden Ranch
Eden Development
Northeast of Cross Timbers Rd. and Red Rock Ln.
Flower Mound, Denton County, Texas

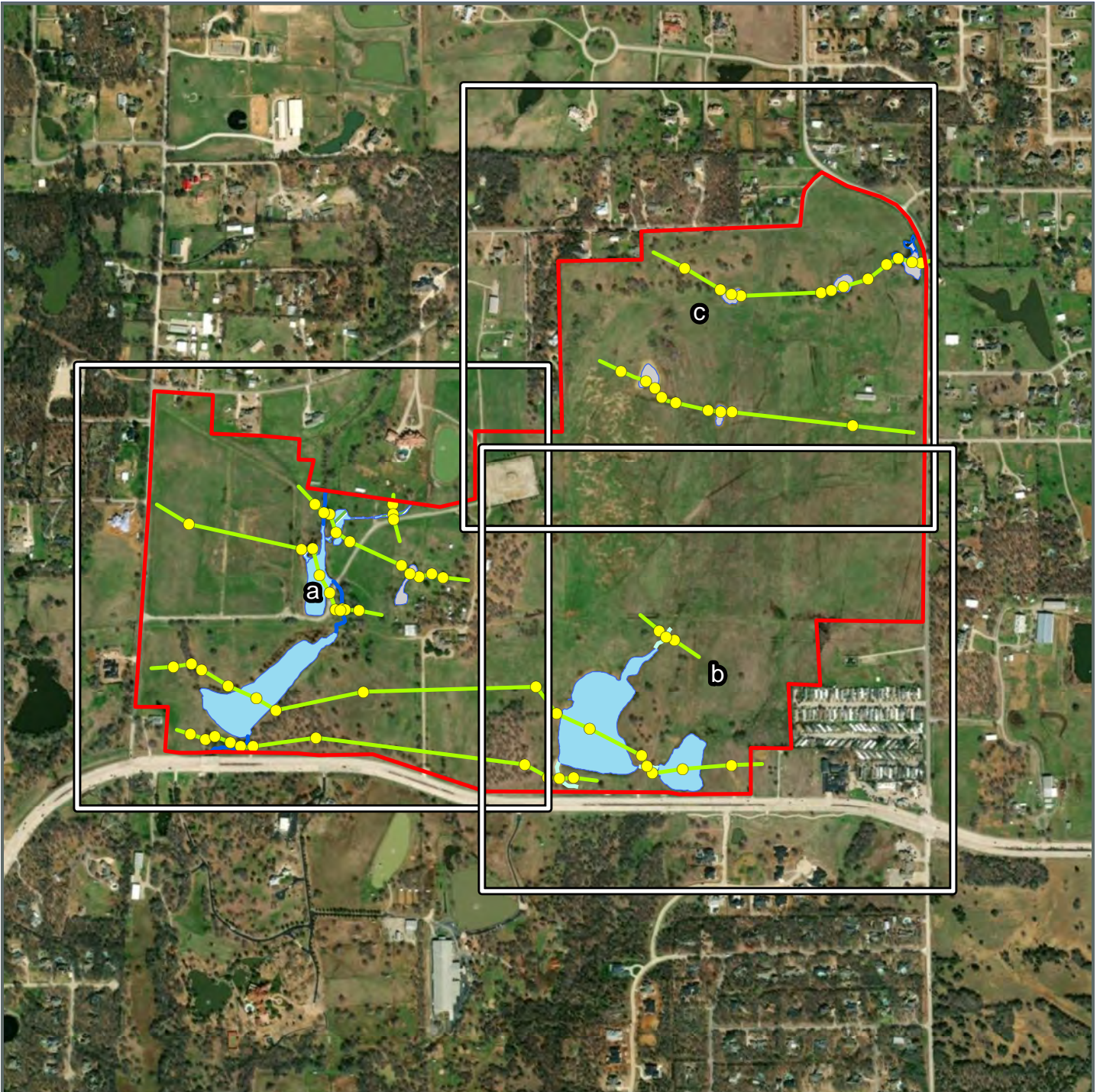
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Approved
JS

Date
12-9-24
Figure
7c



Scale in Feet (Approximate)





Legend

Site Boundary

Plot Points

Transects

Streams

Ephemeral Stream (Non-RPW)

Intermittent Stream (RPW)

Open Water

Potentially Jurisdictional

Potentially Non-Jurisdictional

Emergent Wetlands

Potentially Jurisdictional

Potentially Non-Jurisdictional

Aquatic Features Map with Delineation Transects

Eden Ranch
Eden Development
Northeast of Cross Timbers Rd. and Red Rock Ln.
Flower Mound, Denton County, Texas

Drawn

EW

Designed

EW

Approved

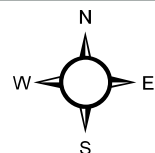
JS

Date

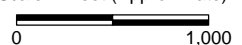
12-9-24

Figure

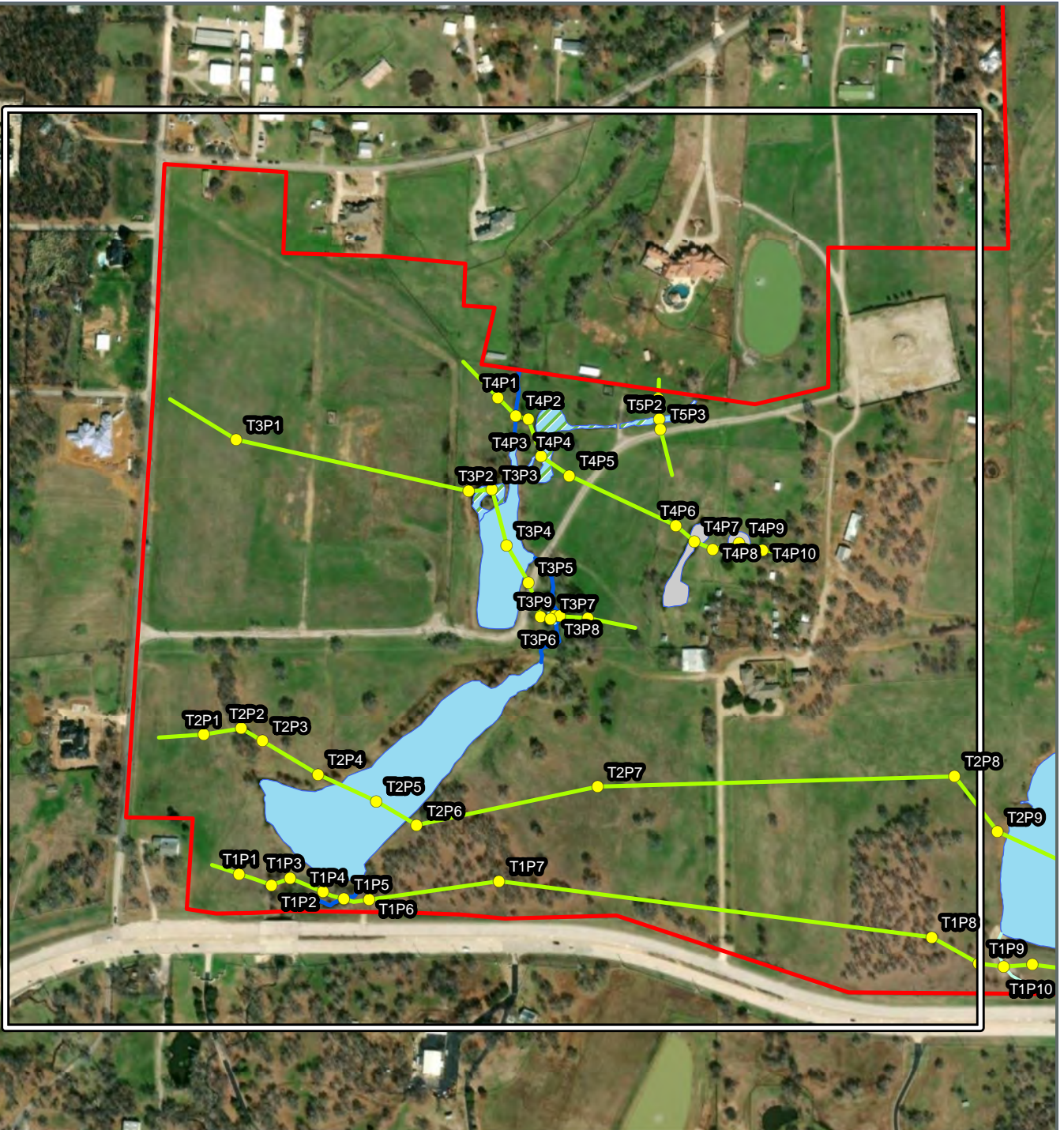
8



Scale in Feet (Approximate)



Groundwater & Environmental Services, Inc.



Legend

- Site Boundary
- Plot Points
- Transects

Streams

- Ephemeral Stream (Non-RPW)
- Intermittent Stream (RPW)

Open Water

- Potentially Jurisdictional
- Potentially Non-Jurisdictional

Emergent Wetlands

- Potentially Jurisdictional
- Potentially Non-Jurisdictional

Aquatic Features Map with Delineation Transects

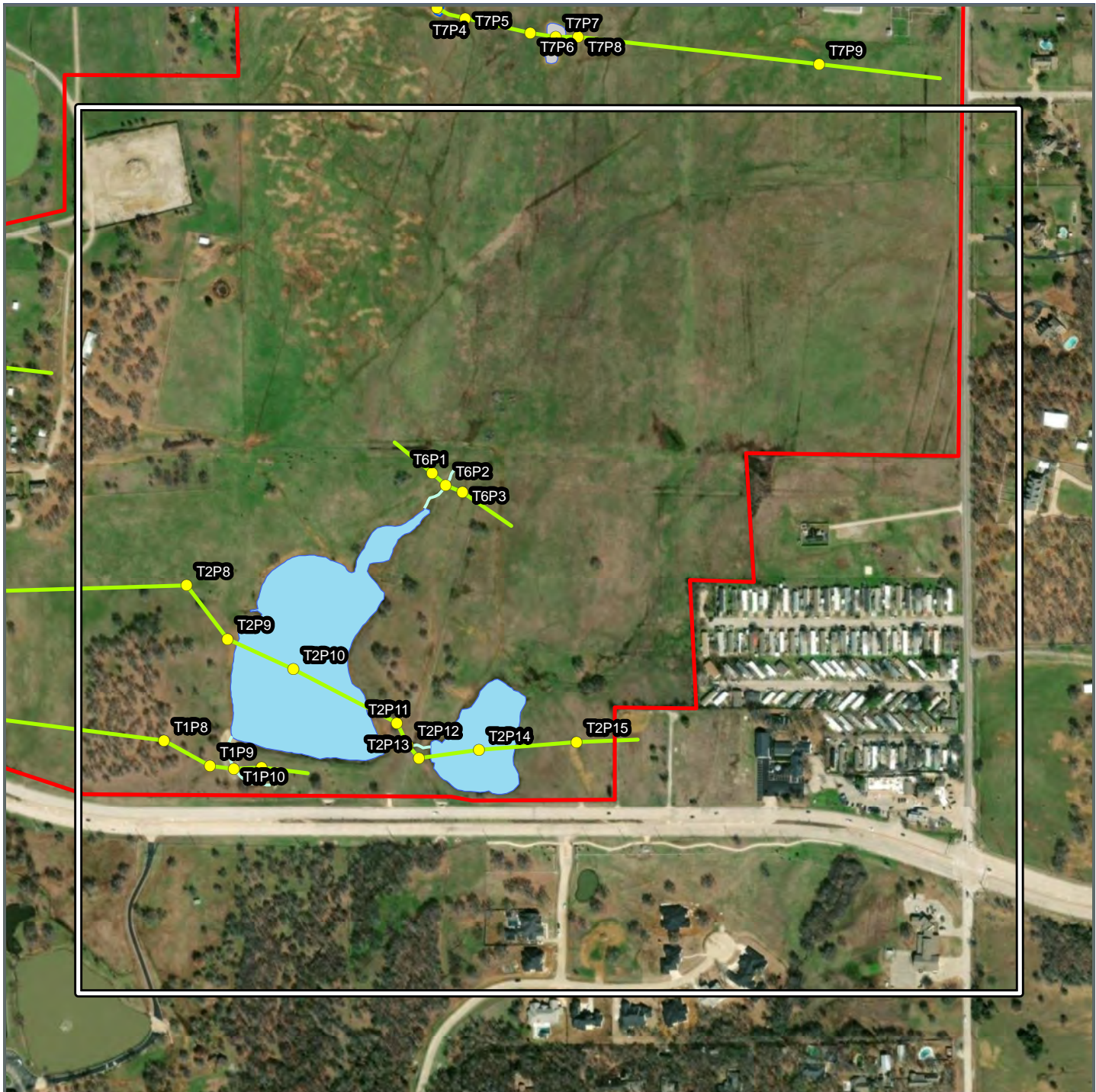
Eden Ranch
Eden Development
Northeast of Cross Timbers Rd. and Red Rock Ln.
Flower Mound, Denton County, Texas

Drawn EW		Date 12-9-24
Designed EW		Figure 8a
Approved JS		

Scale in Feet (Approximate)



N:\Dallas\Projects\GES\Projects\Eden Development - Eden Ranch Delineation and EPP - 4324057\GIS\MXD\Figure_7_Aquatic_Features_w_Transect_Map.mxd - Scale 1:6,000 - 12/9/2024 2:34:57 PM - ewhitington - NAD 1983 UTM Zone 14N



Legend

- Site Boundary
- Plot Points
- Transects

Streams

- Ephemeral Stream (Non-RPW)
- Intermittent Stream (RPW)

Open Water

- Potentially Jurisdictional
- Potentially Non-Jurisdictional

Emergent Wetlands

- Potentially Jurisdictional
- Potentially Non-Jurisdictional

Aquatic Features Map with Delineation Transects

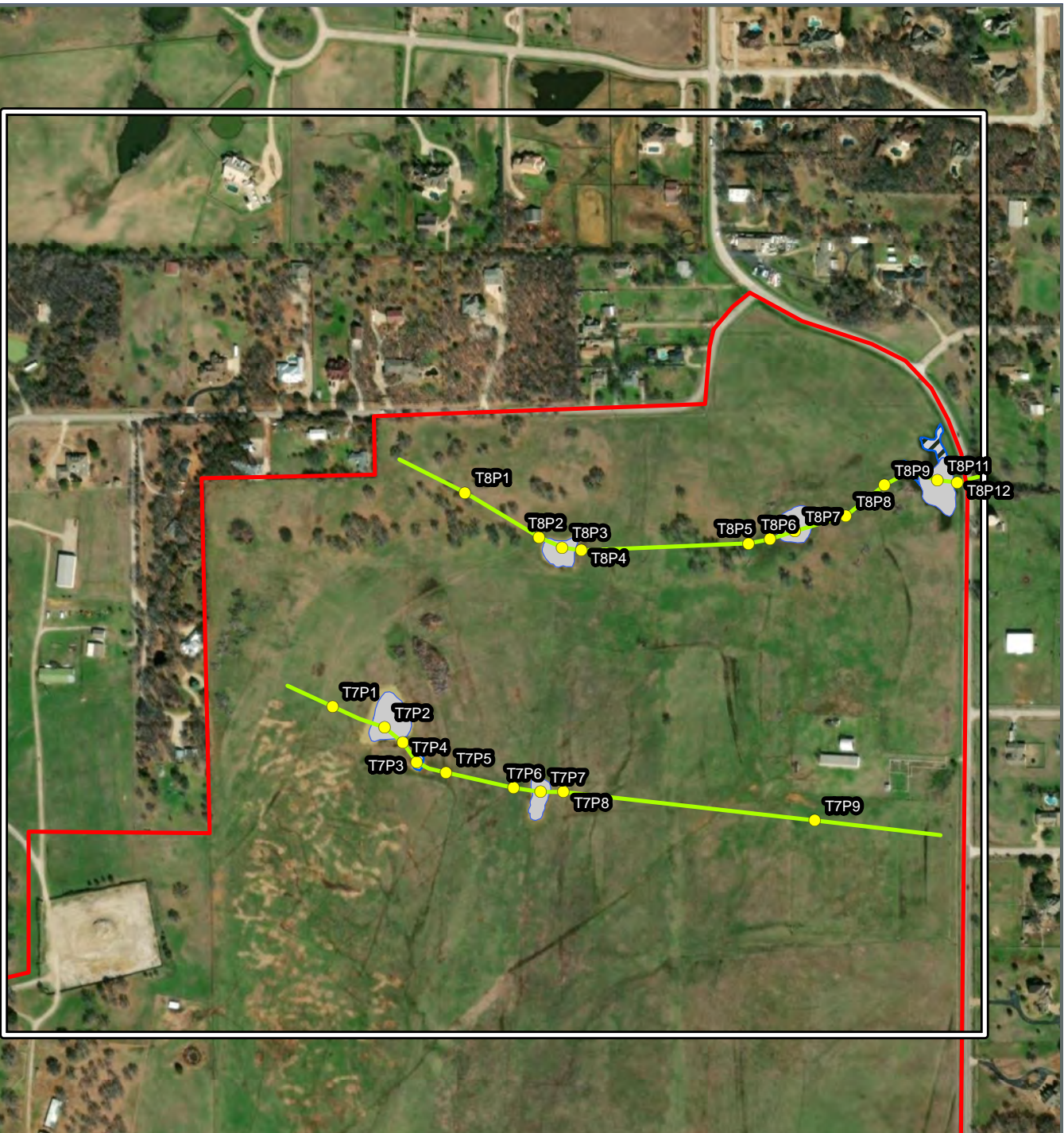
Eden Ranch
Eden Development
Northeast of Cross Timbers Rd. and Red Rock Ln.
Flower Mound, Denton County, Texas

Drawn EW		Date 12-9-24
Designed EW		Figure 8b
Approved JS		

Scale in Feet (Approximate)



Groundwater & Environmental Services, Inc.



Legend

- Site Boundary
- Plot Points
- Transects

Streams

- Ephemeral Stream (Non-RPW)
- Intermittent Stream (RPW)

Open Water

- Potentially Jurisdictional
- Potentially Non-Jurisdictional

Emergent Wetlands

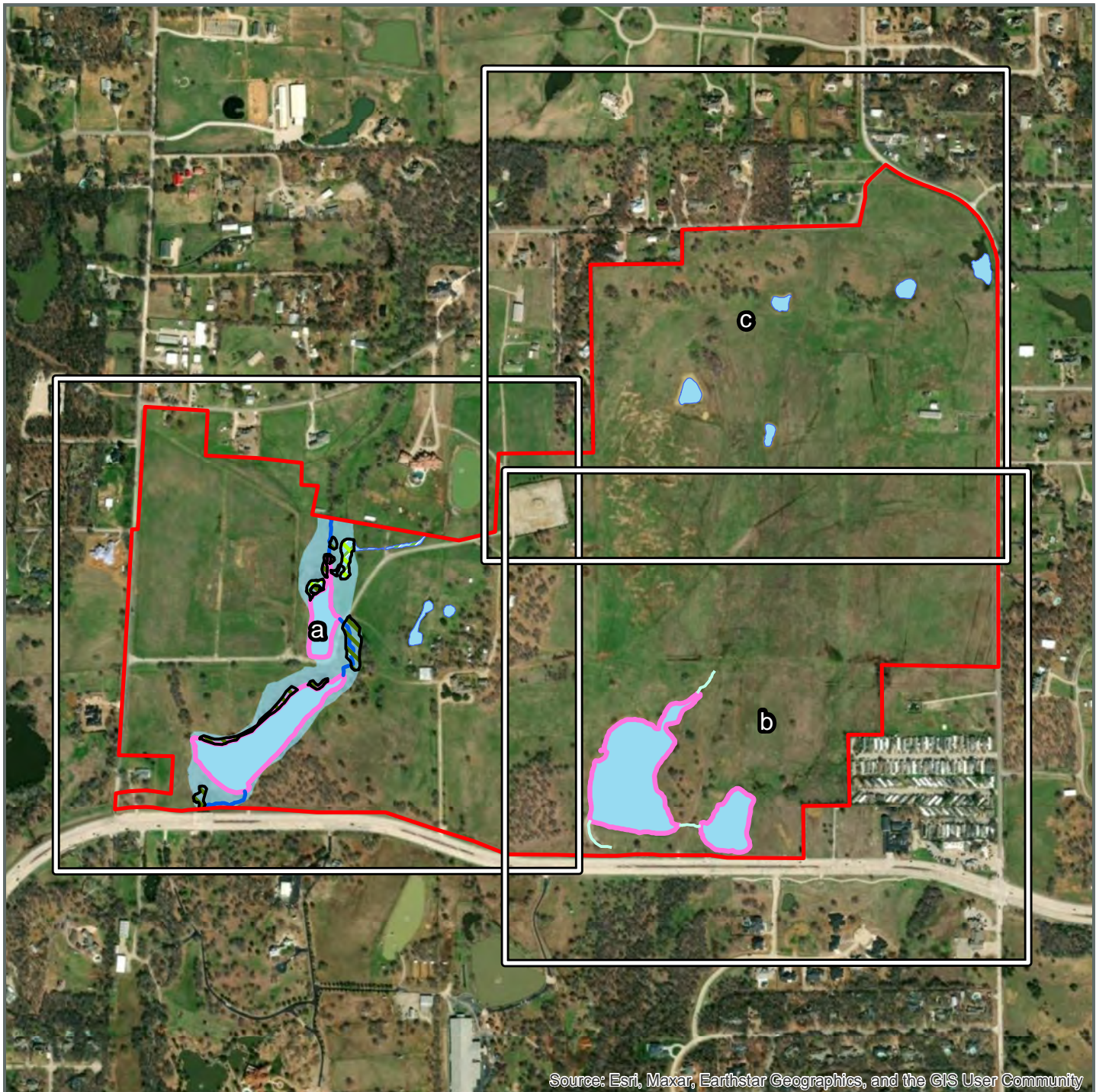
- Potentially Jurisdictional
- Potentially Non-Jurisdictional

Aquatic Features Map with Delineation Transects

Eden Ranch
Eden Development
Northeast of Cross Timbers Rd. and Red Rock Ln.
Flower Mound, Denton County, Texas

Drawn EW		Date 12-9-24
Designed EW		Figure 8C
Approved JS		





Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Legend

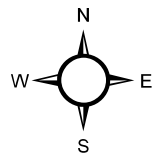
- Site Boundary
- Waters of the State**
- Ephemeral Stream
- Intermittent Stream
- Ponds
- Emergent Wetlands
- Water Impoundment Protection**
- Ponds >0.5-Acre
- Riparian Habitat**
- Forested
- Wetland
- Undeveloped Floodplain**
- Zone A

ESA Map

Eden Ranch
Eden Development
 Northeast of Cross Timbers Rd. and Red Rock Ln.
 Flower Mound, Denton County, Texas

Drawn
EW
 Designed
EW
 Approved
JS

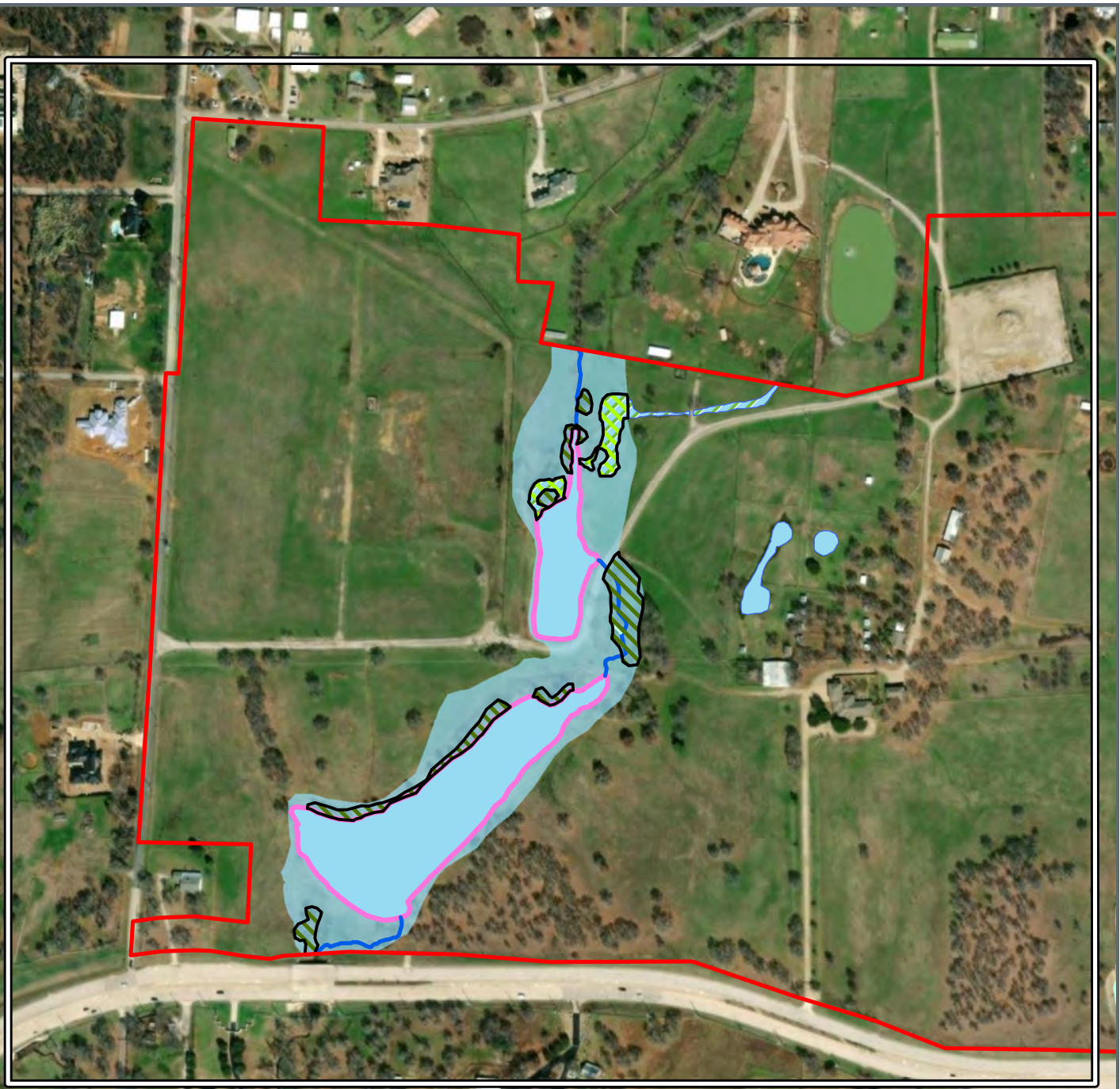
Date
5-8-25
 Figure
9



Scale in Feet (Approximate)

0 1,000





Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Legend

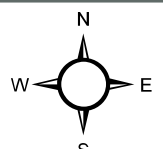
- Site Boundary
- Waters of the State**
 - Ephemeral Stream
 - Intermittent Stream
 - Ponds
 - Emergent Wetlands
- Water Impoundment Protection**
 - Ponds >0.5-Acre
- Riparian Habitat**
 - Forested
 - Wetland
- Undeveloped Floodplain**
 - Zone A

ESA Map

**Eden Ranch
Eden Development
Northeast of Cross Timbers Rd. and Red Rock Ln.
Flower Mound, Denton County, Texas**

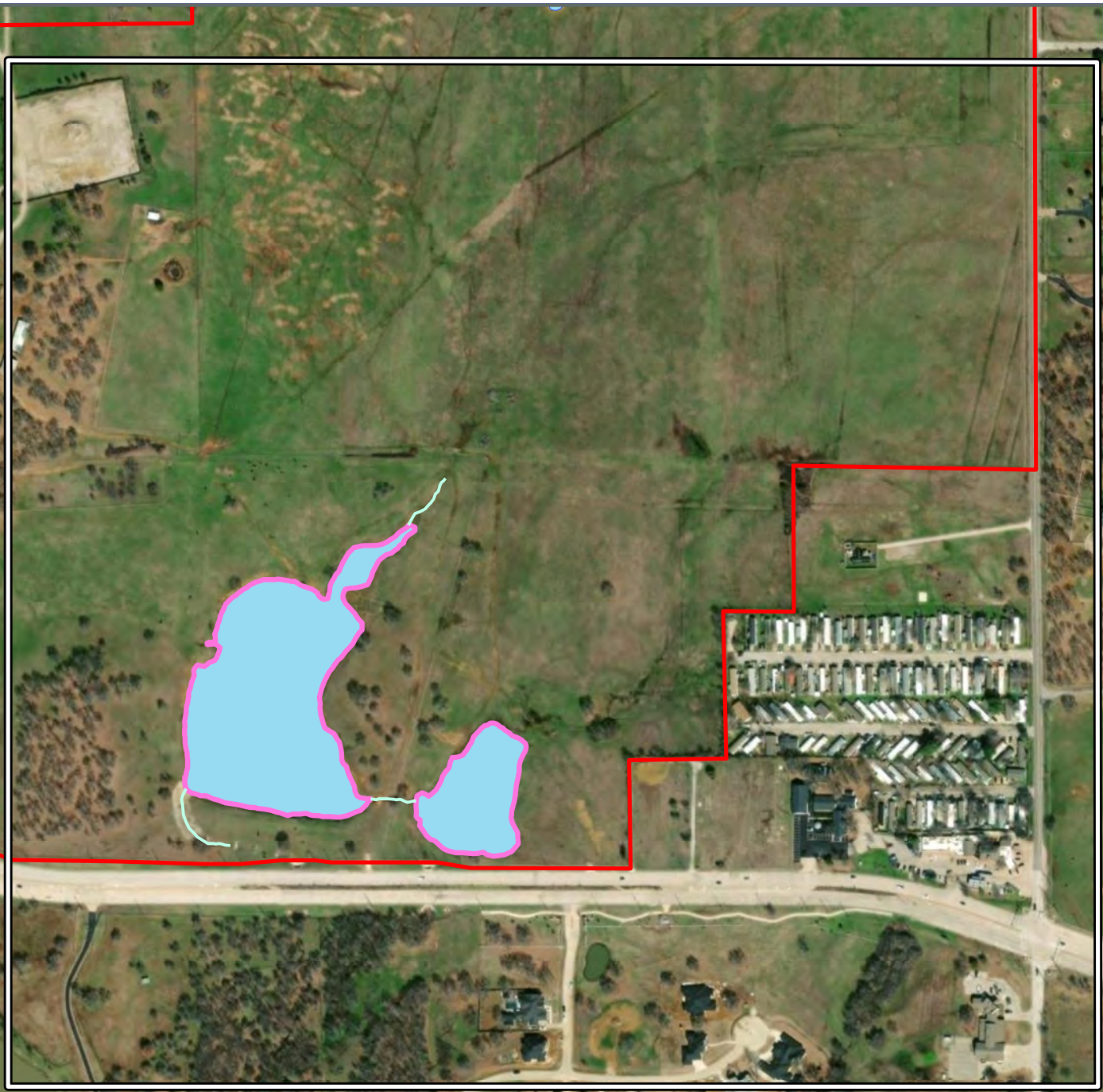
Drawn
EW
Designed
EW
Approved
JS

Date
5-8-25
Figure
9a



Scale in Feet (Approximate)





Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Legend

- Site Boundary
- Waters of the State**
- Ephemeral Stream
- Intermittent Stream
- Ponds
- Emergent Wetlands
- Water Impoundment Protection**
- Ponds >0.5-Acre
- Riparian Habitat**
- Forested
- Wetland
- Undeveloped Floodplain**
- Zone A

ESA Map

**Eden Ranch
Eden Development
Northeast of Cross Timbers Rd. and Red Rock Ln.
Flower Mound, Denton County, Texas**

Drawn EW		Date 5-8-25
Designed EW		Figure 9b
Approved JS		





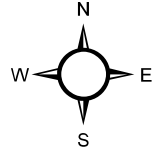
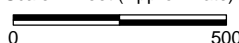

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

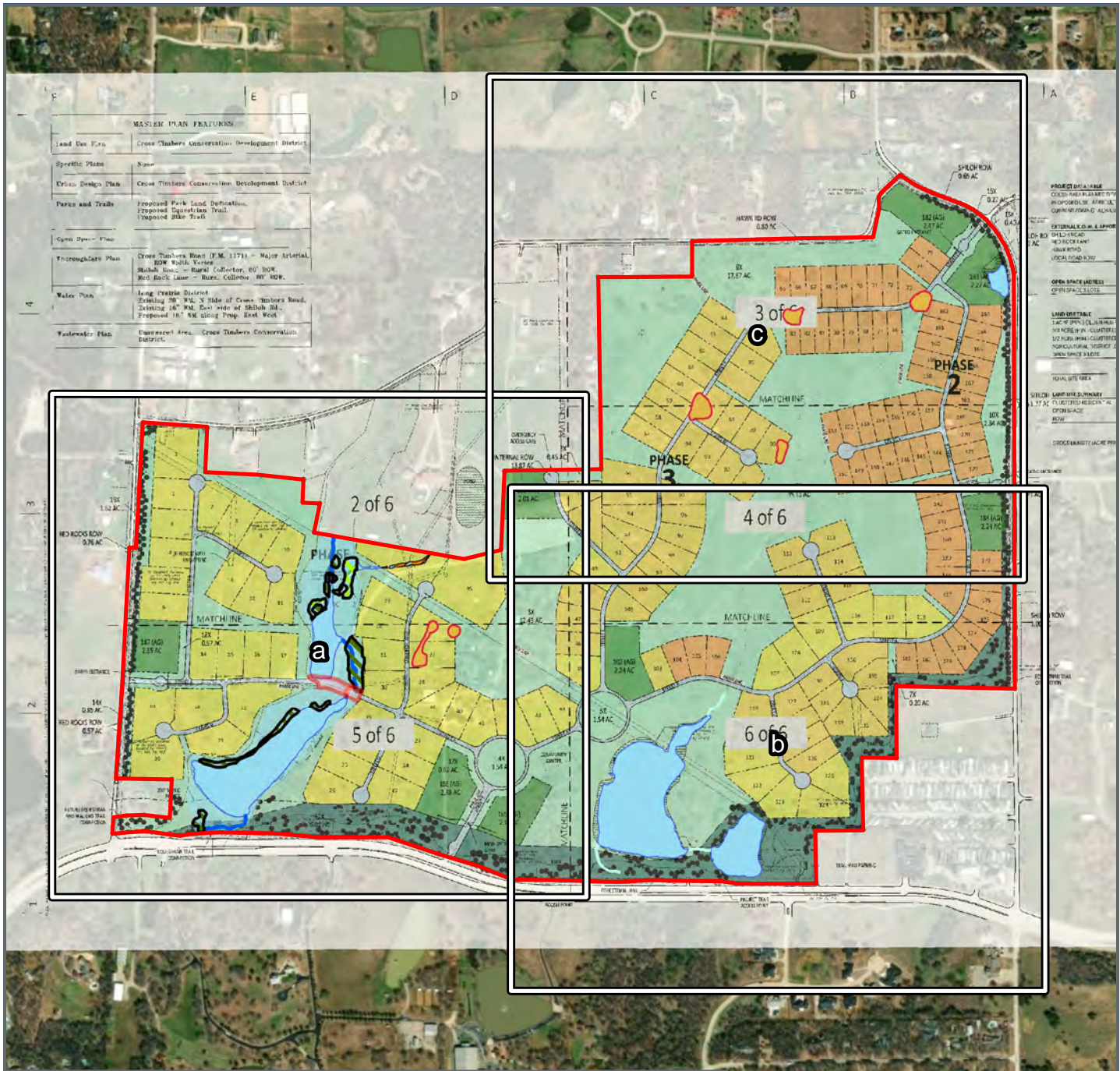
Legend

- Site Boundary
- Waters of the State**
 - Ephemeral Stream
 - Intermittent Stream
 - Ponds
 - Emergent Wetlands
- Water Impoundment Protection**
 - Ponds >0.5-Acre
- Riparian Habitat**
 - Forested
 - Wetland
- Undeveloped Floodplain**
 - Zone A

ESA Map

**Eden Ranch
Eden Development
Northeast of Cross Timbers Rd. and Red Rock Ln.
Flower Mound, Denton County, Texas**

Drawn EW Designed EW Approved JS	 Scale in Feet (Approximate)  	Date 5-8-25 Figure 9c
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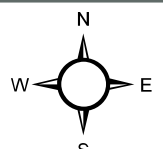
Legend

- Site Boundary
- Waters of the State**
- Ephemeral Stream
- Intermittent Stream
- Intermittent Stream Impacts (91 lf)
- Pond
- Pond Impacts (1.38 acres)
- Emergent Wetlands
- Wetland Impacts (0.120 acres)
- Riparian Habitat**
- Forested
- Wetland
- Riparian Habitat Impacts (0.02 acres)
- Undeveloped Floodplain**
- Zone A
- Undeveloped Floodplain Impacts (0.44 acres)

ESA Impacts Map

**Eden Ranch
Eden Development
Northeast of Cross Timbers Rd. and Red Rock Ln.
Flower Mound, Denton County, Texas**

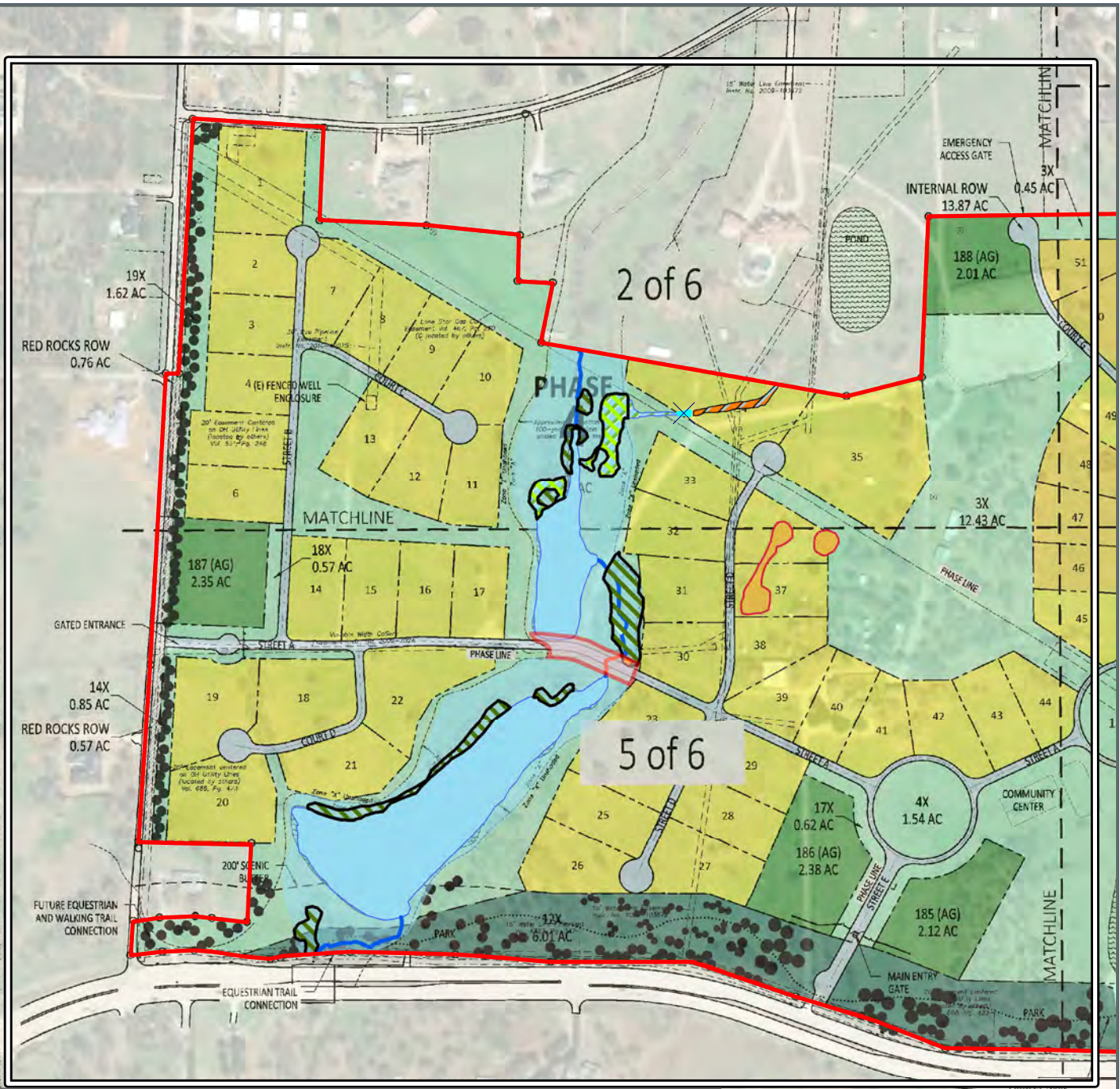
Drawn EW Designed EW Approved JS	Date 5-8-25 Figure 10
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









Scale in Feet (Approximate)



N:\Dallas\Projects\GES\Projects\Eden Development - Eden Ranch Delineation and EPP - 4324057\GIS\WXDEPP Figure_10_ESA_Impacts_Map.mxd - Scale 1:5,400 - 5/8/2025 12:39:36 PM - ewhitington - NAD 1983 UTM Zone 14N

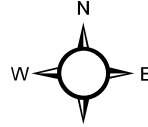
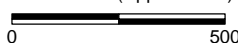



Legend

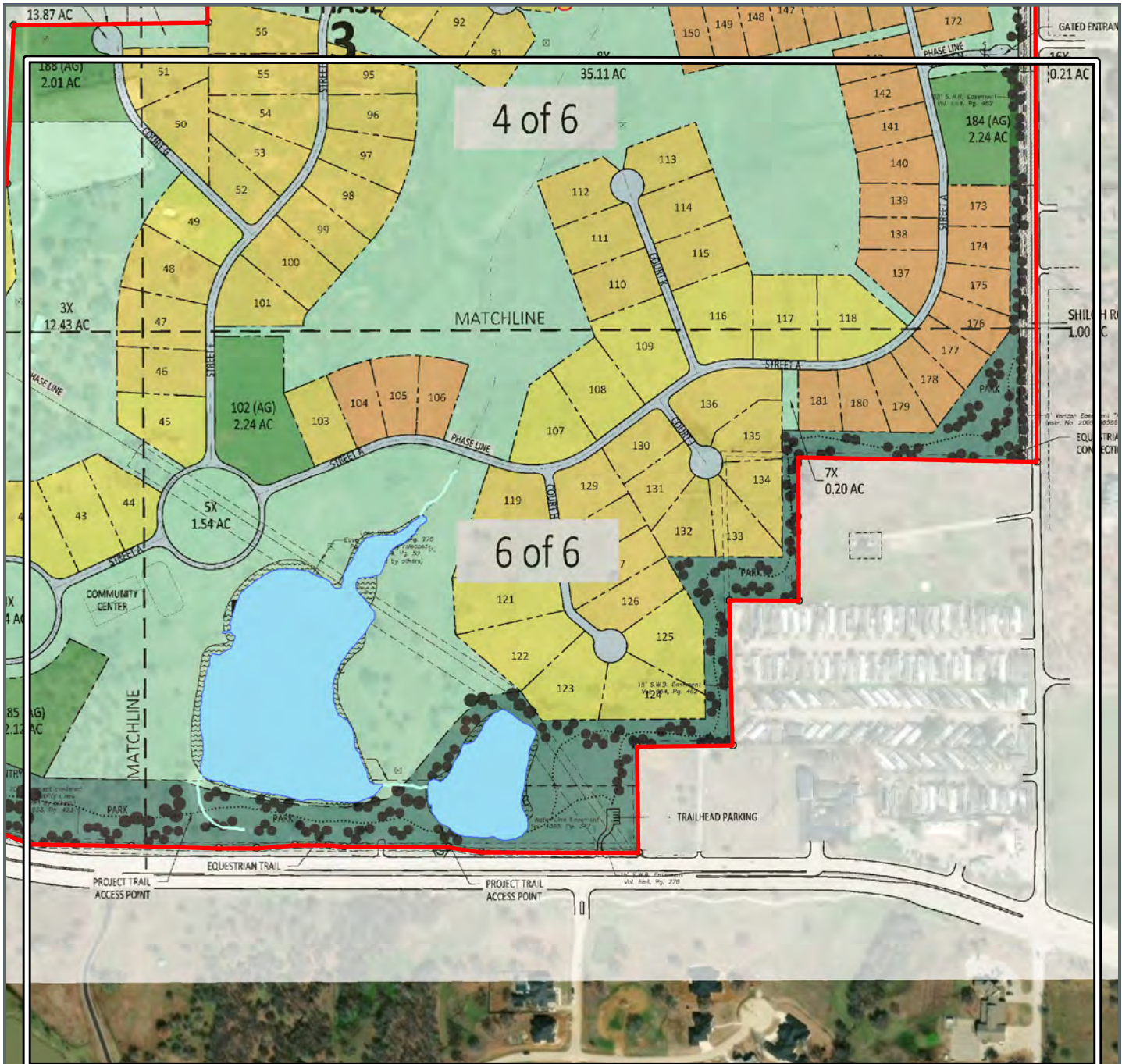
- | | |
|---|---|
|  Site Boundary |  Forested |
| Waters of the State |  Wetland |
|  Ephemeral Stream |  Riparian Habitat Impacts (0.02 acres) |
|  Intermittent Stream | Undeveloped Floodplain |
|  Intermittent Stream Impacts (91 lf) |  Zone A |
|  Pond |  Undeveloped Floodplain Impacts (0.44 acres) |
|  Pond Impacts (1.38 acres) | |
|  Emergent Wetlands | |
|  Wetland Impacts (0.120 acres) | |

ESA Impacts Map














Eden Ranch
Eden Development
 Northeast of Cross Timbers Rd. and Red Rock Ln.
 Flower Mound, Denton County, Texas

Drawn EW	 Scale in Feet (Approximate)   Groundwater & Environmental Services, Inc.	Date 5-8-25
Designed EW		Figure 10a
Approved JS		

N:\Dallas\Projects\GES\Projects\Eden Development - Eden Ranch Delineation and EPP - 4324057\GIS\WXDEPP Figure 10_ESA_Impacts_Map.mxd - Scale 1:5,400 - 5/8/2025 12:39:43 PM - ewhington - NAD 1983 UTM Zone 14N

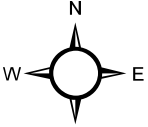




Legend

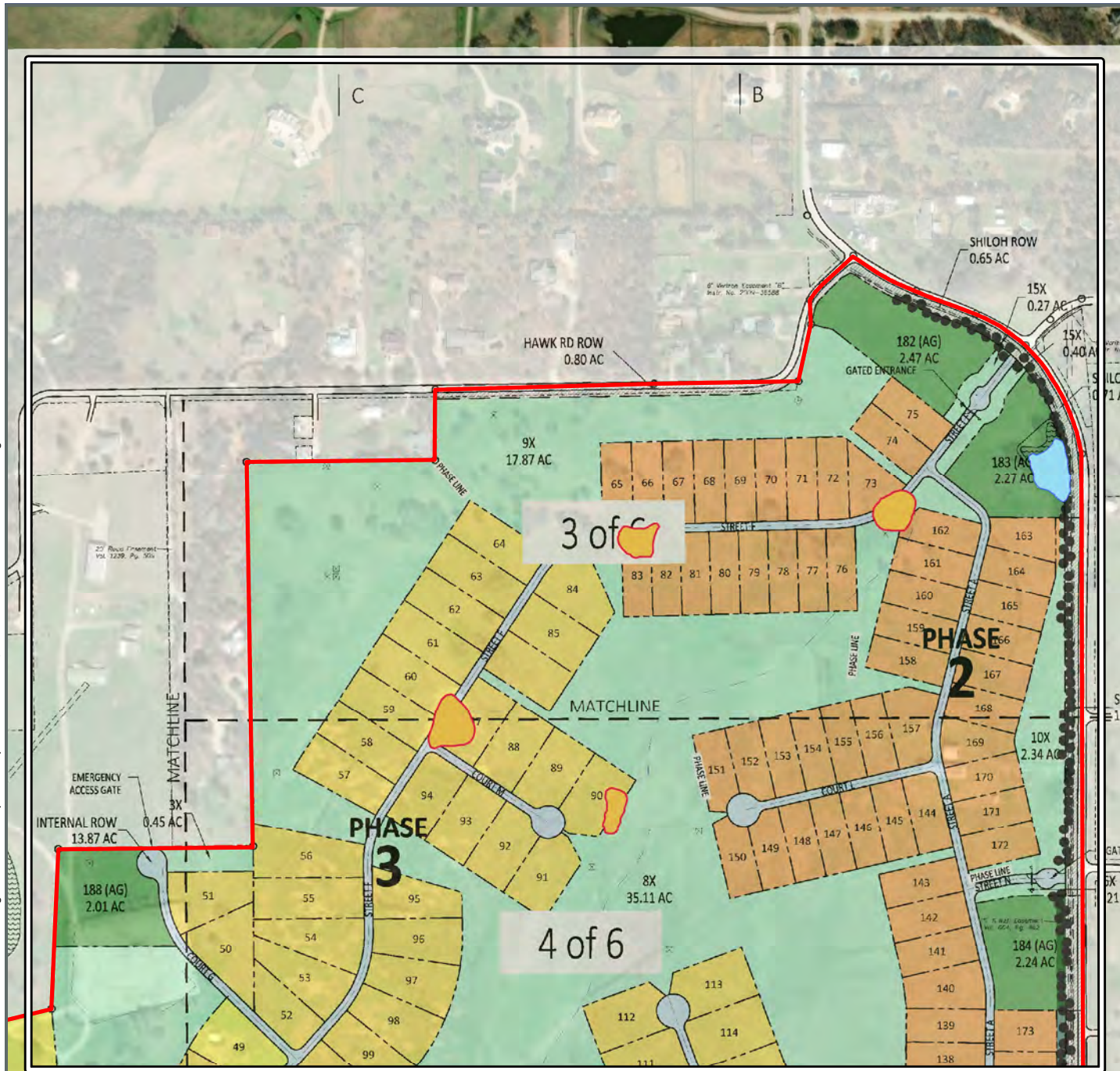
- | | |
|---|---|
|  Site Boundary |  Forested |
| Waters of the State |  Wetland |
|  Ephemeral Stream |  Riparian Habitat Impacts (0.02 acres) |
|  Intermittent Stream | Undeveloped Floodplain |
|  Intermittent Stream Impacts (91 lf) |  Zone A |
|  Pond |  Undeveloped Floodplain Impacts (0.44 acres) |
|  Pond Impacts (1.38 acres) | |
|  Emergent Wetlands | |
|  Wetland Impacts (0.120 acres) | |

ESA Impacts Map














**Eden Ranch
Eden Development**
Northeast of Cross Timbers Rd. and Red Rock Ln.
Flower Mound, Denton County, Texas

Drawn EW Designed EW Approved JS	 Scale in Feet (Approximate) 	Date 5-8-25 Figure 10b
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 Groundwater & Environmental Services, Inc.

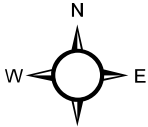
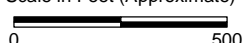



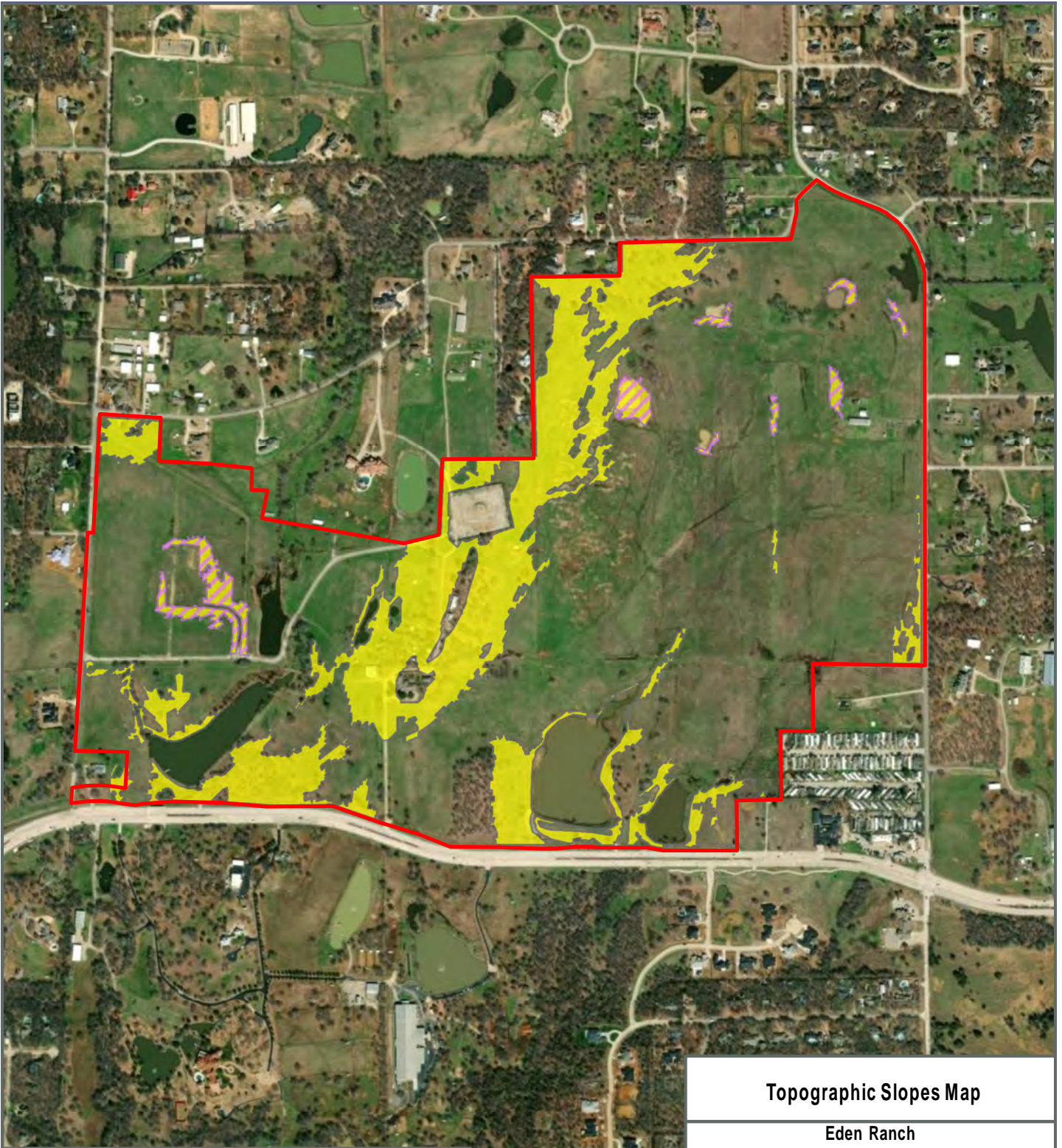
Legend

- | | |
|---|---|
|  Site Boundary |  Forested |
| Waters of the State |  Wetland |
|  Ephemeral Stream |  Riparian Habitat Impacts (0.02 acres) |
|  Intermittent Stream | Undeveloped Floodplain |
|  Intermittent Stream Impacts (91 lf) |  Zone A |
|  Pond |  Undeveloped Floodplain Impacts (0.44 acres) |
|  Pond Impacts (1.38 acres) | |
|  Emergent Wetlands | |
|  Wetland Impacts (0.120 acres) | |





ESA Impacts Map

Eden Ranch
Eden Development
 Northeast of Cross Timbers Rd. and Red Rock Ln.
 Flower Mound, Denton County, Texas

Drawn EW	 Scale in Feet (Approximate)   Groundwater & Environmental Services, Inc.	Date 5-8-25
Designed EW		Figure 10c
Approved JS		

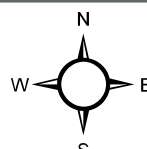


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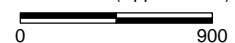
-  Site Boundary
- Slopes**
-  0-5%
-  5-12%
-  Man Made Slopes 5-12% (3.8 acres)

Topographic Slopes Map

Eden Ranch
Eden Development
 Northeast of Cross Timbers Rd. and Red Rock Ln.
 Flower Mound, Denton County, Texas

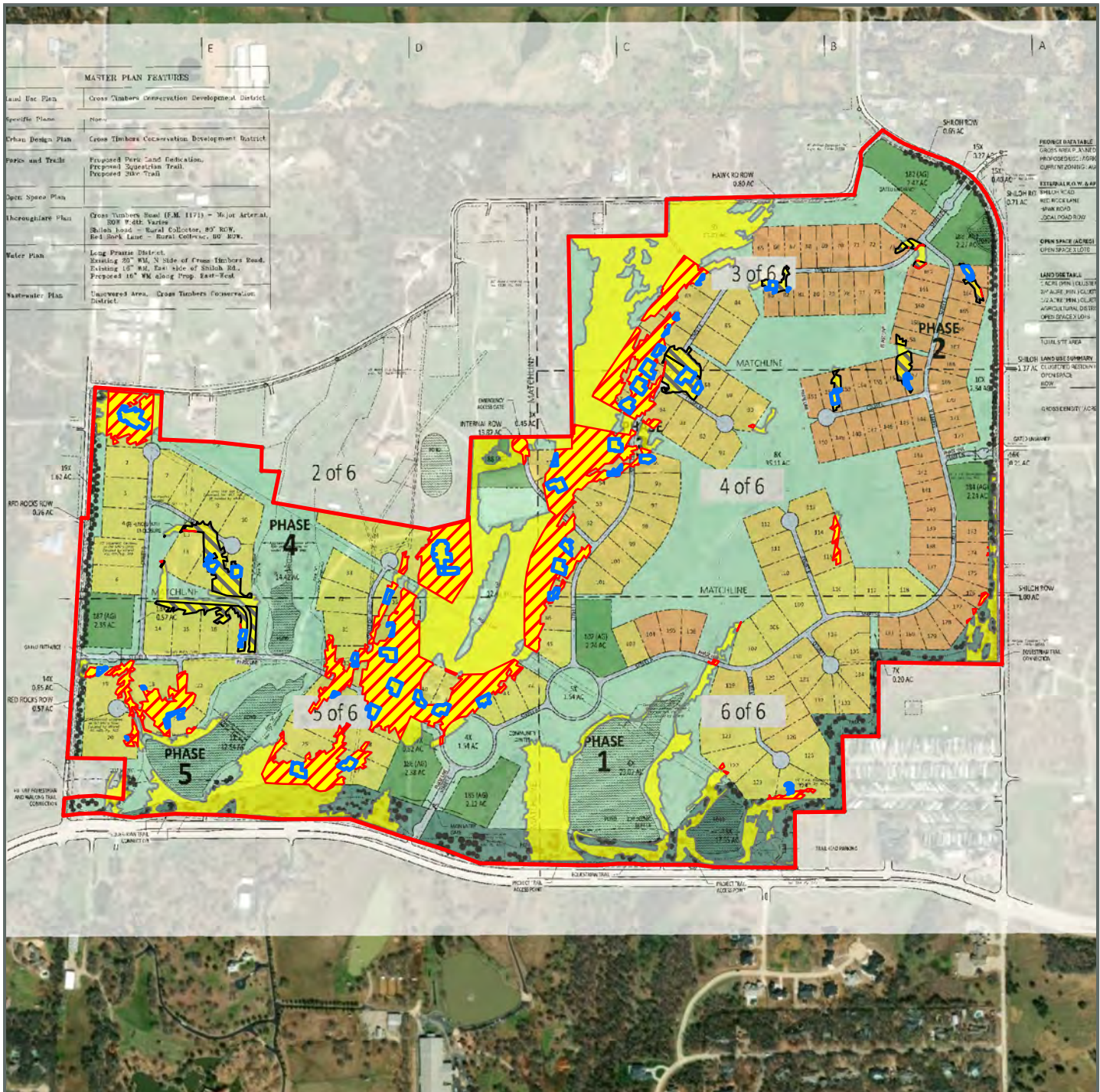
Drawn EW		Date 5-8-25
Designed EW		Figure 11
Approved JS		

Scale in Feet (Approximate)



Groundwater & Environmental Services, Inc.

N:\Dallas\Projects\GES\Projects\Eden Development - Eden Ranch Delineation and EPP - 4324057\GIS\WXID\EPP Figure.12_Topographic_Slopes_Impacts_Map.mxd - Scale 1:10,200 - 5/9/2025 5:20:42 PM - ewhington - NAD 1983 UTM Zone 14N



Legend

- Site Boundary
- 5ft. Buffer from Structures

Slopes

- 0-5%
- 5-12%

Natural Slope Impacts (Not Within 5ft. of Proposed Structures)

- 5-12% (23.3)

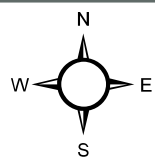
Man Made Slope Impacts (Not Within 5ft. of Proposed Structures)

- 5-12% (3.8 acres)

Topographic Slopes Impacts Map

**Eden Ranch
Eden Development
Northeast of Cross Timbers Rd. and Red Rock Ln.
Flower Mound, Denton County, Texas**

Drawn EW	Date 5-9-25
Designed EW	Figure 12
Approved JS	



Scale in Feet (Approximate)





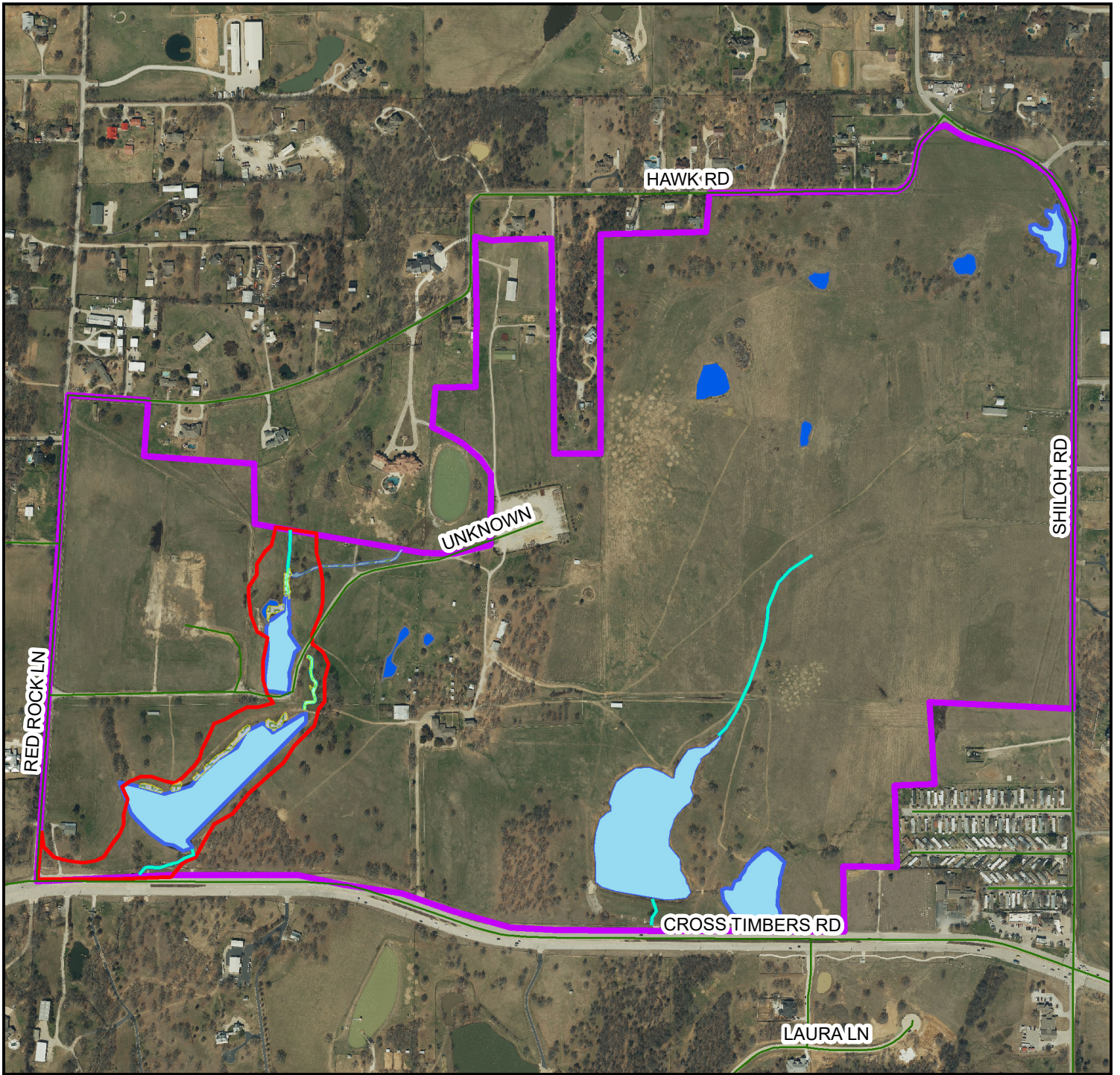
Appendix A

Town of Flower Mound ESA Survey



Environmentally Sensitive Area Survey

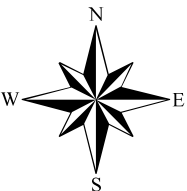
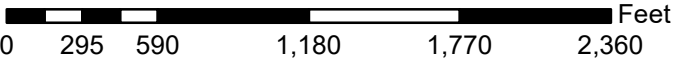
Property Name: Eden Ranch	Contact: Tyler with Radborne Ventures East/West LLC
Property Address: Generally located north of Crosstimbers road and West of Shilo road.	
Environmentally Sensitive Area Criteria	ESA Criteria Description & Notes
<u>Upland Habitat</u> Criteria Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	None
<u>Riparian Habitat</u> Criteria Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Riparian habitat is present within the flood plain and adjacent areas. Wetlands are included as riparian habitat
<u>Prairie Habitat</u> Criteria Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	None
<u>Waters of the State</u> Criteria Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	There are Twelve (12) ponds and three (3) intermittent streams on this site.
<u>Floodplain</u> Criteria Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Approximately 15.98 acres of floodplain was identified onsite.
<u>Wetlands</u> Criteria Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	There is a small portion of wetland outside of the flood plain. It is possible that there is wetland present within the floodplain as well.
<u>Water Impoundment Protection</u> Criteria Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	There are five (five) ponds on this property that exceed 1/2 acre in size. These are shown on the ESA map.
<u>Topographical Slope Protection</u> Criteria Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	There could be areas of this site with slope between 5% and 12%. The Town's SMARTGrowth Program allows modification of slopes between 5% and 12% - but only up to 5 feet outside the footprint of the structure or structures being built. The objective of this provision of SMARTGrowth is to preserve topographic features and the topographic character of each site, and to avoid the "balancing" or flattening of sites. It is the responsibility of the applicant / developer to locate these areas and design accordingly.
Action Steps/Additional Notes	
As mentioned above, the applicant's consultant must provide Town staff a thorough analysis of all areas on the site with slopes greater than or equal to 5% and what measures will be taken to mitigate impacts to those areas based on the proposed development. The construction plans will need to show that the developer is working with existing slopes on the site. If the development will impact any areas with slopes 12% or greater (including those slopes on residential lots), and/or any slopes less than 12%, but greater than or equal to 5% that are beyond five feet of the footprint of a proposed structure or structures, an exemption must be requested from Town Council. The topographic slope protection can be addressed by the developer's engineering consultant, with the drainage plan and grading plan. An updated EPP for Eden Ranch is required with the new concept plan showing locations and impacts to ponds, streams, riparian habitat, wetlands, and FEMA floodplain.	
EPP Required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Attachments</u> <input checked="" type="checkbox"/> Site Orthographic Aerial Photograph <input type="checkbox"/> Other:
EPP Consultant: N/A	
Submitted by: (print) Jake Speckhals	Signature & Date: Jake Speckhals 9/06/2024



EDEN RANCH ESA MAP

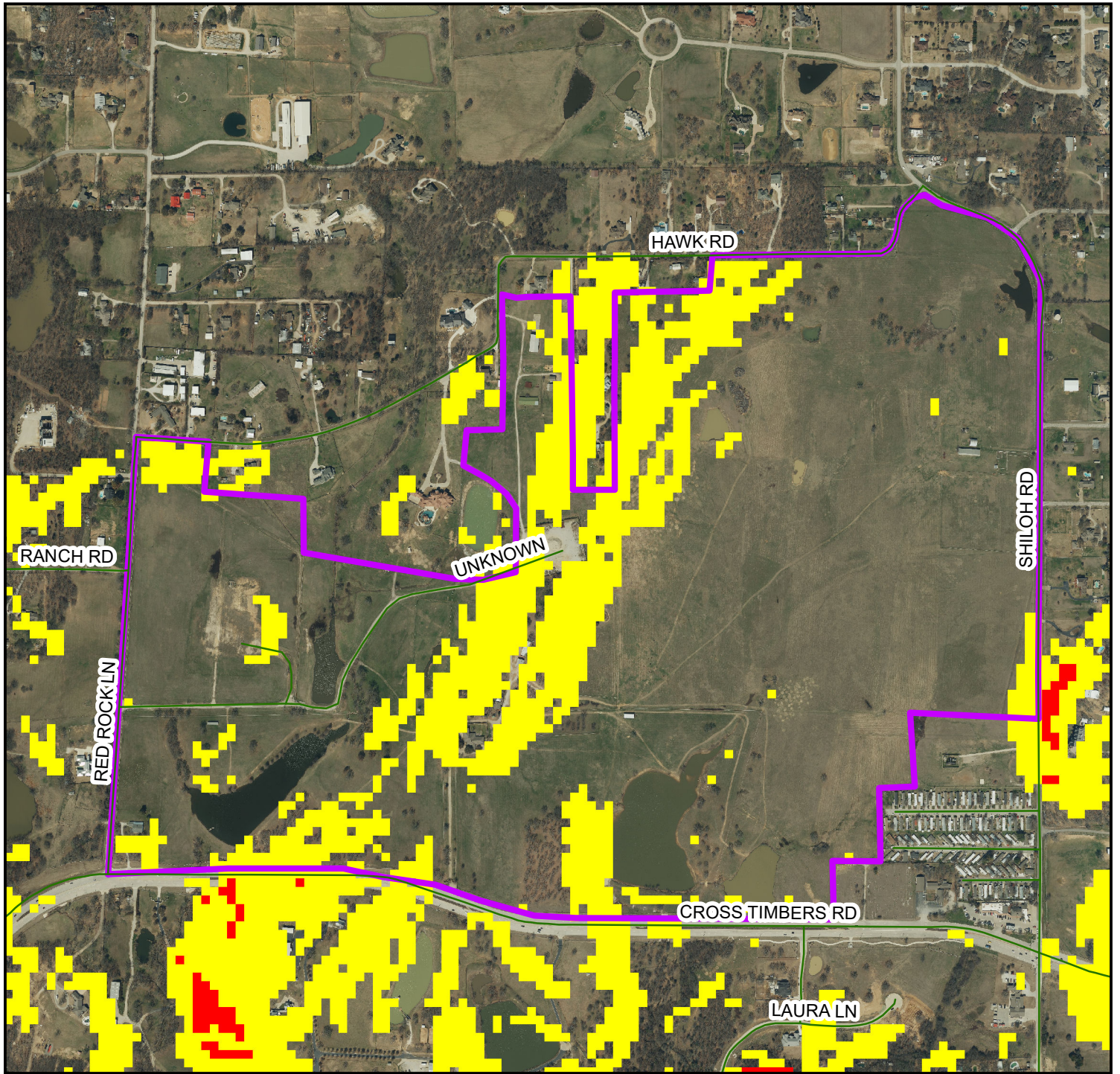
Map Created: September 5, 2024
 Environmental Services Department
 Town of Flower Mound

1 inch = 750 feet



Legend

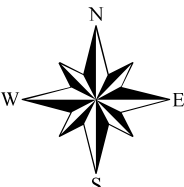
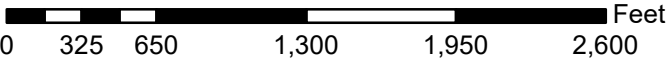
- Riparian Habitat
- Stream
- Pond >.5 Acres
- Property
- Wetland
- FEMA Flood Plain
- Pond <.5 Acres



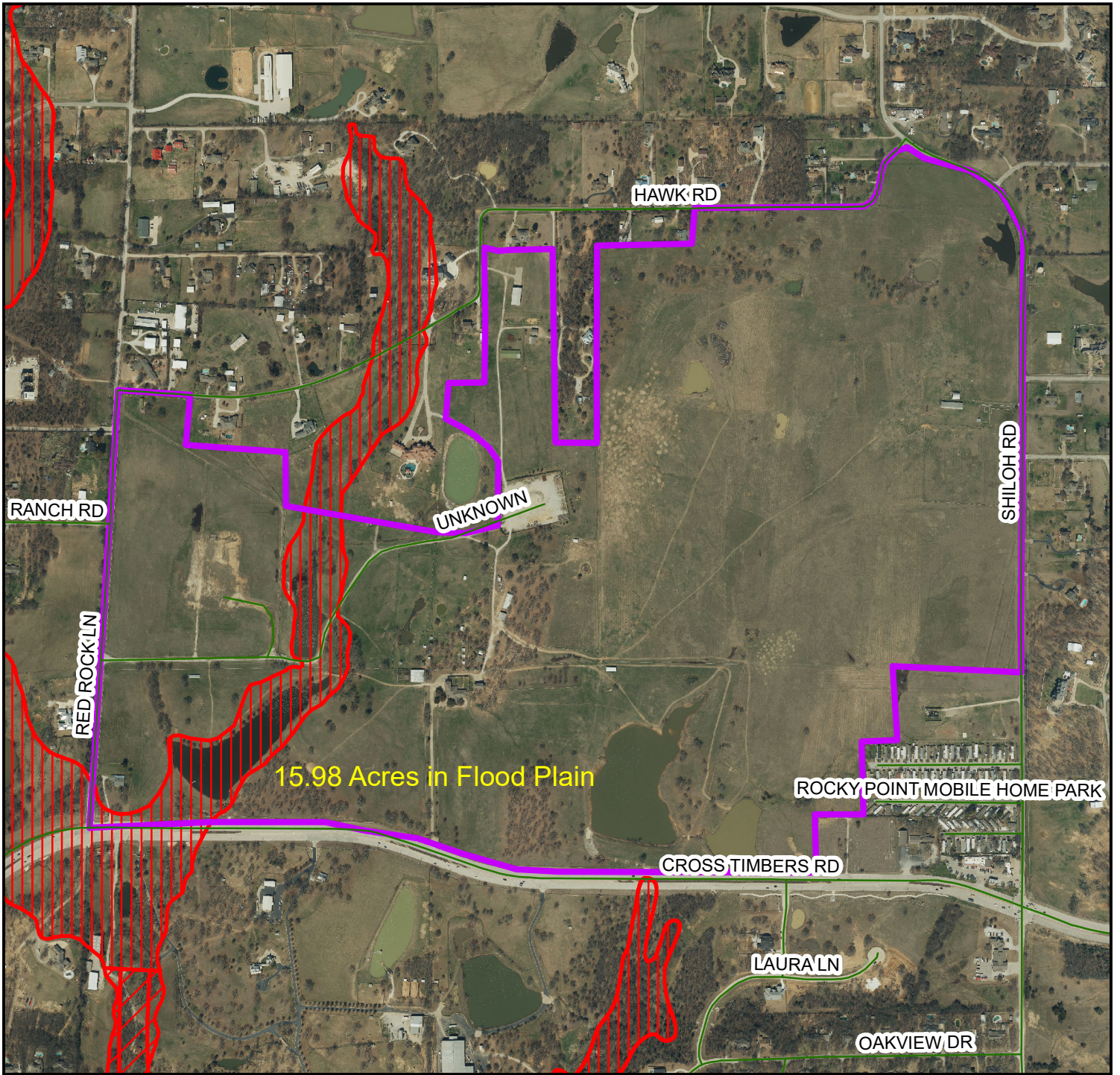
EDEN RANCH - SLOPE MAP

Map Created: September 5, 2024
 Environmental Services Department
 Town of Flower Mound

1 inch = 833 feet



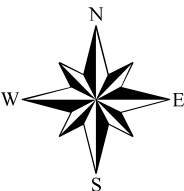
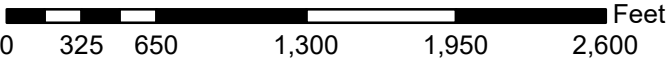
Legend			
Streets	Property	Slope Percent	
< 5.0	> 5.0 - 12.0	> 12.0	



EDEN RANCH - FEMA FLOOD PLAIN MAP

Map Created: September 5, 2024
 Environmental Services Department
 Town of Flower Mound

1 inch = 833 feet



Streets — Streets	 Property	 AE 100 Year	 A 100 Year
---	--	--	--

PRIVATE OPEN SPACE LOTS (ACRES)

Lot No.	Manage / Maintained by:	Acres
1X	As directed by non-profit	14.42
2X	As directed by non-profit	19.16
3X	As directed by non-profit	12.43
4X	As directed by non-profit	1.54
5X	As directed by non-profit	1.54
6X	As directed by non-profit	26.36
7X	As directed by non-profit	4.89
8X	As directed by non-profit	35.1
9X	As directed by non-profit	18.42
10X	As directed by non-profit	2.34
11X	As directed by non-profit	0.17
13X	As directed by non-profit	0.85
14X	As directed by non-profit	0.28
15X	As directed by non-profit	2.07
SUB TOTAL (ACRES)		139.57

PARK OPEN SPACE LOTS (ACRES)

12X-A	Portion inside 200 ft buffer	3.34
12X-B	Portion outside 200 ft buffer	6.01
SUB TOTAL (ACRES)		9.35

TOTAL PARK AND OPEN SPACE (ACRES)	148.92
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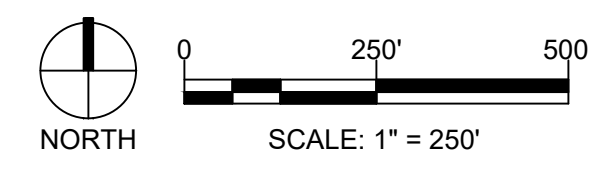
AGRICULTURAL ZONE LOTS (ACRES)

Lot No.	Open Space Management Assignment:	Acres
170	by non-profit or management company	2.00
171	by non-profit or management company	2.59
172	by non-profit or management company	2.52
173	by non-profit or management company	2.00
174	by non-profit or management company	2.12
175	by non-profit or management company	2.38
176	by non-profit or management company	2.17
177	by non-profit or management company	2.01
178	by non-profit or management company	2.88
SUB TOTAL (ACRES)		20.67

GROSS SITE AREA	334.77	
NET SITE AREA (LESS ROW)	314.33	
TOTAL PRIVATE & PARK OPEN SPACE	148.92	47.38% of NET
AGRICULTURAL OPEN SPACE	20.67	6.58% of NET
TOTAL COMBINED OPEN SPACE	169.59	53.95% of NET

AREA DATA TABLE

GROSS SITE AREA	334.77
SHILOH RD. R.O.W. DEDICATION	4.14
RED ROCK LANE R.O.W. DEDICATION	1.63
HAWK ROAD R.O.W. DEDICATION	0.80
LOCAL ROAD R.O.W. DEDICATION	13.87
TOTAL R.O.W. DEDICATION, APPORTIONS	20.44
NET SITE AREA	314.33



OPEN SPACE LEGEND

- AGRICULTURE
- OPEN SPACE
- PARK OPEN SPACE
- EXISTING TREES
- EXISTING FENCE
- PERMITTED OIL WELLS
- OPEN CABANAS @ TRAILS
- OPEN SPACE TRAILS
- WATER COURSE

EDEN RANCH
Planned Development
336.04 acres

REVISIONS

1: ZPD SUBMITTAL	July 8, 2024
2: ZPD 2nd SUBMITTAL	October 29, 2024
3: ZPD 3rd SUBMITTAL	May 15, 2025
3: EPP Update	June 23, 2025

SHEET INFO

LAST PRINTED:	JUNE 23, 2025
ISSUE DATE :	2022-Eden Ranch
JOB NO. :	JPM
DRAWN BY :	MCR
CHECKED BY :	

OPEN SPACE PLAN
EXHIBIT 'B'

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OPEN SPACE MANAGEMENT PLAN
Planned Development District (PD-206)
Eden Ranch

Property Description

As set forth in the Concept Plans (Exhibit “A”) hereto, which is hereby incorporated herein by reference for all purposes. This Open Space Management Plan applies to Open Space/X-lots as set forth in Exhibit A. See Concept Plan Sheets 1 through 6

As set forth in the Open Space Plan (Exhibit “B”) hereto, which is hereby incorporated herein by reference for all purposes.

As set forth in the Landscape Plans (Exhibit “C”) hereto, which is hereby incorporated herein by reference for all purposes. See Landscape Plan Sheets L.00 through L.17

As set forth in the Non-Profit Organizational Documents (Exhibit “D”) hereto, which is hereby incorporated herein by reference for all purposes. See Non-Profit Certificate of Formation and By-Laws Documentation

Present Condition of the Property

The natural characteristics of the Property will be outlined in a report (Exhibit “D”) completed on December 17, 2021, Revised May 26, 2022, revised again May 12, 2025 (the “EPP”), by Groundwater & Environmental Services, Inc. (GES)

Introduction

As set forth in the Open Space Plan (Exhibit “B”), there are eighteen open space Xlots, including potential public parks and general open space, consisting of 149.4 acres.

There are 15 open space lots, lots 1X, 2X, 3X, 4X, 5X, 6X, 7X, 8X, 9X, 10X, 11X, 12X, 13X, 14X, and 15X consisting of approximately 148.92 total acres (the “Open Space”), to be managed by an approved non-profit corporation (the “Non-Profit”). This includes one Xlot that is dedicated Park land 12X. This Park Xlot is divided into A and B portions that are inside and outside the 200’ buffer. The Non-Profit will work in conjunction with an ISA Certified Arborist to manage and maintain the Open Space.

Purpose

The purpose of the preservation of Open Space includes but is not limited to the following:

- Retaining, protecting or enhancing the relatively natural habitat of wildlife, plants, and similar ecosystems on the Property;
- Protecting natural resources, maintaining or enhancing air and water quality;
- Preserving the historical, architectural, archaeological, or cultural aspects of the Property;
- Preserving the open space characteristic of Property pursuant to The Town of Flower Mound’s Master Plan 2001 (including, but not limited to, the Land Use Plan for the “Cross Timbers Conservation Development District”), Open Space Plan, SMARTGrowth Management Plan, Land Development Regulations governing the Cross Timbers Conservation Developments, and Planned Development District No. 190;
- Permitting the use of Open Space (as suitable) for non-intensive outdoor recreation by

the public, including hiking, horseback riding, nature observation, and enjoyment of open space, all in accordance with applicable laws and regulations.

- Limited Animal Grazing in dedicated areas as determined by the Non-Profit for the maintenance of habitat, human, environmental, educational and ecological benefit. Location of shelter and fencing will be determined as needed by management for seasonal or annual grazing patterns and rotations. Portable loafing sheds approximately 12'x24' for shelter and shade may be placed within the fenced grazing areas. Fencing will be placed along side trails as noted on the OSMP Plan Map Exhibit B. Horses, cattle, goats and Lamas are primary species for grazing. All specific care and working of livestock will take place on private agricultural lots. Non-Profit will hire species specific professionals depending on seasonal use.
- Low-Impact, Low Water, Naturally cultivated Agricultural activities to grow valuable produce and products for the health and benefit of the local residents. Such activity may include cultivation of Orchards, Vineyards, Row Crops or other products. Agricultural operations in Open Space shall be managed by the Non-Profit. Produce from Open Space Xlots will be managed as seasonal management is proscribed by consultant and advisors contracted by the Non-Profit. Perennial agricultural areas will be managed with minimal but necessary mechanical equipment and production from these areas will be used fresh or for preservation by the residents of the development. Any excess products fresh or canned will be distributed to local foodbanks or other institutions as designated by the Non-Profit.

Prohibited Activities

Any activity on, or use of, the Open Space inconsistent with the purpose of the open space is prohibited. The Open Space shall be preserved, to the extent practicable, in its natural condition and restricted from any development that would impair or interfere with the values of the Open Space. The following activities and uses are expressly prohibited, restricted, or reserved as indicated hereunder:

Vegetation: Except for specific agricultural areas in Open Space as determined by the non-profit, there shall be no large-scale removing, destroying, cutting, trimming, burning, harming, or altering of any vegetation, or disturbing or changing in any way the natural habitat existing on the Open Space after the Final Acceptance Date by the Town. The use of pesticides, biocides, insecticides, fungicides, rodenticides, and herbicides on the Open Space shall be limited and managed by the Non-Profit to preserve the natural characteristics of the Open Space without damaging adjacent agricultural and residential uses. The use of such products and/or mowing of the Open Space, as necessary to control pests or vermin, may be allowed at the Non-Profit discretion. Mowing and/or trimming may be conducted along boundary lines to allow access for maintenance. If any trails are constructed on the Open Space, trail boundaries may be maintained through trimming or mowing. In the event that vegetation must be altered in order to remedy a condition which presents a danger to persons, such alterations shall be allowed, notwithstanding the foregoing.

The purpose of the preservation of Open Space includes protecting natural resources. No trees classified as protected or specimen in chapter 94 trees will be removed from open space unless a registered arborist or landscape architect certifies in writing that the tree is diseased, dying, or creates a hazardous or dangerous condition.

Uses: No commercial, residential or industrial activity shall be conducted upon the Open Space. Only agricultural and sustainable energy related activity may be conducted in Open Space

areas as approved by the Non-Profit. There shall be no storing or dumping of soil, trash, ashes, garbage, waste, abandoned vehicles, appliances, machinery, hazardous or toxic substances or waste, or any placement of underground or above ground storage tanks or other materials on the Open Space that may negatively impact or be detrimental to the Open Space or to the surface or subsurface waters of the Open Space or agricultural activity within the Open Space.

Topography: After the Final Acceptance Date by the Town, there shall be no change in the topography of the Open Space. There shall be no filling, excavating, grading, or dredging upon the Open Space. There shall be no removing of topsoil, peat, sand, gravel, rock or other materials from the Open Space except as required for agricultural operations.

Soil or Water Degradation: After the final acceptance date by the Town, there shall be no use of or the conducting of any activity on the Open Space that is likely to cause soil degradation, erosion, depletion or pollution of, or siltation on, any surface or subsurface waters of the Open Space, and there shall be no change to the surface or subsurface hydrology of the Open Space.

Construction: There shall be no constructing or placing of any building, mobile home, asphalt or concrete pavement, permanent billboard or other advertising display, antenna, utility pole, tower, conduit, line, pier, landing, dock, or any other temporary or permanent structure or facility or any other man-made structures on the Open Space other than sustainable energy, agricultural or irrigation infrastructure and related facilities.

Waters: There shall be no polluting, altering, manipulating, depleting or extracting of surface or subsurface water (including, but not limited to, ponds, creeks or other water courses) or any other water bodies on the Open Space. There shall be no conducting or allowing any entity or person to conduct activities on the Open Space that would be detrimental to water purity or that alter the natural water level or flow in or over the Open Space (including, but not limited to, damming or construction in any free flowing water body, nor any manipulation or alteration of natural water courses, fresh water lake and pond shores, marshes or other water bodies).

Vehicles: After the Final Acceptance Date by the Town, and subject to compliance with the Americans with Disabilities Act, there shall be no operating or allowing the operation of any motorized vehicles on the Open Space, except for maintenance, energy, irrigation, and agricultural operations.

Easements: There shall be no new easements on, over, under, across, along or through the Open Space, including, but not limited to, access easements and utility easements provided.

Signage: No permanent signage shall be permitted on or over the Open Space, except the posting of no trespassing signs, signs giving directions or proscribing rules and regulations for use of the Open Space and/or signs identifying the purpose of the preserved property. Until the sale of the last of the lots owned by developer in the Eden Ranch subdivision, the developer or his designee may place "For Sale" signs on the Open Space, provided that the total number of such signs does not exceed the total number of such lots owned by the developer. Signs must be in accordance with the Town's code.

Duration

Perpetual.

General Provisions

1. Maintenance of Common Areas:

- a. All Open Space will be conveyed to the Non-Profit by the Developer; the Non-Profit will be established by the Developer and the initial Board of Directors will be appointed by the Developer.
- b. The structure and guidelines for the Non-Profit will be defined by the Dedications and Restrictions (Deed Restrictions), which will be recorded by the Developer after the Final Plat is approved, as required by the Town. The Covenants, Conditions and Restrictions shall set forth all enforcement guidelines.
- c. The maintenance and management of the Open Space will be the responsibility of the Non-Profit which will be funded by perpetual specific monthly fees assessed to all homeowners within the development. The Non-Profit may directly manage the maintenance or hire a qualified management company that the Non-Profit may engage for such purpose. The Common Areas (X-Lots 1X thru 10X and 13X through 18X) and their care will be as follows:
 1. Lot 1X shall remain in its natural state and be mowed 2 to 3 times per year as determined by the Non-Profit. Limited areas of Open Space may be planted with perennial ligneous crops, orchards or vineyards, without impact to existing environmental habitat and ecology. Approximately 25% of this lot may be used for perennial agriculture. In addition, a living screen may be planted and maintained along adjacent properties. Maintenance of 100-year floodplain shall be limited to maintaining proper drainage, mowing as specified above, and clearing any blockages, debris, or trash. Maintenance of Riparian habitat identified in EPP shall be limited to clearing debris or trash.
 2. Lot 2X shall remain in its natural state and be mowed 2 to 3 times per year as determined by the Non-Profit. Maintenance of 100-year floodplain shall be limited to maintaining proper drainage, mowing as specified above, and clearing any blockages, debris, or trash. Maintenance of Riparian habitat identified in EPP shall be limited to clearing debris or trash.
 3. Lot 3X shall remain in its natural state and be mowed 2 to 3 times per year as determined by the Non-Profit. Limited areas of Open Space may be planted with perennial ligneous crops, orchards or vineyards, without impact to existing environmental habitat and ecology. Approximately 25% of this lot may be used for perennial agriculture. In addition, a living screen may be planted and maintained along adjacent properties.
 4. Lot 4X shall be restored to native prairie / grasslands using native grass plantings and enhanced with native plantings including pollinator species to the greatest extent possible and be mowed up to 2 to 3 times per year as determined by the Non-Profit.
 5. Lot 5X shall be restored to native prairie / grasslands using native grass plantings and enhanced with native plantings including pollinator species to the greatest extent possible and be mowed up to 2 to 3 times per year as determined by the Non-Profit.
 6. Lot 6X shall remain in its natural state and be mowed 2 to 3 times per year as determined by the Non-Profit. Limited areas of Open Space may be planted

- with perennial ligneous crops, orchards or vineyards, without impact to existing environmental habitat and ecology. Approximately 25% of this lot may be used for perennial agriculture. Maintenance of 100-year floodplain shall be limited to maintaining proper drainage, mowing as specified above, and clearing any blockages, debris, or trash. Maintenance of Riparian habitat identified in EPP shall be limited to clearing debris or trash. Access between the public and private trail system for residents will be maintained by the Non-Profit.
7. Lot 7X shall be maintained by the Non-Profit. Access between the public and private trail system for residents will be maintained by the Non-Profit.
 8. Lot 8X shall remain in its natural state and be mowed up to 2 to 3 times per year as determined by the Non-Profit. Maintenance of Riparian habitat identified in EPP shall be limited to clearing debris or trash. Limited Animal Grazing in dedicated areas as determined by the Non-Profit for the maintenance of habitat, human, environmental, educational and ecological benefit
 9. Lot 9X shall remain in its natural state and be mowed 2 to 3 times per year as determined by the Non-Profit. Limited areas of Open Space may be planted with perennial ligneous crops, orchards or vineyards, without impact to existing environmental habitat and ecology. Up to approximately 75% of this lot may be used for perennial agriculture.
 10. Lot 10X shall remain in its natural state and be mowed 2 to 3 times per year as determined by the Non-Profit. Limited areas of Open Space may be planted with perennial ligneous crops, orchards or vineyards, without impact to existing environmental habitat and ecology. Up to approximately 95% of this lot may be used for perennial agriculture.
 11. Lot 11X shall be dedicated Town of Flower Mound Park space. Access between the public and private trail system for residents will be maintained by the Non-Profit.
 12. Lot 12X shall be dedicated Town of Flower Mound Park space. Access between the public and private trail system for residents will be maintained by the Non-Profit. Limited areas of Open Space may be planted with perennial ligneous crops, orchards or vineyards, without impact to existing environmental habitat and ecology. Approximately 15% of this lot may be used for perennial agriculture
 13. Lot 13X shall remain in its natural state or enhanced with native plantings including Texas native prairie species and be mowed 2 to 3 times per year as determined by the Non-Profit.
 14. Lot 14X shall remain in its natural state or enhanced with native plantings including Texas native prairie species and be mowed 2 to 3 times per year as determined by the Non-Profit.
 15. Lot 15X shall remain in its natural state or enhanced with native plantings including Texas native prairie species and be mowed 2 to 3 times per year as determined by the Non-Profit.
 16. Lot 16X shall remain in its natural state or enhanced with native plantings including Texas native prairie species and be mowed 2 to 3 times per year as determined by the Non-Profit.
 17. Lot 17X shall remain in its natural state or enhanced with native plantings including Texas native prairie species and be mowed 2 to 3 times per year as determined by the Non-Profit.
 18. Lot 18X shall remain in its natural state or enhanced with native plantings including Texas native prairie species and be mowed 2 to 3 times per year as determined by the Non-Profit.

2. Drainage Culverts in Open Space
 - a. To be maintained by the Non-Profit during regular maintenance.
3. Fencing in Open Space
 - a. All fencing is to be maintained by Non-Profit during regular maintenance.
4. All Masonry Features in Open Space
 - a. All masonry features in open space to be maintained by the Non-Profit during regular maintenance.
5. Pond in Non-Profit Open Space
 - a. Located on Lots 1X, 2X, and 6X
 - b. To be maintained by Non-Profit during regular maintenance.
 - c. Pond water level will be maintained by rainfall and a water well.
6. Limited private grazing of animals in open space shall be allowed as approved by the Non-Profit to maintain and manage open grassland areas on lots 1x, 2x, 3x, 6x, 8x, 9x, and 10x.
7. All open space areas shall be supervised and managed by the Non-Profit. The Non-Profit will be under the direction of an ISA Certified Arborist.
8. The Non-Profit will fulfill the conservation covenants as provided in the deed restrictions.

EXHIBIT A
CONCEPT PLAN

EXHIBIT B
OPEN SPACE PLAN

EXHIBIT C
OPEN SPACE LANDSCAPE PLAN

EXHIBIT D
ENVIRONMENTAL PROTECTION PLAN



ENVIRONMENTAL CONSERVATION COMMISSION AGENDA F.2. REGULAR ITEM(S)

DATE: July 1, 2025

FROM: Jake Speckhals, Environmental Review Analyst

ITEM: Consider an application for a tree removal permit (TRP25-0005) for thirty (30) specimen trees on the property known as Eden Ranch for the proposed cluster development (PD-206). The property is generally located north of Cross Timbers Road, west of Shiloh Road, and east of Red Rock Lane.

BACKGROUND: Eden Ranch is generally located north of Cross Timbers Road, west of Shiloh Road, and east of Red Rock Lane. The site is approximately 335 acres in size and is currently zoned for agricultural uses and master planned for Cross Timbers Conservation Development District. The applicant is requesting to rezone the property to a Planned Development District for a proposed cluster development.

A tree survey conducted for this project identified a total of one hundred and forty-one (141) specimen trees on this site. The applicant is requesting approval for the removal of thirty (30) specimen trees to facilitate the development of the proposed cluster development. The specimen trees proposed for removal are in good condition except for tree #492, which is in poor condition. All trees requested for removal are situated within the buildable area.

The following is a list of thirty (30) specimen trees being requested for removal:

- Tree #22.02 - 29" Post oak
- Tree #22.03 - 20" Cedar elm
- Tree #22.04 - 20" Cedar elm
- Tree #22.06 - 34" Post oak (Multi-Trunk)
- Tree #31 - 23" Post oak
- Tree #308 - 27" Post oak (Multi-Trunk)
- Tree #333 - 23" Post oak
- Tree #429 - 24" Post oak
- Tree #443 - 26" Post oak
- Tree #444 - 24" Post oak
- Tree #446 - 25" Post oak
- Tree #455A - 24" Post oak
- Tree #486 - 26" Post oak
- Tree #488 - 23" Post oak
- Tree #492 - 23" Post oak (Poor Condition)
- Tree #1009 - 24" Post oak (Multi-Trunk)
- Tree #1012 - 24" Post oak
- Tree #1038 - 28" Live oak
- Tree #1408 - 36" Post oak (Multi-Trunk)
- Tree #2001 - 24" Post oak
- Tree #2003 - 22" Post oak

- Tree #2005 - 28" Post oak (Multi-Trunk)
- Tree #2007 - 26" Post oak
- Tree #2008 - 28" Post oak
- Tree #2016 - 24" Post oak
- Tree #2060 - 22" Post oak
- Tree #2063 - 20" Blackjack oak
- Tree #2070 - 26" Post oak
- Tree #2075 - 26" Post oak
- Tree #2114 - American elm

In accordance with the Town’s tree ordinance, the removal of specimen trees requires mitigation at a rate of twice their caliper inches. Based on the size, 1,518” of replacement trees, equaling to five hundred and six (506) three-inch caliper trees, is the required mitigation for the thirty (30) specimen trees being requested for removal on this site. Additionally, any protected trees removed from the buildable area will require one-to-one replacement. The developer is proposing to preserve existing protected trees and specimen trees, so there will be mitigation credits available for the preservation of those trees. Mitigation may be accomplished by paying the applicable fee, planting mitigation trees, or through a combination of planting trees and paying the required fee.

BOARD REVIEW/CITIZEN FEEDBACK: As of June 27, 2025, staff has received no citizen feedback about this item.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A





LEGAL REVIEW: N/A

ATTACHMENTS:

1. Tree Survey
2. Tree Removal Application
3. Letter Of Intent
4. Pictures of Specimen Trees
5. Onsite Signage

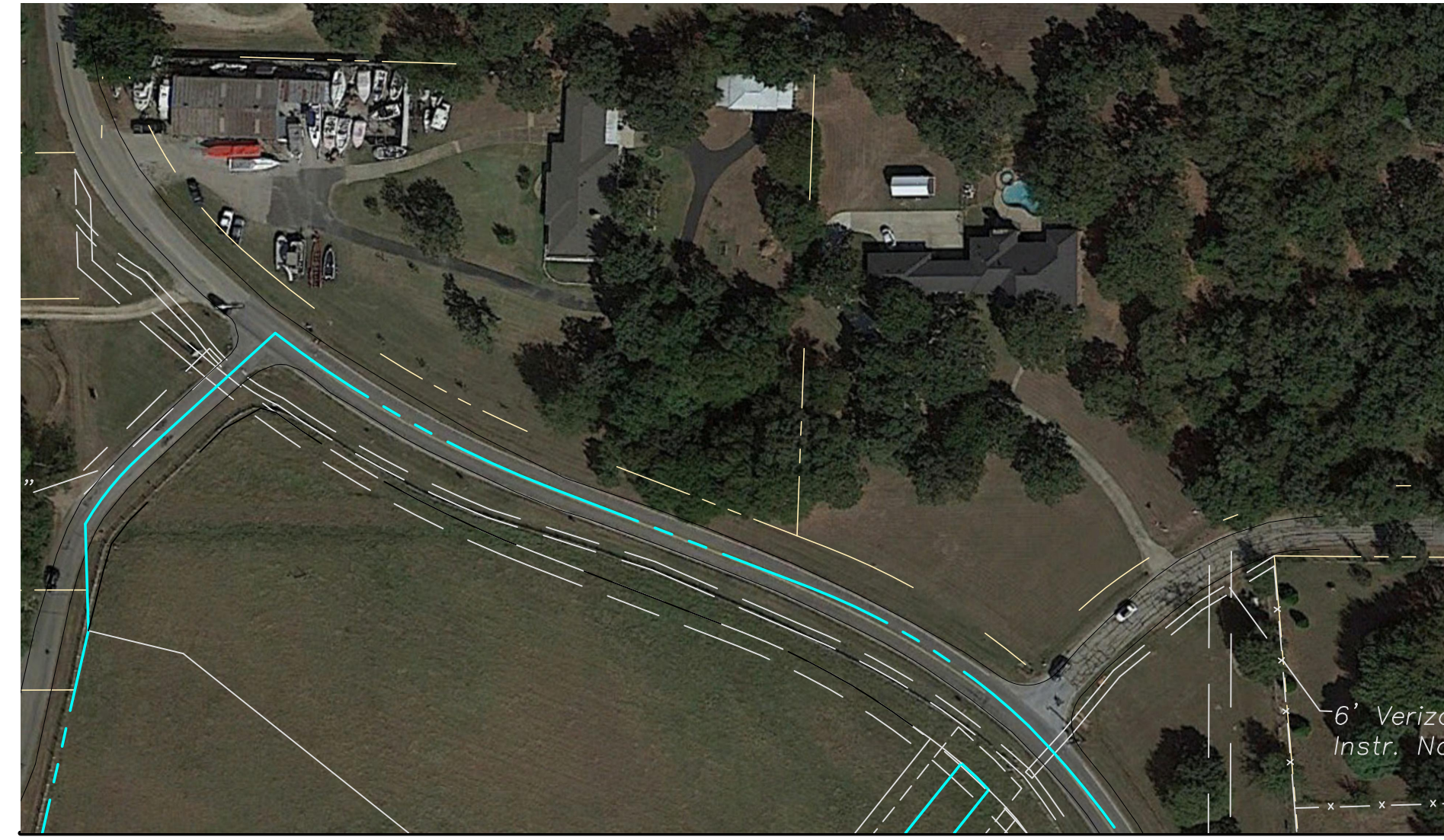
DRAFT MOTION: Move to recommend approval, approval with conditions, or denial of the requested permit for the removal of thirty (30) specimen trees on property known as Eden Ranch. The property is generally located north of Cross Timbers Road, west of Shiloh Road, and east of Red Rock Lane.

LEGEND

-  SPECIMEN TREE TO BE PRESERVED
-  SPECIMEN TREE TO BE REMOVED
-  APPROXIMATE CANOPY EXTENT OF SPECIMEN TREES TO REMAIN
-  APPROXIMATE CANOPY EXTENT OF SPECIMEN TREES TO BE REMOVED



NOTE:
ANOTHER SITE VISIT IS NECESSARY PENDING FUTURE SUBMITTALS.



MATCHLINE SHEET TS-2



MATCHLINE SHEET TS-2



MATCHLINE SHEET TS-4

Ridinger Associates, Inc.
Civil Engineers - Planners
Firm No. 1969
Employs: 148, Suite 101
Lawrence, Texas 75067
Tel. No. (972) 353-8000
Fax. No. (972) 353-8011

MATTHEW GLENN'S
ASAC
AMERICAN SOCIETY OF
SURVEYING AND MAPPING
Professional Consulting Services
06/24/25





EDEN RANCH
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS

TREE SURVEY

Scale: 1" = 100'
Designed by: LDR
Drawn by: JWH
Checked by: JRK
Date: JUNE 24, 2025
Project No. 194-001

SHEET
TS-1

LEGEND

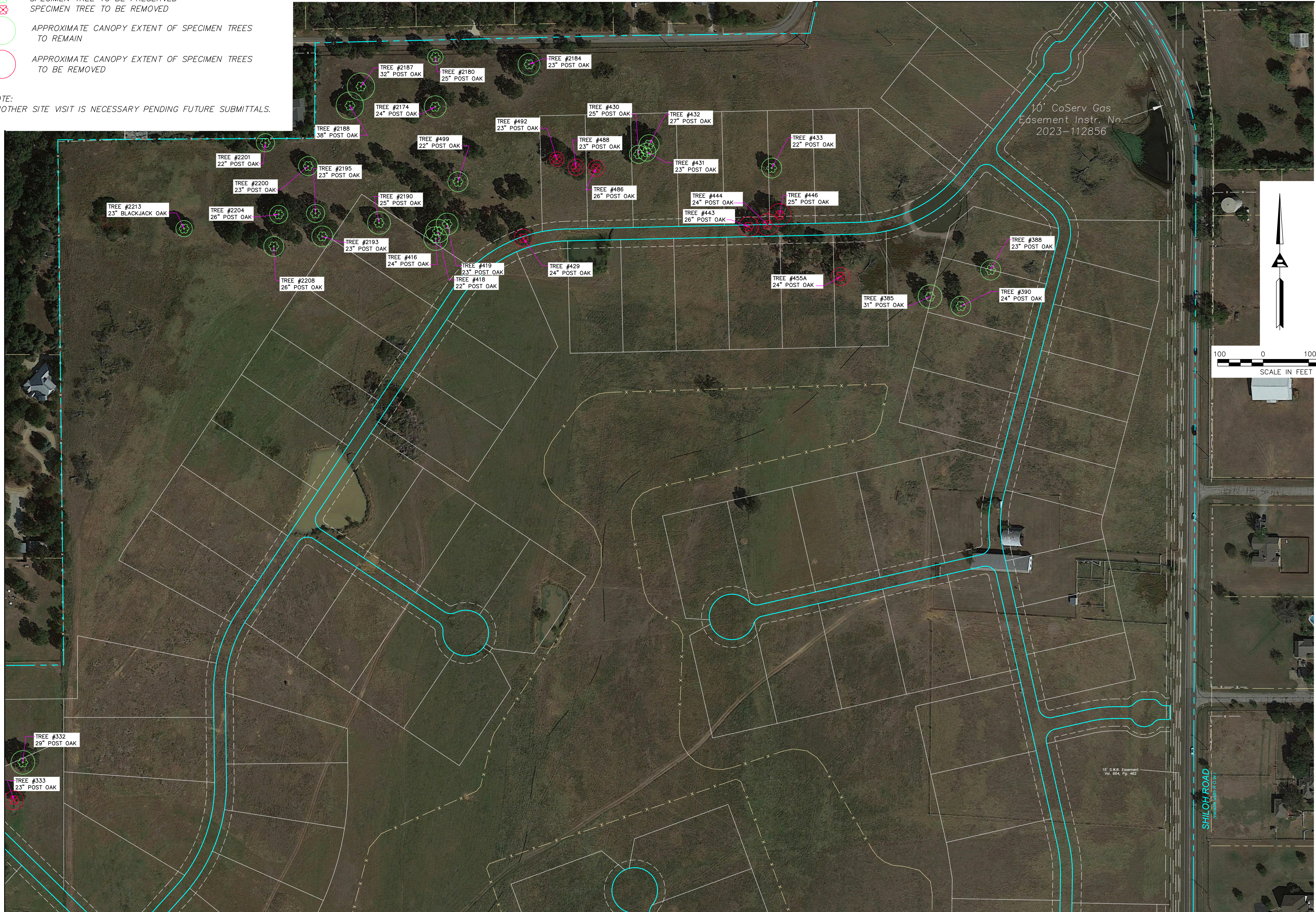
-  SPECIMEN TREE TO BE PRESERVED
-  SPECIMEN TREE TO BE REMOVED
-  APPROXIMATE CANOPY EXTENT OF SPECIMEN TREES TO REMAIN
-  APPROXIMATE CANOPY EXTENT OF SPECIMEN TREES TO BE REMOVED

NOTE:
ANOTHER SITE VISIT IS NECESSARY PENDING FUTURE SUBMITTALS.

MATCHLINE SHEET TS-1

MATCHLINE SHEET TS-1

MATCHLINE SHEET TS-3



10' CoServ Gas
Easement Instr. No.
2023-112856



Ridinger Associates, Inc.
Civil Engineers - Planners
Firm No. 1969 | Employs: 153-8000
Louisville, Texas 75087 | Tel. No. (972) 353-8000
Fax. No. (972) 353-8011

ASCA
ANATHEW CLEMONS
REGISTERED PROFESSIONAL ARCHITECT
CONSULTING ARCHITECTS
06/24/25

**EDEN RANCH
RESIDENTIAL SUBDIVISION**
FLOWER MOUND, TEXAS

TREE SURVEY

Scale: 1" = 100'
Designed by: LDR
Drawn by: JWH
Checked by: JJK
Date: JUNE 24, 2025
Project No. 194-001

SHEET
TS-2

MATCHLINE SHEET TS-2

MATCHLINE SHEET TS-4



LEGEND

- ⊗ SPECIMEN TREE TO BE PRESERVED
- ⊗ SPECIMEN TREE TO BE REMOVED
- APPROXIMATE CANOPY EXTENT OF SPECIMEN TREES TO REMAIN
- APPROXIMATE CANOPY EXTENT OF SPECIMEN TREES TO BE REMOVED

NOTE: ANOTHER SITE VISIT IS NECESSARY PENDING FUTURE SUBMITTALS.

Ridinger Associates, Inc.
 Civil Engineers - Planners
 Firm No. 1969
 Employs: 148
 Leagues: 101
 Licenses: 75087
 Tel. No. (972) 353-8000
 Fax. No. (972) 353-8011

ASCA
 AMERICAN SOCIETY OF
 CONSULTING ARCHITECTS
 06/24/25

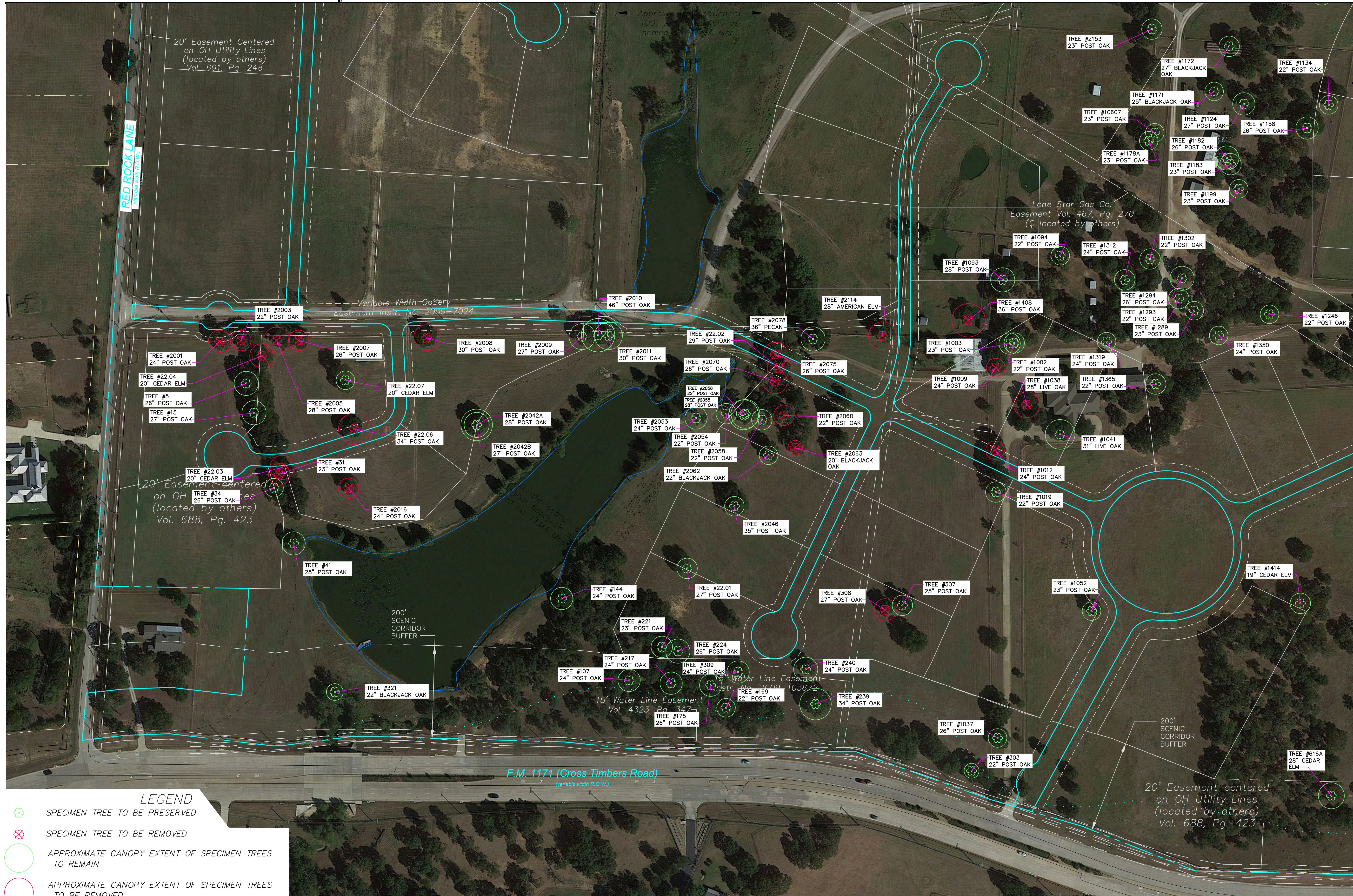
EDEN RANCH
 RESIDENTIAL SUBDIVISION
 FLOWER MOUND, TEXAS

TREE SURVEY

Scale: 1" = 100'
Designed by: LDR
Drawn by: JWH
Checked by: JJK
Date: JUNE 24, 2025
Project No. 194-001

SHEET
TS-3

MATCHLINE SHEET TS-1



- LEGEND**
- SPECIMEN TREE TO BE PRESERVED
 - SPECIMEN TREE TO BE REMOVED
 - APPROXIMATE CANOPY EXTENT OF SPECIMEN TREES TO REMAIN
 - APPROXIMATE CANOPY EXTENT OF SPECIMEN TREES TO BE REMOVED

NOTE:
ANOTHER SITE VISIT IS NECESSARY PENDING FUTURE SUBMITTALS.

MATCHLINE SHEET TS-3

Ridinger Associates, Inc.
Civil Engineers - Planners

Firm No. 1969
Employs: 125
Lawrence, Texas 75067

Proj. No. (972) 353-8000
Tel. No. (972) 353-8001
Fax No. (972) 353-8011

Matthew Clemons
Professional Consulting Services

06/24/25

EDEN RANCH
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS

TREE SURVEY





Scale: 1" = 100'
Designed by: LDR
Drawn by: JWH
Checked by: JRK
Date: JUNE 24, 2025
Project No. 194-001

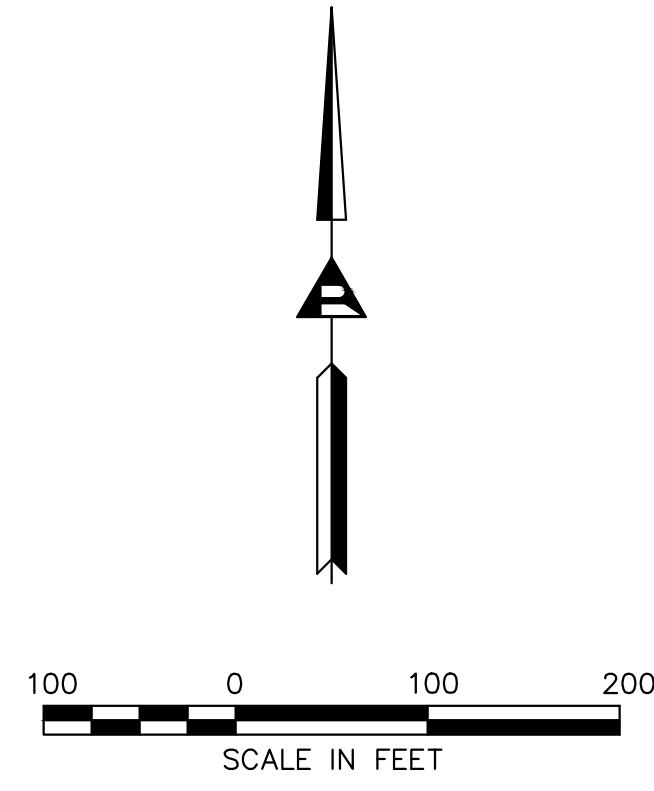
SHEET
TS-4

TAG NO.	CALIPER (IN.)	COMMON NAME / BOTANICAL NAME	PROTECTED / SPECIMEN	LOCATION	STATUS	CONDITION	COMMENTS	AVG RADIUS	CANOPY SQFT	MITIGATION CREDITS	MITIGATION DEBITS (INCHES)
5	26	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		26	2123	6	
15	27	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		27	2289	6	
22.01	27	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		22	1520	6	
22.02	29	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD		29	2641		58
22.03	20	CEDAR ELM / ULMUS CRASSIFOLIA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD		16	804		40
22.04	20	CEDAR ELM / ULMUS CRASSIFOLIA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD		16	804		40
22.06	34	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD		34	3630		68
22.07	20	CEDAR ELM / ULMUS CRASSIFOLIA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		20	1256	4	
31	23	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD		20	1256		46
34	26	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		20	1256	6	
41	28	POST OAK / QUERCUS STELLATA	SPECIMEN	OUTSIDE BUILDABLE AREA	PRESERVE	GOOD		25	1963	0	
107	24	POST OAK / QUERCUS STELLATA	SPECIMEN	OUTSIDE BUILDABLE AREA	PRESERVE	FAIR	VISIBLE DECAY	24	1809	0	
144	24	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		24	1809	6	
169	22	POST OAK / QUERCUS STELLATA	SPECIMEN	OUTSIDE BUILDABLE AREA	PRESERVE	POOR		20	1256	0	
175	26	POST OAK / QUERCUS STELLATA	SPECIMEN	OUTSIDE BUILDABLE AREA	PRESERVE	GOOD		24	1809	0	
217	24	POST OAK / QUERCUS STELLATA	SPECIMEN	OUTSIDE BUILDABLE AREA	PRESERVE	GOOD		24	1809	0	
221	23	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		20	1256	6	
224	26	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		26	2123	6	
239	34	POST OAK / QUERCUS STELLATA	SPECIMEN	OUTSIDE BUILDABLE AREA	PRESERVE	GOOD		34	3630	0	
240	24	POST OAK / QUERCUS STELLATA	SPECIMEN	OUTSIDE BUILDABLE AREA	PRESERVE	FAIR		26	2123	0	
303	22	POST OAK / QUERCUS STELLATA	SPECIMEN	OUTSIDE BUILDABLE AREA	PRESERVE	GOOD		16	804		
307	25	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		22	1520	6	
308	27	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD		24	1809		54
309	24	POST OAK / QUERCUS STELLATA	SPECIMEN	OUTSIDE BUILDABLE AREA	PRESERVE	GOOD		24	1809	0	
321	22	BLACKJACK OAK / QUERCUS MARILANDICA	SPECIMEN	OUTSIDE BUILDABLE AREA	PRESERVE	FAIR	COVERED IN VINES	20	1256		
329	39	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		30	2826	6	
330	34	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	FAIR	POISON IVY VINES	33	3419	6	
332	29	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		26	2123	6	
333	23	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD		21	1385		46
340	25	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		20	1256	6	
345	24	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		20	1256	6	
347	23	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		20	1256	6	
348	28	POST OAK / QUERCUS STELLATA	SPECIMEN	OUTSIDE BUILDABLE AREA	PRESERVE	GOOD	IN CULVERT	26	2123	0	
380	32	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		30	2826	6	
385	31	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		26	2123	6	
388	23	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		21	1385	6	
390	24	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		20	1256	6	
397	21	BLACKJACK OAK / QUERCUS MARILANDICA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		18	1017	4	
407	30	POST OAK / QUERCUS STELLATA	SPECIMEN	OUTSIDE BUILDABLE AREA	PRESERVE	GOOD		30	2826		
416	24	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		26	2123	6	
418	22	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		26	2123	6	
419	23	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		24	1809	6	
429	24	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD		20	1256		48
430	25	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		20	1256	6	
431	23	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	POOR	DAMAGE	20	1256	6	
432	27	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		22	1520	6	
433	22	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		24	1809	6	
443	26	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD		22	1520		52
444	24	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD		24	1809		48
446	25	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD		25	1963		50
455A	24	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD		20	1256		48
472	26	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		23	1661	6	
474	25	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		23	1661	6	
475	22	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		26	2123	6	
476	34	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	FAIR	DAMAGE	32	3215	6	
477	31	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		26	2123	6	
486	26	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD		18	1017		52
488	23	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD		20	1256		46
492	23	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	REMOVE	POOR	ROT	16	804		46
499	22	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	POOR	ROT AT BASE	22	1520	6	
616A	28	CEDAR ELM / ULMUS CRASSIFOLIA	SPECIMEN	OUTSIDE BUILDABLE AREA	PRESERVE	FAIR	SAPSUCKER DAMAGE	28	2462	0	
686	26	BLACKJACK OAK / QUERCUS MARILANDICA	SPECIMEN	OUTSIDE BUILDABLE AREA	PRESERVE			20	1256		
693	22	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		18	1017	6	
695	22	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		22	1520	6	

TAG NO.	CALIPER (IN.)	COMMON NAME / BOTANICAL NAME	PROTECTED / SPECIMEN	LOCATION	STATUS	CONDITION	COMMENTS	AVG RADIUS	CANOPY SQFT	MITIGATION CREDITS	MITIGATION DEBITS (INCHES)
696	30	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		30	2826	6	
1002	22	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		20	1256	6	
1003	23	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		23	1661	6	
1009	24	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD		20	1256		48
1012	24	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD		20	1256		48
1019	22	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		20	1256	6	
1134	22	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		20	1256	6	
1037	26	POST OAK / QUERCUS STELLATA	SPECIMEN	OUTSIDE BUILDABLE AREA	PRESERVE	GOOD		20	1256	0	
1038	28	LIVE OAK / QUERCUS VIRGINIANA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD		28	2462		56
1041	31	LIVE OAK / QUERCUS VIRGINIANA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		32	3215	6	
1052	23	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		20	1256	6	
1093	28	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		26	2123	6	
1094	22	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		20	1256	6	
1124	27	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		24	1809	6	
1158	26	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		24	1809	6	
1171	25	BLACKJACK OAK / QUERCUS MARILANDICA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		20	1256	5	
1172	27	BLACKJACK OAK / QUERCUS MARILANDICA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		27	2289	5	
1178A	23	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		20	1256	6	
1182	26	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		26	2123	6	
1183	23	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		23	1661	6	
1199	23	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		20	1256	6	
1246	22	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		20	1256	6	
1289	23	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		20	1256	6	
1293	22	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		22	1520	6	
1294	26	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		26	2123	6	
1302	22	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		20	1256	6	
1312	24	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		24	1809	6	
1319	24	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		20	1256	6	
1350	24	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		20	1256	6	
1365	22	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		22	1520	6	
1408	36	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD		36	4069		72
1414	19	CEDAR ELM / ULMUS CRASSIFOLIA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		22	1520	4	
1438	22	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		22	1520	6	
2001	24	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD		24	1809		48
2003	22	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD		22	1520		44
2005	28	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD		28	2462		56
2007	26	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD		22	1520		52
2008	30	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD		28	2462		60
2009	27	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		28	2462	6	
2010	46	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		46	6644	6	
2011	30	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		30	2826	6	
2016	24	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD		22	1520		48
2042A	28	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		34	3630	6	
2042B	27	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		27	2289	6	
2046	35	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		21	1385	6	
2053	24	POST OAK / QUERCUS STELLATA	SPECIMEN	OUTSIDE BUILDABLE AREA	PRESERVE	GOOD		24	1809		
2054	22	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		22	1520	6	
2055	28	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		26	2123	6	
2056	22	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		27	2289	6	
2058	22	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		22	1520	6	
2060	22	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD		22	1520		44
2062	22	BLACKJACK OAK / QUERCUS MARILANDICA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		20	1256	4	
2063	20	BLACKJACK OAK / QUERCUS MARILANDICA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD		16	804		40
2070	26	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD		26	2123		52
2075	26	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD		26	2123		52
2078	36	PECAN / CARYA ILLINOINENSIS	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		26	2123	6	
2114	28	AMERICAN ELM / ULMUS AMERICANA	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD		30	2826		56
2127	28	POST OAK / QUERCUS STELLATA	SPECIMEN	OUTSIDE BUILDABLE AREA	PRESERVE	POOR	POISON IVY	18	1017		
2153	23	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		22	1520	6	
2156	19	BLACKJACK OAK / QUERCUS MARILANDICA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		16	804	4	
2159	24	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		20	1256	6	
2160	23	POST OAK / QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	PRESERVE	GOOD		22	1520	6	
2161											

LEGEND

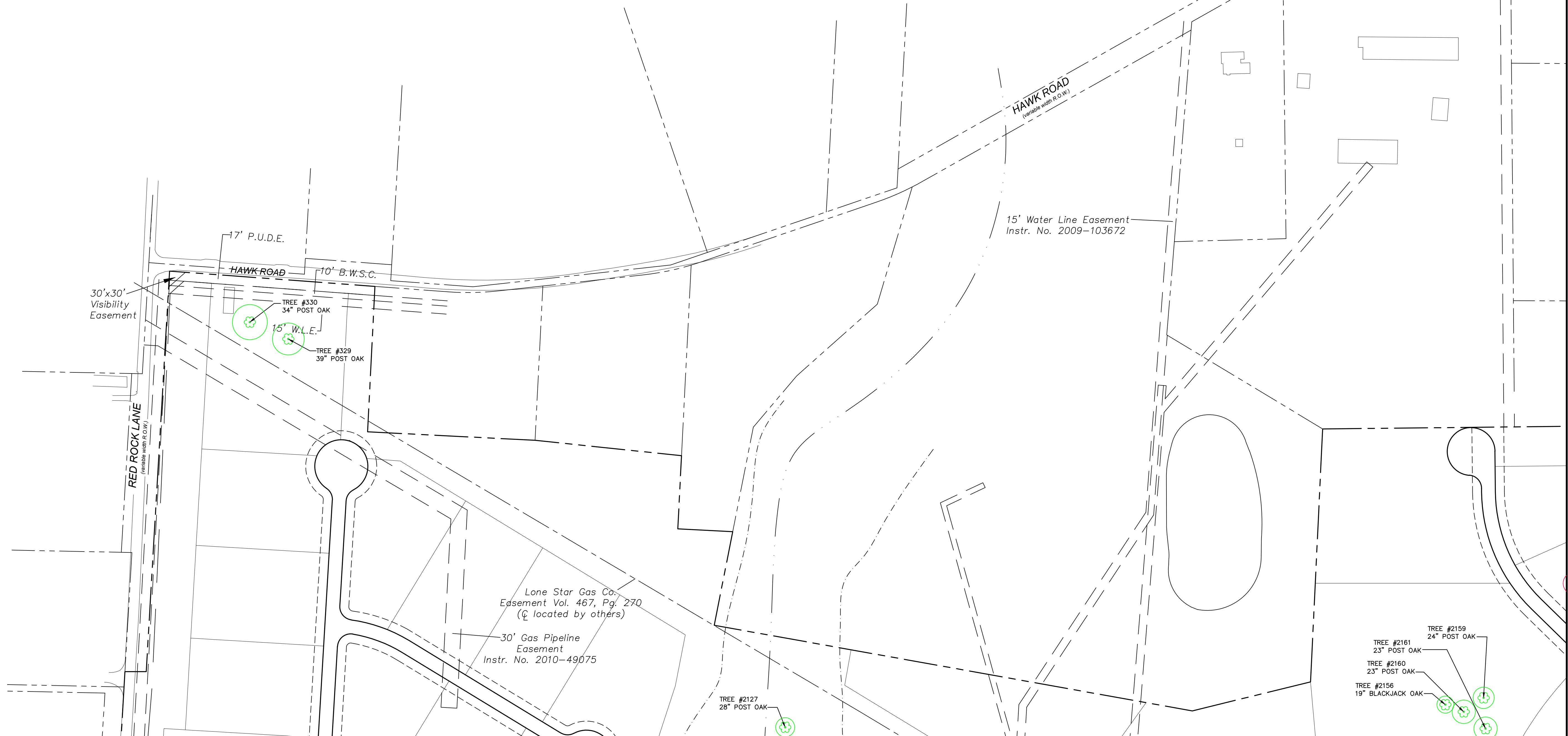
-  SPECIMEN TREE TO BE PRESERVED
-  SPECIMEN TREE TO BE REMOVED
-  APPROXIMATE CANOPY EXTENT OF SPECIMEN TREES TO REMAIN
-  APPROXIMATE CANOPY EXTENT OF SPECIMEN TREES TO BE REMOVED



NOTE:
ANOTHER SITE VISIT IS NECESSARY PENDING FUTURE SUBMITTALS.



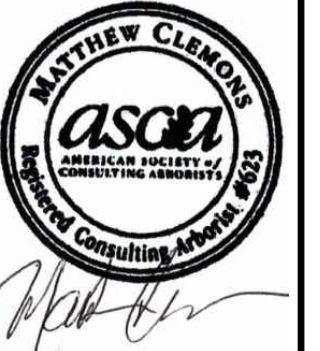
MATCHLINE SHEET TS-2



MATCHLINE SHEET TS-4

MATCHLINE SHEET TS-2

Ridinger Associates, Inc.
Civil Engineers - Planners
Firm No. 1969 | Employs: 125 | Suite 101 | Tel. No. (972) 353-8000
Lubbock, Texas | Fax. No. (972) 353-8011



06/24/25





EDEN RANCH
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS

TREE SURVEY

Scale: 1" = 100'
Designed by: LDR
Drawn by: JWH
Checked by: JJK
Date: JUNE 24, 2025
Project No. 194-001

SHEET
TS-1

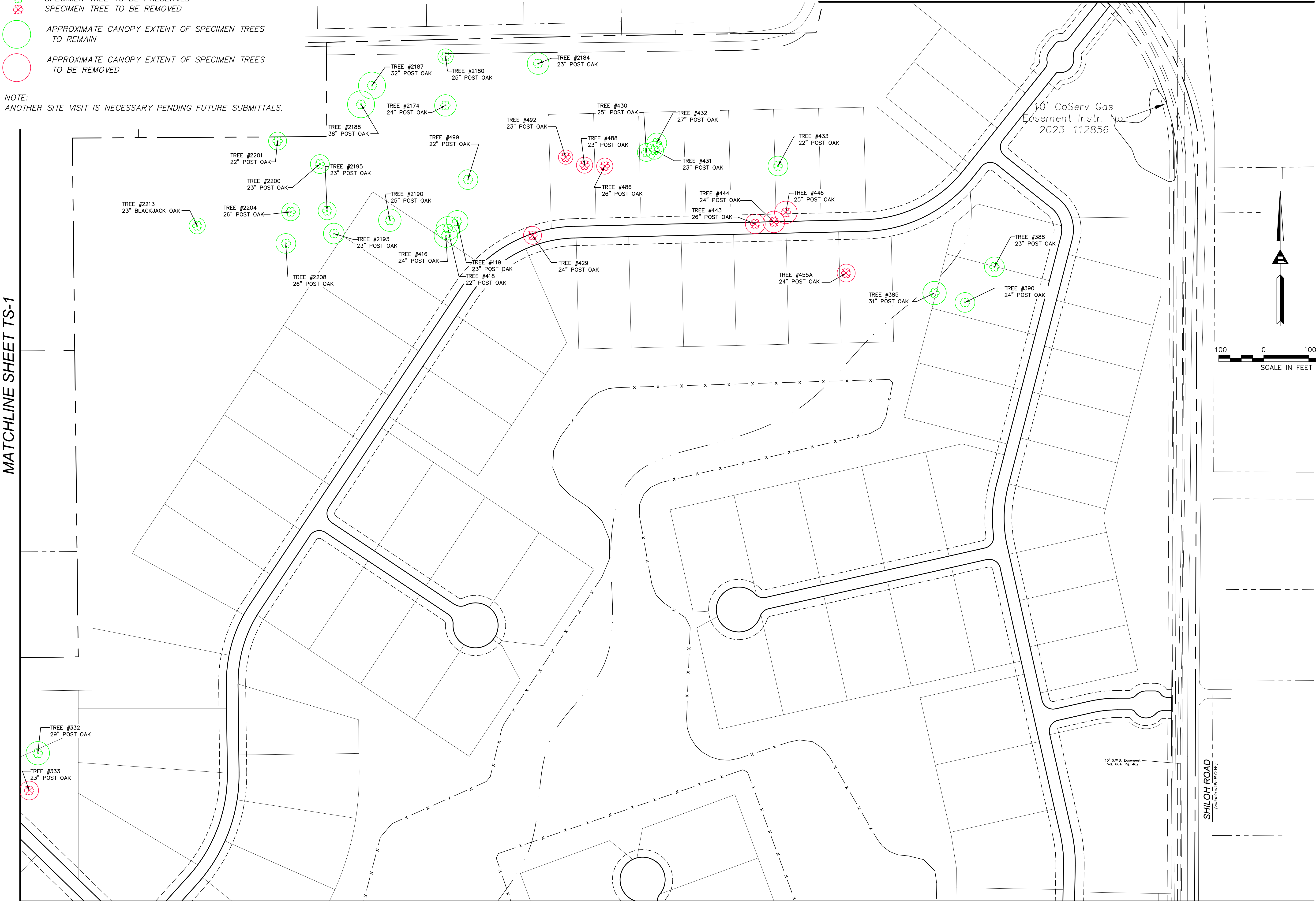
LEGEND

-  SPECIMEN TREE TO BE PRESERVED
-  SPECIMEN TREE TO BE REMOVED
-  APPROXIMATE CANOPY EXTENT OF SPECIMEN TREES TO REMAIN
-  APPROXIMATE CANOPY EXTENT OF SPECIMEN TREES TO BE REMOVED

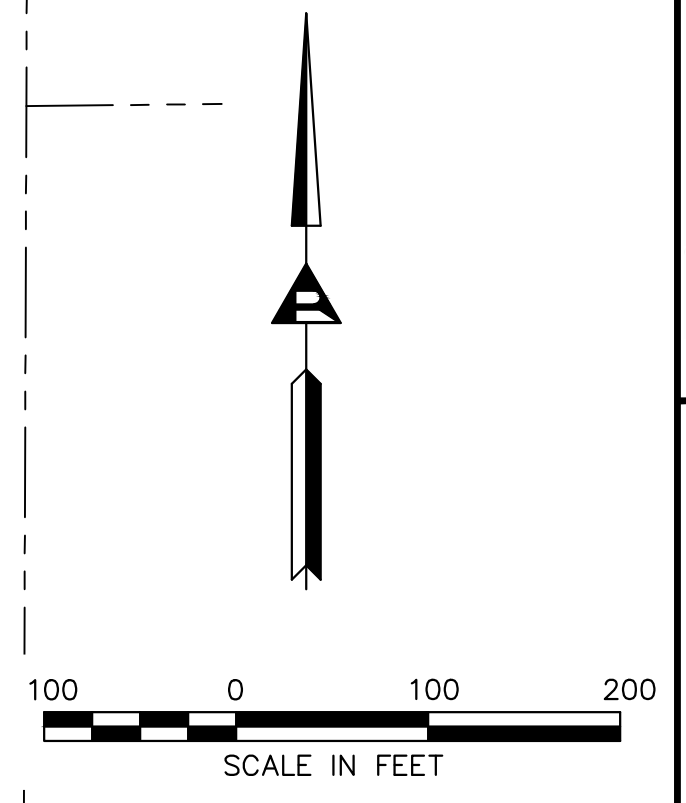
NOTE:
ANOTHER SITE VISIT IS NECESSARY PENDING FUTURE SUBMITTALS.

MATCHLINE SHEET TS-1

MATCHLINE SHEET TS-1



10' CoServ Gas
Easement Instr. No.
2023-112856



Ridinger Associates, Inc.
Civil Engineers - Planners
Firm No. 1969 | Employs: 145 | Suite 101 | Tel. No. (972) 353-8000
Lubbock, Texas 79067 | Fax. No. (972) 353-8011

MATTHEW CLARKE
ASAC
AMERICAN SOCIETY OF
CIVIL ENGINEERS
Professional Computing Advancing
06/24/25

EDEN RANCH
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS

TREE SURVEY

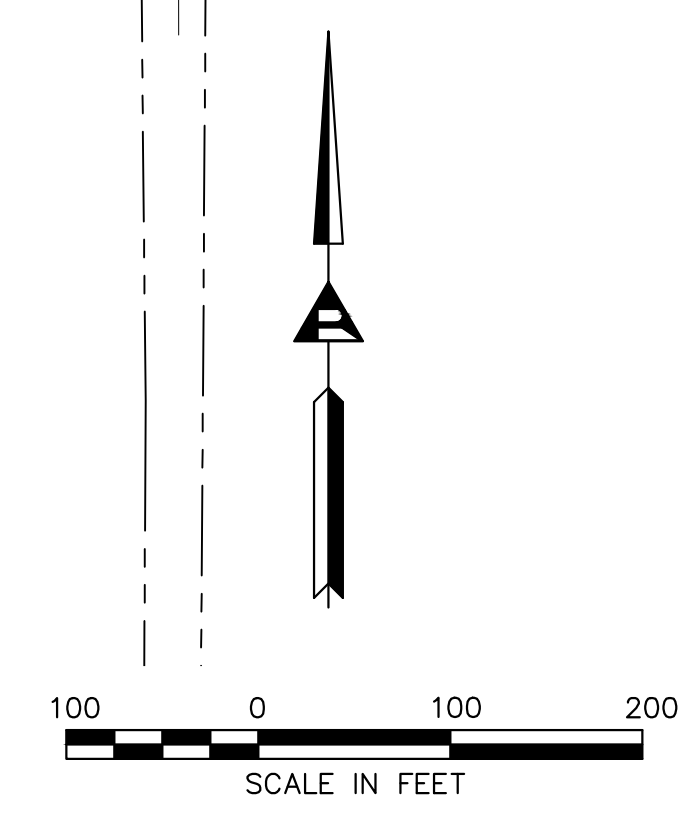
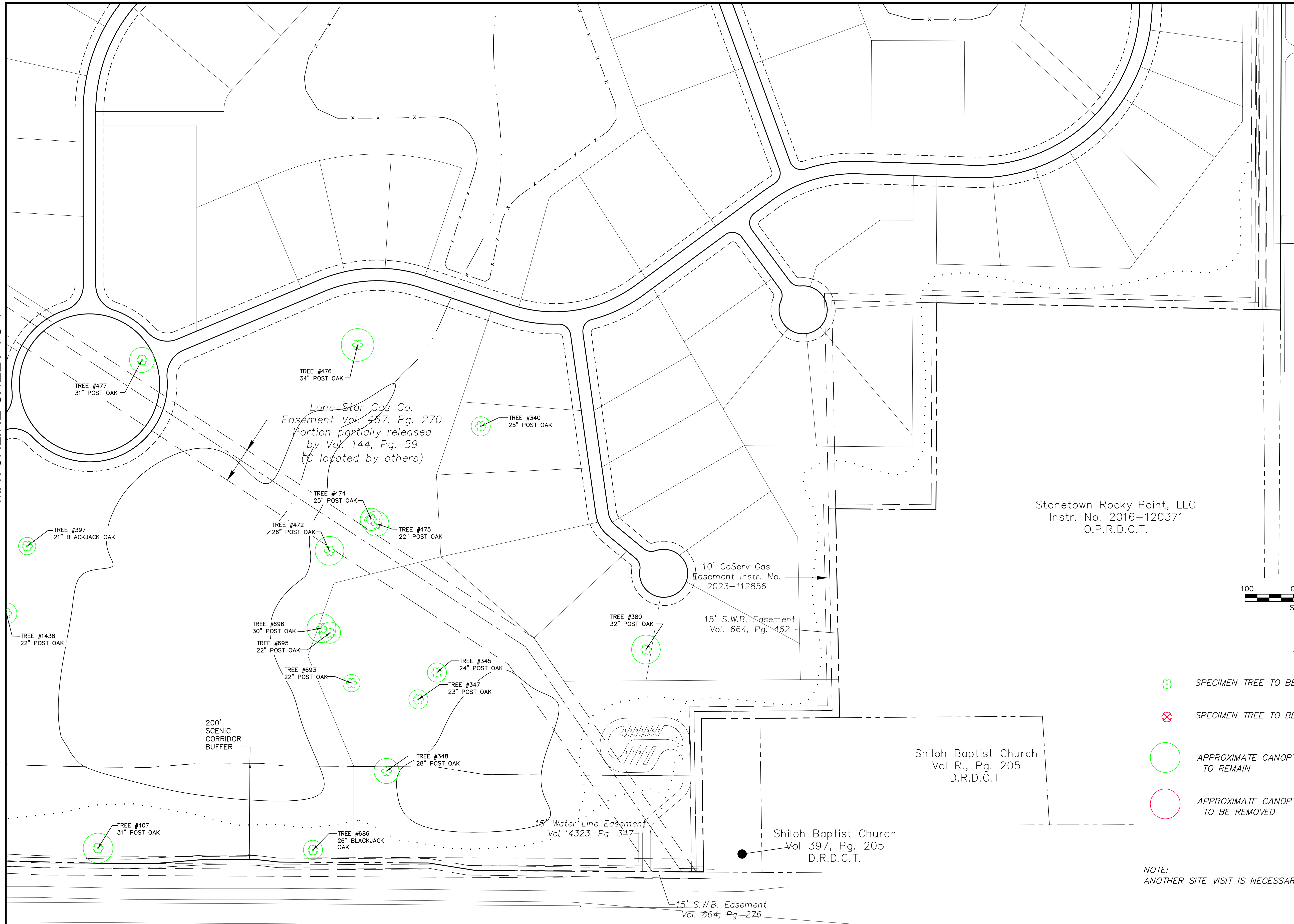
Scale: 1" = 100'
Designed by: LDR
Drawn by: JWH
Checked by: JRK
Date: JUNE 24, 2025
Project No. 194-001

SHEET
TS-2

MATCHLINE SHEET TS-3

MATCHLINE SHEET TS-2

MATCHLINE SHEET TS-4



LEGEND

- SPECIMEN TREE TO BE PRESERVED
- SPECIMEN TREE TO BE REMOVED
- APPROXIMATE CANOPY EXTENT OF SPECIMEN TREES TO REMAIN
- APPROXIMATE CANOPY EXTENT OF SPECIMEN TREES TO BE REMOVED

NOTE: ANOTHER SITE VISIT IS NECESSARY PENDING FUTURE SUBMITTALS.

Ridinger Associates, Inc.
 Civil Engineers - Planners
 Firm No. 1969 | Employs: 148 | Suite 101 | Tel. No. (972) 353-8000
 Lewisville, Texas 75067 | Fax. No. (972) 353-8011

MATTHEW CLEGG
 asca
 AMERICAN SOCIETY OF
 CONSULTING ARCHITECTS
 06/24/25

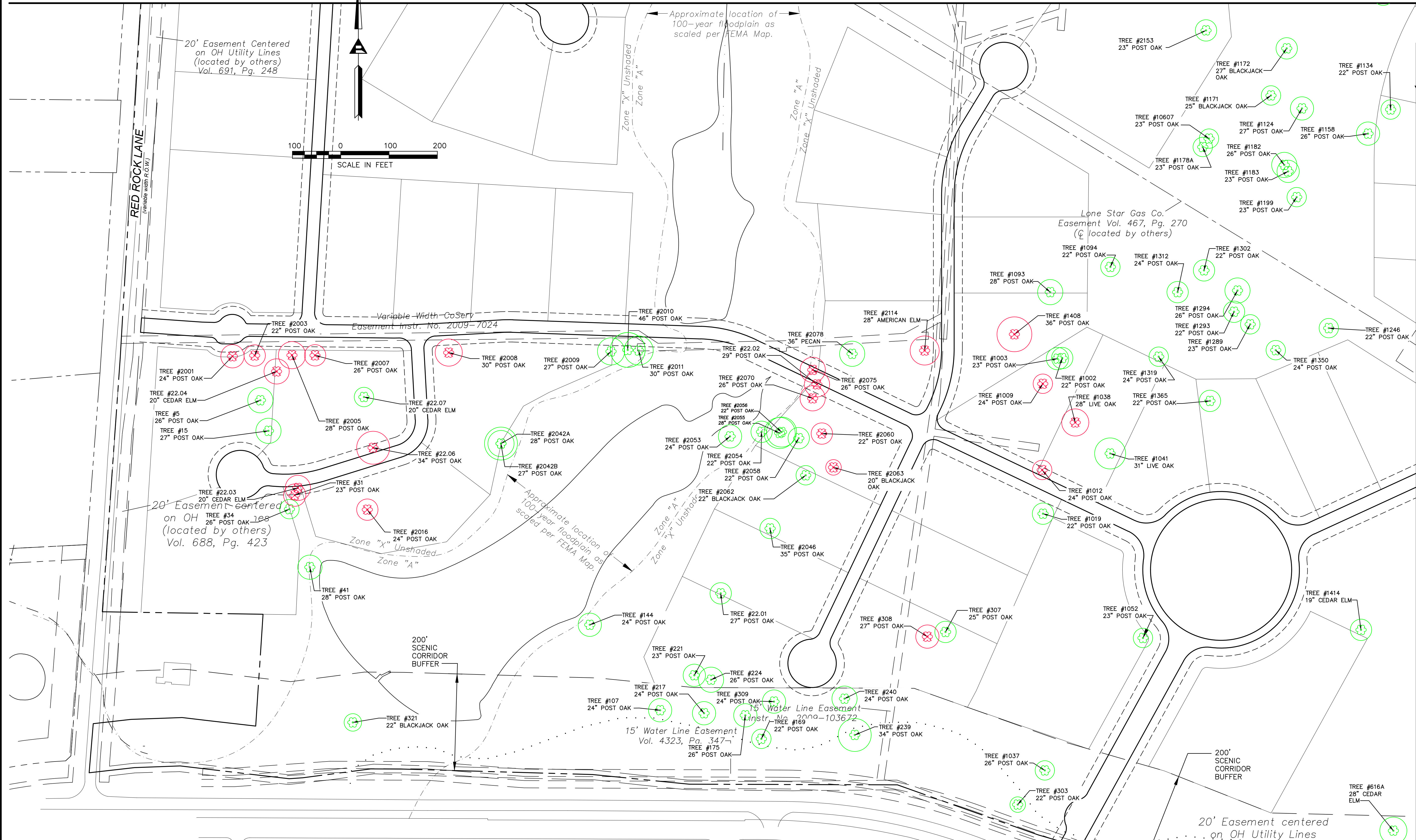
EDEN RANCH
 RESIDENTIAL SUBDIVISION
 FLOWER MOUND, TEXAS

TREE SURVEY

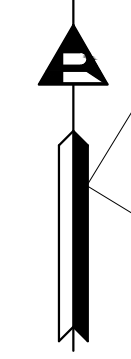
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Designed by: LDR
Drawn by: JWH
Checked by: JJK
Date: JUNE 24, 2025
Project No. 194-001

SHEET
TS-3

MATCHLINE SHEET TS-1



20' Easement Centered on OH Utility Lines (located by others) Vol. 691, Pg. 248



Approximate location of 100-year floodplain as scaled per FEMA Map.

20' Easement Centered on OH Utility Lines (located by others) Vol. 688, Pg. 423

Approximate location of 100-year floodplain as scaled per FEMA Map.

F.M. 1171 (Cross Timbers Road)
(variable width R.O.W.)

20' Easement centered on OH Utility Lines (located by others) Vol. 688, Pg. 423

- LEGEND**
- SPECIMEN TREE TO BE PRESERVED
 - SPECIMEN TREE TO BE REMOVED
 - APPROXIMATE CANOPY EXTENT OF SPECIMEN TREES TO REMAIN
 - APPROXIMATE CANOPY EXTENT OF SPECIMEN TREES TO BE REMOVED

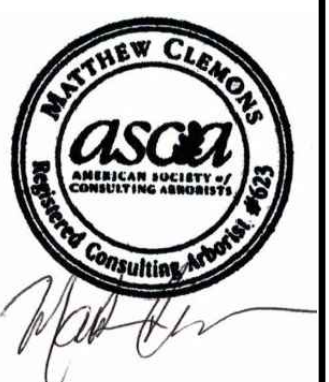
NOTE:
ANOTHER SITE VISIT IS NECESSARY PENDING FUTURE SUBMITTALS.

MATCHLINE SHEET TS-3

Ridinger Associates, Inc.
Civil Engineers - Planners

Firm No. 1969
Employs: 145
Landscape, Texas 75067

Proj. No. (072) 353-8000
Tel. No. (972) 353-8011
Fax. No. (972) 353-8011



06/24/25

EDEN RANCH
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS

TREE SURVEY

Scale: 1" = 100'
Designed by: LDR
Drawn by: JWH
Checked by: JRK
Date: JUNE 24, 2025
Project No. 194-001

SHEET
TS-4



Town of Flower Mound Environmental Services
Mailing Address: 2121 Cross Timbers Road, Flower Mound, TX 75028
Telephone: 972-874-6340 Website: www.flower-mound.com

TREE REMOVAL PERMIT

(Effective for Developments submitted 10/6/08 - present)

Check one: Protected Tree Specimen Tree Historic Tree

This application is required to be submitted 30 days prior to the next available ECC hearing.

1. Applicant- Note: Must be an ISA certified arborist, certified forester, or a registered landscape architect.

Name:

Matthew Clemons

Address:

3000 S. Hulen St., Suite 124-401

Fort Worth, TX 76109

Phone:

817-975-1114

Applicant's Legal Interest in the Property:

ISA Certified Arborist

2. Property Owner(s)

Name(s): Tyler Radbourne

Address: 7100 Cross Timbers Rd

Flower Mound, TX 75022

3. Location and Legal Description of Property:

Eden Ranch

7100 Cross Timbers Road

Flower Mound, TX 75022

4. Owner's Authorization of Representation

I, Tyler Radbourne, the owner of the above described real property, do hereby authorize Matthew Clemons to represent my interests and to file an Application for Tree Removal Permit for said real property, pursuant to the terms and provisions of Chapter 94 (Trees), of the Land Development Regulations of the Town of Flower Mound, Texas Code of Ordinances.

[Signature]
Signature of Owner



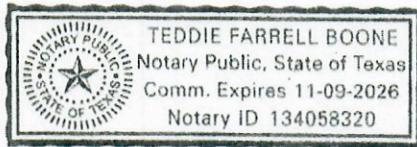
Given Under My Hand and Seal of Office
This the 29 Day of April, 2025
[Signature]
Notary Public
In and For Denton County, Texas.

5. Applicants Affidavit- Note: Applicant must be an ISA certified arborist, certified forester, or a registered landscape architect.

Subject to criminal penalties contained in Subpart B, the Land Development Regulations of the Town of Flower Mound, Texas Code of Ordinances, I Matthew Clemons, do hereby swear or affirm that all of the information contained herein and submitted herein is, to the best of my knowledge, true, correct and complete and that no false, misleading or incomplete information has been intentionally provided or submitted with this Application for a Tree Removal Permit.

[Signature]
Signature of Applicant

Landscape Architect License No. _____
State of Licensure _____
Or ISA Certified Arborist No. TX-1340A
Or Certified Forester No. _____



Given Under My Hand and Seal of Office
This the 29 Day of April, 2025
[Signature]
Notary Public
In and For Tarrant County, Texas

6. Received by Town of Flower Mound on (Date) 5/15/2025 by
(initials) Jake Speckhals

7. REQUIRED SUBMITTALS CHECKLIST

- a. A \$250 Administrative fee per Specimen or Historic Tree proposed for removal, not to exceed a total of \$1,000 per permit application.
- b. A \$200 fee is required for each Tree Removal Request sign that is made by the Town. The sign(s) must be placed on the property 15 days prior to the ECC hearing that the item is scheduled for on the agenda. Signs shall be placed perpendicular to the street and clearly visible. There shall be one sign for each 500ft of street frontage.
- c. One (1) electronic copy of this application signed and notarized.
- d. One (1) electronic copy of the site plan, development plan, or concept plan or landscape plan where applicable.
- e. One (1) electronic copy of the Tree Survey drawn to the largest practical scale and indicating the items as required by the Town's Tree Ordinance.
- f. One (1) electronic copy of photograph(s) or other evidence indicating that (a) sign(s) has/have been placed on the lot or tract as required by Chapter 94 of the Town's code of ordinances. Photograph(s) shall be taken from the street(s).
- g. One (1) electronic copy of a photograph for each tree requiring a tree removal permit, which is proposed for removal.
- h. One (1) electronic copy of a written document fully explaining the reasons for removal of the Protected, Specimen or Historic tree (LOI).



EDEN DEVELOPMENT

Mr. Jake Speckhals
Mr. Matt Woods
Town of Flower Mound Environmental Services
2121 Cross Timbers Road
Flower Mound, TX 75028

June 26, 2025

RE: EDEN RANCH TREE REMOVAL LETTER OF INTENT

Dear Mr. Speckhals and Mr. Woods,

Please accept this Letter of Intent (LOI) regarding the removal of certain trees on the Eden Ranch property (formerly Cummins Ranch). These tree removal requests are in conjunction with the current ZPD zoning application for the property at 7100 Cross Timbers Road.

This LOI refers to trees described as shown on the current Eden Ranch Tree Survey. It has been determined that for a variety of noted reasons each of these trees are requested to be removed. Some minor roadway adjustment may be able to be made, or the tree is a large lot whereby the builder and homeowner may decide to keep the tree if possible. We suggest that these be approved for removal but potentially saved if circumstances allow during construction. These trees are the following from West to East on the map:

1. Tree # 2001 Located within the ROW of proposed residential roadway.
2. Tree # 2003 Drip line is located adjacent to the ROW of proposed residential roadway.
3. Tree # 22.04 Drip line is located adjacent to the ROW of proposed residential roadway.
4. Tree # 2005 Drip line is located adjacent to the ROW of proposed residential roadway.
5. Tree # 2007 Drip line is located adjacent to the ROW of proposed residential roadway.
6. Tree # 22.03 Located within the ROW of proposed residential roadway.
7. Tree # 31 Drip line is located adjacent to the ROW of proposed residential roadway.
8. Tree # 22.06 Drip line is located within the ROW of proposed residential roadway.
9. Tree # 2016 Located near the center of potential building envelope.
10. Tree # 2008 Located adjacent to the ROW of proposed residential roadway
11. Tree # 2070 Located adjacent to the ROW of proposed residential roadway
12. Tree # 2060 Located near the center of potential building envelope.
13. Tree # 2063 Located near the center of potential building envelope.
14. Tree # 22.02 Located within the ROW of proposed residential roadway.
15. Tree # 2075 Located within the ROW of proposed residential roadway.
16. Tree # 2114 Located adjacent to the ROW proposed residential roadway.
17. Tree # 1408 Located near the center of potential building envelope.
18. Tree # 1009 Located near the center of potential building envelope.
19. Tree # 1038 Located near the center of potential building envelope.
20. Tree # 1012 Drip line is located within the ROW of proposed residential roadway.
21. Tree # 308 Located near the center of potential building envelope.
22. Tree # 333 Located near the center of potential building envelope.
23. Tree # 429 Located within the ROW of a proposed residential roadway.
24. Tree # 492 Located near the center of potential building envelope.
25. Tree # 488 Located near the center of potential building envelope
26. Tree # 486 Located near the center of potential building envelope
27. Tree # 443 Located within the ROW of a proposed residential roadway.
28. Tree # 444 Located within the ROW of a proposed residential roadway.
29. Tree # 446 Drip line is located adjacent to the ROW of proposed residential roadway.
30. Tree # 455A Located near the center of potential building envelope

Eden Ranch 7100 Cross Timbers Road Flower Mound, TX



EDEN DEVELOPMENT

A total of 30 potential trees are requested for removal at this time. A total of 16 of them may have opportunity to be avoided. This is partially dependent on the town requirement for benching lots.

We appreciate your consideration of our request for these limited number of trees to be removed as we move forward with development. We look forward to your favorable approval. Please place the Eden Ranch Tree Removal Permit on the July 1st ECC agenda.

Sincerely,

Tyler Radbourne
Owner
Eden Ranch



#22.02



#22.03



#22.04

#22.06



#31

A large, mature tree with a thick trunk and a dense, rounded canopy of green leaves stands in the center of a grassy field. The tree is the focal point of the image. The field is filled with tall, green grasses and some white seed heads. In the background, there is a fence line and more trees under a bright blue sky with scattered white clouds. The overall scene is a peaceful, rural landscape.

#308



#429



#433



#444



#445A



#446



#486



#488



#492

#1009



#1012



#1308



#1408



#2001



#2003



#2005



#2007

#2008



#2016



#2060



#2063



#2070



#2075



#2114

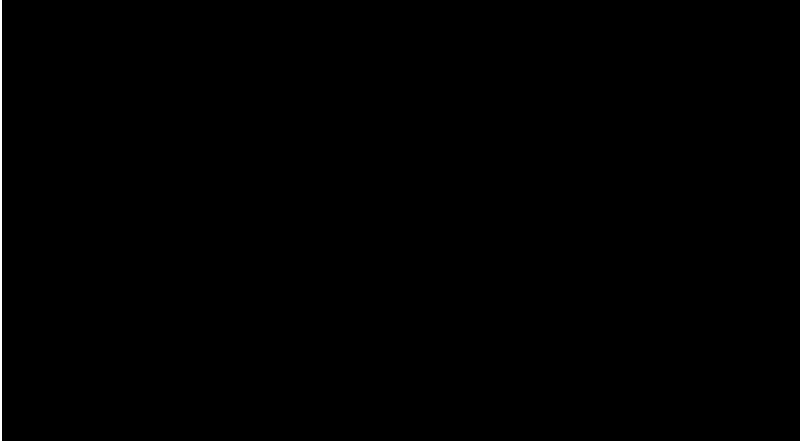




Crop











Crop















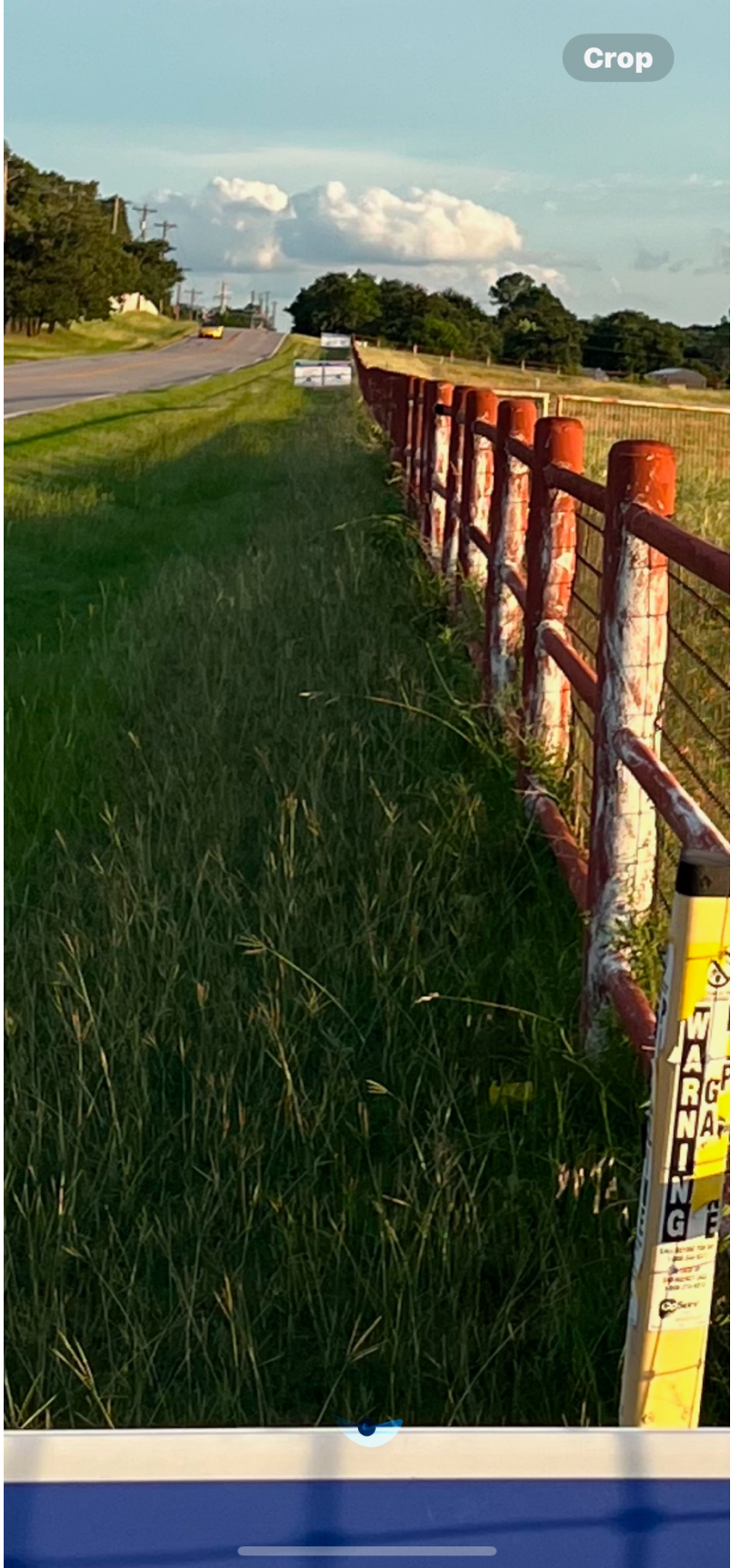












Yesterday

8:00 PM

