

Planning & Zoning Commission



September 22, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

Comments regarding any agenda item can be sent to the Planning Department at planning@flowermound.gov or by calling 972.874.6350 and leaving a message.

AGENDA

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG

D. 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.

E. COORDINATION OF CALENDARS

1. October 13, 2025
2. October 27, 2025

F. FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the members an opportunity to bring forward items they wish to discuss at a future meeting.

G. STAFF/DIRECTOR REPORT

1. Planning Excellence Award

H. 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 of August 25, 2025 - Consider approval of the minutes from the August 25, 2025, meeting.

I. NON-DISCRETIONARY ITEM(S)

This part of the agenda consists of items that are in compliance with all applicable development standards; are not requesting waivers, exceptions, or deviations, and do not require a Public Hearing.

1. SSP25-0004 - Brookview Phase 1B - Consider a request for a Subdivision Site Plan (SSP25-0004- Brookview Phase 1B) to create a residential subdivision. The property is generally located north of Cross Timbers Road east of Canyon Falls Drive.
2. SP22-0014 - Silveron Park Multifamily Lot 7, Block A - Consider a request for a Site Plan (SP22-0014 – Silveron Park Multifamily Lot 7, Block A) to develop three multifamily buildings. The property is generally located south of International Parkway and east of Lakeside Village Boulevard.

J. REGULAR ITEM(S)

This part of the agenda consists of discretionary items either relating to zoning or a requested variation from the Town's development standards. If a public hearing is required, it will be noted in the item caption on the agenda. Typically, the Planning & Zoning Commission will make a recommendation to Town Council on these types of projects.

1. SSP25-0003 - Brookview Phase 1A - Consider a request for a Subdivision Site Plan (SSP25-0003- Brookview Phase 1A) to create a residential subdivision with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located north of Cross Timbers Road east of Canyon Falls Drive.
2. RP25-0006 - Flower Mound Family Farmhouse Addition Lots 1R & 2R, Block A - Public Hearing to consider a request for a Replat (RP25-0006 – FM Family Farmhouse Addition, 1R & 2R, Block A) to relocate lot lines between two residential lots with an exception to lot depth pursuant to Section 90-272(a), of the Code of Ordinances. The property is generally located north of Sentinel Oak Road and west of Simmons Road.

K. ADJOURN

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

I do hereby certify that the notice of above meeting for the Town of Flower Mound was posted at Town Hall, Town of Flower Mound, Texas, and on the Town's website in compliance with Chapter 551, Texas Government Code on September 16, 2025, by 5:00 p.m.

LauriAnn Cash, Staff Liaison

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.

Planning & Zoning Commission



August 25, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

(or immediately following the Capital Improvements Advisory Committee meeting)

DRAFT MINUTES

A. CALL TO ORDER

Chair Gilmore called the regular meeting to order at 6:30 p.m. with the following members present:

Donald Gilmore, Place 6, Chair
Gregory Schultz, Place 1
Jason Hobbs, Place 2
Todd Bayuk, Place 3
Ryan Geddie, Place 4
Scott Langley, Place 5
Michelle Jackson, Place 8 Alternate
Clare Harris, Place 9 Alternate

with the following member(s) absent:
Scott Jostes, Place 7

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

Rachel Raggio, Town Attorney
Poornima Kashyap, Planning Manager
Jersain Castanon, Senior Project Engineer
Chuck Russell, Principal Planner
Claire Barnes, Senior Planner
LauriAnn Cash, Executive Assistant

B. 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.

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)
None	

** Indicates person did not wish to speak*

C. COORDINATION OF CALENDARS

1. September 8, 2025
2. September 22, 2025

D. FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the members an opportunity to bring forward items they wish to discuss at a future meeting.

None

E. STAFF/DIRECTOR REPORT

1. Boards & Commissions Update

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.

ACTION: Commissioner Harris moved to approve F1 and F.2 as presented in the agenda caption. Commissioner Schultz seconded the motion.
AYES: Schultz, Hobbs, Bayuk, Geddie, Langley, Harris
NAYS: None
RESULT: 6 : 0

1. Minutes of July 28, 2025 - Consider approval of the minutes from July 28, 2025.
2. SSP25-0005 - Lakeside Village Phase 1 - Consider a request for a Subdivision Site Plan (SSP25-0005- Lakeside Village Phase 1) to create a mixed-use subdivision. The property is generally located west of Sunset Boulevard and south and east of West Village Parkway.

G. NON-DISCRETIONARY ITEM(S)

This part of the agenda consists of items that are in compliance with all applicable development standards; are not requesting waivers, exceptions, or deviations, and do not require a Public Hearing.

1. SP22-0013 - Silveron Park Office Lot 5, Block A - Consider a request for a Site Plan (SP22-0013 – Silveron Park Office Lot 5 Block A) to develop an office building. The property is generally located south of International Parkway and east of Lakeside Village Boulevard.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Brogan Miller, Thompson-Realty Capital; present for questions, no presentation

ACTION: Commissioner Bayuk moved to approve G.1. as presented in the agenda caption. Commissioner Schultz seconded the motion.
AYES: Schultz, Hobbs, Bayuk, Geddie, Langley, Harris
NAYS: None
RESULT: 6 : 0

2. SP22-0015 - Silveron Park Retail and Restaurant Lots 3 & 4, Block A - Consider a request for a Site Plan (SP22-0015 – Silveron Park Retail and Restaurant Lots 3 & 4, Block A) to develop a retail and restaurant building. The property is generally located south of International Parkway and east of Lakeside Village Boulevard.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Brogan Miller, Thompson-Realty Capital; present for questions, no presentation

ACTION: Commissioner Harris moved to approve G.2. as presented in the agenda caption. Commissioner Bayuk seconded the motion.
AYES: Schultz, Hobbs, Bayuk, Geddie, Langley, Harris
NAYS: None
RESULT: 6 : 0

3. SP25-0001 - Lakeside Terrace Multifamily - Consider a request for a Site Plan (SP25-0001 – Lakeside Terrace Multifamily) to develop a mixed-use, multifamily residential building. The property is generally located west of Sunset Boulevard and south and east of West Village Parkway.

STAFF PRESENTATION:

Claire Barnes, Senior Planner

APPLICANT PRESENTATION:

Kyle Cooper, Realty Capital; present for questions, no presentation

ACTION: Commissioner Harris moved to approve G.3. as presented in the agenda caption. Vice-Chair Hobbs seconded the motion.

AYES: Schultz, Hobbs, Bayuk, Geddie, Langley, Harris

NAYS: None

RESULT: 6 : 0

H. REGULAR ITEM(S)

This part of the agenda consists of discretionary items either relating to zoning or a requested variation from the Town's development standards. If a public hearing is required, it will be noted in the item caption on the agenda. Typically, the Planning & Zoning Commission will make a recommendation to Town Council on these types of projects.

1. ZPD25-0006 - Whyburn PD-189 Text Amendment - Public Hearing to consider an ordinance amending the zoning (ZPD25-0006 – Whyburn PD-189 Text Amendment) by amending Planned Development District No.189 (PD-189) with Single Family District-15 (SF-15) and Single Family District-10 (SF-10) uses by increasing maximum lot coverage allowed. The property is generally located east of Whyburn Drive and south of Dixon Lane.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Heth Kendrick, LandDesign

Larry Jackson, David Weekley Homes

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.

SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

ACTION: Commissioner Schultz moved to recommend approval of H.1. as presented in the agenda caption. Commissioner Geddie seconded the motion.

AYES: Schultz, Geddie
NAYS: Hobbs, Bayuk, Langley, Harris
RESULT: 2 : 4

Motion Failed

ACTION: Vice-Chair Hobbs moved to recommend denial of H.1. as presented in the agenda caption. Commissioner Harris seconded the motion.

AYES: Hobbs, Bayuk, Langley, Harris
NAYS: Schultz, Geddie
RESULT: 4 : 2

I. ADJOURN

Chair Gilmore adjourned the meeting at 7:43 p.m.

TOWN OF FLOWER MOUND, TEXAS

DON GILMORE, CHAIR

ATTEST:

LAURIANN CASH, EXECUTIVE ASSISTANT



PLANNING & ZONING COMMISSION AGENDA I.1. NON-DISCRETIONARY ITEM(S)

DATE: September 22, 2025
FROM: Claire Barnes, Senior Planner
ITEM: **Consider a request for a Subdivision Site Plan (SSP25-0004- Brookview Phase 1B) to create a residential subdivision. The property is generally located north of Cross Timbers Road and east of Canyon Falls Drive.**

BACKGROUND:

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this Subdivision Site Plan application is to approve infrastructure for a proposed residential subdivision consisting of 140 townhome (SF-A) lots that is in conformance with Planned Development No. 202 (PD-202). The site is approximately 22.6402 acres and undeveloped.

PD-202 permits a maximum of 477 SF-A lots. Additional SF-A lots are planned in future phases, and lot counts will be monitored for compliance with PD-202.

An SSP is now required for residential projects that contain five or more residential lots or require commonly-held properties or x-lots, extension of public improvements, tree removal permits, or exceptions, and must have been approved before the submittal of a Record Plat or Replat. Requirements for an SSP application include engineering/construction plans, a tree survey and a subdivision landscape plan that includes all landscaping that must be installed with the Development permit.

The access to the subdivision is provided from the to-be-constructed Stonecrest Road. The subdivision site plan depicts necessary easements, setbacks, landscape buffers, and right-of-way dedications.

The subdivision landscape plan depicts the required landscape street buffer trees along Stonecrest Road that meet or exceed the Town's landscaping requirements.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

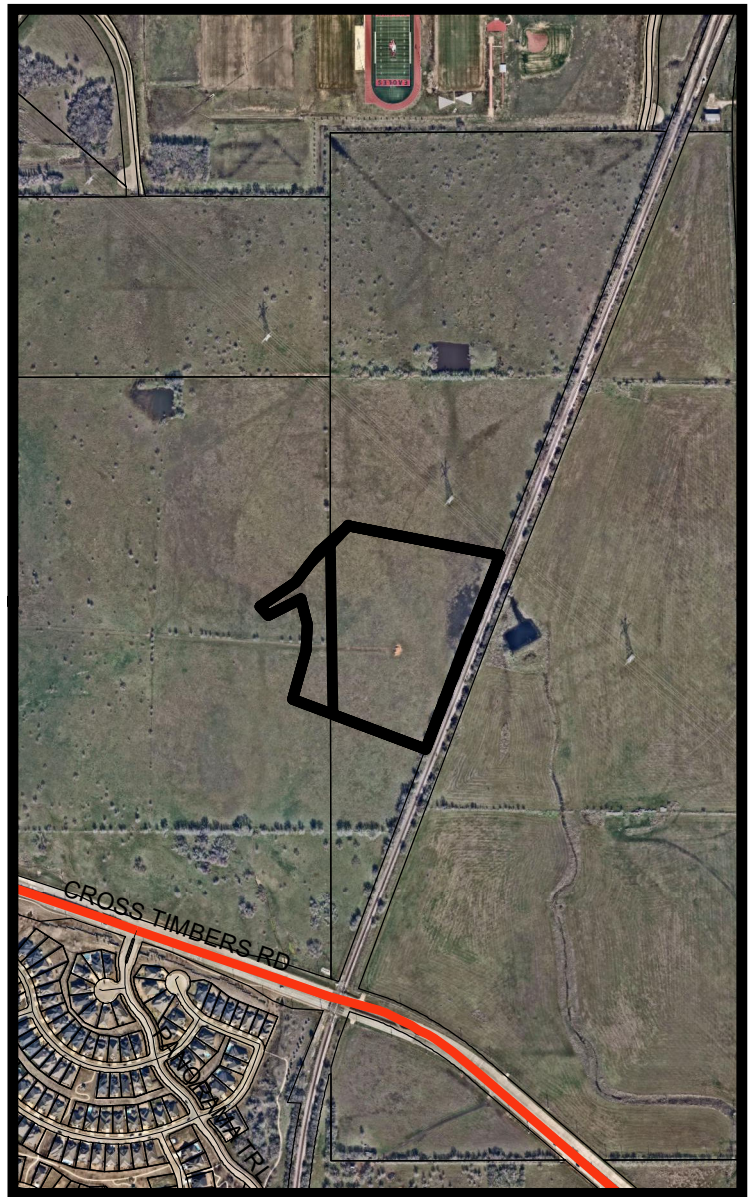
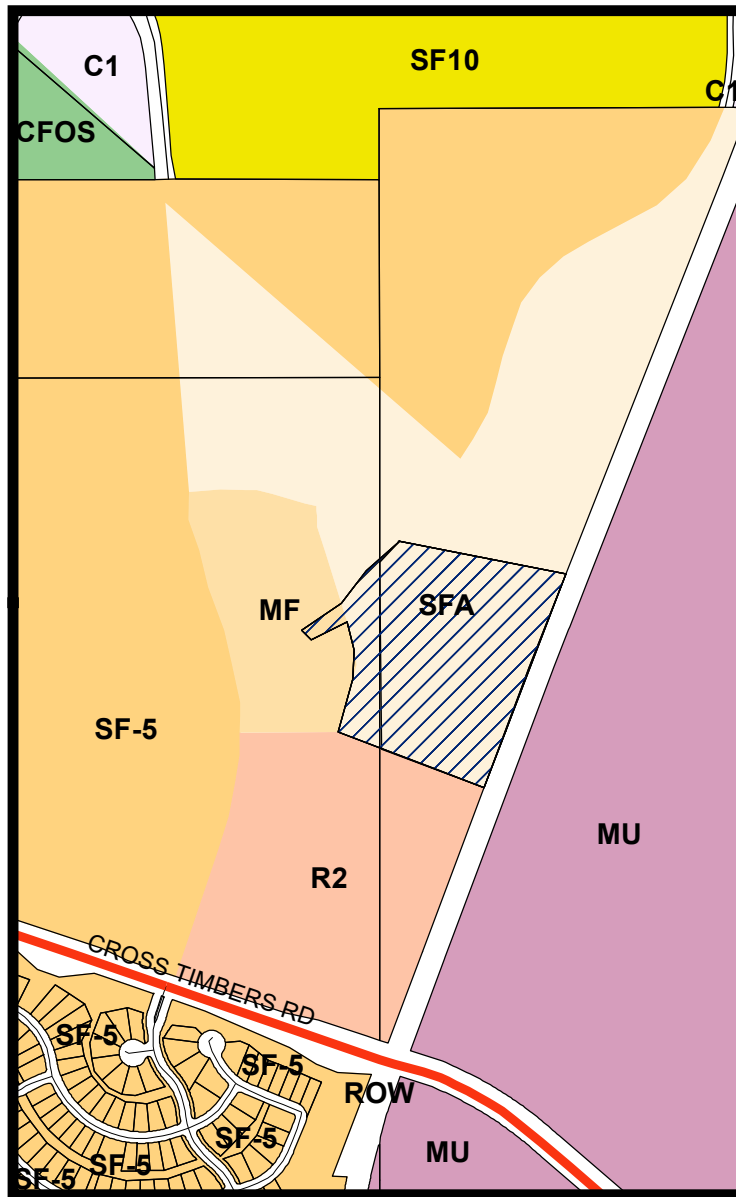
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Subdivision Site Plan Package

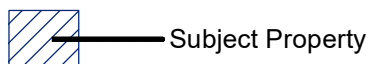
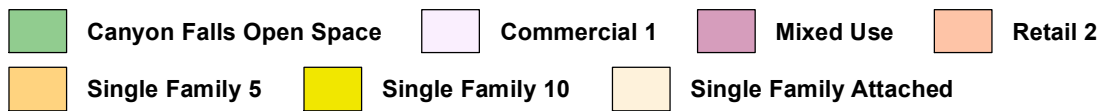
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

SSP25-0004: Brookview Phase 1B

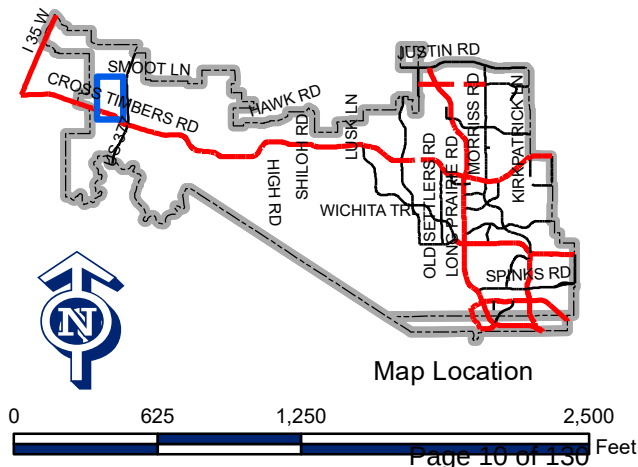


LEGEND



Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flowermound.gov/notifyme> to sign up for text message and/or email alerts for future projects.





May 08, 2025

Development Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: Brookview Phase 1B
Subdivision Site Plan
Letter of Intent**

To Whom it may concern:

On behalf of Green Brick Edgewood LLC., please accept our Subdivision Site Plan application for Brookview Phase 1B. A Zoning Case for the development was approved at Town Council on May 20, 2024 as Planned Development District 202 ("PD-202", Zoning Ordinance #19-24). PD-202 allows for Single Family, Single Family Attached (Townhomes), Multi-Family, and Retail uses. A Development Plan has been submitted and conditionally approved by the Town of Flower Mound staff, as of March 7, 2025. As proposed per the Development Plan, the development totals 241.4 acres and features 713 Residential lots, 280 Townhome lots, 29 open spaces, 1 Amenity Center lot, 1 Amenity Lake lot, and 1 Multi-Family lot zoned to 300 units. The proposed development is planned to consist of 3 Residential phases--- with Phase 1 and Phase 3 separating Residential lots (1A and 3A) from Townhome lots (1B and 3B)--- and 1 Multi-Family phase.

The current application for Subdivision Site Plan is for Phase 1B. Phase 1B proposes 140 Townhome lots, 9 open spaces, and dedicates 6.1 acres of Right-of-Way over 22.6 total acres.

Brookview in full build-out will demonstrate the desired compliance as stated within the Denton Creek District Area Plan. As highlighted above, the diversity in available residential options aims to provide a balanced market for the Town of Flower Mound which will further develop a balanced tax base, reducing the tax burden on residents. Following the standards outlined through the Town's criteria, Brookview shows to achieve and maintain the high development expectations set forth by the Town and surrounding developments. Phase 1B accomplishes these goals through its Townhome residency selection, implementation of the planned trail system, and continuation of major improvements--- including Stonecrest Road and planned potable and reuse water systems.

Please let me know if you have any questions or comments on the submittal.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan R. Moody".

Bryan R. Moody, P.E.

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, GRBK EDGEWOOD LLC, is the owner of a tract of land situated in the BBB&C RR CO Survey, Abstract No. 154 and the MEP & PRR Survey, Abstract No. 922, City of Flower Mound, Denton County, Texas and being part of the remainder of a called 263.6109 acre tract of land described in Special Warranty Deed to GRBK EDGEWOOD LLC, recorded in Document No. 2024-53682, Official Records, Denton County, Texas and being more particularly described as follows:

COMMENCING at a 1/2" iron rod with plastic cap stamped "GBW" found for the south corner of said 263.6109 acre tract, at the intersection of the north right-of-way line of Cross Timbers Road (a variable width right-of-way) and the northwest right-of-way line of Union Pacific Railroad (a 100-foot wide right-of-way);

THENCE with said northwest right-of-way of Union Pacific Railroad, North 21°18'25" East, a distance of 1,175.54 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the east corner of a called 22.2560 acre tract described in Warranty Deed to Town of Flower Mound, recorded in Document No. 2024-53710 of said Official Records, said point also being the POINT OF BEGINNING;

THENCE departing said northwest right-of-way line of Union Pacific Railroad, with the north line of said 22.2560 acre tract, North 68°41'35" West, a distance of 690.69 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the north corner of said 22.2560 acre tract;

THENCE departing said north line of the 22.2560 acre tract, over and across said 263.6109 acre tract, the following courses an distances:

North 16°08'14" East, a distance of 300.22 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 1,725.00 feet, a central angle of 06°41'49", and a chord bearing and distance of North 13°02'57" West, 201.51 feet;
In a northerly direction, with said non-tangent curve to the left, an arc distance of 201.63 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 16°23'52" West, a distance of 482.58 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 670.00 feet, a central angle of 03°00'10", and a chord bearing and distance of North 75°28'49" West, 35.11 feet;
In a westerly direction, with said non-tangent curve to the right, an arc distance of 35.11 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 73°58'44" West, a distance of 146.86 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 610.00 feet, a central angle of 20°48'47", and a chord bearing and distance of North 84°23'08" West, 220.37 feet;
In a westerly direction, with said tangent curve to the left, an arc distance of 221.59 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
South 85°12'29" West, a distance of 64.11 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 04°47'31" West, a distance of 60.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 85°12'29" East, a distance of 64.11 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 670.00 feet, a central angle of 20°48'47", and a chord bearing and distance of South 84°23'08" East, 242.05 feet;
In an easterly direction, with said tangent curve to the right, an arc distance of 243.38 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
South 73°58'44" East, a distance of 146.86 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 610.00 feet, a central angle of 13°18'50", and a chord bearing and distance of South 80°38'09" East, 141.43 feet;
In an easterly direction, with said tangent curve to the left, an arc distance of 141.75 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 45°28'31" East, a distance of 20.64 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 01°03'02" West, a distance of 4.24 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 88°56'58" East, a distance of 50.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
South 01°03'02" East, a distance of 4.24 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
South 47°34'35" East, a distance of 20.64 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 610.00 feet, a central angle of 36°18'30", and a chord bearing and distance of North 67°02'15" East, 380.12 feet;
In an easterly direction, with said non-tangent curve to the left, an arc distance of 386.56 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
South 41°07'00" East, a distance of 60.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
South 48°37'44" East, a distance of 669.97 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner in said northwest right-of-way line of Union Pacific Railroad;

THENCE with said northwest right-of-way line of Union Pacific Railroad, South 21°18'25" West, a distance of 970.15 feet to the POINT OF BEGINNING and containing 986.207 square feet or 22.6402 acres of land.

Bearing system based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. (2011)

GENERAL NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE 140 RESIDENTIAL LOTS, 9 OPEN SPACE "X" LOTS, DEDICATE RIGHT-OF-WAY, AND WATER AND UTILITY EASEMENTS.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- ALL EASEMENTS SHOWN HEREON ARE DEDICATED BY THIS PLAT UNLESS SPECIFICALLY NOTED OTHERWISE BY INSTRUMENT RECORDING INFORMATION.
- PERIMETER BOUNDARY CORNERS ARE 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET UNLESS OTHERWISE NOTED HEREON.
- INTERIOR LOT CORNERS WILL BE 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET WHERE POSSIBLE.
- PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY OR DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR SKYVIEW LANE PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.
- ALL X-LOTS ARE UNBUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.
- FLOOD ZONE ANALYSIS NOT REQUIRED.
- RESIDENTIAL LOTS ADJACENT TO EXISTING FLOOD PLAIN WILL HAVE A MINIMUM FINISHED FLOOR ELEVATION 18" ABOVE THE 100-YEAR FLOOD ELEVATION. ACTUAL ELEVATION TO BE DETERMINED WITH FINAL PLAT AND CONSTRUCTION PLANS.
- ENVIRONMENTAL PROTECTION PLAN REQUIRED (PREVIOUSLY COMPLETED).
- ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
- DRAINAGE EASEMENTS WITH OPEN CHANNEL MAY BE CROSSED BY TUBULAR STEEL FENCING. THERE MUST BE A MINIMUM OF 4" OF CLEARANCE BETWEEN THE LOWEST PART OF A FENCE AND THE TOP OF A PRIVATE SWALE. DRAINAGE EASEMENTS MUST BE KEPT IN A STATE THAT WILL NOT INHIBIT FLOW.
- LANDSCAPE BUFFER LOTS, OPEN SPACE LOTS, DRAINAGE EASEMENTS SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.
- VISIBILITY, ACCESS, AND MAINTENANCE (VAM) EASEMENTS ON LOCAL RESIDENTIAL STREETS ARE BASED UPON A 25 MPH DESIGN SPEED. VAM EASEMENTS ALONG STONECREST ROAD ARE BASED UPON A DESIGN SPEED OF 30 MPH.
- LOTS 1-X, BLOCK Q AND 5-X, BLOCK S ARE DEDICATED AS LANDSCAPE AND SCREENING EASEMENTS, UTILITY EASEMENTS, DRAINAGE AND GRADING EASEMENTS AND PEDESTRIAN ACCESS EASEMENTS. THE HOA SHALL MAINTAIN THE PEDESTRIAN CONCRETE WALKWAYS WITHIN THESE LOTS.
- WALL MAINTENANCE EASEMENTS SHALL BE MAINTAINED BY THE HOA.
- ALL TRAIL EASEMENTS SHALL BE MAINTAINED BY THE HOA.

DRAINAGE EASEMENT NOTES:

- UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- UPKEEP AND MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING ITEMS:

GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY THE TOWN ORDINANCE.

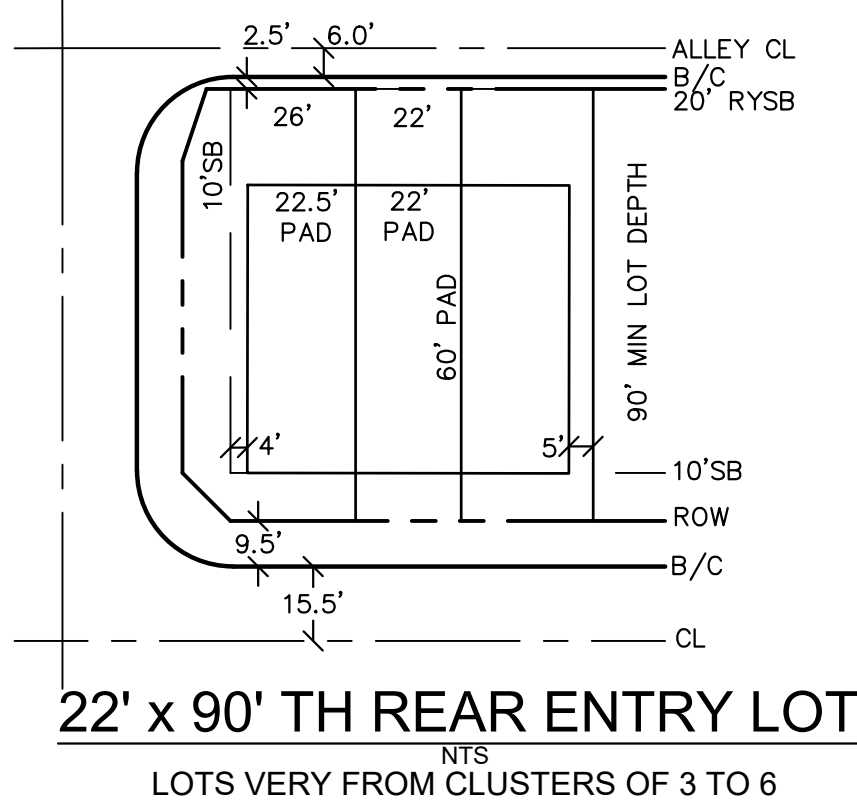
THE DETENTION FACILITIES SHALL BE KEPT FREE OF DEBRIS AND LITTER, WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.

ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITIES AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.

NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THIS EASEMENT AREA.

TRAIL AND OPEN SPACE NOTES:

- A PUBLIC ACCESS EASEMENT WILL BE PROVIDED OVER AND ACROSS THE EXISTING TMPA ELECTRICAL EASEMENT AND FUTURE ONCOR EASEMENT & SHALL BE DEDICATED TO THE TOWN FOR PARK AND TRAIL PURPOSES
- THE TRAILS DEPICTED ON THE LANDSCAPE/SCREENING PLAN SHALL BE INSTALLED TO THEIR FULL WIDTH BY THE DEVELOPER AT THE TIME THE ABUTTING PHASE OF THE PROJECT IS DEVELOPED. TRAILS MAY BE LOCATED WITHIN THE RIGHT-OF-WAY, AS WELL AS WITHIN REQUIRED LANDSCAPE BUFFERS, RAILROAD BUFFERS, AND WITHIN/OVER UTILITY EASEMENTS.
- PRIOR TO FINAL ACCEPTANCE OF ANY PHASE OF DEVELOPMENT ABUTTING THE NATURAL AREA OR ANY PART THEREOF (AS GENERALLY DEFINED IN THE CONCEPT PLAN), AND SUBJECT TO CONSENT OF ANY APPLICABLE EASEMENT HOLDERS, THE FOLLOWING CONDITIONS SHALL BE SATISFIED: (i) AN IRREVOCABLE PUBLIC ACCESS EASEMENT SHALL BE DEDICATED OVER THE APPLICABLE PORTION OF THE NATURAL AREA; AND (ii) THE FOLLOWING IMPROVEMENTS SHALL BE COMPLETED WITHIN THE APPLICABLE PORTION OF THE NATURAL AREA, AS GENERALLY DEPICTED ON THE NATURAL AREA PLAN: a) CONCRETE TRAIL WITH A MINIMUM WIDTH OF 8 FEET WITH CONNECTIONS TO STANDARD SIDEWALKS LOCATED WITHIN THE SUBDIVISION; AND b) TWO TRAILHEAD/OVERLOOK NODES.
- PERPETUAL MAINTENANCE OF THE 12' TRAIL IS THE RESPONSIBILITY OF THE HOA.



LOT WIDTH TABLE				LOT WIDTH TABLE			
LOT & BLOCK NUMBER	WIDTH (LF)	LOT & BLOCK NUMBER	WIDTH (LF)	LOT & BLOCK NUMBER	WIDTH (LF)	LOT & BLOCK NUMBER	WIDTH (LF)
BLOCK L LOT 1	30.90	BLOCK O LOT 16	22.00	BLOCK O LOT 1	27.50	BLOCK O LOT 16	22.00
BLOCK L LOT 2	22.00	BLOCK O LOT 17	27.50	BLOCK O LOT 2	27.50	BLOCK O LOT 17	27.50
BLOCK L LOT 3	22.00	BLOCK O LOT 18	27.50	BLOCK O LOT 3	27.50	BLOCK O LOT 18	27.50
BLOCK L LOT 4	22.00	BLOCK O LOT 19	22.00	BLOCK O LOT 4	27.50	BLOCK O LOT 19	22.00
BLOCK L LOT 5	25.20	BLOCK O LOT 20	22.00	BLOCK O LOT 5	27.50	BLOCK O LOT 20	22.00
BLOCK L LOT 6	25.20	BLOCK O LOT 21	22.00	BLOCK O LOT 6	27.50	BLOCK O LOT 21	22.00
BLOCK L LOT 7	22.00	BLOCK O LOT 22	27.50	BLOCK O LOT 7	27.50	BLOCK O LOT 22	27.50
BLOCK L LOT 8	22.00	BLOCK O LOT 23-X	N/A	BLOCK O LOT 8	27.50	BLOCK O LOT 23-X	N/A
BLOCK L LOT 9	22.00	BLOCK P LOT 1-X	N/A	BLOCK O LOT 9	27.50	BLOCK P LOT 1-X	N/A
BLOCK L LOT 10	27.50	BLOCK P LOT 2	27.50	BLOCK O LOT 10	27.50	BLOCK P LOT 2	27.50
BLOCK L LOT 11	27.50	BLOCK P LOT 3	22.00	BLOCK O LOT 11	27.50	BLOCK P LOT 3	22.00
BLOCK L LOT 12	22.00	BLOCK P LOT 4	22.00	BLOCK O LOT 12	27.50	BLOCK P LOT 4	22.00
BLOCK L LOT 13	22.00	BLOCK P LOT 5	22.00	BLOCK O LOT 13	27.50	BLOCK P LOT 5	22.00
BLOCK L LOT 14	22.00	BLOCK P LOT 6	27.40	BLOCK O LOT 14	27.50	BLOCK P LOT 6	27.40
BLOCK L LOT 15	22.00	BLOCK P LOT 7	27.50	BLOCK O LOT 15	27.50	BLOCK P LOT 7	27.50
BLOCK L LOT 16	27.50	BLOCK P LOT 8	22.00	BLOCK O LOT 16	27.50	BLOCK P LOT 8	22.00
BLOCK L LOT 17	27.50	BLOCK P LOT 9	22.00	BLOCK O LOT 17	27.50	BLOCK P LOT 9	22.00
BLOCK L LOT 18	22.00	BLOCK P LOT 10	22.00	BLOCK O LOT 18	27.50	BLOCK P LOT 10	22.00
BLOCK L LOT 19	22.00	BLOCK P LOT 11	22.00	BLOCK O LOT 19	27.50	BLOCK P LOT 11	22.00
BLOCK L LOT 20	22.00	BLOCK P LOT 12	27.50	BLOCK O LOT 20	27.50	BLOCK P LOT 12	27.50
BLOCK L LOT 21	27.50	BLOCK P LOT 13	27.50	BLOCK O LOT 21	27.50	BLOCK P LOT 13	27.50
BLOCK L LOT 22	27.50	BLOCK P LOT 14	22.00	BLOCK O LOT 22	27.50	BLOCK P LOT 14	22.00
BLOCK L LOT 23	22.00	BLOCK P LOT 15	22.00	BLOCK O LOT 23	27.50	BLOCK P LOT 15	22.00
BLOCK L LOT 24	22.00	BLOCK P LOT 16	22.00	BLOCK O LOT 24	27.50	BLOCK P LOT 16	22.00
BLOCK L LOT 25	22.00	BLOCK P LOT 17	22.00	BLOCK O LOT 25	27.50	BLOCK P LOT 17	22.00
BLOCK L LOT 26	41.20	BLOCK P LOT 18	61.60	BLOCK O LOT 26	27.50	BLOCK P LOT 18	61.60
BLOCK M LOT 1	31.00	BLOCK P LOT 19	64.70	BLOCK O LOT 27	27.50	BLOCK P LOT 19	64.70
BLOCK M LOT 2	22.00	BLOCK P LOT 20	22.00	BLOCK O LOT 28	27.50	BLOCK P LOT 20	22.00
BLOCK M LOT 3	22.00	BLOCK P LOT 21	22.00	BLOCK O LOT 29	27.50	BLOCK P LOT 21	22.00
BLOCK M LOT 4	22.00	BLOCK P LOT 22	27.50	BLOCK O LOT 30	27.50	BLOCK P LOT 22	27.50
BLOCK M LOT 5	22.00	BLOCK P LOT 23-X	N/A	BLOCK O LOT 31	27.50	BLOCK P LOT 23-X	N/A
BLOCK M LOT 6	27.50	BLOCK Q LOT 1-X	N/A	BLOCK O LOT 32	27.50	BLOCK Q LOT 1-X	N/A
BLOCK M LOT 7	27.50	BLOCK Q LOT 2	27.40	BLOCK O LOT 33	27.50	BLOCK Q LOT 2	27.40
BLOCK M LOT 8	22.00	BLOCK Q LOT 3	22.00	BLOCK O LOT 34	27.50	BLOCK Q LOT 3	22.00
BLOCK M LOT 9	22.00	BLOCK Q LOT 4	31.90	BLOCK O LOT 35	27.50	BLOCK Q LOT 4	31.90
BLOCK M LOT 10	22.00	BLOCK Q LOT 5	27.50	BLOCK O LOT 36	27.50	BLOCK Q LOT 5	27.50
BLOCK M LOT 11	27.50	BLOCK Q LOT 6	22.00	BLOCK O LOT 37	27.50	BLOCK Q LOT 6	22.00
BLOCK M LOT 12	27.50	BLOCK Q LOT 7	22.00	BLOCK O LOT 38	27.50	BLOCK Q LOT 7	22.00
BLOCK M LOT 13	22.00	BLOCK Q LOT 8	22.00	BLOCK O LOT 39	27.50	BLOCK Q LOT 8	22.00
BLOCK M LOT 14	22.00	BLOCK Q LOT 9	27.50	BLOCK O LOT 40	27.50	BLOCK Q LOT 9	27.50
BLOCK M LOT 15	22.00	BLOCK Q LOT 10	27.50	BLOCK O LOT 41	27.50	BLOCK Q LOT 10	27.50
BLOCK M LOT 16	22.00	BLOCK Q LOT 11	22.00	BLOCK O LOT 42	27.50	BLOCK Q LOT 11	22.00
BLOCK M LOT 17	31.00	BLOCK Q LOT 12	22.00	BLOCK O LOT 43	27.50	BLOCK Q LOT 12	22.00
BLOCK M LOT 18	31.00	BLOCK Q LOT 13	27.50	BLOCK O LOT 44	27.50	BLOCK Q LOT 13	27.50
BLOCK M LOT 19	22.00	BLOCK Q LOT 14	27.50	BLOCK O LOT 45	27.50	BLOCK Q LOT 14	27.50
BLOCK M LOT 20	22.00	BLOCK Q LOT 15	22.00	BLOCK O LOT 46	27.50	BLOCK Q LOT 15	22.00
BLOCK M LOT 21	22.00	BLOCK Q LOT 16	22.00	BLOCK O LOT 47	27.50	BLOCK Q LOT 16	22.00
BLOCK M LOT 22	22.00	BLOCK Q LOT 17	22.00	BLOCK O LOT 48	27.50	BLOCK Q LOT 17	22.00
BLOCK M LOT 23	22.00	BLOCK Q LOT 18	22.00	BLOCK O LOT 49	27.50	BLOCK Q LOT 18	22.00
BLOCK M LOT 24	22.00	BLOCK Q LOT 19	25.71	BLOCK O LOT 50	27.50	BLOCK Q LOT 19	25.71
BLOCK M LOT 25	22.00	BLOCK Q LOT 20-X	N/A	BLOCK O LOT 51	27.50	BLOCK Q LOT 20-X	N/A
BLOCK M LOT 26	22.00	BLOCK R LOT 1-X	N/A	BLOCK O LOT 52	27.50	BLOCK R LOT 1-X	N/A
BLOCK M LOT 27	22.00	BLOCK R LOT 2	27.50	BLOCK O LOT 53	27.50	BLOCK R LOT 2	27.50
BLOCK M LOT 28	22.00	BLOCK R LOT 3	22.00	BLOCK O LOT 54	27.50	BLOCK R LOT 3	22.00
BLOCK M LOT 29	22.00	BLOCK R LOT 4	22.00	BLOCK O LOT 55	27.50	BLOCK R LOT 4	22.00
BLOCK M LOT 30	22.00	BLOCK R LOT 5	22.00	BLOCK O LOT 56	27.50	BLOCK R LOT 5	22.00
BLOCK M LOT 31	22.00	BLOCK R LOT 6	32.50	BLOCK O LOT 57	27.50	BLOCK R LOT 6	32.50
BLOCK M LOT 32	22.00	BLOCK R LOT 7	30.40	BLOCK O LOT 58	27.50	BLOCK R LOT 7	30.40
BLOCK M LOT 33	22.00	BLOCK R LOT 8	22.00	BLOCK O LOT 59	27.50	BLOCK R LOT 8	22.00
BLOCK M LOT 34	22.00	BLOCK R LOT 9	22.00	BLOCK O LOT 60	27.50	BLOCK R LOT 9	22.00
BLOCK M LOT 35	22.00	BLOCK R LOT 10	22.00	BLOCK O LOT 61	27.50	BLOCK R LOT 10	22.00
BLOCK M LOT 36	22.00	BLOCK R LOT 11	27.50	BLOCK O LOT 62	27.50	BLOCK R LOT 11	27.50
BLOCK M LOT 37	22.00	BLOCK R LOT 12	27.50	BLOCK O LOT 63	27.50	BLOCK R LOT 12	27.50
BLOCK M LOT 38	22.00	BLOCK R LOT 13	22.00	BLOCK O LOT 64	27.50	BLOCK R LOT 13	22.00
BLOCK M LOT 39	22.00	BLOCK R LOT 14	22.00	BLOCK O LOT 65	27.50	BLOCK R LOT 14	22.00
BLOCK M LOT 40	22.00	BLOCK R LOT 15	22.00	BLOCK O LOT 66	27.50	BLOCK R LOT 15	22.00
BLOCK M LOT 41	22.00	BLOCK R LOT 16	22.00	BLOCK O LOT 67	27.50	BLOCK R LOT 16	22.00
BLOCK M LOT 42	22.00	BLOCK R LOT 17	27.50	BLOCK O LOT 68	27.50	BLOCK R LOT 17	27.50
BLOCK M LOT 43	22.00	BLOCK R LOT 18-X	N/A	BLOCK O LOT 69	27.50	BLOCK R LOT 18-X	N/A
BLOCK M LOT 44	22.00	BLOCK S LOT 1	27.50	BLOCK O LOT 70	27.50	BLOCK S LOT 1	27.50
BLOCK M LOT 45	22.00	BLOCK S LOT 2	22.00	BLOCK O LOT 71	27.50	BLOCK S LOT 2	22.00
BLOCK M LOT 46	22.00	BLOCK S LOT 3	22.00	BLOCK O LOT 72	27.50	BLOCK S LOT 3	22.00
BLOCK M LOT 47	22.00	BLOCK S LOT 4	27.50	BLOCK O LOT 73	22.00	BLOCK S LOT 4	27.50
BLOCK M LOT 48	22.00	BLOCK S LOT 5-X	N/A	BLOCK O LOT 74	22.00	BLOCK S LOT 5-X	N/A
BLOCK M LOT 49	22.00			BLOCK O LOT 75	22.00		

SUBDIVISION SITE PLAN
BROOKVIEW - PHASE 1B
140 RESIDENTIAL LOTS,
9 OPEN SPACE "X" LOTS,
AND RIGHT-OF-WAY DEDICATION
22.6402 ACRES

JOEL WILBURN SURVEY, ABSTRACT NO. 1416
MEP&P RR CO. SURVEY, ABSTRACT NO. 922
CITY OF FLOWER MOUND, DENTON COUNTY, TEXAS

Kimley»Horn

2500 Pacific Avenue, Suite 1100, Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	LDV	JAD	JULY 2025	065000706	2 OF 2

LOT AND BLOCK AREA ANALYSIS			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	L	0.070	3,070
2	L	0.056	2,445
3	L	0.055	2,377
4	L	0.052	2,263
5	L	0.119	5,184
6	L	0.216	9,396
7	L	0.052	2,284
8	L	0.049	2,119
9	L	0.049	2,121
10	L	0.063	2,749
11	L	0.063	2,750
12	L	0.051	2,200
13	L	0.051	2,200
14	L	0.051	2,200
15	L	0.051	2,200
16	L	0.063	2,750
17	L	0.063	2,750
18	L	0.051	2,200
19	L	0.051	2,200
20	L	0.051	2,200
21	L	0.063	2,750
22	L	0.063	2,750
23	L	0.051	2,200
24	L	0.051	2,200
25	L	0.049	2,1

BROOKVIEW

Phase 1B

Flower Mound, TX

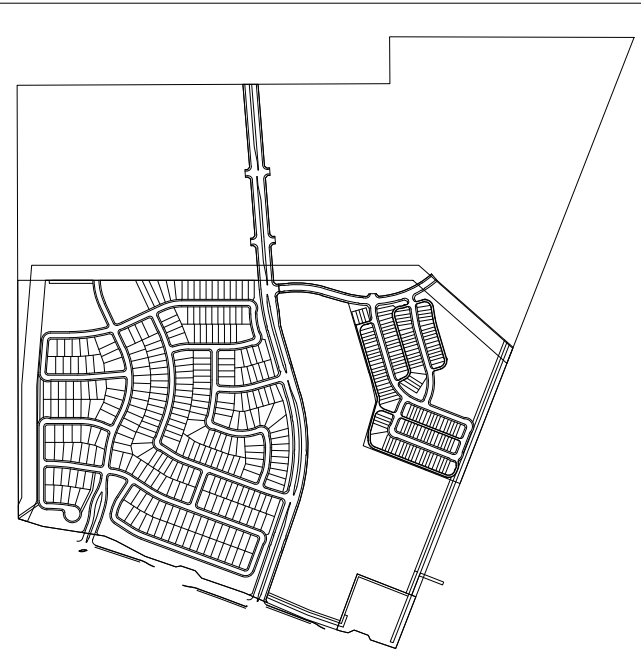
SUBDIVISION SITE PLAN

3/10/2025

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

KEY MAP



Project Name

Brookview
Ph. 1B

Flower Mound, Texas

Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY
NOT BE USED FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates,
known also as MESA. The reproduction, copying, or use of this drawing without the
written consent of MESA is prohibited and any infringement will be subject to legal
action. © Copyright 2020 MESA

Issue / Addenda / Revisions

	Date	Description
1	5/06/2025	SSP REV. 1
2	6/13/2025	SSP REV. 2
3	7/09/2025	SSP REV. 3
4	8/05/2025	SSP REV. 4
5	8/28/2025	SSP REV. 5

Drawing Title

Cover Sheet

Drawn: _____ Date: _____
Checked: _____ Date: _____

Sheet No.

L0.00

NOT FOR
CONSTRUCTION

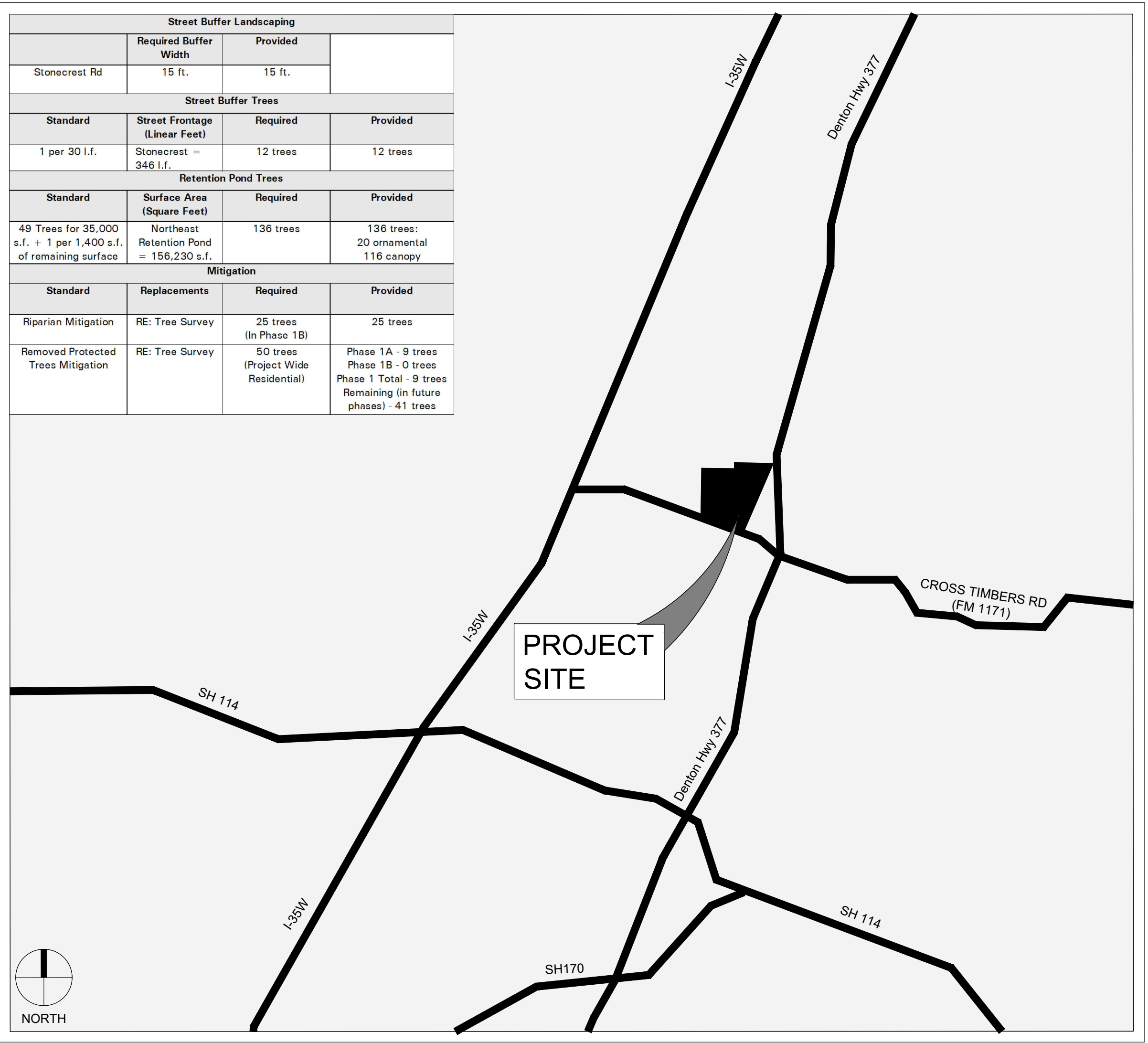
Index of Documents

SHEET #	DESCRIPTION	SHEET #	DESCRIPTION
LANDSCAPE ARCHITECT SHEETS:			
General Materials & Notes:			
L0.00	Cover Sheet		
L0.01	General Notes, Materials & Legends		
L0.02	Orientation Plan		
L0.03	Maintenance Plan		
Hardscape:			
L2.01	Hardscape Layout Plan		
L2.02	Hardscape Layout Plan		
L2.03	Hardscape Layout Plan		
L2.04	Hardscape Layout Plan		
Details:			
L4.01	Stone Masonry Column and Brick Thinwall Details		
Landscape:			
L5.01	Planting Plan		
L5.02	Planting Plan		
L5.03	Planting Plan		
L5.04	Planting Plan		
L5.05	Planting Plan		
L5.06	Planting Details		
L5.07	Plant Schedule & Notes		

Design Team

Client:	Landscape Architect:	Civil Engineer:	
Green Brick Partners 5501 Headquarters Dr Suite 300W, Plano, TX, 75024	MESA 2001 N Lamar Street, Suite 100 Dallas, Texas 75202	Kimley-Horn 13455 Noel Rd., Ste 700, Dallas, TX 75240	
(469) 573-6755	(214) 871-0568	(972) 770-1300	

Location Map



GENERAL NOTES:

1. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. MESA ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
3. ALL PROPOSED AND FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND/OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
4. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD FOR REVIEW BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY MESA ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTORS ARE TO BID PER THEIR OWN VERIFIED QUANTITIES AND PER THE INTENT OF THE DRAWINGS. NOTIFY LANDSCAPE ARCHITECT OF ANY MAJOR DISCREPANCIES.
6. SITE EASEMENTS, BUILDING SETBACKS, BUILDING LOCATIONS, STREETS, PARKING LOTS AND UTILITIES HAVE BEEN SUPPLIED TO MESA BY THE PROJECT CIVIL ENGINEER. REFER TO CIVIL ENGINEERS DRAWINGS FOR ADDITIONAL INFORMATION.

CONCRETE NOTES:

1. CAST-IN PLACE CONCRETE SHALL MEET THE FOLLOWING REQUIREMENT:
 - MINIMUM 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS
 - AGGREGATES: ASTM C33, MAXIMUM 3/4" IN SIZE, UNLESS OTHERWISE NOTED.
 - SLUMP: 3 TO 5 INCHES
 - CONCRETE SHALL HAVE BETWEEN 4 1/2% TO 5% AIR-ENTRAINMENT BY VOLUME
2. FOR LARGE VEHICULAR RATED AREAS REFER TO CIVIL ENGINEER DRAWINGS FOR SPECIFICATIONS.
3. CONCRETE THICKNESS:
 - PEDESTRIAN AREAS = 4" THICK
 - ALL OTHER CONCRETE COMPONENTS INSTALL PER SIZE SPECIFIED IN DRAWING DETAILS.
4. REINFORCING STEEL SHALL BE PLACED AS FOLLOWS: (UNLESS NOTED OTHERWISE BY STRUCTURAL ENGINEER)
- A. CONCRETE REINFORCING:
 - 4" THICK PAVING: #3's AT 12"-18" O.C.E.W. UNLESS NOTED OTHERWISE IN DRAWING DETAILS
 - 6" THICK PAVING: #4's AT 12"-18" O.C.E.W. UNLESS NOTED OTHERWISE IN DRAWING DETAILS
 - 8" THICK PAVING: #5's AT 12"-18" O.C.E.W. UNLESS NOTED OTHERWISE IN DRAWING DETAILS
 - ALL OTHER CONCRETE COMPONENTS REINFORCEMENT TO BE INSTALLED AS SPECIFIED IN DRAWING DETAILS
- B. REINFORCING STEEL LAP SPLICES SHALL BE AS FOLLOWS:
 - 3/8" (#3'S) DIAMETER = 21"
 - 1/2" (#4'S) DIAMETER = 29"
 - 5/8" (#5'S) DIAMETER = 38"
 - 3/4" (#6'S) DIAMETER = 46"
 - LAP SPLICES IN THE ADJACENT BARS (OF GRADE BEAMS) THAT ARE LAID IN A ROW SHALL NOT OCCUR WITHIN FOUR FEET OF EACH OTHER AS MEASURED ALONG THE REINFORCING STEEL.
- C. REINFORCING STEEL SHALL HAVE THE FOLLOWING MINIMUM CONCRETE COVERAGE:
 - 3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH. (4" CONCRETE SHALL HAVE STEEL CENTERED EQUALLY AT 2" FROM TOP AND BOTTOM.)
 - 2" FOR CONCRETE EXPOSED TO WEATHER
 - 1 1/2" FOR CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH.
- D. REINFORCING HOOKS RADIUS AND LEGS ARE AS FOLLOWS:
 - 3/8" (#3'S) RADIUS = 1 1/2", LEG = 4 1/2"
 - 1/2" (#4'S) RADIUS = 2", LEG = 6"
 - 5/8" (#5'S) RADIUS = 2 1/2", LEG = 7 1/2"
- E. DEVELOPMENT EMBEDMENT OF HOOKS ARE AS FOLLOWS:
 - 3/8" (#3'S) = 8" MIN.
 - 1/2" (#4'S) = 8" MIN.
 - 5/8" (#5'S) = 10" MIN.
- F. REINFORCING STEEL SHALL BE CLEAN AND FREE OF RUST AND DEBRIS.
5. CONTROL JOINTS (SAW CUT) TO BE PLACED AS INDICATED ON PLANS TO A MINIMUM DEPTH OF 3/4 OF CONCRETE THICKNESS. SAW CUT JOINTS TO BE EXECUTED WITHIN 12 HOURS OF CONCRETE PLACEMENT.
6. EXPANSION JOINTS:
 - PLACE AT A MAXIMUM SPACING OF 30' O.C. AND COORDINATE WITH OVERALL PAVING PATTERN AND CONTROL JOINTS
7. PROVIDE 18" #4 SMOOTH DOWEL WITH SLEEVE AT MAXIMUM 12 INCHES ON CENTER, UNLESS OTHERWISE NOTED.
8. CONCRETE FINISHES TO BE PER DRAWING DETAILS AND SPECIFICATIONS.
9. CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL CODES AND ORDINANCES.

PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLING. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY.
2. SHRUB/GROUNDCOVER BEDS SHALL BE STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION AND OR BED PREPARATION.
3. LANDSCAPE CONTRACTOR TO INSTALL STEEL EDGING BETWEEN PLANTING BEDS, LAWNS, NATIVE GRASS AREAS AND GRAVEL AREAS.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
6. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
7. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND/OR REMOVED.
8. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
9. FINAL FINISHED GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
10. ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS.
11. A FULLY AUTOMATED IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANTING AREAS AND IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
12. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC. CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER LOCAL CITY LANDSCAPE ORDINANCE.
13. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTING TO BE IN ACCORDANCE WITH THE LATEST EDITION OF AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
14. TREES OVERHANGING INTO THE PUBLIC R.O.W. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14) FEET OVER STREETS, DRIVE AISLES, ALLEYS AND FIRE LANES. TREES OVERHANGING PRIVATE STREETS, WALKS AND/OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
15. LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24 HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN THE CONTRACTORS BASE BID AS A UNIT PRICE AND PROVIDED AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT REQUIRED TO BE INSTALLED.
16. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (IE. SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER AND SHALL BE DONE SO IN WRITING. AT THIS TIME, CONTRACTOR CAN PROVIDE SUGGESTIVE SOLUTIONS OR ALTERNATIVE PLANT MATERIAL FOR SUBSTITUTION. LANDSCAPE ARCHITECT TO REVIEW CONDITIONS AN INFORMATION SUBMITTED BY CONTRACTOR AN WILL ISSUE A DIRECTIVE.. SHOULD PLANT MATERIAL DIE BECAUSE OF ENVIRONMENTAL CONDITIONS DESCRIBED ABOVE THE LANDSCAPE CONTRACTOR ASSUMES ALL WARRANTY AND GUARANTY OF THE PLANT MATERIAL INSTALLED.

IRRIGATION NOTES

1. ALL LANDSCAPE PLANTING AREAS ARE TO BE IRRIGATED BY A FULLY AUTOMATED IRRIGATION SYSTEM.
2. IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE PLANTINGS.
3. SHRUB AND GROUNDCOVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS AND/ OR A LANDSCAPE DRIPLINE SYSTEM.
4. DECORATIVE CONTAINERS TO BE IRRIGATED WITH MICRO SPRAY SPRINKLER HEADS.
5. REFER TO IRRIGATION SYSTEM DRAWINGS AND SPECIFICATIONS. IF IRRIGATION SYSTEM DRAWINGS AND SPECIFICATIONS ARE NOT INCLUDED, LANDSCAPE CONTRACTOR TO PROVIDE DESIGN BUILD IRRIGATION SYSTEM PLANS.
6. IRRIGATION SHALL BE DESIGN BUILD BY OTHERS. CONTRACTOR TO SUBMIT IRRIGATION DESIGN PACKAGE (INCLUDING TREE BUBBLERS) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

GRADING NOTES

1. WRITTEN DIMENSIONS AND GRADES PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS.
3. MESA DESIGN GROUP ASSUMES NO RESPONSIBILITY FOR ANY EXCAVATION OR GRADING SHOWN ON SURVEY'S OR CIVIL ENGINEER'S PLANS. ALL PROPOSED AND FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNERS SURVEY AND/OR CIVIL ENGINEER. ANY DISCREPANCIES IN FIELD MEASUREMENTS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER IMMEDIATELY.
4. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY MESA DESIGN GROUP ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY GRADING DISCREPANCIES. CONTRACTORS ARE TO BID THEIR OWN VERIFIED QUANTITIES.

MATERIAL LEGEND:

CONCRETE PRODUCTS

C-1	CONCRETE
MANUFACTURER: LOCAL	
PRODUCT: STANDARD GRAY CONCRETE; 3600 PSI; HEAVY BROOM FINISH	

BRICK

B-1	BRICK
SUPPLIER: METRO BRICK & STONE CO.	
PRODUCT: GLEN GARY "SMOKY MOUNTAIN WILLIAMSBURG"	
SIZE: BUILDER'S SPECIAL	
B-2	ACCENT BRICK
SUPPLIER: METRO BRICK & STONE CO.	
PRODUCT: GLEN GARY "SADDLE BROWN WILLIAMSBURG"	
SIZE: BUILDER'S SPECIAL	

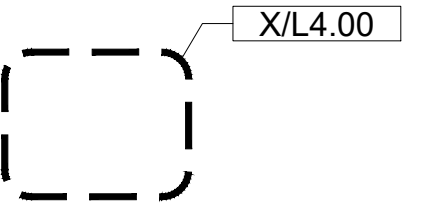
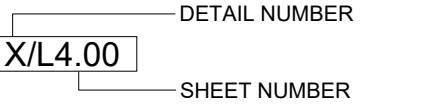
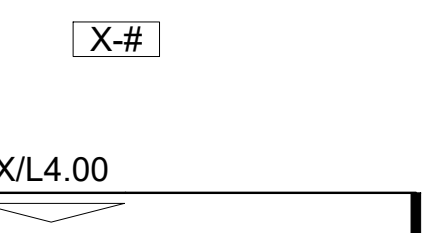
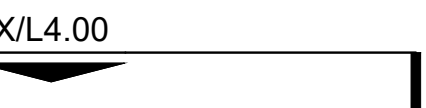
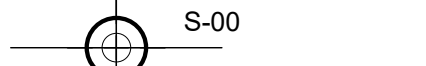
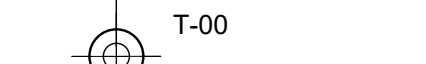
MORTAR

MR-1	STONE MORTAR
COLOR: GRAY TO MATCH STONE VENEER, TO BE SUBMITTED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION	
MR-2	BRICK MORTAR
COLOR: TO MATCH B-1 BRICK, TO BE SUBMITTED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION	

STONE

S-1	STONE VENEER
SUPPLIER: ALLIANCE MATERIALS	
TELE: (817) 341-0188	
PRODUCT: HACKET LEDGESTONE. 1"-4" HEIGHT COURSES WITH 3-5" DEPTH AND VARYING LENGTHS, SEE IMAGE BELOW FOR EXPECTED MASONRY PATTERN	
	
S-2	MONOLITHIC STONE CAP
SUPPLIER: ALLIANCE MATERIALS	
TELE: (817) 341-0188	
PRODUCT: HACKET STONE; 4" HEIGHT, 18" MIN LENGTH, DEPTH VARIES PER PLANS; TOP, BOTTOM, AND BACK SAW CUT; FRONT SPLIT FACE	

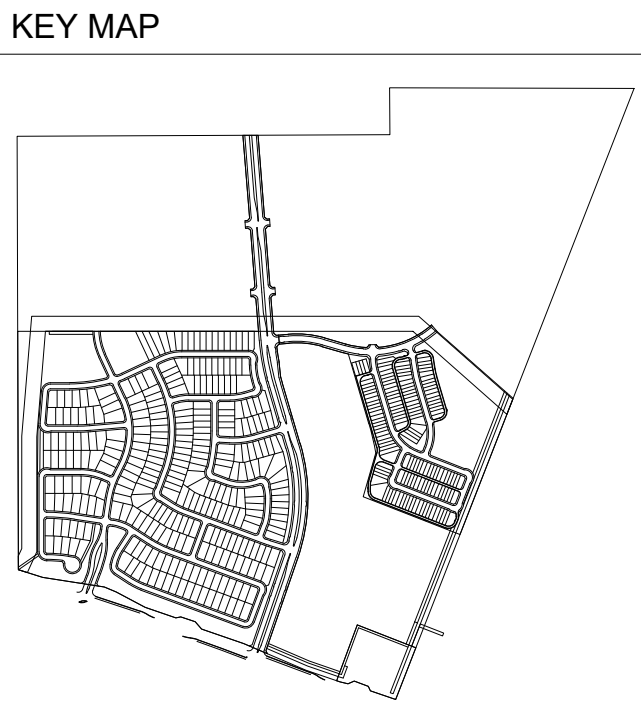
SYMBOLS LEGEND:

	CENTER LINE
	LIMIT OF WORK
	MATCHLINE
	ENLARGEMENT REFERENCE
	DETAIL REFERENCE
	MATERIAL REFERENCE
	ELEVATION REFERENCE
	POINT OF BEGINNING/ WORK POINT
	COORDINATE POINT
	TANGENT POINT
	WALL ELEVATION MARKER

REQUIRED SUBMITTALS

- PRODUCT SUBMITTALS:
1. CUT SHEETS FOR ALL IRRIGATION SYSTEM COMPONENTS
 2. CUT SHEETS FOR ALL STONE SEALERS
 3. CUT SHEETS, ANALYSIS AND PRODUCT SAMPLES FOR ALL BEDDING SOIL MIXES AND MULCH
 4. CUT SHEETS FOR ALL LIGHTING AND ELECTRICAL COMPONENTS
 5. CUT SHEETS FOR ALL STONE, BOULDER, ROCK AND MORTAR MATERIALS
- MOCKUPS:
1. RETAINING WALL

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com



Project Name

Brookview
Ph. 1B

Flower Mound, Texas
Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates, known also as MESA. The reproduction, copying, or use of this drawing without the written consent of MESA is prohibited and any infringement will be subject to legal action. © Copyright 2020 MESA

Issue / Addenda / Revisions

	Date	Description
1	5/06/2025	SSP REV. 1
2	6/13/2025	SSP REV. 2
3	7/09/2025	SSP REV. 3
4	8/05/2025	SSP REV. 4
5	8/28/2025	SSP REV. 5

Drawing Title

General Notes,
Materials, & Legends

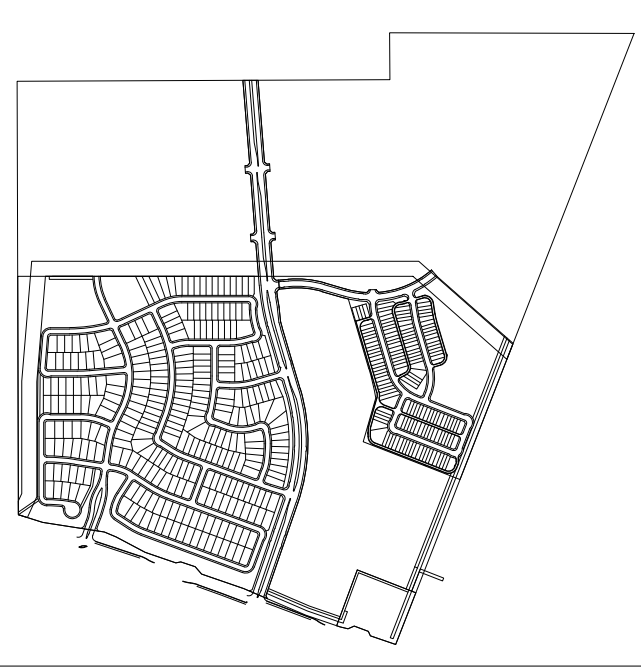
Drawn: _____ Date: _____
Checked: _____ Date: _____

Sheet No.

L0.01

NOT FOR
CONSTRUCTION

KEY MAP



Project Name

Brookview
Ph. 1B

Flower Mound, Texas
Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY
NOT BE USED FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates,
known also as MESA. The reproduction, copying, or use of this drawing without the
written consent of MESA is prohibited and any infringement will be subject to legal
action. © Copyright 2020 MESA

Issue / Addenda / Revisions

Date	Description
1 5/06/2025	SSP REV. 1
2 6/13/2025	SSP REV. 2
3 7/09/2025	SSP REV. 3
4 8/05/2025	SSP REV. 4
5 8/28/2025	SSP REV. 5

Drawing Title

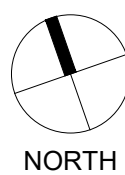
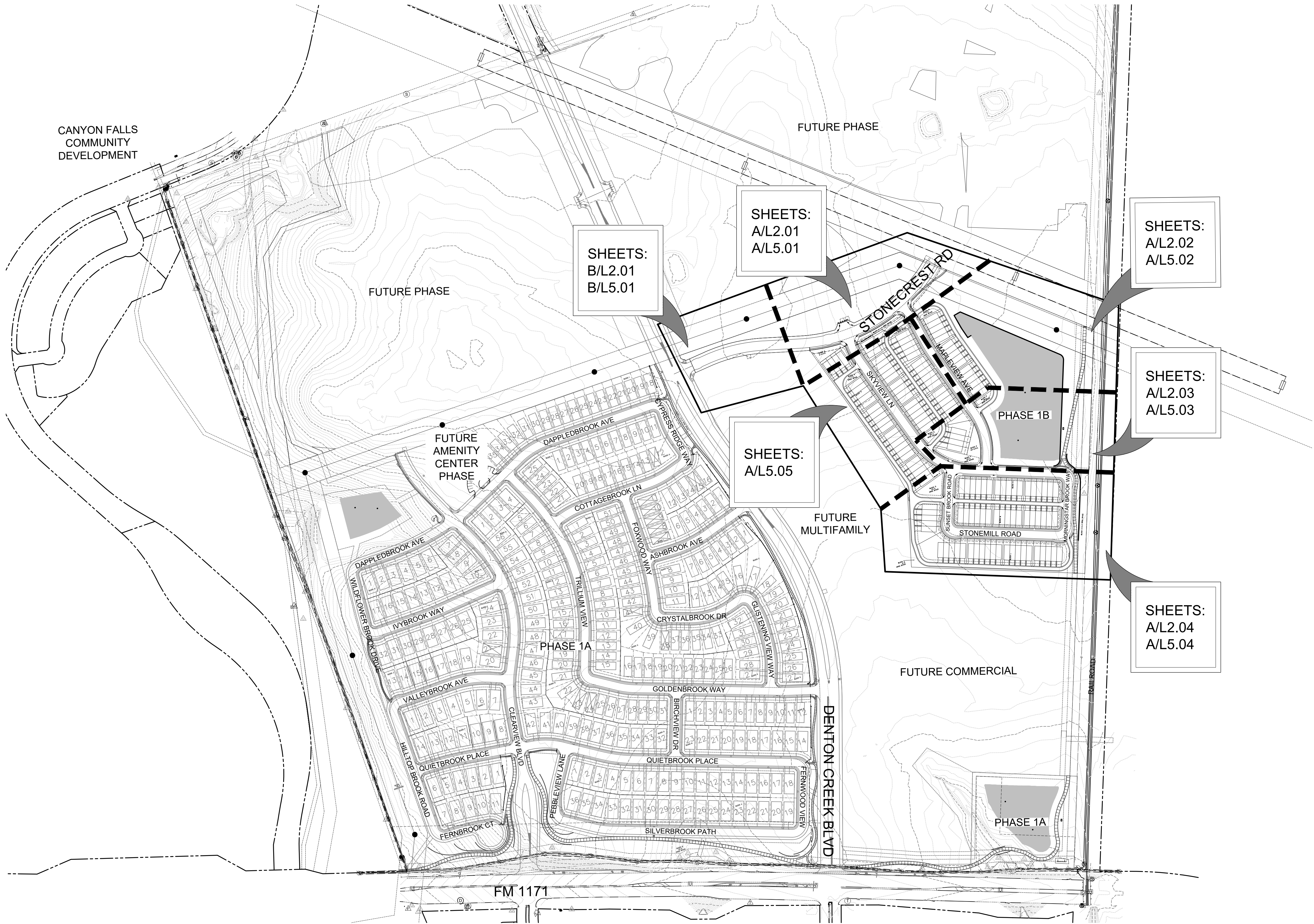
Orientation Plan

Drawn: _____ Date: _____
Checked: _____ Date: _____

Sheet No.

L0.02

NOT FOR
CONSTRUCTION



0 100 200 400
SCALE: 1" = 200'-0"

Orientation Plan

A

Scale: 1" = 200'-0"

MAINTENANCE REQUIREMENTS LEGEND

Prairie Grass Seed Mix or Bermuda Hydromulch.

If planted with prairie grass, maintenance will be:
Yearly:

- Mow 4"-6", only after November 1st
- Trash removal

If Bermuda, will be maintained same as other Bermuda common areas.

Ponds

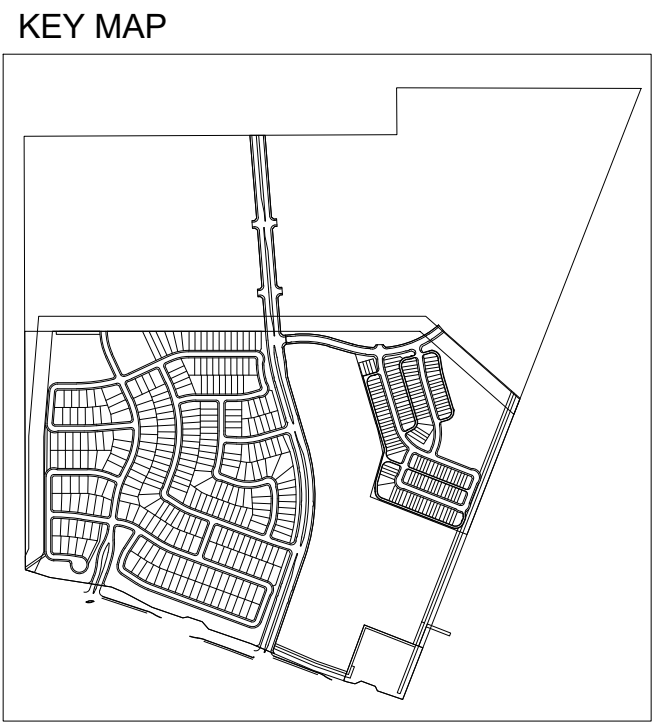
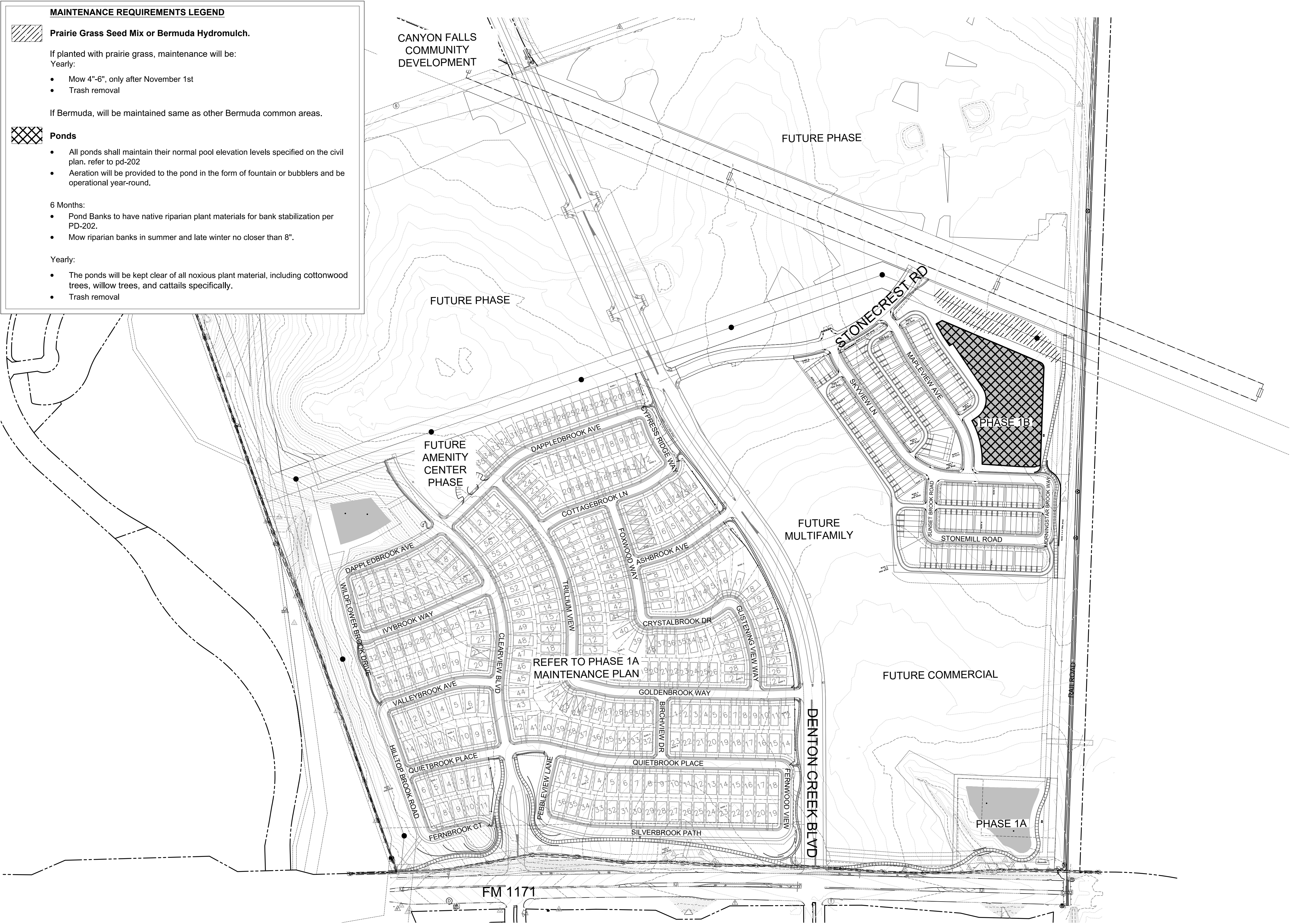
- All ponds shall maintain their normal pool elevation levels specified on the civil plan. refer to pd-202
- Aeration will be provided to the pond in the form of fountain or bubblers and be operational year-round.

6 Months:

- Pond Banks to have native riparian plant materials for bank stabilization per PD-202.
- Mow riparian banks in summer and late winter no closer than 8".

Yearly:

- The ponds will be kept clear of all noxious plant material, including cottonwood trees, willow trees, and cattails specifically.
- Trash removal



Project Name

Brookview
Ph. 1B

Flower Mound, Texas

Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates, known also as MESA. The reproduction, copying, or use of this drawing without the written consent of MESA is prohibited and any infringement will be subject to legal action. © Copyright 2020 MESA

Issue / Addenda / Revisions	
Date	Description
1 5/06/2025	SSP REV. 1
2 6/13/2025	SSP REV. 2
3 7/09/2025	SSP REV. 3
4 8/05/2025	SSP REV. 4
5 8/28/2025	SSP REV. 5

Drawing Title

Maintenance Plan

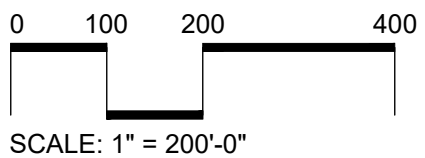
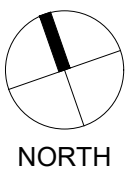
Drawn: _____ Date: _____

Checked: _____ Date: _____

Sheet No.

L0.03

NOT FOR
CONSTRUCTION



Maintenance Plan

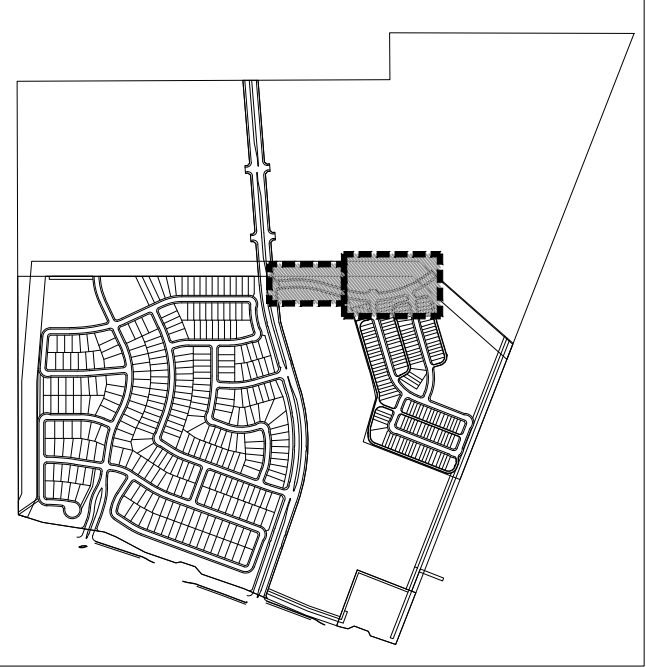
A

Scale: 1" = 200'-0"

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

KEY MAP



Project Name

Brookview Ph. 1B

Flower Mound, Texas

Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY
NOT BE USED FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates,
known also as MESA. The reproduction, copying, or use of this drawing without the
written consent of MESA is prohibited and any infringement will be subject to legal
action. © Copyright 2020 MESA

Issue / Addenda / Revisions

Date	Description
1 5/06/2025	SSP REV. 1
2 6/13/2025	SSP REV. 2
3 7/09/2025	SSP REV. 3
4 8/05/2025	SSP REV. 4
5 8/28/2025	SSP REV. 5

Drawing Title

Hardscape Layout Plan

Drawn: _____ Date: _____

Checked: _____ Date: _____

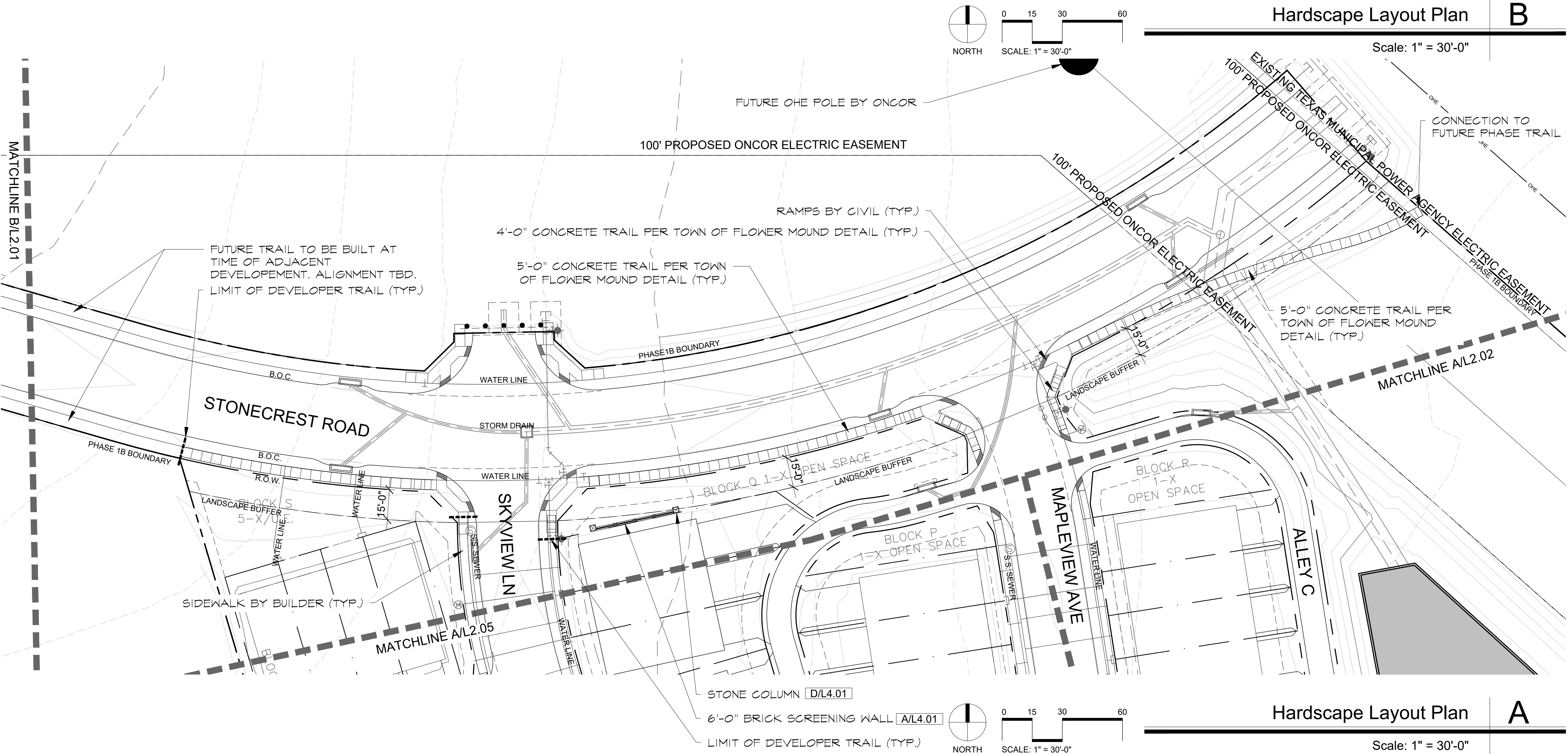
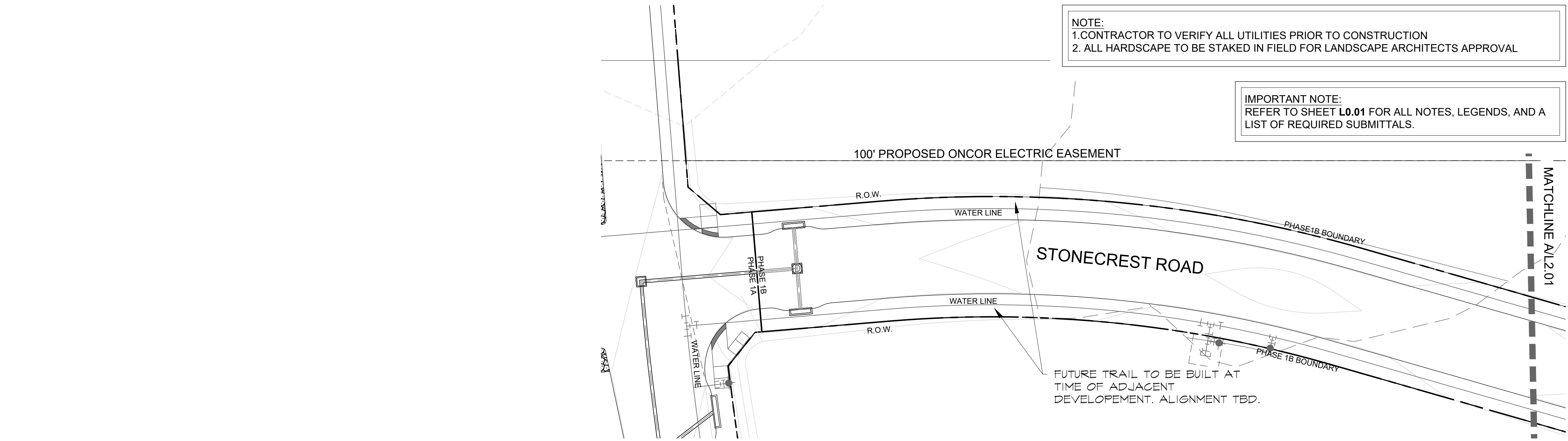
Sheet No.

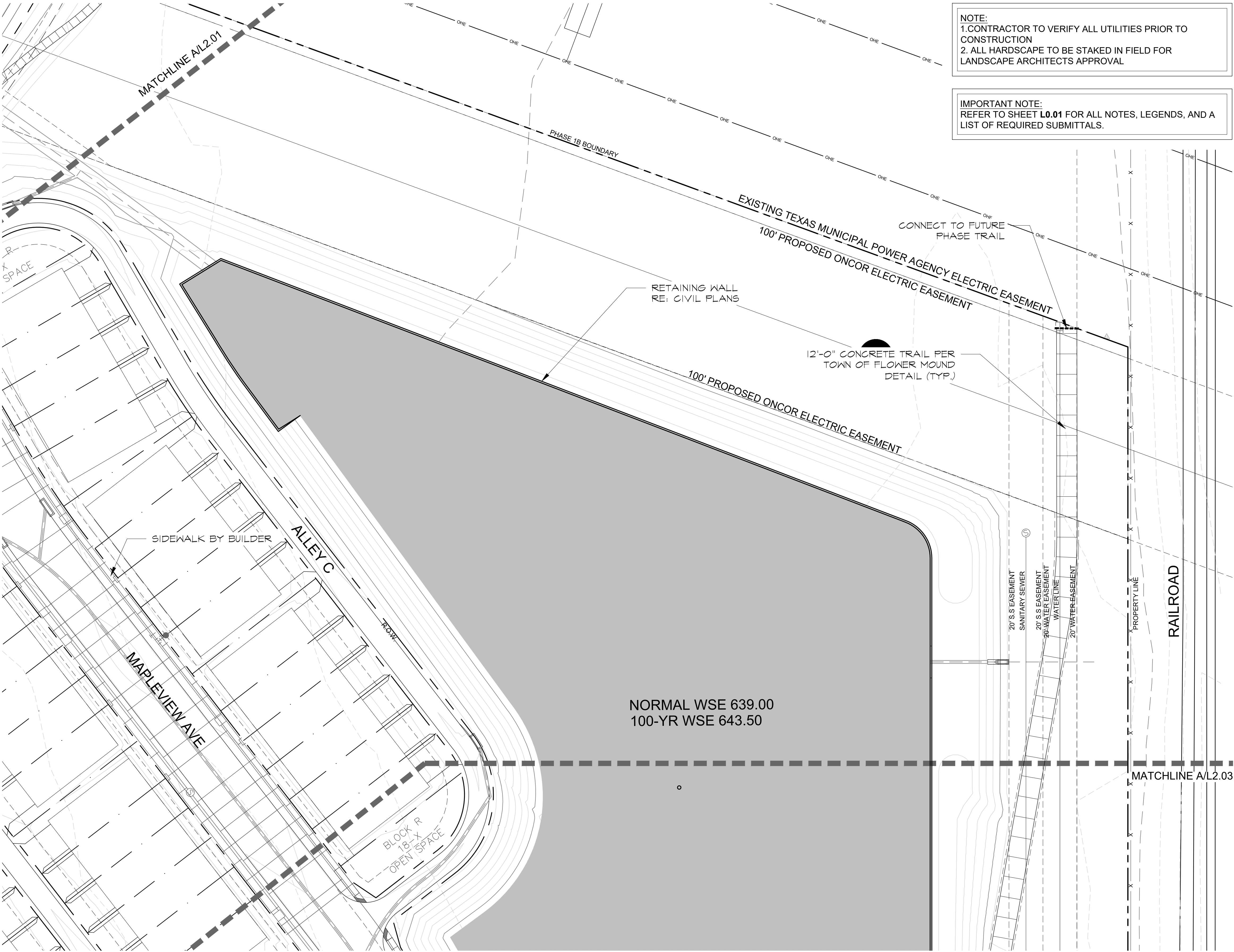
L2.01

NOT FOR CONSTRUCTION

NOTE:
1.CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION
2. ALL HARDSCAPE TO BE STAKED IN FIELD FOR LANDSCAPE ARCHITECTS APPROVAL

IMPORTANT NOTE:
REFER TO SHEET **L0.01** FOR ALL NOTES, LEGENDS, AND A
LIST OF REQUIRED SUBMITTALS.



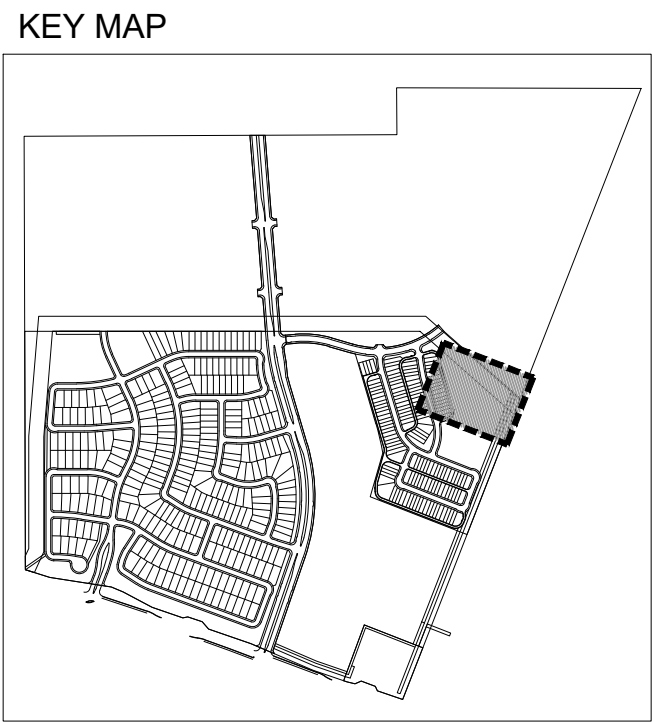


NOTE:
1.CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION
2. ALL HARDSCAPE TO BE STAKED IN FIELD FOR LANDSCAPE ARCHITECTS APPROVAL

IMPORTANT NOTE:
REFER TO SHEET **L0.01** FOR ALL NOTES, LEGENDS, AND A LIST OF REQUIRED SUBMITTALS.

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA



Project Name
Brookview Ph. 1B
Flower Mound, Texas
Project No: 22349

Issue Title
Subdivision Site Plan
Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates, known also as MESA. The reproduction, copying, or use of this drawing without the written consent of MESA is prohibited and any infringement will be subject to legal action. © Copyright 2020 MESA

Issue / Addenda / Revisions	
Date	Description
5/06/2025	SSP REV. 1
6/13/2025	SSP REV. 2
7/09/2025	SSP REV. 3
8/05/2025	SSP REV. 4
8/28/2025	SSP REV. 5

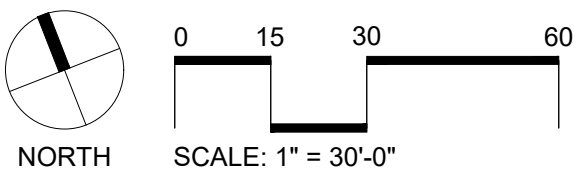
Drawing Title

Hardscape Layout Plan

Drawn: _____ Date: _____
Checked: _____ Date: _____

Sheet No.

L2.02
NOT FOR CONSTRUCTION

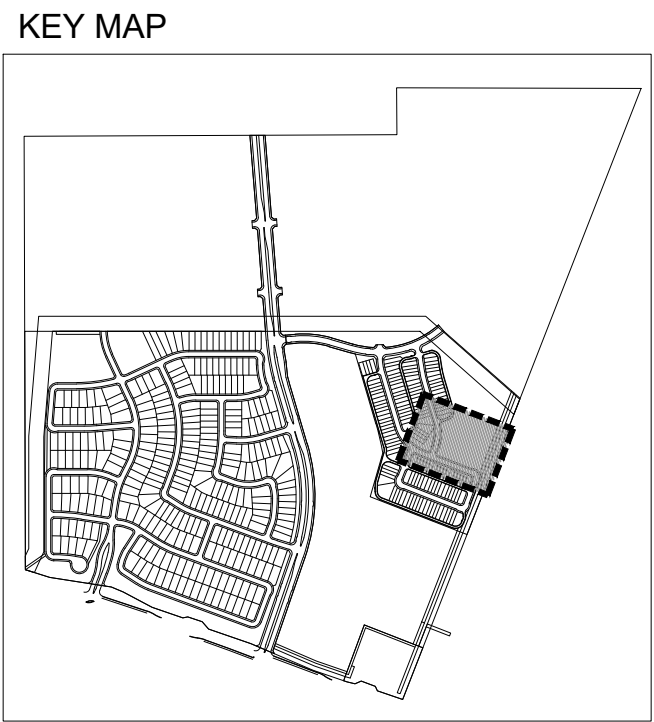


Hardscape Layout Plan | **A**
Scale: 1" = 30'-0"

NOTE:
1.CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION
2. ALL HARDSCAPE TO BE STAKED IN FIELD FOR LANDSCAPE ARCHITECTS APPROVAL

IMPORTANT NOTE:
REFER TO SHEET **L0.01** FOR ALL NOTES, LEGENDS, AND A LIST OF REQUIRED SUBMITTALS.

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com



Project Name

Brookview
Ph. 1B
Flower Mound, Texas
Project No: 22349

Issue Title

Subdivision Site Plan
Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates, known also as MESA. The reproduction, copying, or use of this drawing without the written consent of MESA is prohibited and any infringement will be subject to legal action. © Copyright 2020 MESA

Issue / Addenda / Revisions

Date	Description
1 5/06/2025	SSP REV. 1
2 6/13/2025	SSP REV. 2
3 7/09/2025	SSP REV. 3
4 8/05/2025	SSP REV. 4
5 8/28/2025	SSP REV. 5

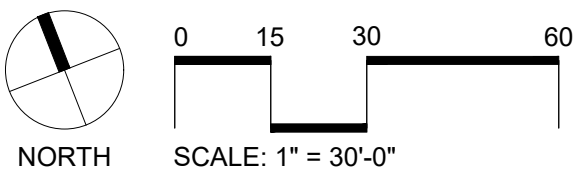
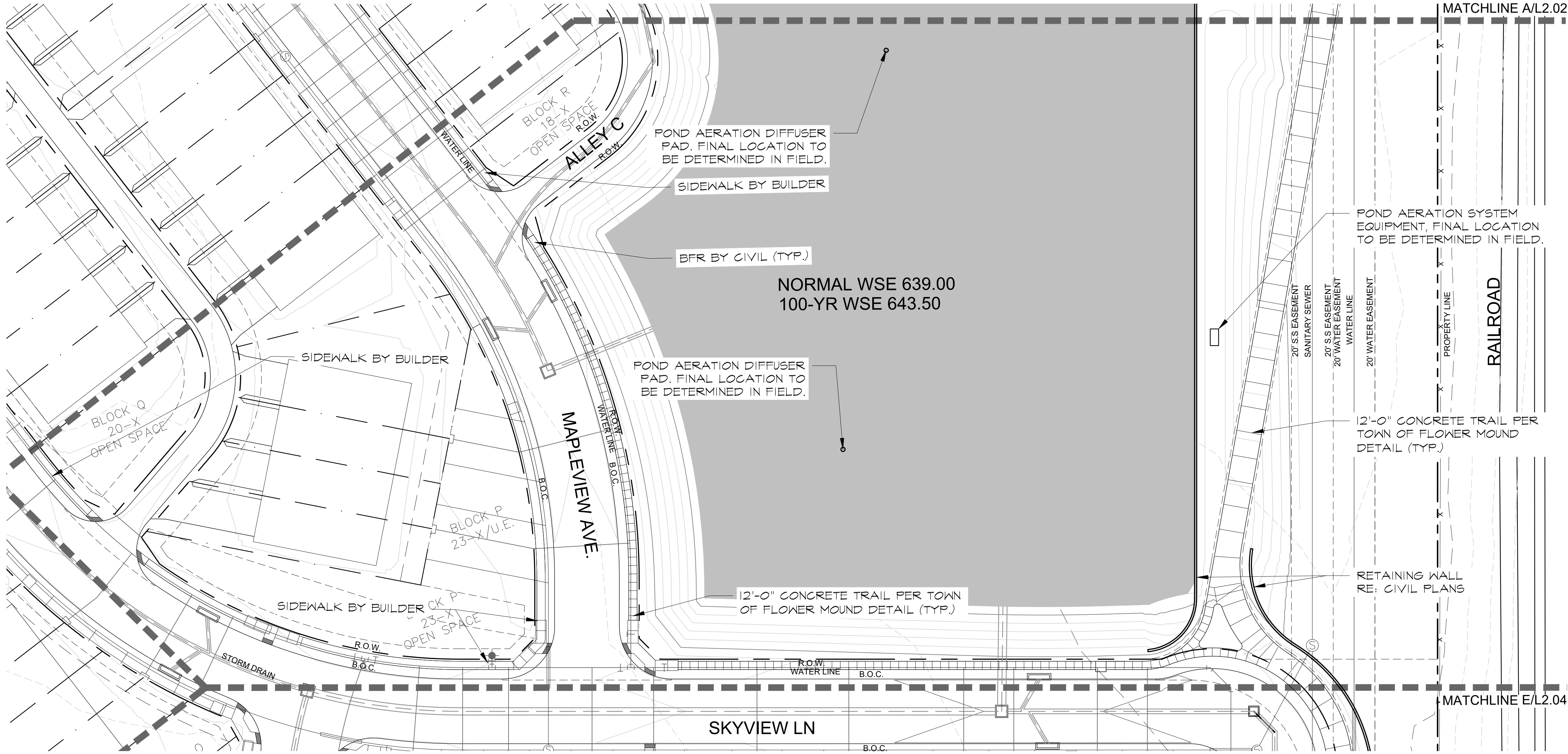
Drawing Title

Hardscape Layout Plan

Drawn: _____ Date: _____
Checked: _____ Date: _____

Sheet No.

L2.03
NOT FOR CONSTRUCTION



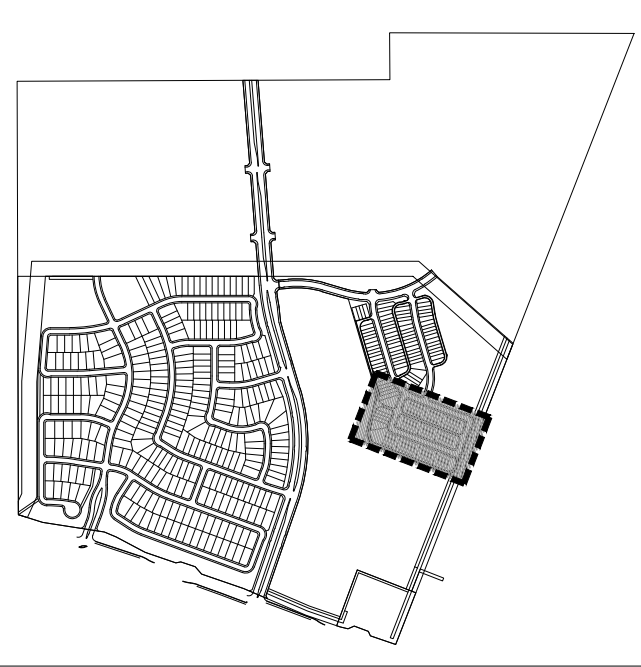
Hardscape Layout Plan
Scale: 1" = 30'-0"

A

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

KEY MAP



Project Name

Brookview Ph. 1B

Flower Mound, Texas

Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY
NOT BE USED FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates,
known also as MESA. The reproduction, copying, or use of this drawing without the
written consent of MESA is prohibited and any infringement will be subject to legal
action. © Copyright 2020 MESA

Issue / Addenda / Revisions

Date	Description
1 5/06/2025	SSP REV. 1
2 6/13/2025	SSP REV. 2
3 7/09/2025	SSP REV. 3
4 8/05/2025	SSP REV. 4
5 8/28/2025	SSP REV. 5

Drawing Title

Hardscape Layout Plan

Drawn: _____ Date: _____
Checked: _____ Date: _____

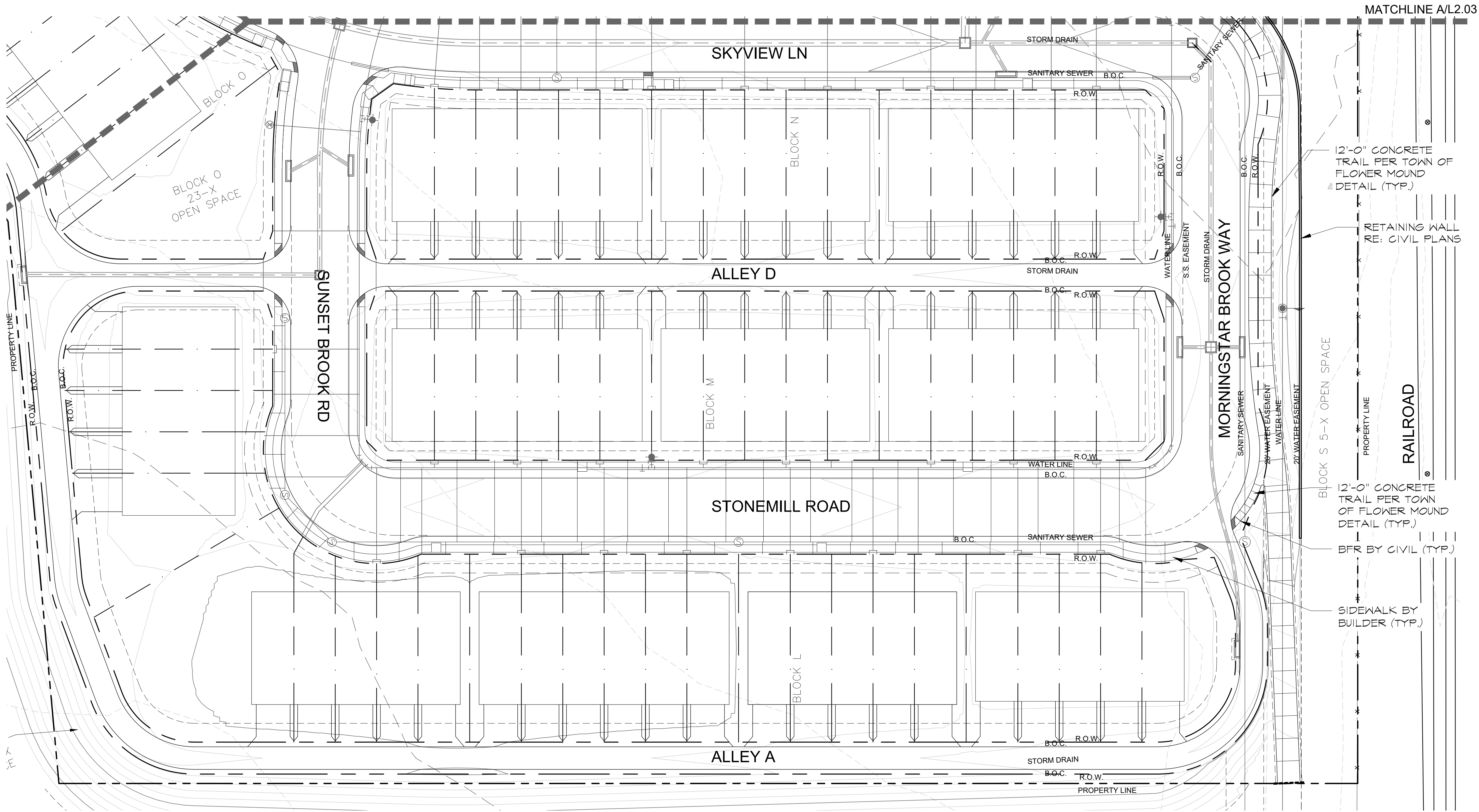
Sheet No.

L2.04

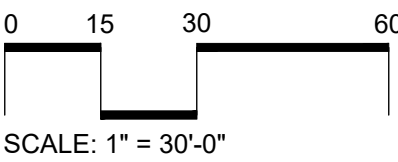
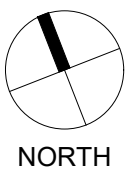
NOT FOR CONSTRUCTION

NOTE:
1.CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO
CONSTRUCTION
2. ALL HARDSCAPE TO BE STAKED IN FIELD FOR
LANDSCAPE ARCHITECTS APPROVAL

IMPORTANT NOTE:
REFER TO SHEET **L0.01** FOR ALL NOTES, LEGENDS, AND A
LIST OF REQUIRED SUBMITTALS.



FUTURE COMMERCIAL



Hardscape Layout Plan

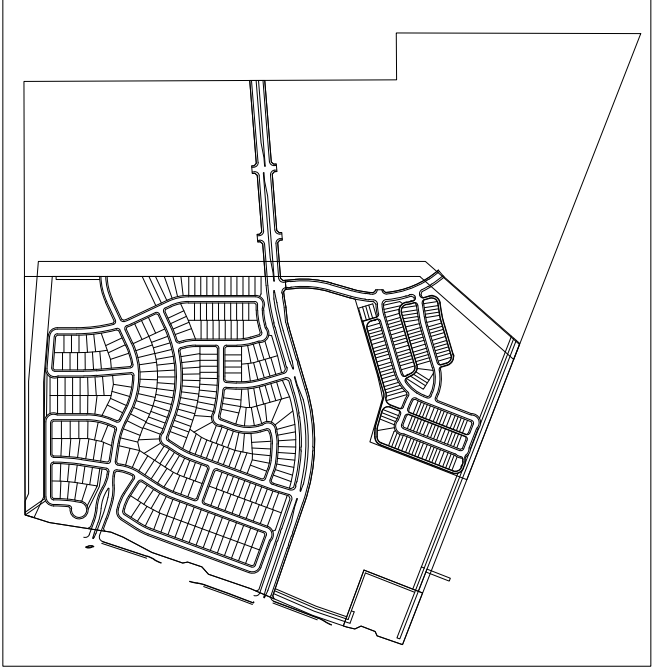
A

Scale: 1" = 30'-0"

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

KEY MAP



Project Name

Brookview
Ph. 1B

Flower Mound, Texas
Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY
NOT BE USED FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates,
known also as MESA. The reproduction, copying, or use of this drawing without the
written consent of MESA is prohibited and any infringement will be subject to legal
action. © Copyright 2020 MESA

Issue / Addenda / Revisions

	Date	Description
1	5/06/2025	SSP REV. 1
2	6/13/2025	SSP REV. 2
3	7/09/2025	SSP REV. 3
4	8/05/2025	SSP REV. 4
5	8/28/2025	SSP REV. 5

Drawing Title

Stone Masonry
Column and Brick
Thinwall Details

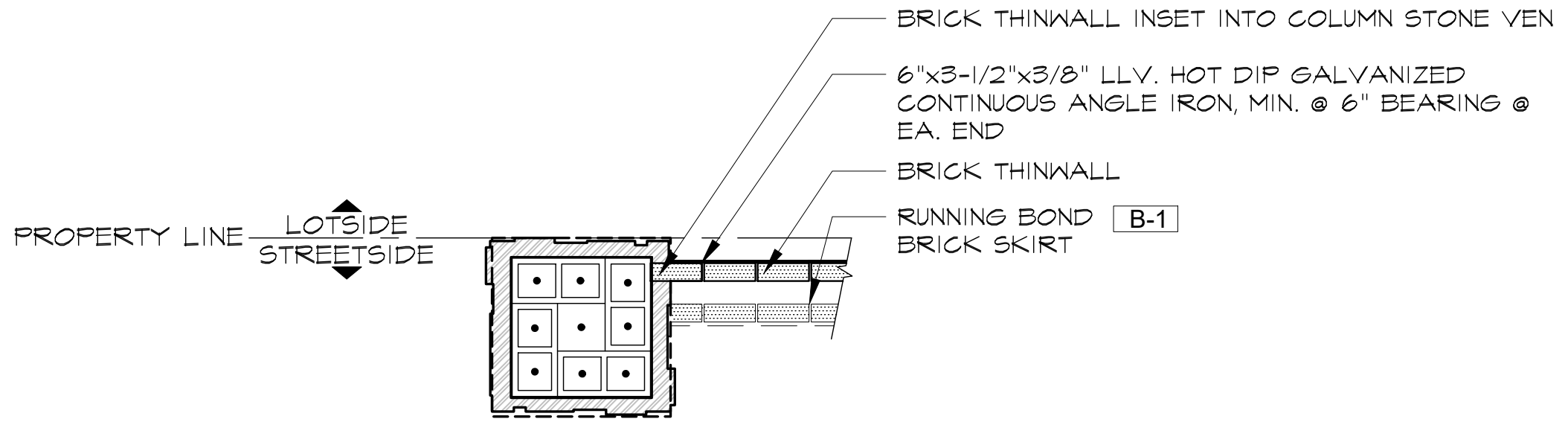
Drawn: _____ Date: _____
Checked: _____ Date: _____

Sheet No.

L4.01

NOT FOR
CONSTRUCTION

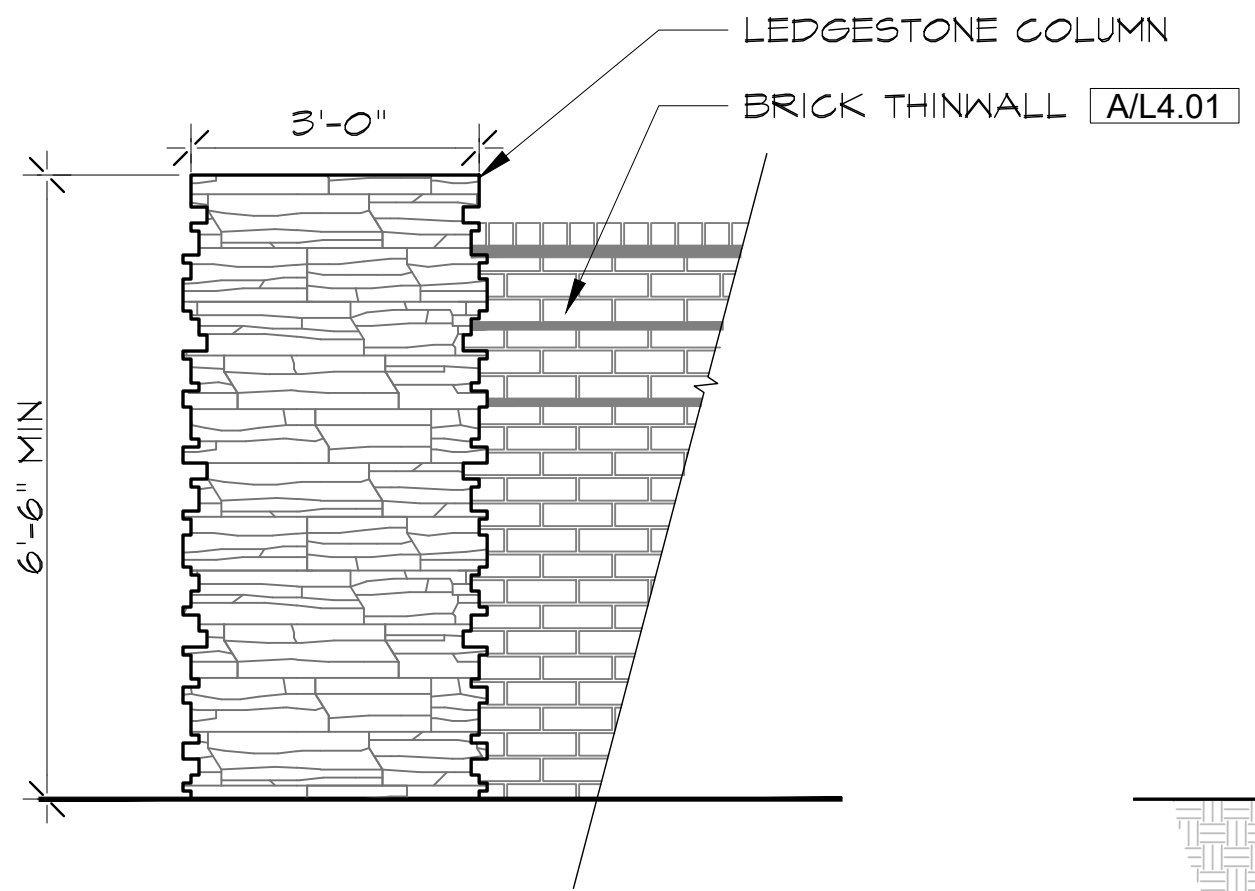
IMPORTANT NOTE:
REFER TO SHEET **L0.01** FOR ALL NOTES, LEGENDS, AND A
LIST OF REQUIRED SUBMITTALS.



Stone Masonry Column Plan

E

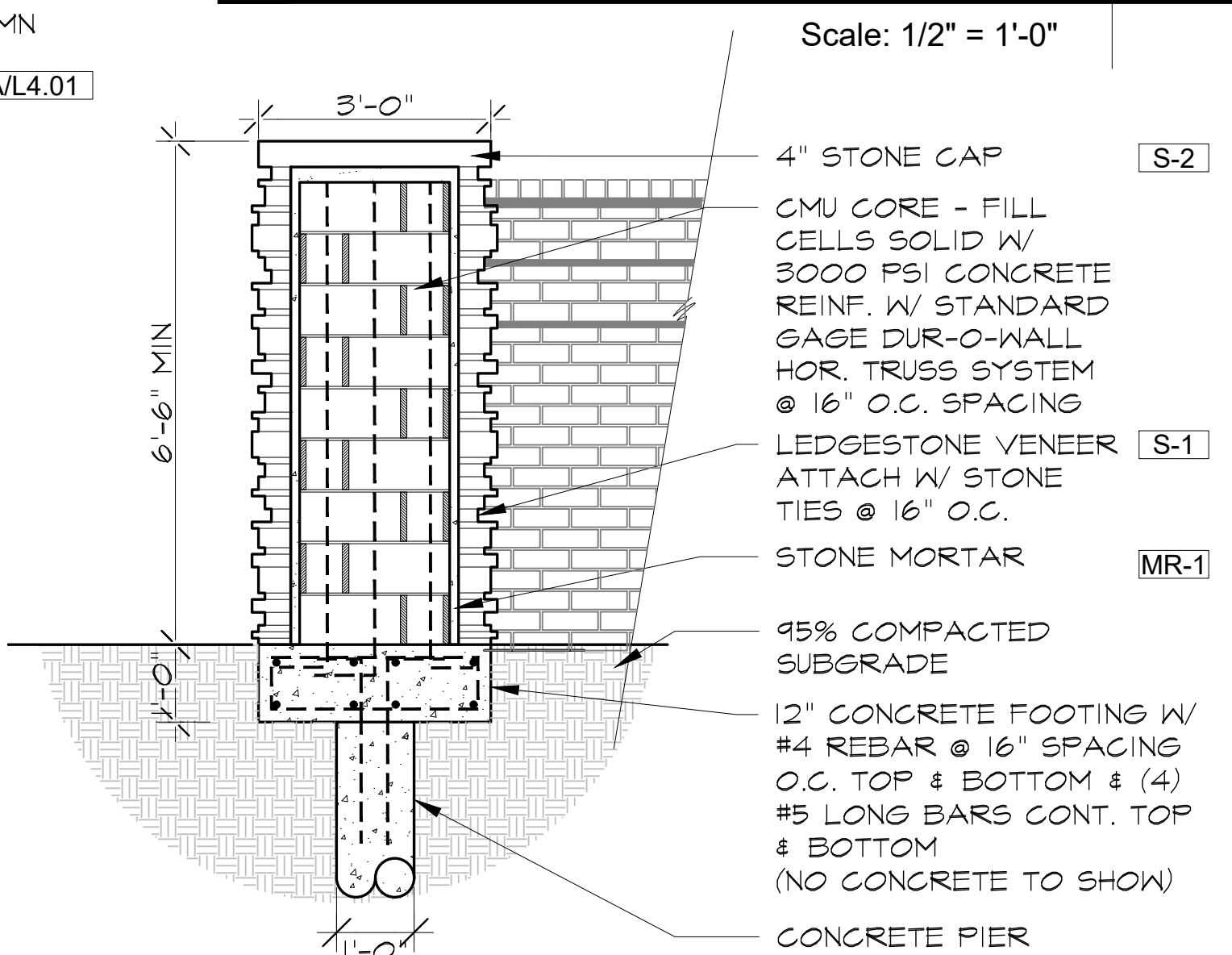
Scale: 1/2" = 1'-0"



Stone Masonry Column Elevation

G

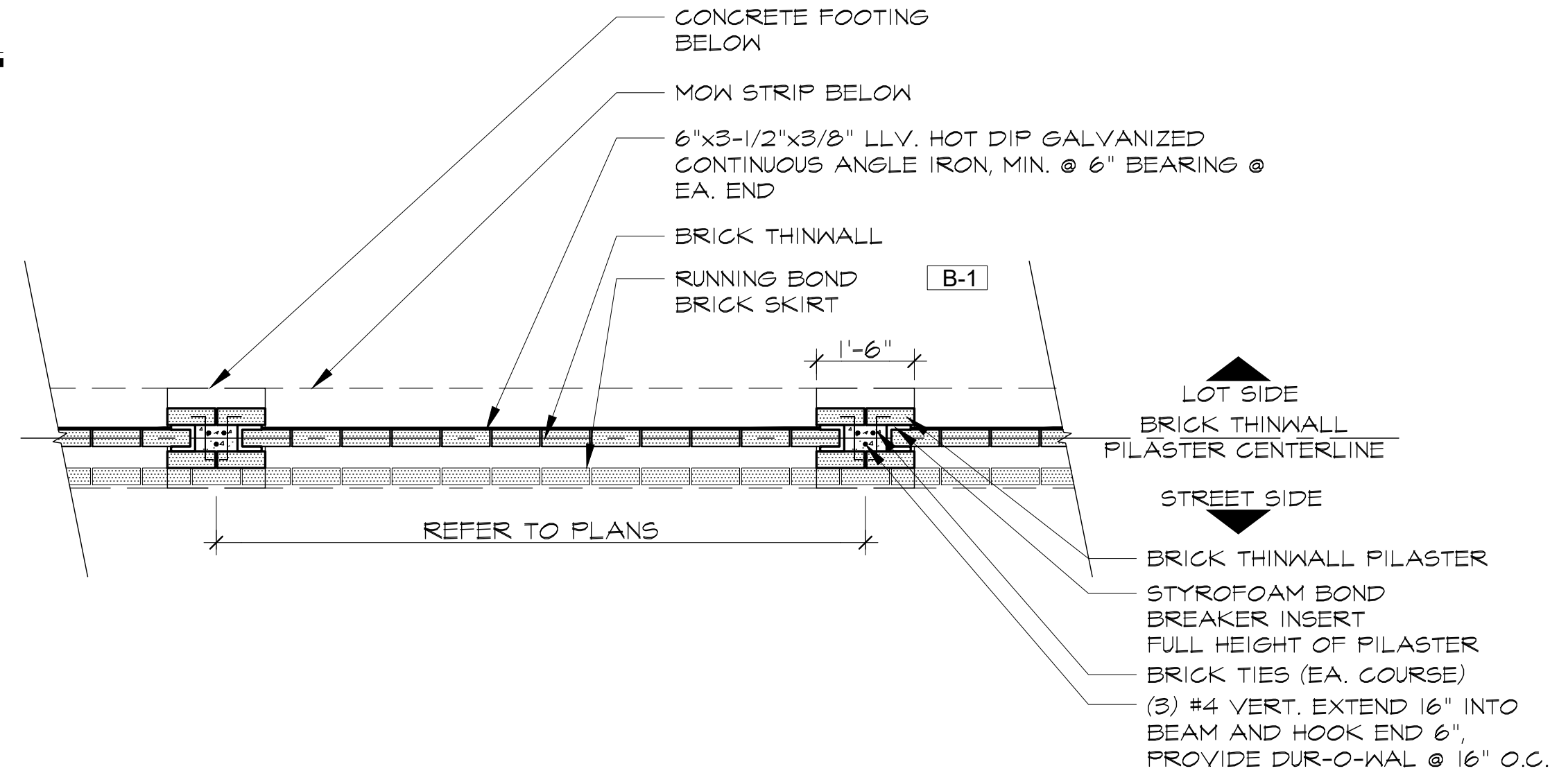
Scale: 1/2" = 1'-0"



Stone Masonry Column Section

D

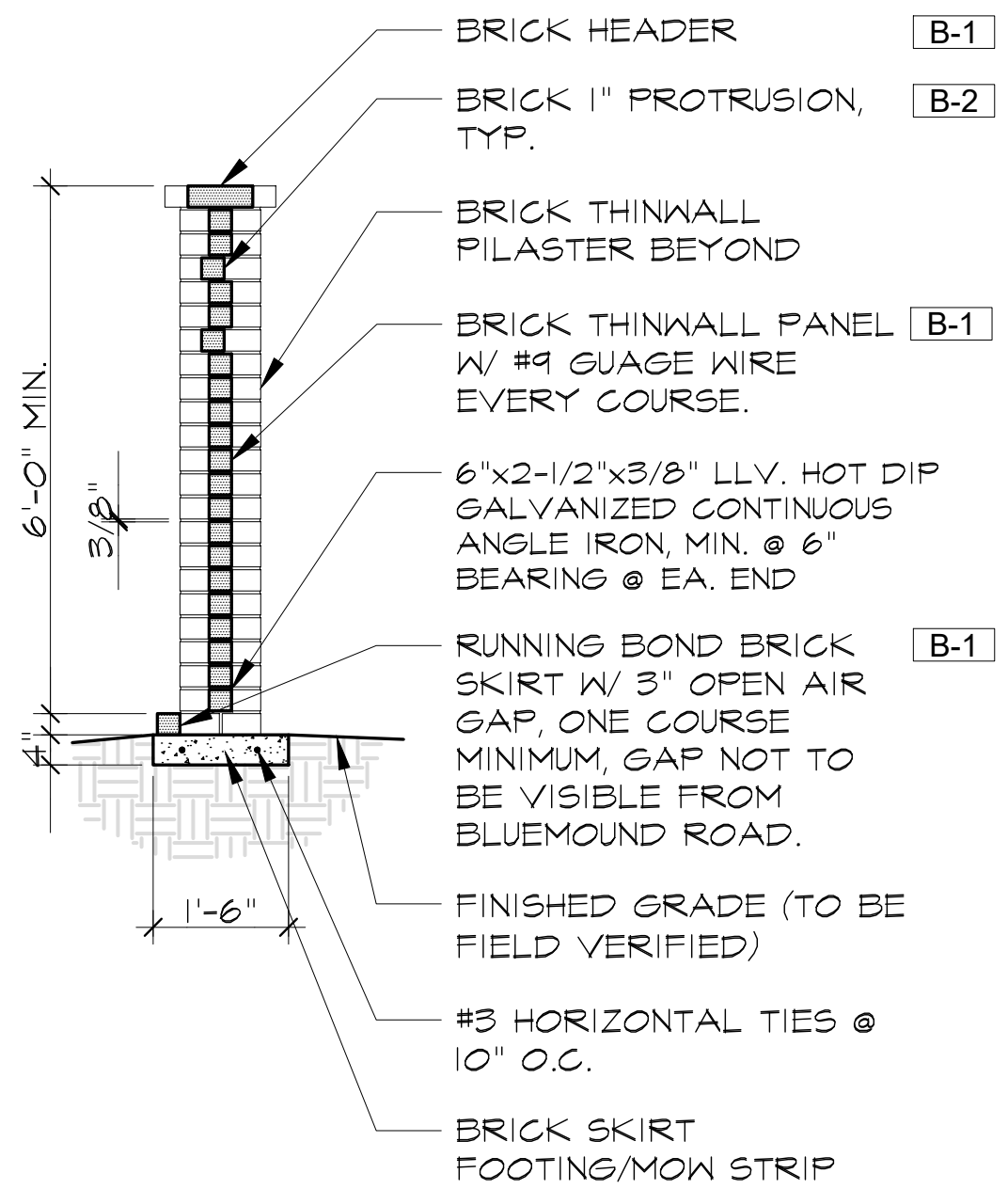
Scale: 1/2" = 1'-0"



Brick Thinwall Plan

B

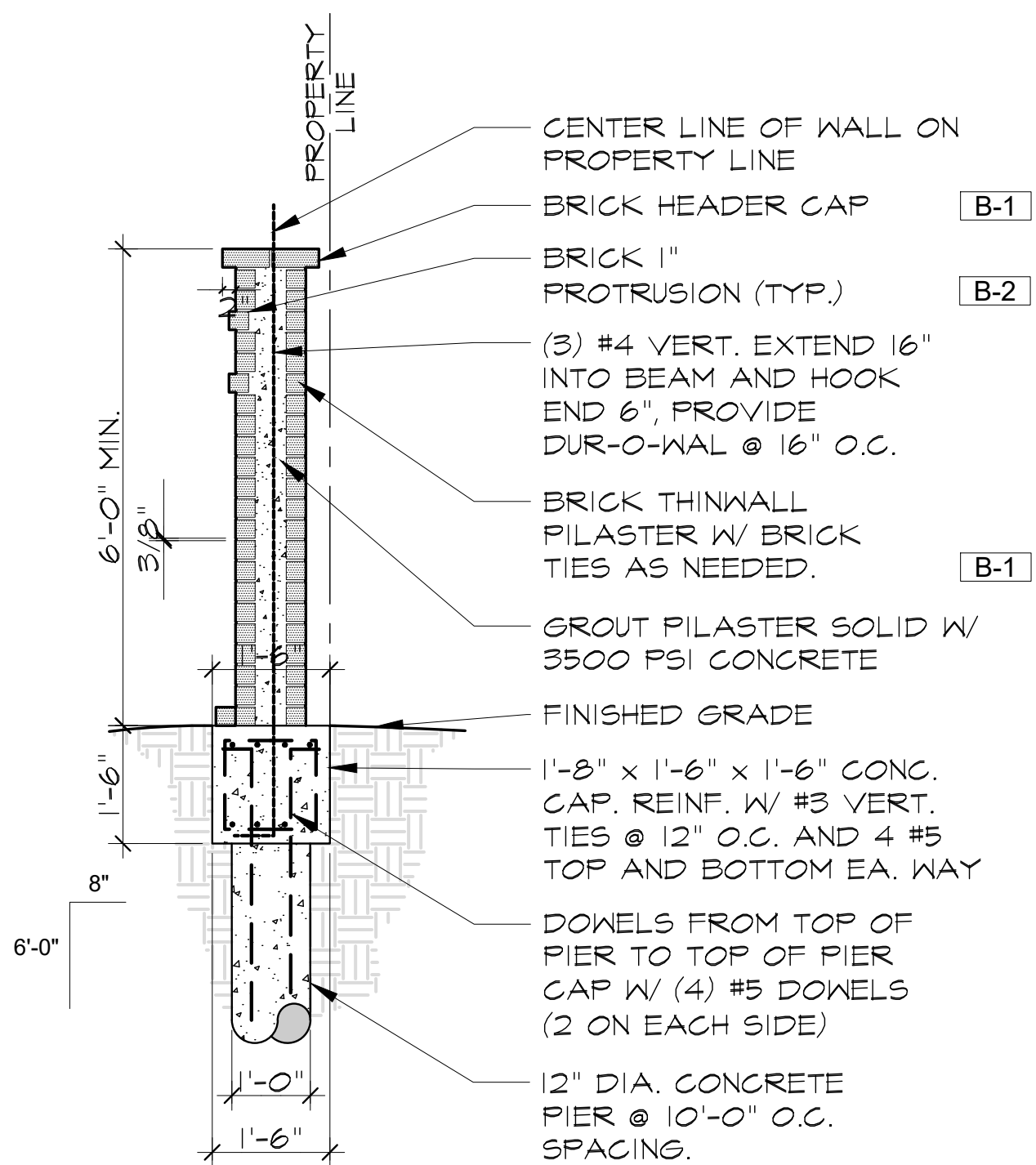
Scale: 1/2" = 1'-0"



Brick Thinwall Section

F

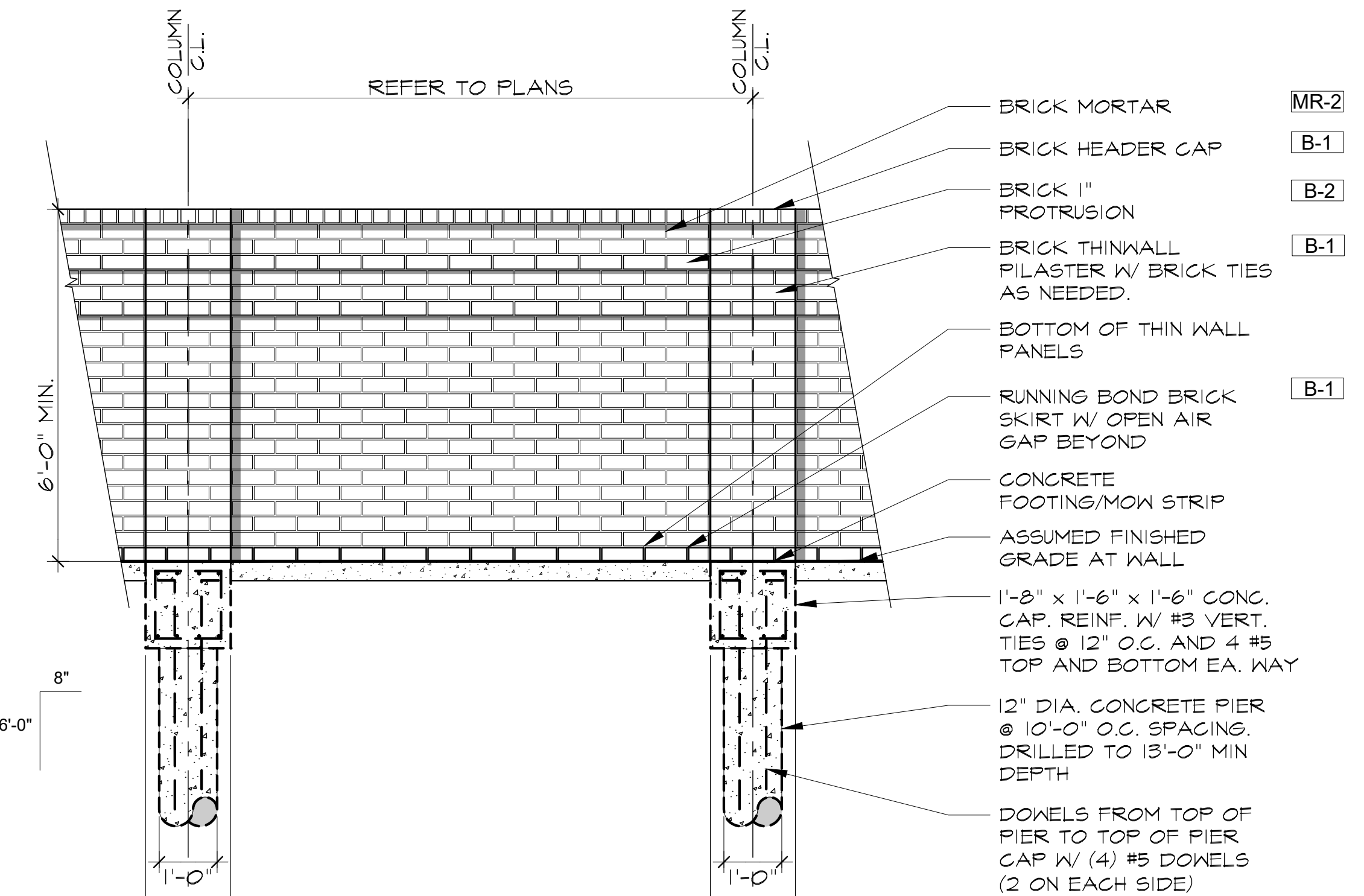
Scale: 1/2" = 1'-0"



Brick Pilaster Detail

C

Scale: 1/2" = 1'-0"



Brick Thinwall Elevation

A

Scale: 1/2" = 1'-0"

MESA

A schematic map of a residential area, likely a school district. The map shows a network of streets and a large area of residential lots. A specific rectangular area in the center-right of the map is highlighted with a dashed black border, indicating a particular location of interest. The map is oriented with a north arrow pointing towards the top right.

The map shows a residential area with a grid-like street pattern. A specific area, outlined with a dashed line, is highlighted in grey, indicating the location of the study area. The map includes various streets and building footprints, with the highlighted area situated in the upper right portion of the residential zone.

Brookview Ph. 1B

Subdivision Site Plan

Seal

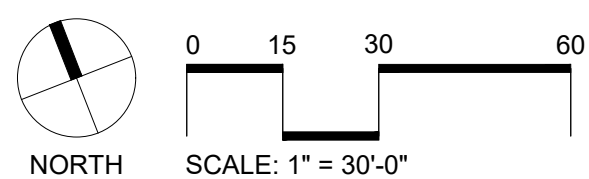
This drawing and the design shown is the property of MESA Design Associates, known also as MESA. The reproduction, copying, or use of this drawing without the written consent of MESA is prohibited and any infringement will be subject to legal action. © Copyright 2020 MESA

	Date	Description
1	5/06/2025	SSP REV. 1
2	6/13/2025	SSP REV. 2
3	7/09/2025	SSP REV. 3
4	8/05/2025	SSP REV. 4
5	8/28/2025	SSP REV. 5

Planting Plan

L5.02

NOT FOR
CONSTRUCTION



A

Scale: 1" = 30'-0"

Retention Pond Trees			
Standard	Street Frontage (Linear Feet)	Required	Provided
49 Trees for 35,000 s.f. + 1 per 1,400 s.f. of remaining surface	Northeast Retention Pond = 156,230 s.f.	136 trees	136 trees: 20 ornamental 116 canopy

LANDSCAPE LEGEND	
SB	STONECREST BUFFER TREES
P	RETENTION POND TREES
TM	REMOVED PROTECTED TREES
RM	RIPARIAN MITIGATION
	RIPARIAN SEED MIX Variety of Riparian Vegetation
	BERMUDA GRASS SOD Cynodon dactylon
	BERMUDA GRASS HYDROMULCH Cynodon dactylon
	PRAIRIE GRASS SEED MIX OR BERMUDA HYDROMULCH Seed mix or Cynodon dactylon hydromulch

NOTE:
1.CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION
2. ALL HARDSCAPE TO BE STAKED IN FIELD FOR LANDSCAPE ARCHITECTS APPROVAL

IMPORTANT NOTE:
REFER TO SHEET **L0.01** FOR ALL NOTES, LEGENDS, AND A LIST OF REQUIRED SUBMITTALS.

IMPORTANT NOTE:
ALL LANDSCAPED AREAS TO BE IRRIGATED.

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

KEY MAP

Project Name

Brookview
Ph. 1B
Flower Mound, Texas
Project No: 22349

Issue Title

Subdivision Site Plan
Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates, known also as MESA. The reproduction, copying, or use of this drawing without the written consent of MESA is prohibited and any infringement will be subject to legal action. © Copyright 2020 MESA

Issue / Addenda / Revisions	
Date	Description
1 5/06/2025	SSP REV. 1
2 6/13/2025	SSP REV. 2
3 7/09/2025	SSP REV. 3
4 8/05/2025	SSP REV. 4
5 8/28/2025	SSP REV. 5

Drawing Title

Planting Plan

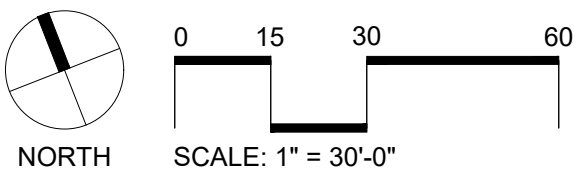
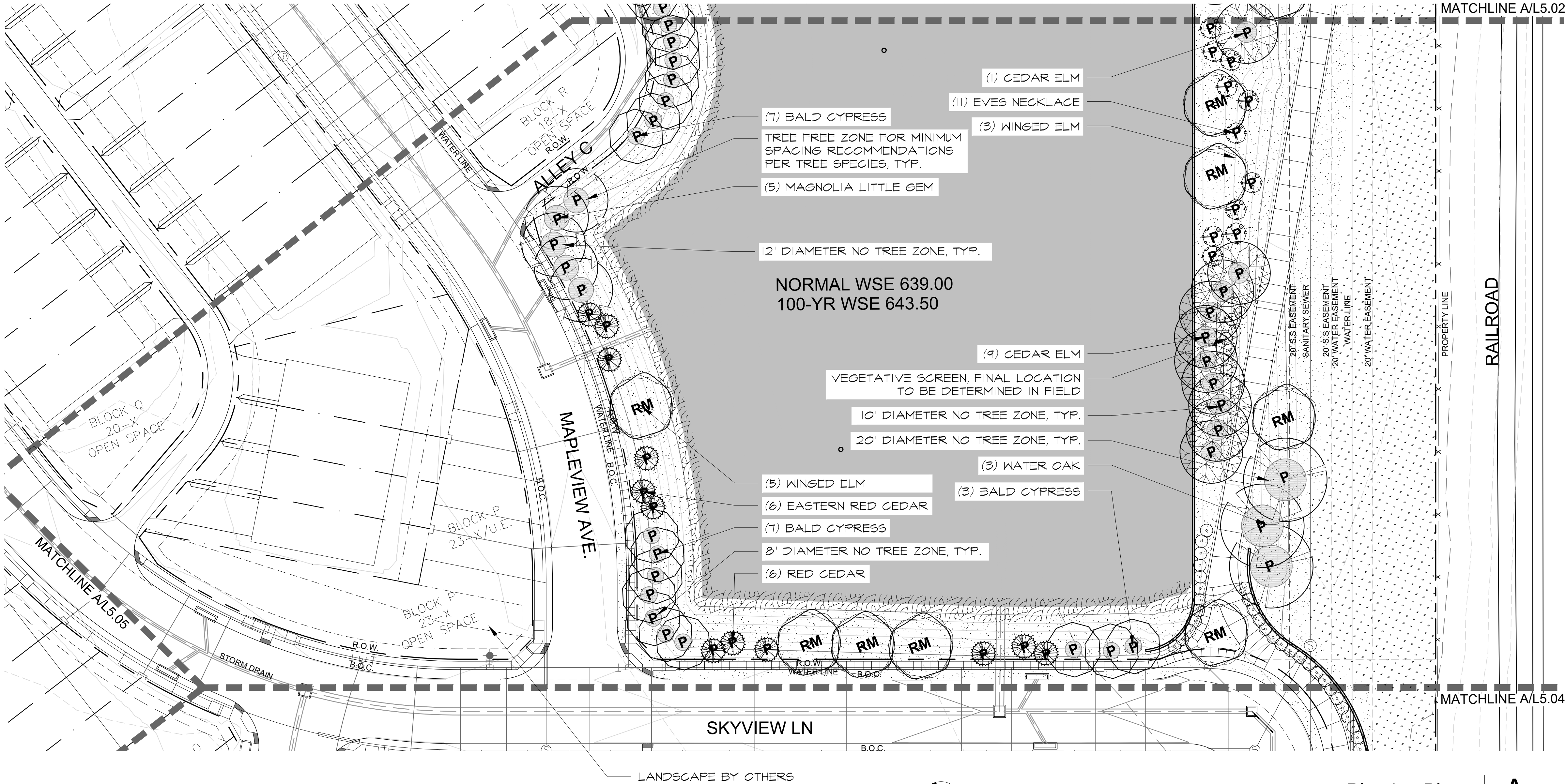
Drawn: _____ Date: _____

Checked: _____ Date: _____

Sheet No.

L5.03

NOT FOR
CONSTRUCTION



Planting Plan

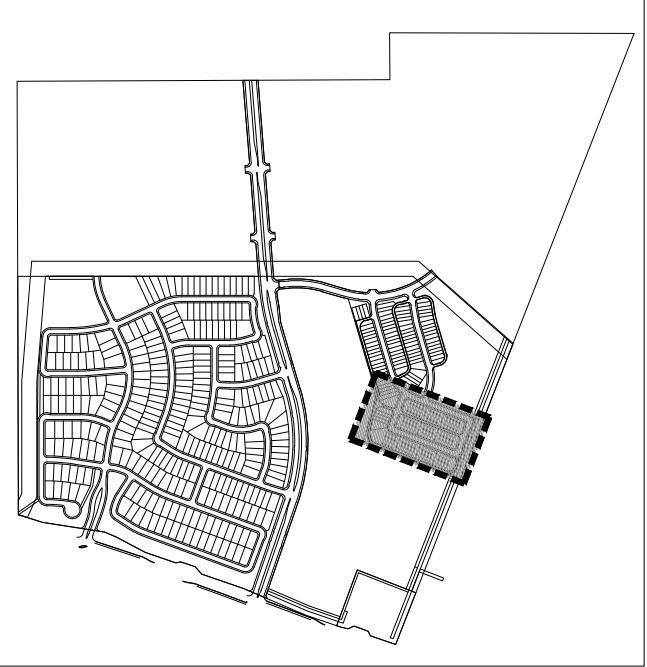
A

Scale: 1" = 30'-0"

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

KEY MAP



Project Name

Brookview Ph. 1B

Flower Mound, Texas
Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY
NOT BE USED FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates,
known also as MESA. The reproduction, copying, or use of this drawing without the
written consent of MESA is prohibited and any infringement will be subject to legal
action. © Copyright 2020 MESA

Issue / Addenda / Revisions

Date	Description
5/06/2025	SSP REV. 1
6/13/2025	SSP REV. 2
7/09/2025	SSP REV. 3
8/05/2025	SSP REV. 4
8/28/2025	SSP REV. 5

Drawing Title

Planting Plan

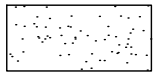
Drawn: _____ Date: _____
Checked: _____ Date: _____

Sheet No.

L5.04

NOT FOR CONSTRUCTION

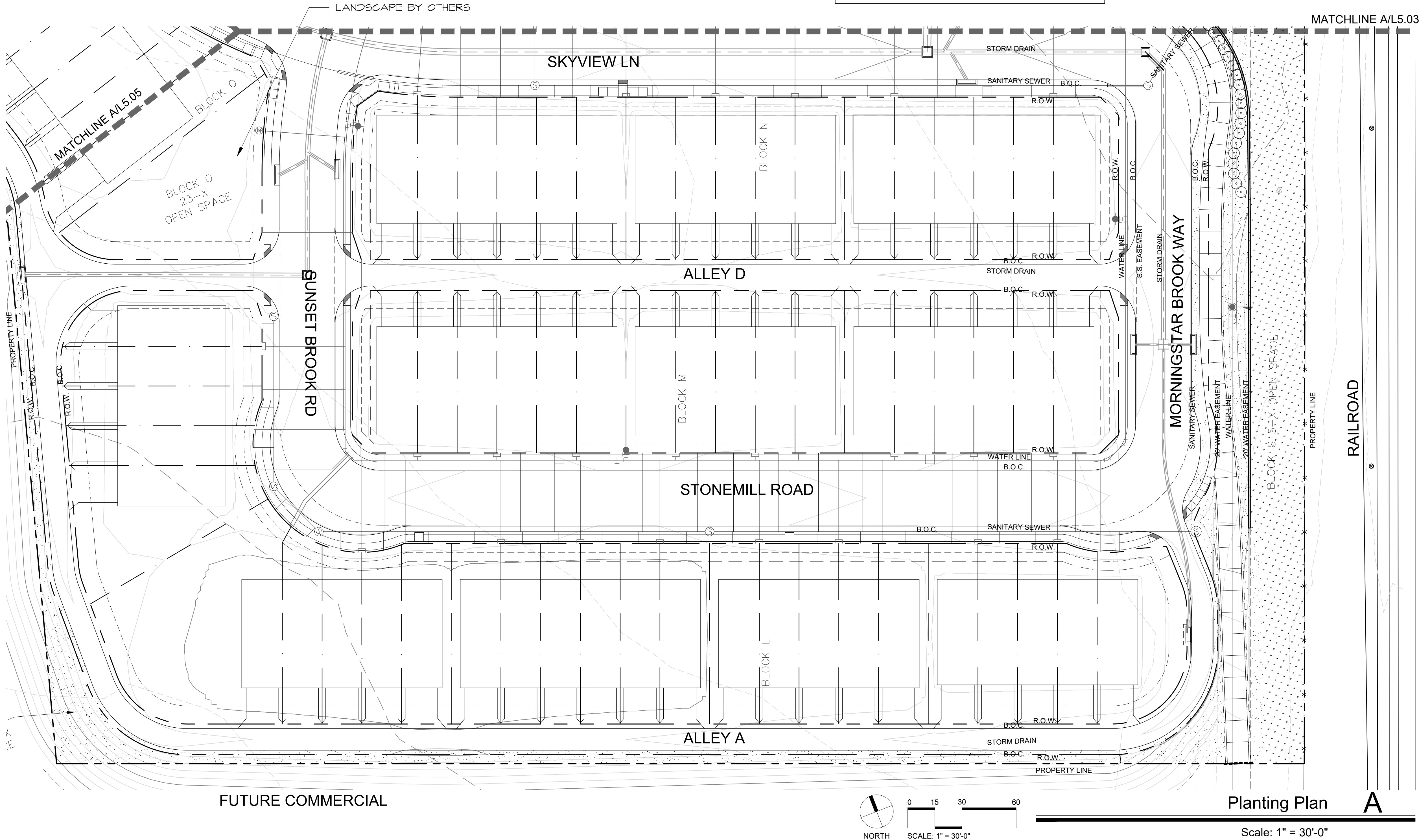
LANDSCAPE LEGEND

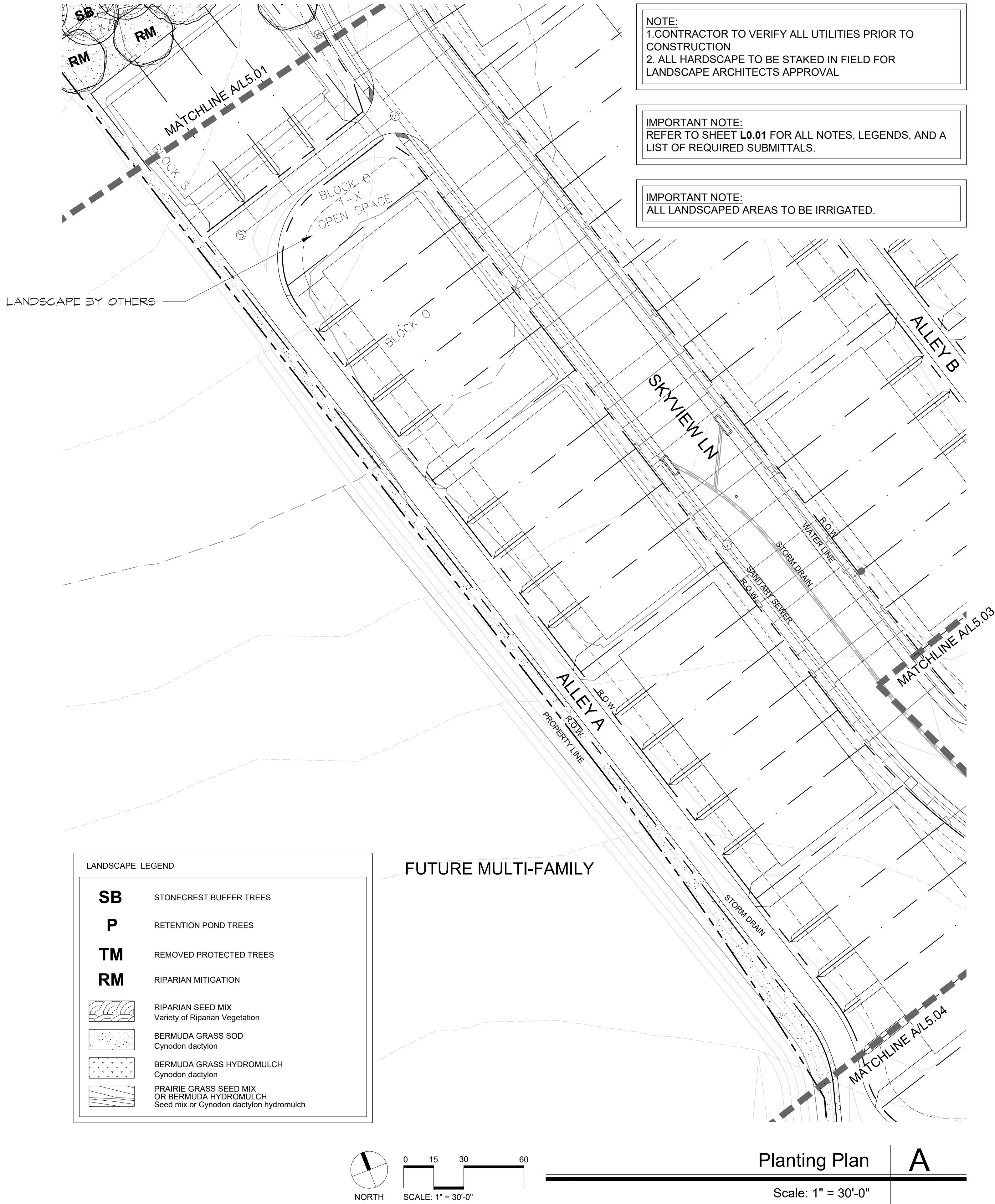
- SB** STONECREST BUFFER TREES
P RETENTION POND TREES
TM REMOVED PROTECTED TREES
RM RIPARIAN MITIGATION
-  RIPARIAN SEED MIX
Variety of Riparian Vegetation
-  BERMUDA GRASS SOD
Cynodon dactylon
-  BERMUDA GRASS HYDROMULCH
Cynodon dactylon
-  PRAIRIE GRASS SEED MIX
OR BERMUDA HYDROMULCH
Seed mix or Cynodon dactylon hydromulch

NOTE:
1.CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO
CONSTRUCTION
2. ALL HARDSCAPE TO BE STAKED IN FIELD FOR
LANDSCAPE ARCHITECTS APPROVAL

IMPORTANT NOTE:
REFER TO SHEET **L0.01** FOR ALL NOTES, LEGENDS, AND A
LIST OF REQUIRED SUBMITTALS.

IMPORTANT NOTE:
ALL LANDSCAPED AREAS TO BE IRRIGATED.





NOTE:
1.CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION
2. ALL HARDSCAPE TO BE STAKED IN FIELD FOR LANDSCAPE ARCHITECTS APPROVAL

IMPORTANT NOTE:
REFER TO SHEET **L0.01** FOR ALL NOTES, LEGENDS, AND A LIST OF REQUIRED SUBMITTALS.

IMPORTANT NOTE:
ALL LANDSCAPED AREAS TO BE IRRIGATED.

LANDSCAPE LEGEND

SB

P

TM

RM

STONECREST BUFFER TREES

RETENTION POND TREES

REMOVED PROTECTED TREES

RIPARIAN MITIGATION

RIPARIAN SEED MIX
Variety of Riparian Vegetation

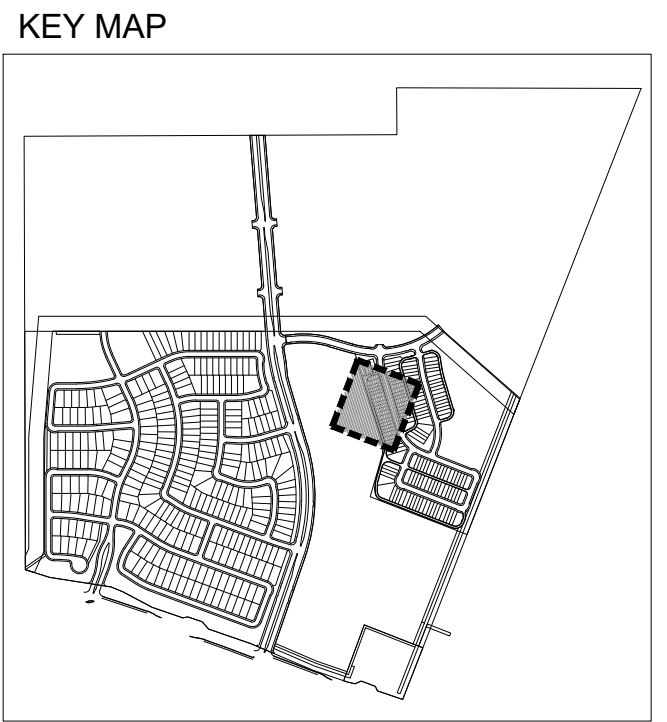
BERMUDA GRASS SOD
Cynodon dactylon

BERMUDA GRASS HYDROMULCH
Cynodon dactylon

PRAIRIE GRASS SEED MIX
OR BERMUDA HYDROMULCH
Seed mix or Cynodon dactylon hydromulch

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA



Project Name

Brookview
Ph. 1B

Flower Mound, Texas

Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates, known also as MESA. The reproduction, copying, or use of this drawing without the written consent of MESA is prohibited and any infringement will be subject to legal action. © Copyright 2020 MESA

Issue / Addenda / Revisions	
Date	Description
5/06/2025	SSP REV. 1
6/13/2025	SSP REV. 2
7/09/2025	SSP REV. 3
8/05/2025	SSP REV. 4
8/28/2025	SSP REV. 5

Drawing Title

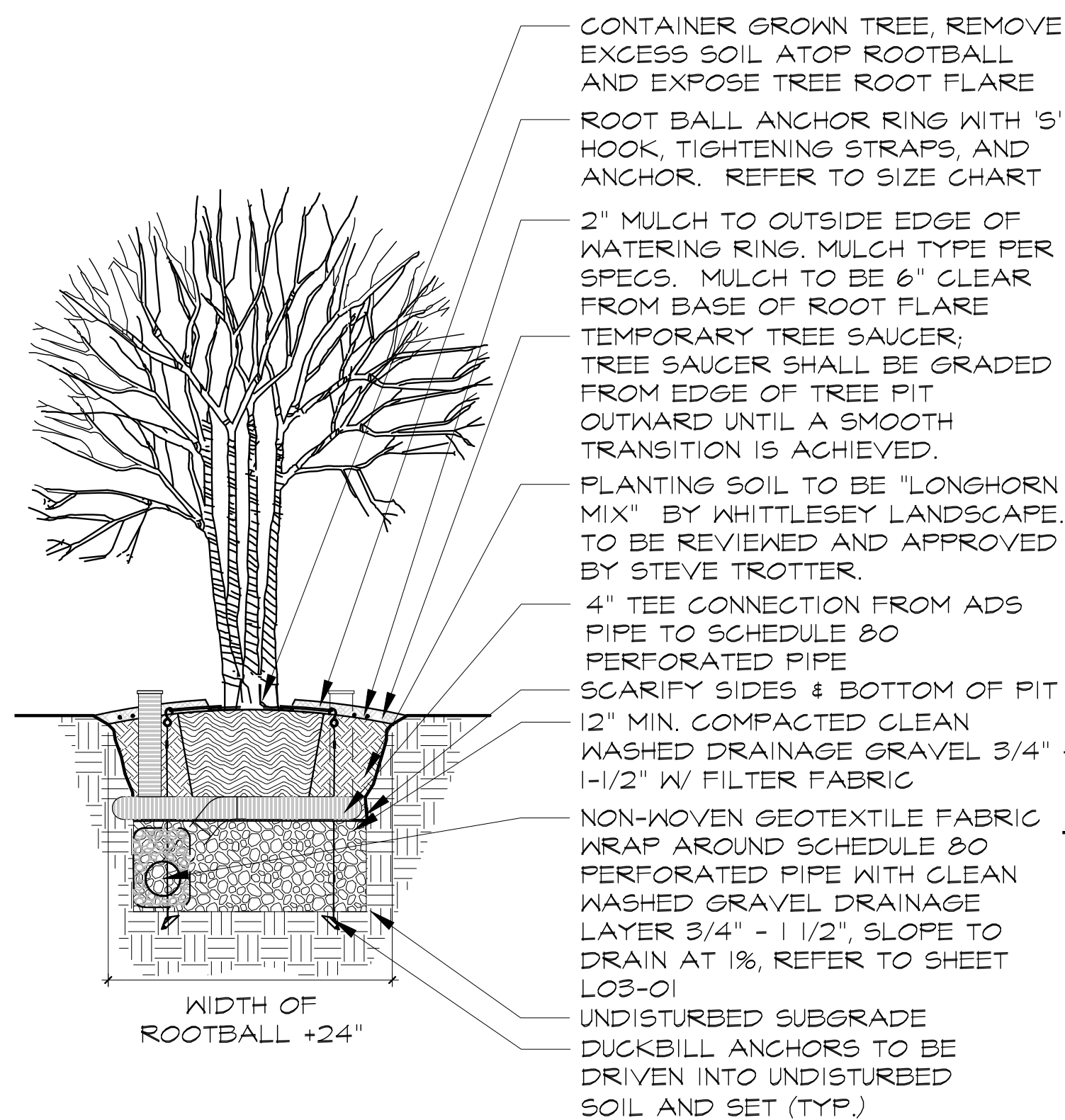
Planting Plan

Drawn: _____ Date: _____
Checked: _____ Date: _____

Sheet No.

L5.05

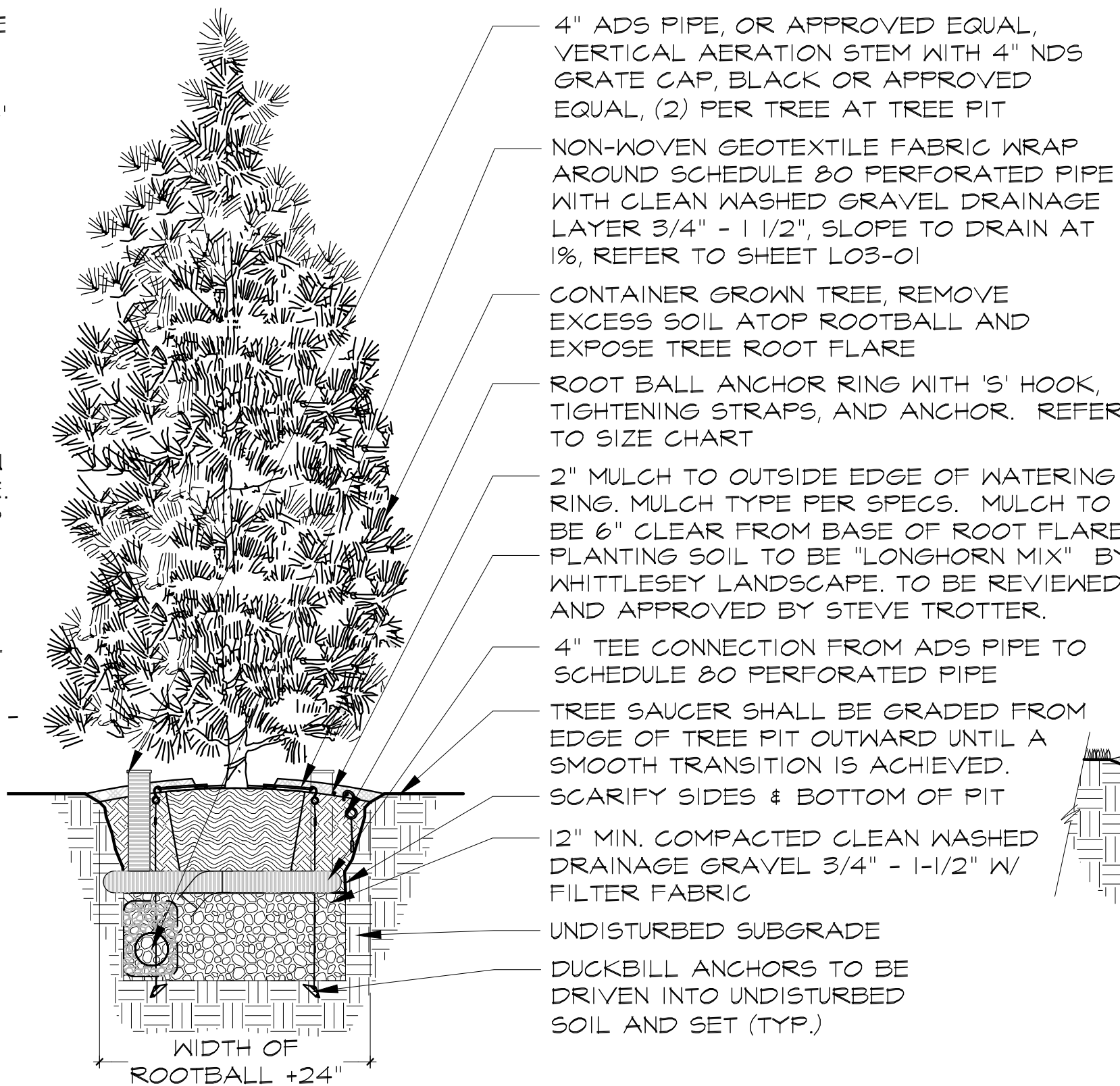
NOT FOR
CONSTRUCTION



Canopy Tree and Shrub Planting

E

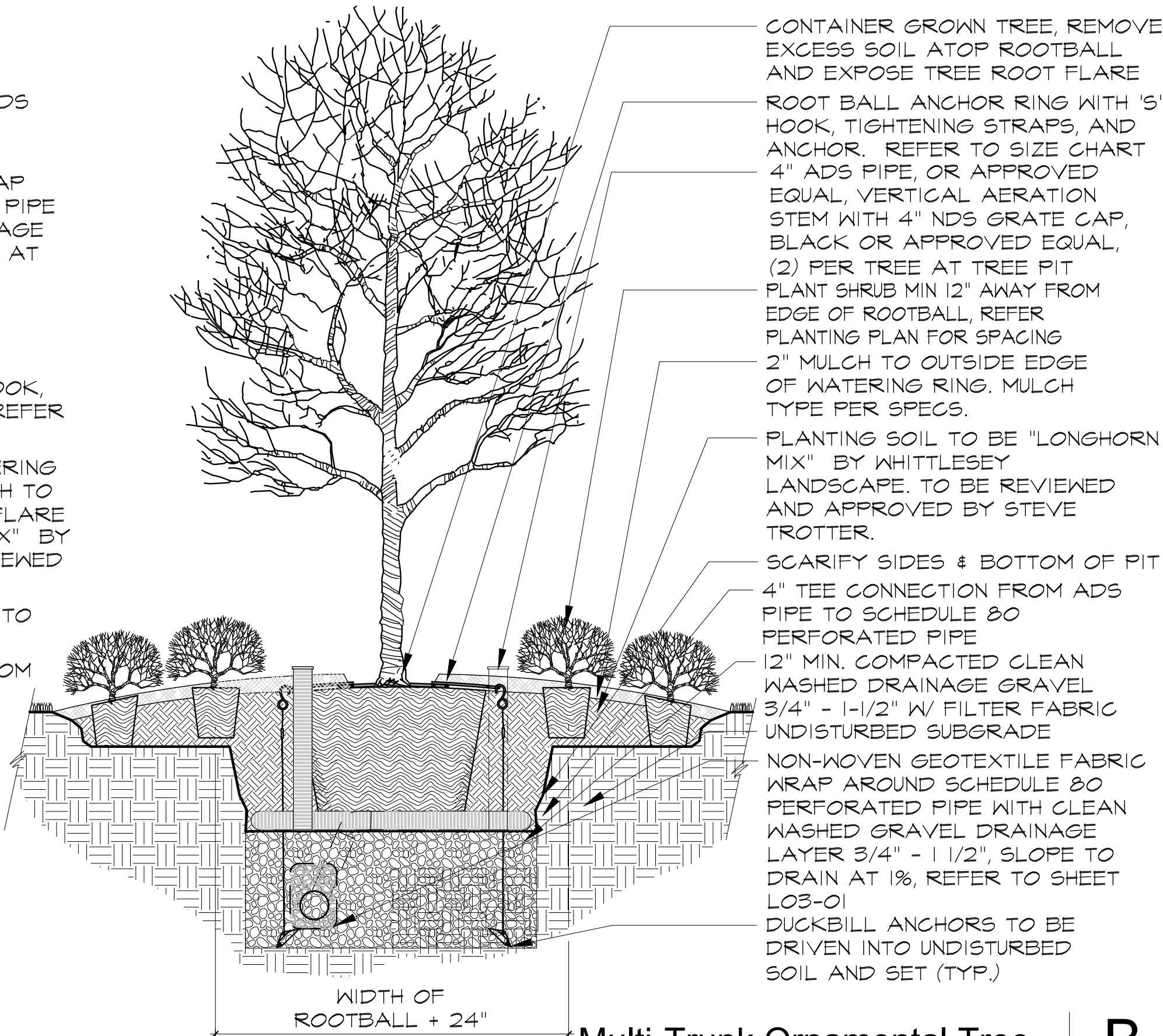
Scale: 1/2" = 1'-0"



Evergreen Tree Detail

C

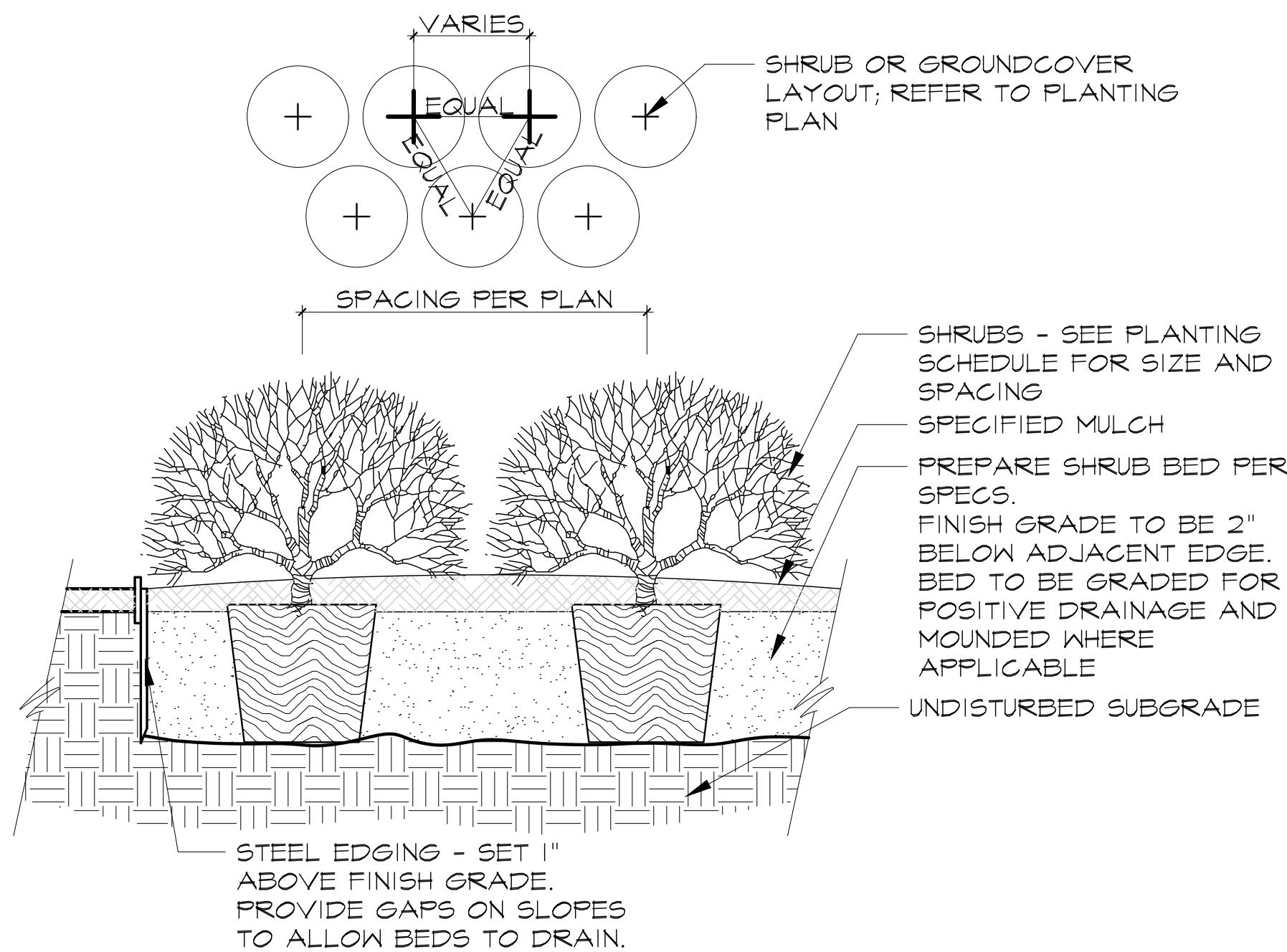
Scale: 1/2" = 1'-0"



Multi-Trunk Ornamental Tree

B

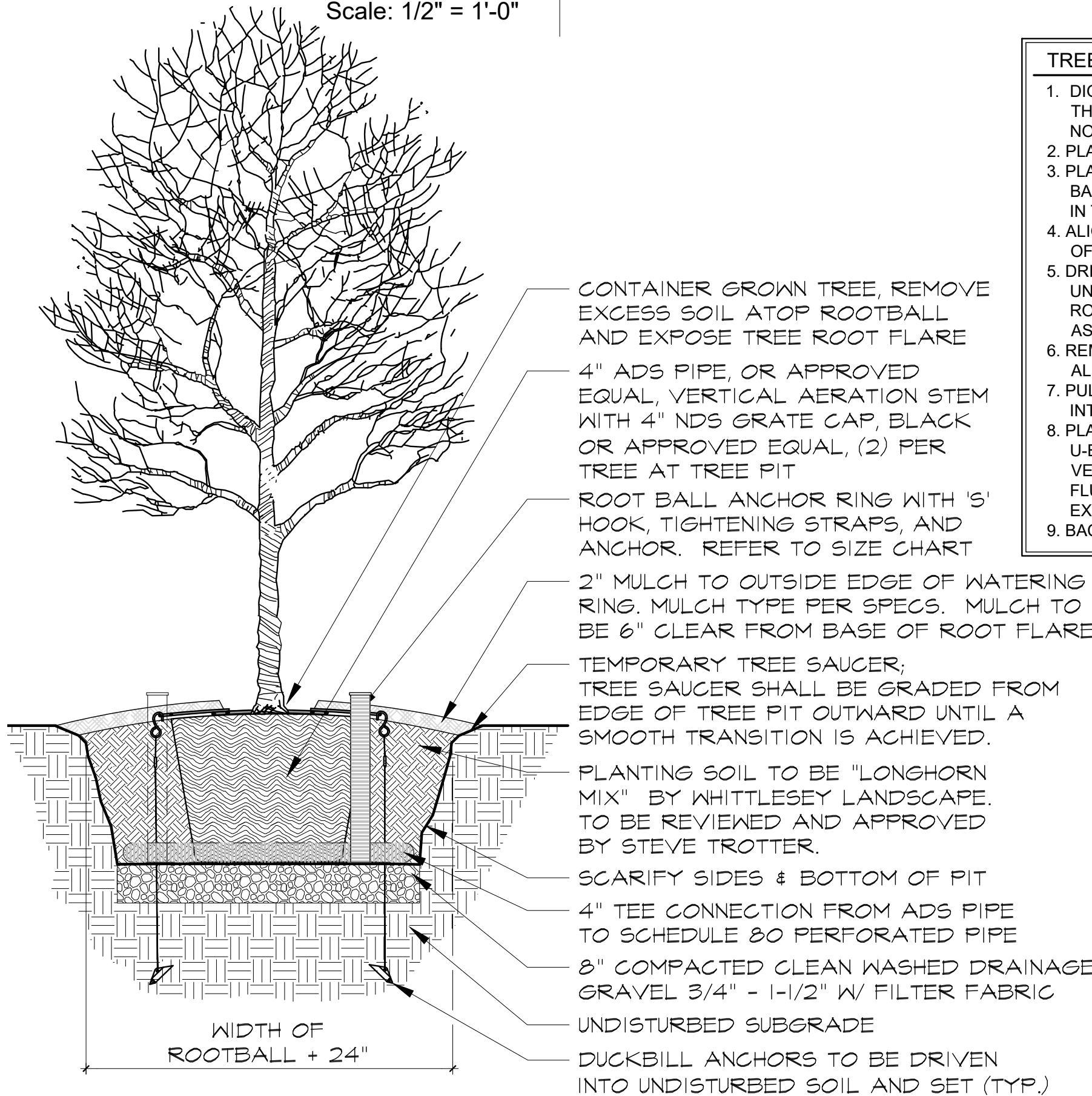
Scale: 1/2" = 1'-0"



Shrub Planting with Steel Edge

D

Scale: 1" = 1'-0"



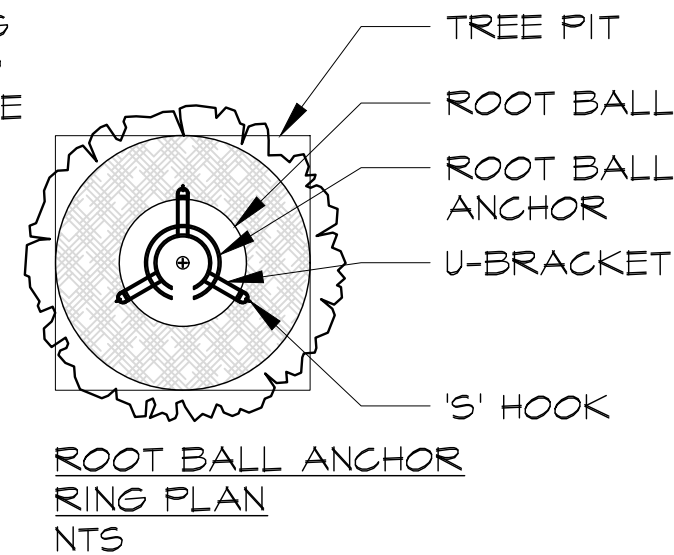
Canopy Tree

A

Scale: 1/2" = 1'-0"

TREE INSTALLATION:	
1. DIG TREE PIT 1.5 TIMES LARGER THAN THE DIAMETER OF THE ROOT BALL AND NO DEEPER THAN 24"	
2. PLACE TREE IN TREE PIT.	
3. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.	
4. ALIGN DRIVE ROD TO THE OUTSIDE EDGE OF U-BRACKET.	
5. DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SOIL (DO NOT DISTURB ROOTBALL) TO RECOMMENDED DEPTH AS PER TREE SIZING CHART.	
6. REMOVE DRIVE ROD, REPEAT STEPS FOR ALL (3) ANCHOR LOCATIONS.	
7. PULL BACK ON STRAP TO SET ANCHOR INTO LOCKED POSITION.	
8. PLACE 'S' HOOK OVER END OF U-BRACKET, PULL STRAPS UP VERTICALLY UNTIL U-BRACKETS SIT FLUSH ON TOP OF ROOT BALL, TIE EXCESS STRAPS OFF TO U-BRACKET.	
9. BACKFILL HOLE AND MULCH.	

ANCHOR RING SIZES:	
30 BG (30 GAL.; 2" - 2 1/2" CALIPER)	
ROOT BALL UP TO 22" DIA.	
18-24" MIN. DEPTH, (3) V-68 ANCHORS	
45 BG-NS (45 GAL.; 2 1/2" - 3" CALIPER)	
ROOT BALL 27" DIAMETER	
24-30" MIN. DEPTH, (3) V-68 ANCHORS	
65 BG-NS (65 GAL.; 3" - 4" CALIPER)	
ROOT BAL TO 30" DIAMETER	
24-30" MIN. DEPTH, (3) V-68 ANCHORS	
100 BG-NS (100 GAL., 4" - 4 1/2" CALIPER)	
ROOT BALL TO 36" DIAMETER	
30-36" MIN. DEPTH, (3) V-68 ANCHORS	



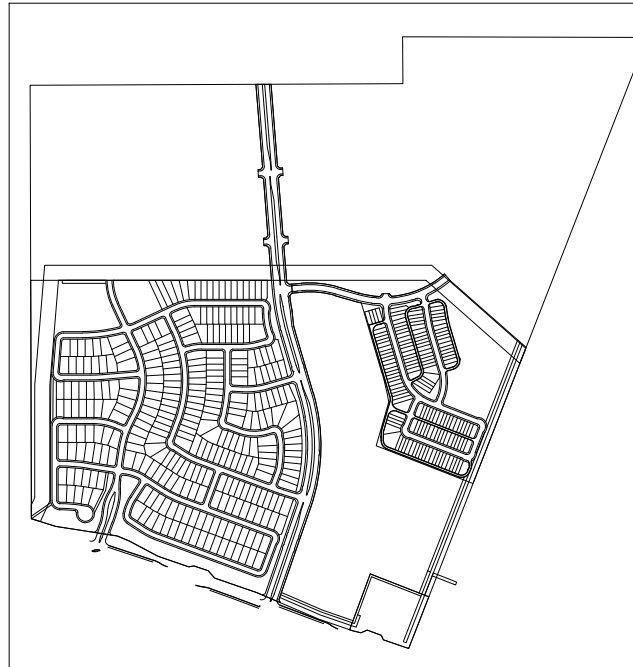
NOTE:
1. CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION
2. ALL LANDSCAPE AREAS TO BE IRRIGATED

IMPORTANT NOTE:
REFER TO SHEET L0.01 FOR ALL NOTES, LEGENDS, AND A LIST OF REQUIRED SUBMITTALS.

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

KEY MAP



Project Name

Brookview Ph. 1B

Flower Mound, Texas

Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates, known also as MESA. The reproduction, copying, or use of this drawing without the written consent of MESA is prohibited and any infringement will be subject to legal action. © Copyright 2020 MESA

Issue / Addenda / Revisions

Date	Description
1 5/06/2025	SSP REV. 1
2 6/13/2025	SSP REV. 2
3 7/09/2025	SSP REV. 3
4 8/05/2025	SSP REV. 4
5 8/28/2025	SSP REV. 5

Drawing Title

Planting Details

Drawn: _____ Date: _____
Checked: _____ Date: _____

Sheet No.

L5.06

NOT FOR
CONSTRUCTION

NOTE:
1.CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION
2. ALL HARDSCAPE TO BE STAKED IN FIELD FOR LANDSCAPE ARCHITECTS APPROVAL

IMPORTANT NOTE:
REFER TO SHEET **L0.01** FOR ALL GENERAL NOTES, MATERIAL CALLOUTS, REQUIRED SUBMITTALS, AND SYMBOL LEGENDS.

LANDSCAPE NOTES:

PREPARATION
LANDSCAPE CONTRACTOR AND REPRESENTATIVE OF OWNER SHALL BE RESPONSIBLE FOR VERIFYING THE CORRECT LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.

COORDINATION
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.

VERIFICATION
LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES PER DRAWINGS AND SPECIFICATIONS AS PROVIDED BY LANDSCAPE ARCHITECT. MATERIAL QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDSCAPE ARCHITECT TO BE NOTIFIED IF DISCREPANCIES OCCUR. LANDSCAPE CONTRACTOR IS TO PROVIDE ALL MATERIALS NECESSARY TO COMPLETE THE DESIGN INTENT OF THE DRAWINGS - CONTRACTOR IS TO BID THE PROJECT PER THEIR OWN VERIFIED QUANTITIES.

GRADING AND DRAINAGE
LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR FAILURE OF ANY HARDSCAPE AMENITY SUCH AS WALKS, ENTRANCES TO STRUCTURES AND PLANTING BEDS FORMED OR ENCLOSED BY EDGING AND FLATWORK, WHICH DO NOT DRAIN DUE TO IMPROPER SET UP OF ELEVATIONS DURING CONSTRUCTION. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND VERIFYING THAT THE SITE HAS POSITIVE DRAINAGE PRIOR TO AND AFTER PLANTING.

STANDARDS
ALL PLANT MATERIAL SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE "USA STANDARD FOR NURSERY STOCK", LATEST EDITION. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE STANDARD AMERICAN ASSOCIATION OF NURSERYMEN PROCEDURES AND SPECIFICATIONS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT.

IRRIGATION
CONTRACTOR TO INSTALL NEW IRRIGATION SYSTEM PER IRRIGATION SYSTEM DESIGN TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS IN ACCORDANCE WITH CITY AND STATE STANDARDS. IRRIGATION CONTROLLER SHALL BE 12C-0800-M 8-STATION OUTDOOR MODULAR CONTROLLER OR APPROVED EQUAL, COMMERCIAL USE, METAL CABINET. IRRIGATION CONTRACTOR SHALL VISIT SITE TO DETERMINE REQUIREMENTS PRIOR TO SUBMITTING BID. ALL IRRIGATION SYSTEMS ARE TO BE EQUIPPED WITH RAIN AND FREEZE SENSORS.

PLANT LOCATIONS
REFER TO PLANTING PLANS FOR PLANT LOCATIONS AND PLANT MATERIAL SCHEDULE FOR PLANT SPECIFICATIONS. TREE LOCATIONS AND PLANTING BEDS SHALL BE STAKED IN THE FIELD AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING AND/OR PREPARATION.

WARRANTY
ALL PLANT MATERIAL TO BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER.

PLANTING BEDS
1. AT GROUND LEVEL, PREPARE PLANTING BEDS FOR PLANTING BY INCORPORATING A 4" DEPTH OF ORGANIC COMPOST INTO TOP EIGHT INCHES OF EXISTING SOIL. RAKE LEVEL AND MOUND BEDS FOR POSITIVE DRAINAGE. LARGE SHRUBS AND TREES ARE TO POCKET PLANTED PER PLANTING DETAILS.
2. RAISED PLANTERS AT GROUND LEVEL TO BE BACKFILLED, IN LIFTS OF 6", WITH SPECIFIED SOIL MIX.

FERTILIZER
ADD FERTILIZER TABLETS TO ALL TREES AND SHRUBS PER SPECIFICATIONS.

PRUNING
ALL TREES TO BE PRUNED AT INSTALLATION TO REMOVE DEAD AND UNSIGHTLY LIMBS. PRUNING TO BE DONE UNDER THE DIRECT SUPERVISION OF AN ARBORIST AND THE LANDSCAPE ARCHITECT. ALL TREES ARE TO MATCH IN HEIGHT, SPREAD, CLEAR TRUNK AND SHALL HAVE STRAIGHT TRUNKS FOR SINGLE TRUCK TREES.

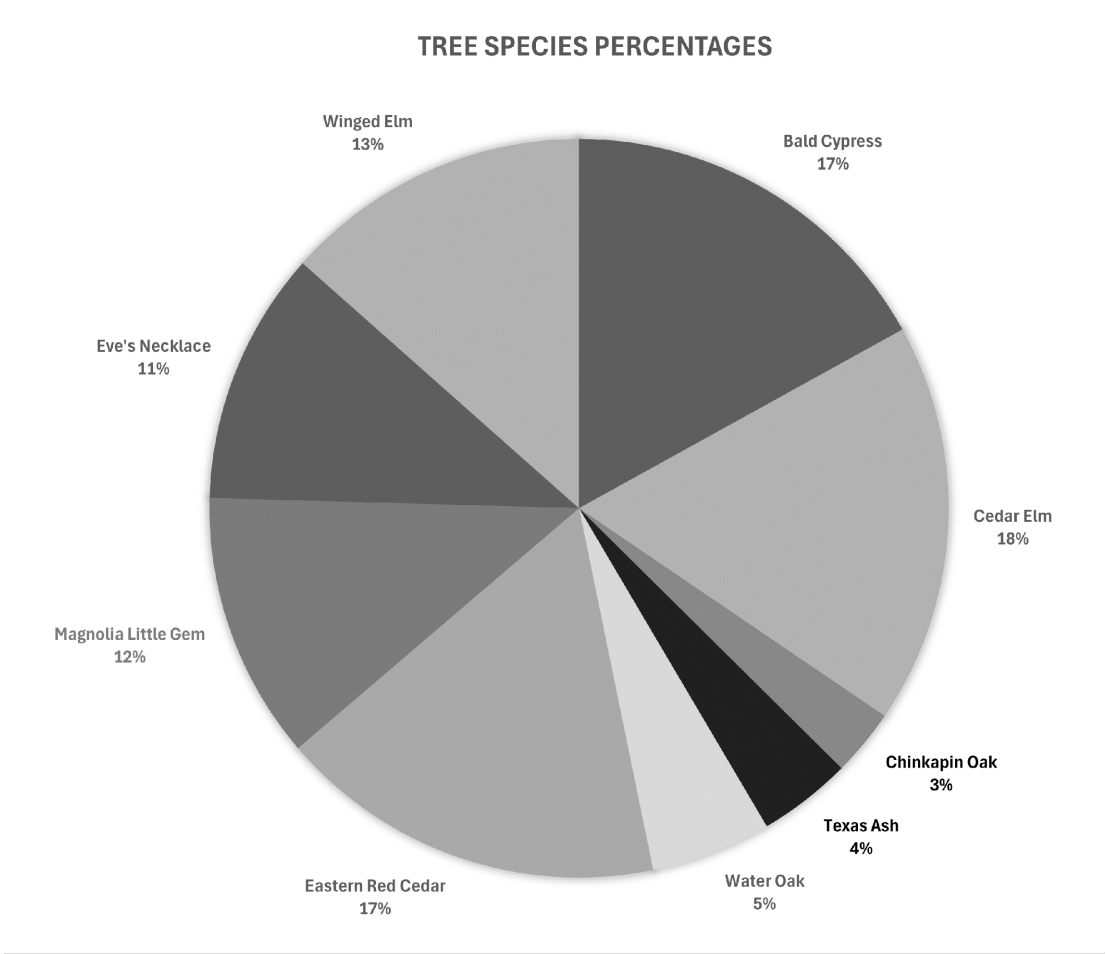
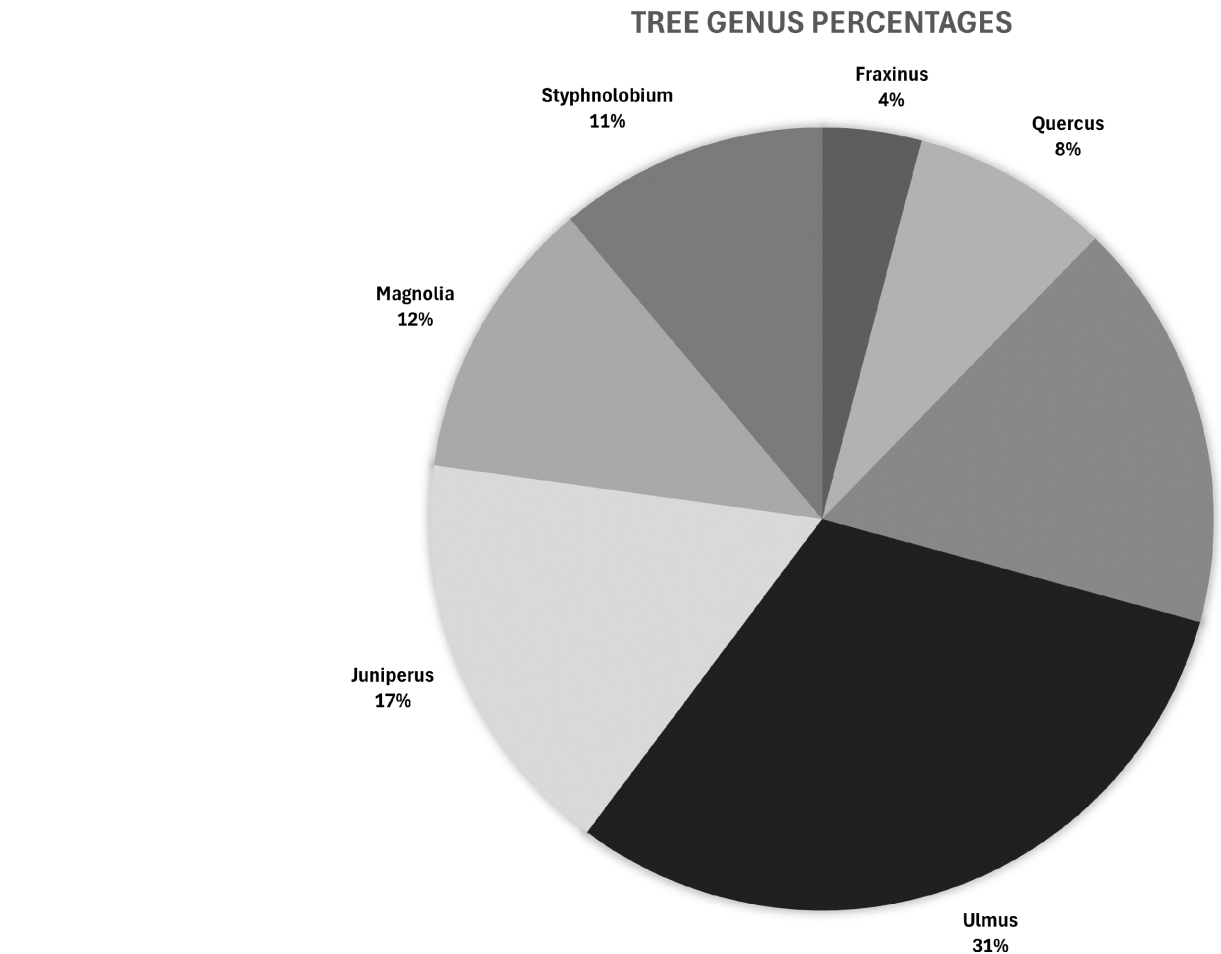
MULCH
AFTER INSTALLATION OF ALL PLANT MATERIAL, MULCH ALL BEDS AND TREE WELLS TO 2" DEPTH WITH A FINE SHREDDED HARDWOOD MULCH (MIN. 80% DECOMPOSED).

TOPSOIL
TOPSOIL SHALL BE AS SPECIFIED. IT SHALL NOT BE EXCESSIVELY ACID OR ALKALINE OR CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE WITHOUT ADMIXTURE OF SUBSOIL AND SHALL CONTAIN A MINIMUM OF LUMPS, STONE, STUMPS, ROOTS OF SIMILAR SUBSTANCE ONE INCH OR MORE IN DIAMETER. TOPSOIL SHALL BE FREE FROM WEEDS AND OTHER NOXIOUS MATERIALS. TOPSOIL SHALL NOT BE STRIPPED, COLLECTED OR DEPOSITED WHILE WET. SPREAD TOPSOIL WHERE NECESSARY TO FILL LOW AREAS TO ACHIEVE POSITIVE DRAINAGE. REFER TO L0.03 FOR SOIL SPECIFICATIONS.

STAKING, GUYING
ALL TREES ARE TO BE STAKED AND GUYED ONLY WHERE INDICATED AND THROUGH THE ONE YEAR WARRANTY AT WHICH TIME THE OWNER SHALL DETERMINE IF REMOVAL IS NECESSARY (REFER TO PLANTING SCHEDULE DETAILS).

MAINTENANCE
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING IN ACCORDANCE WITH STANDARD HORTICULTURAL PROCEDURES, INCLUDING IRRIGATION AS NECESSARY, UNTIL SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER. REFER TO PROJECT SPECIFICATIONS FOR MORE INFORMATION.

TURF GRASS
1. NEW AND DISTURBED AREAS TO BE SOLID SOD BERMUDA GRASS: TILL AREAS TO 2" DEPTH; RAKE LEVEL AND SMOOTH FILLING IN LOW AREAS AND LOWERING HIGH AREAS, FINISH GRADE TO BE 1" BELOW ALL PAVING, CURBS, STEEL EDGING, ETC. ALL TURF GRASS AREAS TO HAVE 100% POSITIVE DRAINAGE. INSURE TURF GRASS RECEIVES PROPER IRRIGATION AND MAINTENANCE DURING SPECIFIED MAINTENANCE PERIOD.
2. RENOVATION OF EXISTING LAWN AREAS: TREAT AREAS FOR WEEDS WITH EITHER A BROADLEAF AND/OR A GRASSY WEED HERBICIDE; AERATE LAWN; FILL IN LOW AREAS WITH APPROVED TOPSOIL AND LOWER HIGH AREAS; HYDRO MULCH AREAS WITH BERMUDA GRASS SEED AT 2 LBS. LIVE SEED PER 1,000sf.



PLANT LIST

PLANT QUANTITY	PLANT SYMBOL	COMMON NAME BOTANICAL NAME	SIZE MIN.	HEIGHT MIN.	SPREAD MIN.	SPACING MIN.	COMMENTS
CANOPY TREES							
5		CHINKAPIN OAK Quercus muehlenbergii	3" GAL.			AS SHOWN	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
7		TEXAS ASH Fraxinus albicans	3" GAL.			AS SHOWN	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
3		ELDARICA PINE Pinus brutia var. eldarica	3" CAL.			AS SHOWN	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
35		CEDAR ELM Ulmus crassifolia	3" CAL.			AS SHOWN	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
25		WINGED ELM Ulmus alata	3" CAL.			AS SHOWN	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
24		BALD CYPRESS Taxodium distichum	3" CAL.			AS SHOWN	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
20		MAGNOLIA LITTLE GEM Magnolia grandiflora	3" CAL.			AS SHOWN	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
9		WATER OAK Quercus nigra	3" CAL.			AS SHOWN	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
EVERGREEN TREES							
29		EASTERN RED CEDAR Juniperus virginiana	45 GAL.	8'	4'	AS SHOWN	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
ORNAMENTAL TREES							
19		EVE'S NECKLACE Styphnolobium affine	45 GAL.	6'	4'	AS SHOWN	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
SHRUBS							
49		SEA GREEN JUNIPER Juniperus chinensis 'Sea Green'	5 GAL.	2'-2.5'	2' - 2.5'	AS SHOWN	CONTAINER GROWN, MATCHED, WELL BRANCHED
PLANTING MIXES							
7,075 S.F.		RIPARIAN SEED MIX Variety of Riparian Vetgetation	SEED				RIPARIAN SEED TO BE ESTABLISHED TO STABILIZE POND EDGE
139,979 S.F.		BERMUDA SOD Cynodon dactylon	SOD				
51,122 S.F.		BERMUDA HYDROMULCH Cynodon dactylon					
43,398 S.F.		PRAIRIE GRASS SEED MIX OR BERMUDA HYDROMULCH Seed mix or Cynodon dactylon hydromulch					PENDING SOIL TESTING RESULTS AND ESTABLISHMENT MEASURES NECESSARY FOR SEEDING ON SIGNIFICANT SLOPES.

Planting Schedule

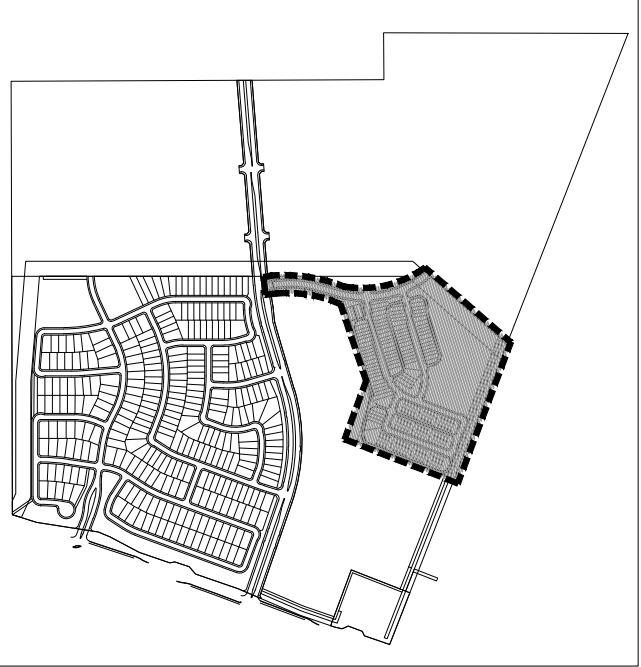
A

Scale: NTS

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

KEY MAP



Project Name

Brookview
Ph. 1B

Flower Mound, Texas

Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates, known also as MESA. The reproduction, copying, or use of this drawing without the written consent of MESA is prohibited and any infringement will be subject to legal action. © Copyright 2020 MESA

Issue / Addenda / Revisions

	Date	Description
1	5/06/2025	SSP REV. 1
2	6/13/2025	SSP REV. 2
3	7/09/2025	SSP REV. 3
4	8/05/2025	SSP REV. 4
5	8/28/2025	SSP REV. 5

Drawing Title

Planting Schedule &
Notes

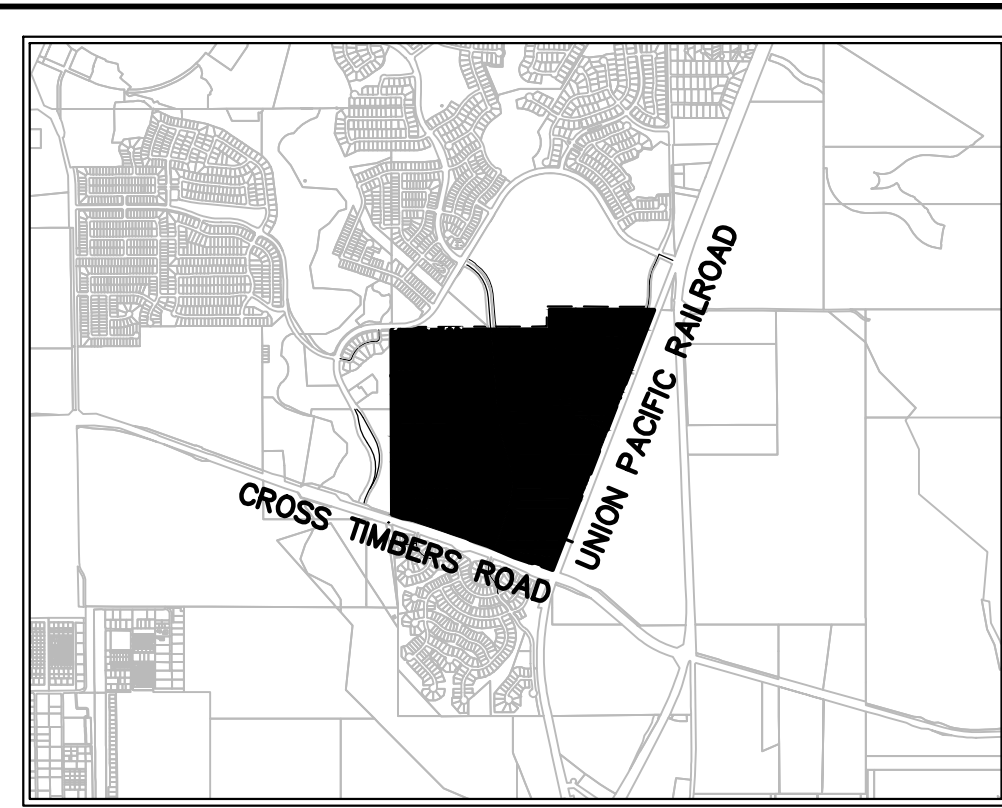
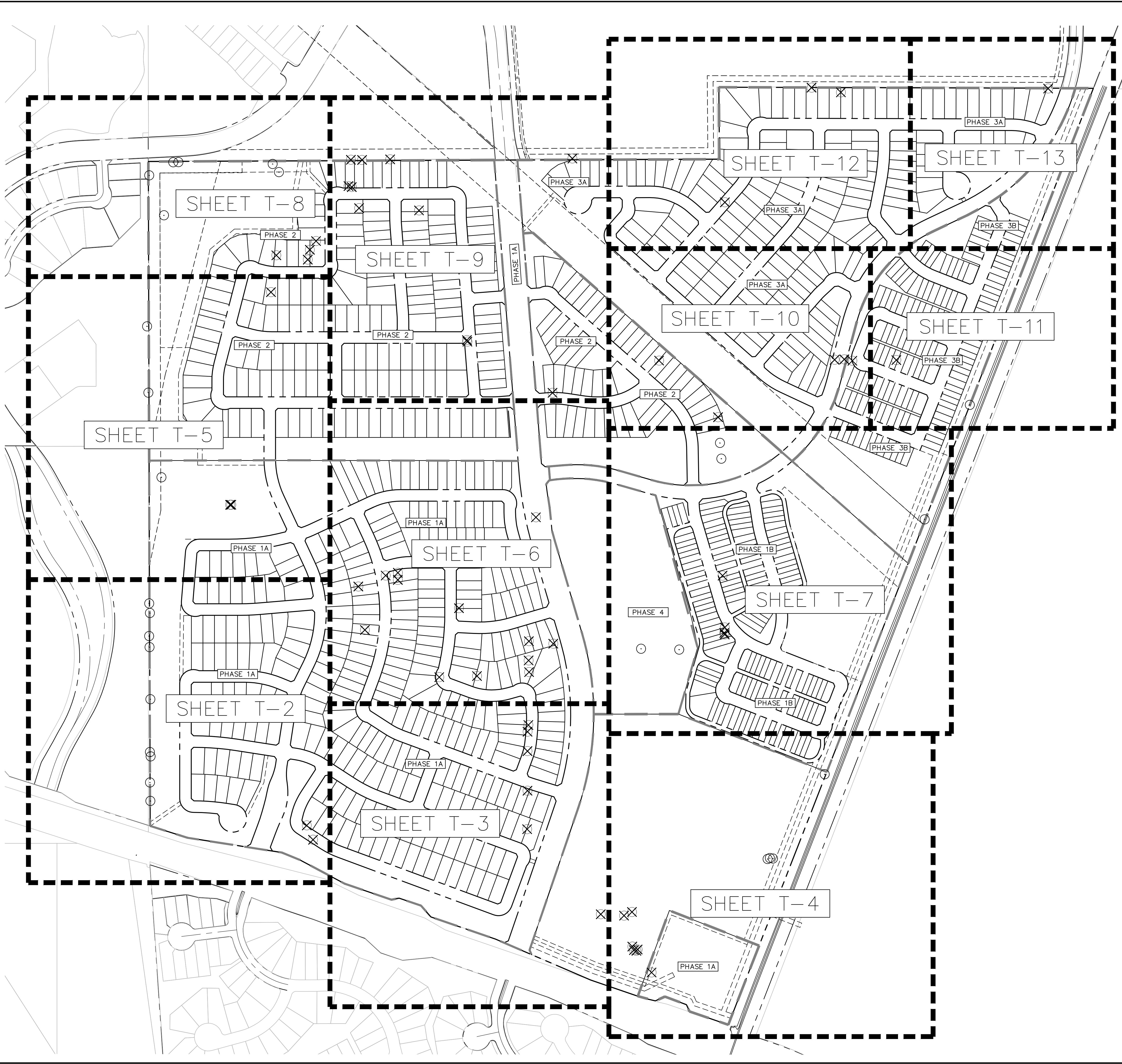
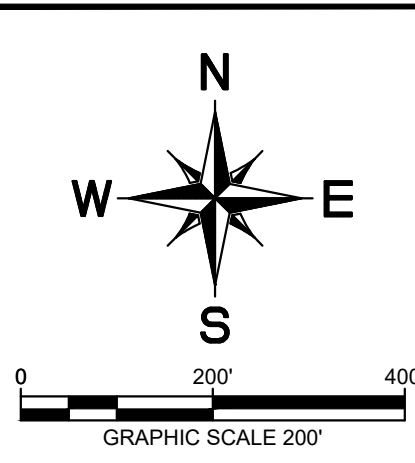
Drawn: _____ Date: _____
Checked: _____ Date: _____

Sheet No.

L5.07

NOT FOR
CONSTRUCTION

PRINTED BY: POWER SCOTT 6/28/24 4:54 PM
DRAWN BY: KJAL CIVIL 6/25/24 5:59 AM
LAST SAVED: 6/28/2025 5:30 PM
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



VICINITY MAP
SCALE: 1" = 3,000'

LEGEND

	PHASE LINE
	PAGE REFERENCE
	PROTECTED TREE TO BE REMOVED
	PROTECTED TREE TO REMAIN

- NOTES**
1. THE PROVIDED INFORMATION IS FROM THE TREE SURVEY CONDUCTED BY INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC DATED JULY 2024. THIS IS IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND ORDINANCE NUMBER 62-16, § 3, 11-21-2016.
 2. PROTECTED TREES ARE DEFINED AS ANY TREE LISTED ON THE SMALL, MEDIUM, OR LARGE PROTECTED TREE LISTS THAT MEASURES 6 INCHES IN CALIPER WIDTH OR GREATER AND WHICH IS AT LEAST 10 FEET IN HEIGHT.
 3. THERE WERE NO SPECIMEN TREES CHARTED ON THE SUBJECT TRACT.
 4. INTEGRATED ENVIRONMENTAL SOLUTIONS MEASURED, RECORDED, AND TAGGED THE TREES WITH ALUMINUM TAGS WITH A NUMBER CORRESPONDING TO THE ATTACHED MAPS, DATA TABLES, AND TREE LABELING SHOWN IN THESE PLANS.
 5. THE SURVEY RECORDED 88 PROTECTED TREES WITHIN THE TRACT AREA. THE RESULTS OF WHICH ARE ONLY VALID FOR 12 MONTHS DUE TO NORTH TEXAS STANDARDS.
 6. PROPOSED CONTOURS DISPLAYED ARE FOR REFERENCE ONLY AND ARE ONLY PROVIDED FOR ACTIVE PHASE SUBMISSIONS.
 7. PROPOSED SITE PLAN IS ONLY SHOWN FOR ACTIVE PHASE SUBMISSIONS. ALL FUTURE PHASES ARE SHOWN FOR REFERENCE ONLY AND ARE DENOTED ACCORDINGLY.

OVERALL TREE SURVEY PLAN FOR BROOKVIEW PHASE 1A, 1B, 2, 3A, 3B, AND 4 713 RESIDENTIAL LOTS/ 280 TOWNHOME LOTS/ 29 OPEN SPACES/ 1 AMENITY CENTER LOT/ 1 AMENITY LAKE LOT/ 1 MULTI-FAMILY LOT BEING 241.3549 ACRES OUT OF THE JOEL WILBURN SURVEY, ABSTRACT NO. 1416 BBB&C RR CO. SURVEY, ABSTRACT NO. 154 ME P&P CO. SURVEY, ABSTRACT NO. 922 IN THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS			
OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie	DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie	ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Road Two Galleria Office Tower #700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Bryan Moody, P.E.	PROJECT NO.: KH-PROJECT NO. 06500706
DESIGNED: BRM	DRAWN: SPF	CHECKED: BRM	SCALE: AS SHOWN
DATE: AUGUST 2025			TITLE: T-0



	PHASE LINE
	PAGE REFERENCE
	PROTECTED TREE TO BE REMOVED
	PROTECTED TREE TO REMAIN

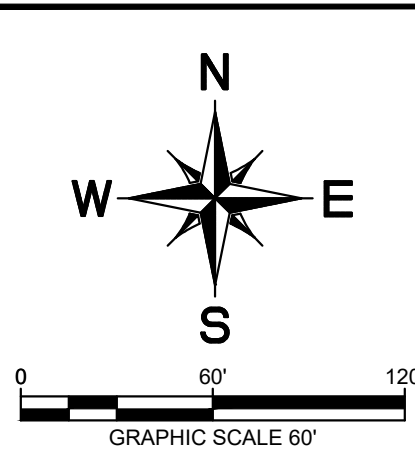
1. THE PROVIDED INFORMATION IS FROM THE TREE SURVEY CONDUCTED BY INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC DATED JULY 2024. THIS IS IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND ORDINANCE NUMBER 62-16, § 3, 11-21-2016.
2. PROTECTED TREES ARE DEFINED AS ANY TREE LISTED ON THE SMALL, MEDIUM, OR LARGE PROTECTED TREE LISTS THAT MEASURES 6 INCHES IN CALIPER WIDTH OR GREATER AND WHICH IS AT LEAST 10 FEET IN HEIGHT.
3. THERE WERE NO SPECIMEN TREES CHARTED ON THE SUBJECT TRACT.
4. INTEGRATED ENVIRONMENTAL SOLUTIONS MEASURED, RECORDED, AND TAGGED THE TREES WITH ALUMINUM TAGS WITH A NUMBER CORRESPONDING TO THE ATTACHED MAPS, DATA TABLES, AND TREE LABELING SHOWN IN THESE PLANS.
5. THE SURVEY RECORDED 88 PROTECTED TREES WITHIN THE TRACT AREA. THE RESULTS OF WHICH ARE ONLY VALID FOR 12 MONTHS DUE TO NORTH TEXAS STANDARDS.
6. PROPOSED CONTOURS DISPLAYED ARE FOR REFERENCE ONLY AND ARE ONLY PROVIDED FOR ACTIVE PHASE SUBMISSIONS.
7. PROPOSED SITE PLAN IS ONLY SHOWN FOR ACTIVE PHASE SUBMISSIONS. ALL FUTURE PHASES ARE SHOWN FOR REFERENCE ONLY AND ARE DENOTED ACCORDINGLY.

Total Number of Protected Trees:	88	
Total Number of Protected Trees to Remain:	35	
Total Number of Protected Trees to Remove:	53	
Mitigation Owed for Protected Trees to be Removed:	53	
Credits for Protected Trees to Remain in Buildable Areas:	3	
2.5" - 3" cal. Mitigation Trees to be Planted Onsite:	50	
Protected Trees Removed During Phase 1A & 1B Development:	27	Optional Fee:
Riparian Habitat Disturbance Mitigation Phase 1A:	36	\$ 21,600.00
Riparian Habitat Disturbance Mitigation Phase 1B:	25	\$ 15,000.00

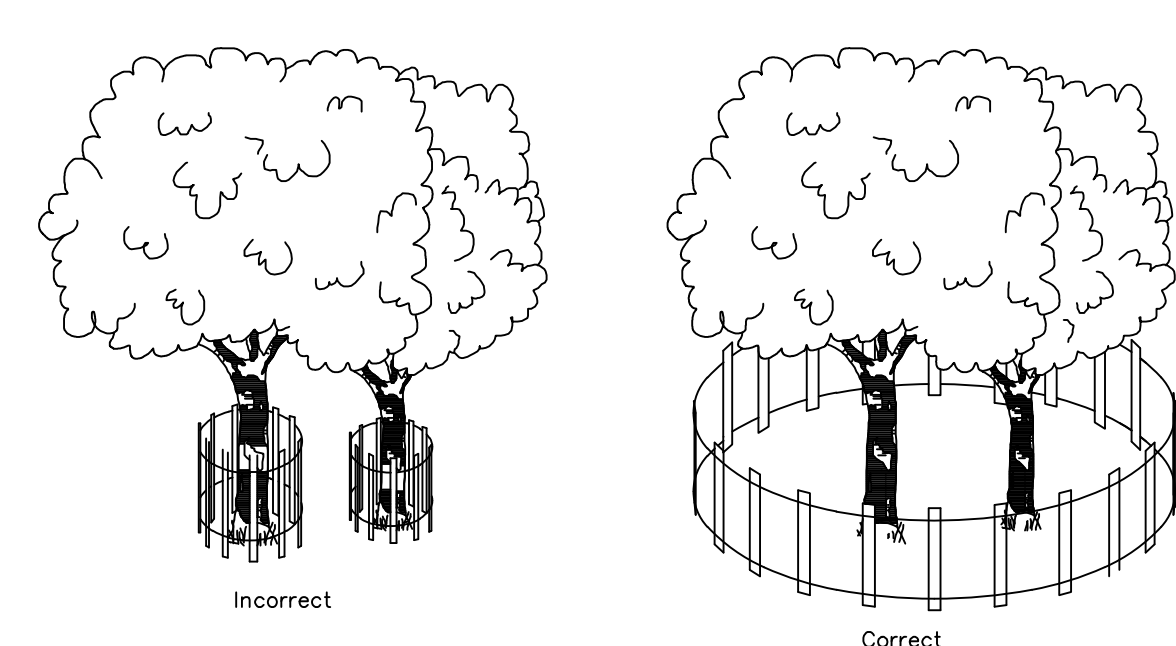
<u>OWNER:</u> GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie	<u>DEVELOPER:</u> GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie	<u>ENGINEER/SURVEYOR:</u> Kimley»Horn 13455 Noel Road Two Galleria Office Tower #700 Dallas, TX 75240 Tel: (972) 770-1300
---	---	--

Page 31 of 130

PRINTED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 08/01/2025 02:02 PM
DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 08/01/2025 02:02 PM
LAST SAVED: 08/01/2025 02:02 PM
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

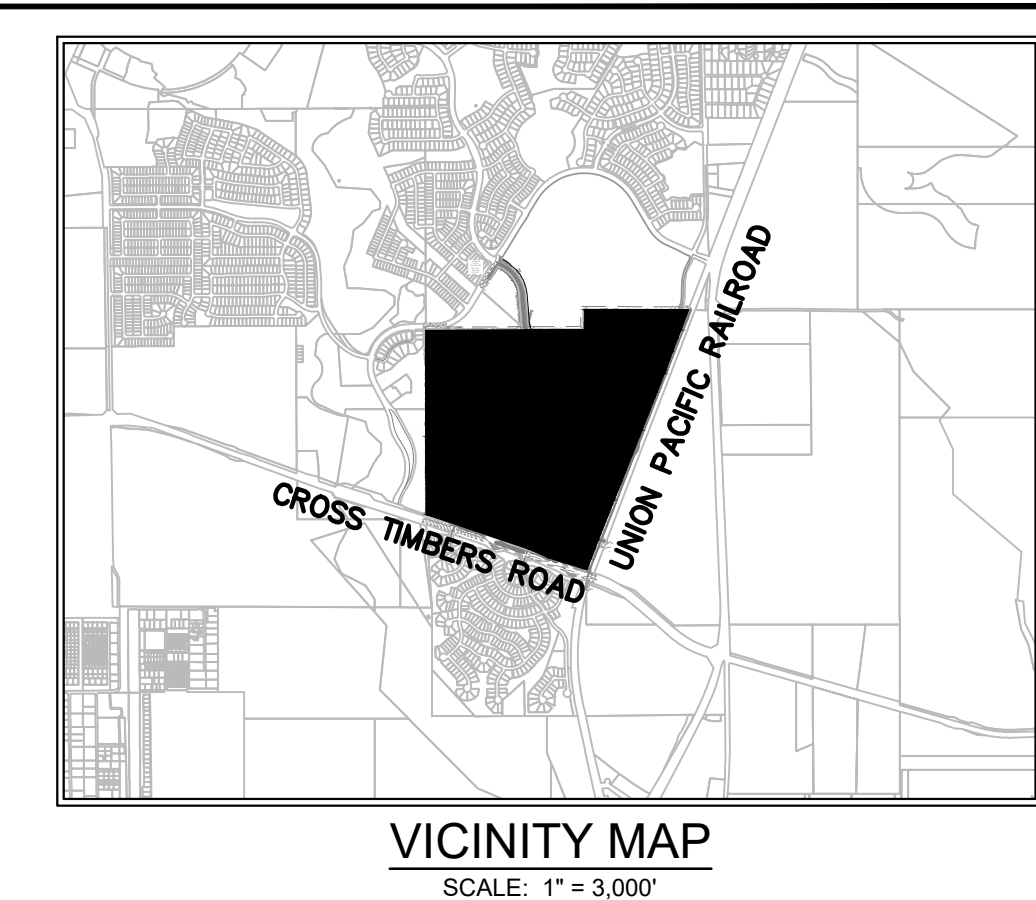
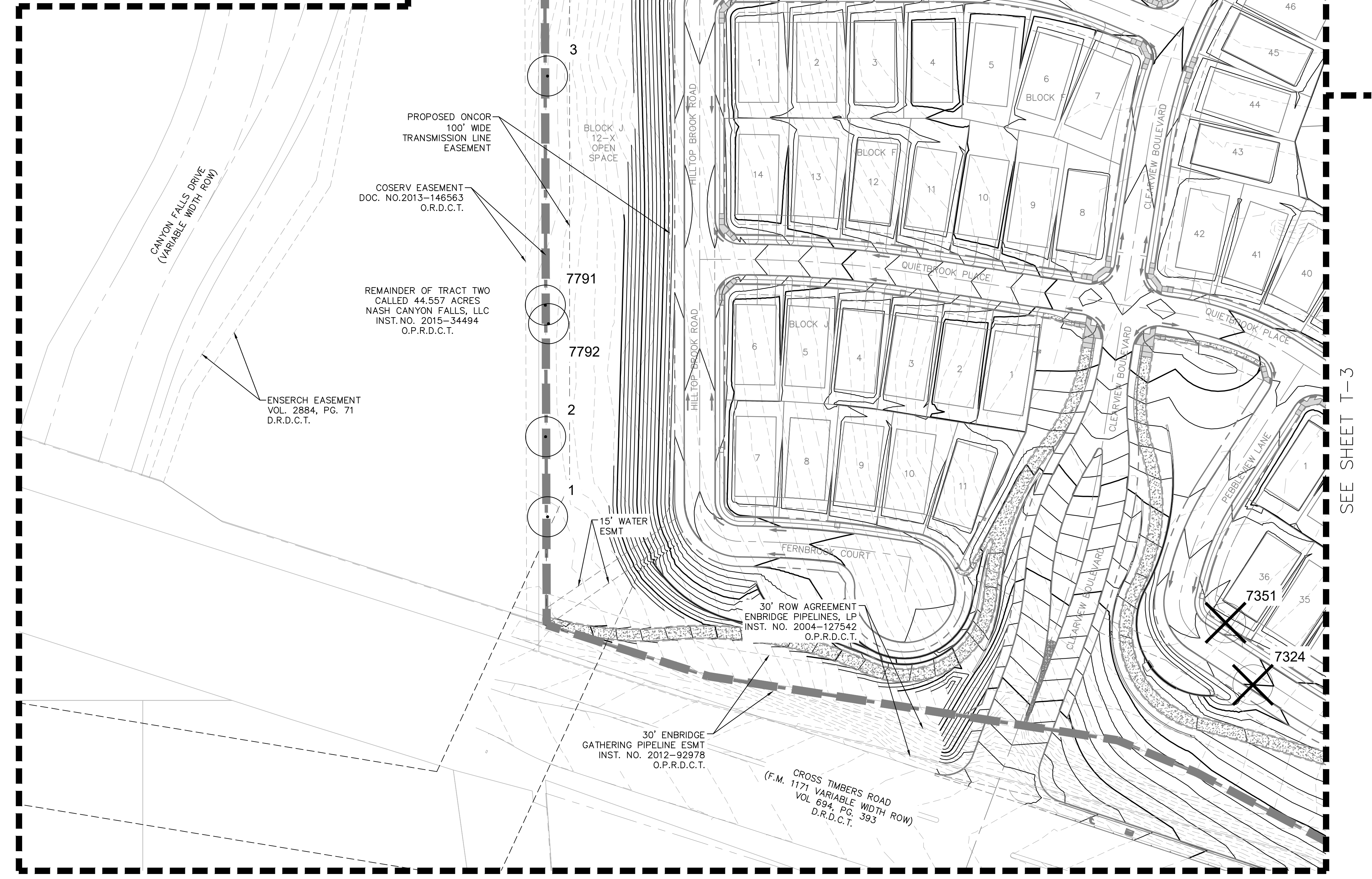


NOTES:
IN SPITE OF PRECAUTIONS, SOME DAMAGE TO PROTECTED TREES MAY OCCUR. IN SUCH CASES REPAIR ANY DAMAGE TO THE CROWN, TRUNK OR ROOT SYSTEM IMMEDIATELY.
— REPAIR ROOTS BY CUTTING OFF THE DAMAGED AREAS AND PAINTING THEM WITH TREE PAINT. SPREAD PEAT MOSS OR MOIST TOPSOIL OVER EXPOSED ROOTS.
— REPAIR DAMAGE TO BARK BY TRIMMING AROUND THE DAMAGED AREAS, TAPER THE CUT TO PROVIDE DRAINAGE, AND PAINT WITH TREE PAINT.
— CUT OFF ALL DAMAGED TREE LIMBS ABOVE THE TREE COLLAR AT THE TRUNK OR MAIN BRANCH. USE THREE SEPARATE CUTS TO AVOID PEELING BARK FROM HEALTHY AREAS OF THE TREE.



4' ORANGE SNOW MESH FENCING SHOULD BE INSTALLED AT THE DRIP LINE OF TREE BRANCHES

TREE PROTECTION
N.T.S.



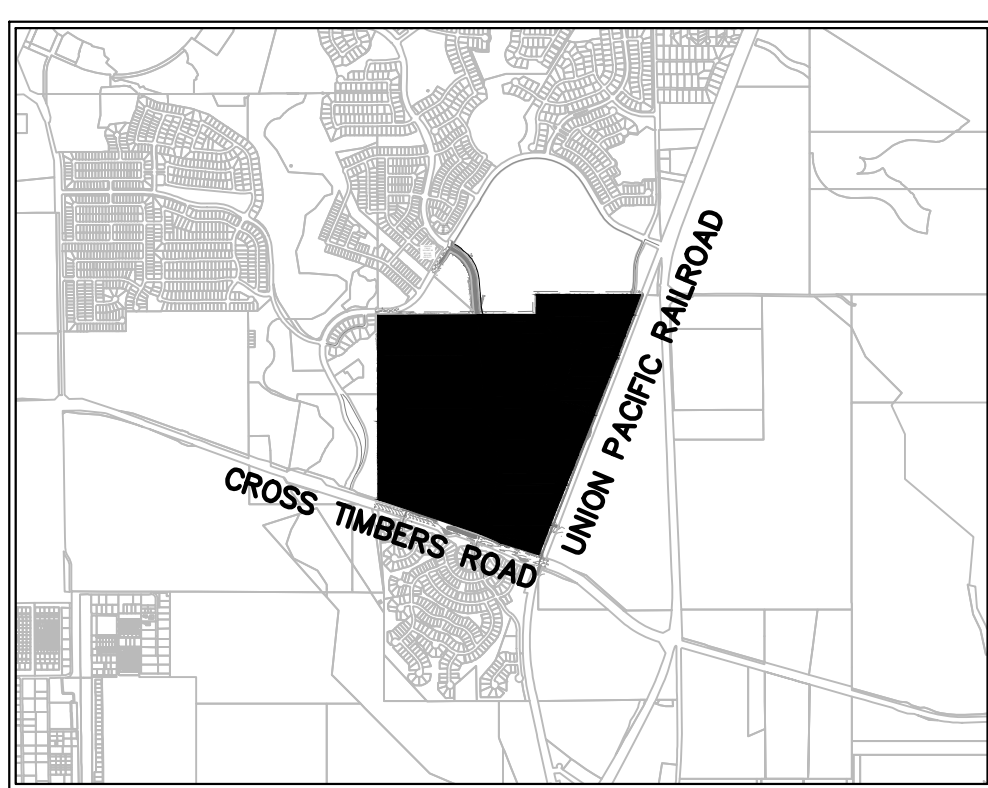
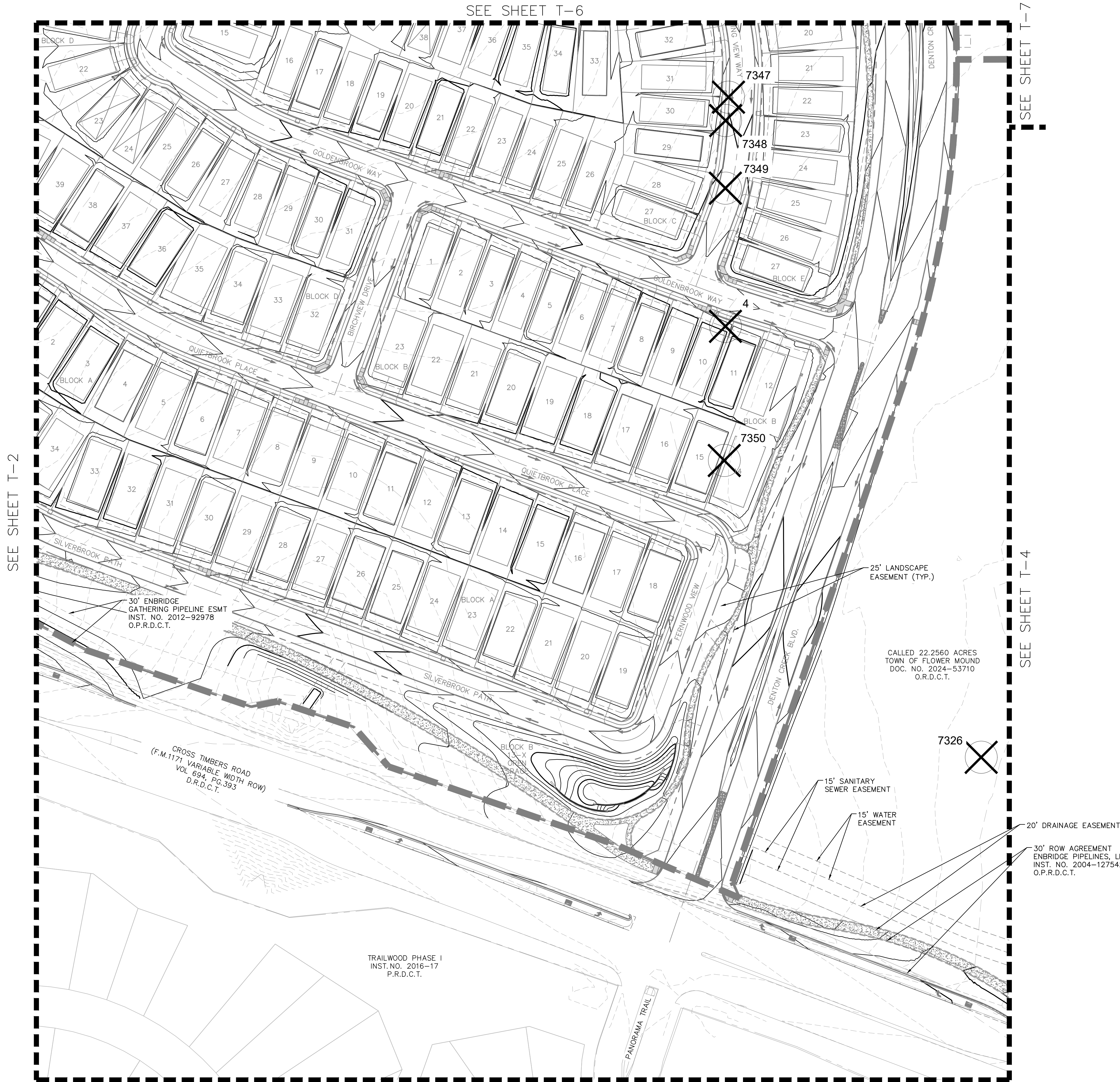
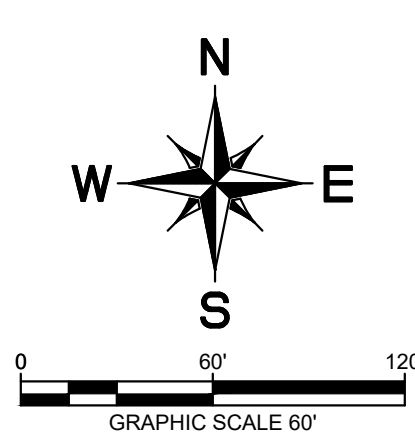
LEGEND

- PHASE LINE
- PAGE REFERENCE
- PROTECTED TREE TO BE REMOVED
- PROTECTED TREE TO REMAIN

- NOTES**
1. THE PROVIDED INFORMATION IS FROM THE TREE SURVEY CONDUCTED BY INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC DATED JULY 2024. THIS IS IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND ORDINANCE NUMBER 62-16, § 3, 11-21-2016.
 2. PROTECTED TREES ARE DEFINED AS ANY TREE LISTED ON THE SMALL, MEDIUM, OR LARGE PROTECTED TREE LISTS THAT MEASURES 6 INCHES IN CALIPER WIDTH OR GREATER AND WHICH IS AT LEAST 10 FEET IN HEIGHT.
 3. THERE WERE NO SPECIMEN TREES CHARTED ON THE SUBJECT TRACT.
 4. INTEGRATED ENVIRONMENTAL SOLUTIONS MEASURED, RECORDED, AND TAGGED THE TREES WITH ALUMINUM TAGS WITH A NUMBER CORRESPONDING TO THE ATTACHED MAPS, DATA TABLES, AND TREE LABELING SHOWN IN THESE PLANS.
 5. THE SURVEY RECORDED 88 PROTECTED TREES WITHIN THE TRACT AREA. THE RESULTS OF WHICH ARE ONLY VALID FOR 12 MONTHS DUE TO NORTH TEXAS STANDARDS.
 6. PROPOSED CONTOURS DISPLAYED ARE FOR REFERENCE ONLY AND ARE ONLY PROVIDED FOR ACTIVE PHASE SUBMISSIONS.
 7. PROPOSED SITE PLAN IS ONLY SHOWN FOR ACTIVE PHASE SUBMISSIONS. ALL FUTURE PHASES ARE SHOWN FOR REFERENCE ONLY AND ARE DENOTED ACCORDINGLY.

TREE SURVEY PLAN
FOR
BROOKVIEW
PHASE 1A, 1B, 2, 3A, 3B, AND 4
713 RESIDENTIAL LOTS/ 280 TOWNHOME LOTS/ 29 OPEN SPACES/
1 AMENITY CENTER LOT/ 1 AMENITY LAKE LOT/ 1 MULTI-FAMILY LOT
BEING 241.3549 ACRES
OUT OF THE
JOEL WILBURN SURVEY, ABSTRACT NO. 1416
BBB&C RR CO. SURVEY, ABSTRACT NO. 154
ME P&P CO. SURVEY, ABSTRACT NO. 922
IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie	DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie	ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Road Two Galleria Office Tower #700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Bryan Moody, P.E.				
DESIGNED: BRM	DRAWN: SPF	CHECKED: BRM	SCALE: AS SHOWN	DATE: AUGUST 2025	KH PROJECT NO.: 06500706	T-2



VICINITY MAP
SCALE: 1" = 3,000'

LEGEND

	PHASE LINE
	PAGE REFERENCE
	PROTECTED TREE TO BE REMOVED
	PROTECTED TREE TO REMAIN

NOTES

1. THE PROVIDED INFORMATION IS FROM THE TREE SURVEY CONDUCTED BY INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC DATED JULY 2024. THIS IS IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND ORDINANCE NUMBER 62-16, § 3, 11-21-2016.
2. PROTECTED TREES ARE DEFINED AS ANY TREE LISTED ON THE SMALL, MEDIUM, OR LARGE PROTECTED TREE LISTS THAT MEASURES 6 INCHES IN CALIPER WIDTH OR GREATER AND WHICH IS AT LEAST 10 FEET IN HEIGHT.
3. THERE WERE NO SPECIMEN TREES CHARTED ON THE SUBJECT TRACT.
4. INTEGRATED ENVIRONMENTAL SOLUTIONS MEASURED, RECORDED, AND TAGGED THE TREES WITH ALUMINUM TAGS WITH A NUMBER CORRESPONDING TO THE ATTACHED MAPS, DATA TABLES, AND TREE LABELING SHOWN IN THESE PLANS.
5. THE SURVEY RECORDED 88 PROTECTED TREES WITHIN THE TRACT AREA. THE RESULTS OF WHICH ARE ONLY VALID FOR 12 MONTHS DUE TO NORTH TEXAS STANDARDS.
6. PROPOSED CONTOURS DISPLAYED ARE FOR REFERENCE ONLY AND ARE ONLY PROVIDED FOR ACTIVE PHASE SUBMISSIONS.
7. PROPOSED SITE PLAN IS ONLY SHOWN FOR ACTIVE PHASE SUBMISSIONS. ALL FUTURE PHASES ARE SHOWN FOR REFERENCE ONLY AND ARE DENOTED ACCORDINGLY.

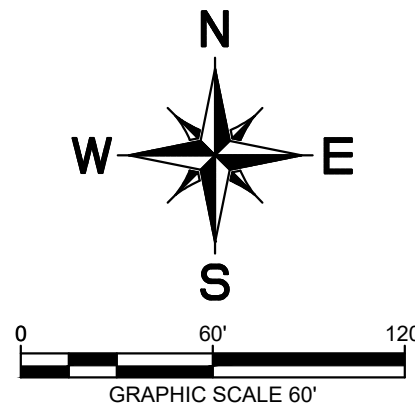
TREE SURVEY PLAN
FOR
BROOKVIEW

PHASE 1A, 1B, 2, 3A, 3B, AND 4
713 RESIDENTIAL LOTS/ 280 TOWNHOME LOTS/ 29 OPEN SPACES/
1 AMENITY CENTER LOT/ 1 AMENITY LAKE LOT/ 1 MULTI-FAMILY LOT
BEING 241.3549 ACRES

OUT OF THE
JOEL WILBURN SURVEY, ABSTRACT NO. 1416
BBB&C RR CO. SURVEY, ABSTRACT NO. 154
ME P&P CO. SURVEY, ABSTRACT NO. 922

IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie		DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie		ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Road Two Galleria Office Tower #700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Bryan Moody, P.E.	
DESIGNED BRM	DRAWN SPF	CHECKED BRM	SCALE AS SHOWN	DATE AUGUST 2025	KH PROJECT NO. 06500706



SEE SHEET T-7

SEE SHEET T-3

CALLED 22.2560 ACRES
TOWN OF FLOWER MOUND
DOC. NO. 2024-53710
O.R.D.C.T.

7328
7329
7327

UNION PACIFIC RAILROAD
(100' ROW VOL. 360, PG. 276
D.R.D.C.T.)

20' SANITARY
SEWER EASEMENT

20' SANITARY
SEWER EASEMENT

20' WATER
EASEMENT

TRACT I
CALLED 126.92 ACRES
OLD WR RANCH I, LP
VOL. 4576, PG. 1847
D.R.D.C.T.

30' ENBRIDGE
GATHERING PIPELINE ESMT
INST. NO. 2012-92978
O.P.R.D.C.T.

BLOCK K
LOT 1
AMENITY LAKE

CROSS TIMBERS ROAD
(F.M. 1171 VARIABLE WIDTH ROW)
VOL. 694, PG. 393
D.R.D.C.T.

TRAILWOOD PHASE I
INST. NO. 2016-17
P.R.D.C.T.

15' WATER
EASEMENT

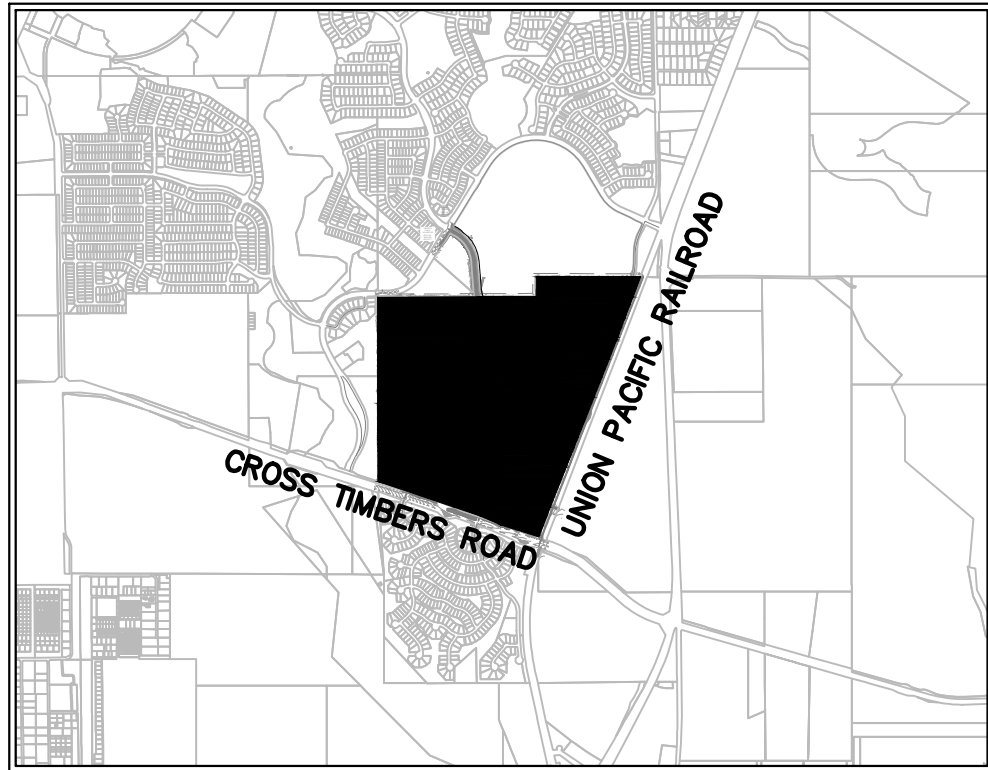
15' SANITARY
SEWER EASEMENT

20' DRAINAGE EASEMENT

7325

7
8
9
10

11



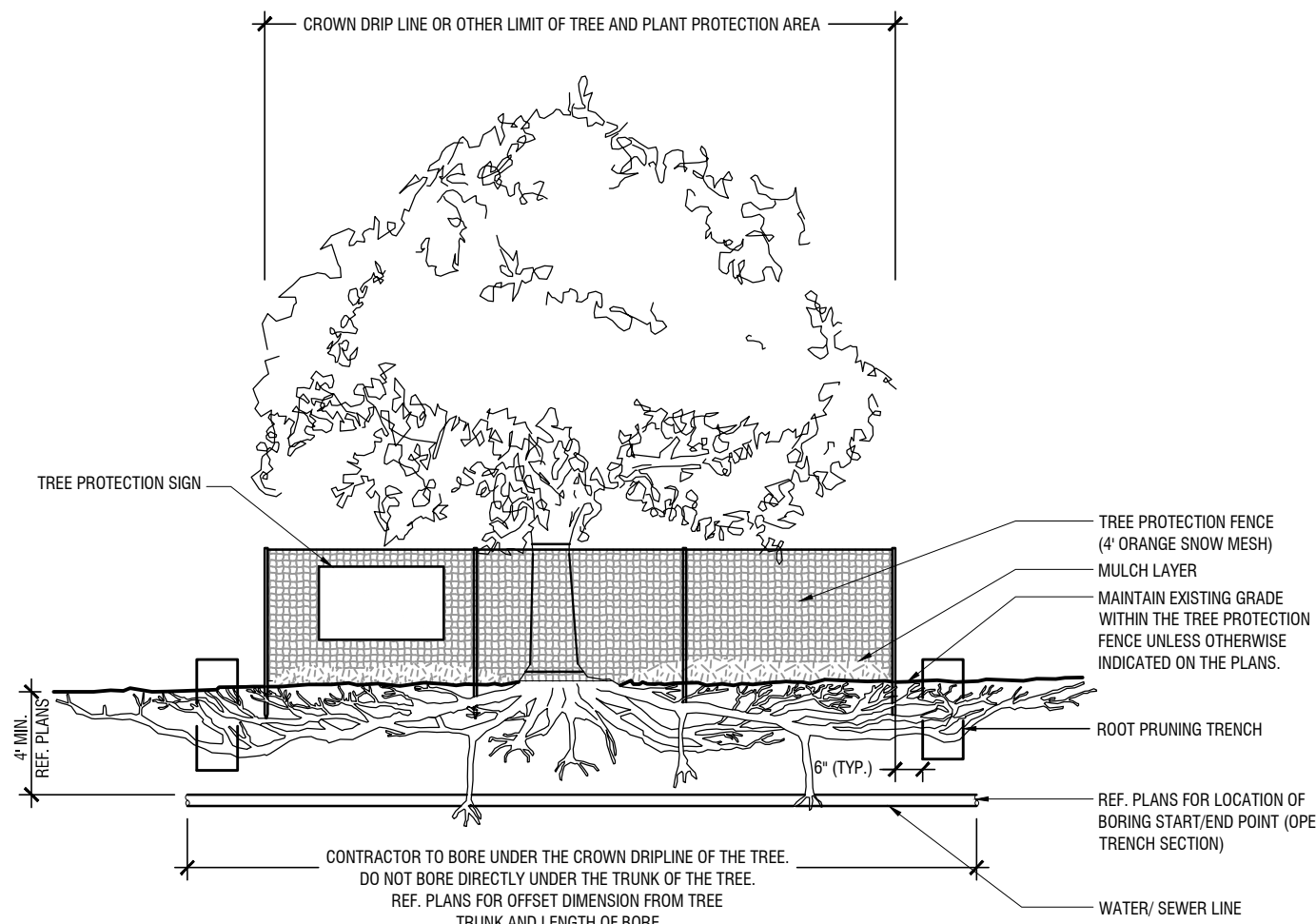
VICINITY MAP
SCALE: 1" = 3,000'

LEGEND

- PHASE LINE
- PAGE REFERENCE
- PROTECTED TREE TO BE REMOVED
- PROTECTED TREE TO REMAIN

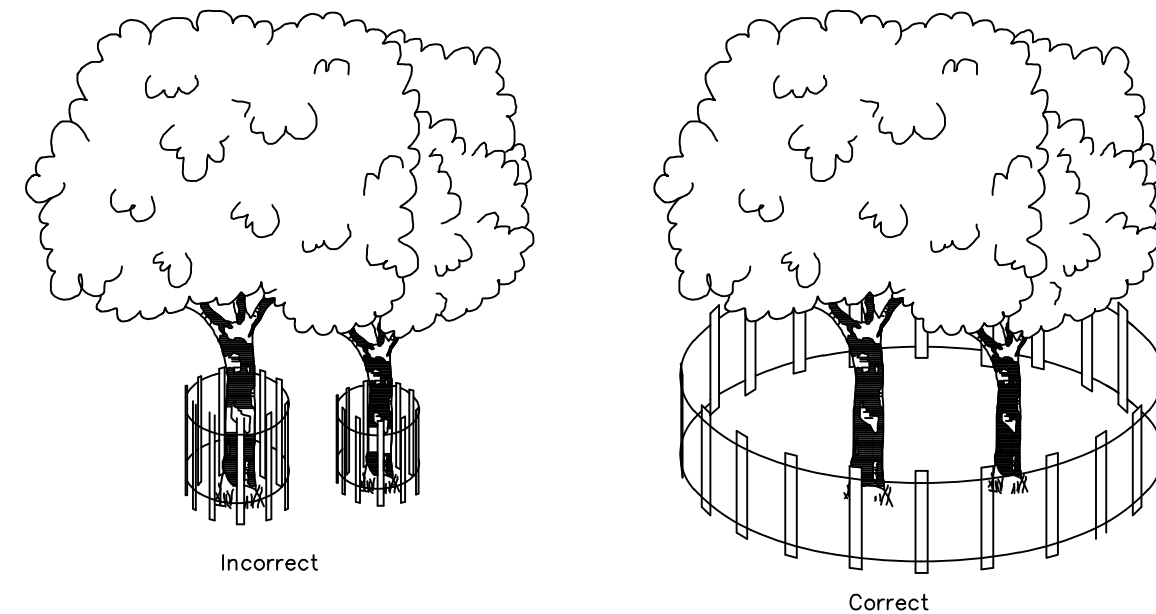
NOTES

- THE PROVIDED INFORMATION IS FROM THE TREE SURVEY CONDUCTED BY INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC DATED JULY 2024. THIS IS IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND ORDINANCE NUMBER 62-16, § 3, 11-21-2016.
- PROTECTED TREES ARE DEFINED AS ANY TREE LISTED ON THE SMALL, MEDIUM, OR LARGE PROTECTED TREE LISTS THAT MEASURES 6 INCHES IN CALIPER WIDTH OR GREATER AND WHICH IS AT LEAST 10 FEET IN HEIGHT.
- THERE WERE NO SPECIMEN TREES CHARTED ON THE SUBJECT TRACT.
- INTEGRATED ENVIRONMENTAL SOLUTIONS MEASURED, RECORDED, AND TAGGED THE TREES WITH ALUMINUM TAGS WITH A NUMBER CORRESPONDING TO THE ATTACHED MAPS, DATA TABLES, AND TREE LABELING SHOWN IN THESE PLANS.
- THE SURVEY RECORDED 88 PROTECTED TREES WITHIN THE TRACT AREA. THE RESULTS OF WHICH ARE ONLY VALID FOR 12 MONTHS DUE TO NORTH TEXAS STANDARDS.
- PROPOSED CONTOURS DISPLAYED ARE FOR REFERENCE ONLY AND ARE ONLY PROVIDED FOR ACTIVE PHASE SUBMISSIONS.
- PROPOSED SITE PLAN IS ONLY SHOWN FOR ACTIVE PHASE SUBMISSIONS. ALL FUTURE PHASES ARE SHOWN FOR REFERENCE ONLY AND ARE DENOTED ACCORDINGLY.



NOTES:

- IN SPITE OF PRECAUTIONS, SOME DAMAGE TO PROTECTED TREES MAY OCCUR. IN SUCH CASES REPAIR ANY DAMAGE TO THE CROWN, TRUNK OR ROOT SYSTEM IMMEDIATELY.
- REPAIR ROOTS BY CUTTING OFF THE DAMAGED AREAS AND PAINTING THEM WITH TREE PAINT. SPREAD PEAT MOSS OR MOIST TOPSOIL OVER EXPOSED ROOTS.
 - REPAIR DAMAGE TO BARK BY TRIMMING AROUND THE DAMAGED AREAS, TAPER THE CUT TO PROVIDE DRAINAGE, AND PAINT WITH TREE PAINT.
 - CUT OFF ALL DAMAGED TREE LIMBS ABOVE THE TREE COLLAR AT THE TRUNK OR MAIN BRANCH. USE THREE SEPARATE CUTS TO AVOID PEELING BARK FROM HEALTHY AREAS OF THE TREE.



4' ORANGE SNOW MESH FENCING SHOULD BE INSTALLED AT THE DRIP LINE OF TREE BRANCHES

TREE PROTECTION
N.T.S.

TREE SURVEY PLAN
FOR
BROOKVIEW

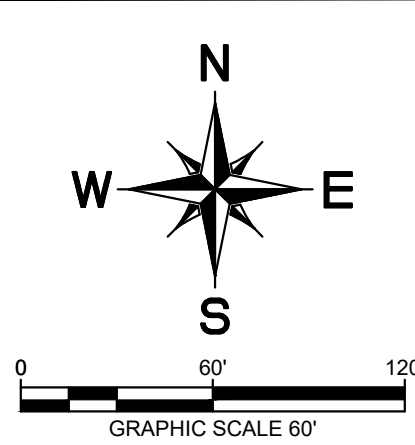
PHASE 1A, 1B, 2, 3A, 3B, AND 4
713 RESIDENTIAL LOTS/ 280 TOWNHOME LOTS/ 29 OPEN SPACES/
1 AMENITY CENTER LOT/ 1 AMENITY LAKE LOT/ 1 MULTI-FAMILY LOT
BEING 241.3549 ACRES

OUT OF THE
JOEL WILBURN SURVEY, ABSTRACT NO. 1416
BBB&C RR CO. SURVEY, ABSTRACT NO. 154
ME P&P CO. SURVEY, ABSTRACT NO. 922
IN THE

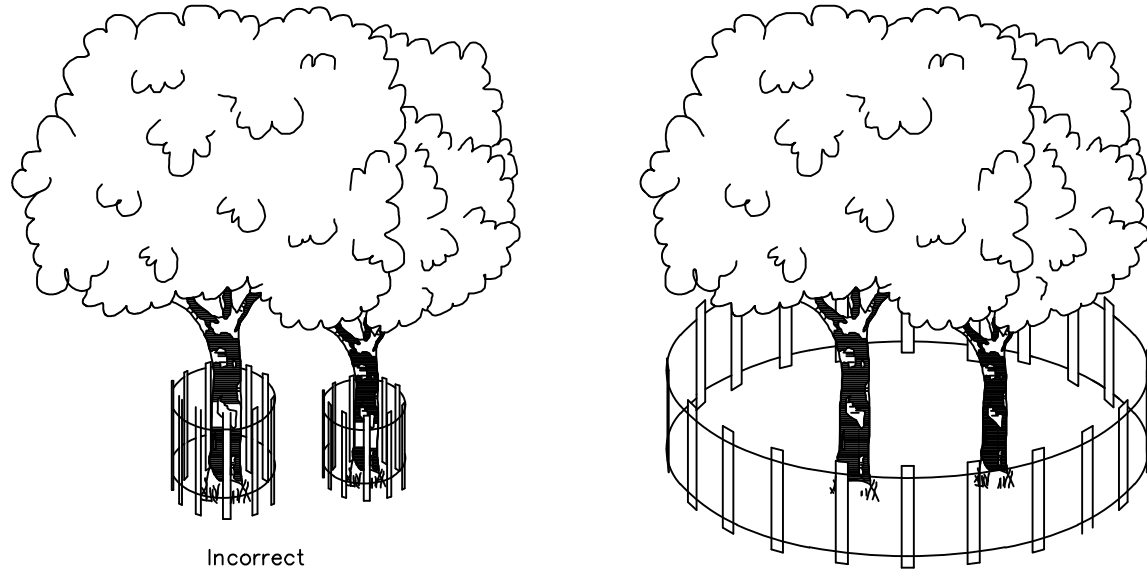
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie			DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie			ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Road Two Galleria Office Tower #700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Bryan Moody, P.E.		
DESIGNED BRM	DRAWN SPF	CHECKED BRM	SCALE AS SHOWN	DATE AUGUST 2025	KH PROJECT NO. 06500706			T-4

ROUTED BY: POWER, SCOTT 6/20/24 4:54 PM
DRAWN BY: KIMLEY-HORN 6/20/24 5:59 AM
LAST SAVED: 7/20/25 6:02 PM
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NOTES:
IN SPITE OF PRECAUTIONS, SOME DAMAGE TO PROTECTED TREES MAY OCCUR. IN SUCH CASES REPAIR ANY DAMAGE TO THE CROWN, TRUNK OR ROOT SYSTEM IMMEDIATELY.
- REPAIR ROOTS BY CUTTING OFF THE DAMAGED AREAS AND PAINTING THEM WITH TREE PAINT. SPREAD PEAT MOSS OR MOIST TOPSOIL OVER EXPOSED ROOTS.
- REPAIR DAMAGE TO BARK BY TRIMMING AROUND THE DAMAGED AREAS, TAPER THE CUT TO PROVIDE DRAINAGE, AND PAINT WITH TREE PAINT.
- CUT OFF ALL DAMAGED TREE LIMBS ABOVE THE TREE COLLAR AT THE TRUNK OR MAIN BRANCH. USE THREE SEPARATE CUTS TO AVOID PEELING BARK FROM HEALTHY AREAS OF THE TREE.



4' ORANGE SNOW MESH FENCING SHOULD BE INSTALLED AT THE DRIP LINE OF TREE BRANCHES

● **TREE PROTECTION**
N.T.S.

ENSERCH EASEMENT
VOL. 2884, PG. 71
D.R.D.C.T.

COSERV EASEMENT
DOC. NO.2013-146563
O.R.D.C.T.

REMAINDER OF TRACT TWO
CALLED 44.557 ACRES
NASH CANYON FALLS, LLC
INST. NO. 2015-34494
O.P.R.D.C.T.

ENSERCH EASEMENT
VOL. 2884, PG. 71
D.R.D.C.T.

SEE SHEET T-8

50' ATMOS
UNDERGROUND GAS
EASEMENT

36

37

PROPOSED ONCOR
100' WIDE TRANSMISSION
LINE EASEMENT

20' SANITARY
SEWER EASEMENT

FUTURE BROOKVIEW PHASE 2 SITE PLAN
(FOR REFERENCE ONLY)

7786

7784

BLOCK J
12-X
OPEN
SPACE

7785

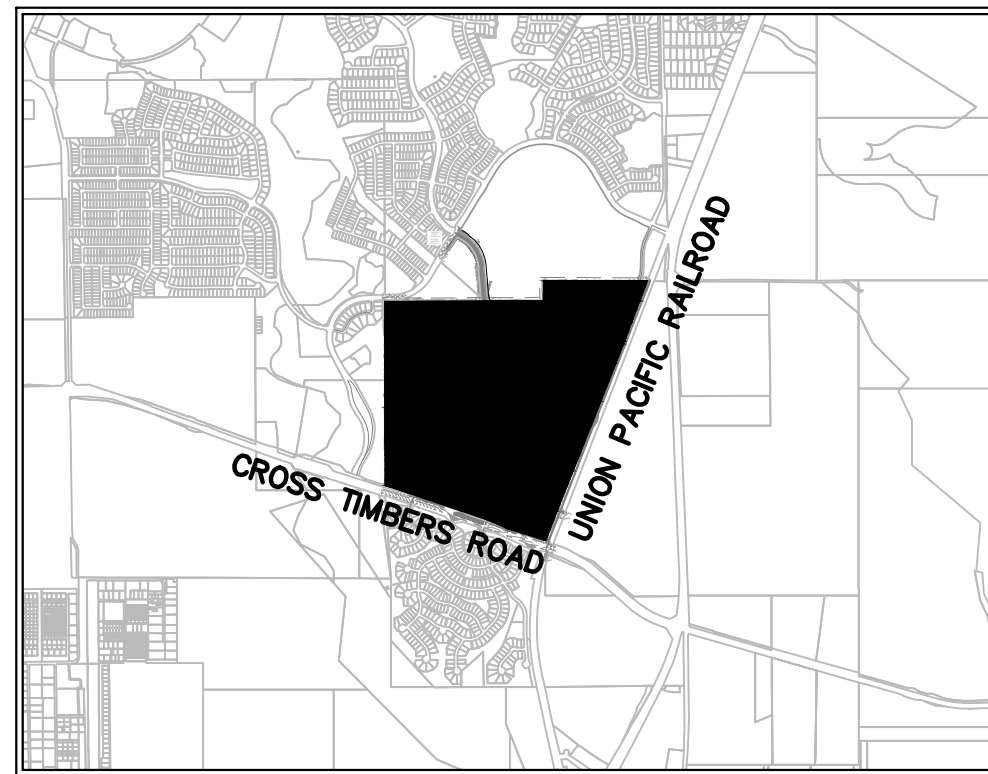
DAPPLEDBROOK AVENUE

BLOCK G

BLOCK I
LOT 36
AMENITY
CENTER

CANYON FALLS DRIVE
(VARIABLE WIDTH ROW)

SEE SHEET T-2



VICINITY MAP
SCALE: 1" = 3,000'

LEGEND

- PHASE LINE
- PAGE REFERENCE
- PROTECTED TREE TO BE REMOVED
- PROTECTED TREE TO REMAIN

NOTES

- THE PROVIDED INFORMATION IS FROM THE TREE SURVEY CONDUCTED BY INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC DATED JULY 2024. THIS IS IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND ORDINANCE NUMBER 62-16, § 3, 11-21-2016.
- PROTECTED TREES ARE DEFINED AS ANY TREE LISTED ON THE SMALL, MEDIUM, OR LARGE PROTECTED TREE LISTS THAT MEASURES 6 INCHES IN CALIPER WIDTH OR GREATER AND WHICH IS AT LEAST 10 FEET IN HEIGHT.
- THERE WERE NO SPECIMEN TREES CHARTED ON THE SUBJECT TRACT.
- INTEGRATED ENVIRONMENTAL SOLUTIONS MEASURED, RECORDED, AND TAGGED THE TREES WITH ALUMINUM TAGS WITH A NUMBER CORRESPONDING TO THE ATTACHED MAPS, DATA TABLES, AND TREE LABELING SHOWN IN THESE PLANS.
- THE SURVEY RECORDED 88 PROTECTED TREES WITHIN THE TRACT AREA. THE RESULTS OF WHICH ARE ONLY VALID FOR 12 MONTHS DUE TO NORTH TEXAS STANDARDS.
- PROPOSED CONTOURS DISPLAYED ARE FOR REFERENCE ONLY AND ARE ONLY PROVIDED FOR ACTIVE PHASE SUBMISSIONS.
- PROPOSED SITE PLAN IS ONLY SHOWN FOR ACTIVE PHASE SUBMISSIONS. ALL FUTURE PHASES ARE SHOWN FOR REFERENCE ONLY AND ARE DENOTED ACCORDINGLY.

TREE SURVEY PLAN
FOR
BROOKVIEW

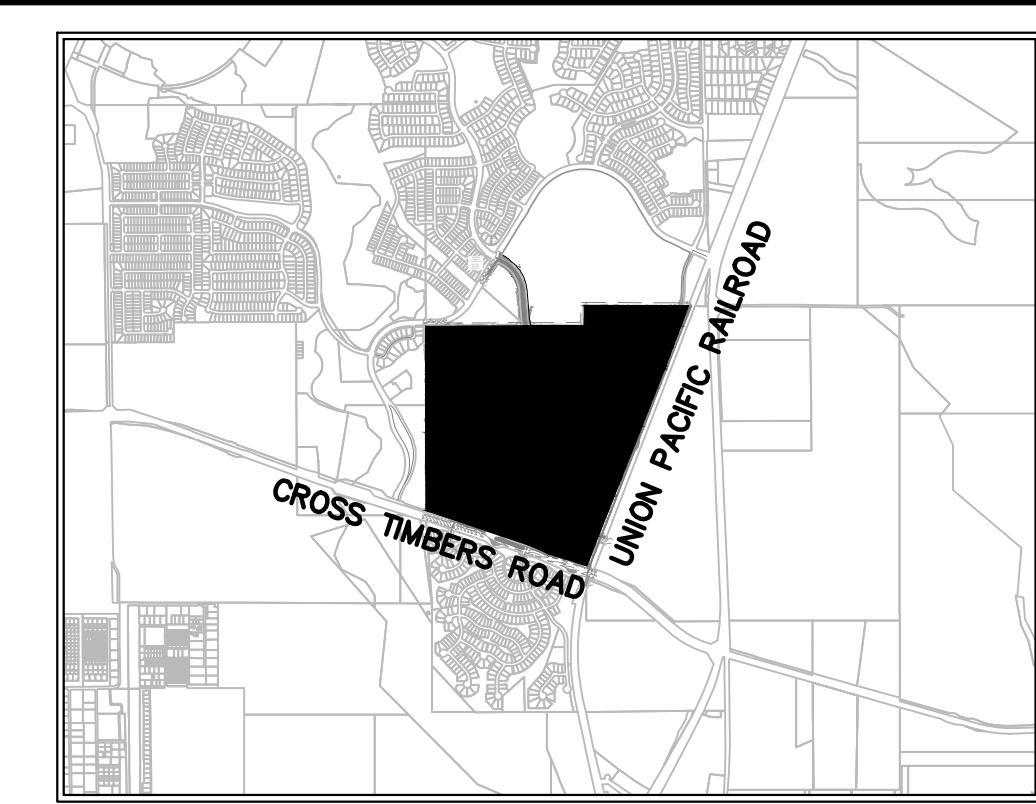
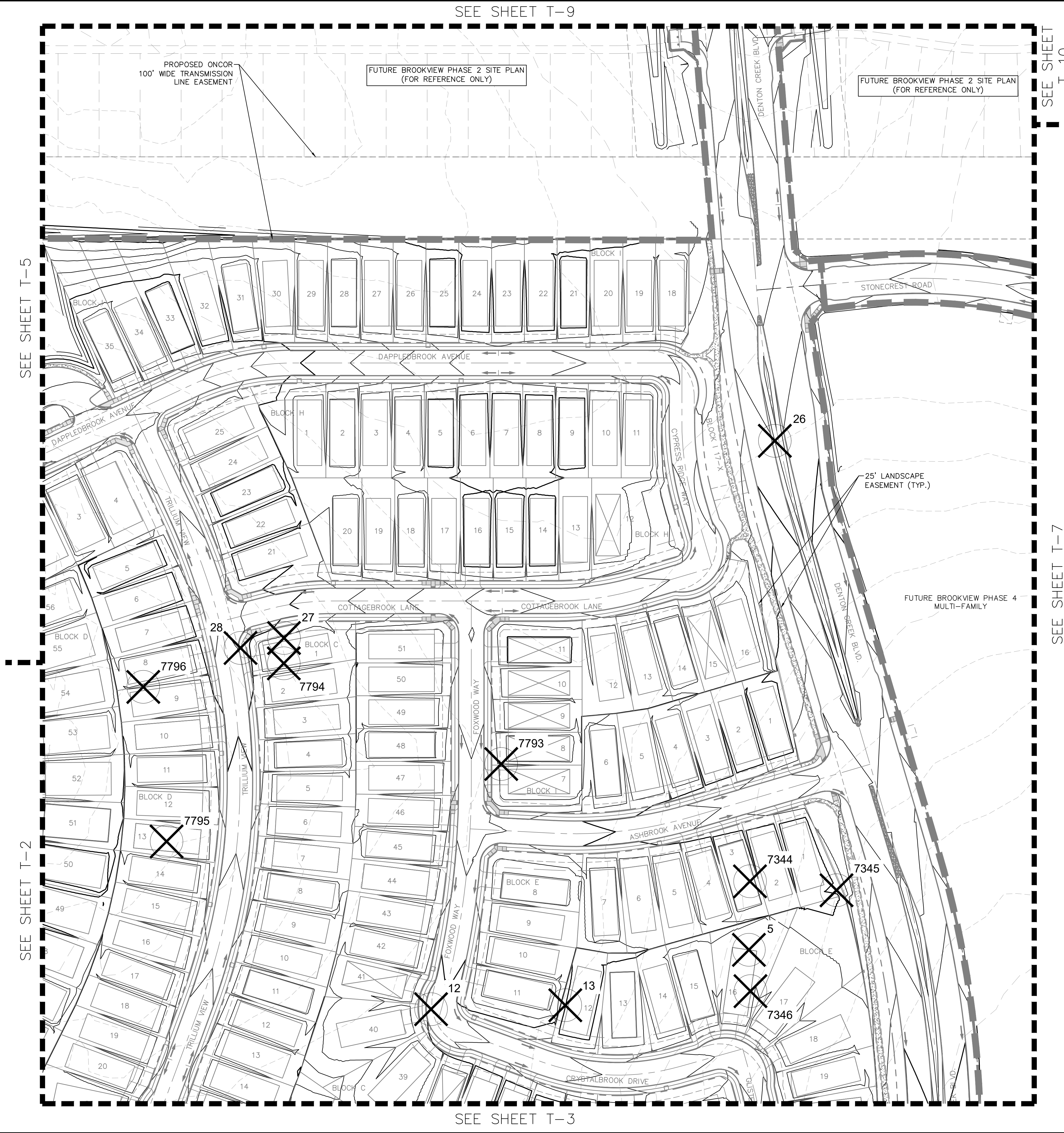
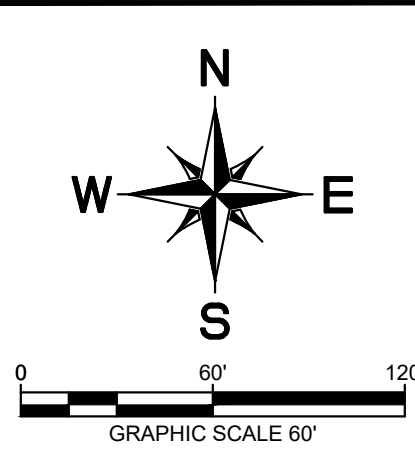
PHASE 1A, 1B, 2, 3A, 3B, AND 4
713 RESIDENTIAL LOTS/ 280 TOWNHOME LOTS/ 29 OPEN SPACES/
1 AMENITY CENTER LOT/ 1 AMENITY LAKE LOT/ 1 MULTI-FAMILY LOT
BEING 241.3549 ACRES

OUT OF THE
JOEL WILBURN SURVEY, ABSTRACT NO. 1416
BBB&C RR CO. SURVEY, ABSTRACT NO. 154
ME P&P CO. SURVEY, ABSTRACT NO. 922
IN THE

TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Gutthrie	DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Gutthrie	ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Road Two Galleria Office Tower #700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Bryan Moody, P.E.
--	--	--

DESIGNED BRM	DRAWN SPF	CHECKED BRM	SCALE AS SHOWN	DATE AUGUST 2025	KH PROJECT NO. 06500706	T-5
-----------------	--------------	----------------	-------------------	---------------------	----------------------------	-----



VICINITY MAP
SCALE: 1" = 3,000'

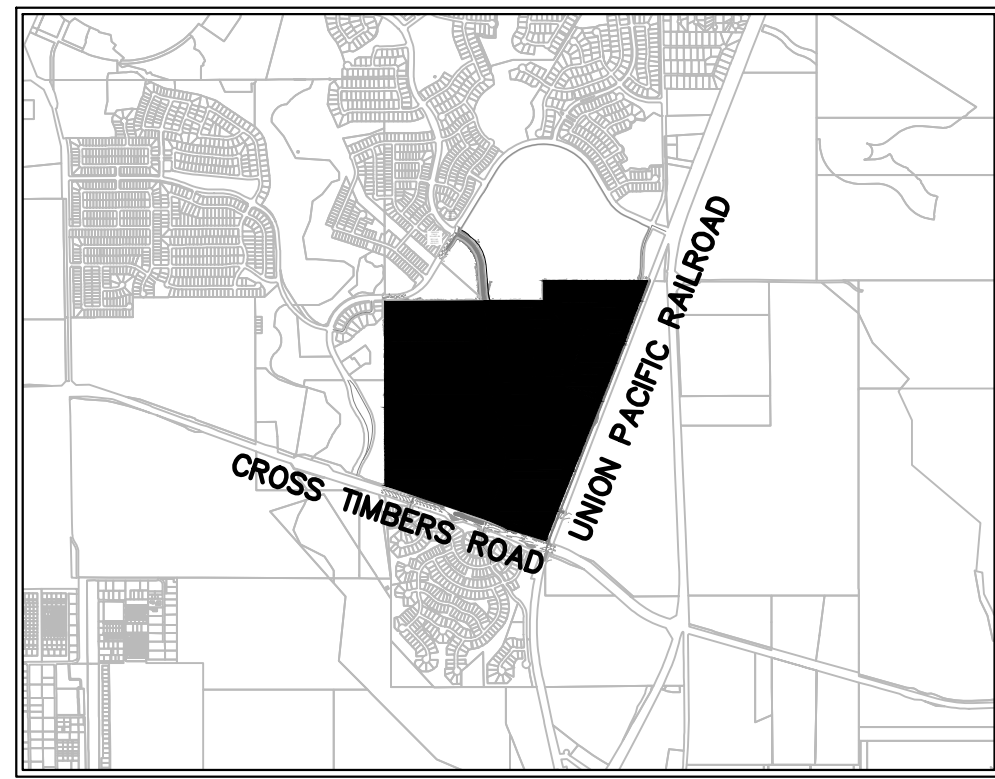
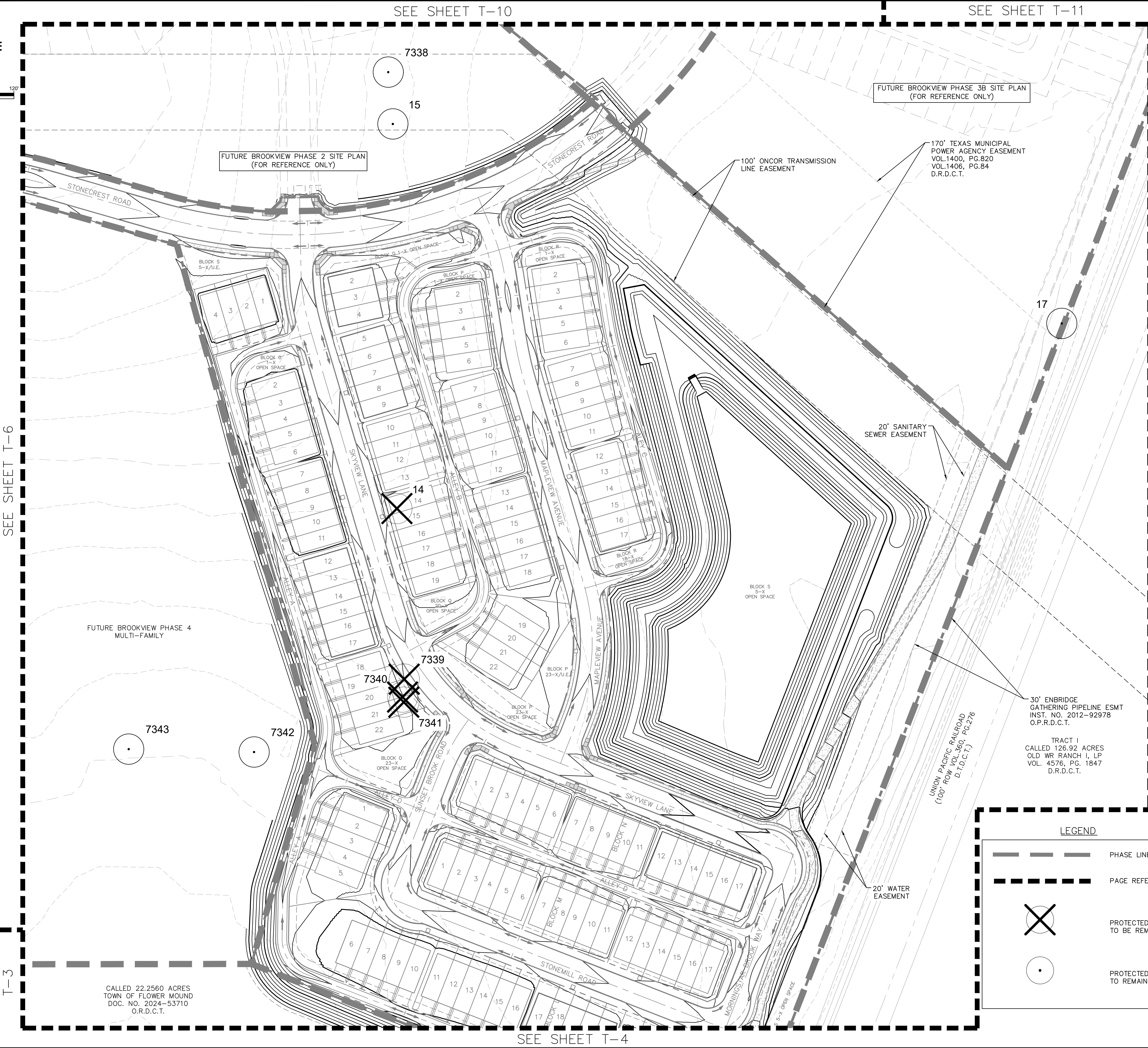
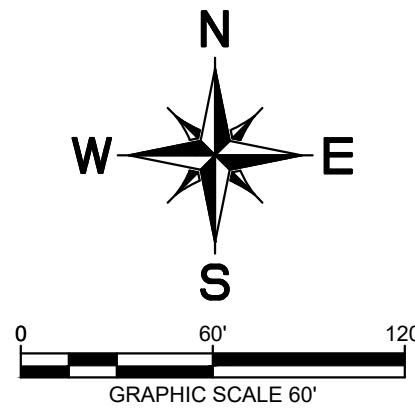
LEGEND

- PHASE LINE
- PAGE REFERENCE
- PROTECTED TREE TO BE REMOVED
- PROTECTED TREE TO REMAIN

- NOTES**
1. THE PROVIDED INFORMATION IS FROM THE TREE SURVEY CONDUCTED BY INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC DATED JULY 2024. THIS IS IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND ORDINANCE NUMBER 62-16, § 3, 11-21-2016.
 2. PROTECTED TREES ARE DEFINED AS ANY TREE LISTED ON THE SMALL, MEDIUM, OR LARGE PROTECTED TREE LISTS THAT MEASURES 6 INCHES IN CALIPER WIDTH OR GREATER AND WHICH IS AT LEAST 10 FEET IN HEIGHT.
 3. THERE WERE NO SPECIMEN TREES CHARTED ON THE SUBJECT TRACT.
 4. INTEGRATED ENVIRONMENTAL SOLUTIONS MEASURED, RECORDED, AND TAGGED THE TREES WITH ALUMINUM TAGS WITH A NUMBER CORRESPONDING TO THE ATTACHED MAPS, DATA TABLES, AND TREE LABELING SHOWN IN THESE PLANS.
 5. THE SURVEY RECORDED 88 PROTECTED TREES WITHIN THE TRACT AREA. THE RESULTS OF WHICH ARE ONLY VALID FOR 12 MONTHS DUE TO NORTH TEXAS STANDARDS.
 6. PROPOSED CONTOURS DISPLAYED ARE FOR REFERENCE ONLY AND ARE ONLY PROVIDED FOR ACTIVE PHASE SUBMISSIONS.
 7. PROPOSED SITE PLAN IS ONLY SHOWN FOR ACTIVE PHASE SUBMISSIONS. ALL FUTURE PHASES ARE SHOWN FOR REFERENCE ONLY AND ARE DENOTED ACCORDINGLY.

TREE SURVEY PLAN
FOR
BROOKVIEW
PHASE 1A, 1B, 2, 3A, 3B, AND 4
713 RESIDENTIAL LOTS/ 280 TOWNHOME LOTS/ 29 OPEN SPACES/
1 AMENITY CENTER LOT/ 1 AMENITY LAKE LOT/ 1 MULTI-FAMILY LOT
BEING 241.3549 ACRES
OUT OF THE
JOEL WILBURN SURVEY, ABSTRACT NO. 1416
BBB&C RR CO. SURVEY, ABSTRACT NO. 154
ME P&P CO. SURVEY, ABSTRACT NO. 922
IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie	DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie	ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Road Two Galleria Office Tower #700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Bryan Moody, P.E.				
DESIGNED: BRM	DRAWN: SPF	CHECKED: BRM	SCALE: AS SHOWN	DATE: AUGUST 2025	KH PROJECT NO.: 06500706	T-6



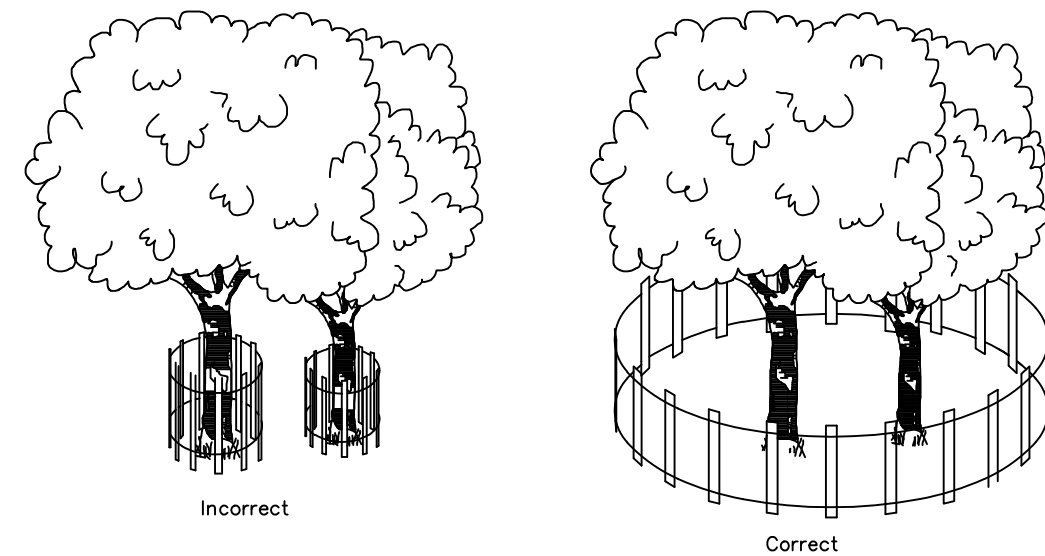
NOTES:

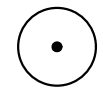
IN SPITE OF PRECAUTIONS, SOME DAMAGE TO PROTECTED TREES MAY OCCUR. IN SUCH CASES REPAIR ANY DAMAGE TO THE CROWN, TRUNK OR ROOT SYSTEM IMMEDIATELY.

— REPAIR ROOTS BY CUTTING OFF THE DAMAGED AREAS AND PAINTING THEM WITH TREE PAINT. SPREAD PEAT MOSS OR MOST TOPSOIL OVER EXPOSED ROOTS.

REPAIR DAMAGE TO BARK BY TRIMMING AROUND THE DAMAGED AREAS, TAPER THE CUT TO PROVIDE DRAINAGE, AND PAINT WITH TREE PAINT.

— CUT OFF ALL DAMAGED TREE LIMBS ABOVE THE TREE COLLAR AT THE TRUNK OR MAIN BRANCH. USE THREE SEPARATE CUTS TO AVOID PEELING BARK FROM HEALTHY AREAS OF THE TREE.

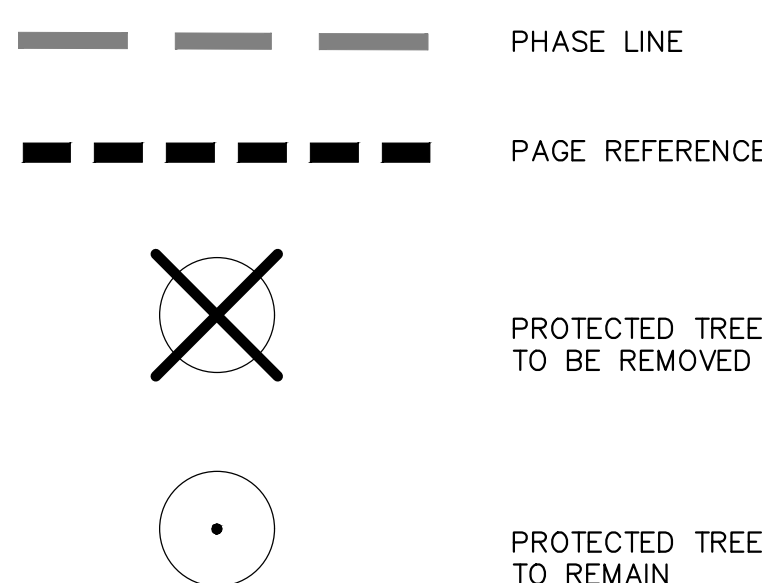


 **TREE PROTECTION**
N.T.S.

NOTES

1. THE PROVIDED INFORMATION IS FROM THE TREE SURVEY CONDUCTED BY INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC DATED JULY 2024. THIS IS IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND ORDINANCE NUMBER 62-16, § 3, 11-21-2016.
2. PROTECTED TREES ARE DEFINED AS ANY TREE LISTED ON THE SMALL, MEDIUM, OR LARGE PROTECTED TREE LISTS THAT MEASURES 6 INCHES IN CALIPER WIDTH OR GREATER AND WHICH IS AT LEAST 10 FEET IN HEIGHT.
3. THERE WERE NO SPECIMEN TREES CHARTED ON THE SUBJECT TRACT.
4. INTEGRATED ENVIRONMENTAL SOLUTIONS MEASURED, RECORDED, AND TAGGED THE TREES WITH ALUMINUM TAGS WITH A NUMBER CORRESPONDING TO THE ATTACHED MAPS, DATA TABLES, AND TREE LABELING SHOWN IN THESE PLANS.
5. THE SURVEY RECORDED 88 PROTECTED TREES WITHIN THE TRACT AREA. THE RESULTS OF WHICH ARE ONLY VALID FOR 12 MONTHS DUE TO NORTH TEXAS STANDARDS.
6. PROPOSED CONTOURS DISPLAYED ARE FOR REFERENCE ONLY AND ARE ONLY PROVIDED FOR ACTIVE PHASE SUBMISSIONS.
7. PROPOSED SITE PLAN IS ONLY SHOWN FOR ACTIVE PHASE SUBMISSIONS. ALL FUTURE PHASES ARE SHOWN FOR REFERENCE ONLY AND ARE DENOTED ACCORDINGLY.

LEGEND



TREE SURVEY PLAN FOR BROOKVIEW

PHASE 1A, 1B, 2, 3A, 3B, AND 4
713 RESIDENTIAL LOTS/ 280 TOWNHOME LOTS/ 29 OPEN SPACES/
1 AMENITY CENTER LOT/ 1 AMENITY LAKE LOT/ 1 MULTI-FAMILY LOT
BEING 241.3549 ACRES

OUT OF THE
JOEL WILBURN SURVEY, ABSTRACT NO. 1416
BBB&C RR CO. SURVEY, ABSTRACT NO. 154
ME P&P CO. SURVEY, ABSTRACT NO. 922
IN THE

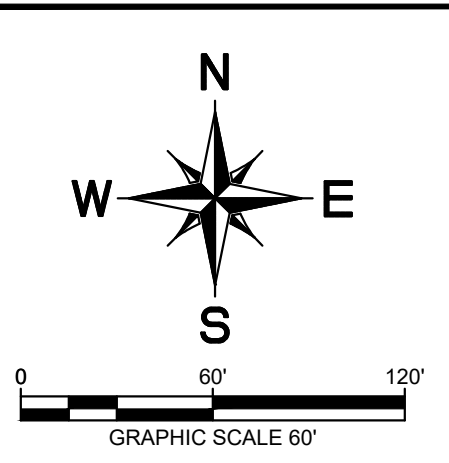
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Gutrie	DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Gutrie	ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Road Two Galleria Office Tower #700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Bryan Moody, P.E.
---	---	---

DESIGNED BRM	DRAWN SPF	CHECKED BRM	SCALE AS SHOWN	DATE AUGUST 2025	KH PROJECT NO. 06500706	T-7
-----------------	--------------	----------------	-------------------	---------------------	----------------------------	-----

PLATTED BY: FORREST SCOTT 6/24/2025 4:54 PM
DRAWN BY: KIMLEY-HORN 6/25/2025 9:56 AM
LAST SAVED: 7/9/2025 2:29 PM

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



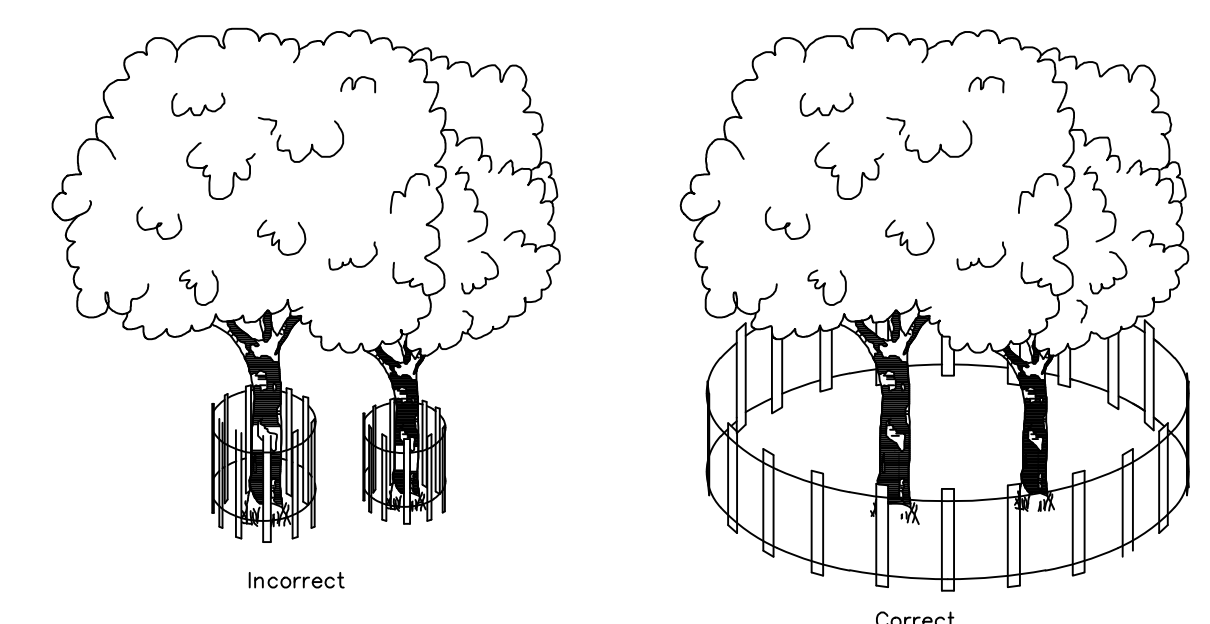
NOTES:

IN SPITE OF PRECAUTIONS, SOME DAMAGE TO PROTECTED TREES MAY OCCUR. IN SUCH CASES REPAIR ANY DAMAGE TO THE CROWN, TRUNK OR ROOT SYSTEM IMMEDIATELY.

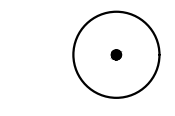
— REPAIR ROOTS BY CUTTING OFF THE DAMAGED AREAS AND PAINTING THEM WITH TREE PAINT. SPREAD PEAT MOSS OR MOIST TOPSOIL OVER EXPOSED ROOTS.

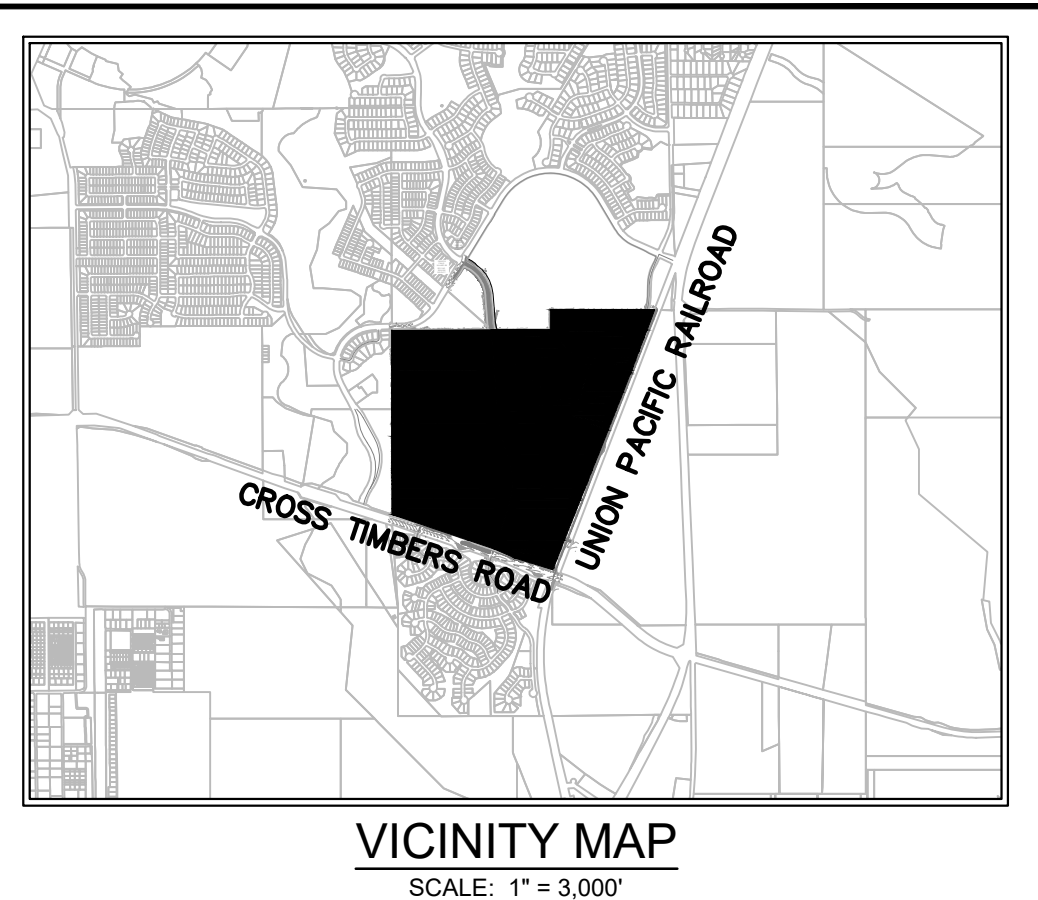
— REPAIR DAMAGE TO BARK BY TRIMMING AROUND THE DAMAGED AREAS, TAPER THE CUT TO PROVIDE DRAINAGE, AND PAINT WITH TREE PAINT.

— CUT OFF ALL DAMAGED TREE LIMBS ABOVE THE TREE COLLAR AT THE TRUNK OR MAIN BRANCH. USE THREE SEPARATE CUTS TO AVOID PEELING BARK FROM HEALTHY AREAS OF THE TREE.

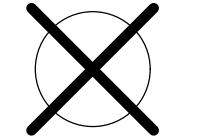
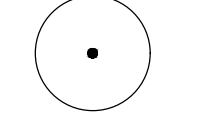


4" ORANGE SNOW MESH FENCING SHOULD BE INSTALLED AT THE DRIP LINE OF TREE BRANCHES

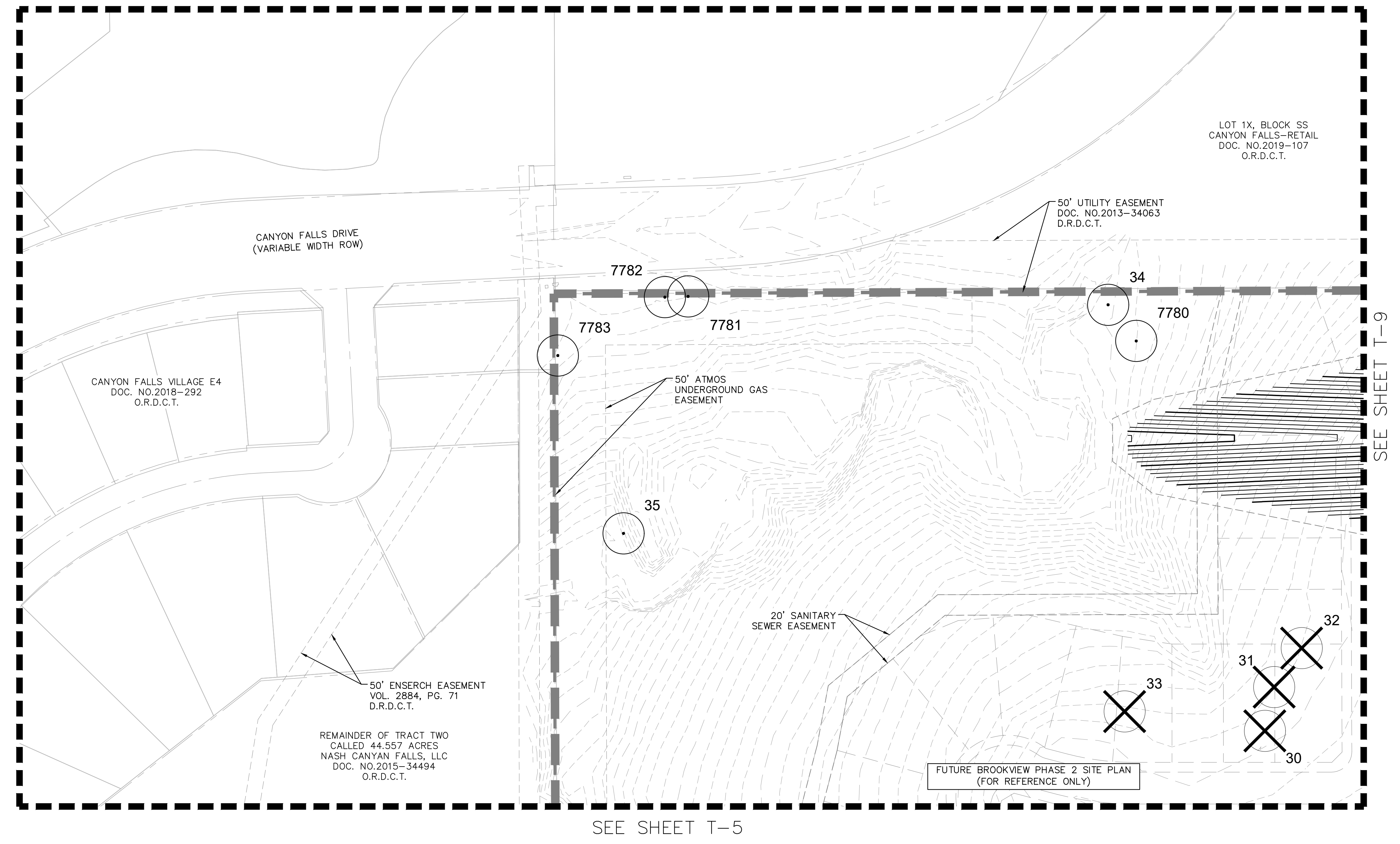
 **TREE PROTECTION**
N.T.S.



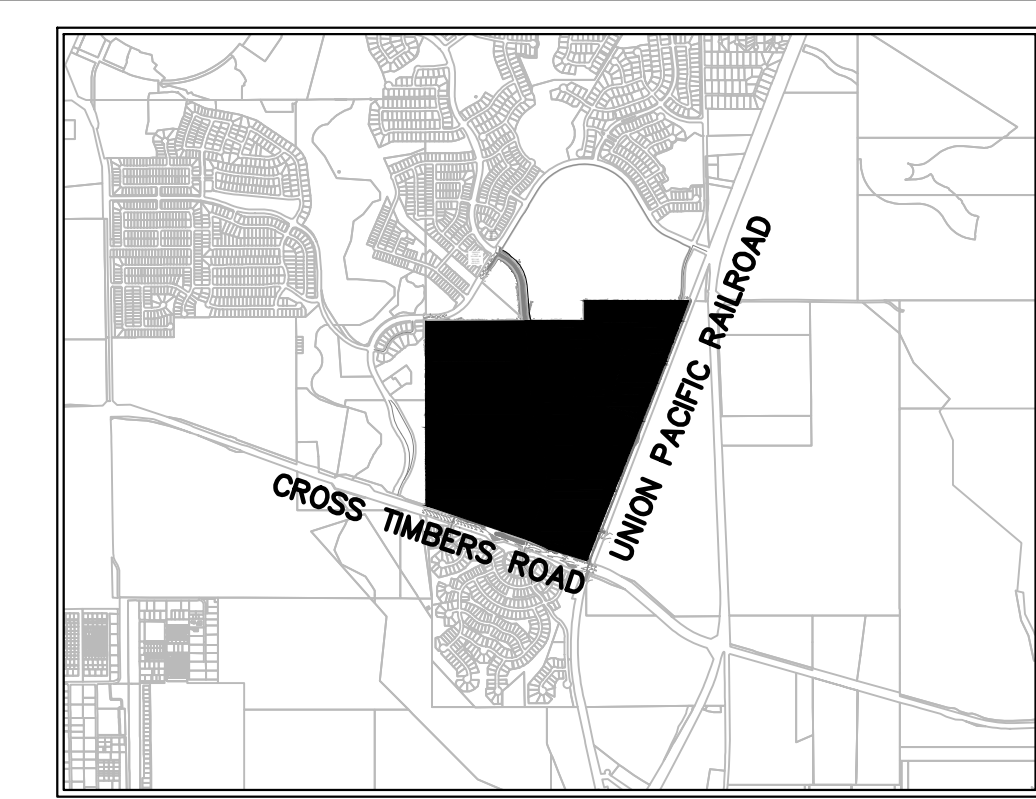
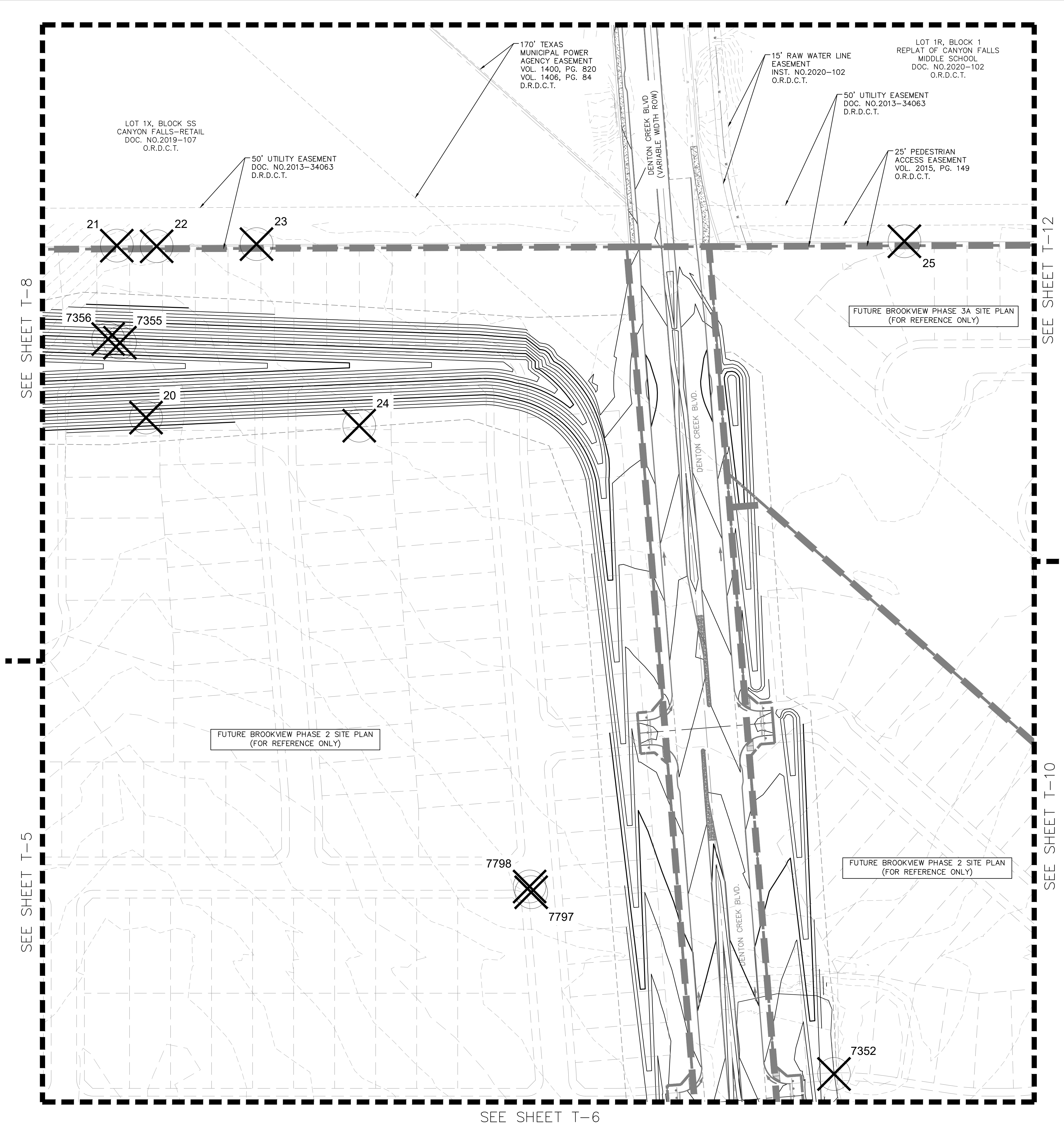
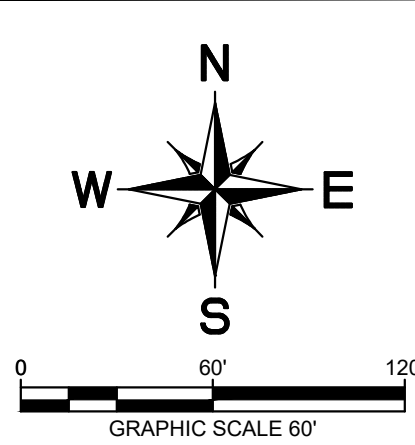
LEGEND

			PHASE LINE
			PAGE REFERENCE
			PROTECTED TREE TO BE REMOVED
			PROTECTED TREE TO REMAIN

- NOTES**
- THE PROVIDED INFORMATION IS FROM THE TREE SURVEY CONDUCTED BY INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC DATED JULY 2024. THIS IS IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND ORDINANCE NUMBER 62-16, § 3, 11-21-2016.
 - PROTECTED TREES ARE DEFINED AS ANY TREE LISTED ON THE SMALL, MEDIUM, OR LARGE PROTECTED TREE LISTS THAT MEASURES 6 INCHES IN CALIPER WIDTH OR GREATER AND WHICH IS AT LEAST 10 FEET IN HEIGHT.
 - THERE WERE NO SPECIMEN TREES CHARTED ON THE SUBJECT TRACT.
 - INTEGRATED ENVIRONMENTAL SOLUTIONS MEASURED, RECORDED, AND TAGGED THE TREES WITH ALUMINUM TAGS WITH A NUMBER CORRESPONDING TO THE ATTACHED MAPS, DATA TABLES, AND TREE LABELING SHOWN IN THESE PLANS.
 - THE SURVEY RECORDED 88 PROTECTED TREES WITHIN THE TRACT AREA. THE RESULTS OF WHICH ARE ONLY VALID FOR 12 MONTHS DUE TO NORTH TEXAS STANDARDS.
 - PROPOSED CONTOURS DISPLAYED ARE FOR REFERENCE ONLY AND ARE ONLY PROVIDED FOR ACTIVE PHASE SUBMISSIONS.
 - PROPOSED SITE PLAN IS ONLY SHOWN FOR ACTIVE PHASE SUBMISSIONS. ALL FUTURE PHASES ARE SHOWN FOR REFERENCE ONLY AND ARE DENOTED ACCORDINGLY.



TREE SURVEY PLAN FOR BROOKVIEW PHASE 1A, 1B, 2, 3A, 3B, AND 4 713 RESIDENTIAL LOTS/ 280 TOWNHOME LOTS/ 29 OPEN SPACES/ 1 AMENITY CENTER LOT/ 1 AMENITY LAKE LOT/ 1 MULTI-FAMILY LOT BEING 241.3549 ACRES OUT OF THE JOEL WILBURN SURVEY, ABSTRACT NO. 1416 BBB&C RR CO. SURVEY, ABSTRACT NO. 154 ME P&P CO. SURVEY, ABSTRACT NO. 922 IN THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS			
OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie	DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie	ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Road Two Galleria Office Tower #700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Bryan Moody, P.E.	DATE: AUGUST 2025
DESIGNED: BRM	DRAWN: SPF	CHECKED: BRM	SCALE: AS SHOWN
PROJECT NO.: 06500706			SHEET: T-8



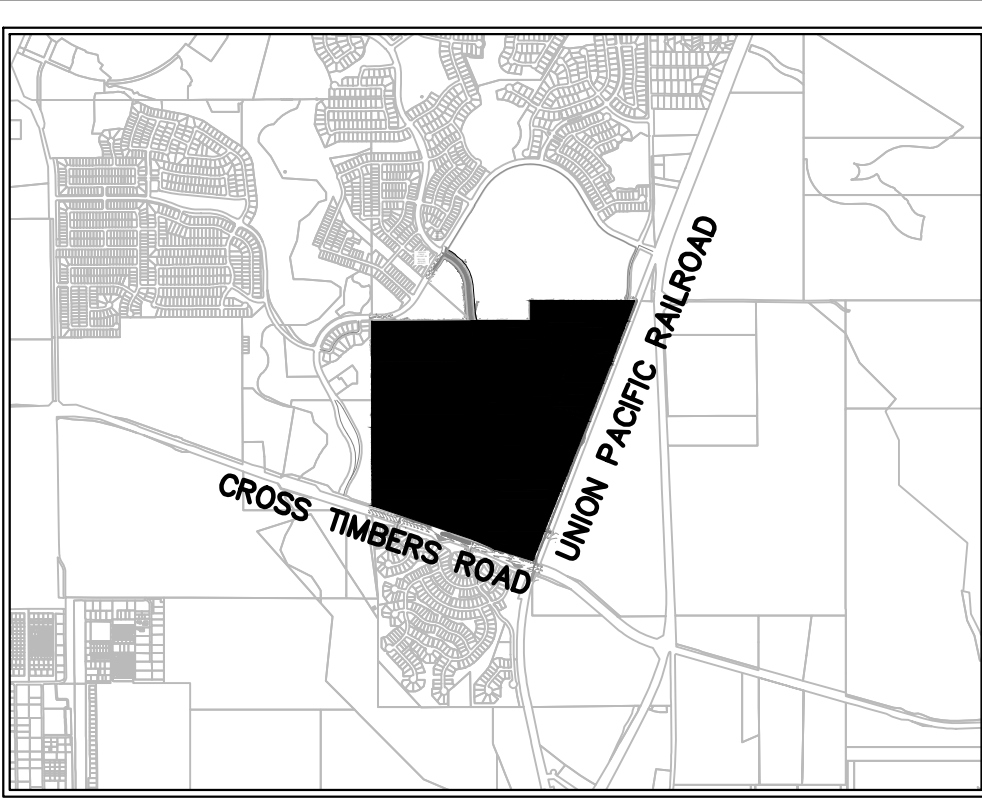
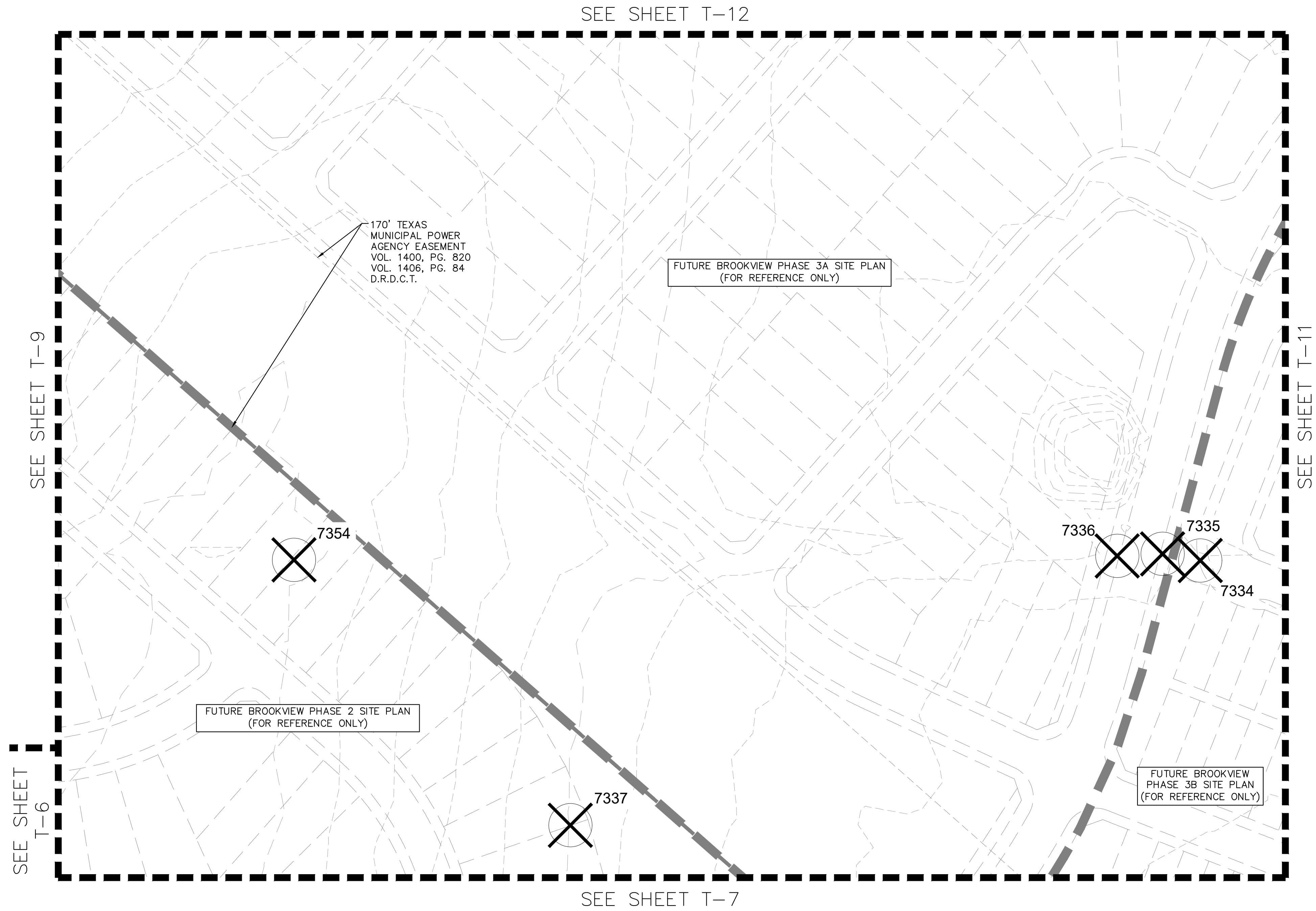
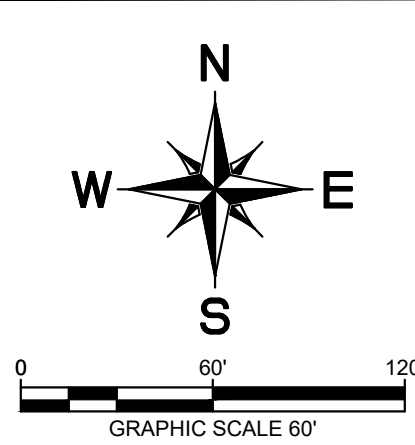
VICINITY MAP
SCALE: 1" = 3,000'

LEGEND

	PHASE LINE
	PAGE REFERENCE
	PROTECTED TREE TO BE REMOVED
	PROTECTED TREE TO REMAIN

- NOTES**
1. THE PROVIDED INFORMATION IS FROM THE TREE SURVEY CONDUCTED BY INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC DATED JULY 2024. THIS IS IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND ORDINANCE NUMBER 62-16, § 3, 11-21-2016.
 2. PROTECTED TREES ARE DEFINED AS ANY TREE LISTED ON THE SMALL, MEDIUM, OR LARGE PROTECTED TREE LISTS THAT MEASURES 6 INCHES IN CALIPER WIDTH OR GREATER AND WHICH IS AT LEAST 10 FEET IN HEIGHT.
 3. THERE WERE NO SPECIMEN TREES CHARTED ON THE SUBJECT TRACT.
 4. INTEGRATED ENVIRONMENTAL SOLUTIONS MEASURED, RECORDED, AND TAGGED THE TREES WITH ALUMINUM TAGS WITH A NUMBER CORRESPONDING TO THE ATTACHED MAPS, DATA TABLES, AND TREE LABELING SHOWN IN THESE PLANS.
 5. THE SURVEY RECORDED 88 PROTECTED TREES WITHIN THE TRACT AREA. THE RESULTS OF WHICH ARE ONLY VALID FOR 12 MONTHS DUE TO NORTH TEXAS STANDARDS.
 6. PROPOSED CONTOURS DISPLAYED ARE FOR REFERENCE ONLY AND ARE ONLY PROVIDED FOR ACTIVE PHASE SUBMISSIONS.
 7. PROPOSED SITE PLAN IS ONLY SHOWN FOR ACTIVE PHASE SUBMISSIONS. ALL FUTURE PHASES ARE SHOWN FOR REFERENCE ONLY AND ARE DENOTED ACCORDINGLY.

TREE SURVEY PLAN FOR BROOKVIEW PHASE 1A, 1B, 2, 3A, 3B, AND 4 713 RESIDENTIAL LOTS/ 280 TOWNHOME LOTS/ 29 OPEN SPACES/ 1 AMENITY CENTER LOT/ 1 AMENITY LAKE LOT/ 1 MULTI-FAMILY LOT BEING 241.3549 ACRES OUT OF THE JOEL WILBURN SURVEY, ABSTRACT NO. 1416 BBB&C RR CO. SURVEY, ABSTRACT NO. 154 ME P&P CO. SURVEY, ABSTRACT NO. 922 IN THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS			
OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie	DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie	ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Road Two Galleria Office Tower #700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Bryan Moody, P.E.	PROJECT NO. 06500706
DESIGNED BRM	DRAWN SPF	CHECKED BRM	SCALE AS SHOWN
DATE AUGUST 2025	DATE AUGUST 2025	DATE AUGUST 2025	DATE AUGUST 2025
T-9			



VICINITY MAP
SCALE: 1" = 3,000'

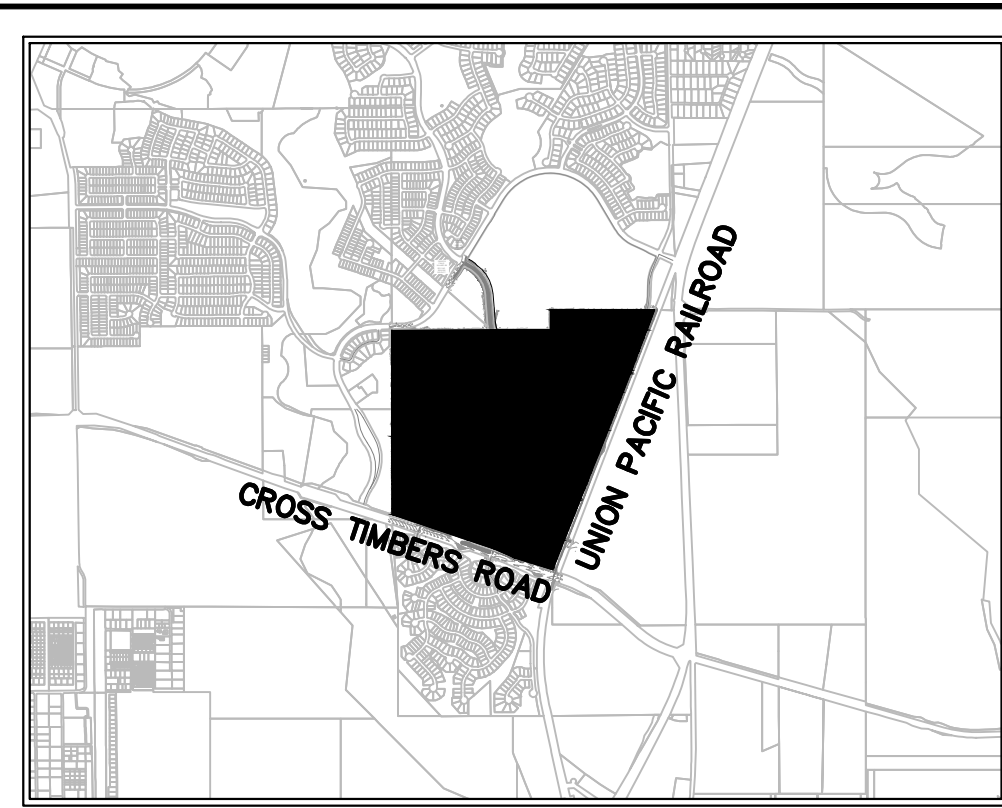
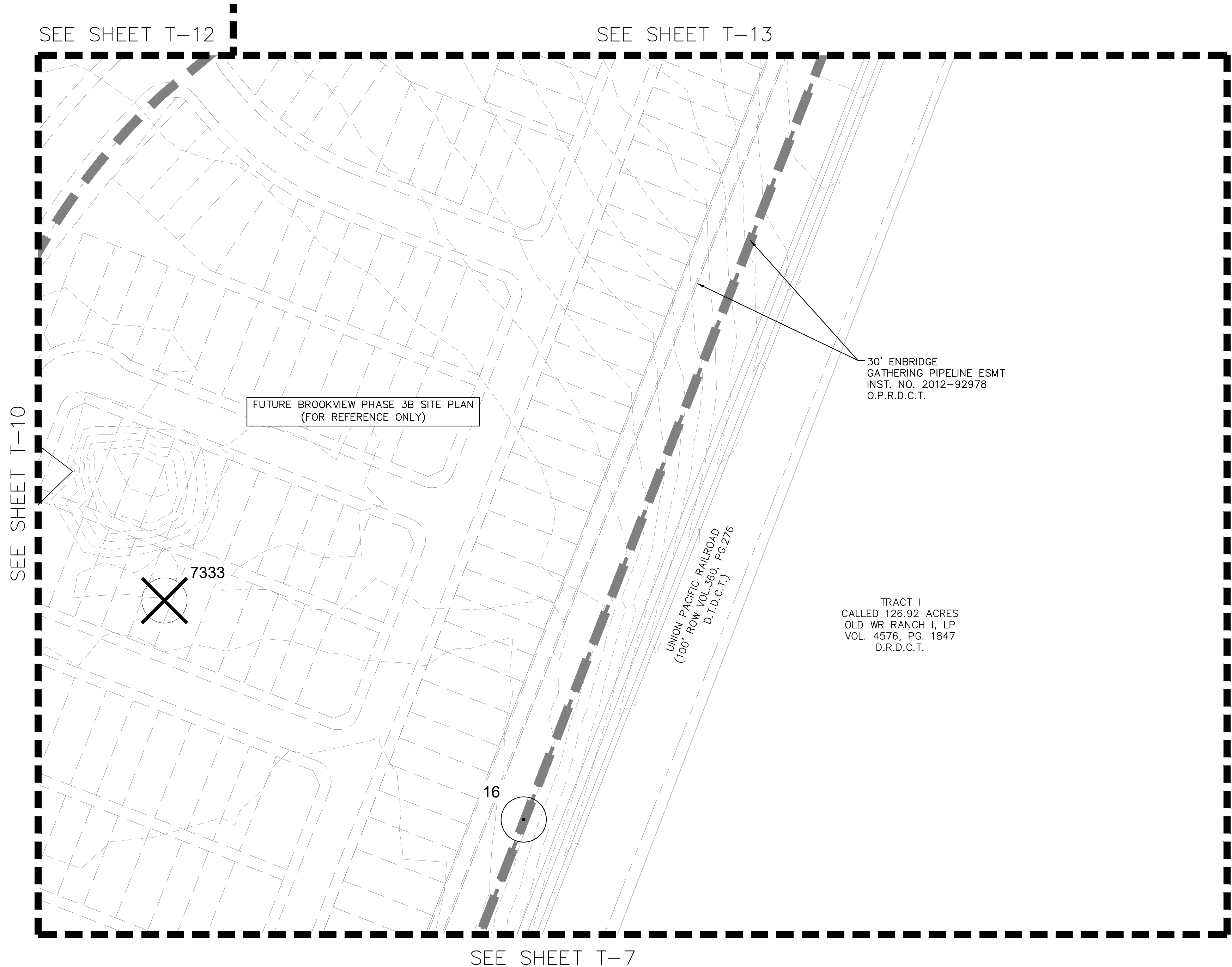
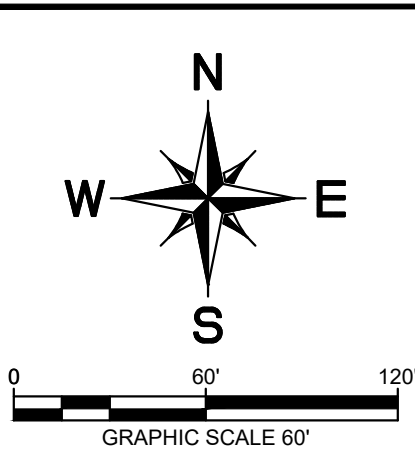
LEGEND

			PHASE LINE
			PAGE REFERENCE
			PROTECTED TREE TO BE REMOVED
			PROTECTED TREE TO REMAIN

- NOTES**
1. THE PROVIDED INFORMATION IS FROM THE TREE SURVEY CONDUCTED BY INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC DATED JULY 2024. THIS IS IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND ORDINANCE NUMBER 62-16, § 3, 11-21-2016.
 2. PROTECTED TREES ARE DEFINED AS ANY TREE LISTED ON THE SMALL, MEDIUM, OR LARGE PROTECTED TREE LISTS THAT MEASURES 6 INCHES IN CALIPER WIDTH OR GREATER AND WHICH IS AT LEAST 10 FEET IN HEIGHT.
 3. THERE WERE NO SPECIMEN TREES CHARTED ON THE SUBJECT TRACT.
 4. INTEGRATED ENVIRONMENTAL SOLUTIONS MEASURED, RECORDED, AND TAGGED THE TREES WITH ALUMINUM TAGS WITH A NUMBER CORRESPONDING TO THE ATTACHED MAPS, DATA TABLES, AND TREE LABELING SHOWN IN THESE PLANS.
 5. THE SURVEY RECORDED 88 PROTECTED TREES WITHIN THE TRACT AREA. THE RESULTS OF WHICH ARE ONLY VALID FOR 12 MONTHS DUE TO NORTH TEXAS STANDARDS.
 6. PROPOSED CONTOURS DISPLAYED ARE FOR REFERENCE ONLY AND ARE ONLY PROVIDED FOR ACTIVE PHASE SUBMISSIONS.
 7. PROPOSED SITE PLAN IS ONLY SHOWN FOR ACTIVE PHASE SUBMISSIONS. ALL FUTURE PHASES ARE SHOWN FOR REFERENCE ONLY AND ARE DENOTED ACCORDINGLY.

TREE SURVEY PLAN FOR BROOKVIEW PHASE 1A, 1B, 2, 3A, 3B, AND 4 713 RESIDENTIAL LOTS/ 280 TOWNHOME LOTS/ 29 OPEN SPACES/ 1 AMENITY CENTER LOT/ 1 AMENITY LAKE LOT/ 1 MULTI-FAMILY LOT BEING 241.3549 ACRES OUT OF THE JOEL WILBURN SURVEY, ABSTRACT NO. 1416 BBB&C RR CO. SURVEY, ABSTRACT NO. 154 ME P&P CO. SURVEY, ABSTRACT NO. 922 IN THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS					
OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie		DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie		ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Road Two Galleria Office Tower #700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Bryan Moody, P.E.	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
BRM	SPF	BRM	AS SHOWN	AUGUST 2025	065000706
					T-10

PLATTED BY: FORREST SCOTT 6/26/24 4:54 PM
DRAWN BY: KIMLEY-HORN 6/26/24 5:59 AM
LAST SAVED: 7/9/2025 2:29 PM
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



VICINITY MAP
SCALE: 1" = 3,000'

LEGEND

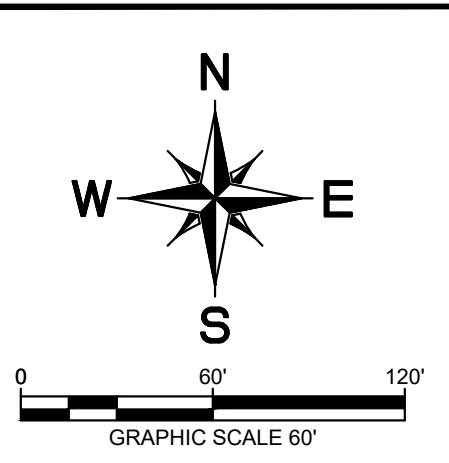
	PHASE LINE
	PAGE REFERENCE
	PROTECTED TREE TO BE REMOVED
	PROTECTED TREE TO REMAIN

- NOTES**
1. THE PROVIDED INFORMATION IS FROM THE TREE SURVEY CONDUCTED BY INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC DATED JULY 2024. THIS IS IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND ORDINANCE NUMBER 62-16, § 3, 11-21-2016.
 2. PROTECTED TREES ARE DEFINED AS ANY TREE LISTED ON THE SMALL, MEDIUM, OR LARGE PROTECTED TREE LISTS THAT MEASURES 6 INCHES IN CALIPER WIDTH OR GREATER AND WHICH IS AT LEAST 10 FEET IN HEIGHT.
 3. THERE WERE NO SPECIMEN TREES CHARTED ON THE SUBJECT TRACT.
 4. INTEGRATED ENVIRONMENTAL SOLUTIONS MEASURED, RECORDED, AND TAGGED THE TREES WITH ALUMINUM TAGS WITH A NUMBER CORRESPONDING TO THE ATTACHED MAPS, DATA TABLES, AND TREE LABELING SHOWN IN THESE PLANS.
 5. THE SURVEY RECORDED 88 PROTECTED TREES WITHIN THE TRACT AREA. THE RESULTS OF WHICH ARE ONLY VALID FOR 12 MONTHS DUE TO NORTH TEXAS STANDARDS.
 6. PROPOSED CONTOURS DISPLAYED ARE FOR REFERENCE ONLY AND ARE ONLY PROVIDED FOR ACTIVE PHASE SUBMISSIONS.
 7. PROPOSED SITE PLAN IS ONLY SHOWN FOR ACTIVE PHASE SUBMISSIONS. ALL FUTURE PHASES ARE SHOWN FOR REFERENCE ONLY AND ARE DENOTED ACCORDINGLY.

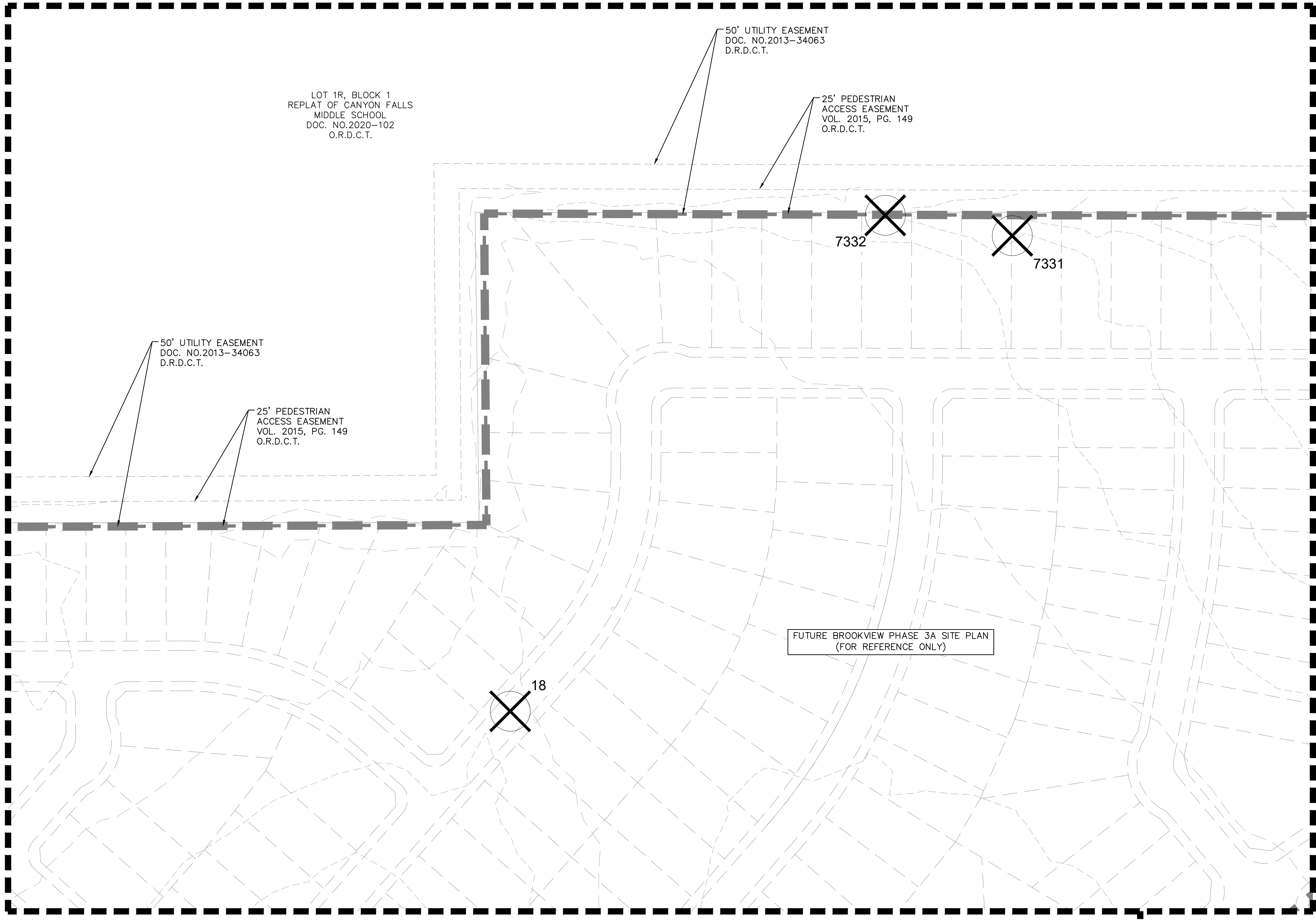
TREE SURVEY PLAN FOR BROOKVIEW PHASE 1A, 1B, 2, 3A, 3B, AND 4 713 RESIDENTIAL LOTS/ 280 TOWNHOME LOTS/ 29 OPEN SPACES/ 1 AMENITY CENTER LOT/ 1 AMENITY LAKE LOT/ 1 MULTI-FAMILY LOT BEING 241.3549 ACRES OUT OF THE JOEL WILBURN SURVEY, ABSTRACT NO. 1416 BBB&C RR CO. SURVEY, ABSTRACT NO. 154 ME P&P CO. SURVEY, ABSTRACT NO. 922 IN THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS					
OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie		DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie		ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Road Two Galleria Office Tower #700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Bryan Moody, P.E.	
DESIGNED BRM	DRAWN SPF	CHECKED BRM	SCALE AS SHOWN	DATE AUGUST 2025	KH PROJECT NO. 065000706
					T-11

PLANNED BY POWER SCOTT ASSOCIATES, LLP
DRAWN BY KIMLEY-HORN AND ASSOCIATES, INC.
LAST SAVED: 12/20/2025 4:10 PM

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



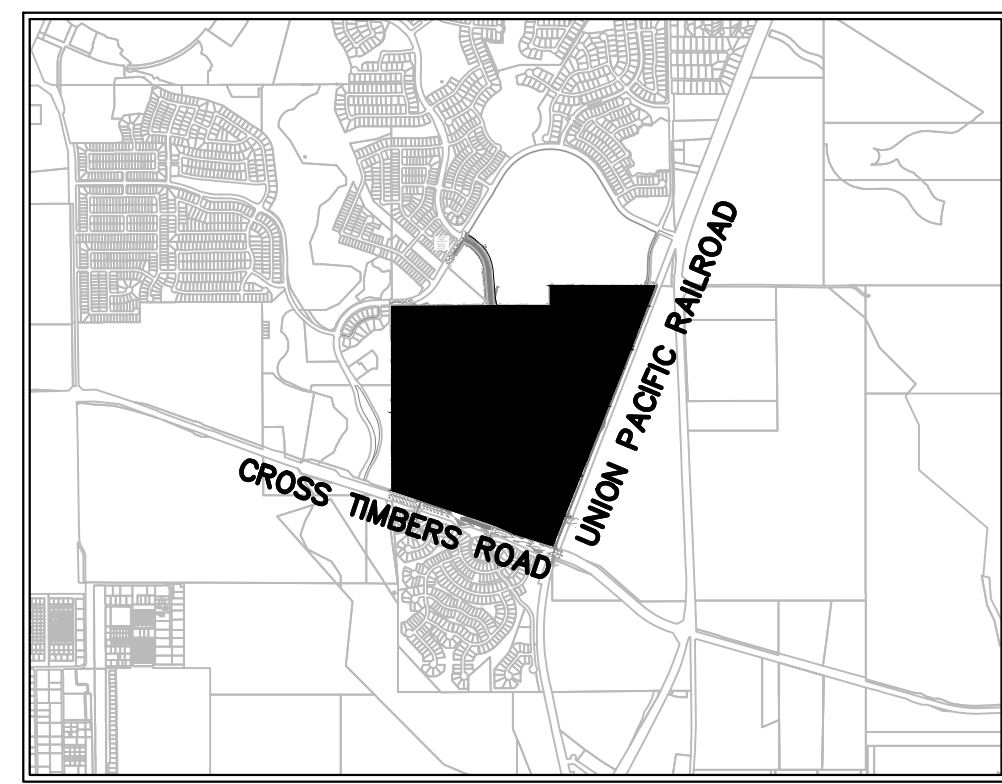
SEE SHEET T-9



SEE SHEET T-10

SEE SHEET T-11

SEE SHEET T-13



VICINITY MAP
SCALE: 1" = 3,000'

LEGEND

	PHASE LINE
	PAGE REFERENCE
	PROTECTED TREE TO BE REMOVED
	PROTECTED TREE TO REMAIN

NOTES

1. THE PROVIDED INFORMATION IS FROM THE TREE SURVEY CONDUCTED BY INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC DATED JULY 2024. THIS IS IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND ORDINANCE NUMBER 62-16, § 3, 11-21-2016.
2. PROTECTED TREES ARE DEFINED AS ANY TREE LISTED ON THE SMALL, MEDIUM, OR LARGE PROTECTED TREE LISTS THAT MEASURES 6 INCHES IN CALIPER WIDTH OR GREATER AND WHICH IS AT LEAST 10 FEET IN HEIGHT.
3. THERE WERE NO SPECIMEN TREES CHARTED ON THE SUBJECT TRACT.
4. INTEGRATED ENVIRONMENTAL SOLUTIONS MEASURED, RECORDED, AND TAGGED THE TREES WITH ALUMINUM TAGS WITH A NUMBER CORRESPONDING TO THE ATTACHED MAPS, DATA TABLES, AND TREE LABELING SHOWN IN THESE PLANS.
5. THE SURVEY RECORDED 88 PROTECTED TREES WITHIN THE TRACT AREA. THE RESULTS OF WHICH ARE ONLY VALID FOR 12 MONTHS DUE TO NORTH TEXAS STANDARDS.
6. PROPOSED CONTOURS DISPLAYED ARE FOR REFERENCE ONLY AND ARE ONLY PROVIDED FOR ACTIVE PHASE SUBMISSIONS.
7. PROPOSED SITE PLAN IS ONLY SHOWN FOR ACTIVE PHASE SUBMISSIONS. ALL FUTURE PHASES ARE SHOWN FOR REFERENCE ONLY AND ARE DENOTED ACCORDINGLY.

TREE SURVEY PLAN

FOR
BROOKVIEW

PHASE 1A, 1B, 2, 3A, 3B, AND 4
713 RESIDENTIAL LOTS/ 280 TOWNHOME LOTS/ 29 OPEN SPACES/
1 AMENITY CENTER LOT/ 1 AMENITY LAKE LOT/ 1 MULTI-FAMILY LOT
BEING 241.3549 ACRES

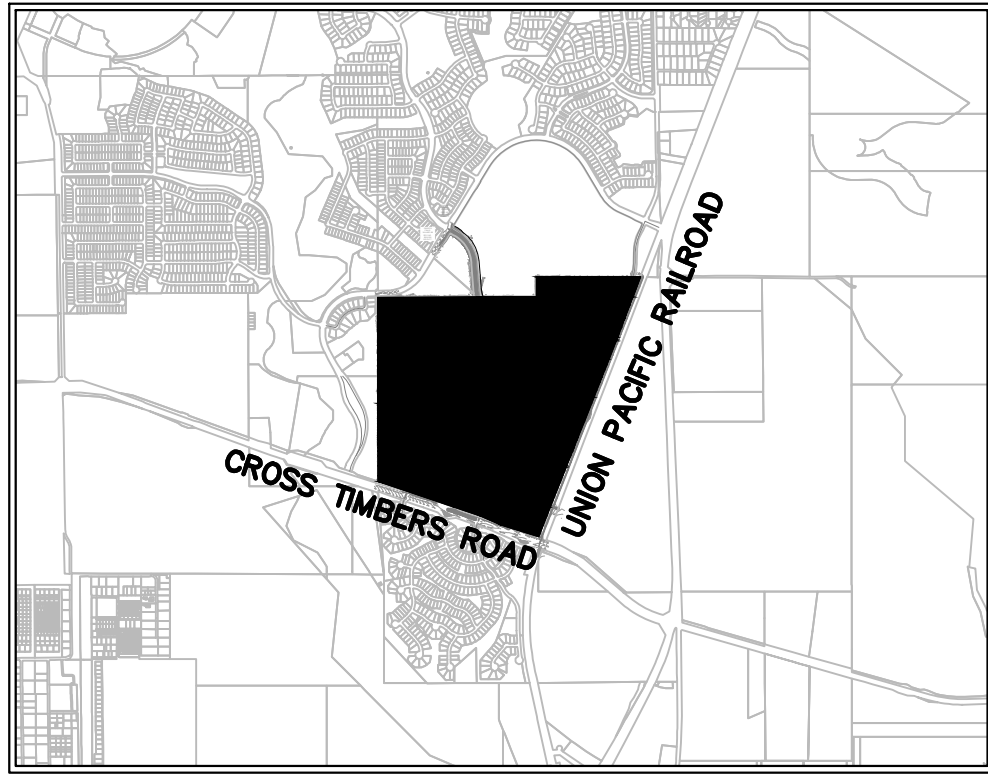
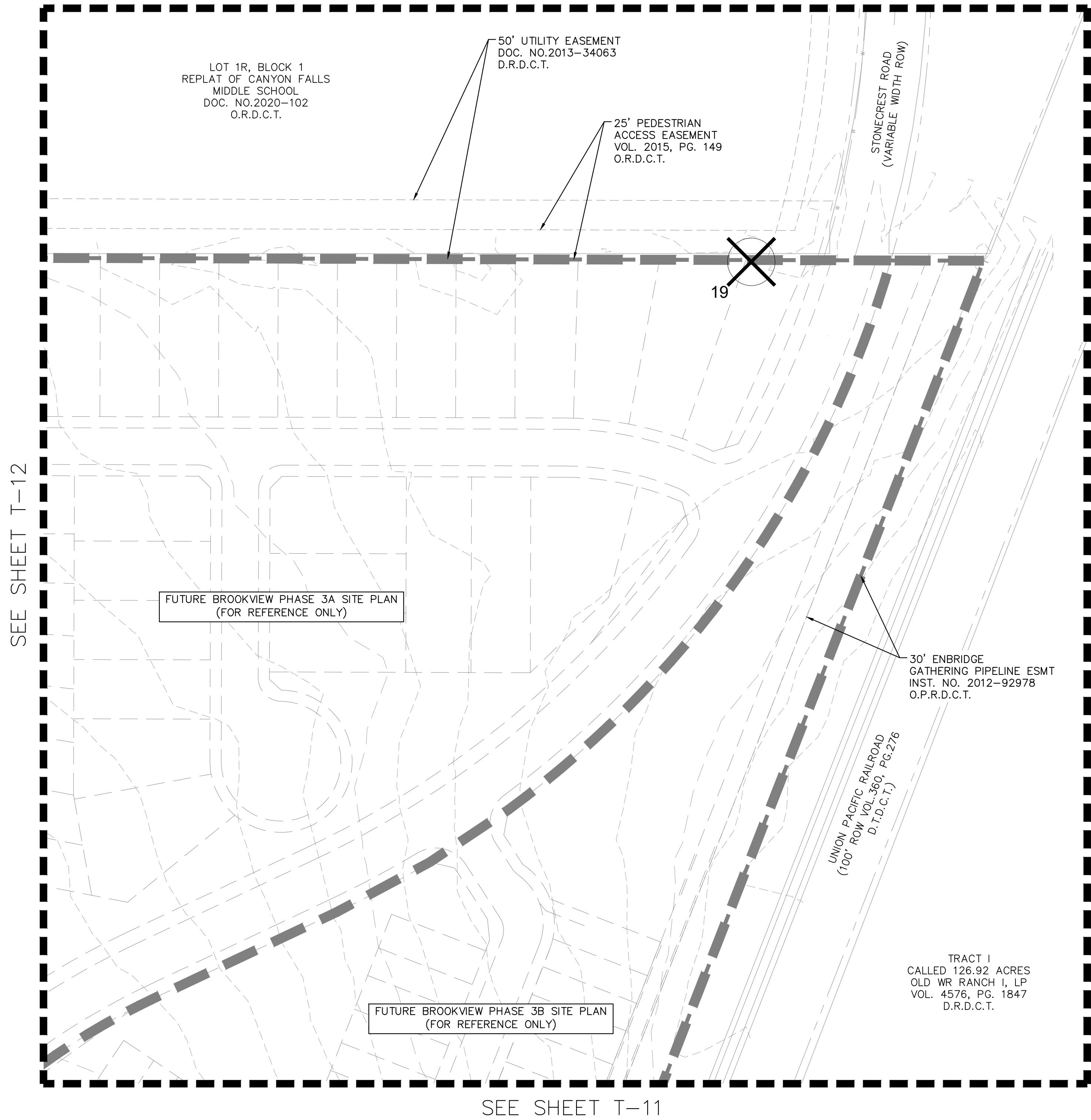
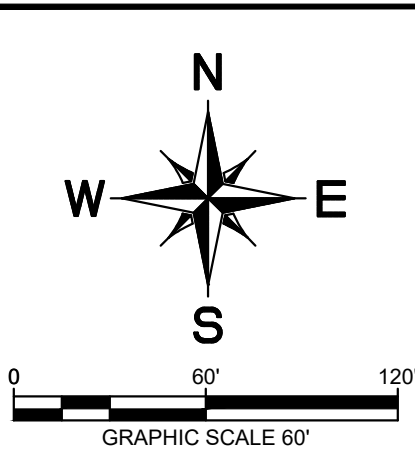
OUT OF THE
JOEL WILBURN SURVEY, ABSTRACT NO. 1416
BBB&C RR CO. SURVEY, ABSTRACT NO. 154
ME P&P CO. SURVEY, ABSTRACT NO. 922

IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie		DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie		ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Road Two Galleria Office Tower #700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Bryan Moody, P.E.	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
BRM	SPF	BRM	AS SHOWN	AUGUST 2025	065000706

PRINTED BY: JESSIE SCOTT 8/28/2025 4:58 PM
DRAWNAME: K:\DAL_CIVIL\0457596\LA ESTANCIA\CAD\PRELIMINARY\PLANS\T-13.TREE PRESERVATION PLAN.DWG(TS-13)
LAST SAVED: 8/26/2025 4:10 PM

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



VICINITY MAP
SCALE: 1" = 3,000'

LEGEND

	PHASE LINE
	PAGE REFERENCE
	PROTECTED TREE TO BE REMOVED
	PROTECTED TREE TO REMAIN

NOTES

1. THE PROVIDED INFORMATION IS FROM THE TREE SURVEY CONDUCTED BY INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC DATED JULY 2024. THIS IS IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND ORDINANCE NUMBER 62-16, § 3, 11-21-2016.
2. PROTECTED TREES ARE DEFINED AS ANY TREE LISTED ON THE SMALL, MEDIUM, OR LARGE PROTECTED TREE LISTS THAT MEASURES 6 INCHES IN CALIPER WIDTH OR GREATER AND WHICH IS AT LEAST 10 FEET IN HEIGHT.
3. THERE WERE NO SPECIMEN TREES CHARTED ON THE SUBJECT TRACT.
4. INTEGRATED ENVIRONMENTAL SOLUTIONS MEASURED, RECORDED, AND TAGGED THE TREES WITH ALUMINUM TAGS WITH A NUMBER CORRESPONDING TO THE ATTACHED MAPS, DATA TABLES, AND TREE LABELING SHOWN IN THESE PLANS.
5. THE SURVEY RECORDED 88 PROTECTED TREES WITHIN THE TRACT AREA. THE RESULTS OF WHICH ARE ONLY VALID FOR 12 MONTHS DUE TO NORTH TEXAS STANDARDS.
6. PROPOSED CONTOURS DISPLAYED ARE FOR REFERENCE ONLY AND ARE ONLY PROVIDED FOR ACTIVE PHASE SUBMISSIONS.
7. PROPOSED SITE PLAN IS ONLY SHOWN FOR ACTIVE PHASE SUBMISSIONS. ALL FUTURE PHASES ARE SHOWN FOR REFERENCE ONLY AND ARE DENOTED ACCORDINGLY.

TREE SURVEY PLAN

FOR
BROOKVIEW

PHASE 1A, 1B, 2, 3A, 3B, AND 4
713 RESIDENTIAL LOTS/ 280 TOWNHOME LOTS/ 29 OPEN SPACES/
1 AMENITY CENTER LOT/ 1 AMENITY LAKE LOT/ 1 MULTI-FAMILY LOT
BEING 241.3549 ACRES

OUT OF THE
JOEL WILBURN SURVEY, ABSTRACT NO. 1416
BBB&C RR CO. SURVEY, ABSTRACT NO. 154
ME P&P CO. SURVEY, ABSTRACT NO. 922

IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie		DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie		ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Road Two Galleria Office Tower #700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Bryan Moody, P.E.	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
BRM	SPF	BRM	AS SHOWN	AUGUST 2025	065000706

TREE INVENTORY DATA

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	% Dead Branches	Fence in Trunk	Dead/ Missing Bark	Sapwood Damage/ Decay	Heartwood Damage/ Decay	Specimen	Latitude	Longitude	LOCATION	REMOVE/REMAIN	CREDIT	REPLACEMENT
1	10.6	cedar elm	8	No	Healthy	0	No	No	No	No	No	33.060924	-97.216833	Open Space/Easement	REMAIN	-	-
2	6.9	gum bumelia	6	No	Healthy	0	No	No	No	No	No	33.061144	-97.216836	Open Space/Easement	REMAIN	-	-
3	6.8	cedar elm	4	No	Healthy	0	No	No	No	No	No	33.062135	-97.216816	Open Space/Easement	REMAIN	-	-
4	8	gum bumelia	4	Yes	Healthy	0	No	No	No	No	No	33.060991	-97.211497	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
5	6.2	gum bumelia	3	Yes	Healthy	0	No	No	No	No	No	33.062541	-97.211458	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
6	6	gum bumelia	4	No	Healthy	0	No	No	No	No	No	33.059531	-97.210040	Offsite	REMAIN	N/A	-
7	8.2	gum bumelia	5	Yes	Healthy	0	No	No	No	No	No	33.059119	-97.210041	Offsite	REMAIN	N/A	-
8	7.3	western soapberry	5	No	Healthy	0	No	No	No	No	No	33.059077	-97.210019	Offsite	REMAIN	N/A	-
9	7.2	gum bumelia	5	No	Healthy	0	No	No	No	No	No	33.059069	-97.209984	Offsite	REMAIN	N/A	-
10	9.4	gum bumelia	6	Yes	Healthy	0	No	No	No	No	No	33.059083	-97.209966	Offsite	REMAIN	N/A	-
11	7	cedar elm	5	Yes	Healthy	0	No	No	No	No	No	33.058808	-97.209773	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
12	8.8	gum bumelia	6	Yes	Healthy	0	No	No	No	No	No	33.062356	-97.212725	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
13	6.8	gum bumelia	5	Yes	Healthy	0	No	No	No	No	No	33.062363	-97.212191	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
14	7	gum bumelia	5	Yes	Healthy	0	No	No	No	No	No	33.063523	-97.208700	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
15	6.3	gum bumelia	6	No	Healthy	0	Yes	No	No	No	No	33.064915	-97.208697	Proposed Easement	REMAIN	-	-
16	8.7	live oak	6	Yes	Healthy	0	No	No	No	No	No	33.065520	-97.205173	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
17	11.8	gum bumelia	8	Yes	Healthy	0	No	No	No	No	No	33.064163	-97.205832	Open Space/Easement	REMAIN	-	-
18	6.4	gum bumelia	4	Yes	Healthy	0	No	No	No	No	No	33.067968	-97.208602	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
19	8.4	gum bumelia	6	Yes	Healthy	0	No	No	No	No	No	33.069275	-97.204009	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
20	6.3	gum bumelia	9	Yes	Healthy	0	No	No	No	No	No	33.067952	-97.213778	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
21	6.1	cedar elm	5	No	Healthy	0	No	No	No	No	No	33.068529	-97.213886	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
22	6.7	cedar elm	6	Yes	Healthy	0	No	No	No	No	No	33.068525	-97.213727	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
23	9.5	cedar elm	8	No	Healthy	0	No	No	No	No	No	33.068528	-97.213330	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
24	6.2	gum bumelia	5	Yes	Healthy	0	No	No	No	No	No	33.067916	-97.212930	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
25	6.1	American elm	5	No	Healthy	0	No	No	No	No	No	33.068511	-97.210752	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
26	10.4	gum bumelia	6	Yes	Healthy	0	No	No	No	No	No	33.064245	-97.211330	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
27	6.8	cedar elm	5	Yes	Healthy	0	No	No	No	No	No	33.063605	-97.213292	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
28	7.1	cedar elm	6	Yes	Healthy	0	No	No	No	No	No	33.063573	-97.213466	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
29	7.8	gum bumelia	7	Yes	Healthy	0	No	No	No	No	No	33.066964	-97.215039	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
30	8.4	gum bumelia	7	Yes	Healthy	0	No	No	No	No	No	33.067346	-97.214513	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
31	8.5	gum bumelia	8	Yes	Healthy	0	No	No	No	No	No	33.067463	-97.214482	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
32	10	gum bumelia	8	Yes	Healthy	0	No	No	No	No	No	33.067566	-97.214393	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
33	8	gum bumelia	8	Yes	Healthy	0	No	No	No	No	No	33.067402	-97.214957	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
34	6.6	cedar elm	7	No	Healthy	0	No	No	No	No	No	33.068490	-97.214994	Open Space	REMAIN	1	-
35	6	gum bumelia	6	No	Healthy	0	No	No	No	No	No	33.067895	-97.216540	Open Space	REMAIN	1	-
36	8	cedar elm	8	Yes	Damaged	50	No	No	No	No	No	33.066575	-97.216799	Open Space/Easement	REMAIN	-	-
37	6.7	gum bumelia	7	Yes	Healthy	0	No	No	No	No	No	33.065785	-97.216792	Open Space/Easement	REMAIN	-	-
7324	12.5	gum bumelia	7	Yes	Healthy	0	No	No	No	No	No	33.060438	-97.214538	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7325	11.7	gum bumelia	5	Yes	Healthy	0	No	No	No	No	No	33.059489	-97.210153	Offsite	REMAIN	N/A	-
7326	11.2	gum bumelia	6	Yes	Healthy	0	No	No	No	No	No	33.059509	-97.210481	Offsite	REMAIN	N/A	-
7327	6.1	western soapberry	5	No	Healthy	0	No	No	No	No	No	33.060142	-97.208113	Offsite	REMAIN	N/A	-
7328	9.2	western soapberry	7	No	Healthy	0	No	No	No	No	No	33.060153	-97.208080	Offsite	REMAIN	N/A	-
7329	7.2	western soapberry	6	Yes	Healthy	0	No	No	No	No	No	33.060147	-97.208036	Offsite	REMAIN	N/A	-
7330	11.9	gum bumelia	5	Yes	Healthy	0	Yes	No	No	No	No	33.061143	-97.207290	Offsite	REMAIN	N/A	-
7331	11	gum bumelia	8	Yes	Healthy	0	No	No	No	No	No	33.069260	-97.206941	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7332	12.8	gum bumelia	7	Yes	Healthy	0	No	No	No	No	No	33.069321	-97.207356	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7333	7.7	gum bumelia	5	Yes	Damaged	0	Yes	No	No	No	No	33.066064	-97.206204	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7334	8.7	gum bumelia	6	Yes	Healthy	0	No	No	No	No	No	33.066062	-97.206826	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7335	6.7	gum bumelia	6	Yes	Healthy	0	No	No	No	No	No	33.066080	-97.206940	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7336	12.8	gum bumelia	9	Yes	Healthy	0	Yes	No	No	No	No	33.066077	-97.207077	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7337	15.4	gum bumelia	10	Yes	Healthy	0	No	No	No	No	No	33.065410	-97.208736	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7338	10.8	gum bumelia	6	Yes	Healthy	0	No	No	No	No	No	33.065103	-97.208714	Proposed Easement	REMAIN	-	-
7339	10.8	gum bumelia	6	No	Healthy	0	No	No	No	No	No	33.062905	-97.208677	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7340	8.5	gum bumelia	5	Yes	Healthy	0	No	No	No	No	No	33.062840	-97.208685	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7341	9.9	gum bumelia	5	Yes	Healthy	0	No	No	No	No	No	33.062822	-97.208680	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7342	12.4	gum bumelia	5	Yes	Healthy	0	No	No	No	No	No	33.062648	-97.209327	Future Development	REMAIN	N/A	-
7343	9.4	cedar elm	6	No	Healthy	0	No	No	No	No	No	33.062664	-97.209865	Future Development	REMAIN	N/A	-
7344	10.8	gum bumelia	5	Yes	Healthy	0	No	No	No	No	No	33.062771	-97.211450	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7345	18.7	gum bumelia	6	Yes	Healthy	0	No	No	No	No	No	33.062737	-97.211106	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7346	13.1	gum bumelia	4	Yes	Healthy	0	No	No	No	No	No	33.062403	-97.211454	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7347	9.5	gum bumelia	5	Yes	Healthy	0	No	No	No	No	No	33.061772	-97.211473	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7348	8.6	gum bumelia	4	Yes	Healthy	0	Yes	No	No	No	No	33.061693	-97.211486	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7349	8.3	gum bumelia	4	Yes	Healthy	0	No	No	No	No	No	33.061462	-97.211490	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7350	10.9	gum bumelia	5	Yes	Healthy	0	No	No	No	No	No	33.060533	-97.211508	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7351	9.8	gum bumelia	5	Yes	Healthy	0	No	No	No	No	No	33.060609	-97.214625	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7352	11	slippery elm	9	Yes	Healthy	20	No	No	No	No	No	33.065725	-97.211073	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7354	6.4	gum bumelia	7	Yes	Healthy	0	No	No	No	No	No	33.066092	-97.209560	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7355	11.4	gum bumelia	10	Yes	Healthy	0	No	No	No	No	No	33.068204	-97.213878	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7356	17.8	gum bumelia	14	Yes	Healthy	20	No	No	Trunk	Trunk	No	33.068216	-97.213925	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7780	10.2	gum bumelia	12	No	Healthy	0	No	No	No	No	No	33.068392	-97.214906	Open Space	REMAIN	1	-
7781	8	gum bumelia	8	Yes	Healthy	0	No	No	No	No	No	33.068526	-97.216326	Open Space/Easement	REMAIN	-	-
7782	8.4	gum bumelia	8	Yes	Healthy	0	No	No	No	No	No	33.068525	-97.216400	Open Space/Easement	REMAIN	-	-
7783	10.5	gum bumelia	9	Yes	Healthy	0	No	No	No	No	No	33.068372	-97.216742	Open Space/Easement	REMAIN	-	-
7784	8.5	gum bumelia	6	Yes	Healthy	0	No	No	No	No	No	33.064438	-97.215654	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7785	14.3	gum bumelia	6	Yes	Healthy	0	No	No	No	No	No	33.064438	-97.215638	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7786	15.8	gum bumelia	7	Yes	Healthy	0	No	No	No	No	No	33.064776	-97.216621	Open Space	REMAIN	-	-
7787	9.6	gum bumelia	4	Yes	Damaged	70	No	No	No	No	No	33.063276	-97.216816	Open Space/Easement	REMAIN	-	-
7788	7.2	cedar elm	3	No	Healthy	0	No	No	No	No	No	33.063161	-97.216808	Open Space/Easement	REMAIN	-	-
7789	11.5	cedar elm	7	No	Healthy	0	No	No	No	No	No	33.062887	-97.216823	Open Space/Easement	REMAIN	-	-
7790	11	gum bumelia	8	No	Healthy	0	No	No	No	No	No	33.062755	-97.216819	Open Space/Easement	REMAIN	-	-
7791	9.2	cedar elm	5	No	Healthy	0	No	No	No	No	No	33.061505	-97.216832	Open Space/Easement	REMAIN	-	-
7792	17.3	gum bumelia	8	Yes	Healthy	15	Yes	No	No	No	No	33.061454	-97.216822	Open Space/Easement	REMAIN	-	-
7793	13.2	cedar elm	9	Yes	Healthy	0	No	No	No	No	No	33.063174	-97.212434	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7794	12.5	gum bumelia	8	Yes	Healthy	0	No	No	No	No	No	33.063520	-97.213294	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7795	6.9	Mexican plum	5	Yes	Damaged	25	No	No	No	No	No	33.062928	-97.213769	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7796	7	cedar elm	6	No	Healthy	0	No	No	No	No	No	33.063447	-97.213854	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7797	13.2	gum bumelia	8	Yes	Healthy	0	No	No	No	No	No	33.066346	-97.212269	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7798	8.1</																



PLANNING & ZONING COMMISSION AGENDA I.2. NON-DISCRETIONARY ITEM(S)

DATE: September 22, 2025
FROM: Chuck Russell, Principal Planner
ITEM: **Consider a request for a Site Plan (SP22-0014 – Silveron Park Multifamily Lot 7, Block A) to develop three multifamily buildings. The property is generally located south of International Parkway and east of Lakeside Village Boulevard.**

BACKGROUND:

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop three, four-story multifamily buildings that contain a total of 200 dwelling units. The three buildings contain 114,091 square feet, 56,533 square feet and 85,069 square feet respectively. The subject property is currently undeveloped and contains approximately 8.94 acres. The property is located within Planned Development District No. 171 (PD-171) with Campus Commercial (CC) District and multifamily uses.

The subject buildings are a part of Phase 1B of PD-171, which contains over 46 acres and allows for the development of multiple office, retail, restaurant and multifamily buildings. PD-171 includes conditions related to phasing of this development which requires completed construction of 75,000 square feet of non-residential building space to include the completion of a building final inspection indicating finish out permits are ready to be applied for and completion of horizontal site work for the three restaurant building pads located within Phase 1A prior to the issuance of the final Certificate of Occupancy for the proposed multi-family buildings.

In addition to the three main buildings, the site plan also depicts three, one-story covered parking garages and amenity areas consisting of a pool, playground, and covered shelter. Access to the site is provided from International Parkway through existing mutual access easements and the driveways are currently under construction. The parking for the subject buildings is calculated at a ratio of one and a half spaces per dwelling unit. The proposed use requires 300 parking spaces. The site plan provides for 331 parking spaces, which is within the allowable 20% parking deviation.

The landscape plan depicts the required street trees and parking lot trees and complies with the approved conceptual landscape plan. The proposed elevations utilize a combination of brick, stone, and stucco that comply with the Town's Urban Design Plan and the PD-171 conceptual plans.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

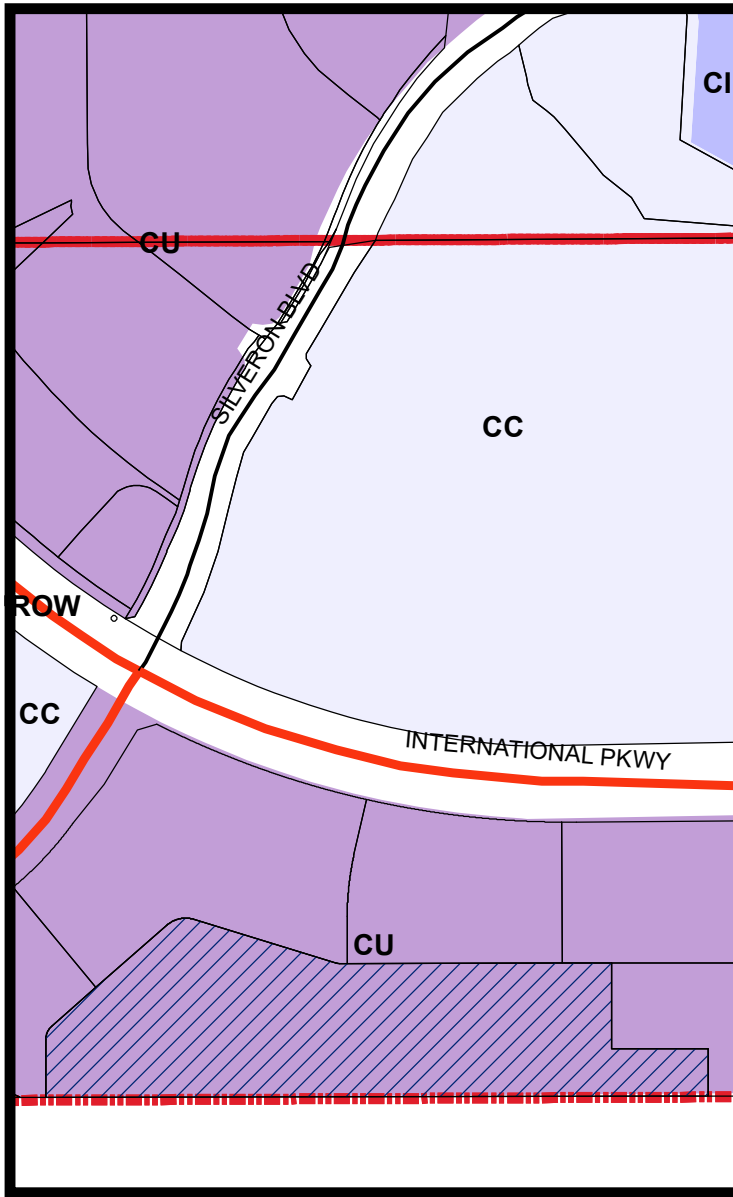
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Site Plan Package

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

Vicinity Map

SP22-0014: Silveron Park Multifamily Lot 7, Block A



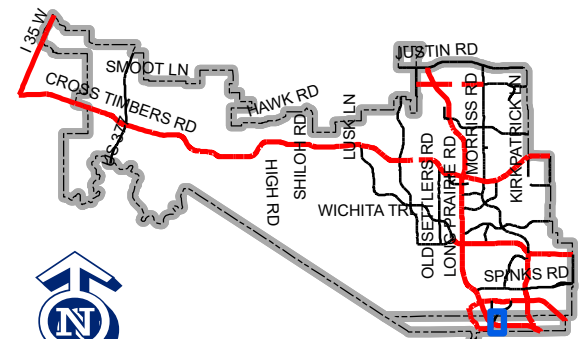
LEGEND

Campus Commercial
 Campus Industrial
 *Combined Uses-See Ordinance

Subject Property

Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flowermound.gov/notifyme> to sign up for text message and/or email alerts for future projects.



Map Location

0 315 630 1,260 Feet

March 23, 2025

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

RE: Silveron Park – Multi-Family Site Plan Application

Please accept this letter, on behalf of Thompson Realty Group, as an explanation of the proposed site plan application. The property is ~8.936 acres and is Lot 7, Block A, of the proposed Silveron Park Addition, is located at the southeast corner of FM 2499 and Lakeside Village Drive.

PROJECT DESCRIPTION

This site plan is for three, four story multi-family buildings totaling of ~255,000 SF. In addition to the main buildings there are three one story covered parking garage buildings proposed. Each garage building will contain five available parking spaces and one will also contain storage space. Each of the proposed buildings will also have internal parking spaces on the ground floor. In total there are 18 spread out through the 3 buildings. The site also includes a pool area behind building #17 for the enjoyment of the residents.

The building design is consistent with the Silveron Zoning.

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

Sincerely,

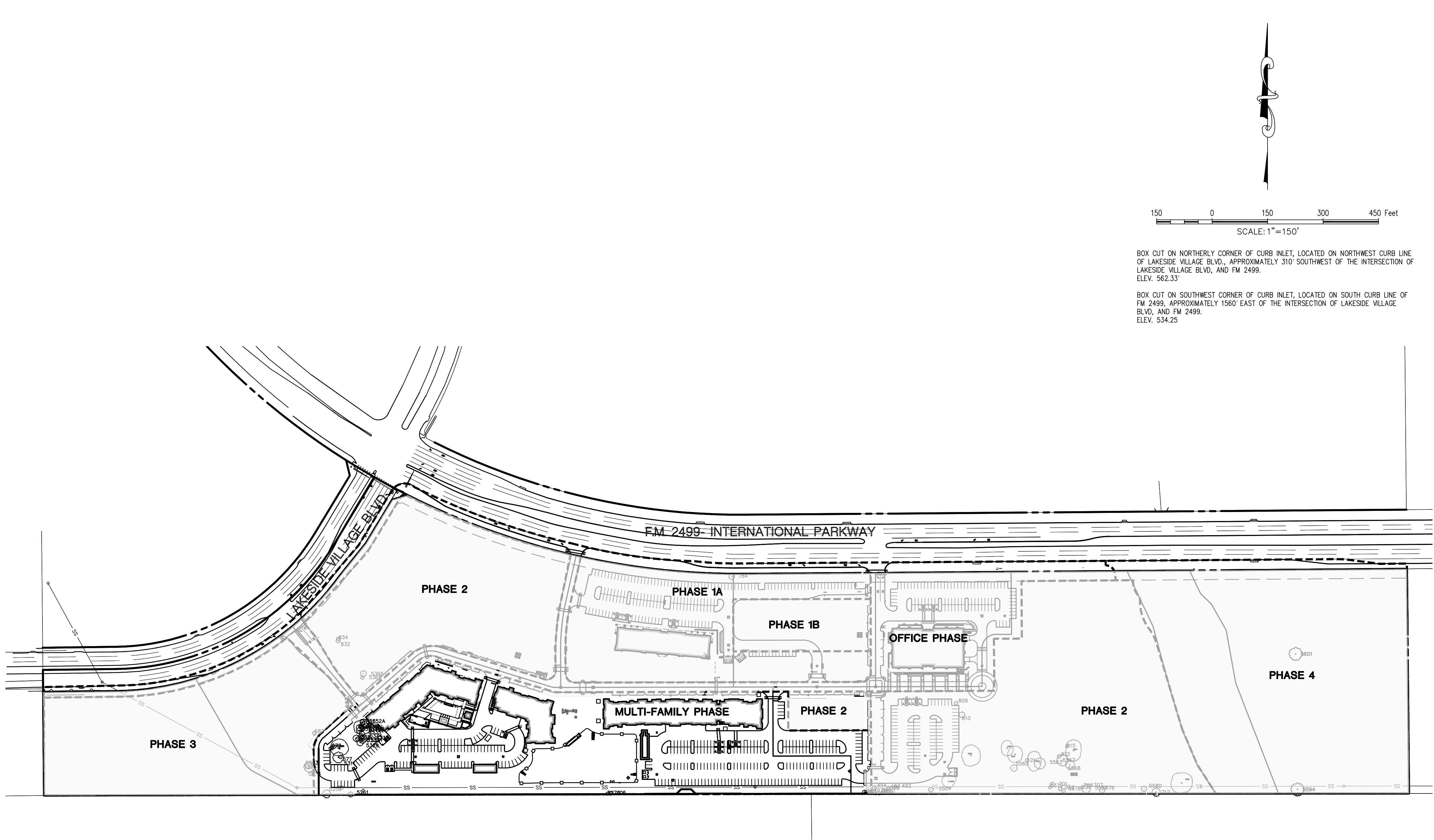
MCADAMS



Scott Minnis
Project Manager

cc. Mr. Robert J. Dollak, Jr, P.E., McAdams
Mr. Brogan Miller, Thompson Realty Group
Mr. Taylor Field, Thompson Realty Group

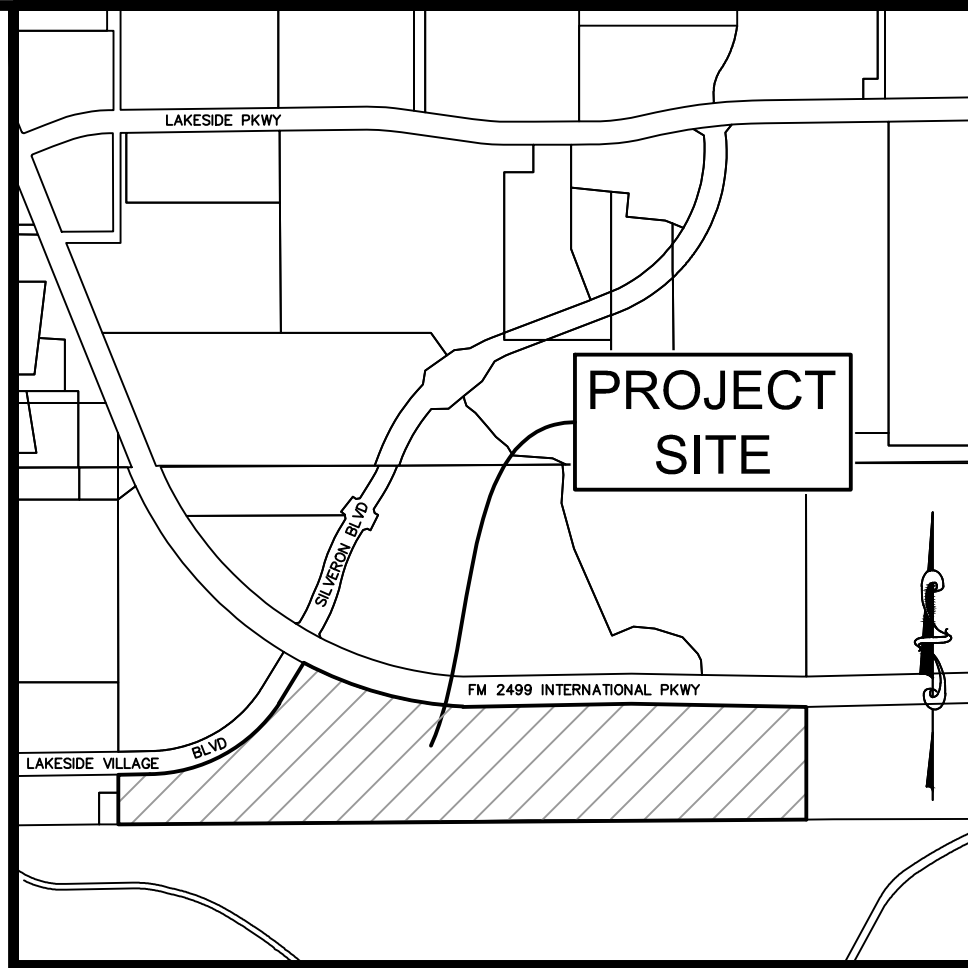
File: \\s:\projects\SPEC22217\2023\SPEC22217 - Silveron Park\04-Production\Engineering\Contributor Drawings\Current
Drawings\SITE PLAN - Multi-Family\SPEC22217-02
Printed: 07/10/2025 10:30 AM by: jacobson



150 0 150 300 450 Feet
SCALE: 1"=150'

BOX CUT ON NORTHERLY CORNER OF CURB INLET, LOCATED ON NORTHWEST CURB LINE OF LAKESIDE VILLAGE BLVD., APPROXIMATELY 310' WEST OF THE INTERSECTION OF LAKESIDE VILLAGE BLVD. AND FM 2499.
ELEV. 562.33'

BOX CUT ON SOUTHWEST CORNER OF CURB INLET, LOCATED ON SOUTH CURB LINE OF FM 2499, APPROXIMATELY 1560' EAST OF THE INTERSECTION OF LAKESIDE VILLAGE BLVD. AND FM 2499.
ELEV. 534.25



Vicinity Map 1"=1000'



MCADAMS

THE JOHN R. MCADAMS COMPANY, INC.

111 Hillside Drive
Lewisville, Texas 75057
972.435.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1812
TBPE: 19762 TBPLS: 1019440
www.mcadamsco.com

SILVERON PARK MULTI-FAMILY
PLANS
Lots 7, Block A
SILVERON PARK
8.936 Acres
in the
J. TANNER HILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS

OVERALL SITE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
MATTHEW G. ST. MARIE,
P.E. #110326
DATE 8/15/2025

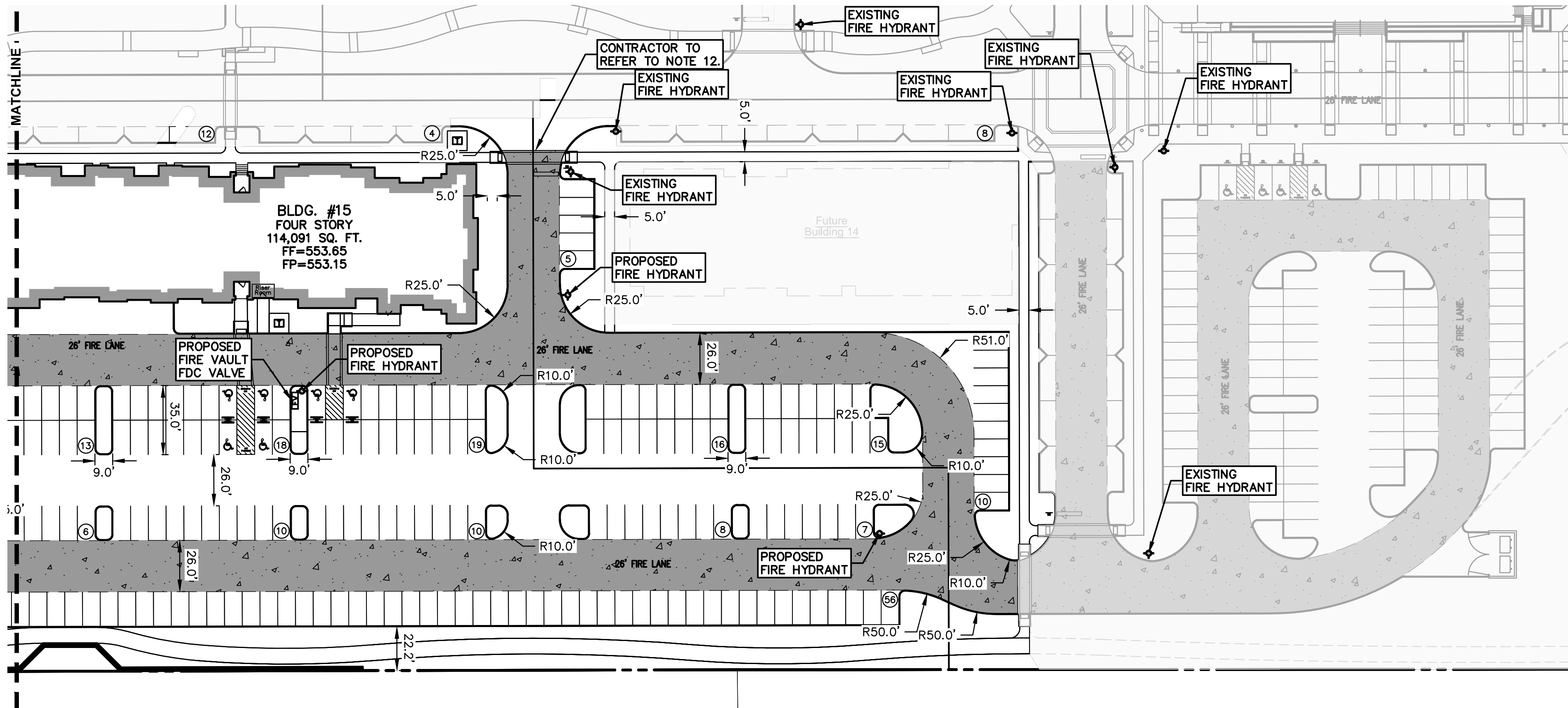
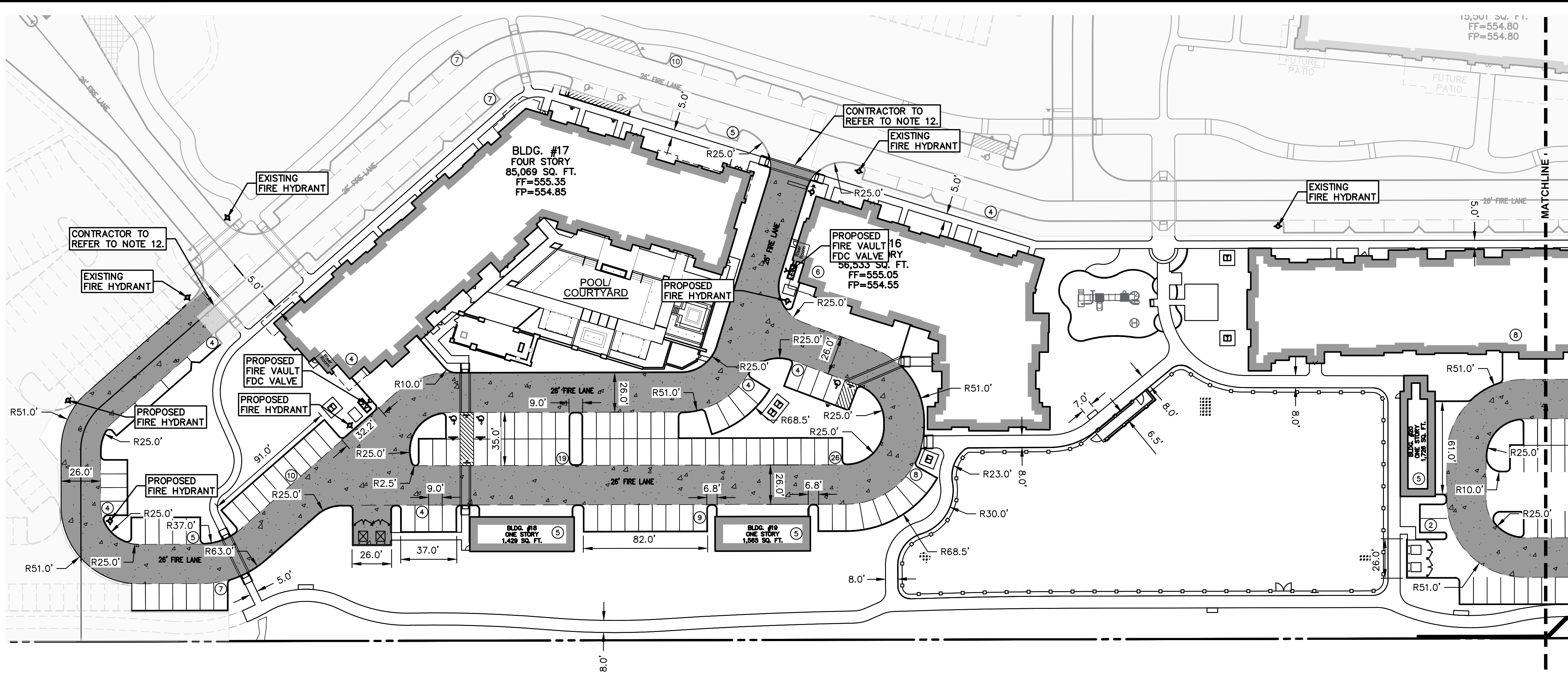
Drawn By: SB
Date: 10/10/2022
Scale: 1"=150'
Revisions:
10/31/2023
03/28/2025
05/27/2025
07/16/2025
07/24/2025 DELTA 1
08/12/2025 DELTA 2

SPEC22217

C2.01

OWNER/DEVELOPER
THOMPSON REALTY CAPITAL
1600 NORTH COLLINS, SUITE 3000
ADDISON, TEXAS 75051
Ph. 972-644-2400
Contact: MR. TAYLOR FIELD

File: \\jc\proj\1\SP22\2022\SP22217-Silveron Park\1-Production\Engineering\Construction\Drawings\Current
Drawing: SITE PLAN - MULTIFAMILY SILVERON PARK
Project: 10/10/2022 10:10 AM by J. Taylor
Sheet: 8/12/2025 4:48 PM by J. Taylor



SITE DATA TABLE – SILVERON PARK MULTI-FAMILY			
Physical Address		TBD	
Gross Site Area		8.936 A; 389,252 SF	
Net Site Area		8.936 A; 389,252 SF	
Lot Coverage			
Building Coverage			
Building 15		28,904 SF; ±7.4%	
Building 16		14,172 SF; ±3.6%	
Building 17		21,493 SF; ±5.6%	
Impervious Coverage		±74%	
Pervious Area		±26%	
		Required	Provided
Surface Parking			
Multifamily: 1.5 space per unit		300	331
Silveron Multifamily			
Building 15			
Multifamily Uses (92 units)		138	167
On-Street Parking		N.A.	16
Garage Parking (inc Bldg 20)		N.A.	13
Accessible Parking		5	7
Total Parking (Including Accessible)		N.A.	196
Building 16			
Multifamily Uses (45 units)		68	30
On-Street Parking		N.A.	4
Garage Parking (inc Bldg 19)		N.A.	11
Accessible Parking		3	1
Total Parking (Including Accessible)		N.A.	45
Building 17			
Multifamily Uses (63 units)		95	70
On-Street Parking		N.A.	16
Garage Parking (inc Bldg 18)		N.A.	9
Accessible Parking		4	5
Total Parking (Including Accessible)		N.A.	95
Shared Parking			
Adjacent Parking		N.A.	90
On-Street Parking		N.A.	22
Accessible Parking		4	4
Total Parking (Including Accessible)		N.A.	112

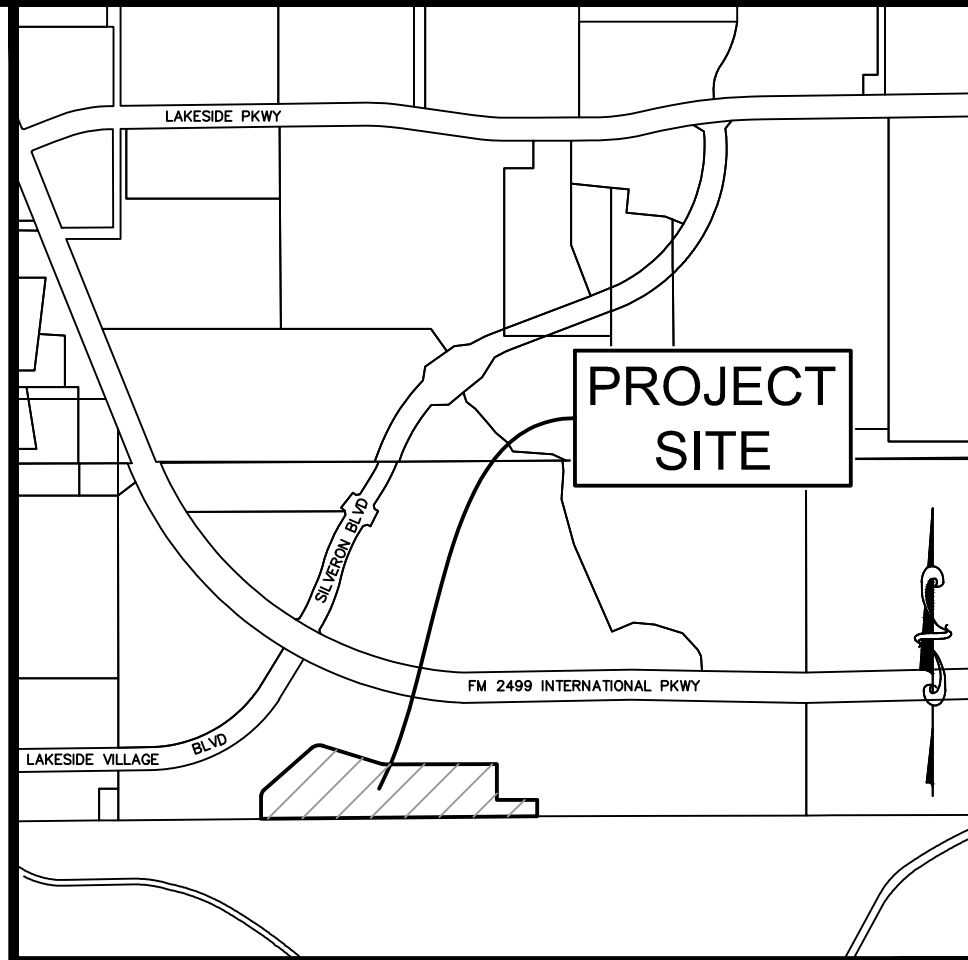
GENERAL NOTES:

- CONTRACTOR IS TO CONTACT THE TOWN'S TREE ARBORIST PRIOR TO THE START OF CONSTRUCTION TO OBTAIN TREE PRESERVATION REQUIREMENTS DURING CONSTRUCTION.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII ARE 3.0 FEET UNLESS OTHERWISE NOTED.
- ALL PARKING SPOTS ARE 9.0' WIDE x 17.5' LONG UNLESS OTHERWISE NOTED.
- THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE, THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
- REFER TO SHEET C7.00 FOR PAVING HATCH LEGEND.
- ALL RETAINING WALLS ARE TO BE CLAD IN A MATERIAL THAT MATCHES THE PROPOSED BUILDINGS.
- THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN/ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
- ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE, MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
- REFER TO SILVERON INFRASTRUCTURE CONSTRUCTION PLANS FOR ADDITIONAL INFORMATION REGARDING PAVEMENT TRANSITIONS.
- BUILDINGS 18, 19, & 20 ARE GARAGE BUILDINGS.

SITE DATA TABLE -- SILVERON PARK MULTI-FAMILY	
Building 15 Data	
Height Zone	4 Story
Peak Height	59' 10"
Mean Height	58' 4"
Total Square Footage	114,091 SF
Building 16 Data	
Height Zone	4 Story
Peak Height	58' 2"
Mean Height	56' 5"
Total Square Footage	56,533 SF
Building 17 Data	
Height Zone	4 Story
Peak Height	59' 1"
Mean Height	57' 9"
Total Square Footage	85,069 SF

Refer to parking study approved with the zoning for shared parking information.
Additional ADA parking located within the parking garages.

OWNER/DEVELOPER
THOMPSON REALTY CAPITAL
1600 NORTH COLLINS, SUITE 3000
ADDISON, TEXAS 75051
Ph. 972-644-2400
Contact: MR. TAYLOR FIELD



Vicinity Map 1"=1000'

SCALE: 1"=40'

BOX CUT ON NORTHERLY CORNER OF CURB INLET, LOCATED ON NORTHWEST CURB LINE OF LAKESIDE VILLAGE BLVD, APPROXIMATELY 310' SOUTHWEST OF THE INTERSECTION OF LAKESIDE VILLAGE BLVD, AND FM 2499.
ELEV. 562.33'

BOX CUT ON SOUTHWEST CORNER OF CURB INLET, LOCATED ON SOUTH CURB LINE OF FM 2499, APPROXIMATELY 1560' EAST OF THE INTERSECTION OF LAKESIDE VILLAGE BLVD, AND FM 2499.
ELEV. 534.25

SILVERON PARK MULTI-FAMILY

PLANS

Lots 7, Block A
SILVERON PARK
8,936 Acres
in the
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS

SITE PLAN AND

DIMENSIONAL CONTROL PLAN

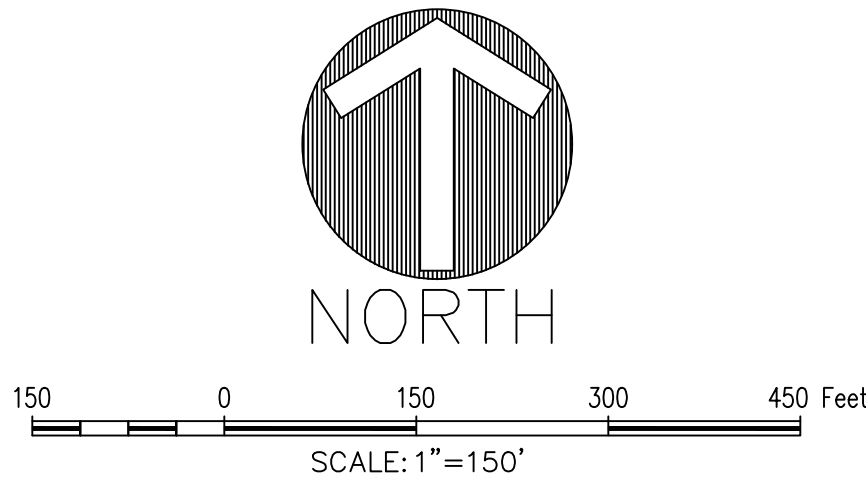
PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THE JOHN R. MCADAMS COMPANY, INC. TBPE: 19762 MATTHEW G. ST. MARIE, P.E. #110326 DATE 8/15/2025

Drawn By: ASC
Date: 10/10/2022
Scale: 1"=40'
Revisions:
10/31/2023
03/28/2025
05/27/2025
07/16/2025
07/24/2025 DELTA 1
08/12/2025 DELTA 2

SPEC22217

C2.02



- PARK DEDICATION NOTE:
1. FLEXIBILITY IN INDIVIDUAL PARK ACREAGE IS ALLOWED SO LONG AS THE OVERALL PARK ACREAGE IS ACHIEVED.
 2. AN ADJUSTMENT TO INDIVIDUAL PARK ACREAGE MUST BE REALIZED WITHIN THE SAME PARK TYPE. A CHANGE IN PARK TYPE MAY REQUIRE A ZONING AMENDMENT.

PARKING AREA LANDSCAPING				
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED	PROVIDED
90 s.f. per 12 spaces	300 required spaces	2,250 s.f.	232,108 s.f.	232,108 s.f.
PARKING AREA TREES				
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED	PROVIDED
Parking spaces to be located within a 50 ft. avg. of parking lot tree.	300 required parking spaces	30 trees (3' cal.)	Every parking lot tree is within 50 ft. radius	42 trees is within 50 ft. radius
PARKING AREA SCREENING				
STANDARD		landscape berm or screening shrubs	PROVIDED	PROVIDED
All head parking to be screened from street view		3' ht. screen	screening shrubs (3' ht.)	screening shrubs (3' ht.)

Lot Coverage required per Ordinance:	This Site Plan	Existing (prior to this plan)	Cumulative (Including this site plan)
Residential-95 percent, combined Commercial-60 percent, combined			
Proposed Use:	65.7 percent	00.0 percent	44.0 percent

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

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CAL</u>	<u>HGT</u>	<u>REMARKS</u>
---------------	-------------	------------	--------------------------------	------------	------------	----------------

TREES

	BC	7	Bald Cypress <i>Taxodium distichum</i>	3"	10'-12'	Full and Matched Size with Strong Central Leader.
	BO	6	Burr Oak <i>Quercus macrocarpa</i>	3"	10'-12'	Full and Matched Size with Strong Central Leader.
	CLO	12	Cathedral Live Oak <i>Quercus virginiana</i> "SDLN"™	3" min	10-12'	Full and Matched Size with Strong Central Leader.
	CE	9	Cedar Elm <i>Ulmus crassifolia</i>	3"	10'-12'	Full and Matched Size with Strong Central Leader.
	CO	3	Chinkapin Oak <i>Quercus muhlenbergii</i>	3" min	10-12'	Full and Matched Size with Strong Central Leader.
	LE	7	Lacebark Elm <i>Ulmus parvifolia</i>	3"	10'-12'	Full and Matched Size with Strong Central Leader.
	PC	3	Pond Cypress <i>Taxodium ascendens</i>	3" min	10-12'	Full and Matched Size with Strong Central Leader.
	RO	11	Shumard Red Oak <i>Quercus shumardii</i>	3"	10'-12'	Full and Matched Size with Strong Central Leader.
	HL	19	Skyline Thornless Honey Locust <i>Gleditsia triacanthos inermis</i> "Skycote"™	3"	10-12'	Full and Matched Size with Strong Central Leader.
	LO	7	Southern Live Oak <i>Quercus virginiana</i>	3"	10'-12'	Full and Matched Size with Strong Central Leader.

ORNAMENTAL TREES

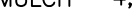
	CT	3	Chaste Tree <i>Vitis agnus-castus</i>	20 GAL	7'-8'	Multi-Stem. 1" Cal. per Stem. Min. 3 Stems. No Clump Form.
	OM	14	Grape Myrtle <i>Lagerstroemia indica</i>	30 GAL	7'-8'	Multi-Stem. 1" Cal. per Stem. Min. 3 Stems. No Clump Form.
	PH	10	Possumhaw Holly <i>Ilex decidua</i>	30 GAL	6-8'	Multi-Stem. 1" Cal. per Stem. Min. 3 Stems. No Clump Form.
	SJ	17	Skyrocket Juniper <i>Juniperus scopulorum</i> 'Skyrocket'	30 GAL	5'-6'	Full and Matched Size with Strong Central Leader.
	ST	8	Texas Palmetto <i>Sabal texana</i>	15 GAL	4'-6'	PER PLAN

SHRUBS

	AMG	59	Adagio Maiden Grass <i>Miscanthus sinensis</i> 'Adagio'	3 gal	18"-24"	18"-24"
	BJ	50	Buffalo Juniper <i>Juniperus sabin</i> 'Buffalo'	3 gal	6"-12"	12"-18"
	DBH	81	Dwarf Burford Holly <i>Ilex cornuta</i> 'Burfordii Nana'	5 gal	18"-24"	21"-30"
	LOR	92	Dwarf Loropetalum <i>Loropetalum chinense</i>	3 gal	12"-18"	12"-18"
	DWM	68	Dwarf Southern Wax Myrtle <i>Myrica pusilla</i>	5 gal	18"-24"	21"-30"
	DTS	68	Dwarf Texas Sage <i>Leucophyllum frutescens</i> 'Bertstar'	3 gal	12"-18"	12"-18"
	DY	68	Dwarf Yaupon <i>Ilex vomitoria</i> 'Nana'	5 gal	18"-24"	24"-36"
	NAN	110	Gulf Stream Nandina <i>Nandina domestica</i> 'Gulf Stream' TM	3 gal	12"-18"	12"-18"
	KA	146	Kaleidoscope Abelia <i>Abelia x grandiflora</i> 'Kaleidoscope'	3 gal	12"-18"	12"-18"
	LB	104	Little Bluestem <i>Schizachyrium scoparium</i>	1 gal	12"-18"	6"-12"
	MFG	199	Mexican Feathergrass <i>Nassella tenuissima</i>	3 gal	18"-24"	12"-18"
	NRS	29	Nellie R Stevens <i>Ilex x 'Nellie R Stevens'</i>	20 GAL	5'-6"	PER PLAN
	PM	107	Pink Muhly <i>Muhlenbergia capillaris</i>	3 gal	18"-24"	18"-24"
	SCM	87	Soft Caress Mahonia <i>Mahonia eurybracteata</i> 'Soft Caress'	3 gal	12"-18"	12"-18"
	WJ	29	Winter Jasmine <i>Jasminum nudiflorum</i>	5 gal	18"-24"	21"-30"

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT</u>	<u>HEIGHT</u>	<u>SPREAD</u>
---------------	-------------	------------	--------------------------------	-------------	---------------	---------------

GROUND COVERS

	MULCH	4,563 sf	Bark Mulch		Mulch	
	SOD	47,551 sf	Bermuda Grass <i>Cynodon dactylon</i>		Sod	
	FF	161	Frog Fruit <i>Phylla nodiflora</i>	4" Pot	4"—8"	4"—8"
	LR	353	Liriope <i>Liriope muscari</i>	4" pot	6"	12"o.c.

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECTS, P.A.
REGISTERED LANDSCAPE ARCHITECT
JAMESON P. PINSON
2826
STATE OF TEXAS

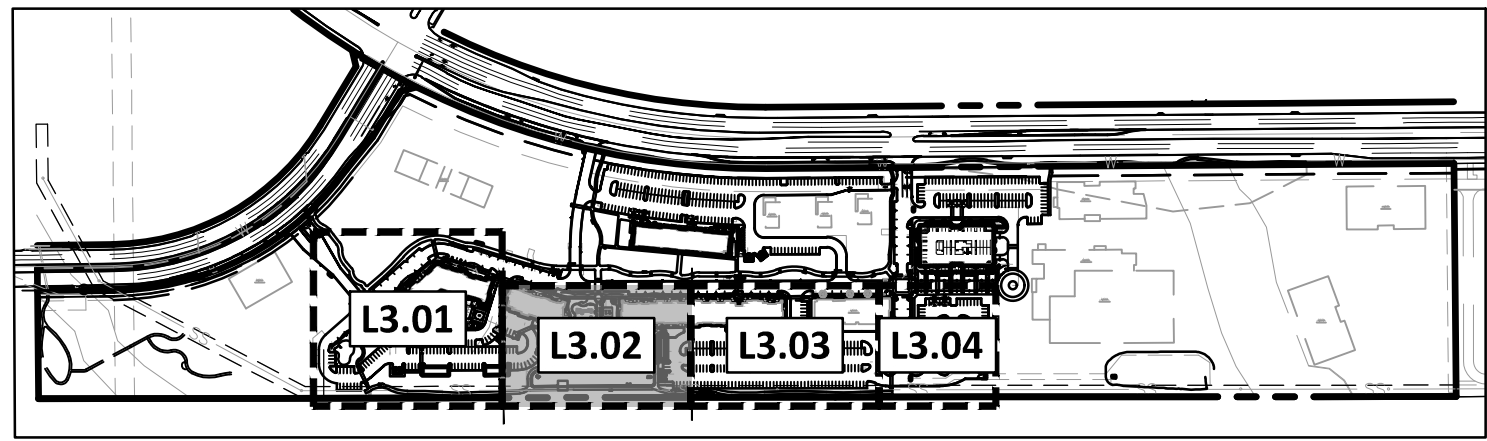
Drawn By: XD
Date: 10/10/2022
Scale: 1"=150'
Revisions:
10/31/2023
03/28/2025
05/27/2025
07/16/2025
07/24/2025 DELTA
08/12/2025 DELTA

SPEC22217

OWNER/DEVELOPER
THOMPSON REALTY CAPITAL
1600 NORTH COLLINS , SUITE 3000
ADDISON, TEXAS 75051
Ph. 972-644-2400
Contact: MR. TAYLOR FIELD

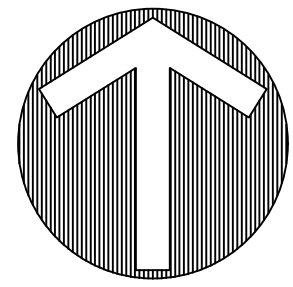
L3.00

File: \\k:\projects\SP22\SP22_2023\SP22217_Silveron_Park\04-Production\Engineering\Drawings\Current
Drawings\SP22_2023\SP22_2023_04-Production\Engineering\Drawings\Current
Drawing: 03/29/2025 4:58 PM by JAMESON PINSON
Drawing: 03/29/2025 4:58 PM by JAMESON PINSON



CONTEXT MAP

SCALE - 1"=500'



NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

PLANT SCHEDULE

SYMBOL QTY COMMON / BOTANICAL NAME

TREES

- 7 Bald Cypress
Taxodium distichum
- 6 Burr Oak
Quercus macrocarpa
- 12 Cathedral Live Oak
Quercus virginiana "SDLN" TM
- 9 Cedar Elm
Ulmus crassifolia
- 3 Chinkapin Oak
Quercus muhlenbergii
- 7 Lacebark Elm
Ulmus parvifolia
- 3 Pond Cypress
Taxodium ascendens
- 11 Shumard Red Oak
Quercus shumardii
- 19 Skyline Thornless Honey Locust
Gleditsia triacanthos inermis "Skyline" TM
- 7 Southern Live Oak
Quercus virginiana
- 3 Ornamental Trees
- 3 Chaste Tree
Vitex agnus-castus
- 14 Crape Myrtle
Lagerstroemia indica
- 10 Possumhaw Holly
Ilex decidua
- 17 Skyrocket Juniper
Juniperus scopulorum "Skyrocket"

SYMBOL COMMON / BOTANICAL NAME

- 8 Texas Palmetto
Sabal texana
- 4 NAN
- 6 DBH
- 6 NAN
- 9 DY
- 7 MFG
- 7 BJ
- 4 NAN
- 2 DBH
- 4 DY
- Adagio Maiden Grass
Miscanthus sinensis "Adagio"
- Buffalo Juniper
Juniperus sabina "Buffalo"
- Dwarf Burford Holly
Ilex cornuta "Burfordi Nano"
- Dwarf Lantana
Loropetalum chinense
- Dwarf Southern Wax Myrtle
Myrica pauciflora
- Dwarf Texas Sage
Leucophyllum frutescens "Beristar"
- Dwarf Yaupon
Ilex vomitoria "Nano"
- Gulf Stream Nandina
Nandina domestica "Gulf Stream" TM
- Kaleidoscope Abelia
Abelia x grandiflora "Kaleidoscope"
- Little Bluestem
Schizachyrium scoparium
- Mexican Feathergrass
Nassella tenuissima
- Nellie R Stevens
Ilex x 'Nellie R Stevens'
- Pink Muntz
Muhlenbergia capillaris
- Soft Cornus Mahonia
Mahonia eurybracteata "Soft Cornus"
- Winter Jasmine
Jasminum nudiflorum

GROUND COVERS

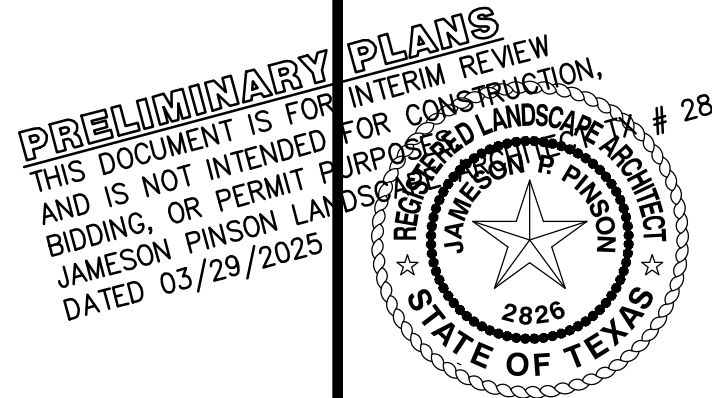
- Bark Mulch
- Bermuda Grass
Cynodon dactylon
- Frog Fruit
Phyla nodiflora
- Liriope
Liriope muscari
- Hardwood Bark Mulch

SILVERON PARK MULTI-FAMILY PLANS

8,936 Acres

J. TANNERHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

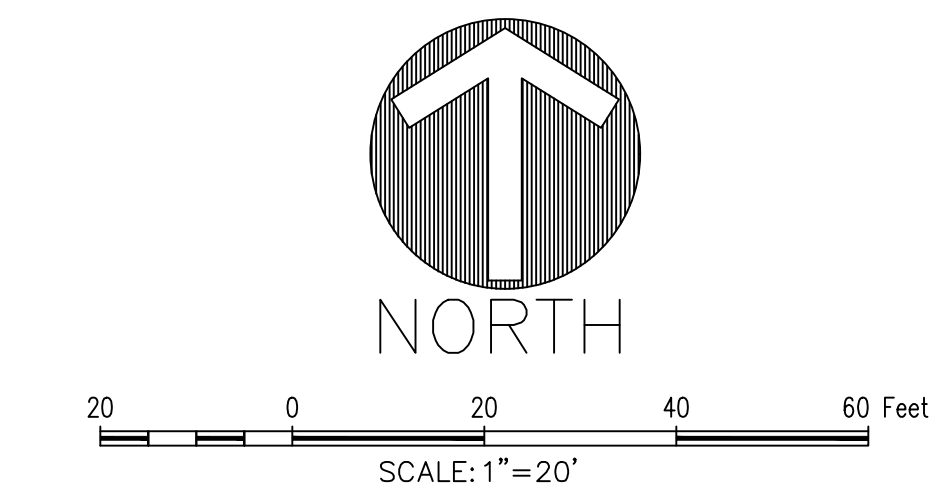
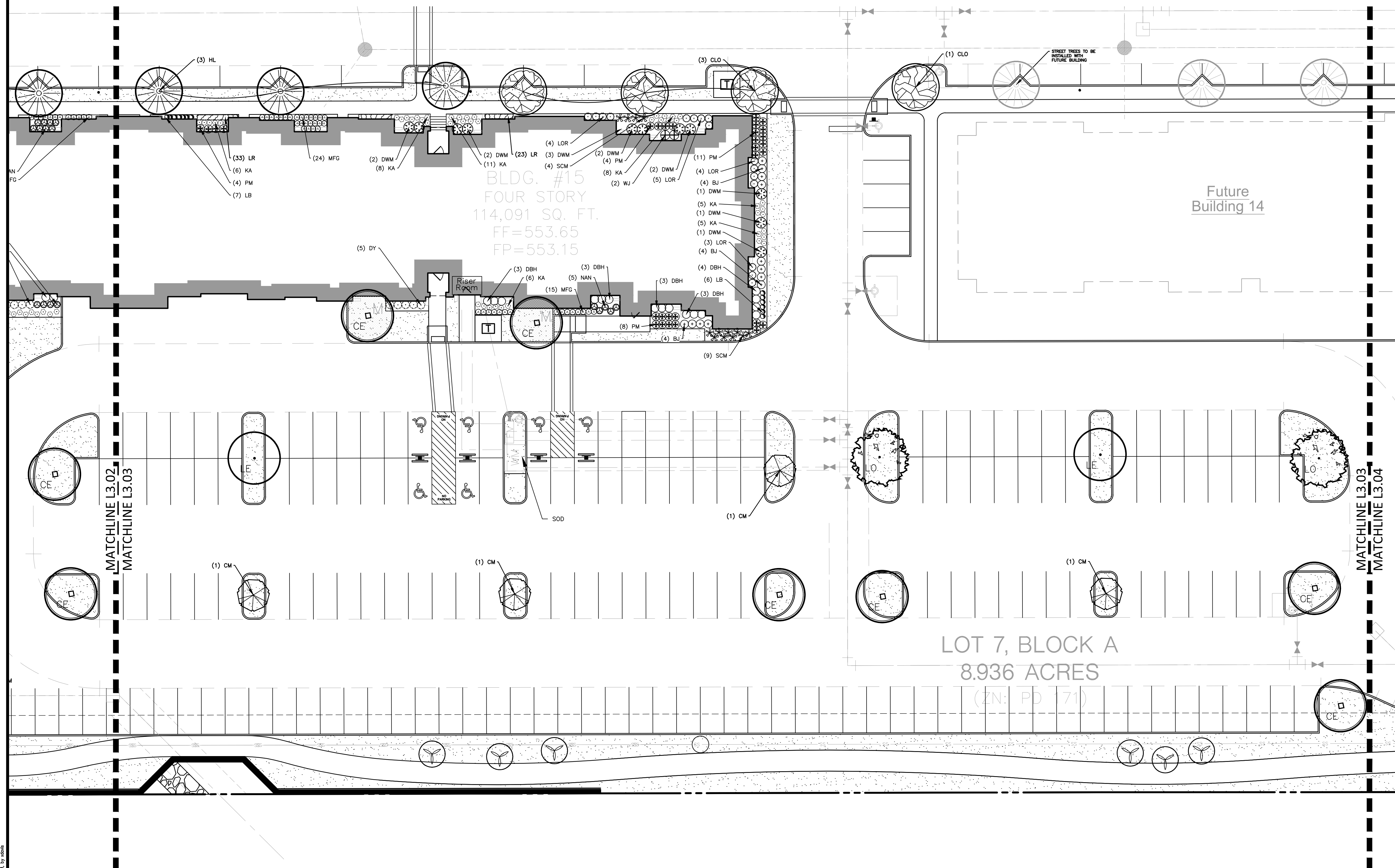
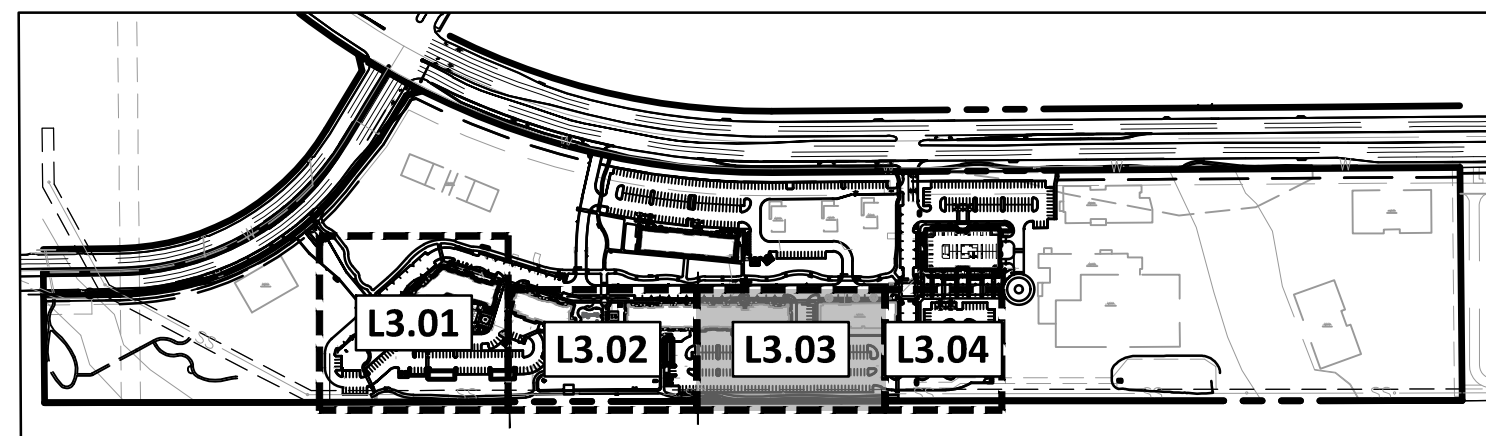
LANDSCAPE PLAN



Drawn By: XD
Date: 10/10/2022
Scale: 1"=20'
Revisions:
10/31/2023
03/28/2025
05/27/2025
07/16/2025
07/24/2025 DELTA 1
08/12/2025 DELTA 2

SPEC22217

L3.02



PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME
TREES		
	7	Bald Cypress <i>Taxodium distichum</i>
	6	Burr Oak <i>Quercus macrocarpa</i>
	12	Cathedral Live Oak <i>Quercus virginiana</i> 'SDLN' TM
	9	Cedar Elm <i>Ulmus crassifolia</i>
	3	Chinkapin Oak <i>Quercus muhlenbergii</i>
	7	Loebark Elm <i>Ulmus parvifolia</i>
	3	Pond Cypress <i>Taxodium ascendens</i>
	11	Shumard Red Oak <i>Quercus shumardii</i>
		Styline Thornless Honey Locust <i>Gleditsia triacanthos inermis</i> 'Stylocot' TM
	7	Southern Live Oak <i>Quercus virginiana</i>
ORNAMENTAL TREES		
	3	Chaste Tree <i>Vitex agnus-castus</i>
	14	Crape Myrtle <i>Lagerstroemia indica</i>
		Possumhaw Holly <i>Ilex decidua</i>
	17	Styroketet Juniper <i>Juniperus scopulorum</i> 'Styroketet'

SYMBOL	COMMON / BOTANICAL NAME
	Adagio Molden Grass <i>Miscanthus sinensis</i> 'Adagio'
	Buffalo Juniper <i>Juniperus sabin</i> 'Buffalo'
	Dwarf Burford Holly <i>Ilex cornuta</i> 'Burfordi Nano'
	Dwarf Loropetalum <i>Loropetalum chinense</i>
	Dwarf Southern Wax Myrtle <i>Myrica pauciflora</i>
	Dwarf Texas Sage <i>Leucophyllum frutescens</i> 'Bretator'
	Dwarf Yucca <i>Yucca wrightii</i> 'Nano'
	Gulf Stream Nandina <i>Nandina domestica</i> 'Gulf Stream' TM
	Kaladaseope Abelia <i>Abelia x grandiflora</i> 'Kaladaseope'
	Little Bluestem <i>Schizachyrium scoparium</i>
	Mexican Feathergrass <i>Nassella tenuissima</i>
	Nellie R. Stevens <i>Ilex x 'Nellie R. Stevens'</i>
	Pink Muntz <i>Muhlenbergia capensis</i>
	Soft Coreas Monlola <i>Monlola rufiflora</i> 'Soft Coreas'
	Winter Jasmine <i>Jasminum nudiflorum</i>

GROUND COVERS

	Bark Mulch
	Bermuda Grass <i>Cynodon dactylon</i>
	Frog Fruit <i>Phyllis nodiflora</i>
	Liriope <i>Liriope muscari</i>
	Hardwood Bark Mulch

PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW
AND IS NOT INTENDED
FOR CONSTRUCTION,
PURPOSED FOR
BIDDING, OR PERMIT
JAMESON PINSON LANDSCAPE ARCHITECT
2876

Drawn By: XD
Date: 10/10/2022
Scale: 1"=20'
Revisions:
10/31/2023
03/28/2025
05/27/2025
07/16/2025
07/24/2025 DELTA 1
08/12/2025 DELTA 2

SPEC22217

L3.03

SILVERON PARK MULTI-FAMILY

PLANS
8.936 Acres

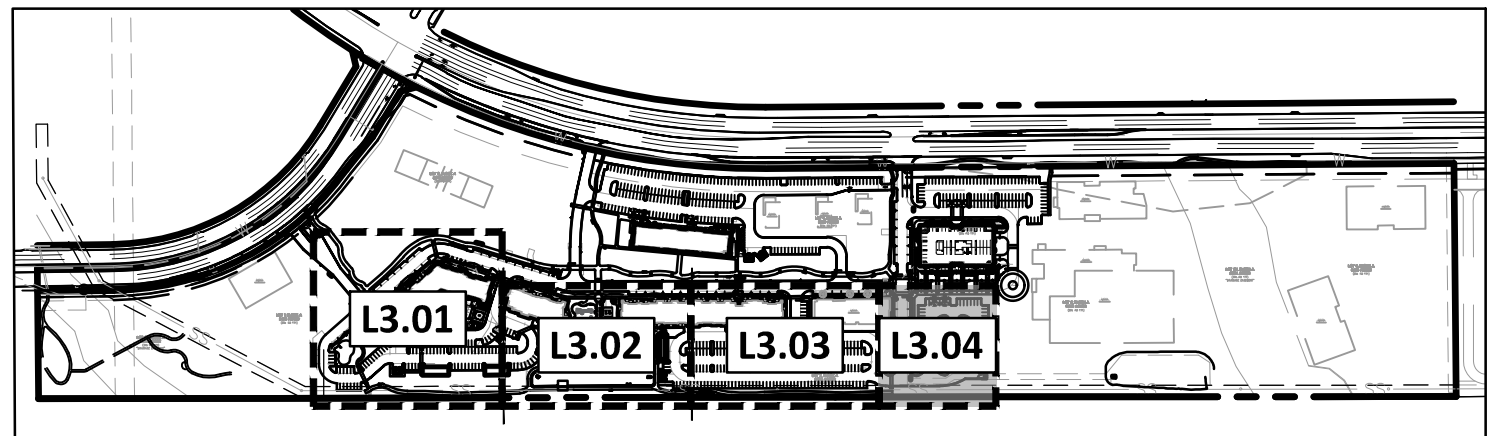
J. TANNEHILL SURVEY, ABSTRACT NO. 1252
in the
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS



McADAMS

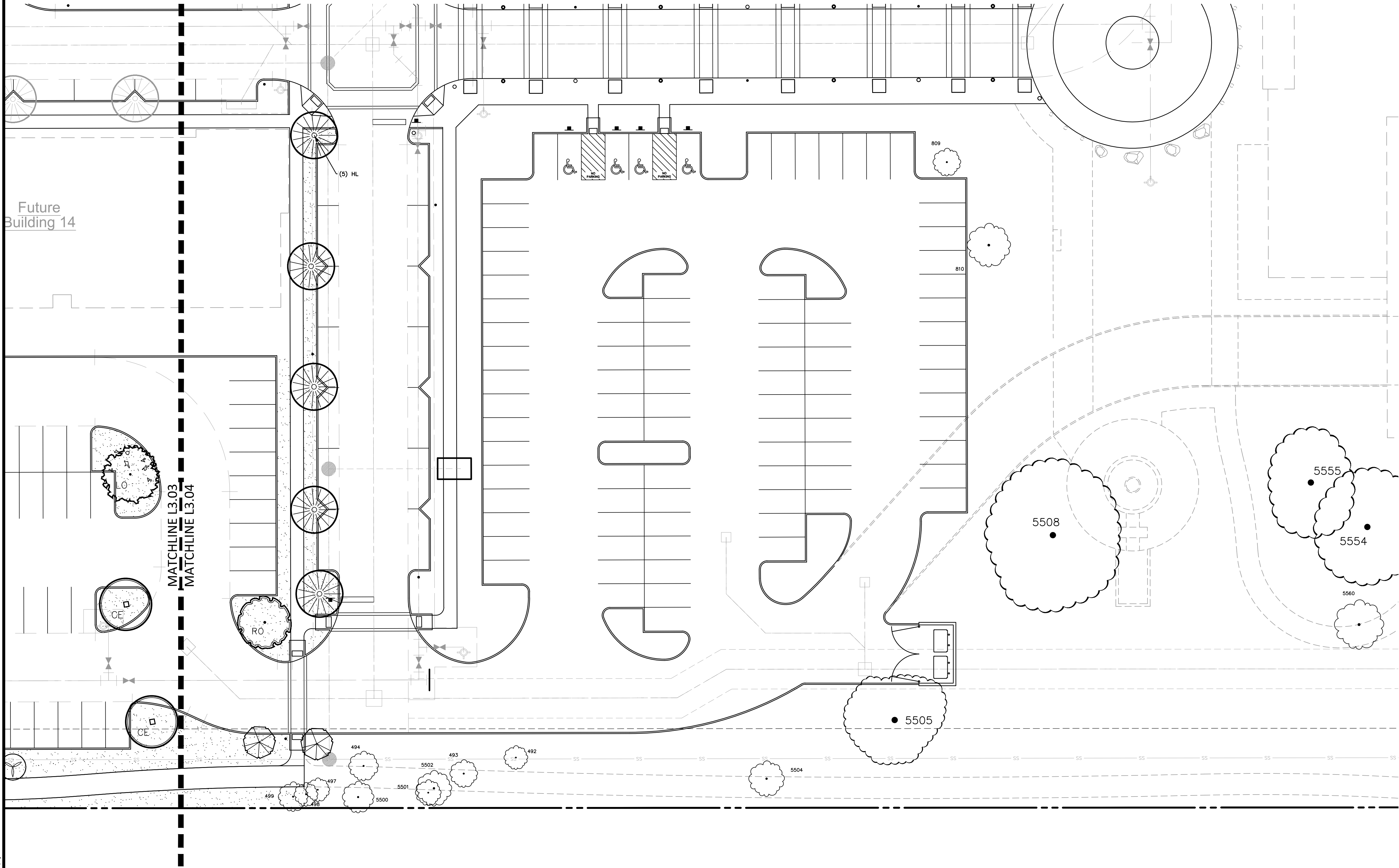
SILVERON PARK MULTI-FAMILY PLANS

File: \\J:\Projects\1950\SPEC 2025\SPEC22217 Silveron Park\04-Production\Engineering\Construction Drawings\Current
Drawing SITE PLAN - MULTI-FAMILY\SPEC22217-L3
Printed: 07/29/2025 2:58 PM by JAMESON PINSON
4/6/2025 3:34 PM by JAMESON PINSON



CONTEXT MAP

SCALE - 1"=500'



20 0 20 40 60 Feet

SCALE: 1"=20'

PLANT SCHEDULE

SYMBOL QTY COMMON / BOTANICAL NAME

TREES

- 7 Bald Cypress
Taxodium distichum
- 6 Burr Oak
Quercus macrocarpa
- 12 Cathedral Live Oak
Quercus virginiana 'SDLN' TM
- 9 Cedar Elm
Ulmus crassifolia
- 3 Chinkapin Oak
Quercus muhlenbergii
- 7 Lacebark Elm
Ulmus parvifolia
- 3 Pond Cypress
Taxodium ascendens
- 11 Shumard Red Oak
Quercus shumardi
- 19 Skyline Thornless Honey Locust
Gleditsia triacanthos inermis 'Skycole' TM
- 7 Southern Live Oak
Quercus virginiana

ORNAMENTAL TREES

- 3 Chaste Tree
Vitex agnus-castus
- 14 Grape Myrtle
Loganthea indica
- 10 Possumhaw Holly
Ilex decidua
- 17 Skyrocket Juniper
Juniperus scopulorum 'Skyrocket'

- 8 Texas Palmetto
Sabal texana

SHRUBS

- Adagio Maiden Grass
Miscanthus sinensis 'Adagio'
- Buffalo Juniper
Juniperus sabina 'Buffalo'
- Dwarf Burford Holly
Ilex cornuta 'Burfordii Nano'
- Dwarf Loropetalum
Loropetalum chinense
- Dwarf Southern Wax Myrtle
Myrica pusilla
- Dwarf Texas Sage
Leucophyllum frutescens 'Bertalar'
- Dwarf Yaupon
Ilex vomitoria 'Nano'
- Gulf Stream Nandina
Nandina domestica 'Gulf Stream' TM
- Kaleidoscope Abelia
Abelia x grandiflora 'Kaleidoscope'
- Little Bluestem
Schizachyrium scoparium
- Mexican Feathergrass
Nassella tenuissima
- Nellie R Stevens
Ilex x 'Nellie R Stevens'
- Pink Muhly
Muhlenbergia capillaris
- Soft Coreas Mahonia
Mahonia eurybracteata 'Soft Cress'
- Winter Jasmine
Jasminum nudiflorum

GROUND COVERS

- Bark Mulch
- Bermuda Grass
Cynodon dactylon
- Frag Fruit
Phylla nodiflora
- Liriope
Liriope muscarif
- Hardwood Bark Mulch

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
www.mcadamsco.com

TEPE: 19762 TPPLS: 10194440
www.mcadamsco.com



MCADAMS

SILVERON PARK MULTI-FAMILY

PLANS

8,936 Acres

in the

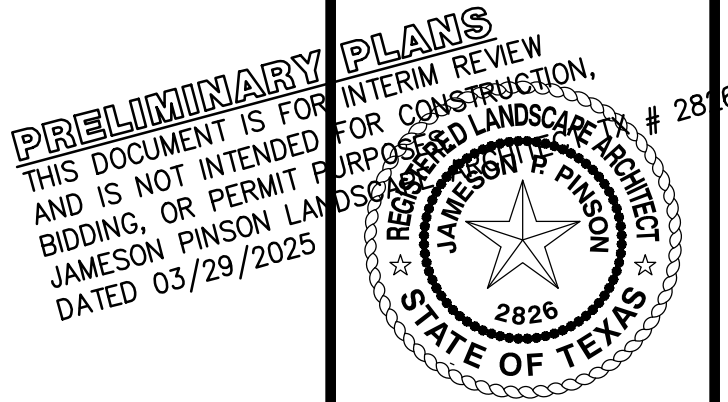
J. TANNERHILL SURVEY, ABSTRACT NO. 1262

TOWN OF FLOWER MOUND

J. KNIGHT SURVEY, ABSTRACT NO. 692

TARRANT COUNTY, TEXAS

LANDSCAPE PLAN



Drawn By: XD
Date: 10/10/2022
Scale: 1"=20'
Revisions:
10/31/2023
03/28/2025
05/27/2025
07/16/2025
07/24/2025 DELTA 1
08/12/2025 DELTA 2

SPEC22217

L3.04



PLANS

8.936 Acres

in the
I. TANNEHILL SURVEY, ABSTRACT NO. 1252

TOWN OF FLOWER MOUND
J. KNIGHT SURVEY. ABSTRACT NO. 692

TARRANT COUNTY, TEXAS

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

PE: 19762 TBPLS: 10194440
www.mcadamsco.com

MCADAMS

SILVERON PARK MULTI-FAMILY PLANS



SILVERON PARK DEVELOPMENT STANDARDS	
PARK NAME	Central Park
APPROXIMATE AREA	1.767 ACRES
PARK TYPE	GREEN (0.657 AC); DETENTION (1.110 AC)
TRAIL CONNECTION	YES
STRUCTURES	
SHADED SEATING (MIN. 200 S.F.)	X
POOL	
OVERLOOK DECK	
PLAY AREA	X
HARDSCAPE (TRAILS NOT INCLUDED)	
PEDESTRIAN BRIDGE	
ENHANCED PAVEMENT	O
LANDSCAPE	
ENHANCED LANDSCAPE	X
MULTI-PURPOSE LAWNS	X
CANOPY TREES	X
ORNAMENTAL TREES	O
IRRIGATION	X
SITE FURNISHINGS	
BENCHES	X
TABLES AND CHAIRS	X
TRASH RECEPTACLES	X
BIKE RACK	X
PET WASTE STATIONS	X
LIGHTING	
TRAIL BOLLARD LIGHTING (50' O.C. TYP.)	X
SIGNAGE	
INFORMATIONAL SIGNAGE	O
WAYFINDING	O
TRAIL MARKERS	O

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
JAMESON PINSON LANDSCAPE ARCHITECT, P.C.
DATED 03/29/2025

2876

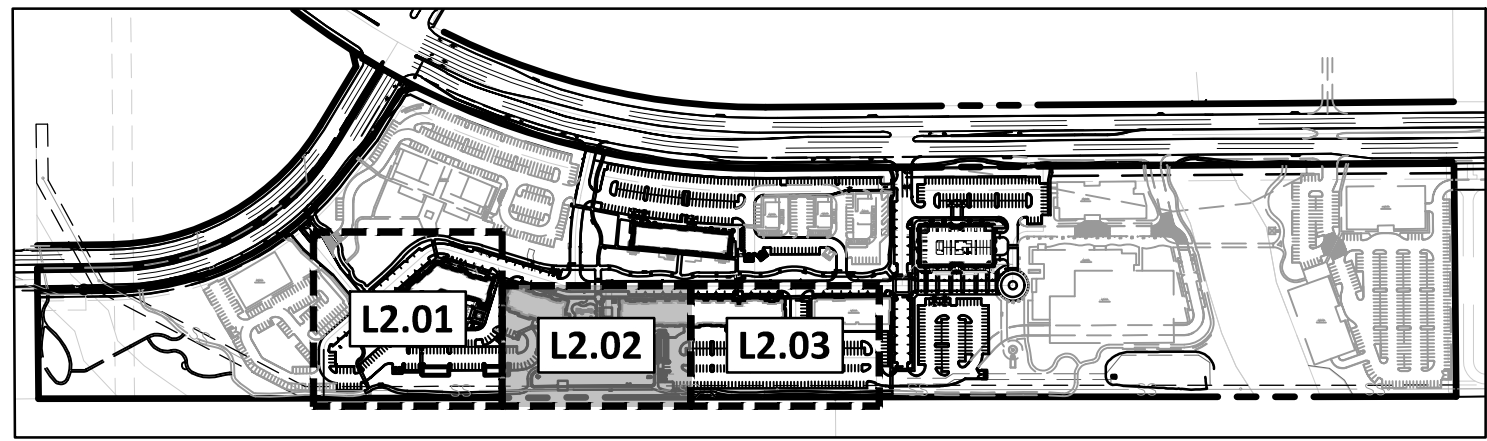
JAMESON PINSON
2826
STATE OF TEXAS

Drawn By: XD
Date: 10/10/2022
Scale:
Revisions:
10/31/2023
03/28/2025
05/27/2025
07/16/2025
07/24/2025 DELT
08/12/2025 DELT

SPEC22217

(L3.05

File: \\s:\projects\SP22\SP22_2023\SP222217_Silveron Park\04-Production\Engineering\Drawings\Current
Drawing: SITE PLAN - MULTI-FAMILY SP222217-L2
Project: 03/29/2023 4:52 PM by: J. Taylor
03/29/2023 4:52 PM by: J. Taylor



CONTEXT MAP

SCALE - 1"=500'

REFERENCE NOTES SCHEDULE

SYMBOL DESCRIPTION

	SIDEWALK. 4" 3,600 PSI Concrete pavement w/ #3 @ 18" o.c.e.w.
	MULTI USE TRAIL Hike and bike trail. 5 1/2" 3,600 PSI Concrete pavement w/ #3 bars @ 18" o.c.e.w. on sub-base compacted soil to 95% std. proctor density.
	CU-STRUCTURAL SOIL
	STAMPED CONCRETE-CROSSWALK.
	ARTIFICIAL TURF.
	POOL DECK. SikaColor - U18 Gull Gray color. 4" 3,000 PSI Concrete pavement w/ #3 rebar @ 18" o.c.e.w. Refer to L5.03-2 for pool coping detail.
	RIVER ROCK. @Minick Materials "Kiowa River Rock". Ref. L5.04-7.
	POOL DECK - SikaColor - U20 Smoke color. 4" 3,000 PSI Concrete pavement w/ #3 rebar @ 18" o.c.e.w. Refer to L5.03-2 for pool coping detail.

	POOL PLASTER. Refer to L5.03-4 for color.
	Thomas Steele Carnival Bench CRB2-6 Backed Bench 72in., Surface Mount, with End Arms Ref. L5.00 series.
	Thomas Steele Carnival Receptacle CRTRD-32F-LIDD-F-P Surface Mount. 32in. D x 35in. H. Forms Surfaces LBLCB-504-N Surface mount bollard with aluminum construction and security core. Refer to L5.01.
	DOG-ON-IT PARKS Complete Dog Waste Station. Commercial grade, powder coated aluminum dispenser, sign, and receptacle. Surface mount or ground mount. Refer to L5.01-5.
	DOG-ON-IT PARKS Pet Fountain. 18 gauge, 304 stainless steel bowl with 12 gauge stainless steel receptor. Refer to L5.01-6.
	Sonic Wave Bike Rack, 11-Bike Capacity. Refer to L5.01-3.
	Coverworx Steelworx Curved Cantilever Shelter, 7'x9'. Refer to L5.01-2.
	Coverworx Steelworx Square Shelter, 20'. Model # SQ-20-SW. Refer to L5.02-2 series for more details.
	Landscape Forms MULT-PT-W Multiplicity - (1) wood picnic table and (2) benches. Refer to L5.02-3 series for more details.
	Hunter Downtown Outdoor ENERGY STAR Ceiling Fan - 72 in. Refer to L5.02-5 for specifications.

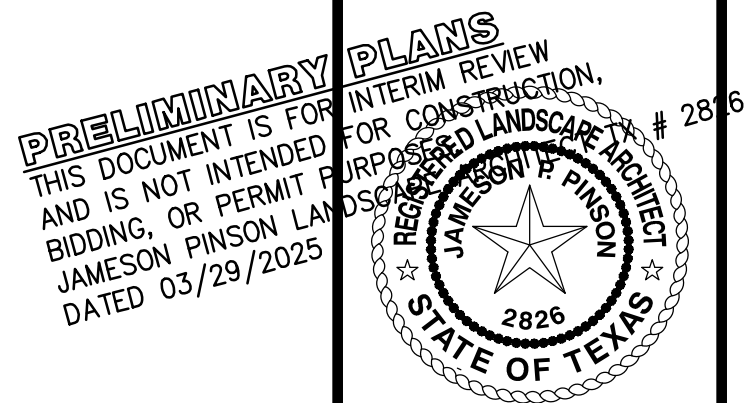
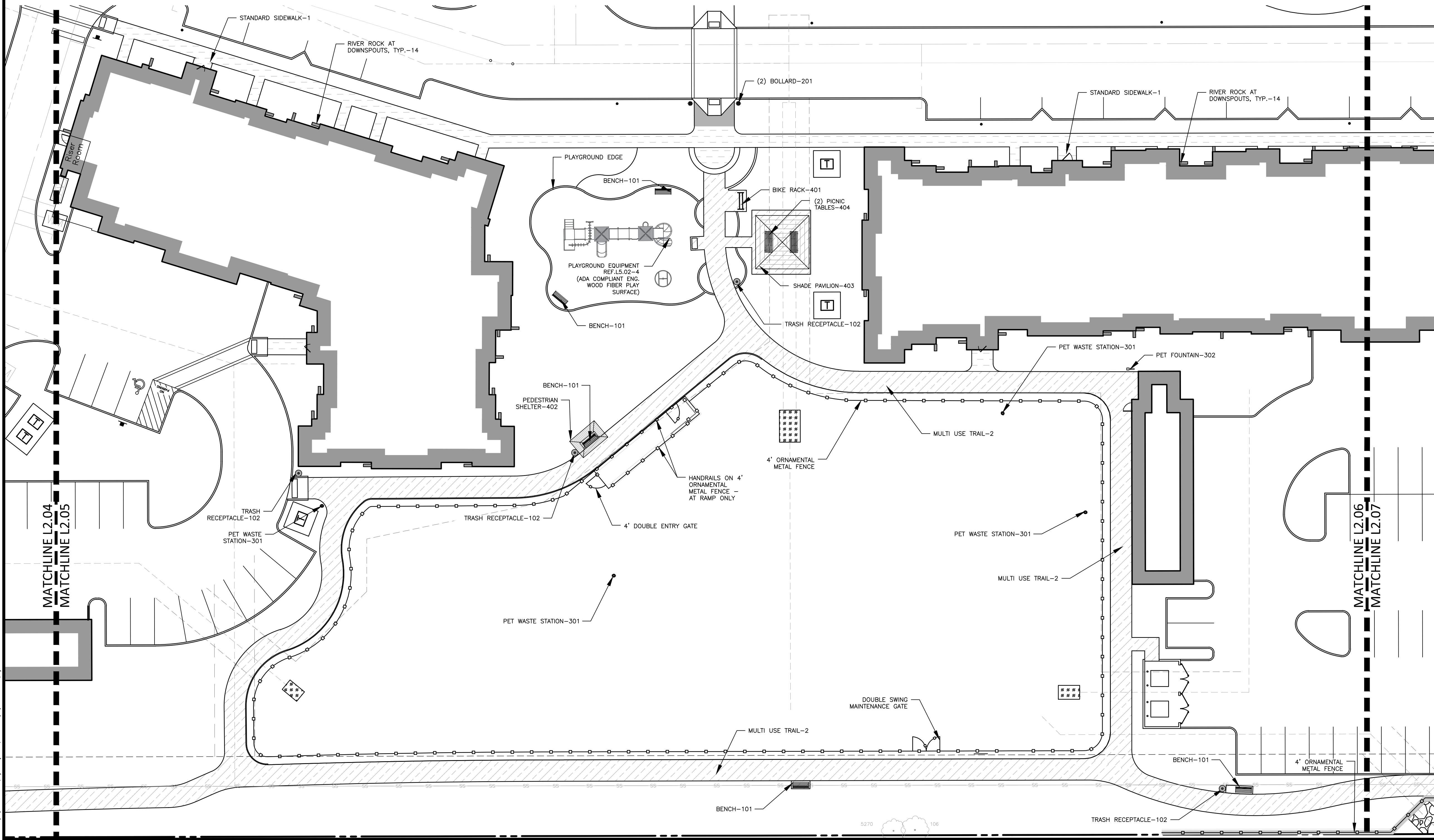
*BUTTERFIELD COLOR - DECORATIVE CONCRETE PRODUCTS (BY SIKa)
625 W ILLINOIS AVE.
AURORA, IL 60506
800.282.3388
WWW.BUTTERFIELDCOLOR.COM

@MINICK MATERIALS
326 NORTH COUNCIL ROAD
OKLAHOMA CITY, OK 73127
405.789.2068
WWW.MINICKMATERIALS.COM

- NOTES:
1. POOL AMENITY PLAN TO ILLUSTRATE DESIGN INTENT ONLY. POOL SPECIFIC DRAWINGS INCLUDING FINAL LAYOUT, POOL SURFACE, POOL COPING, PUMPS AND PIPING, AND ALL OTHER ASPECTS NEEDED TO MAKE POOL COMPLETE AND FUNCTIONING WILL BE PROVIDED BY POOL CONTRACTOR AND COORDINATED WITH OWNER.
 2. POOL FURNITURE SELECTION BY OWNER.
 3. POOL DECK SURFACING SHALL BE TREATED WITH AN ANTI-SLIP TRACTION ADDITIVE COATING. USE 'SCOFIELD Traction Additive' OR APPROVED EQUAL.
 4. MODIFICATIONS TO ENHANCED PAVEMENT COLOR OR PATTERN MAY BE BASED ON FINAL MOCK-UPS. CONTRACTOR TO PROVIDE MOCK-UPS OF ENHANCED PAVEMENT PRIOR TO INSTALLATION TO BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT.
 5. WATER, SEWER, AND ELECTRICAL SHALL BE COORDINATED WITH MEP. REFER TO LIGHTING PLANS FOR ELECTRICAL CONNECTIONS/COORDINATION.
 7. RIVER ROCK SHALL BE PLACED AT DOWNSPOUT LOCATIONS (SEE ARCHITECTURAL PLANS) SHALL UNLESS OTHERWISE HANDLED WITH STORM PIPE TIE-IN CONNECTIONS. AN AVERAGE OF 4 SQUARE FEET OF RIVER ROCK TO BE PROVIDED PER DOWNSPOUT.



20 0 20 40 60 Feet
SCALE: 1"=20'



Drawn By: XD
Date: 10/10/2022
Scale: 1"=20'
Revisions:
10/31/2023
03/28/2025
05/27/2025
07/16/2025
07/24/2025 DELTA 1
08/12/2025 DELTA 2

OWNER/DEVELOPER
THOMPSON REALTY CAPITAL
1600 NORTH COLLINS, SUITE 3000
ADDISON, TEXAS 75001
Ph. 972-644-2400
Contact: MR. TAYLOR FIELD

SPEC22217

L2.02

SILVERON PARK MULTI-FAMILY

PLANS

8,936 Acres

in the

J. TANNEHILL SURVEY, ABSTRACT NO. 1252

TOWN OF FLOWER MOUND

J. KNIGHT SURVEY, ABSTRACT NO. 692

TARRANT COUNTY, TEXAS

HARDSCAPE PLAN

SILVERON PARK MULTI-FAMILY PLANS

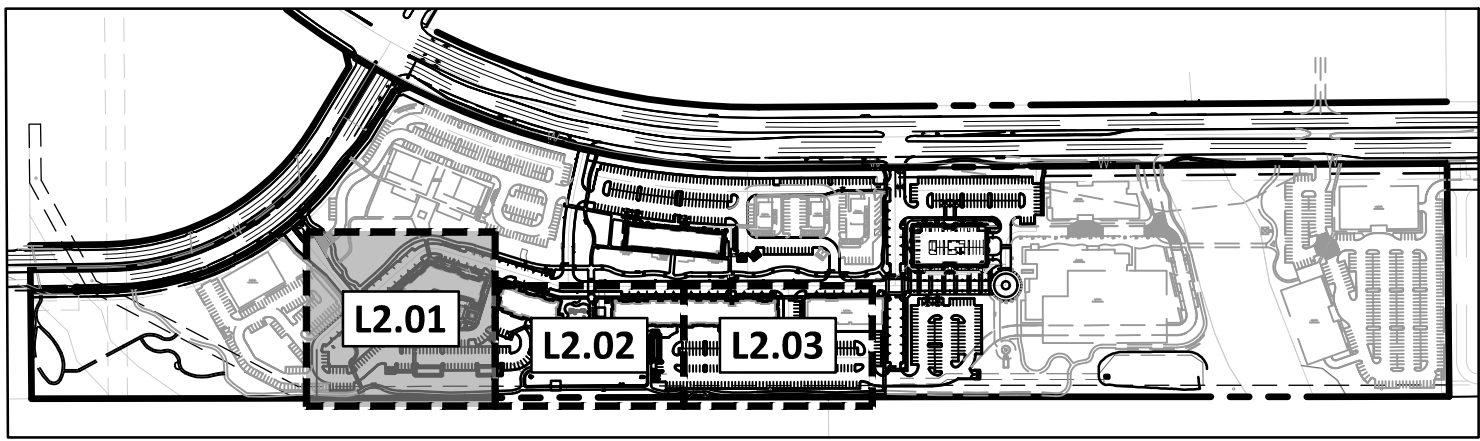


MCADAMS

The John R. McAdams
Company Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

TBPE: F-19762 TPPLS: F-1019440
www.mcadamsco.com

File: \\s:\projects\SPEC22217\SPEC22217\Drawings\Current\Drawings\Site\PLAN - MULTI-FAMILY\SPEC22217-12.dwg
Plotted: 07/24/2025 4:42 PM by J. Taylor
8/19/2025 4:42 PM by J. Taylor



CONTEXT MAP

SCALE - 1"=500'

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	SIDEWALK. 4" 3,600 PSI Concrete pavement w/ #3 @ 18" o.c.e.w.
	MULTI USE TRAIL Hike and bike trail. 5 1/2" 3,600 PSI Concrete pavement w/ #3 bars @ 18" o.c.e.w. on sub-base compacted soil to 95% std. proctor density.
	CU-STRUCTURAL SOIL
	STAMPED CONCRETE-CROSSWALK.
	ARTIFICIAL TURF.
	POOL DECK. SikaColor - U18 Gull Gray color. 4" 3,000 PSI Concrete pavement w/ #3 rebar @ 18" o.c.e.w. Refer to L5.03-2 for pool coping detail.
	RIVER ROCK. @Minick Materials "Kiowa River Rock". Ref. L5.04-7.
	POOL DECK - SikaColor - U20 Smoke color. 4" 3,000 PSI Concrete pavement w/ #3 rebar @ 18" o.c.e.w. Refer to L5.03-2 for pool coping detail.

	POOL PLASTER. Refer to L5.03-4 for color.
	Thomas Steele Carnival Bench CRB2-6 Backed Bench 72in., Surface Mount, with End Arms Ref. L5.00 series.
	Thomas Steele Carnival Receptacle CRTRD-32F-LIDD-F-P Surface Mount. 32in. D x 35in. H. Forms Surfaces LBLCB-504-N Surface mount bollard with aluminum construction and security core. Refer to L5.01.
	DOG-ON-IT PARK5 Complete Dog Waste Station. Commercial grade, powder coated aluminum dispenser, sign, and receptacle. Surface mount or ground mount. Refer to L5.01-5.
	DOG-ON-IT PARK5 Pet Fountain. 18 gauge, 304 stainless steel bowl with 12 gauge stainless steel receptor. Refer to L5.01-6.
	Sonic Wave Bike Rack, 11-Bike Capacity. Refer to L5.01-3.
	Coverworx Steelworx Curved Cantilever Shelter, 7'x9'. Refer to L5.01-2.
	Coverworx Steelworx Square Shelter, 20'. Model # SQ-20-SW. Refer to L5.02-2 series for more details.
	Landscape Forms MULT-PT-W Multiplicity - (1) wood picnic table and (2) benches. Refer to L5.02-3 series for more details.
	Hunter Downtown Outdoor ENERGY STAR Ceiling Fan - 72 in. Refer to L5.02-5 for specifications.

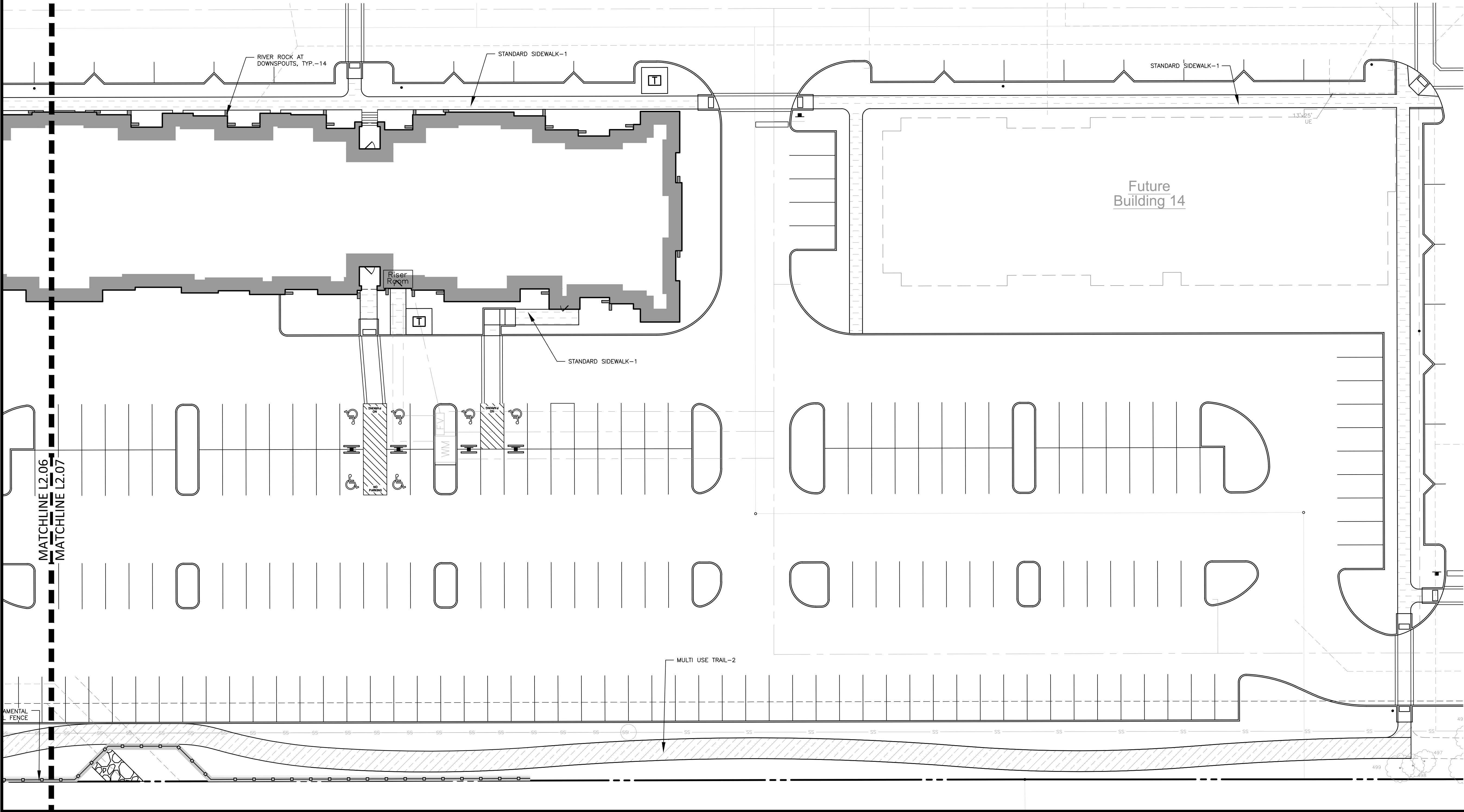
*BUTTERFIELD COLOR - DECORATIVE CONCRETE PRODUCTS (BY SIKa)
625 W ILLINOIS AVE.
AURORA, IL 60506
800.282.3388
WWW.BUTTERFIELDCOLOR.COM

@MINICK MATERIALS
326 NORTH COUNCIL ROAD
OKLAHOMA CITY, OK 73127
405.789.2068
WWW.MINICKMATERIALS.COM

- NOTES:
- POOL AMENITY PLAN TO ILLUSTRATE DESIGN INTENT ONLY. POOL SPECIFIC DRAWINGS INCLUDING FINAL LAYOUT, POOL SURFACE, POOL COPING, PUMPS AND PIPING, AND ALL OTHER ASPECTS NEEDED TO MAKE POOL COMPLETE AND FUNCTIONING WILL BE PROVIDED BY POOL CONTRACTOR AND COORDINATED WITH OWNER.
 - POOL FURNITURE SELECTION BY OWNER.
 - POOL DECK SURFACING SHALL BE TREATED WITH AN ANTI-SLIP TRACTION ADDITIVE COATING. USE 'SCOFIELD Traction Additive' OR APPROVED EQUAL.
 - MODIFICATIONS TO ENHANCED PAVEMENT COLOR OR PATTERN MAY BE BASED ON FINAL MOCK-UPS. CONTRACTOR TO PROVIDE MOCK-UPS OF ENHANCED PAVEMENT PRIOR TO INSTALLATION TO BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT.
 - WATER, SEWER, AND ELECTRICAL SHALL BE COORDINATED WITH MEP. REFER TO LIGHTING PLANS FOR ELECTRICAL CONNECTIONS/COORDINATION.
 - RIVER ROCK SHALL BE PLACED AT DOWNSPOUT LOCATIONS (SEE ARCHITECTURAL PLANS) SHALL UNLESS OTHERWISE HANDLED WITH STORM PIPE TIE-IN CONNECTIONS. AN AVERAGE OF 4 SQUARE FEET OF RIVER ROCK TO BE PROVIDED PER DOWNSPOUT.



20 0 20 40 60 Feet
SCALE: 1"=20'

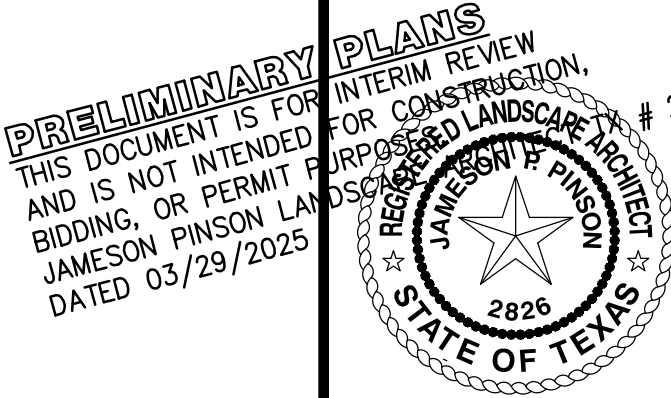


SILVERON PARK MULTI-FAMILY PLANS

8,936 Acres
in the

J. TANNERHILL SURVEY ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

HARDSCAPE PLAN



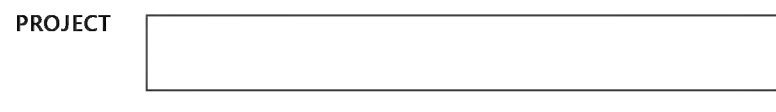
Drawn By: XD
Date: 10/10/2022
Scale: 1" = 20'
Revisions:
10/31/2023
03/28/2025
05/27/2025
07/16/2025
07/24/2025 DELTA 1
08/12/2025 DELTA 2

OWNER/DEVELOPER
THOMPSON REALTY CAPITAL
1600 NORTH COLLINS, SUITE 3000
ADDISON, TEXAS 75051
Ph. 972-644-2400
Contact: MR. TAYLOR FIELD

SPEC22217

L2.03

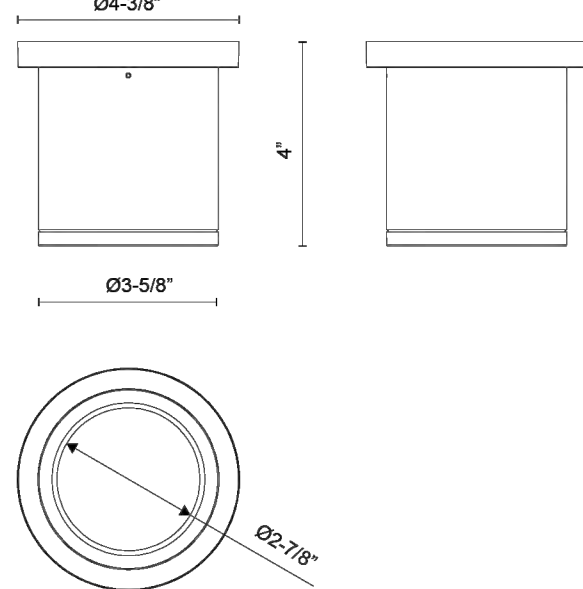
Files: M:\Projects\SPEC 2022\SPEC22217 Silveron Park\04-Production\Engineering\Construction Drawings\Current Drawings\SITE PLAN - MULTI-FAMILY\SPEC22217-L5
 Plotted: 8/15/2025 3:08 PM, by Xochilyn Davis; Saved: 8/6/2025 11:54 AM, by xdravis



EC264104-BK
Black

EC264104-WH
White

*For warranty information, please visit www.buzzcolighting.com/warranty

A dense, rounded bush of green, succulent-like plants, likely a type of ground cover or small shrub, shown against a white background. The plants have small, fleshy leaves and are arranged in a compact, spherical shape.

OWNER/DEVELOPER
THOMPSON REALTY CAPITAL
1600 NORTH COLLINS , SUITE 3000
ADDISON, TEXAS 75051
Ph. 972-644-2400
Contact: MR. TAYLOR FIELD

PRELIMINARY
THIS DOCUMENT IS FOR
AND IS NOT INTENDED
BIDDING, OR PERMIT
JAMESON PINSON LAND
DATED 03/29/2025

PLANS
INTERIM REVIEW
FOR CONSTRUCTION,
PURPOSED FOR
OSCAR

REGISTERED LANDSCAPE ARCHITECT
JAMESON P. PINSON
2826
STATE OF TEXAS

286

LANDSCAPE AND HARDSCAPE DETAILS

McADAMS

SILVERON PARK MULTI-FAMILY PLANS

Drawn By: XD
Date: 10/10/2022
Scale:
Revisions:
10/31/2023
03/28/2025
05/27/2025
07/16/2025
07/24/2025 DELTA 1
08/12/2025 DELTA 2

SPEC22217

L5.02

- NOTES:
1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING IN WHICH THEY SERVE.
 2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
 3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
 4. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MAETRIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 5. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
 6. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THE REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
 7. RETAINING WALLS 4 FOOT IN HEIGHT OR TALLER, INCLUDING FOOTINGS, WILL REQUIRE A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DEPARTMENT.

SEE THE ORDINANCE FOR PLANNED DEVELOPMENT NO. 171 (PD-171) FOR REQUIREMENTS RELATED TO REQUIRED DESIGN/ELEVATION DETAILS THAT SHALL BE INCORPORATED INTO EACH SITE PLAN APPLICATION ON THE PROPERTY.

MATERIAL CALCULATION CHART

	Building 'C'	North		East		South		West	
1	Total Façade S.F.	18,980		3,347		19,240		3,347	
2	Façade S.F. (exclusive of doors & windows)	14,385		2,574		13,412		2,504	
3	Doors & Windows S.F.	4,595		773		5,828		843	
		S.F.	% of 2	S.F.	% of 2	S.F.	% of 2	S.F.	% of 2
4	Primary Masonry Totals (Min. 80%)	13,192	92%	2,166	84%	12,045	90%	2,104	84%
	Stone S.F.	1,765	12%	470	18%	1,641	12%	470	19%
	Brick S.F.	2,940	20%	226	9%	3,115	23%	226	9%
	Stucco S.F.	8,487	59%	1,470	57%	7,289	54%	1,408	56%
5	Secondary Masonry Totals	835	6%	78	3%	667	5%	83	3%
	Hardiplank S.F.	835	6%	78	3%	667	5%	83	3%
6	Other Material Totals	358	2%	330	13%	725	5%	330	13%
	Metal S.F.	358	2%	330	13%	725	5%	330	13%



MULTIFAMILY SOUTH ELEVATION



MULTIFAMILY SOUTH ELEVATION

MATERIALS:

BRICK PRIMARY (1)	BRICK ROWLOCK (2) BROWN ACCENT	NATURAL STONE (3) CREAM CHOPPED	STUCCO (4) IVORY LACE SANDPEPPLE FINISH	STUCCO ACCENT (5) POISED TAUPE SANDPEPPLE FINISH	STUCCO TRIM (6) HIGH REFLECTIVE	SIDING (7) ROJO DUST	METAL PANEL (8) ZINC-COTE	METAL ACCENT (9) AGED BRONZE	METAL ROOF (10) STANDING SEAM ZINC COTE	METAL DOORS (11) BUCKSKIN	SHINGLES (12) WEATHERED WOOD	SCREEN (13) WOOD COMPOSITE (ARGENTINIAN SILVER GRAY)
-------------------	--------------------------------	---------------------------------	---	--	---------------------------------	----------------------	---------------------------	------------------------------	---	---------------------------	------------------------------	--

- NOTES:
1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING IN WHICH THEY SERVE.
2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
4. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MAETRIAL TO MATCH THE MATERIALS ON THE MAIN BUIDLING.
5. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
6. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THE REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
7. RETAINING WALLS 4 FOOT IN HEIGHT OR TALLER, INCLUDING FOOTINGS, WILL REQUIRE A SEPARATE BUIDLING PERMIT THROUGH THE BUILDING DEPARTMENT.
- SEE THE ORDINANCE FOR PLANNED DEVELOPMENT NO. 171 (PD-171) FOR REQUIREMENTS RELATED TO REQUIRED DESIGN/ELEVATION DETAILS THAT SHALL BE INCORPORATED INTO EACH SITE PLAN APPLICATION ON THE PROPERTY.

SILVERON PARK APARTMENTS

FLOWER MOUND, TEXAS



MULTIFAMILY WEST ELEVATION



MULTIFAMILY EAST ELEVATION

MATERIALS:

BRICK PRIMARY	BRICK ROWLOCK BROWN ACCENT	NATURAL STONE CREAM CHOPPED	STUCCO IVORY LACE SANDPEPPLE FINISH	STUCCO ACCENT POISED TAUPE SANDPEPPLE FINISH	STUCCO TRIM HIGH REFLECTIVE	SIDING ROJO DUST	METAL PANEL ZINC-COTE	METAL ACCENT AGED BRONZE	METAL ROOF STANDING SEAM ZINC COTE	METAL DOORS BUCKSKIN	SHINGLES WEATHERED WOOD	SCREEN WOOD COMPOSITE (ARGENTINIAN SILVER GRAY)
(1)	(2)	(3)	(4)	(5)	(6)	(6)	(7)	(8)	(9)	(9)	(9)	(10)

BLDG #15

CONCEPTUAL
ELEVATIONS
MULTIFAMILY

- NOTES:
1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING IN WHICH THEY SERVE.
 2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
 3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
 4. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MAETRIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 5. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
 6. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THE REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
 7. RETAINING WALLS 4 FOOT IN HEIGHT OR TALLER, INCLUDING FOOTINGS, WILL REQUIRE A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DEPARTMENT.

SEE THE ORDINANCE FOR PLANNED DEVELOPMENT NO. 171 (PD-171) FOR REQUIREMENTS RELATED TO REQUIRED DESIGN/ELEVATION DETAILS THAT SHALL BE INCORPORATED INTO EACH SITE PLAN APPLICATION ON THE PROPERTY.



MULTIFAMILY NORTH ELEVATION



MULTIFAMILY NORTH ELEVATION

MATERIALS:

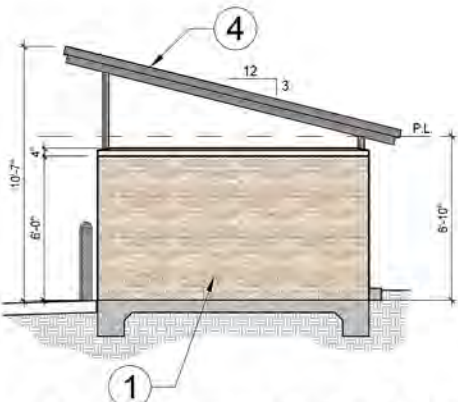
BRICK PRIMARY (1)	BRICK ROWLOCK (2) BROWN ACCENT	NATURAL STONE (3) CREAM CHOPPED	STUCCO (4) IVORY LACE SANDPEPPLE FINISH	STUCCO ACCENT (5) POISED TAUPE SANDPEPPLE FINISH	STUCCO TRIM HIGH REFLECTIVE	SIDING (6) ROJO DUST	METAL PANEL (7) ZINC-COTE	METAL ACCENT (8) AGED BRONZE	METAL ROOF STANDING SEAM ZINC COTE	METAL DOORS BUCKSKIN	SHINGLES (9) WEATHERED WOOD	SCREEN (10) WOOD COMPOSITE (ARGENTINIAN SILVER GRAY)
-------------------	--------------------------------	---------------------------------	---	--	-----------------------------	----------------------	---------------------------	------------------------------	------------------------------------	----------------------	-----------------------------	--

SILVERON PARK APARTMENTS
FLOWER MOUND, TEXAS

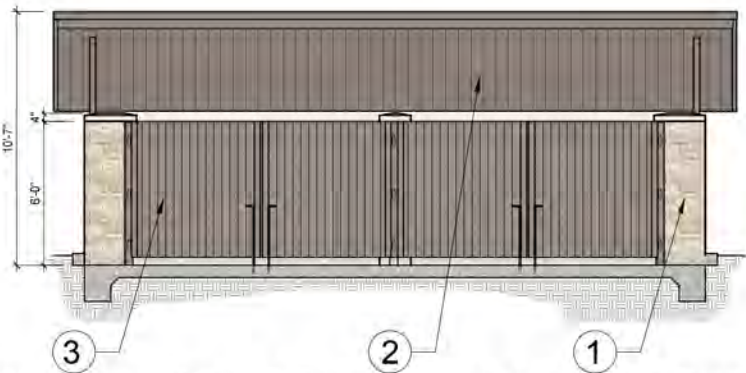
BLDG #15

CONCEPTUAL
ELEVATIONS
MULTIFAMILY

- NOTES:
1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING IN WHICH THEY SERVE.
2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
4. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MAETERIAL TO MATCH THE MATERIALS ON THE MAIN BUIDLING.
5. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
6. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THE REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
7. RETAINING WALLS 4 FOOT IN HEIGHT OR TALLER, INCLUDING FOOTINGS, WILL REQUIRE A SEPARATE BUIDLING PERMIT THROUGH THE BUILDING DEPARTMENT.
- SEE THE ORDINANCE FOR PLANNED DEVELOPMENT NO. 171 (PD-171) FOR REQUIREMENTS RELATED TO REQUIRED DESIGN/ELEVATION DETAILS THAT SHALL BE INCORPORATED INTO EACH SITE PLAN APPLICATION ON THE PROPERTY.



DUMPSTER ENCLOSURE SIDE/REAR ELEVATIONS

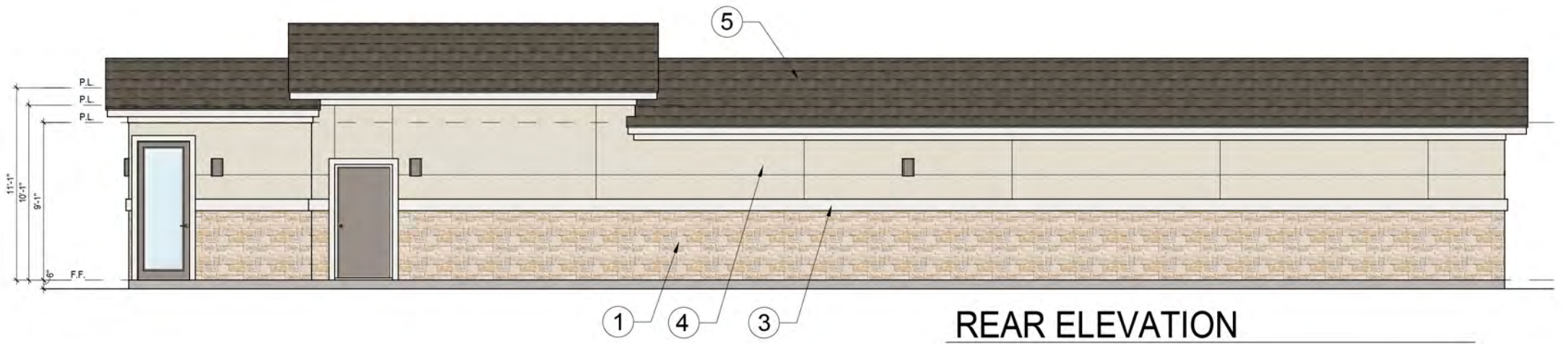


DUMPSTER ENCLOSURE FRONT ELEVATION

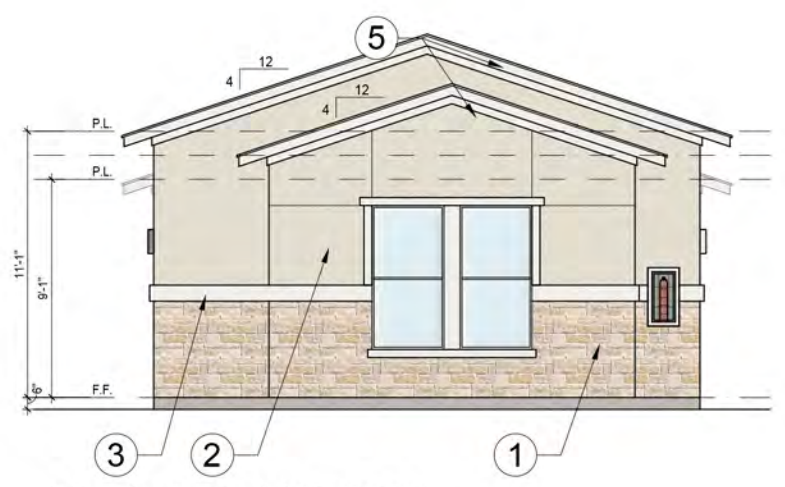
MATERIALS:

	NATURAL STONE (1) CREAM CHOPPED		FIBER CEMENT (2) POISED TAUPE SANDPEPPLE FINISH		METAL DOORS (3) BUCKSKIN		SHINGLES (4) WEATHERED WOOD
---	------------------------------------	---	---	---	-----------------------------	---	--------------------------------

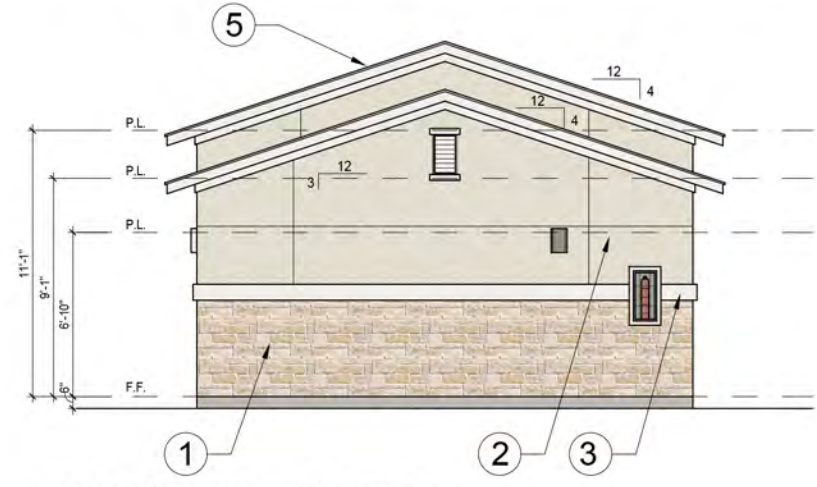
- NOTES:
1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING IN WHICH THEY SERVE.
2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
4. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MAETERIAL TO MATCH THE MATERIALS ON THE MAIN BUIDLING.
5. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
6. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THE REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
7. RETAINING WALLS 4 FOOT IN HEIGHT OR TALLER, INCLUDING FOOTINGS, WILL REQUIRE A SEPARATE BUIDLING PERMIT THROUGH THE BUILDING DEPARTMENT.
- SEE THE ORDINANCE FOR PLANNED DEVELOPMENT NO. 171 (PD-171) FOR REQUIREMENTS RELATED TO REQUIRED DESIGN/ELEVATION DETAILS THAT SHALL BE INCORPORATED INTO EACH SITE PLAN APPLICATION ON THE PROPERTY.



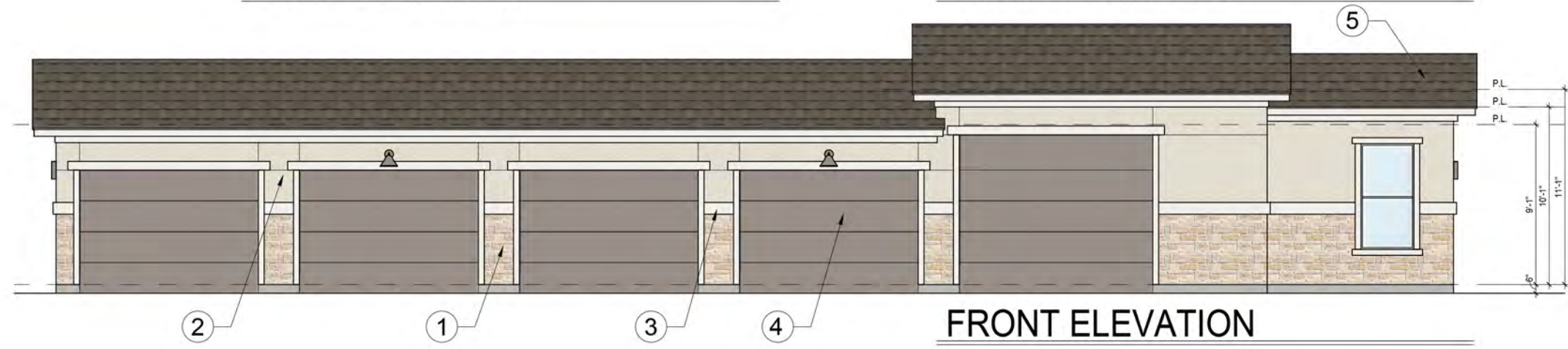
REAR ELEVATION



LEFT ELEVATION

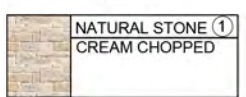
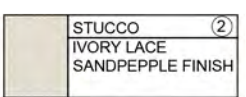
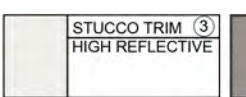
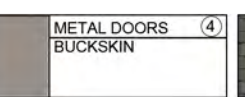
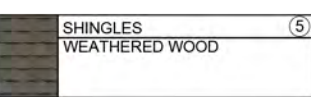


RIGHT ELEVATION



FRONT ELEVATION

MATERIALS:

				
NATURAL STONE (1) CREAM CHOPPED	STUCCO (2) IVORY LACE SANDPEBBLE FINISH	STUCCO TRIM (3) HIGH REFLECTIVE	METAL DOORS (4) BUCKSKIN	SHINGLES (5) WEATHERED WOOD



PLANNING & ZONING COMMISSION AGENDA J.1. REGULAR ITEM(S)

DATE: September 22, 2025
FROM: Claire Barnes, Senior Planner
ITEM: **Consider a request for a Subdivision Site Plan (SSP25-0003- Brookview Phase 1A) to create a residential subdivision with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located north of Cross Timbers Road and east of Canyon Falls Drive.**

BACKGROUND:

I. ITEM SUMMARY

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

The exception requests will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to approve infrastructure for a proposed subdivision consisting of 313 single-family-detached (SFD) homes in conformance with Planned Development No. 202 (PD-202). The site is approximately 80.4903 acres.

PD-202 permits a maximum of 713 SFD lots. Of the 713 lots, at least 50 percent must be a minimum of 5,000 square feet with a minimum lot width of 50 feet at the front setback line. The remaining lots must be a minimum of 4,000 square feet with a minimum lot width of 40 feet at the front setback line. Of the 313 SFD lots included in this application, 149 have a minimum lot size of 5,000 square feet and 164 have a minimum lot size of 4,000 square feet. Additional SFD lots are planned in future phases, and lot counts will be tracked to ensure that at least 50 percent of the lots meet the 5,000 square foot minimum at final development build-out.

The access to the subdivision is provided from the proposed extension of Denton Creek Boulevard and Cross Timbers Road. The subdivision site plan depicts necessary easements, setbacks, landscape buffers, and right-of-way dedications.

Additionally, the SSP also depicts one amenity center lot, one amenity lake lot, and four x-lots. The amenity center is being designed separately and must be completed prior to acceptance of phase 2 of the SFD development. The subdivision landscape plan depicts the required landscape street buffer trees along both roadways in the residential portion; however, the applicant is requesting a landscape buffer exception for Lot 1, Block K (Amenity Lake) as detailed in Section III below.

III. EXCEPTIONS

A. Modification to Section 82-242 Street buffer landscaping

Town code requires a minimum 25-foot landscape buffer along Cross Timbers Road. As the property is encumbered by several easements along Cross Timbers Road right-of-way, the applicant is requesting to expand the buffer across the retention pond to accommodate all 14 required landscape buffer trees as depicted on the proposed landscape plan. Landscape buffers may be expanded beyond the minimum without waivers if the buffer only features continuous landscaping. This modification is necessary since the landscape buffer extension includes a retention pond, which also serves as an amenity lake.

B. Exception to Section 82-340 Residential subdivision entry and signage

Town code permits residential subdivision signage that meets certain conditions. The residential entry sign face may not exceed 60 square feet. As depicted in the landscape plan package, the applicant is requesting 108 square foot sign faces for the two entryway signs located along Cross Timbers Road at the entrances on Clearview Boulevard and Denton Creek Boulevard, respectively. According to the applicant's letter of intent, the increased size is to offer improved visibility for drivers seeking to enter the subdivision.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

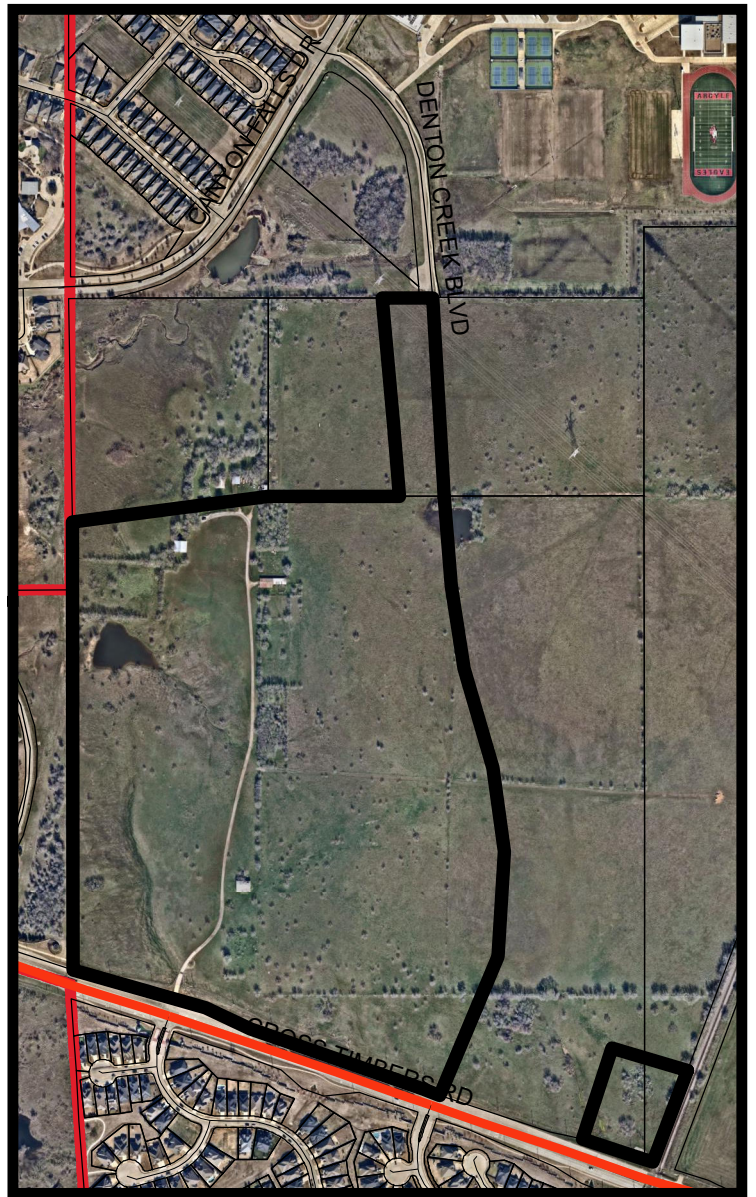
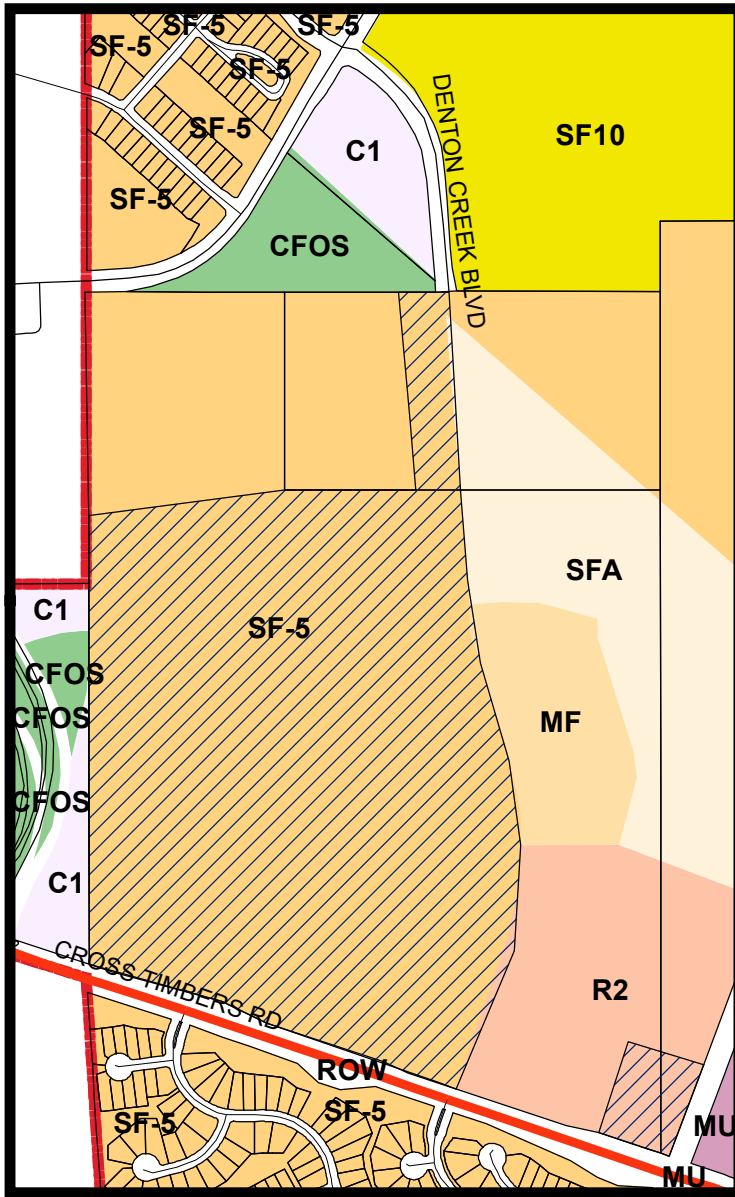
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Subdivision Site Plan Package

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

Vicinity Map

SSP25-0003: Brookview Phase 1A



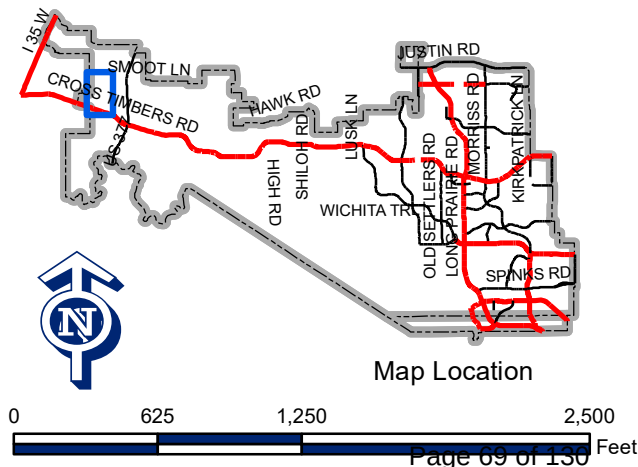
LEGEND

- | | | | | |
|-------------------------|------------------|------------------------|--------------|----------|
| Canyon Falls Open Space | Commercial 1 | Mixed Use | Multi-Family | Retail 2 |
| Single Family 5 | Single Family 10 | Single Family Attached | | |

Subject Property

Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flowermound.gov/notifyme> to sign up for text message and/or email alerts for future projects.



Map Location



August 4, 2025

Development Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: Brookview Phase 1A
Subdivision Site Plan
Letter of Intent**

To Whom it may concern:

On behalf of Green Brick Edgewood LLC., please accept our Subdivision Site Plan application for Brookview Phase 1A. A Zoning Case for the development was approved at Town Council on May 20, 2024 as Planned Development District 202 ("PD-202", Zoning Ordinance #19-24). PD-202 allows for Single Family, Single Family Attached (Townhomes), Multi-Family, and Retail uses. A Development Plan has been submitted and conditionally approved by the Town of Flower Mound staff, as of March 7, 2025. As proposed per the Development Plan, the development totals 241.4 acres and features 713 Residential lots, 280 Townhome lots, 29 open spaces, 1 Amenity Center lot, 1 Amenity Lake lot, and 1 Multi-Family lot zoned to 300 units. The proposed development is planned to consist of 3 Residential phases--- with Phase 1 and Phase 3 separating Residential lots (1A and 3A) from Townhome lots (1B and 3B)--- and 1 Multi-Family phase.

The current application for Subdivision Site Plan is for Phase 1A. Phase 1A proposes 313 Residential lots, 4 open spaces, 1 Amenity Center, 1 Amenity Lake, and dedicates 23.5 acres of Right-of-Way over 80.5 total acres. This phase will also contain a proposal for 2 right turn lanes and 1 left turn lane to provide access to the development from Cross Timbers Road (F.M. 1171).

Brookview in full build-out will demonstrate the desired compliance as stated within the Denton Creek District Area Plan. As highlighted above, the diversity in available residential options aims to provide a balanced market for the Town of Flower Mound which will further develop a balanced tax base, reducing the tax burden on residents. Following the standards outlined through the Town's criteria, Brookview shows to achieve and maintain the high development expectations set forth by the Town and surrounding developments. Phase 1A accomplishes these goals through its 40' and 50' lot residential selection, implementation of the planned trail system and enhanced amenities, and continuation of major improvements---including Denton Creek Boulevard and planned potable and reuse water systems.

This application includes two subdivision signs for the development – one at the Neighborhood Entrance along FM 1171 and the second at the intersection of FM 1171 and Denton Creek Blvd. We are requesting an exception on both signs to increase the signage face area to 108sf and the maximum letter height to 49". This request follows coordination with the Town's Planning Department and the Town's Economic Development Director who expressed concerns that locating subdivision signage at

the southeast retention pond along FM 1171 could cause confusion for traffic and affect the marketability of the Town's commercial property due to its proximity to the retail parcel. To address the Town's concerns, subdivision signage has been located at the development entries along FM 1171. Appropriate sizing and letter height will be necessary to increase visibility and allow sufficient time for traffic to enter the deceleration lane.

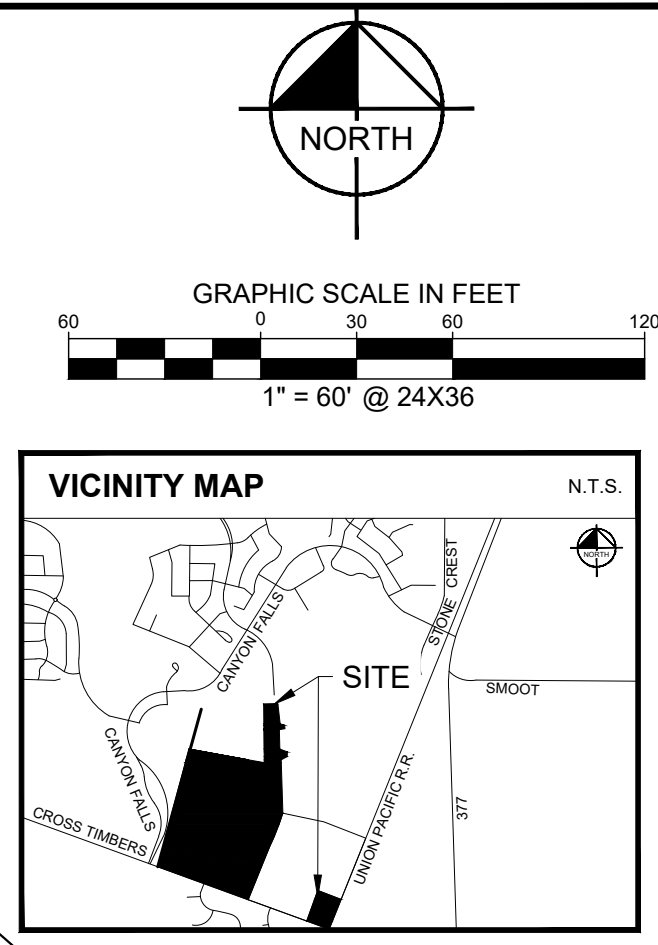
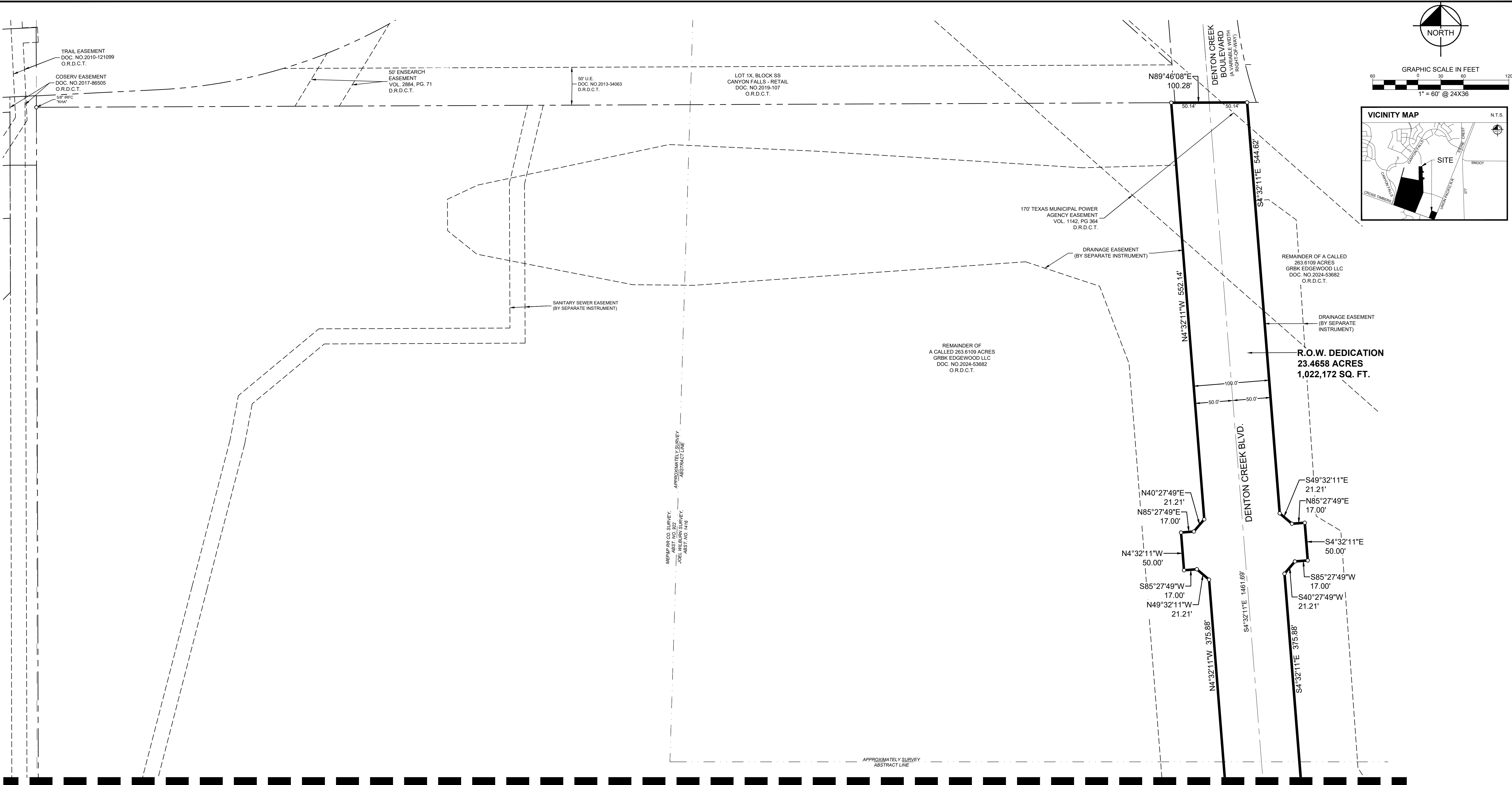
A minimum 25-foot-wide landscape buffer is required along both sides of Denton Creek Boulevard and FM 1171 (Cross Timbers Road). We are requesting an exception to expand the landscape buffer area along FM 1171 at Block K, Lot 1, and several areas along Denton Creek Boulevard to accommodate the required quantity of buffer trees. The Block K, Lot 1 parcel includes a gas easement that fully encompasses the 25' minimum landscape buffer and will not permit the planting of trees per the letter provided by Colt Midstream included in the 2nd Subdivision Site Plan Review response letter dated June 13, 2025. Along Denton Creek Boulevard, areas of open space contiguous to the 25' minimum landscape buffer provide additional opportunity to feature informal tree groupings and groves for the required buffer trees. These adjustments are intended to uphold the purpose and quality of the landscape buffer requirements while addressing site-specific constraints.

Please let me know if you have any questions or comments on the submittal.

Sincerely,



Bryan R. Moody, P.E.



LEGEND	
Δ	= DELTA ANGLE OR CENTRAL ANGLE
P.O.B.	= POINT OF BEGINNING
XF	= "X" CUT IN CONCRETE FOUND
IRFC	= IRON ROD FOUND WITH CAP
R.O.W.	= RIGHT-OF-WAY
IRSC	= IRON ROD SET WITH KHA CAP
U.E.	= UTILITY EASEMENT
W.E.	= WATER EASEMENT
P.A.E.	= PEDESTRIAN ACCESS EASEMENT
D.E.	= DRAINAGE EASEMENT
S.V.E.	= SIGHT VISIBILITY EASEMENT
S.S.W.E.	= SANITARY SEWER & WATER EASEMENT
W.M.E.	= WALL MAINTENANCE EASEMENT
S.S.E.	= SANITARY SEWER EASEMENT
BL	= BUILDING LINE
D.R.D.C.T.	= DEED RECORDS OF DENTON COUNTY, TEXAS
O.R.D.C.T.	= OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
VOL.	= VOLUME
PG.	= PAGE
INST. NO.	= INSTRUMENT NUMBER
○	50' MIN LOT WIDTH & MIN 5,000 SF
□	40' MIN LOT WIDTH & MIN 4,000 SF

- NOTES:**
- The purpose of this plat is to create 313 residential lots, 5 open space "X" lots, 1 amenity center lot, dedicate right-of-way, and water, utility, and sanitary sewer easements.
 - Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.
 - All easements shown hereon are dedicated by this plat unless specifically noted otherwise by instrument recording information.
 - Perimeter boundary corners are 5/8-inch iron rod with plastic cap stamped "KHA" set unless otherwise noted hereon.
 - Interior lot corners will be 5/8-inch iron rod with plastic cap stamped "KHA" set where possible.
 - See Sheet 5 for Lot Area Tables.
 - See sheet 5 for line and curve data tables.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0505G & 48121C0515G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

BROOKVIEW PHASE 1A MASTER PLAN FEATURES:

LAND USE PLAN: HIGH DENSITY SINGLE FAMILY DETACHED

PARKS AND TRAILS PLAN: 12' TRAIL ALONG FM 1171
8' TRAIL ALONG EAST SIDE OF DENTON CREEK BLVD.

OPEN SPACE PLAN: SEE LANDSCAPE PLANS

THOROUGHFARE PLAN: FM 1171 (MAJOR ARTERIAL)
DENTON CREEK BLVD. (URBAN MINOR ARTERIAL WITH BIKE LANE)

WATER PLAN: 12" WATER ALONG FM 1171
12" WATER ALONG DENTON CREEK BLVD.
12" RAW WATER ALONG DENTON CREEK BLVD.

WASTEWATER PLAN: TIE INTO EXISTING 12" GRAVITY MAIN FLOWING WEST ALONG NORTH PROPERTY LINE
TIE INTO EXISTING 21" GRAVITY MAIN FLOWING SOUTH ADJACENT TO EAST PROPERTY LINE

SURVEYOR: J. ANDY DOBBS, RPLS
KIMLEY-HORN AND ASSOCIATES, INC.
2500 PACIFIC AVENUE, SUITE 110
DALLAS, TEXAS 75226
PHONE: 972-770-1300
CONTACT: J. ANDY DOBBS, RPLS

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TX 75204
CONTACT: BRYAN MOODY, P.E.
PHONE: 469-914-8720

OWNER:
GRBK EDGEWOOD LLC
5501 HEADQUARTERS DRIVE, SUITE 300W
PLANO, TX 75024
CONTACT: AARON GUTHRIE
PHONE: 972-310-4545

**SUBDIVISION SITE PLAN
BROOKVIEW - PHASE 1A**
313 RESIDENTIAL LOTS, 4 OPEN SPACE "X" LOTS,
1 AMENITY CENTER LOT, 1 AMENITY LAKE LOT,
AND RIGHT-OF-WAY DEDICATION
80.4903 ACRES
JOEL WILBURN SURVEY, ABSTRACT NO. 1416
MEP&P RR CO. SURVEY, ABSTRACT NO. 922
BBB&C PR CO SURVEY, ABSTRACT NO. 154
CITY OF FLOWER MOUND, DENTON COUNTY, TEXAS

2500 Pacific Avenue,
Suite 1100, Dallas, Texas 75226

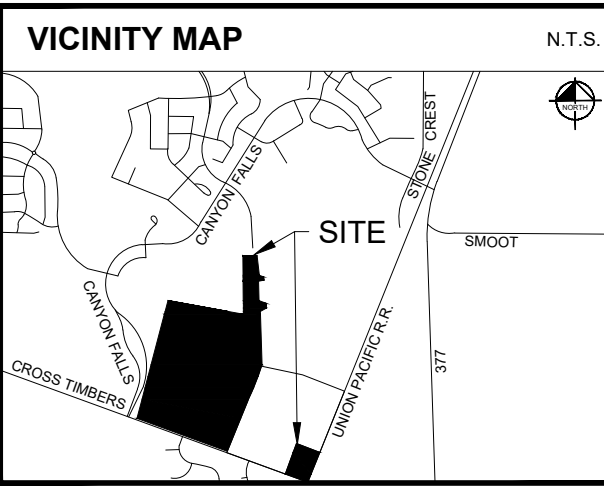
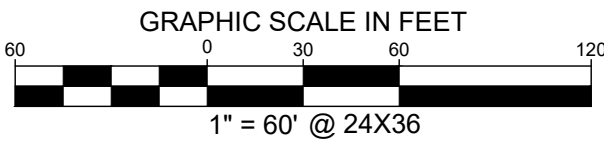
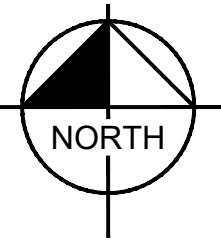
FIRM # 10115500

Tel. No. (469) 718-8849

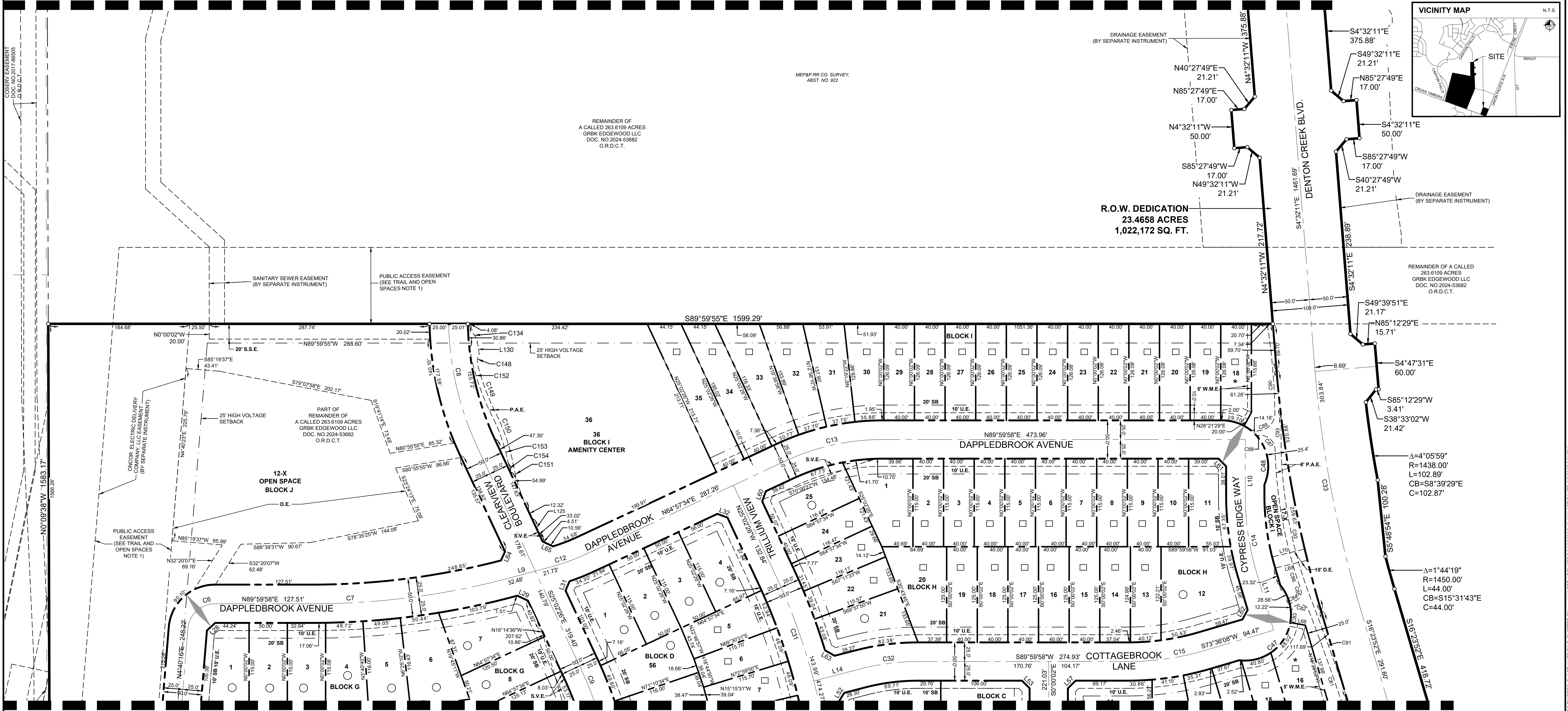
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	LDV	JAD	JULY 2025	065000706	1 OF 7

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0505G & 48121C0515G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



MATCH LINE SEE SHEET 1



MATCH LINE SEE SHEET 3

BROOKVIEW PHASE 1A MASTER PLAN FEATURES:

LAND USE PLAN: HIGH DENSITY SINGLE FAMILY DETACHED

PARKS AND TRAILS PLAN: 12' TRAIL ALONG FM 1171
8' TRAIL ALONG EAST SIDE OF DENTON CREEK BLVD.

OPEN SPACE PLAN: SEE LANDSCAPE PLANS

THOROUGHFARE PLAN: FM 1171 (MAJOR ARTERIAL)
DENTON CREEK BLVD. (URBAN MINOR ARTERIAL WITH BIKE LANE)

WATER PLAN: 12" WATER ALONG FM 1171
12" WATER ALONG DENTON CREEK BLVD.
12" RAW WATER ALONG DENTON CREEK BLVD.

WASTEWATER PLAN: TIE INTO EXISTING 12" GRAVITY MAIN FLOWING WEST ALONG NORTH PROPERTY LINE
TIE INTO EXISTING 21" GRAVITY MAIN FLOWING SOUTH ADJACENT TO EAST PROPERTY LINE

LEGEND

- Δ = DELTA ANGLE OR CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
XF = "X" CUT IN CONCRETE FOUND
IRFC = IRON ROD FOUND WITH CAP
R.O.W. = RIGHT-OF-WAY
IRSC = IRON ROD SET WITH KHA CAP
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT
P.A.E. = PEDESTRIAN ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
S.V.E. = SIGHT VISIBILITY EASEMENT
S.S.W.E. = SANITARY SEWER & WATER EASEMENT
W.M.E. = WALL MAINTENANCE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
BL = BUILDING LINE
D.R.D.C.T. = DEED RECORDS OF DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
- 50' MIN LOT WIDTH & MIN 5,000 SF
□ 40' MIN LOT WIDTH & MIN 4,000 SF
- ◆ = STREET NAME CHANGE
★ = SEE GENERAL NOTE 18

NOTES:

- The purpose of this plat is to create 313 residential lots, 5 open space "X" lots, 1 amenity center lot, dedicate right-of-way, and water, utility, and sanitary sewer easements.
- Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.
- All easements shown hereon are dedicated by this plat unless specifically noted otherwise by instrument recording information.
- Perimeter boundary corners are 5/8-inch iron rod with plastic cap stamped "KHA" set unless otherwise noted hereon.
- Interior lot corners will be 5/8-inch iron rod with plastic cap stamped "KHA" set where possible.
- See Sheet 5 for Lot Area Tables.
- See sheet 5 for line and curve data tables.
- All lots with asterisk symbol see General Note 18.

SURVEYOR: J. ANDY DOBBS, RPLS
KIMLEY-HORN AND ASSOCIATES, INC.
2500 PACIFIC AVENUE, SUITE 110
DALLAS, TEXAS 75226
PHONE: 972-770-1300
CONTACT: J. ANDY DOBBS, RPLS

ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TX 75240
CONTACT: BRYAN MOODY, P.E.
PHONE: 469-914-8720

OWNER: GRBK EDGEWOOD LLC
5501 HEADQUARTERS DRIVE, SUITE 300W
PLANO, TX 75024
CONTACT: AARON GUTHRIE
PHONE: 972-310-4545

SUBDIVISION SITE PLAN
BROOKVIEW - PHASE 1A

313 RESIDENTIAL LOTS, 4 OPEN SPACE "X" LOTS,
1 AMENITY CENTER LOT, 1 AMENITY LAKE LOT,
AND RIGHT-OF-WAY DEDICATION

80.4903 ACRES

JOEL WILBURN SURVEY, ABSTRACT NO. 1416

MEP&P RR CO. SURVEY, ABSTRACT NO. 922

BBB&C PR CO SURVEY, ABSTRACT NO. 154

CITY OF FLOWER MOUND, DENTON COUNTY, TEXAS

Kimley»Horn

2500 Pacific Avenue,
Suite 1100, Dallas, Texas 75226

FIRM # 10115500

Tel. No. (469) 718-8849

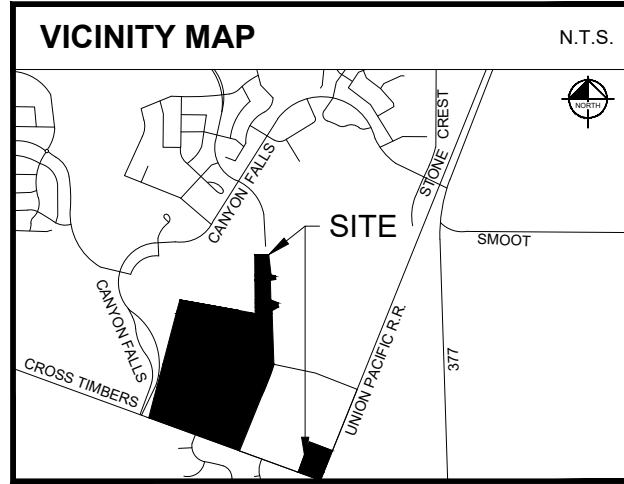
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	LDV	JAD	JULY 2025	065000706	2 OF 7

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0505G & 48121C0515G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



GRAPHIC SCALE IN FEET
1" = 60' @ 24X36



REMAINDER OF A CALLED
263.6109 ACRES
GRBK EDGEWOOD LLC
DOC. NO. 2024-53682
O.R.D.C.T.
WATER EASEMENT
(BY SEPARATE INSTRUMENT)

R.O.W. DEDICATION
23.4658 ACRES
1,022,172 SQ. FT.

A=35°19'12"
R=1250.00'
L=770.56'
CB=S1°15'44"W
C=758.42'

CALLED 22.2560 ACRES
TOWN OF FLOWER MOUND
DOC. NO. 2024-53710
O.R.D.C.T.

DWG NAME: T:\CD\ SURVEY\068357394-LA ESTANCIA CROSS TIMBERS PHASE 1A.PDW PLOTTED BY: VALDEZ LEONARDO B / 02/20/25 4:49 AM LAST SAVED: 9/22/2025 6:01 PM

MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 4

BROOKVIEW PHASE 1A MASTER PLAN FEATURES:

LAND USE PLAN: HIGH DENSITY SINGLE FAMILY DETACHED
PARKS AND TRAILS PLAN: 12" TRAIL ALONG FM 1171
8" TRAIL ALONG EAST SIDE OF DENTON CREEK BLVD.
OPEN SPACE PLAN: SEE LANDSCAPE PLANS
THOROUGHFARE PLAN: FM 1171 (MAJOR ARTERIAL)
DENTON CREEK BLVD. (URBAN MINOR ARTERIAL WITH BIKE LANE)
WATER PLAN: 12" WATER ALONG FM 1171
12" WATER ALONG DENTON CREEK BLVD.
12" RAW WATER ALONG DENTON CREEK BLVD.
WASTEWATER PLAN: TIE INTO EXISTING 12" GRAVITY MAIN FLOWING WEST ALONG NORTH PROPERTY LINE
TIE INTO EXISTING 21" GRAVITY MAIN FLOWING SOUTH ADJACENT TO EAST PROPERTY LINE

LEGEND

Δ = DELTA ANGLE OR CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
X = "X" CUT IN CONCRETE FOUND
IRFC = IRON ROD FOUND WITH CAP
R.O.W. = RIGHT-OF-WAY
IRSC = IRON ROD SET WITH KHA CAP
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT
P.A.E. = PEDESTRIAN ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
S.V.E. = SIGHT VISIBILITY EASEMENT
S.S.W.E. = SANITARY SEWER & WATER EASEMENT
W.M.E. = WALL MAINTENANCE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
BL = BUILDING LINE
D.R.D.C.T. = DEED RECORDS OF DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
○ 50' MIN LOT WIDTH & MIN 5,000 SF
□ 40' MIN LOT WIDTH & MIN 4,000 SF
— = STREET NAME CHANGE
★ = SEE GENERAL NOTE 18

NOTES:

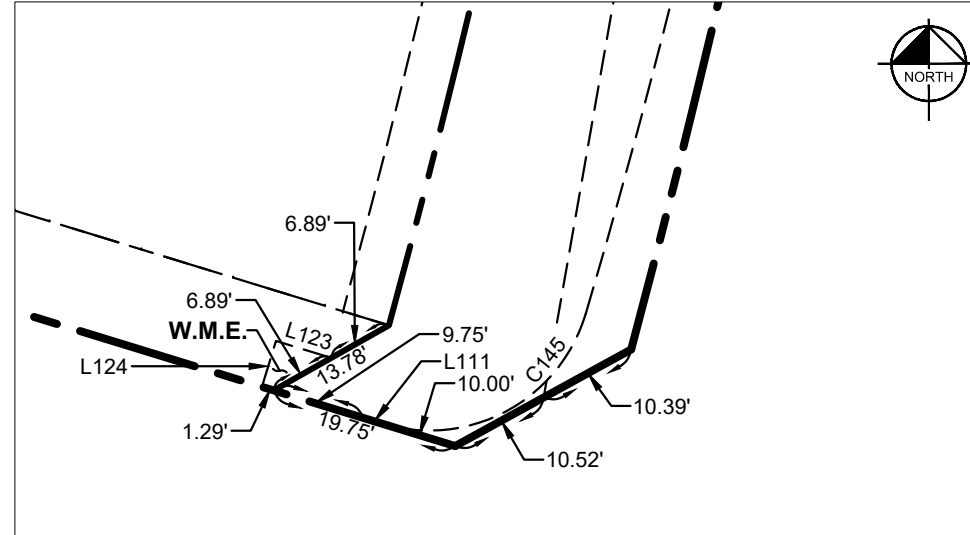
- The purpose of this plat is to create 313 residential lots, 5 open space "X" lots, 1 amenity center lot, dedicate right-of-way, and water, utility, and sanitary sewer easements.
- Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.
- All easements shown herein are dedicated by this plat unless specifically noted otherwise by instrument recording information.
- Perimeter boundary corners are 5/8-inch iron rod with plastic cap stamped "KHA" set unless otherwise noted herein.
- Interior lot corners will be 5/8-inch iron rod with plastic cap stamped "KHA" set where possible.
- See Sheet 5 for Lot Area Tables.
- See sheet 5 for line and curve data tables.
- All lots with asterisk symbol see General Note 18.

SURVEYOR: J. ANDY DOBBS, RPLS
KIMLEY-HORN AND ASSOCIATES, INC.
2500 PACIFIC AVENUE, SUITE 110
DALLAS, TEXAS 75226
PHONE: 972-770-1300
CONTACT: J. ANDY DOBBS, RPLS

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TX 75240
CONTACT: BRYAN MOODY, P.E.
PHONE: 469-914-8720

OWNER:
GRBK EDGEWOOD LLC
5501 HEADQUARTERS DRIVE, SUITE 300W
PLANO, TX 75024
CONTACT: AARON GUTHRIE
PHONE: 972-310-4545

DETAIL B



SCALE 1:20

SUBDIVISION SITE PLAN
BROOKVIEW - PHASE 1A
313 RESIDENTIAL LOTS, 4 OPEN SPACE "X" LOTS,
1 AMENITY CENTER LOT, 1 AMENITY LAKE LOT,
AND RIGHT-OF-WAY DEDICATION

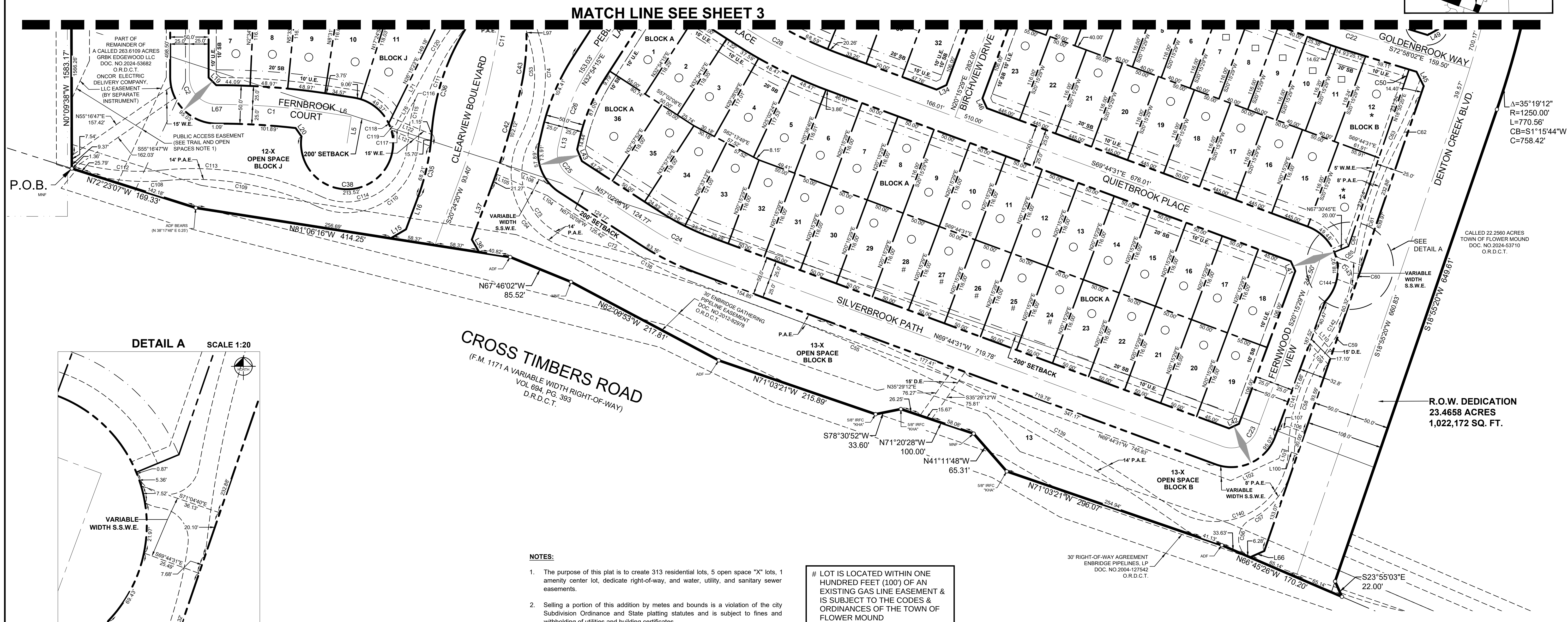
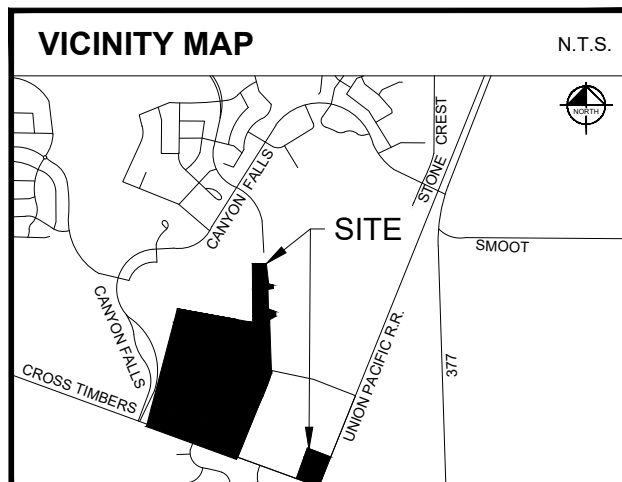
80.4903 ACRES
JOEL WILBURN SURVEY, ABSTRACT NO. 1416
MEP&P RR CO. SURVEY, ABSTRACT NO. 922
BBB&C PR CO SURVEY, ABSTRACT NO. 154
CITY OF FLOWER MOUND, DENTON COUNTY, TEXAS

Kimley»Horn

2500 Pacific Avenue,
Suite 1100, Dallas, Texas 75226

FIRM # 10115500 Tel. No. (469) 718-8849

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	LDV	JAD	JULY 2025	065000706	3 OF 7



1. The purpose of this plat is to create 313 residential lots, 5 open space "X" lots, 1 amenity center lot, dedicate right-of-way, and water, utility, and sanitary sewer easements.
2. Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.
3. All easements shown hereon are dedicated by this plat unless specifically noted otherwise by instrument recording information.
4. Perimeter boundary corners are 5/8-inch iron rod with plastic cap stamped "KHA" set unless otherwise noted hereon.
5. Interior lot corners will be 5/8-inch iron rod with plastic cap stamped "KHA" set where possible.
6. See Sheet 5 for Lot Area Tables.
7. See sheet 5 for line and curve data tables.
8. All lots with asterisk symbol see General Note 18.

LOT IS LOCATED WITHIN ONE HUNDRED FEET (100') OF AN EXISTING GAS LINE EASEMENT & IS SUBJECT TO THE CODES & ORDINANCES OF THE TOWN OF FLOWER MOUND

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C050563 and 48121C051563, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

**SURVEYOR: J. ANDY DOBBS, RPLS
KIMLEY-HORN AND ASSOCIATES, INC.
2500 PACIFIC AVENUE, SUITE 110
DALLAS, TEXAS 75226
PHONE: 972-770-1300
CONTACT: J. ANDY DOBBS, RPLS**

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TX 75240
CONTACT: BRYAN MOODY, P.E.
PHONE: 469-914-8720

OWNER:
GRBK EDGEWOOD LLC
5501 HEADQUARTERS DRIVE, SUITE 300W
PLANO, TX 75024
CONTACT: AARON GUTHRIE
PHONE: 972-310-4545

**SUBDIVISION SITE PLAN
BROOKVIEW - PHASE 1A**

313 RESIDENTIAL LOTS, 4 OPEN SPACE "X" LOTS,
1 AMENITY CENTER LOT, 1 AMENITY LAKE LOT,
AND RIGHT-OF-WAY DEDICATION

80.4903 ACRES

JOEL WILBURN SURVEY, ABSTRACT NO. 1416

MEP&P RR CO. SURVEY, ABSTRACT NO. 922

BBB&C PR CO SURVEY, ABSTRACT NO. 154
CITY OF FLOWER MOUND, DENTON COUNTY, TEXAS

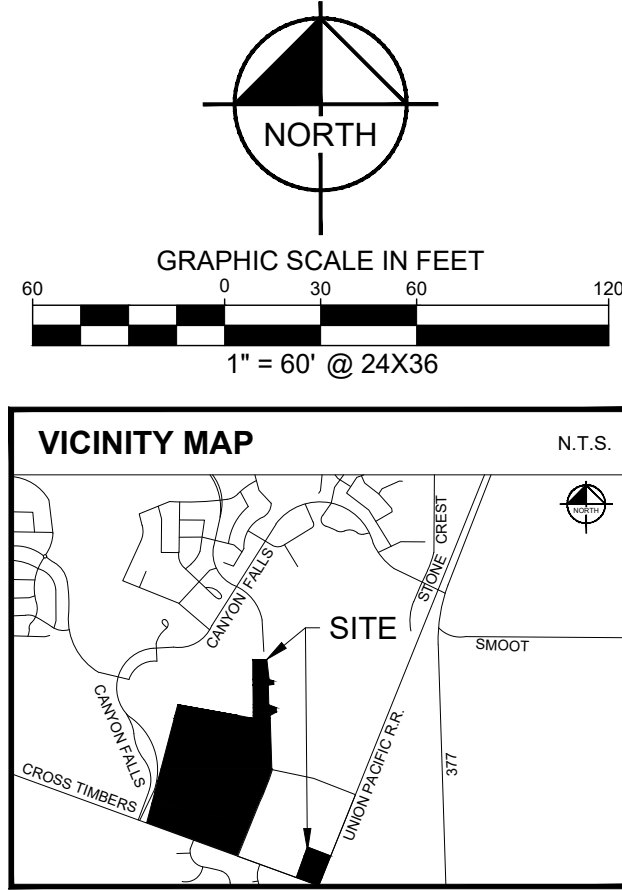
17. 1. 2011

Kimley»»Horn

2500 Pacific Avenue,
Suite 1100, Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 60'	LDV	JAD	JULY 2025	065000706	4 OF 7

DWG NAME: K:\D TD SURVEY\084537594-LA ESTANCIA CROSS TIMBERS PHASE 1A.FP.DWG PLOTTED BY VALDEZ, LEONARDO 9/10/2025 8:49 AM LAST SAVED 9/2/2025 6:01 PM



LOT AND BLOCK AREA ANALYSIS			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	A	0.148	6,455
2	A	0.136	5,916
3	A	0.142	6,177
4	A	0.142	6,194
5	A	0.142	6,19
6	A	0.134	5,827
7	A	0.133	5,800
8	A	0.133	5,800
9	A	0.133	5,800
10	A	0.133	5,800
11	A	0.133	5,800
12	A	0.133	5,800
13	A	0.133	5,800
14	A	0.133	5,800
15	A	0.133	5,800
16	A	0.133	5,800
17	A	0.133	5,800
18	A	0.145	6,330
19	A	0.145	6,330
20	A	0.133	5,800
21	A	0.133	5,800
22	A	0.133	5,800
23	A	0.133	5,800
24	A	0.133	5,800
25	A	0.133	5,800
26	A	0.133	5,800
27	A	0.133	5,800
28	A	0.133	5,800
29	A	0.133	5,800
30	A	0.133	5,800
31	A	0.133	5,800
32	A	0.133	5,800
33	A	0.149	6,478
34	A	0.150	6,535
35	A	0.135	5,990
36	A	0.198	8,614

LOT AND BLOCK AREA ANALYSIS			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	B	0.129	5,634
2	B	0.107	4,640
3	B	0.107	4,640
4	B	0.107	4,640
5	B	0.107	4,640
6	B	0.107	4,640
7	B	0.107	4,640
8	B	0.107	4,640
9	B	0.107	4,640
10	B	0.107	4,641
11	B	0.108	4,686
12	B	0.167	7,256
13-X	B	3.242	141,236
14	B	0.163	7,088
15	B	0.133	5,800
16	B	0.133	5,800
17	B	0.133	5,800
18	B	0.133	5,800
19	B	0.133	5,800
20	B	0.133	5,800
21	B	0.133	5,800
22	B	0.133	5,800
23	B	0.145	6,330

LOT AND BLOCK AREA ANALYSIS				
LOT NO.	BLOCK	ACRES	SQ. FT.	
1	C	0.155	6,759	
2	C	0.120	5,249	
3	C	0.115	5,020	
4	C	0.112	4,891	
5	C	0.111	4,855	
6	C	0.112	4,859	
7	C	0.111	4,855	
8	C	0.112	4,855	
9	C	0.111	4,857	
10	C	0.112	4,858	
11	C	0.112	4,861	
12	C	0.110	4,795	
13	C	0.108	4,706	
14	C	0.108	4,714	
15	C	0.173	7,554	
16	C	0.156	6,780	
17	C	0.115	5,008	
18	C	0.108	4,720	
19	C	0.107	4,640	
20	C	0.107	4,640	
21	C	0.107	4,640	
22	C	0.107	4,640	
23	C	0.107	4,640	
24	C	0.109	4,762	
25	C	0.115	5,005	
26	C	0.143	6,228	
27	C	0.158	6,861	
28	C	0.123	5,356	
29	C	0.120	5,232	
30	C	0.117	5,087	
31	C	0.127	5,516	
32	C	0.190	8,257	
33	C	0.159	6,946	
34	C	0.126	5,478	
35	C	0.121	5,284	
36	C	0.109	4,731	
37	C	0.107	4,640	
38	C	0.104	4,522	
39	C	0.220	9,603	
40	C	0.232	10,097	
41	C	0.117	5,099	
42	C	0.111	4,844	
43	C	0.111	4,844	
44	C	0.111	4,844	
45	C	0.111	4,844	
46	C	0.111	4,844	
47	C	0.108	4,715	
48	C	0.107	4,640	
49	C	0.107	4,640	
50	C	0.107	4,640	
51	C	0.133	5,800	

LOT AND BLOCK AREA ANALYSIS				
LOT NO.	BLOCK	ACRES	SQ. FT.	
1	D	0.174	7,588	
2	D	0.132	5,750	
3	D	0.132	5,750	
4	D	0.173	7,540	
5	D	0.129	5,611	
6	D	0.113	4,933	
7	D	0.113	4,933	
8	D	0.113	4,933	
9	D	0.113	4,933	
10	D	0.113	4,933	
11	D	0.113	4,933	
12	D	0.113	4,933	
13	D	0.113	4,933	
14	D	0.113	4,933	
15	D	0.113	4,933	
16	D	0.113	4,933	
17	D	0.112	4,863	
18	D	0.107	4,676	
19	D	0.110	4,806	
20	D	0.113	4,933	
21	D	0.168	7,325	
22	D	0.216	9,397	
23	D	0.155	6,733	
24	D	0.105	4,586	
25	D	0.106	4,639	
26	D	0.110	4,789	
27	D	0.118	5,146	
28	D	0.114	4,983	
29	D	0.107	4,640	
30	D	0.107	4,640	
31	D	0.129	5,634	
32	D	0.153	6,650	
33	D	0.133	5,800	
34	D	0.137	5,970	
35	D	0.154	6,695	
36	D	0.133	5,798	
37	D	0.133	5,801	
38	D	0.133	5,802	
39	D	0.136	5,910	
40	D	0.152	6,610	
41	D	0.151	6,596	
42	D	0.184	8,009	
43	D	0.156	6,800	
44	D	0.151	6,599	
45	D	0.146	6,361	
46	D	0.133	5,800	
47	D	0.139	6,054	
48	D	0.143	6,212	
49	D	0.143	6,213	
50	D	0.143	6,212	
51	D	0.143	6,213	
52	D	0.143	6,212	
53	D	0.143	6,212	
54	D	0.143	6,213	
55	D	0.143	6,212	
56	D	0.149	6,505	

LOT AND BLOCK AREA ANALYSIS				
LOT NO.	BLOCK	ACRES	SQ. FT.	
1	E	0.129	5,629	
2	E	0.108	4,718	
3	E	0.108	4,697	
4	E	0.112	4,864	
5	E	0.117	5,076	
6	E	0.121	5,291	
7	E	0.142	6,184	
8	E	0.172	7,475	
9	E	0.113	4,908	
10	E	0.113	4,908	
11	E	0.178	7,770	
12	E	0.136	5,929	
13	E	0.142	6,173	
14	E	0.124	5,383	
15	E	0.126	5,501	
16	E	0.205	8,916	
17	E	0.311	13,565	
18	E	0.183	7,971	
19	E	0.123	5,376	
20	E	0.122	5,326	
21	E	0.116	5,035	
22	E	0.110	4,812	
23	E	0.110	4,802	
24	E	0.115	5,015	
25	E	0.122	5,310	
26	E	0.118	5,151	
27	E	0.141	6,159	
28-X	E	0.441	19,201	

LOT AND BLOCK AREA ANALYSIS			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	F	0.167	7,258
2	F	0.154	6,728
3	F	0.154	6,728
4	F	0.157	6,860
5	F	0.157	6,822
6	F	0.157	6,830
7	F	0.162	7,075
8	F	0.151	6,561
9	F	0.149	6,499
10	F	0.153	6,649
11	F	0.172	7,499
12	F	0.165	7,169
13	F	0.157	6,857
14	F	0.166	7,219

LOT AND BLOCK AREA ANALYSIS			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	G	0.132	8,779
2	G	0.132	5,750
3	G	0.132	5,751
4	G	0.139	6,064
5	G	0.138	6,024
6	G	0.173	7,521
7	G	0.196	8,542
8	G	0.141	6,141
9	G	0.157	6,856
10	G	0.222	9,658
11	G	0.170	7,420
12	G	0.137	5,948
13	G	0.140	6,087
14	G	0.133	5,803
15	G	0.132	5,750
16	G	0.132	5,750
17	G	0.153	6,878

LOT AND BLOCK AREA ANALYSIS			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	H	0.176	7,677
2	H	0.106	4,600
3	H	0.106	4,600
4	H	0.106	4,600
5	H	0.106	4,600
6	H	0.106	4,600
7	H	0.106	4,600
8	H	0.106	4,600
9	H	0.106	4,600
10	H	0.106	4,600
11	H	0.131	5,719
12	H	0.260	11,325
13	H	0.114	4,961
14	H	0.115	5,000
15	H	0.115	5,000
16	H	0.115	5,000
17	H	0.115	5,000
18	H	0.115	5,000
19	H	0.115	5,000
20	H	0.175	7,630
21	H	0.162	7,075
22	H	0.111	4,838
23	H	0.111	4,838
24	H	0.107	4,634
25	H	0.155	6,762

LOT AND BLOCK AREA ANALYSIS				
LOT NO.	BLOCK	ACRES	SQ. FT.	
2	I	0.115	5,005	
1	I	0.107	4,640	
3	I	0.107	4,640	
4	I	0.111	4,815	
5	I	0.119	5,202	
6	I	0.138	6,004	
7	I	0.142	6,202	
8	I	0.101	4,400	
9	I	0.101	4,400	
10	I	0.101	4,400	
11	I	0.138	6,013	
12	I	0.141	6,157	
13	I	0.119	5,192	
14	I	0.109	4,737	
15	I	0.105	4,585	
16	I	0.162	7,065	
17-X	I	0.485	21,110	
18	I	0.117	5,094	
19	I	0.116	5,043	
20	I	0.116	5,043	
21	I	0.116	5,043	
22	I	0.116	5,043	
23	I	0.116	5,043	
24	I	0.116	5,043	
25	I	0.116	5,043	
26	I	0.116	5,044	
27	I	0.116	5,044	
28	I	0.116	5,044	
29	I	0.116	5,044	
30	I	0.130	5,684	
31	I	0.138	6,024	
32	I	0.154	6,692	
33	I	0.173	7,548	
34	I	0.170	7,424	
35	I	0.188	8,171	
36	I	1.474	64,191	

LOT AND BLOCK AREA ANALYSIS			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	J	0.133	5,800
2	J	0.133	5,800
3	J	0.135	5,894
4	J	0.138	6,022
5	J	0.138	6,022
6	J	0.150	6,520
7	J	0.150	6,536
8	J	0.139	6,037
9	J	0.139	6,033
10	J	0.151	6,557
11	J	0.166	7,250
12-X	J	9.351	407,348
13	J	0.134	5,839
14	J	0.138	6,000
15	J	0.138	6,000
16	J	0.138	6,000
17	J	0.139	6,061
18	J	0.152	6,634
19	J	0.215	9,377
20	J	0.180	7,861
21	J	0.136	5,933
22	J	0.151	6,592
23	J	0.156	6,781
24	J	0.216	9,406
25	J	0.184	8,013
26	J	0.145	6,321
27	J	0.145	6,310
28	J	0.141	6,121
29	J	0.138	6,000
30	J	0.138	6,000
31	J	0.138	5,997
32	J	0.134	5,849

LOT AND BLOCK AREA ANALYSIS			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	K	9.3514	407,348

LOT AND BLOCK SUMMARY		
SMALLEST	4,400 SQ. FT.	0.101 ACRES
LARGEST	13,565 SQ. FT.	0.311 ACRES
AVERAGE	5,850 SQ. FT.	0.135 ACRES
TOTAL LOTS (INCLUDING X LOTS)	319 LOTS	
TOTAL BUILDABLE LOTS (EXCLUDING X LOTS)	313 LOTS	

CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE									
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°45'37"	918.00'	140.36'	N85°31'14"W	140.22'	C31	45°17'55"	782.00'	618.26'	N02°23'29"W	602.28'	C63	7°07'30"	746.00'	92.77'	N23°59'49"E	92.71'	C113	30°23'21"	401.00'	212.69'	N80°35'57"W	210.20'	C146	92°02'33"	27.00'	43.37'	N60°22'48"W	38.86'
C2	90°00'02"	35.50'	55.76'	N45°00'01"W	50.20'	C31	45°17'55"	782.00'	618.26'	N02°23'29"W	602.28'	C64	17°34'23"	479.00'	148.91'	N16°46'22"E	146.34'	C114	110°39'02"	79.00'	152.57'	N59°16'13"E	129.94'	C147	90°00'00"	17.00'	26.70'	S28°36'08"W	24.04'
C3	8°45'37"	1200.00'	183.48'	S85°31'14"E	183.30'	C32	14°31'23"	300.00'	76.04'	N82°44'16"E	75.84'	C65	148°21'38"	14.00'	36.25'	S74°10'04"E	26.94'	C115	11°05'59"	283.00'	54.82'	S09°29'41"W	54.74'	C148	48°15'20"	16.00'	13.48'	S06°51'07"W	13.08'
C4	22°16'41"	400.00'	155.53'	S78°51'14"E	154.53'	C33	11°51'14"	1500.00'	130.50'	N10°28'02"E	309.98'	C72	4°38'46"	2359.00'	191.29'	S73°56'45"E	191.24'	C116	166°22'06"	1.00'	29.90'	N68°08'22"W	1.99'	C149	12°29'00"	316.00'	68.85'	S20°31'03"E	68.7'
C5	4°51'33"	1000.00'	84.81'	S87°34'11"W	84.78'	C34	35°19'12"	1200.00'	739.74'	S01°15'44"W	728.08'	C73	103°47'58"	88.00'	159.42'	S24°22'10"E	138.50'	C117	68°21'10"	11.00'	13.12'	N62°51'00"E	12.36'	C150	16°10'27"	248.00'	70.01'	S18°40'20"E	69.78'
C6	85°19'42"	35.50'	52.87'	N42°20'07"E	48.12'	C35	16°31'16"	295.00'	85.06'	N12°08'42"E	84.77'	C74	45°59'51"	183.00'	146.91'	S04°31'54"W	133.63'	C118	1°10'08"	60.00'	1.07'	N24°55'40"W	1.07'	C151	14°27'20"	249.00'	62.82'	S17°48'46"E	62.66'
C7	15°02'24"	1000.00'	262.50'	N87°28'06"E	261.74'	C36	27°41'04"	295.00'	142.54'	N17°43'35"E	141.16'	C75	23°53'04"	811.00'	338.08'	S04°34'36"E	345.00'	C119	12°19'31"	5.00'	11.29'	N08°04'52"W	9.04'	C152	14°01'49"	322.00'	94.51'	N18°12'10"W	94.17'
C8	23°52'14"	400.00'	166.65'	S13°06'19"E	165.45'	C37	22°46'33"	240.00'	95.54'	N20°09'51"E	94.91'	C76	11°07'52"	6004.00'	118.52'	N06°48'00"W	118.52'	C120	9°20'40"	283.00'	46.15'	S33°20'55"W	46.10'	C153	16°10'27"	242.00'	68.31'	N18°40'20"W	68.09'
C9	20°10'51"	500.00'	176.11'	S14°57'01"E	175.20'	C38	21°35'44"	60.00'	224.01'	S81°31'08"W	114.78'	C77	8°07'15"	1696.00'	240.39'	N10°17'42"W	240.19'	C121	29°14'45"	187.10'	95.50'	S23°23'25"W	94.47'	C154	2°00'06"	255.00'	8.91'	N11°33'10"W	8.91'
C10	17°44'51"	500.00'	154.88'	S17°38'00"W	154.26'	C39	45°32'27"	60.00'	47.71'	S78°59'13"E	46.46'	C78	8°28'59"	819.00'	121.50'	S03°06'56"E	121.30'	C122	18°35'16"	243.00'	78.83'	N81°59'56"E	78.49'	C155	23°23'31"	148.00'	86.25'	N06°26'48"W	85.03'
C11	11°38'45"	1000.00'	203.26'	N14°34'57"E	202.91'	C40	49°26'24"	60.00'	51.77'	N85°07'07"W	50.18'	C79	11°07'52"	5996.00'	118.36'	S06°48'00"E	118.36'	C123	71°24'31"	15.00'	187.73'	S71°26'27"E	175.72'	C172	25°27'59"	177.00'	78.67'	N02°29'06"W	78.03'
C12	10°00'00"	275.00'	48.00'	N69°57'34"E	47.94'	C41	31°00'14"	60.00'	32.47'	S12°54'56"W	32.07'	C80	7°14'34"	1704.00'	215.41'	S09°51'21"E	215.26'	C124	138°24'05"	60.00'	144.93'	S75°12'49"E	152.18'	C173	45°46'21"	128.00'	102.26'	N07°40'05"E	99.56'
C13	25°02'24"	300.00'	131.11'	N77°28'46"E	130.07'	C42	7°36'30"	1042.50'	138.43'	N16°36'05"E	138.33'	C81	4°36'31"	2946.00'	236.96'	S18°42'07"E	236.90'	C125	38°55'13"	230.00'	156.24'	S25°28'21"E	113.25'	C174	32°53'36"	142.00'	81.58'	S06°11'55"E	80.41'
C14	16°23'50"	350.00'	100.16'	S08°11'57"E	99.82'	C43	13°55'40"	295.00'	92.31'	N03°50'00"E	91.93'	C82	15°9'49"	12.00'	33.47'	N79°04'43"E	23.63'	C126	22°17'49"	266.00'	103.52'	S33°47'03"E	102.86'	C175	45°07'34"	183.00'	81.34'	S02°29'06"E	80.67'
C15	16°23'50"	350.00'	100.16'	S81°48'03"W	99.82'	C44	13°55'25"	240.00'	58.18'	N01°48'52"E	58.04'	C83	10°46'06"	61.00'	11.46'	N04°32'52"E	11.45'	C127	22°21'34"	280.00'	109.27'	S33°45'10"W	108.58'	C176	45°07'34"	122.00'	96.09'	S07°20'14"W	93.82'
C16	16°01'14"	1064.00'	297.51'	S08°00'35"W	296.54'	C45	33°00'44"	60.00'	34.57'	S67°18'02"W	34.09'	C84	27°51'04"	18.00'	8.75'	S55°28'15"W	8.66'	C128	38°59'13"	216.00'	146.73'	S25°28'21"W	143.92'	C177	90°47'18"	5.00'	7.92'	N36°38'04"W	7.12'
C17	19°24'12"	500.00'	169.33'	N83°18'14"E	168.52'	C46	33°25'21"	60.00'	35.00'	S45°32'10"E	34.51'	C85	88°48'23"	12.00'	18.60'	S24°59'35"W	16.79'	C129	38°24'05"	174.00'	78.75'	S75°12'46"W	158.35'	C178	143°10'32"	81.00'	20.52'	N74°46'12"W	20.47'
C18	35°54'25"	275.00'	172.34'	S87°41'14"E	169.53'	C47	45°51'54"	60.00'	48.02'	N32°51'42"E	46.75'	C86	17°57'37"	594.00'	186.20'	S10°25'48"E	185.44'	C130	71°42'31"	136.00'	170.21'	S71°26'27"E	159.32'	C179	13°43'45"	59.00'	14.14'	N42°23'32"W	14.10'
C19	16°19'28"	275.00'	78.35'	S07°29'12"E	78.09'	C48	85°11'52"	60.00'	89.22'	N19°02'35"W	81.22'	C87	93°32'22"	19.00'	31.02'	S48°13'11"E	27.69'	C131	19°39'27"	257.00'	88.17'	S82°32'02"W	87.74'						
C20	6°32'36"	984.00'	112.38'	S03°56'50"W	112.32'	C50	0°36'57"	1125.00'	12.09'	N18°36'51"E	12.09'	C88	7°30'10"	29.00'	3.80'	N88°45'43"E	3.79'	C133	27°13'36"	137.00'	65.10'	S04°51'14"E	64.49'						
C21	13°02'20"	275.00'	62.58'	S13°44'19"W	62.45'	C53	45°59'51"	169.00'	135.67'	N04°31'54"E	132.06'	C89	122°44'57"	23.00'	49.28'	S60°26'55"W	40.38'	C134	39°03'31"	170.00'	18.41'	S24°30'12"E	18.26'						
C22	3°13'30"	500.00'	28.14'	S71°21'16"E	28.14'	C54	103°47'58"	102.00'	184.79'	N24°22'10"W	160.53'	C90	8°01'07"	836.00'	117.00'	S04°56'13"E	116.90'	C135	90°00'00"	5.00'	7.85'	S53°45'35"W	7.07'						
C23	45°00'00"	35.50'	27.88'	N42°45'29"W	27.17'	C56	21°55'14"	2345.00'	897.16'	N65°18'32"W	891.70'	C91	2°36'10"	2954.00'	134.19'	N19°55'02"W	134.18'	C137	17°17'57"	190.00'	57.37'	N27°35'27"W	57.15'						
C24	12°22'23"	350.00'	77.62'	S63°23'20"W	77.46'	C58	106°56'51"	29.00'	55.65'	S08°22'02"W	47.50'	C92	21°59'09"	286.00'	224.86'	N10°13'33"W	223.48'	C138	12°42'23"	388.00'	86.05'	N63°23'20"W	85.87'						
C25	70°00'00"	35.50'	43.37'	N22°02'08"W	40.72'	C57	61°37'14"	103.00'	110.77'	S32°31'51"W	105.51'	C93	21°59'09"	586.00'	224.86'	N10°13'33"W	223.48'	C139	12°31'24"	2359.00'	515.61'	S61°35'58"E	514.59'						
C26	19°56'24"	275.00'	95.70'	N22°56'03"W	95.22'	C58	34°08'47"	249.00'	148.40'	S18°47'37"W	146.21'	C108	19°27'08"	286.00'	97.10'	N85°33'22"W	96.63'	C140	12°56'30"	95.00'	203.85'	N63°11'29"E	166.93'						
C27	24°08'41"	300.00'	126.42'	N69°10'05"W	125.49'	C59	6°50'59"	194.00'	23.19'	S32°26'31"W	23.18'	C109	29°52'40"	387.00'	201.81'	N80°20'36"W	199.53'	C141	34°08'47"	250.00'	153.16'	N18°47'37"E	150.91'						
C28	12°38'47"	602.00'	132.87'	S63°25'08"E	132.60'	C60	2°24'44"	194.00'	8.17'	S07°37'17"W	8.17'	C110	11°03'390"	93.00'	179.60'	S59°16'13"W	152.97'	C142	28°21'30"	186.00'	92.06'	N21°41'15"E	91.12'						
C29	12°38'47"	320.00'	70.63'	N63°25'08"W	70.49'	C61	21°08'38"	471.00'	173.81'	S16°59'15"W	172.83'	C111	34°04'33"	269.00'	159.98'	S20°58'58"W	157.64'	C143	89°25'38"	14.00'	21.85'	N37°12'19"W	19.70'						
C30	7°38'31"	275.00'	36.68'	N53°16'29"W	36.65'	C62	5°31'13"	754.00'	72.64'	S24°47'57"W	72.62'	C112	22°45'07"	269.00'	118.73'	S84°25'05"W	117.95'	C144	20°31'21"	20.00'	7.16'	N17°39'27"W	7.13'						

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S89°59'58"W	28.68'	L16	N20°24'20"E	44.63'	L31	N23°24'08"E	13.27'	L46	N24°43'14"W	14.14'	L61	S45°00'02"E	14.14'	L76	S72°11'03"E	82.99'
L2	N90°00'00"E	2.88'	L17	N36°14'25"W	14.14'	L32	S70°02'28"E	14.14'	L47	N48°49'00"E	14.34'	L62	S28°36'08"W	14.14'	L91	S72°11'03"E	98.36'
L3	N40°40'16"E	38.19'	L18	S44°59'59"W	14.14'	L33	S24°44'31"E	14.14'	L48	S61°23'52"E	21.21'	L63	N60°34'23"W	14.42'	L92	S61°23'52"E	17.18'
L4	N90°00'00"E	2.14'	L19	S45°12'02"E	14.09'	L34	S65°15'29"W	14.14'	L49	S61°13'24"W	20.91'	L64	N24°57'34"W	12.80'	L94	S12°50'16"E	8.78'
L5	N68°45'35"E	35.00'	L20	L34°59'00"W	13.32'	L35	N36°14'25"W	14.14'	L50	N24°43'14"W	14.14'	L65	S65°02'26"E	15.07'	L95	S99°59'46"W	27.07'
L6	N61°14'25"W	34.57'	L21	S53°45'35"W	14.14'	L36	N30°25'58"W	19.98'	L51	N27°36'14"W	14.83'	L66	S66°04'57"W	20.49'	L96	N18°30'54"W	22.78'
L7	N89°59'58"E	36.59'	L22	N41°59'51"W	14.14'	L37	N20°24'20"E	69.75'	L52	N31°33'22"E	14.61'	L67	N89°59'58"E	1.90'	L97	N17°09'50"W	6.87'
L8	S67°43'12"E	76.50'	L23	N44°59'59"W	14.14'	L38	N55°45'35"E	14.14'	L53	S45°00'02"E	14.14'	L68	N80°04'05"W	20.00'	L98	S08°45'35"W	39.97'
L9	N74°57'34"E	54.22'	L24	S24°21'37"E	14.54'	L39	S13°57'39"E	13.67'	L54	S60°38'56"E	14.14'	L69	S76°23'46"W	43.25'	L99	N81°14'25"W	37.59'
L10	N00°00'02"W	73.01'	L25	N68°54'54"E	14.54'	L40	N77°54'15"E	14.14'	L55	S65°15'29"W	14.14'	L70	N76°23'46"E	43.77'	L100	N71°04'40"W	20.73'
L11	S15°23'52"E	80.56'	L26	N48°02'59"W	13.69'	L41	N24°44'31"E	14.14'	L56	N17°08'33"W	15.89'	L71	S21°04'44"W	101.09'	L101	S20°15'29"W	12.79'
L12	S16°38'26"E	50.06'	L27	N42°39'53"W	13.55'	L42	S65°15'29"W	14.14'	L57	N44°59'58"E	14.14'	L72	S71°03'45"W	30.02'	L102	S65°15'29"W	69.22'
L13	N12°57'52"E	17.09'	L28	N47°20'07"E	14.71'	L43	N22°02'08"W	16.38'	L58	S28°36'08"W	21.21'	L73	S24°20'42"E	24.44'	L104	N52°02'09"W	9.75'
L14	N75°28'35"E	62.90'	L29	S65°02'26"E	15.32'	L44	N65°15'29"E	14.14'	L59	N42°45'42"W	14.33'	L74	S04°40'16"W	47.27'	L105	N67°10'42"W	72.68'
L15	N59°39'02"E	23.23'	L30	S38°19'49"W	13.69'	L45	S27°01'21"E	20.86'	L60	N19°57'34"E	14.14'	L89	S89°59'30"W	15.99'	L107	N65°15'29"E	13.94'

SURVEYOR: J. ANDY DOBBS, RPLS
KIMLEY-HORN AND ASSOCIATES, INC.
2500 PACIFIC AVENUE, SUITE 110
DALLAS, TEXAS 75226
PHONE: 972-770-1300
CONTACT: J. ANDY DOBBS, RPLS

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TX 75240
CONTACT: BRYAN MOODY, P.E.
PHONE: 469-914-8720

OWNER:
GRBK EDGEWOOD LLC
5501 HEADQUARTERS DRIVE, SUITE 300W
PLANO, TX 75024
CONTACT: AARON GUTHRIE
PHONE: 972-310-4545

SUBDIVISION SITE PLAN
BROOKVIEW - PHASE 1A
 313 RESIDENTIAL LOTS, 4 OPEN SPACE "X" LOTS,
 1 AMENITY CENTER LOT, 1 AMENITY LAKE LOT,
 AND RIGHT-OF-WAY DEDICATION

80.4903 ACRES
JOEL WILBURN SURVEY, ABSTRACT NO. 1416
MEP&P RR CO. SURVEY, ABSTRACT NO. 922
BBB&C PR CO SURVEY, ABSTRACT NO. 154
CITY OF FLOWER MOUND, DENTON COUNTY, TEXAS

Kimley»»Horn

2500 Pacific Avenue,
Suite 1100, Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	LDV	JAD	JULY 2025	065000706	6 OF 7

STATE OF TEXAS §
COUNTY OF DENTON §

BEGINNING at a mag nail found for the southwest corner of said 263.6109 acre tract and the southeast corner of the remainder of a tract of land described as "Tract Two" in Special Warranty Deed to NASH CANYON FALLS, LLC, recorded in Document No. 2015-34494, of said Official Records, and in the northeast right-of-way line of Cross Timbers Road (a variable width right-of-way);

THENCE departing said west line of the 263.6109 acre tract, over and across said 263.6109 are tract, the following courses and distances:

South 89°59'55" East, a distance of 497.92 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
 South 89°59'55" East, a distance of 50.01 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
 South 89°59'55" East, a distance of 1,051.36 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
 North 04°32'11" West, a distance of 217.72 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
 North 49°32'11" West, a distance of 21.21 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner; 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 85°27'49" West, a distance of 17.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 04°32'11" West, a distance of 50.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 85°27'49" East, a distance of 17.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 40°27'49" East, a distance of 21.21 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 04°32'11" West, a distance of 375.88 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 49°32'11" West, a distance of 21.21 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
South 85°27'49" West, a distance of 17.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 04°32'11" West, a distance of 50.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 85°27'49" East, a distance of 17.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 40°27'49" East, a distance of 21.21 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 04°32'11" West, a distance of 552.14 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 89°46'08" East, a distance of 100.28 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
South 04°32'11" East, a distance of 544.62 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 49°32'11" East, a distance of 21.21 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 85°27'49" East, a distance of 17.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
South 04°32'11" East, a distance of 50.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 85°27'49" West, a distance of 17.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
South 40°27'49" West, a distance of 21.21 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
South 04°32'11" East, a distance of 375.88 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
South 49°39'51" East, a distance of 21.21 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
South 49°39'51" East, a distance of 17.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
South 04°32'11" East, a distance of 50.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
South 85°27'49" West, a distance of 17.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
South 40°27'49" West, a distance of 21.21 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
South 04°32'11" East, a distance of 238.89 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
South 49°39'51" East, a distance of 21.17 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 85°12'29" East, a distance of 15.71 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
South 04°47'31" East, a distance of 60.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
North 85°12'29" West, a distance of 3.41 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
South 38°33'02" West, a distance of 21.42 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the left with a radius of 1,438.00 feet, a central angle of 04°05'59", and a chord bearing and distance of South 08°39'29" East, 102.87 feet;
In a southerly direction, with said non-tangent curve to the left, an arc distance of 102.89 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
South 05°48'54" East, a distance of 100.28 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the left with a radius of 1,438.00 feet, a central angle of 01°44'19", and a chord bearing and distance of North 08°39'29" East, 44.00 feet;
In a southerly direction, with said non-tangent curve to the left, an arc distance of 44.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
South 16°23'52" East, a distance of 418.72 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right with a radius of 1,250.00 feet, a central angle of 35°19'12", and a chord bearing and distance of South 01°15'44" West, 758.42 feet;
In a southerly direction, with said tangent curve to the right, passing an arc distance of 355.98 feet the northwest corner of a called 22.2560 acre tract described in Special Warranty Deed to Town of Flower Mound, recorded in Document No. 2024-53710 of said Official Public Records, and continuing with the west line of said 22.2560 acre tract for a total arc distance of 770.56 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 18°55'20" West, a distance of 649.61 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
South 23°55'03" East, a distance of 22.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner in said north right-of-way line of Cross Timbers Road;

North 66°45'26" West, a distance of 155.20 feet to an aluminum disk found for corner;
North 71°03'21" West, a distance of 296.07 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;
North 41°11'48" West, a distance of 65.31 feet to a mag nail found for corner;
North 71°20'28" West, a distance of 100.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;
South 78°30'52" West, a distance of 33.60 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;
North 71°03'21" West, a distance of 215.89 feet to an aluminum disk found for corner;
North 62°00'53" West, a distance of 217.81 feet to a mag nail found for corner;
North 67°46'02" West, a distance of 85.52 feet to an aluminum disk found for corner;
North 81°06'16" West, a distance of 414.25 feet to a point for corner, from which an aluminum disk found bears North 38°17'46" East, 0.25 feet;
North 72°23'07" West, a distance of 169.33 feet to the **POINT OF BEGINNING** and containing 3,506,157 square feet or 80.4903 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, GRBK EDGEWOOD LLC, is the owner of a tract of land situated in BB&C RR CO Survey, Abstract No. 154 and MEP&P RR CO. Survey, Abstract No. 922, Town of Flower Mound, Denton County, Texas and being part of the remainder of a called 263.6109 acre tract of land described in Special Warranty Deed to GRBK EDGEWOOD LLC, recorded in Document No. 2024-53682, Official Records, Denton County, Texas and being more particularly described as follows:

North 71°03'45" West, a distance of 177.82 feet to an aluminum disk found for corner;
North 24°20'42" West, a distance of 32.19 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;
North 69°20'28" West, a distance of 100.00 feet to a mag nail found for corner;
South 65°39'42" West, a distance of 45.34 feet to an aluminum disk found for corner;
North 76°46'16" West, a distance of 55.15 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;
North 71°03'38" West, a distance of 23.48 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the most southerly south corner of a called 22.2560 acre tract described in Special Warranty Deed to Town of Flower Mound, recorded in Document No. 224-53710 of said Official Records;

THENCE with a south line of said 22.2560 acre tract, South 68°36'57" East, a distance of 417.63 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set 5/8" iron rod with red plastic cap stamped "KHA" set for corner in said northwest right-of-way line of Pacific Railroad;

THENCE with said northwest right-of-way line of Pacific Railroad, South 21°18'25" West, a distance of 368.01 feet to the **POINT OF BEGINNING** and containing 153,593 square feet or 3.5260 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

1. THE PURPOSE OF THIS PLAT IS TO CREATE 313 RESIDENTIAL LOTS, 5 OPEN SPACE "X" LOTS, 1 AMENITY CENTER LOT, DEDICATED RIGHT-OF-WAY, AND WATER, UTILITY, AND SANITARY SEWER EASEMENTS.
2. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
3. ALL EASEMENTS SHOWN HEREON ARE DEDICATED BY THIS PLAT UNLESS SPECIFICALLY NOTED OTHERWISE BY INSTRUMENT RECORDING INFORMATION.
4. PERIMETER BOUNDARY CORNERS ARE 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET UNLESS OTHERWISE NOTED HEREON.
5. INTERIOR LOT CORNERS WILL BE 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET WHERE POSSIBLE.
6. PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY OR DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR SKYVIEW LANE/AVENUE EASES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.
7. ALL X-LOTS ARE UNBUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.
8. FLOOD ZONE ANALYSIS NOT REQUIRED.
9. RESIDENTIAL LOTS ADJACENT TO EXISTING FLOOD PLAIN WILL HAVE A MINIMUM FINISHED FLOOR ELEVATION 18" ABOVE THE 100-YEAR FLOOD ELEVATION. ACTUAL ELEVATION TO BE DETERMINED WITH FINAL PLAT AND CONSTRUCTION PLANS.
10. ENVIRONMENTAL PROTECTION PLAN REQUIRED (PREVIOUSLY COMPLETED).
11. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.

DRAINAGE EASEMENT NOTES:

1. UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. UPKEEP AND MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING ITEMS:

GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY THE TOWN ORDINANCE.

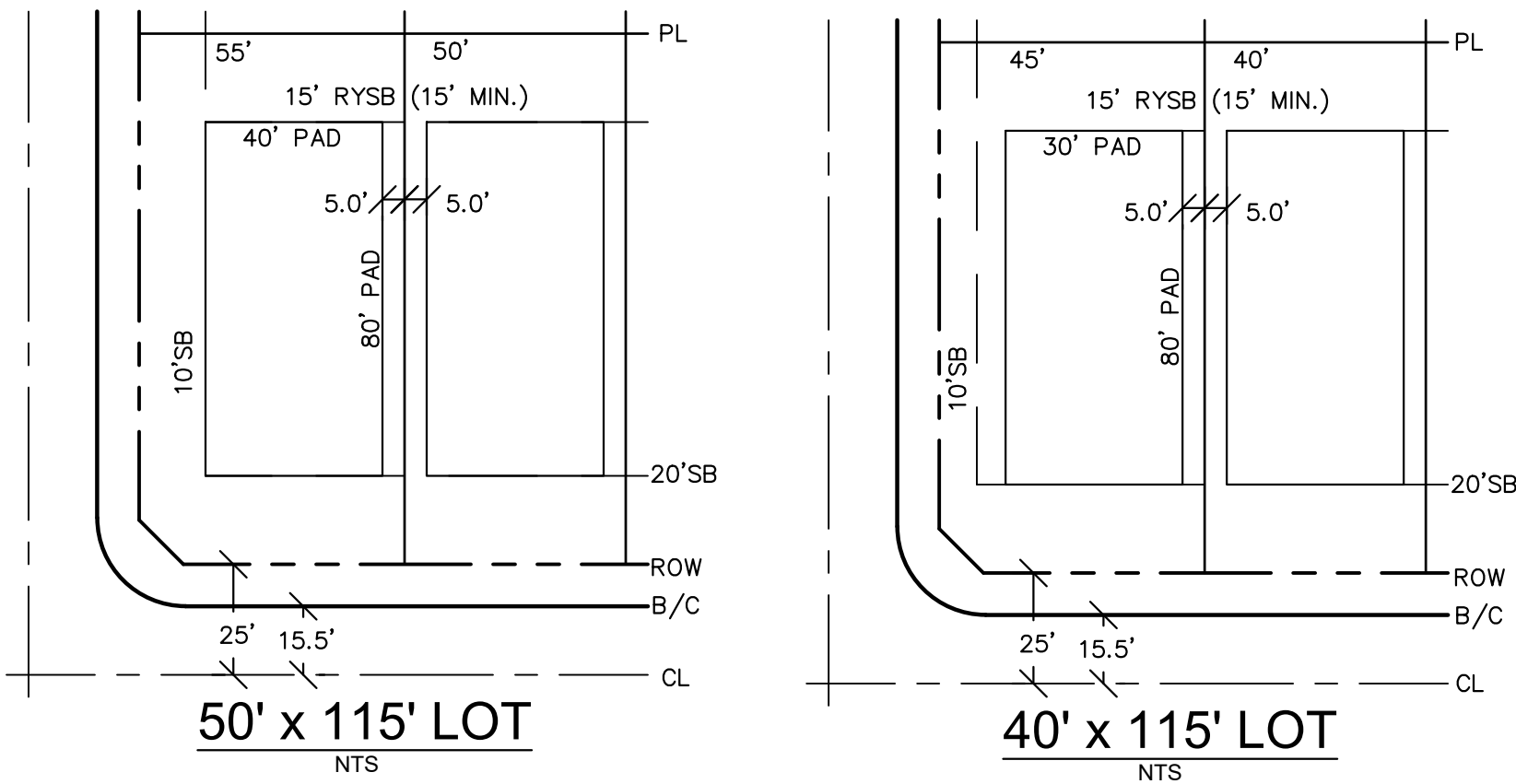
THE DETENTION FACILITIES SHALL BE KEPT FREE OF DEBRIS AND LITTER, WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.

ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITIES AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.

NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THIS EASEMENT AREA.

TRAIL AND OPEN SPACE NOTES:

1. A PUBLIC ACCESS EASEMENT WILL BE PROVIDED OVER AND ACROSS THE EXISTING TMPA ELECTRICAL EASEMENT AND FUTURE ONCOR EASEMENT & SHALL BE DEDICATED TO THE TOWN FOR PARK AND TRAIL PURPOSES
2. THE 8' TRAIL ON THE EAST SIDE OF DENTON CREEK BLVD. ALONG THE FRONTAGE OF THE FUTURE RETAIL (TOWN OF FLOWER MOUND PROPERTY) IS TO BE INSTALLED BY OTHERS AT TIME OF DEVELOPMENT OF THAT PROPERTY.
3. THE TRAILS DEPICTED ON THE LANDSCAPE/SCREENING PLAN SHALL BE INSTALLED TO THEIR FULL WIDTH BY THE DEVELOPER AT THE TIME THE ABUTTING PHASE OF THE PROJECT IS DEVELOPED. TRAILS MAY BE LOCATED WITHIN THE RIGHT-OF-WAY, AS WELL AS WITHIN REQUIRED LANDSCAPE BUFFERS, RAILROAD BUFFERS, AND WITHIN/OVER UTILITY EASEMENTS.
4. PRIOR TO FINAL ACCEPTANCE OF ANY PHASE OF DEVELOPMENT ABUTTING THE NATURAL AREA OR ANY PART THEREOF (AS GENERALLY DEFINED IN THE CONCEPT PLAN), AND SUBJECT TO CONSENT OF ANY APPLICABLE EASEMENT HOLDERS, THE FOLLOWING CONDITIONS SHALL BE SATISFIED: (i) AN IRREVOCABLE PUBLIC ACCESS EASEMENT SHALL BE DEDICATED OVER THE APPLICABLE PORTION OF THE NATURAL AREA, AND (ii) THE FOLLOWING IMPROVEMENTS SHALL BE COMPLETED WITHIN THE APPLICABLE PORTION OF THE NATURAL AREA, AS GENERALLY DEPICTED ON THE NATURAL AREA PLAN: a) CONCRETE TRAIL WITH A MINIMUM WIDTH OF 8 FEET WITH CONNECTIONS TO STANDARD SIDEWALKS LOCATED WITHIN THE SUBDIVISION; AND b) TWO TRAILHEAD/OVERLOOK NODES.
5. AN HOA AMENITY CENTER SHALL BE LOCATED WITHIN PHASE 1. THE AMENITY CENTER SHALL INCLUDE A PLAYGROUND THAT IS OPEN AND AVAILABLE TO THE PUBLIC. THE AMENITY CENTER SHALL HAVE OBTAINED A CERTIFICATE OF OCCUPANCY FROM THE TOWN PRIOR TO FINAL ACCEPTANCE BY THE TOWN OF THE SECOND PHASE OF THE DEVELOPMENT.
6. PERPETUAL MAINTENANCE OF THE 12' TRAIL IS THE RESPONSIBILITY OF THE HOA.



OFFSHORE VESSEL NAME	OFFSHORE VESSEL NUMBER	OFFSHORE VESSEL WEIGHT (LBS)	OFFSHORE VESSEL WEIGHT (LBS)
BLOCKAD01	5500	BLOCKAD02	5500
BLOCKAD03	5500	BLOCKAD04	5500
BLOCKAD05	5500	BLOCKAD06	5500
BLOCKAD07	5500	BLOCKAD08	5500
BLOCKAD09	5500	BLOCKAD10	5500
BLOCKAD11	5500	BLOCKAD12	5500
BLOCKAD13	5500	BLOCKAD14	5500
BLOCKAD15	5500	BLOCKAD16	5500
BLOCKAD17	5500	BLOCKAD18	5500
BLOCKAD19	5500	BLOCKAD20	5500
BLOCKAD21	5500	BLOCKAD22	5500
BLOCKAD23	5500	BLOCKAD24	5500
BLOCKAD25	5500	BLOCKAD26	5500
BLOCKAD27	5500	BLOCKAD28	5500
BLOCKAD29	5500	BLOCKAD30	5500
BLOCKAD31	5500	BLOCKAD32	5500
BLOCKAD33	5500	BLOCKAD34	5500
BLOCKAD35	5500	BLOCKAD36	5500
BLOCKAD37	5500	BLOCKAD38	5500
BLOCKAD39	5500	BLOCKAD40	5500
BLOCKAD41	5500	BLOCKAD42	5500
BLOCKAD43	5500	BLOCKAD44	5500
BLOCKAD45	5500	BLOCKAD46	5500
BLOCKAD47	5500	BLOCKAD48	5500
BLOCKAD49	5500	BLOCKAD50	5500
BLOCKAD51	5500	BLOCKAD52	5500
BLOCKAD53	5500	BLOCKAD54	5500
BLOCKAD55	5500	BLOCKAD56	5500
BLOCKAD57	5500	BLOCKAD58	5500
BLOCKAD59	5500	BLOCKAD60	5500
BLOCKAD61	5500	BLOCKAD62	5500
BLOCKAD63	5500	BLOCKAD64	5500
BLOCKAD65	5500	BLOCKAD66	5500
BLOCKAD67	5500	BLOCKAD68	5500
BLOCKAD69	5500	BLOCKAD70	5500
BLOCKAD71	5500	BLOCKAD72	5500
BLOCKAD73	5500	BLOCKAD74	5500
BLOCKAD75	5500	BLOCKAD76	5500
BLOCKAD77	5500	BLOCKAD78	5500
BLOCKAD79	5500	BLOCKAD80	5500
BLOCKAD81	5500	BLOCKAD82	5500
BLOCKAD83	5500	BLOCKAD84	5500
BLOCKAD85	5500	BLOCKAD86	5500
BLOCKAD87	5500	BLOCKAD88	5500
BLOCKAD89	5500	BLOCKAD90	5500
BLOCKAD91	5500	BLOCKAD92	5500
BLOCKAD93	5500	BLOCKAD94	5500
BLOCKAD95	5500	BLOCKAD96	5500
BLOCKAD97	5500	BLOCKAD98	5500
BLOCKAD99	5500	BLOCKAD100	5500
BLOCKAD101	5500	BLOCKAD102	5500
BLOCKAD103	5500	BLOCKAD104	5500
BLOCKAD105	5500	BLOCKAD106	5500
BLOCKAD107	5500	BLOCKAD108	5500
BLOCKAD109	5500	BLOCKAD110	5500
BLOCKAD111	5500	BLOCKAD112	5500
BLOCKAD113	5500	BLOCKAD114	5500
BLOCKAD115	5500	BLOCKAD116	5500
BLOCKAD117	5500	BLOCKAD118	5500
BLOCKAD119	5500	BLOCKAD120	5500
BLOCKAD121	5500	BLOCKAD122	5500
BLOCKAD123	5500	BLOCKAD124	5500
BLOCKAD125	5500	BLOCKAD126	5500
BLOCKAD127	5500	BLOCKAD128	5500
BLOCKAD129	5500	BLOCKAD130	5500
BLOCKAD131	5500	BLOCKAD132	5500
BLOCKAD133	5500	BLOCKAD134	5500
BLOCKAD135	5500	BLOCKAD136	5500
BLOCKAD137	5500	BLOCKAD138	5500
BLOCKAD139	5500	BLOCKAD140	5500
BLOCKAD141	5500	BLOCKAD142	5500
BLOCKAD143	5500	BLOCKAD144	5500
BLOCKAD145	5500	BLOCKAD146	5500
BLOCKAD147	5500	BLOCKAD148	5500
BLOCKAD149	5500	BLOCKAD150	5500
BLOCKAD151	5500	BLOCKAD152	5500
BLOCKAD153	5500	BLOCKAD154	5500
BLOCKAD155	5500	BLOCKAD156	5500
BLOCKAD157	5500	BLOCKAD158	5500
BLOCKAD159	5500	BLOCKAD160	5500
BLOCKAD161	5500	BLOCKAD162	5500
BLOCKAD163	5500	BLOCKAD164	5500
BLOCKAD165	5500	BLOCKAD166	5500
BLOCKAD167	5500	BLOCKAD168	5500
BLOCKAD169	5500	BLOCKAD170	5500
BLOCKAD171	5500	BLOCKAD172	5500
BLOCKAD173	5500	BLOCKAD174	5500
BLOCKAD175	5500	BLOCKAD176	5500
BLOCKAD177	5500	BLOCKAD178	5500
BLOCKAD179	5500	BLOCKAD180	5500
BLOCKAD181	5500	BLOCKAD182	5500
BLOCKAD183	5500	BLOCKAD184	5500
BLOCKAD185	5500	BLOCKAD186	5500
BLOCKAD187	5500	BLOCKAD188	5500
BLOCKAD189	5500	BLOCKAD190	5500
BLOCKAD191	5500	BLOCKAD192	5

LOT TOTALS	
LOTTYPE	TOTAL
MIN. 40' WMDTH	164
MIN. 50' WMDTH	149
MIN. 5000 SF	149

313 RESIDENTIAL LOTS, 4 OPEN SPACE "X" LOTS,
1 AMENITY CENTER LOT, 1 AMENITY LAKE LOT,
AND RIGHT-OF-WAY DEDICATION

80 4903 ACRES

JOEL WILBURN SURVEY ABSTRACT NO. 1416

MEP&P RR CO. SURVEY, ABSTRACT NO. 922

BBB&C PR CO SURVEY, ABSTRACT NO. 154

Kimley»»Horn

2500 Pacific Avenue,
Suite 1100, Dallas, Texas 75226

FIRM # 10115500 Tel. No. (469) 718-8849

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	LDV	JAD	JULY 2025	065000706	7 OF 7

DWG NAME: K:DTD SURVEY-064537594-LA ESTANCIA CROSS TIMBERS PHASE 1A FP.DWG PLOTTED BY VALDEZ, LEONARDO 9/10/2025 8:49 AM LAST SAVED 9/2/2025 6:01 PM

BROOKVIEW

Phase 1A

Flower Mound, TX

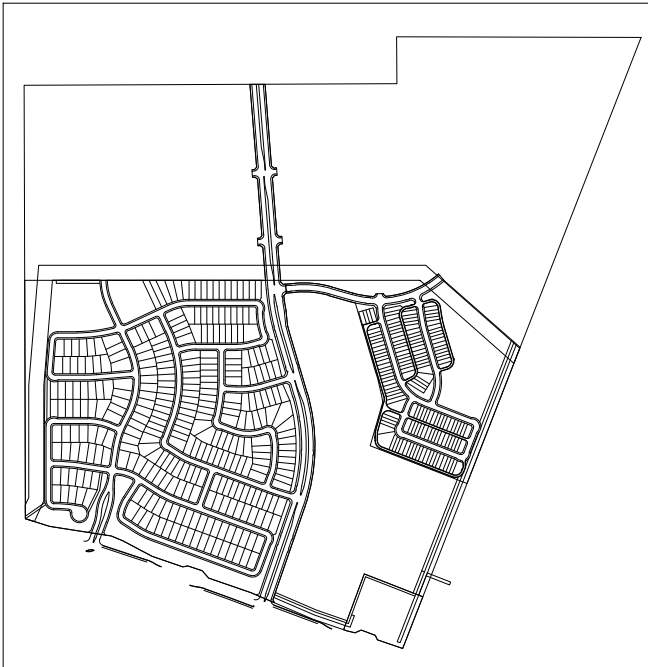
SUBDIVISION SITE PLAN

3/10/2025

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

KEY MAP



Project Name

Brookview
Ph. 1A

Flower Mound, Texas

Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY
NOT BE USED FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates,
known also as MESA. The reproduction, copying, or use of this drawing without the
written consent of MESA is prohibited and any infringement will be subject to legal
action. © Copyright 2020 MESA

Issue / Addenda / Revisions

	Date	Description
1	5/06/2025	SSP REV. 1
2	6/13/2025	SSP REV. 2
3	7/08/2025	SSP REV. 3
4	8/05/2025	SSP REV. 4
4	8/28/2025	SSP REV. 5

Drawing Title

Cover Sheet

Drawn: _____ Date: _____
Checked: _____ Date: _____

Sheet No.

L0.00

NOT FOR
CONSTRUCTION

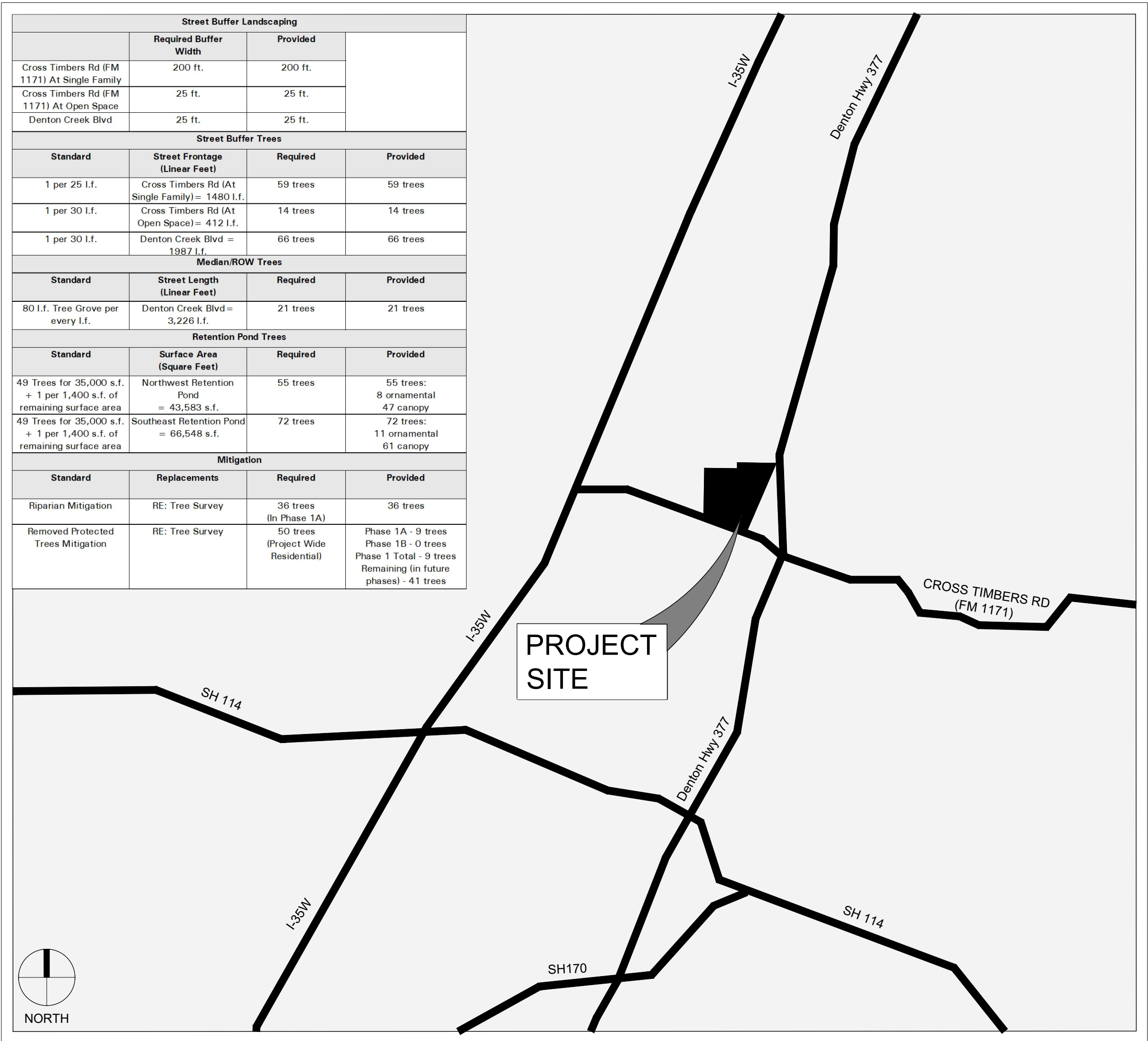
Index of Documents

SHEET #	DESCRIPTION	SHEET #	DESCRIPTION
LANDSCAPE ARCHITECT SHEETS:			
General Materials & Notes:			
L0.00	Cover Sheet		
L0.01	General Notes, Materials & Legends		
L0.02	Orientation Plan		
L0.03	Maintenance Plan		
Hardscape:			
L2.01	Hardscape Layout Plan		
L2.02	Hardscape Layout Plan		
L2.03	Hardscape Layout Plan		
L2.04	Hardscape Layout Plan		
L2.05	Hardscape Layout Plan		
L2.06	Hardscape Layout Plan		
L2.07	Hardscape Layout Plan		
L2.08	Hardscape Layout Plan		
L2.09	Hardscape Layout Plan		
L2.10	Hardscape Layout Plan		
L2.11	Hardscape Layout Plan		
Details:			
L4.01	Neighborhood Entry Sign Details		
L4.02	Denton Creek Entry Sign Details		
L4.03	Stone Screening Wall Details		
L4.04	Brick Thinwall Details		
L4.05	Retaining Wall Details		
Landscape:			
L5.01	Planting Plan		
L5.02	Planting Plan		
L5.03	Planting Plan		
L5.04	Planting Plan		
L5.05	Planting Plan		
L5.06	Planting Plan		
L5.07	Planting Plan		
L5.08	Planting Plan		
L5.09	Planting Plan		
L5.10	Planting Plan		
L5.11	Planting Plan		
L5.12	Planting Details		
L5.13	Plant Schedule & Notes		

Design Team

Client:	Landscape Architect:	Civil Engineer:	
Green Brick Partners 5501 Headquarters Dr Suite 300W, Plano, TX, 75024	MESA 2001 N Lamar Street, Suite 100 Dallas, Texas 75202	Kimley-Horn 13455 Noel Rd., Ste 700, Dallas, TX 75240	
(469) 573-6755	(214) 871-0568	(972) 770-1300	

Location Map



GENERAL NOTES:

1. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. MESA ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
3. ALL PROPOSED AND FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND/OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
4. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD FOR REVIEW BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY MESA ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTORS ARE TO BID PER THEIR OWN VERIFIED QUANTITIES AND PER THE INTENT OF THE DRAWINGS. NOTIFY LANDSCAPE ARCHITECT OF ANY MAJOR DISCREPANCIES.
6. SITE EASEMENTS, BUILDING SETBACKS, BUILDING LOCATIONS, STREETS, PARKING LOTS AND UTILITIES HAVE BEEN SUPPLIED TO MESA BY THE PROJECT CIVIL ENGINEER. REFER TO CIVIL ENGINEERS DRAWINGS FOR ADDITIONAL INFORMATION.

CONCRETE NOTES:

1. CAST-IN PLACE CONCRETE SHALL MEET THE FOLLOWING REQUIREMENT:
 - MINIMUM 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS
 - AGGREGATES: ASTM C33, MAXIMUM 3/4" IN SIZE, UNLESS OTHERWISE NOTED.
 - SLUMP: 3 TO 5 INCHES
 - CONCRETE SHALL HAVE BETWEEN 4 1/2% TO 5% AIR-ENTRAINMENT BY VOLUME
2. FOR LARGE VEHICULAR RATED AREAS REFER TO CIVIL ENGINEER DRAWINGS FOR SPECIFICATIONS.
3. CONCRETE THICKNESS:
 - PEDESTRIAN AREAS = 4" THICK
 - ALL OTHER CONCRETE COMPONENTS INSTALL PER SIZE SPECIFIED IN DRAWING DETAILS.
4. REINFORCING STEEL SHALL BE PLACED AS FOLLOWS: (UNLESS NOTED OTHERWISE BY STRUCTURAL ENGINEER)
- A. CONCRETE REINFORCING:
 - 4" THICK PAVING: #3's AT 12"-18" O.C.E.W. UNLESS NOTED OTHERWISE IN DRAWING DETAILS
 - 6" THICK PAVING: #4's AT 12"-18" O.C.E.W. UNLESS NOTED OTHERWISE IN DRAWING DETAILS
 - 8" THICK PAVING: #5's AT 12"-18" O.C.E.W. UNLESS NOTED OTHERWISE IN DRAWING DETAILS
 - ALL OTHER CONCRETE COMPONENTS REINFORCEMENT TO BE INSTALLED AS SPECIFIED IN DRAWING DETAILS
- B. REINFORCING STEEL LAP SPLICES SHALL BE AS FOLLOWS:
 - 3/8" (#3'S) DIAMETER = 21"
 - 1/2" (#4'S) DIAMETER = 29"
 - 5/8" (#5'S) DIAMETER = 38"
 - 3/4" (#6'S) DIAMETER = 46"
 - LAP SPLICES IN THE ADJACENT BARS (OF GRADE BEAMS) THAT ARE LAID IN A ROW SHALL NOT OCCUR WITHIN FOUR FEET OF EACH OTHER AS MEASURED ALONG THE REINFORCING STEEL.
- C. REINFORCING STEEL SHALL HAVE THE FOLLOWING MINIMUM CONCRETE COVERAGE:
 - 3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH. (4" CONCRETE SHALL HAVE STEEL CENTERED EQUALLY AT 2" FROM TOP AND BOTTOM.)
 - 2" FOR CONCRETE EXPOSED TO WEATHER
 - 1 1/2" FOR CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH.
- D. REINFORCING HOOKS' RADIUS AND LEGS ARE AS FOLLOWS:
 - 3/8" (#3'S) RADIUS = 1 1/2", LEG = 4 1/2"
 - 1/2" (#4'S) RADIUS = 2", LEG = 6"
 - 5/8" (#5'S) RADIUS = 2 1/2", LEG = 7 1/2"
- E. DEVELOPMENT EMBEDMENT OF HOOKS ARE AS FOLLOWS:
 - 3/8" (#3'S) = 8" MIN.
 - 1/2" (#4'S) = 8" MIN.
 - 5/8" (#5'S) = 10" MIN.
- F. REINFORCING STEEL SHALL BE CLEAN AND FREE OF RUST AND DEBRIS.
5. CONTROL JOINTS (SAW CUT) TO BE PLACED AS INDICATED ON PLANS TO A MINIMUM DEPTH OF 1/3 OF CONCRETE THICKNESS. SAW CUT JOINTS TO BE EXECUTED WITHIN 12 HOURS OF CONCRETE PLACEMENT.
6. EXPANSION JOINTS:
 - PLACE AT A MAXIMUM SPACING OF 30' O.C. AND COORDINATE WITH OVERALL PAVING PATTERN AND CONTROL JOINTS
7. PROVIDE 18" #4 SMOOTH DOWEL WITH SLEEVE AT MAXIMUM 12 INCHES ON CENTER, UNLESS OTHERWISE NOTED.
8. CONCRETE FINISHES TO BE PER DRAWING DETAILS AND SPECIFICATIONS.
9. CONTRACTOR SHALL MEET OR EXCEED ALL LOCAL CODES AND ORDINANCES.

PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLING. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY.
2. SHRUB/GROUNDCOVER BEDS SHALL BE STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION AND OR BED PREPARATION.
3. LANDSCAPE CONTRACTOR TO INSTALL STEEL EDGING BETWEEN PLANTING BEDS, LAWNS, NATIVE GRASS AREAS AND GRAVEL AREAS.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
6. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
7. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND/OR REMOVED.
8. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
9. FINAL FINISHED GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
10. ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS.
11. A FULLY AUTOMATED IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANTING AREAS AND IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
12. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC. CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER LOCAL CITY LANDSCAPE ORDINANCE.
13. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTING TO BE IN ACCORDANCE WITH THE LATEST EDITION OF AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
14. TREES OVERHANGING INTO THE PUBLIC R.O.W. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14) FEET OVER STREETS, DRIVE AISLES, ALLEYS AND FIRE LANES. TREES OVERHANGING PRIVATE STREETS, WALKS AND/OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
15. LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24 HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN THE CONTRACTORS BASE BID AS A UNIT PRICE AND PROVIDED AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT REQUIRED TO BE INSTALLED.
16. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (IE. SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER AND SHALL BE DONE SO IN WRITING. AT THIS TIME, CONTRACTOR CAN PROVIDE SUGGESTIVE SOLUTIONS OR ALTERNATIVE PLANT MATERIAL FOR SUBSTITUTION. LANDSCAPE ARCHITECT TO REVIEW CONDITIONS AN INFORMATION SUBMITTED BY CONTRACTOR AN WILL ISSUE A DIRECTIVE.. SHOULD PLANT MATERIAL DIE BECAUSE OF ENVIRONMENTAL CONDITIONS DESCRIBED ABOVE THE LANDSCAPE CONTRACTOR ASSUMES ALL WARRANTY AND GUARANTY OF THE PLANT MATERIAL INSTALLED.

IRRIGATION NOTES

1. ALL LANDSCAPE PLANTING AREAS ARE TO BE IRRIGATED BY A FULLY AUTOMATED IRRIGATION SYSTEM.
2. IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE PLANTINGS.
3. SHRUB AND GROUNDCOVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS AND/ OR A LANDSCAPE DRIPLINE SYSTEM.
4. DECORATIVE CONTAINERS TO BE IRRIGATED WITH MICRO SPRAY SPRINKLER HEADS.
5. REFER TO IRRIGATION SYSTEM DRAWINGS AND SPECIFICATIONS. IF IRRIGATION SYSTEM DRAWINGS AND SPECIFICATIONS ARE NOT INCLUDED, LANDSCAPE CONTRACTOR TO PROVIDE DESIGN BUILD IRRIGATION SYSTEM PLANS.
6. IRRIGATION SHALL BE DESIGN BUILD BY OTHERS. CONTRACTOR TO SUBMIT IRRIGATION DESIGN PACKAGE (INCLUDING TREE BUBBLERS) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

GRADING NOTES

1. WRITTEN DIMENSIONS AND GRADES PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS.
3. MESA DESIGN GROUP ASSUMES NO RESPONSIBILITY FOR ANY EXCAVATION OR GRADING SHOWN ON SURVEY'S OR CIVIL ENGINEER'S PLANS. ALL PROPOSED AND FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNERS SURVEY AND/OR CIVIL ENGINEER. ANY DISCREPANCIES IN FIELD MEASUREMENTS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER IMMEDIATELY.
4. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY MESA DESIGN GROUP ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY GRADING DISCREPANCIES. CONTRACTORS ARE TO BID THEIR OWN VERIFIED QUANTITIES.

MATERIAL LEGEND:

CONCRETE PRODUCTS

C-1	CONCRETE
MANUFACTURER:	LOCAL
PRODUCT:	STANDARD GRAY CONCRETE; 3600 PSI; HEAVY BROOM FINISH
C-2	BOARD FORM CONCRETE
MANUFACTURER:	LOCAL
PRODUCT:	STANDARD GRAY CONCRETE; 3600 PSI; WOOD STAMP FINISH

STONE

S-1	STONE VENEER
SUPPLIER:	ALLIANCE MATERIALS
TELE:	(817) 341-0188
PRODUCT:	HACKET LEDGESTONE. 1"-4" HEIGHT COURSES WITH 3-5" DEPTH AND VARYING LENGTHS, SEE IMAGE BELOW FOR EXPECTED MASONRY PATTERN



S-2	MONOLITHIC STONE CAP
SUPPLIER:	ALLIANCE MATERIALS
TELE:	(817) 341-0188
PRODUCT:	HACKET STONE: 4" HEIGHT, 18" MIN LENGTH, DEPTH VARIES PER PLANS; TOP, BOTTOM, AND BACK SAW CUT, FRONT SPLIT FACE
S-3	SPOT BOULDER
SUPPLIER:	ALLIANCE STONE
TELE:	(817) 341-0188
PRODUCT:	MOSS BOULDERS, SIZE VARIES



S-4	SPLIT FACE CMU
SUPPLIER:	METRO BRICK & STONE CO.
COLOR:	CHESTNUT II

BRICK

B-1	BRICK
SUPPLIER:	METRO BRICK & STONE CO.
PRODUCT:	GLEN GARY "SMOKY MOUNTAIN WILLIAMSBURG"
SIZE:	BUILDER'S SPECIAL
B-2	ACCENT BRICK
SUPPLIER:	METRO BRICK & STONE CO.
PRODUCT:	GLEN GARY "SADDLE BROWN WILLIAMSBURG"
SIZE:	BUILDER'S SPECIAL

MORTAR

MR-1	STONE MORTAR
COLOR:	GRAY TO MATCH STONE VENEER, TO BE SUBMITTED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION
MR-2	BRICK MORTAR
COLOR:	TO MATCH B-1 BRICK, TO BE SUBMITTED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION

LIGHTING

L-1	SIGN LETTER BACKLIGHTING
MANUFACTURER:	
SUPPLIER:	ALLIANCE MATERIALS
TELE:	(817) 341-0188
PRODUCT:	
L-2	SCONCE LIGHT
MANUFACTURER:	
PRODUCT:	

SITE FURNISHINGS

SF-1	BACKED BENCH
SUPPLIER:	KEYSTONE RIDGE
CONTACT:	TELEPHONE: 724-284-1213
PRODUCT:	70 IN. READING BENCH W/ BACK
COLOR:	BLACK
SF-2	TRASH RECEPTACLE
SUPPLIER:	KEYSTONE RIDGE
CONTACT:	TELEPHONE: 724-284-1213
PRODUCT:	READING 38 GALLON RECEPTACLE, DOME TOP
COLOR:	BLACK
SF-3	PET WASTE STATION
SUPPLIER:	THE PARK CATALOG
TELEPHONE:	877-232-8230
PRODUCT:	DOGIPOT PET STATION WITH ALUMINUM RECEPTACLE, BAG DISPENSER, AND "PLEASE CLEAN UP AFTER YOUR PET" SIGN ITEM #135-1003 OR APPROVED EQUAL.

SYMBOLS LEGEND:

	CENTER LINE
	LIMIT OF WORK
	MATCHLINE
	ENLARGEMENT REFERENCE
	DETAIL REFERENCE
	MATERIAL REFERENCE
	ELEVATION REFERENCE
	SECTION REFERENCE
	P.O.B.
	COORDINATE POINT
	TANGENT POINT
	WALL ELEVATION MARKER

REQUIRED SUBMITTALS

- SHOP DRAWINGS:
1. FABRICATED METAL COMPONENTS: PIN-MOUNTED SIGN LETTERS

PRODUCT SUBMITTALS:

1. CUT SHEETS FOR ALL IRRIGATION SYSTEM COMPONENTS
2. CUT SHEETS FOR ALL WOOD AND STONE SEALERS
3. CUT SHEETS, ANALYSIS AND PRODUCT SAMPLES FOR ALL BEDDING SOIL MIXES AND MULCH
4. CUT SHEETS FOR ALL LIGHTING AND ELECTRICAL COMPONENTS
5. CUT SHEETS FOR ALL STONE, BOULDER, ROCK AND MORTAR MATERIALS

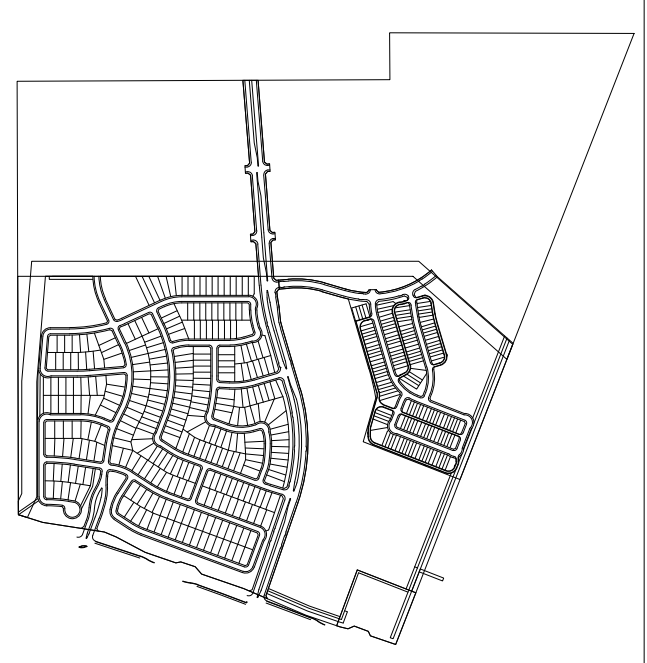
MOCKUPS:

1. RETAINING WALL
2. BOARDFORM CONCRETE

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

KEY MAP



Project Name

Brookview
Ph. 1A

Flower Mound, Texas

Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates, known also as MESA. The reproduction, copying, or use of this drawing without the written consent of MESA is prohibited and any infringement will be subject to legal action. © Copyright 2020 MESA

Issue / Addenda / Revisions

	Date	Description
1	5/06/2025	SSP REV. 1
2	6/13/2025	SSP REV. 2
3	7/08/2025	SSP REV. 3
4	8/05/2025	SSP REV. 4
4	8/28/2025	SSP REV. 5

Drawing Title

General Notes,
Materials, & Legends

Drawn: _____ Date: _____

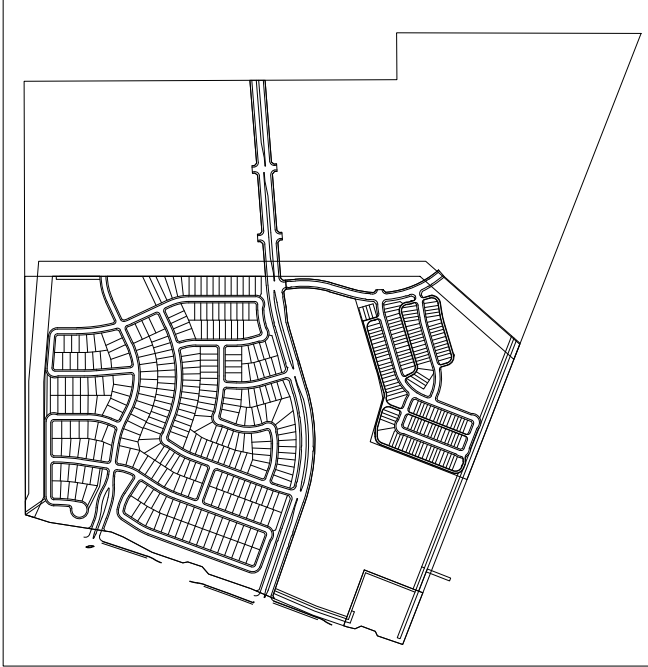
Checked: _____ Date: _____

Sheet No.

L0.01

NOT FOR
CONSTRUCTION

KEY MAP



Project Name

Brookview
Ph. 1A

Flower Mound, Texas
Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY
NOT BE USED FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates,
known also as MESA. The reproduction, copying, or use of this drawing without the
written consent of MESA is prohibited and any infringement will be subject to legal
action. © Copyright 2020 MESA

Issue / Addenda / Revisions

Date	Description
1 5/06/2025	SSP REV. 1
2 6/13/2025	SSP REV. 2
3 7/08/2025	SSP REV. 3
4 8/05/2025	SSP REV. 4
5 8/28/2025	SSP REV. 5

Drawing Title

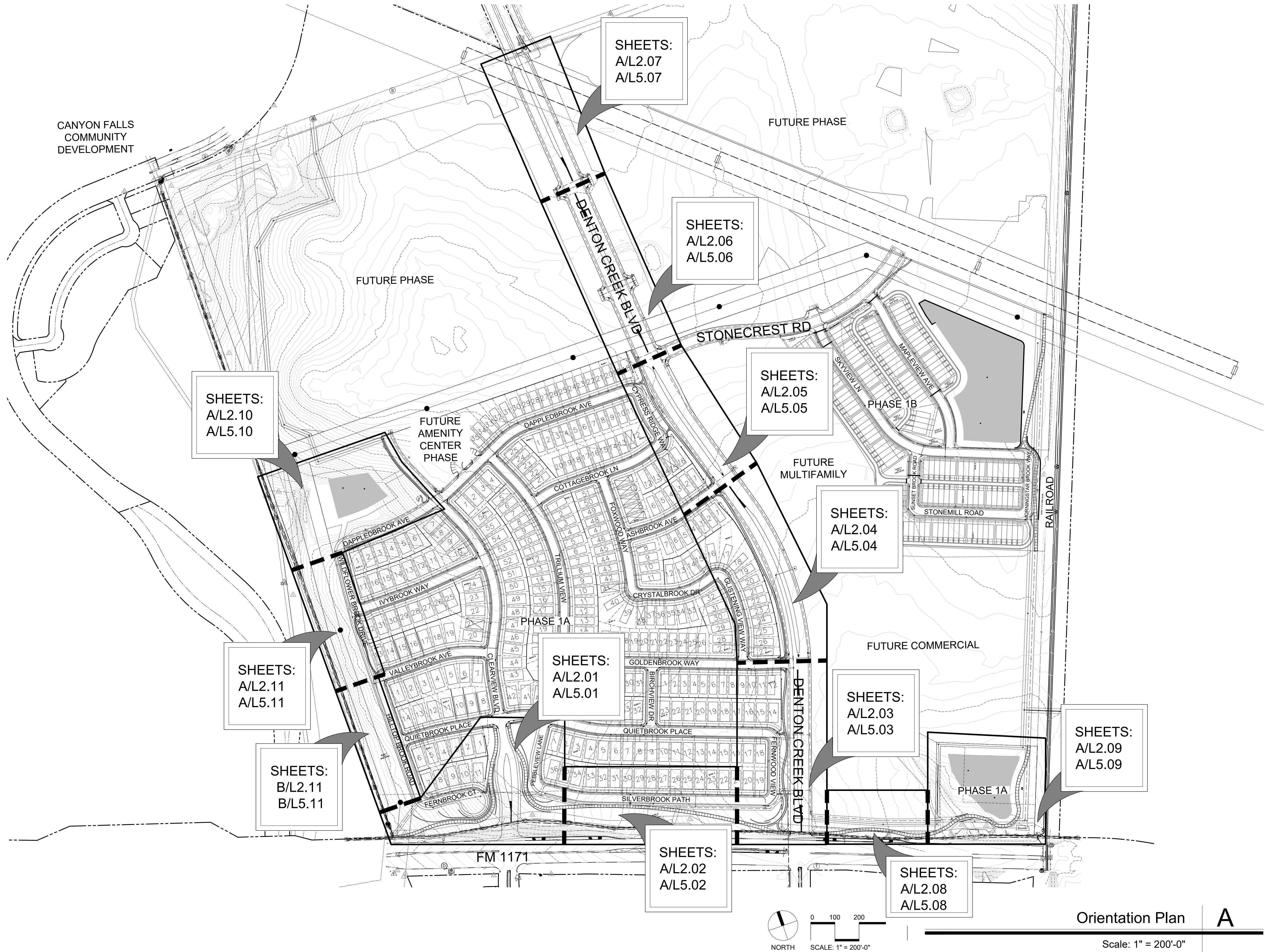
Orientation Plan

Drawn: _____ Date: _____
Checked: _____ Date: _____

Sheet No.

L0.02

NOT FOR
CONSTRUCTION



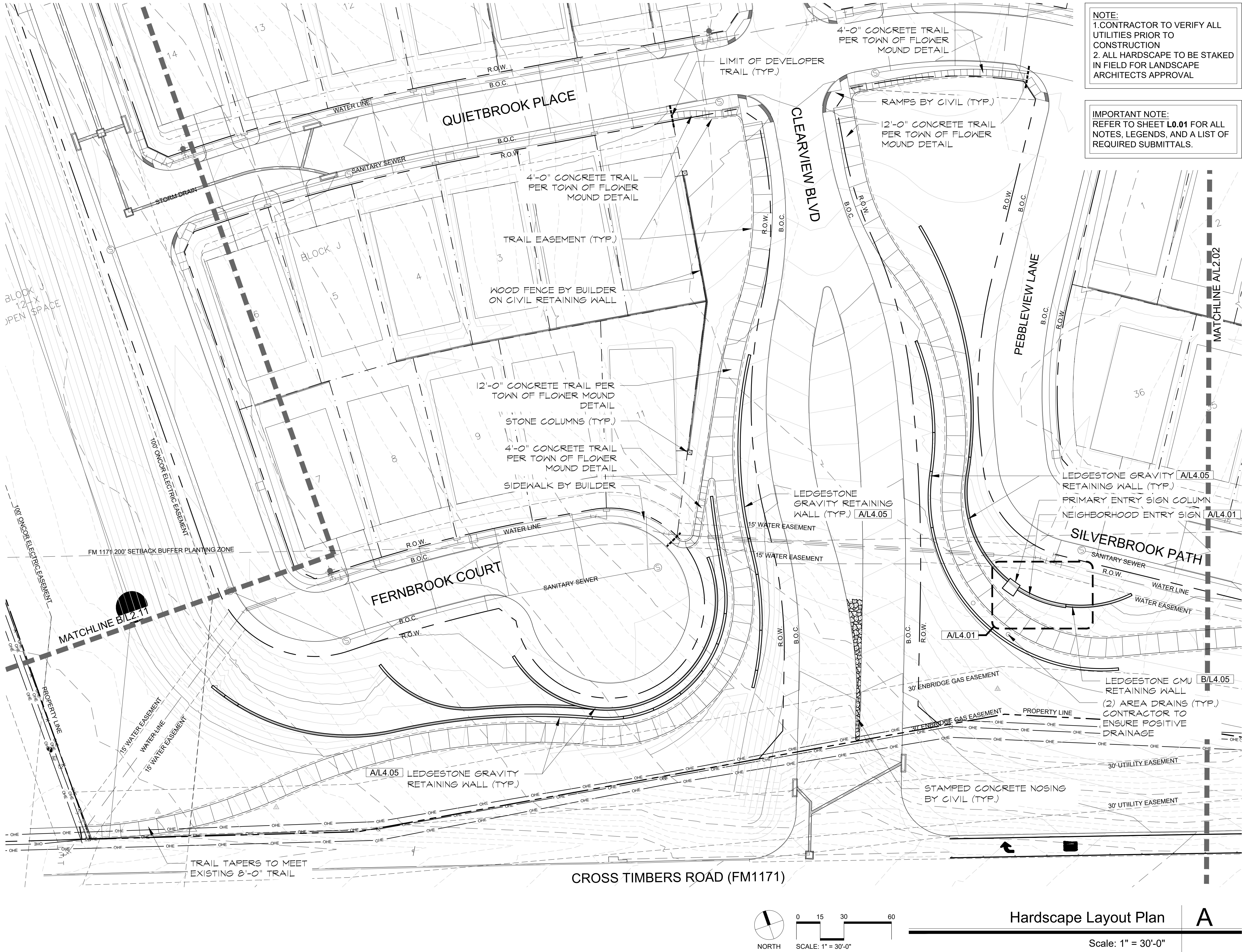
MESA

Flower Mound, Texas

Issue Date: 03.10.2025

NOT FOR





2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

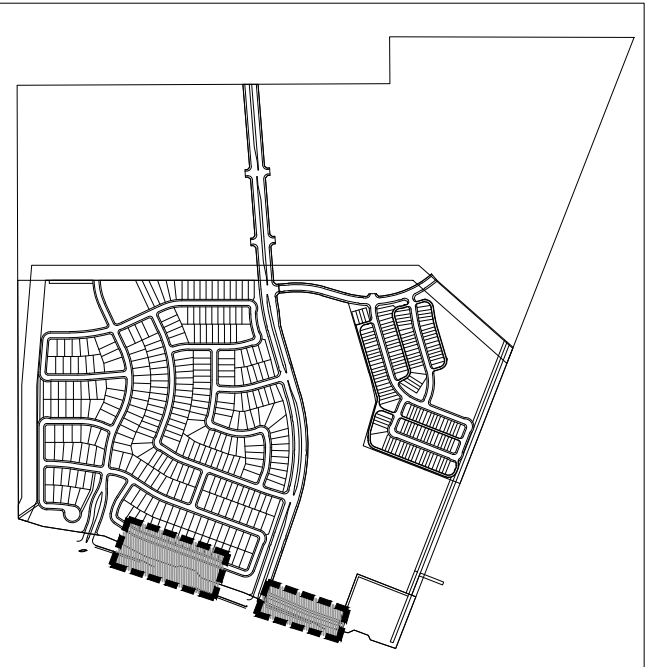
NOTE:
1.CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION
2. ALL HARDSCAPE TO BE STAKED IN FIELD FOR LANDSCAPE ARCHITECTS APPROVAL

IMPORTANT NOTE:
REFER TO SHEET **L0.01** FOR ALL NOTES, LEGENDS, AND A LIST OF REQUIRED SUBMITTALS.

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

KEY MAP



Project Name

Brookview Ph. 1A

Flower Mound, Texas
Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates, known also as MESA. The reproduction, copying, or use of this drawing without the written consent of MESA is prohibited and any infringement will be subject to legal action. © Copyright 2020 MESA

Issue / Addenda / Revisions

Date	Description
1 5/06/2025	SSP REV. 1
2 6/13/2025	SSP REV. 2
3 7/08/2025	SSP REV. 3
4 8/05/2025	SSP REV. 4
4 8/28/2025	SSP REV. 5

Drawing Title

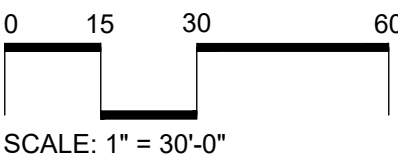
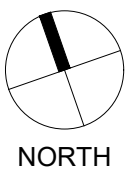
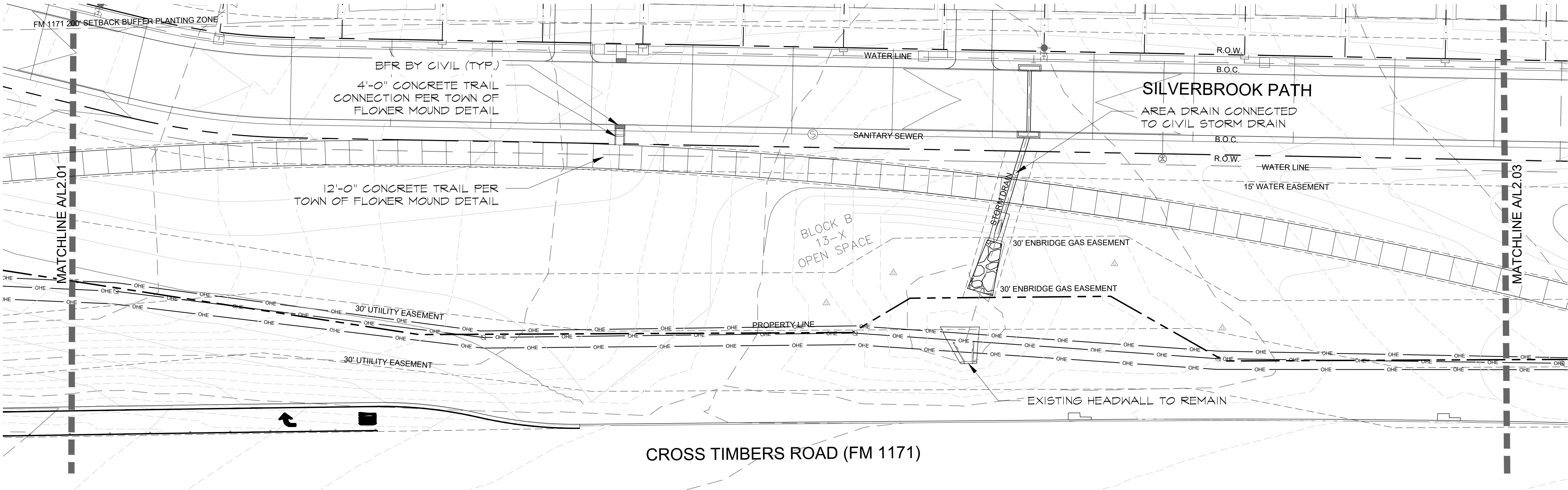
Hardscape Layout Plan

Drawn: _____ Date: _____
Checked: _____ Date: _____

Sheet No.

L2.02

NOT FOR
CONSTRUCTION



Hardscape Layout Plan

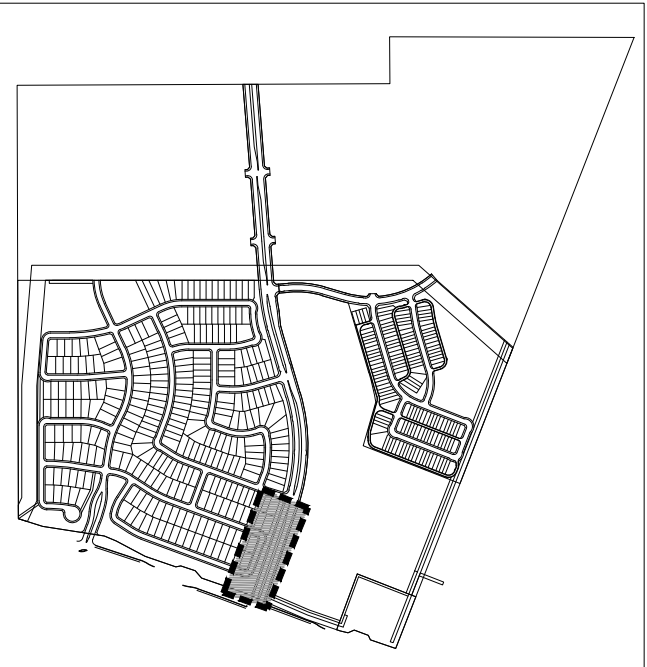
A

Scale: 1" = 30'-0"

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

KEY MAP



Project Name

Brookview Ph. 1A

Flower Mound, Texas
Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY
NOT BE USED FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates,
known also as MESA. The reproduction, copying, or use of this drawing without the
written consent of MESA is prohibited and any infringement will be subject to legal
action. © Copyright 2020 MESA

Issue / Addenda / Revisions

	Date	Description
1	5/06/2025	SSP REV. 1
2	6/13/2025	SSP REV. 2
3	7/08/2025	SSP REV. 3
4	8/05/2025	SSP REV. 4
4	8/28/2025	SSP REV. 5

Drawing Title

Hardscape Layout Plan

Drawn: _____ Date: _____
Checked: _____ Date: _____

Sheet No.

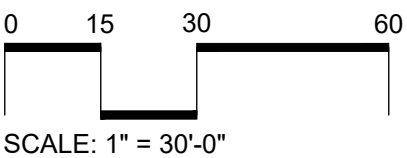
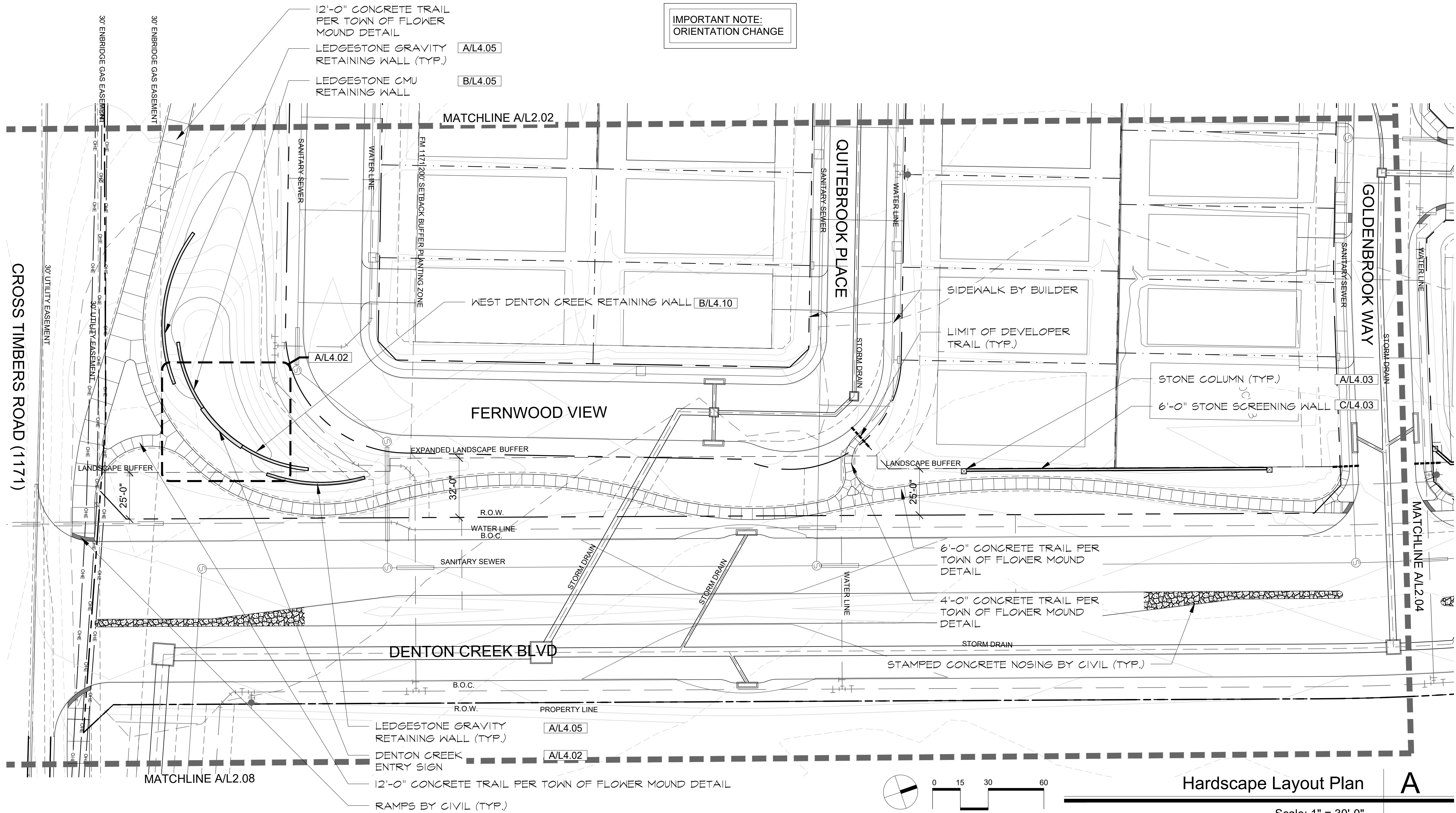
L2.03

NOT FOR CONSTRUCTION

NOTE:
1.CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO
CONSTRUCTION
2. ALL HARDSCAPE TO BE STAKED IN FIELD FOR
LANDSCAPE ARCHITECTS APPROVAL

IMPORTANT NOTE:
REFER TO SHEET **L0.01** FOR ALL NOTES, LEGENDS, AND A
LIST OF REQUIRED SUBMITTALS.

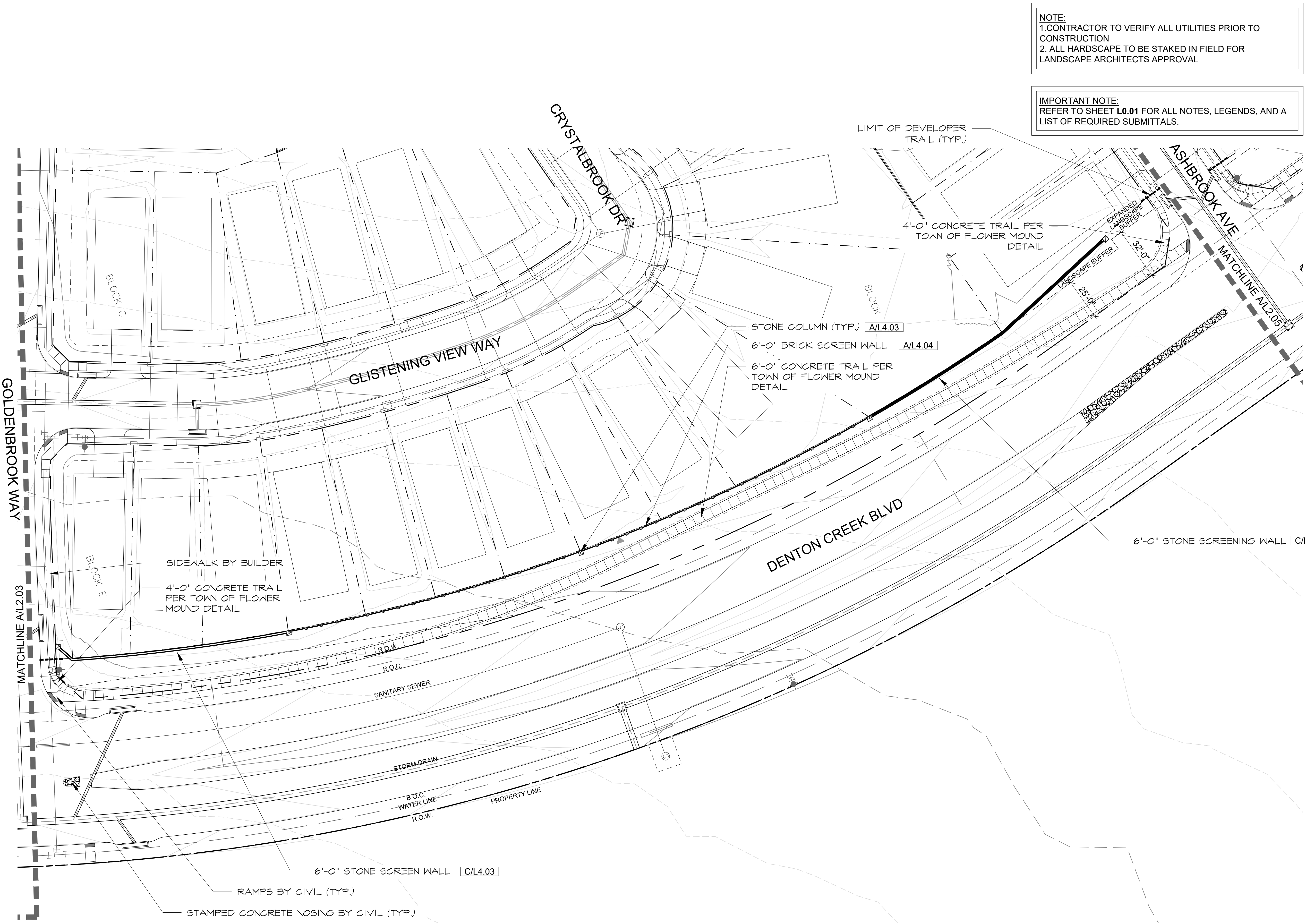
IMPORTANT NOTE:
ORIENTATION CHANGE



Hardscape Layout Plan

A

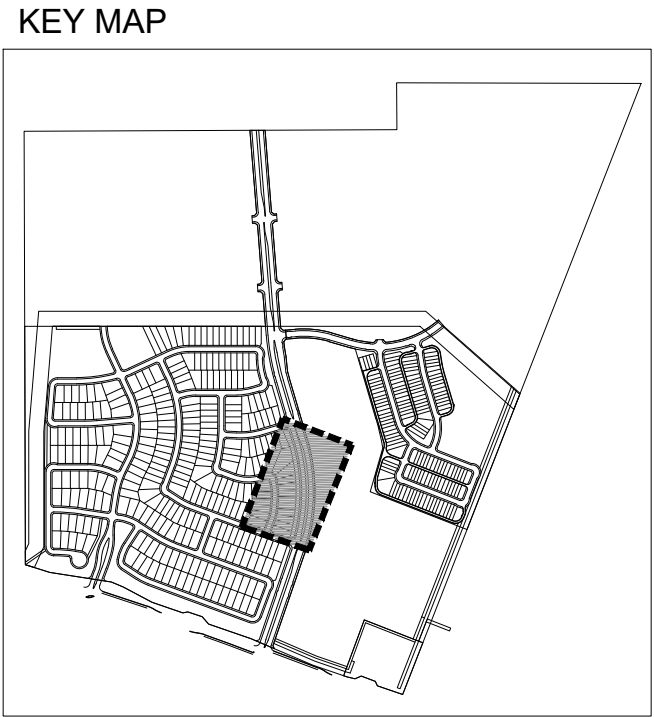
Scale: 1" = 30'-0"



NOTE:
1.CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION
2. ALL HARDSCAPE TO BE STAKED IN FIELD FOR LANDSCAPE ARCHITECTS APPROVAL

IMPORTANT NOTE:
REFER TO SHEET **L0.01** FOR ALL NOTES, LEGENDS, AND A LIST OF REQUIRED SUBMITTALS.

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com



Project Name

**Brookview
Ph. 1A**

Flower Mound, Texas
Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates, known also as MESA. The reproduction, copying, or use of this drawing without the written consent of MESA is prohibited and any infringement will be subject to legal action. © Copyright 2020 MESA

Issue / Addenda / Revisions		
Date	Description	
1 5/06/2025	SSP REV. 1	
2 6/13/2025	SSP REV. 2	
3 7/08/2025	SSP REV. 3	
4 8/05/2025	SSP REV. 4	
4 8/28/2025	SSP REV. 5	

Drawing Title

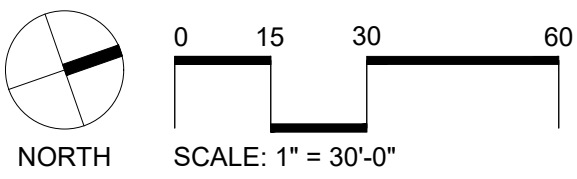
**Hardscape Layout
Plan**

Drawn: _____ Date: _____
Checked: _____ Date: _____

Sheet No.

L2.04

**NOT FOR
CONSTRUCTION**



Hardscape Layout Plan | **A**

Scale: 1" = 30'-0"

MESA

Brookview Ph. 1A

Subdivision Site Plan

THESE DOCUMENTS ARE INCOMPLETE AND MAY
NOT BE USED FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

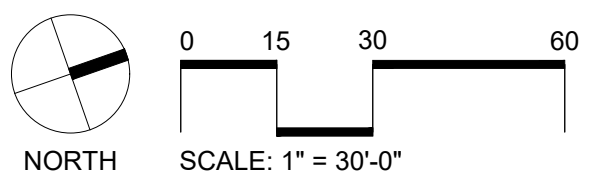
This drawing and the design shown is the property of MESA Design Associates, known also as MESA. The reproduction, copying, or use of this drawing without the written consent of MESA is prohibited and any infringement will be subject to legal action. © Copyright 2020 MESA

	Date	Description
1	5/06/2025	SSP REV. 1
2	6/13/2025	SSP REV. 2
3	7/08/2025	SSP REV. 3
4	8/05/2025	SSP REV. 4
4	8/28/2025	SSP REV. 5

Hardscape Layout Plan

L2.05

NOT FOR
CONSTRUCTION



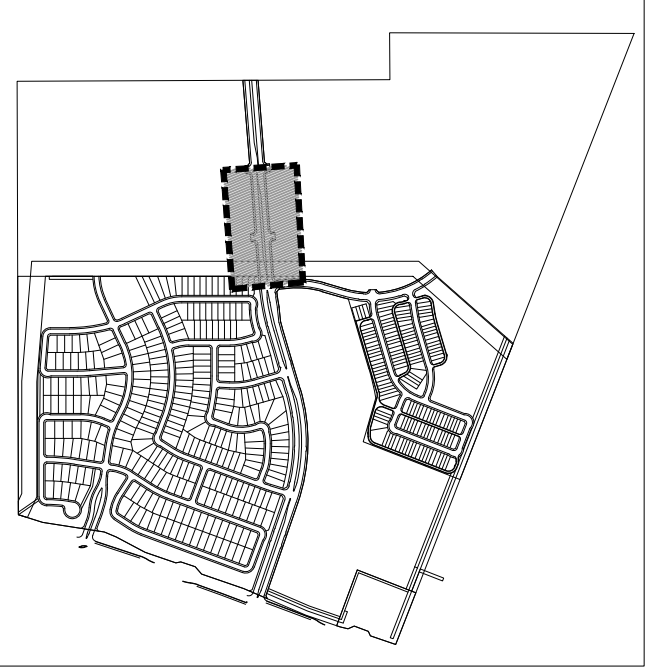
A

Scale: 1" = 30'-0"

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

KEY MAP



Project Name

Brookview Ph. 1A

Flower Mound, Texas
Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY
NOT BE USED FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates,
known also as MESA. The reproduction, copying, or use of this drawing without the
written consent of MESA is prohibited and any infringement will be subject to legal
action. © Copyright 2020 MESA

Issue / Addenda / Revisions

Date	Description
1 5/06/2025	SSP REV. 1
2 6/13/2025	SSP REV. 2
3 7/08/2025	SSP REV. 3
4 8/05/2025	SSP REV. 4
4 8/28/2025	SSP REV. 5

Drawing Title

Hardscape Layout Plan

Drawn: _____ Date: _____
Checked: _____ Date: _____

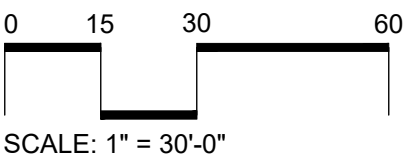
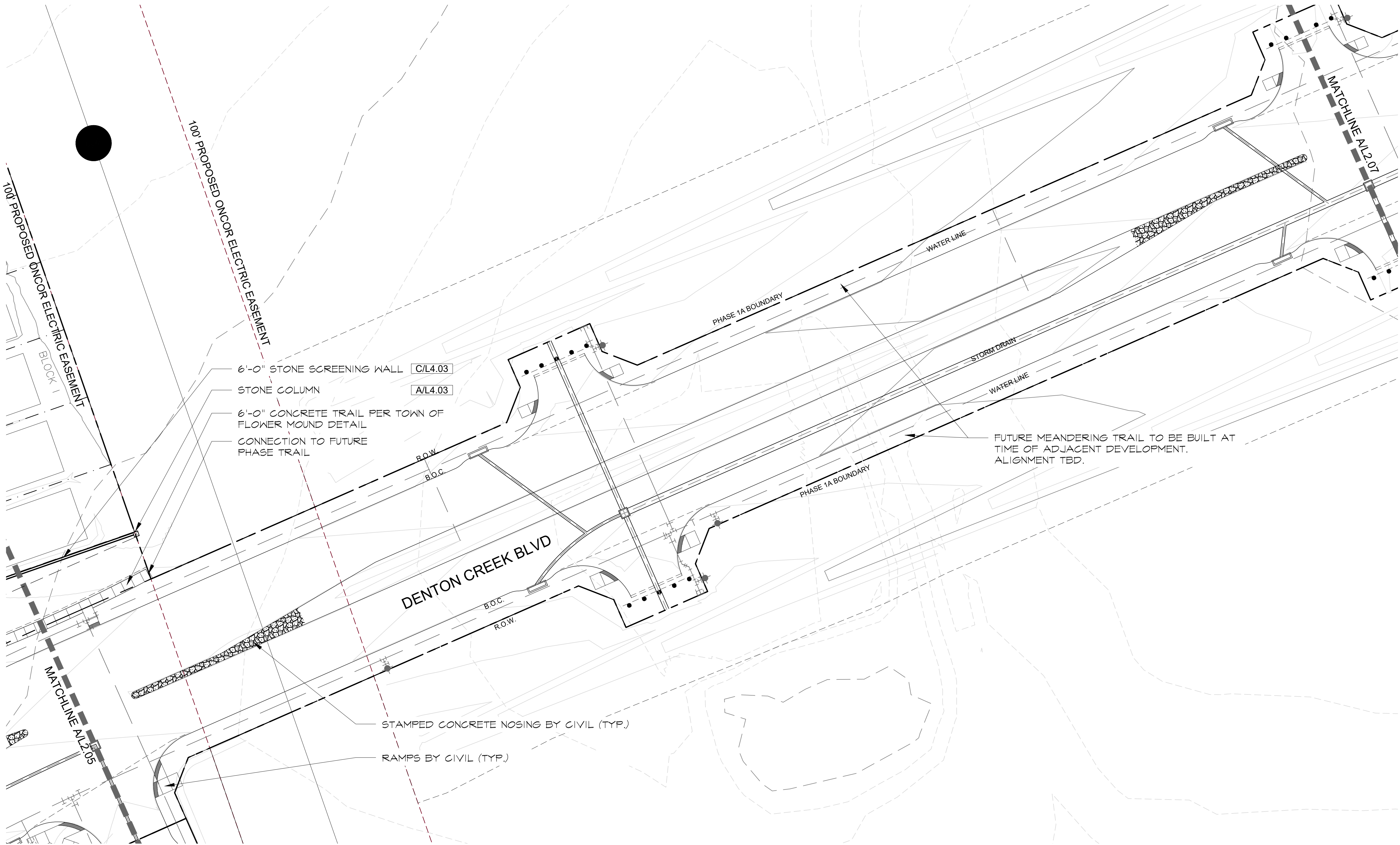
Sheet No.

L2.06

NOT FOR CONSTRUCTION

NOTE:
1.CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO
CONSTRUCTION
2. ALL HARDSCAPE TO BE STAKED IN FIELD FOR
LANDSCAPE ARCHITECTS APPROVAL

IMPORTANT NOTE:
REFER TO SHEET **L0.01** FOR ALL NOTES, LEGENDS, AND A
LIST OF REQUIRED SUBMITTALS.



Hardscape Layout Plan

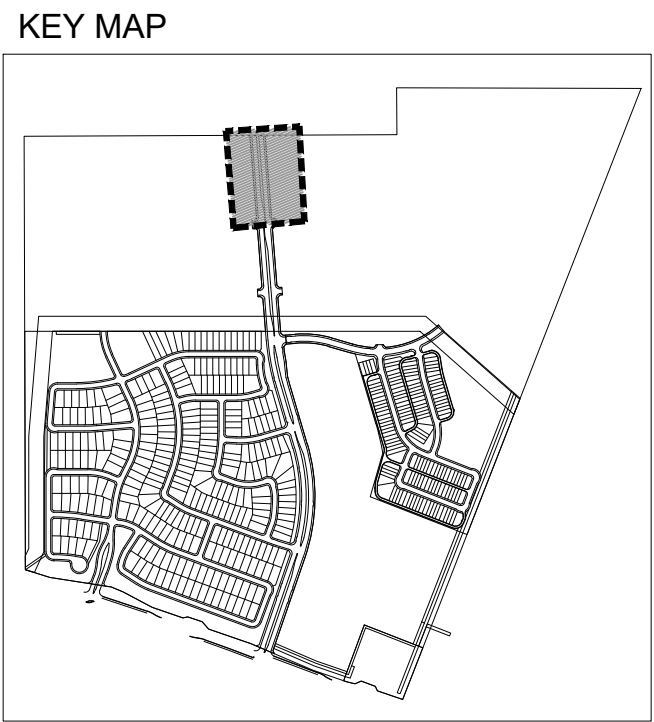
A

Scale: 1" = 30'-0"

NOTE:
1.CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION
2. ALL HARDSCAPE TO BE STAKED IN FIELD FOR LANDSCAPE ARCHITECTS APPROVAL

IMPORTANT NOTE:
REFER TO SHEET **L0.01** FOR ALL NOTES, LEGENDS, AND A LIST OF REQUIRED SUBMITTALS.

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com



Project Name

Brookview
Ph. 1A
Flower Mound, Texas
Project No: 22349

Issue Title

Subdivision Site Plan
Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates, known also as MESA. The reproduction, copying, or use of this drawing without the written consent of MESA is prohibited and any infringement will be subject to legal action. © Copyright 2020 MESA

Issue / Addenda / Revisions

Date	Description
5/06/2025	SSP REV. 1
6/13/2025	SSP REV. 2
7/08/2025	SSP REV. 3
8/05/2025	SSP REV. 4
8/28/2025	SSP REV. 5

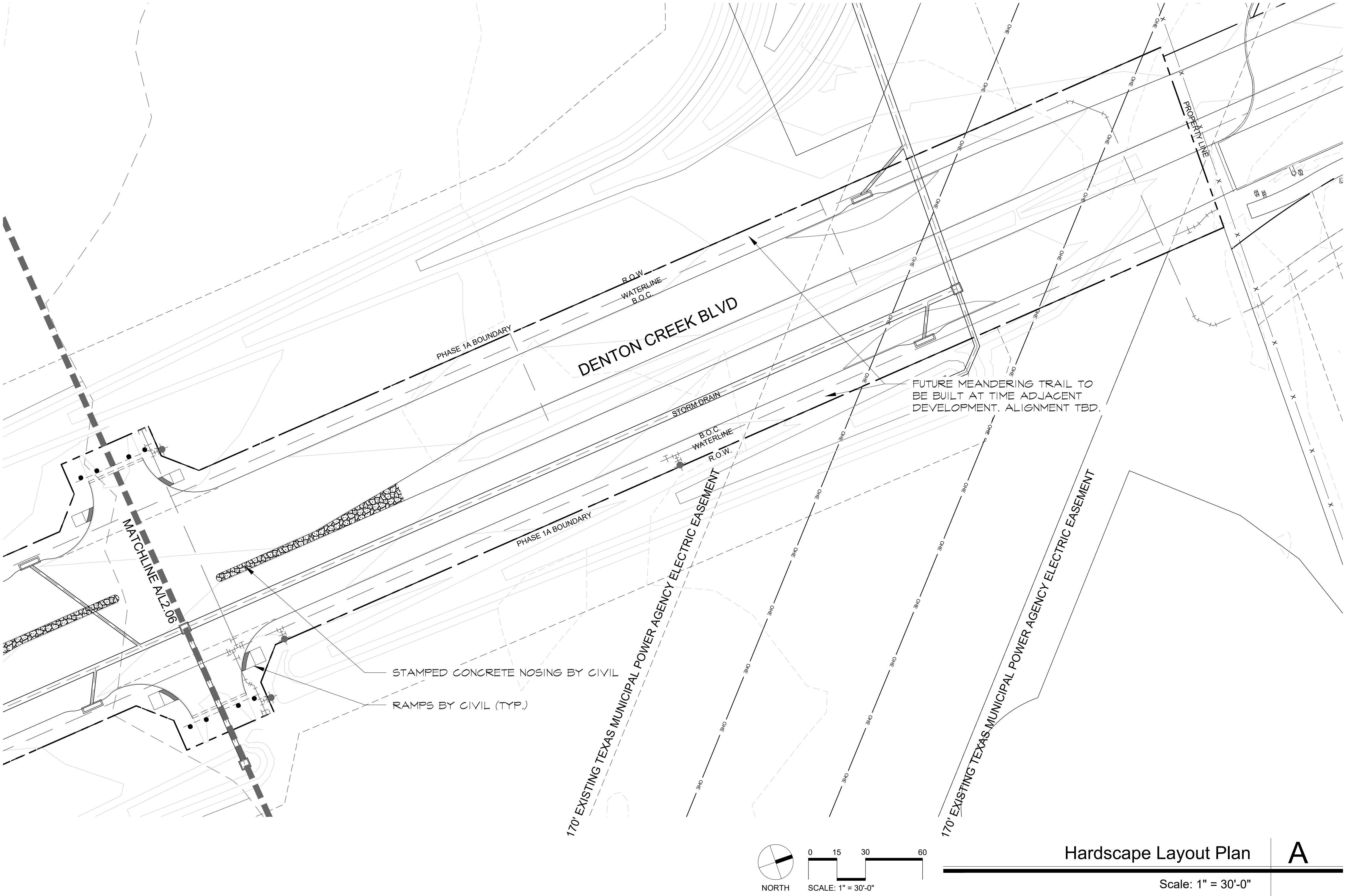
Drawing Title

Hardscape Layout Plan

Drawn: _____ Date: _____
Checked: _____ Date: _____

Sheet No.

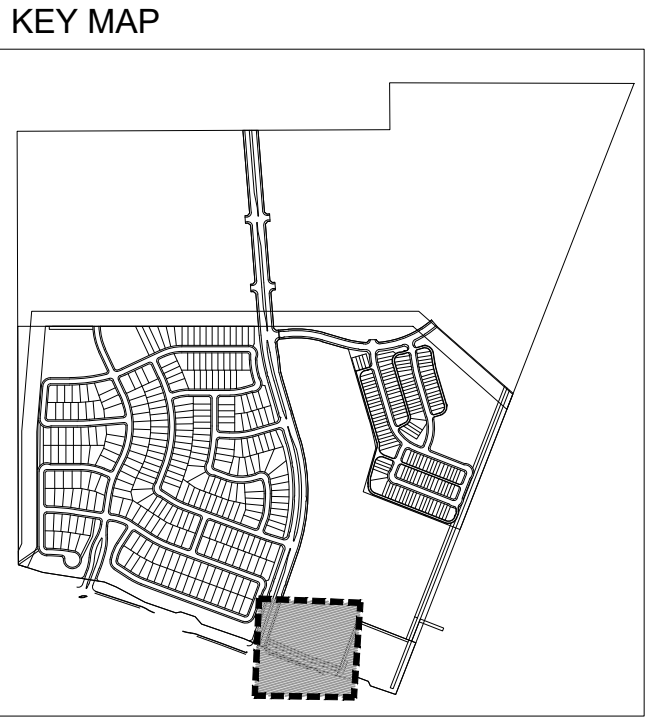
L2.07
NOT FOR CONSTRUCTION



NOTE:
1.CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION
2. ALL HARDSCAPE TO BE STAKED IN FIELD FOR LANDSCAPE ARCHITECTS APPROVAL

IMPORTANT NOTE:
REFER TO SHEET **L0.01** FOR ALL NOTES, LEGENDS, AND A LIST OF REQUIRED SUBMITTALS.

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com



Project Name

Brookview
Ph. 1A
Flower Mound, Texas
Project No: 22349

Issue Title

Subdivision Site Plan
Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates, known also as MESA. The reproduction, copying, or use of this drawing without the written consent of MESA is prohibited and any infringement will be subject to legal action. © Copyright 2020 MESA

Issue / Addenda / Revisions

Date	Description
1 5/06/2025	SSP REV. 1
2 6/13/2025	SSP REV. 2
3 7/08/2025	SSP REV. 3
4 8/05/2025	SSP REV. 4
4 8/28/2025	SSP REV. 5

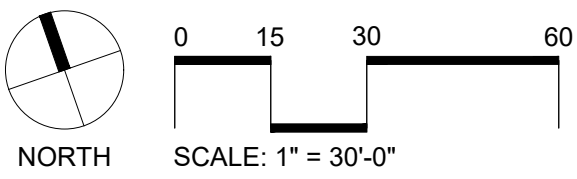
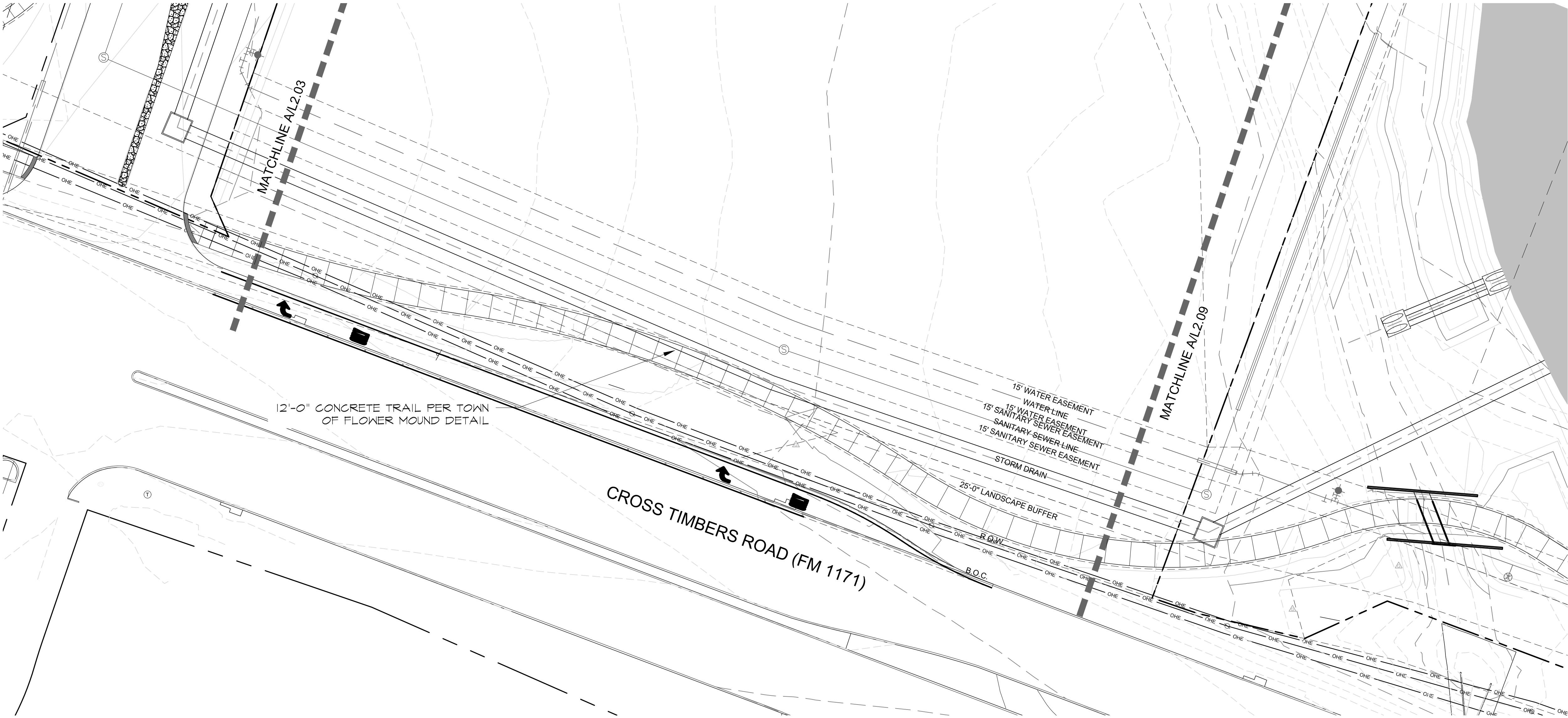
Drawing Title

Hardscape Layout Plan

Drawn: _____ Date: _____
Checked: _____ Date: _____

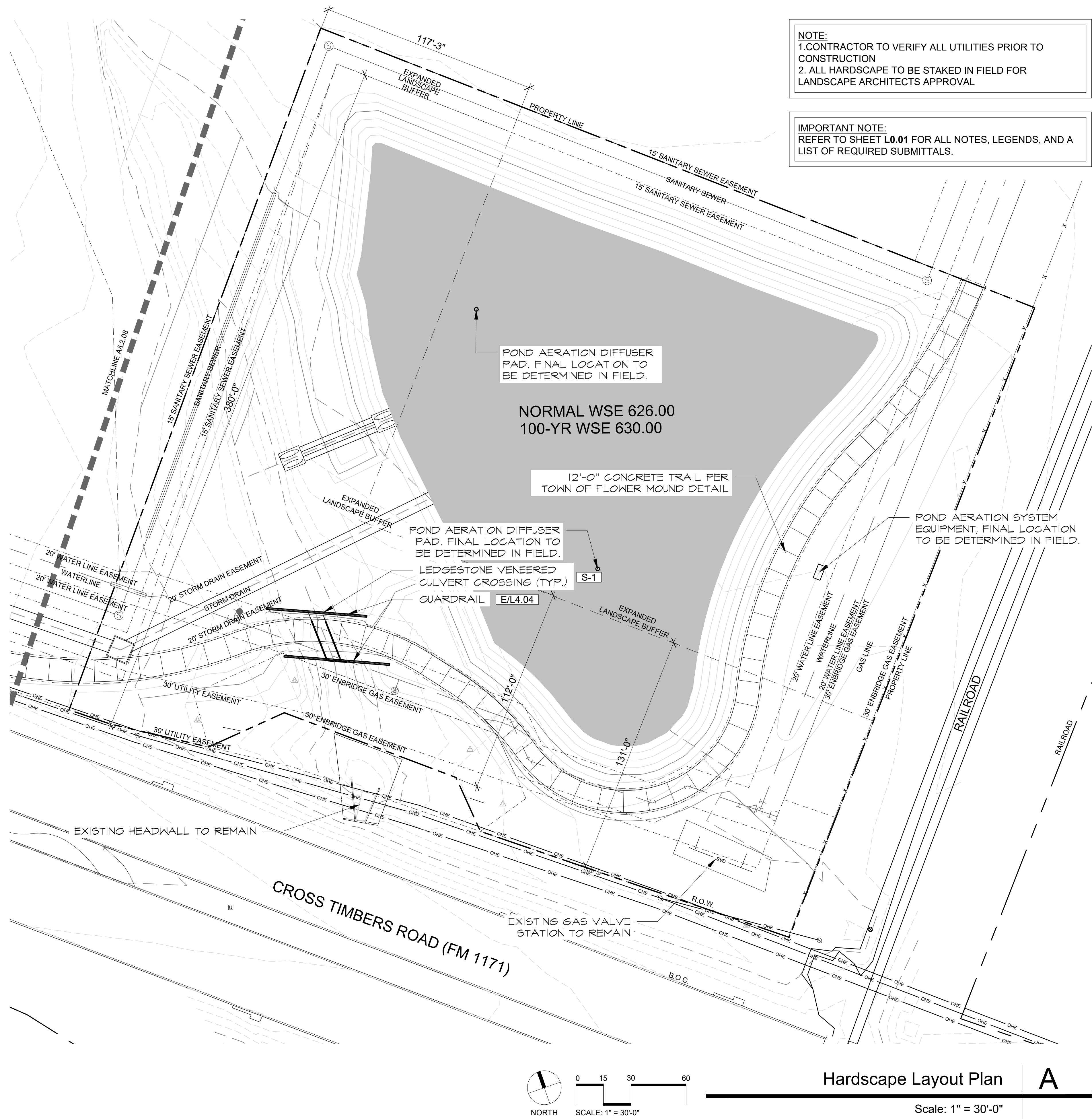
Sheet No.

L2.08
NOT FOR CONSTRUCTION



Hardscape Layout Plan
Scale: 1" = 30'-0"

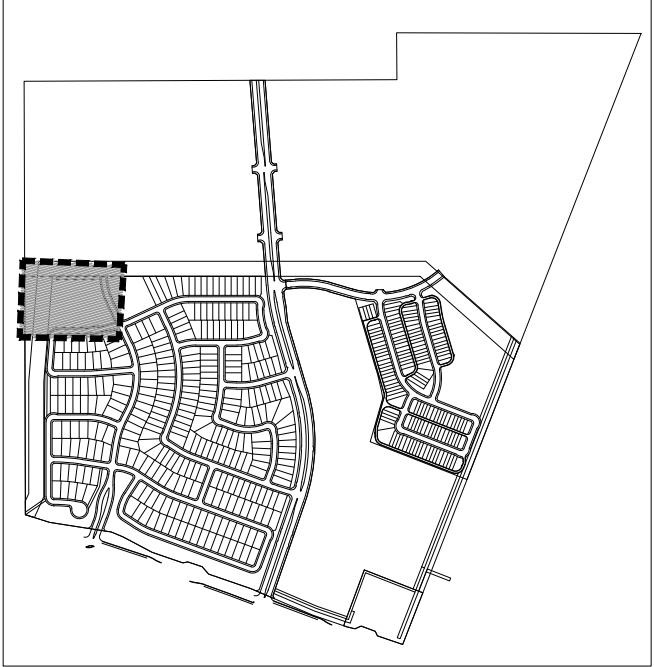
A



2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

KEY MAP



Project Name

Brookview
Ph. 1A

Flower Mound, Texas
Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates, known also as MESA. The reproduction, copying, or use of this drawing without the written consent of MESA is prohibited and any infringement will be subject to legal action. © Copyright 2020 MESA

Issue / Addenda / Revisions

Date	Description
1 5/06/2025	SSP REV. 1
2 6/13/2025	SSP REV. 2
3 7/08/2025	SSP REV. 3
4 8/05/2025	SSP REV. 4
4 8/28/2025	SSP REV. 5

Drawing Title

Hardscape Layout
Plan

Drawn: _____ Date: _____
Checked: _____ Date: _____

Sheet No.

L2.09

NOT FOR
CONSTRUCTION

MESA

A schematic map of a residential neighborhood. The map shows a grid of streets and lots. A dashed rectangle highlights a specific area on the left side of the map, which appears to be a cluster of lots or a small commercial district. The map is oriented with a north arrow pointing towards the top right.

Flower Mound, Texas
Project No: 22349

Issue Date: 03.10.2025

Issue Date: 03.10.2025

THESE DOCUMENTS ARE INCOMPLETE AND MAY
NOT BE USED FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

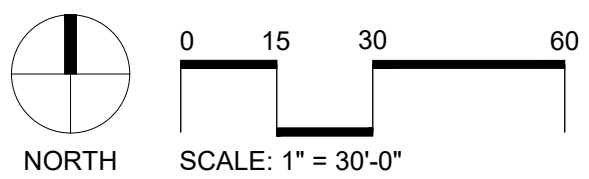
This drawing and the design shown is the property of MESA Design Associates, known also as MESA. The reproduction, copying, or use of this drawing without the written consent of MESA is prohibited and any infringement will be subject to legal action. © Copyright 2020 MESA

	Date	Description
1	5/06/2025	SSP REV. 1
2	6/13/2025	SSP REV. 2
3	7/08/2025	SSP REV. 3
4	8/05/2025	SSP REV. 4
4	8/28/2025	SSP REV. 5

Drawn: _____ Date: _____

Checked: _____ Date: _____

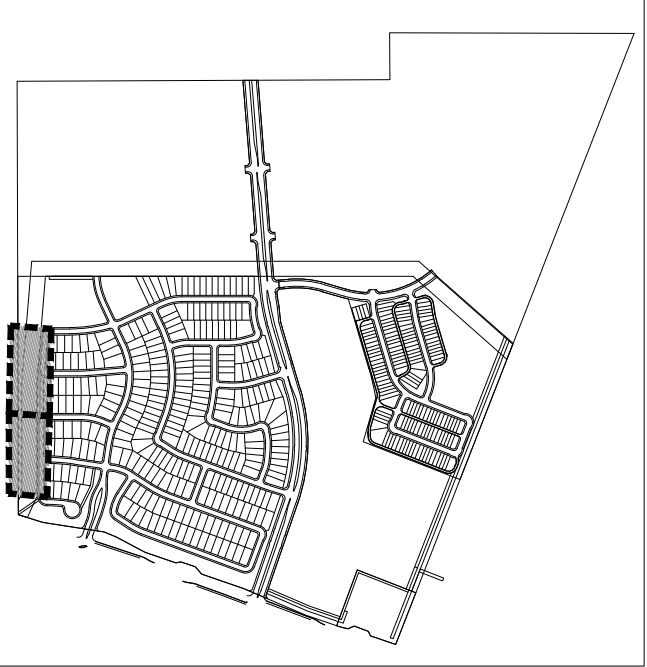
NOT FOR
CONSTRUCTION



2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

KEY MAP



Project Name

Brookview Ph. 1A

Flower Mound, Texas
Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY
NOT BE USED FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates,
known also as MESA. The reproduction, copying, or use of this drawing without the
written consent of MESA is prohibited and any infringement will be subject to legal
action. © Copyright 2020 MESA

Issue / Addenda / Revisions

Date	Description
1 5/06/2025	SSP REV. 1
2 6/13/2025	SSP REV. 2
3 7/08/2025	SSP REV. 3
4 8/05/2025	SSP REV. 4
4 8/28/2025	SSP REV. 5

Drawing Title

Hardscape Layout Plan

Drawn: _____ Date: _____
Checked: _____ Date: _____

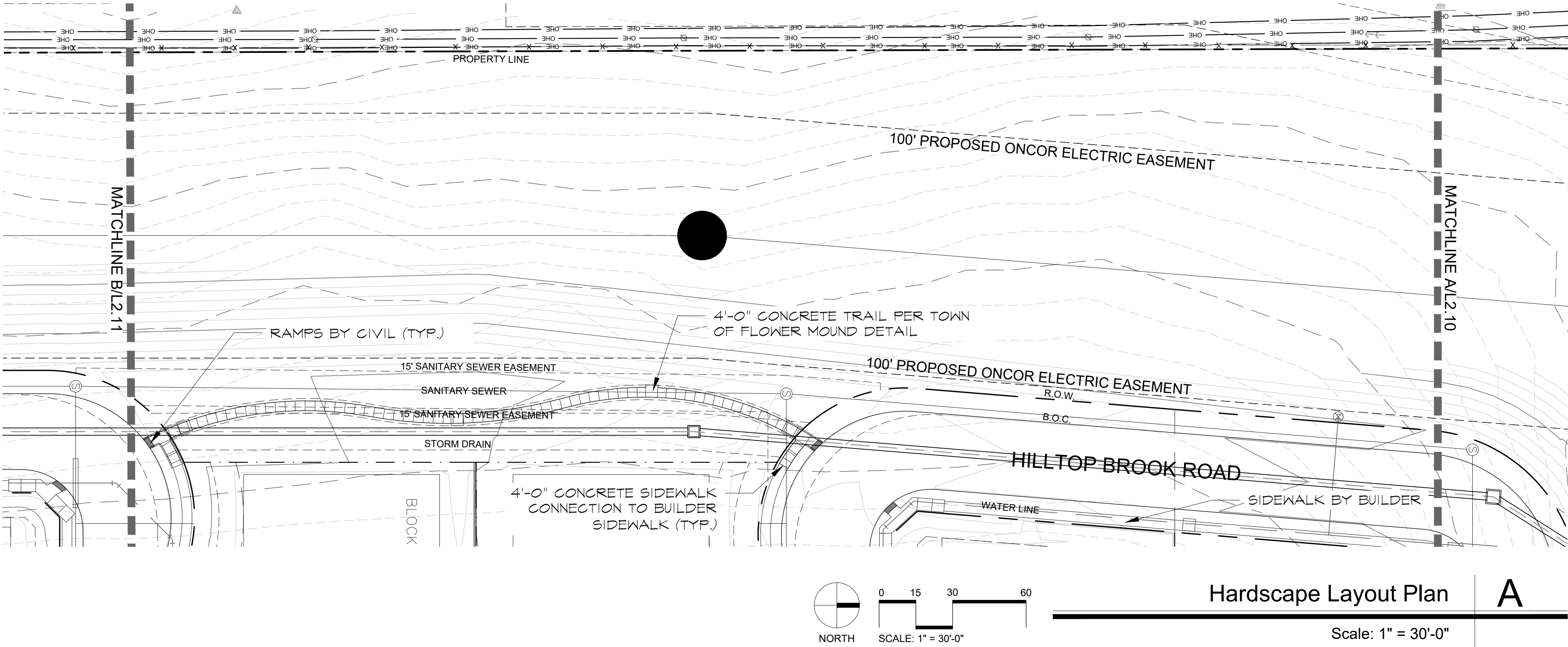
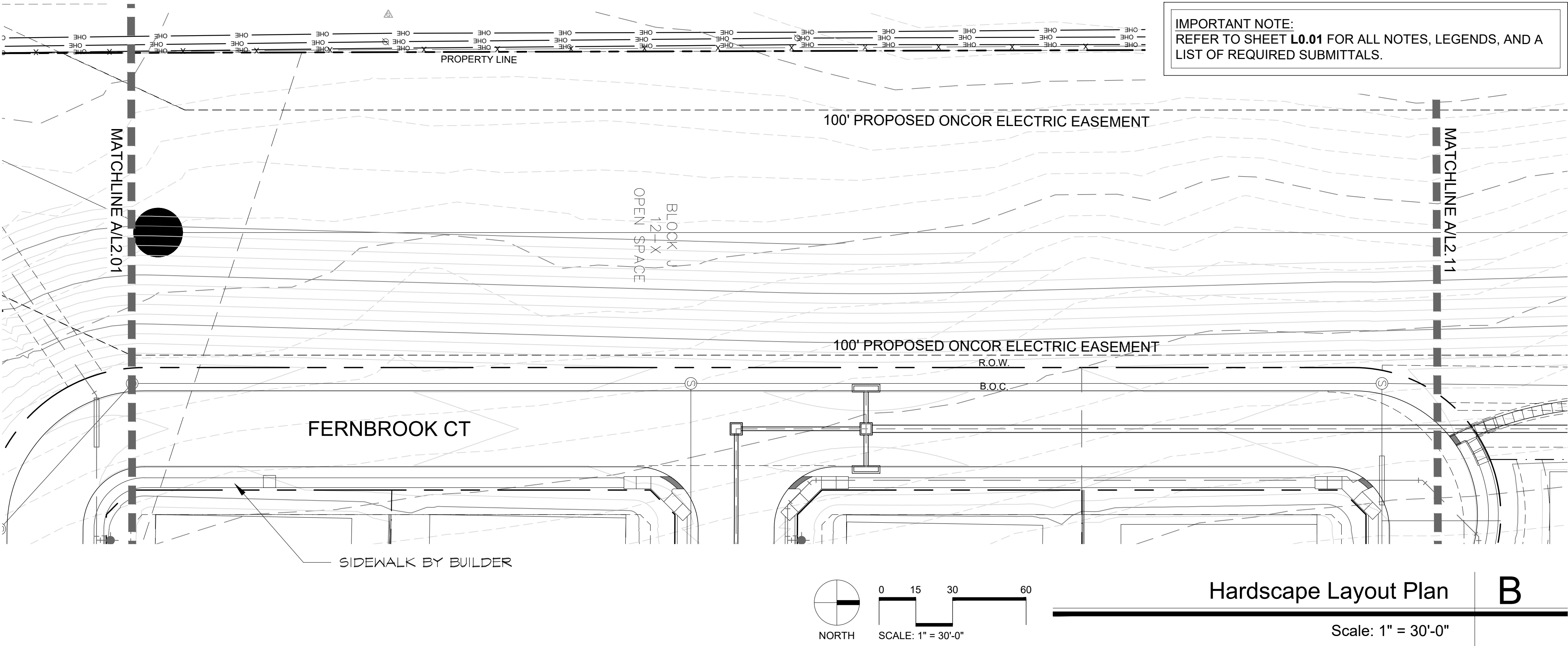
Sheet No.

L2.11

NOT FOR
CONSTRUCTION

NOTE:
1.CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO
CONSTRUCTION
2. ALL HARDSCAPE TO BE STAKED IN FIELD FOR
LANDSCAPE ARCHITECTS APPROVAL

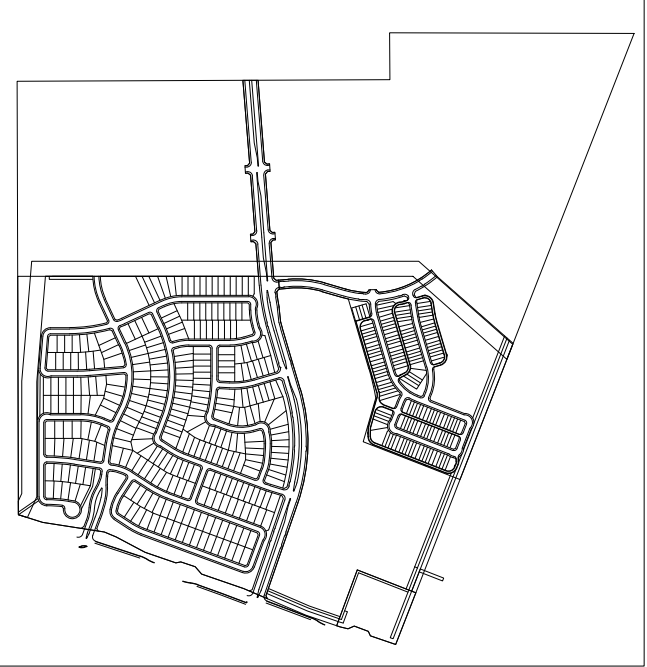
IMPORTANT NOTE:
REFER TO SHEET **L0.01** FOR ALL NOTES, LEGENDS, AND A
LIST OF REQUIRED SUBMITTALS.



2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

KEY MAP



Project Name

Brookview Ph. 1A

Flower Mound, Texas

Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY
NOT BE USED FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates,
known also as MESA. The reproduction, copying, or use of this drawing without the
written consent of MESA is prohibited and any infringement will be subject to legal
action. © Copyright 2020 MESA

Issue / Addenda / Revisions

Date	Description
1 5/06/2025	SSP REV. 1
2 6/13/2025	SSP REV. 2
3 7/08/2025	SSP REV. 3
4 8/05/2025	SSP REV. 4
4 8/28/2025	SSP REV. 5

Drawing Title

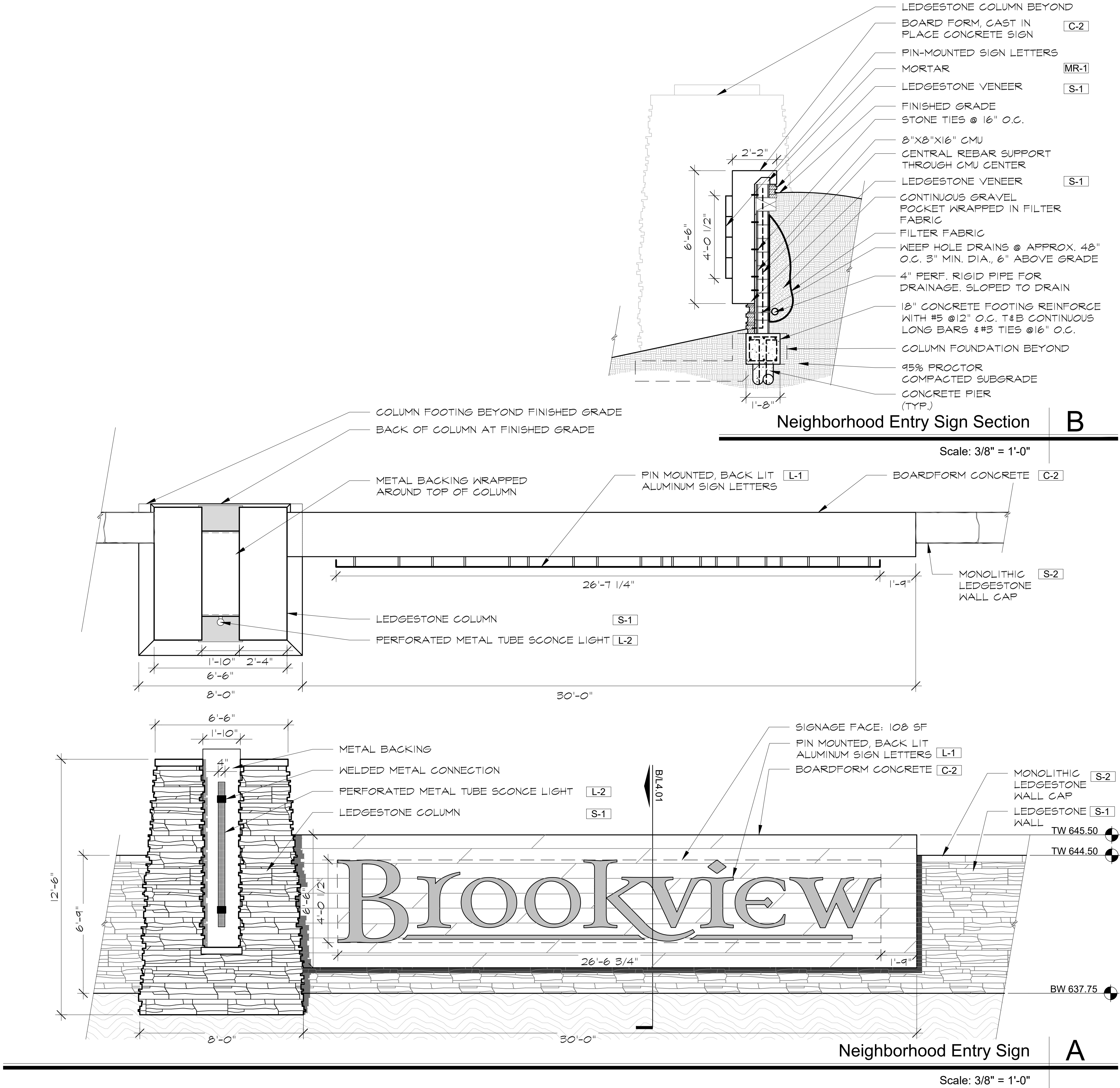
Neighborhood Entry Sign

Drawn: _____ Date: _____
Checked: _____ Date: _____

Sheet No.

L4.01

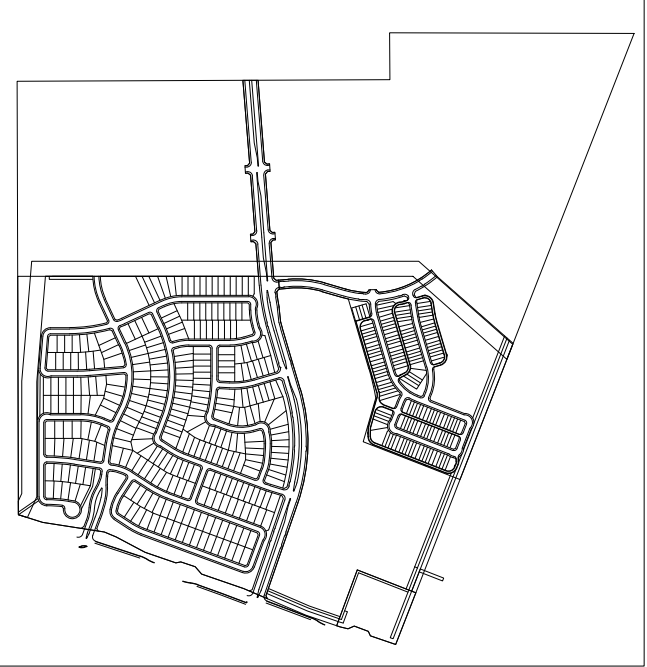
NOT FOR
CONSTRUCTION



2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

KEY MAP



Project Name

Brookview
Ph. 1A

Flower Mound, Texas
Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY
NOT BE USED FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates,
known also as MESA. The reproduction, copying, or use of this drawing without the
written consent of MESA is prohibited and any infringement will be subject to legal
action. © Copyright 2020 MESA

Issue / Addenda / Revisions

Date	Description
1 5/06/2025	SSP REV. 1
2 6/13/2025	SSP REV. 2
3 7/08/2025	SSP REV. 3
4 8/05/2025	SSP REV. 4
4 8/28/2025	SSP REV. 5

Drawing Title

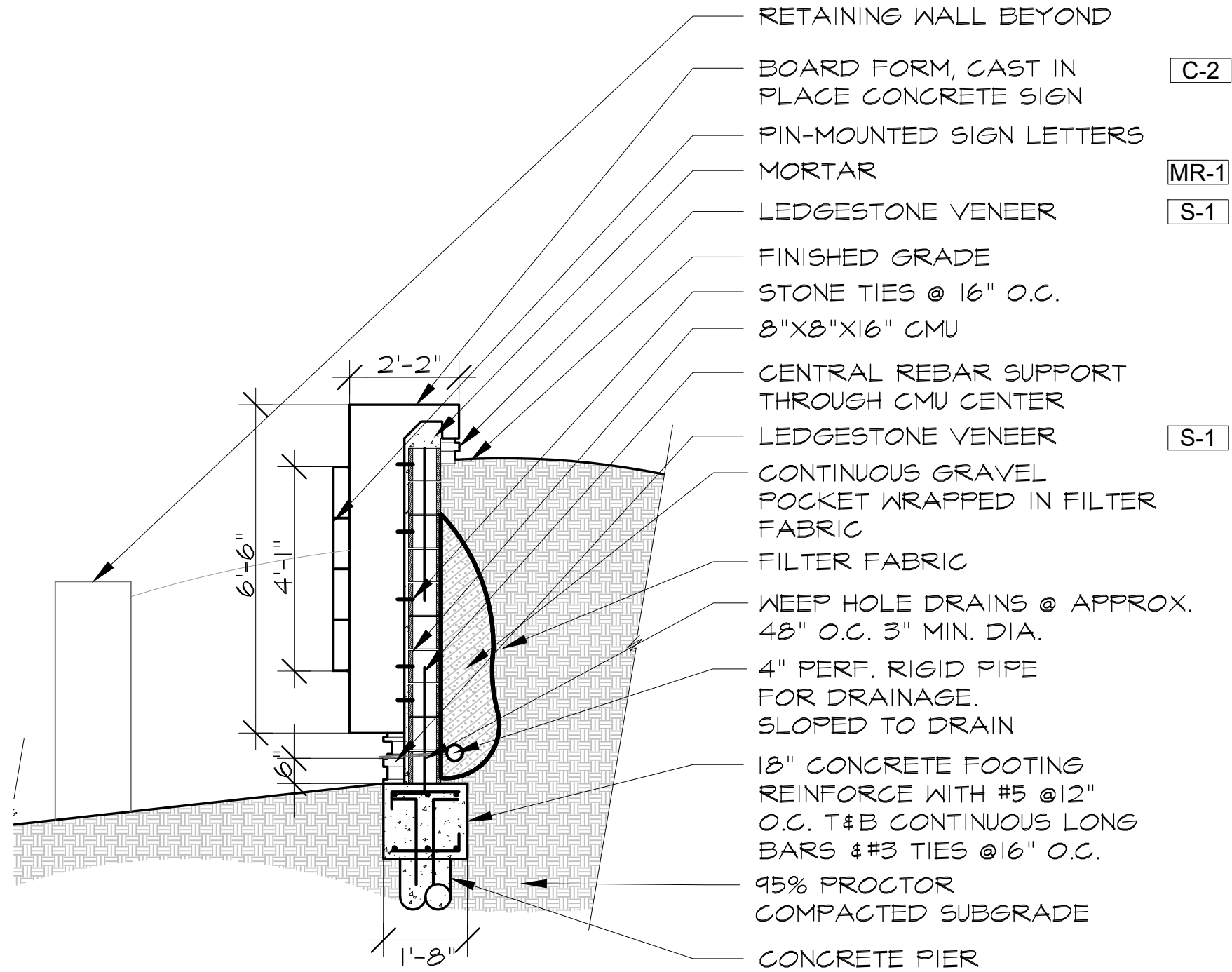
Denton Creek Entry Sign

Drawn: _____ Date: _____
Checked: _____ Date: _____

Sheet No.

L4.02

NOT FOR
CONSTRUCTION

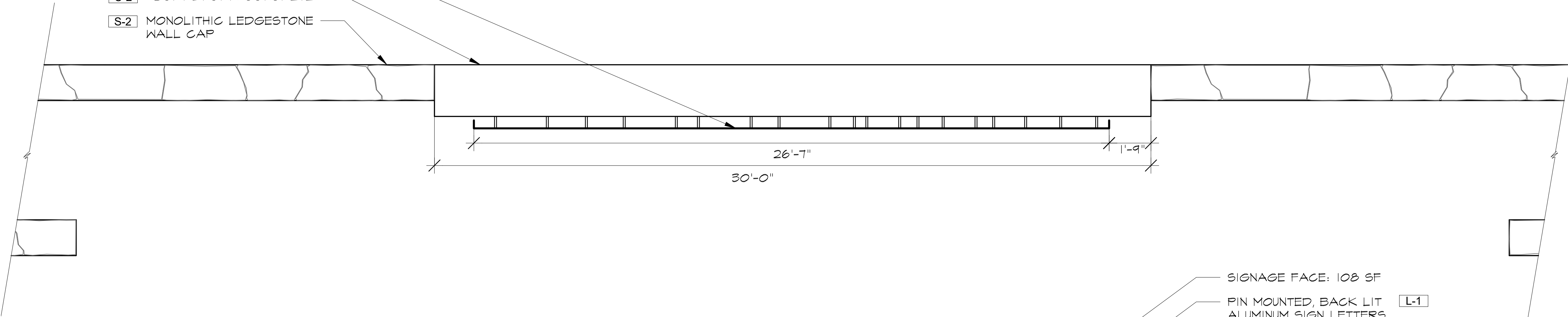


Neighborhood Entry Sign Section

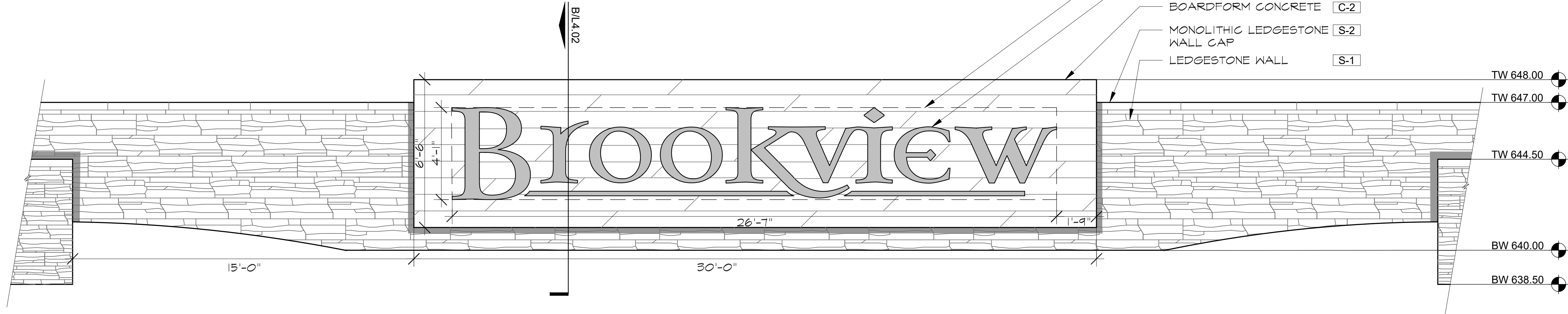
B

Scale: 3/8" = 1'-0"

- [L-1] PIN MOUNTED, BACK LIT ALUMINUM SIGN LETTERS
- [C-2] BOARDFORM CONCRETE
- [S-2] MONOLITHIC LEDGESTONE WALL CAP



- SIGNAGE FACE: 108 SF
- PIN MOUNTED, BACK LIT ALUMINUM SIGN LETTERS [L-1]
- BOARDFORM CONCRETE [C-2]
- MONOLITHIC LEDGESTONE WALL CAP [S-2]
- LEDGESTONE WALL [S-1]



Neighborhood Entry Sign

A

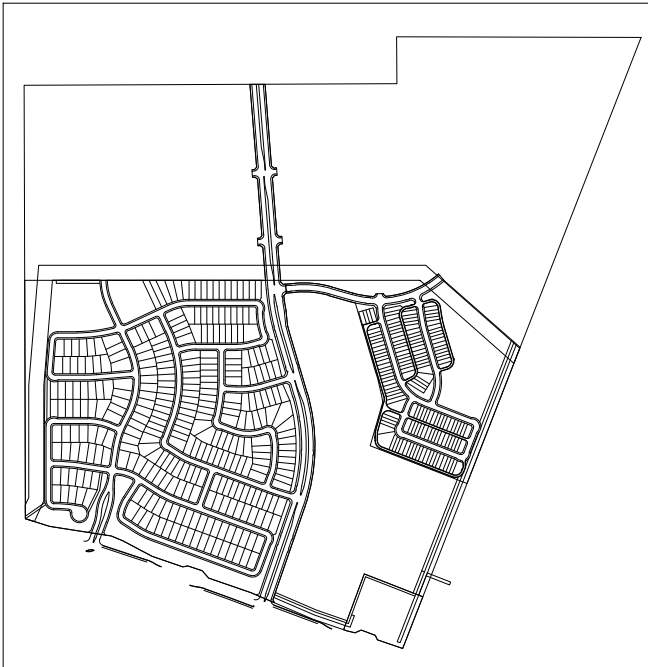
Scale: 3/8" = 1'-0"

IMPORTANT NOTE:
REFER TO SHEET **L0.01** FOR ALL NOTES, LEGENDS, AND A
LIST OF REQUIRED SUBMITTALS.

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

KEY MAP



Project Name

Brookview
Ph. 1A

Flower Mound, Texas

Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY
NOT BE USED FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates,
known also as MESA. The reproduction, copying, or use of this drawing without the
written consent of MESA is prohibited and any infringement will be subject to legal
action. © Copyright 2020 MESA

Issue / Addenda / Revisions

Date	Description
1 5/06/2025	SSP REV. 1
2 6/13/2025	SSP REV. 2
3 7/08/2025	SSP REV. 3
4 8/05/2025	SSP REV. 4
4 8/28/2025	SSP REV. 5

Drawing Title

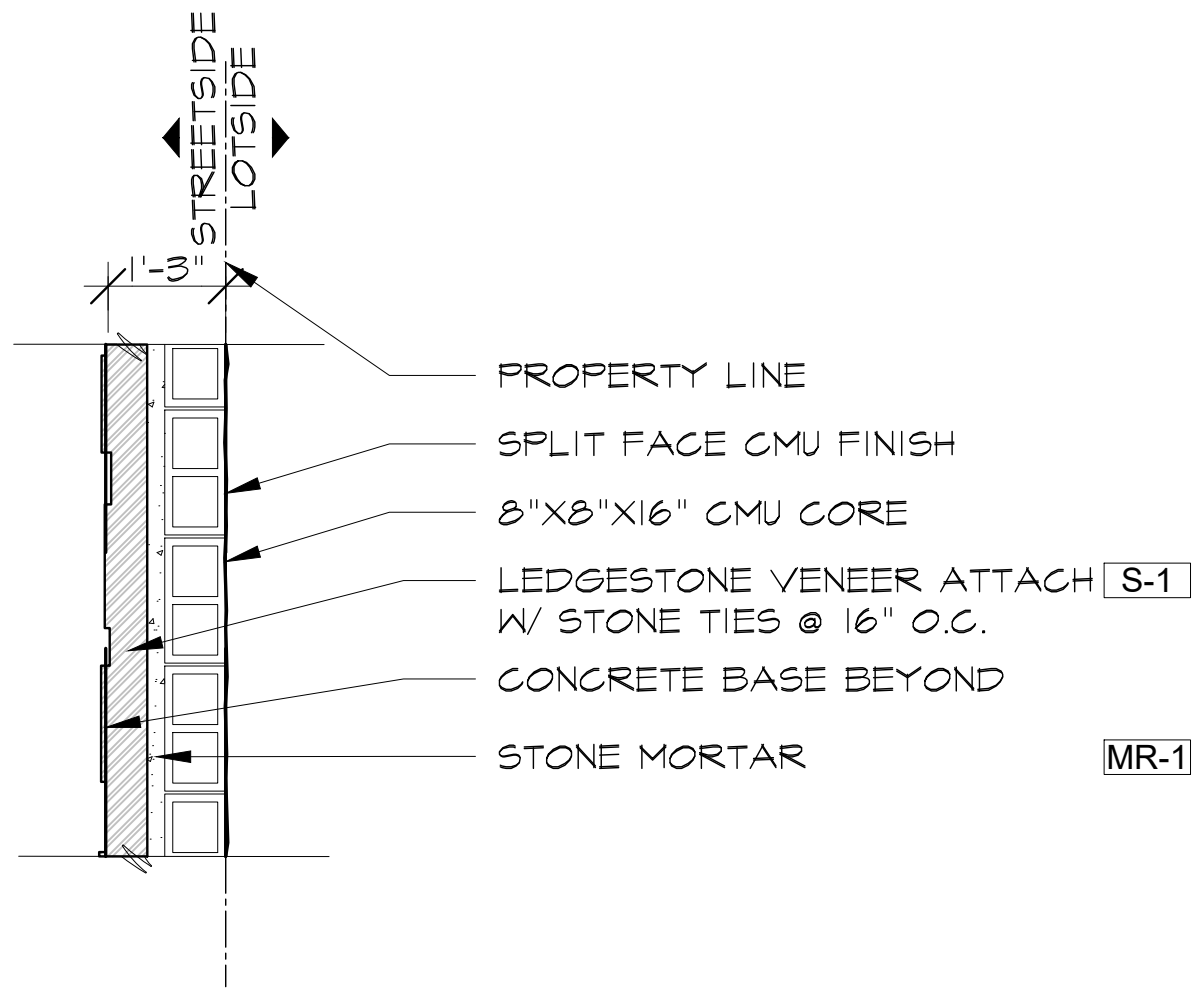
Masonry Thinwall at
Grade

Drawn: _____ Date: _____
Checked: _____ Date: _____

Sheet No.

L4.03

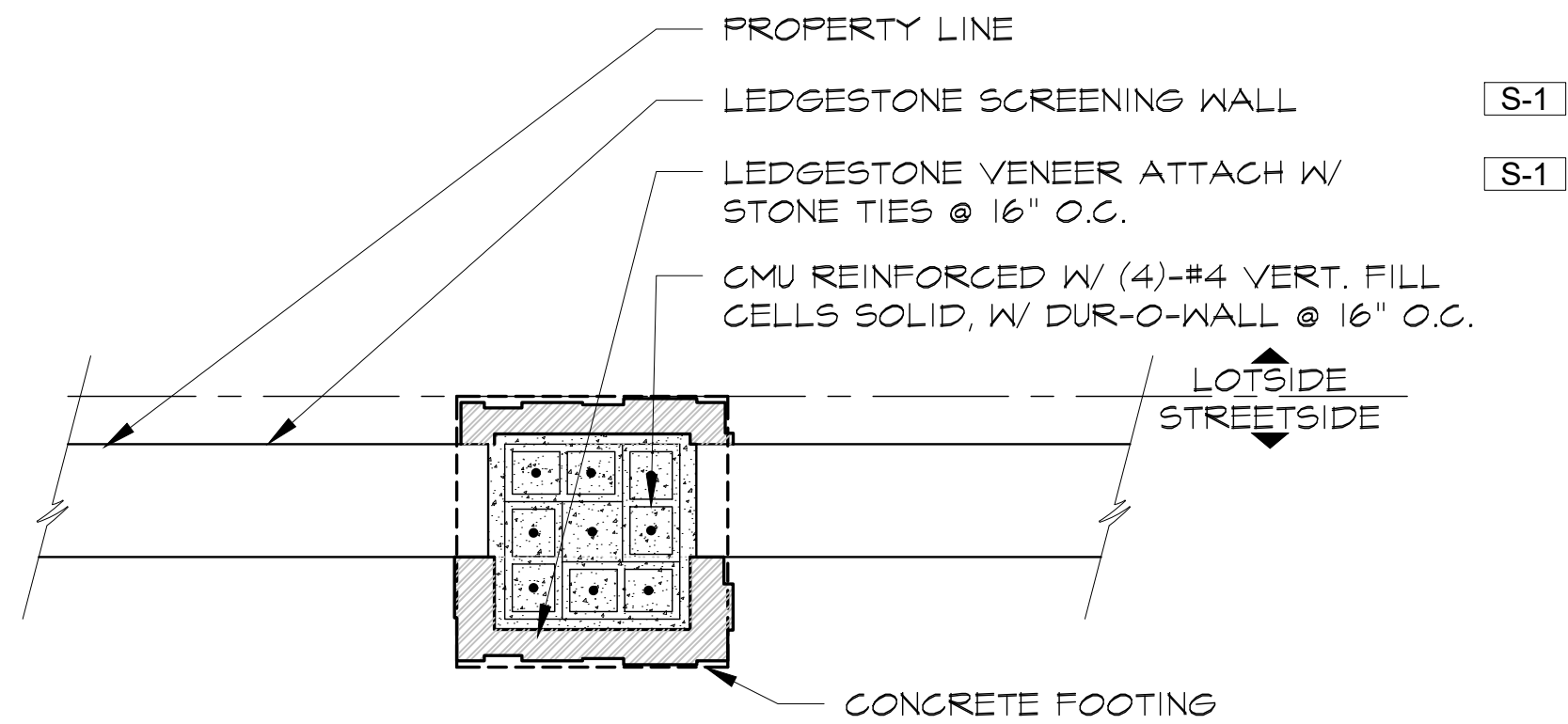
NOT FOR
CONSTRUCTION



Stone Masonry Wall Plan Section

D

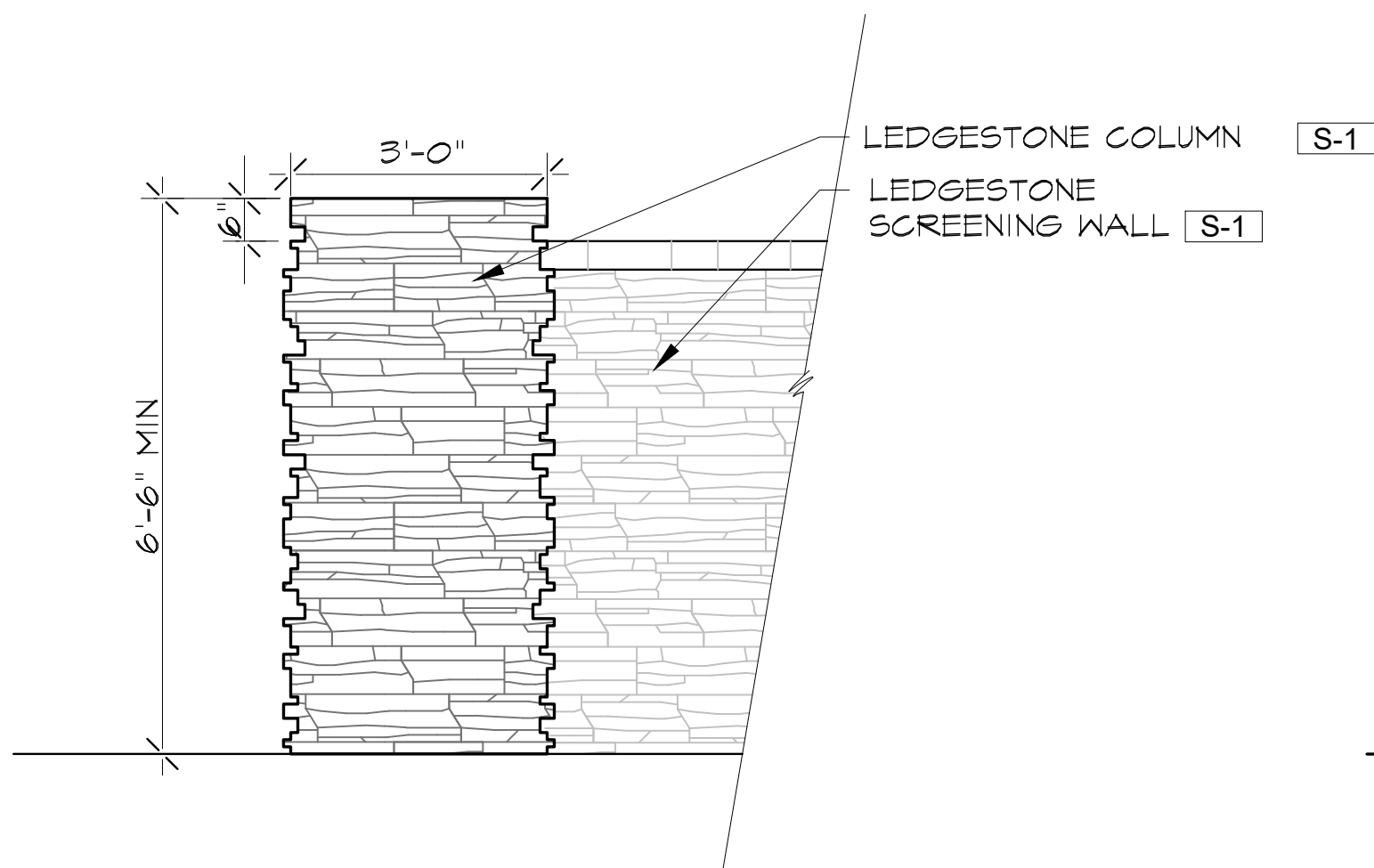
Scale: 1/2" = 1'-0"



Stone Masonry Column Plan Section

B

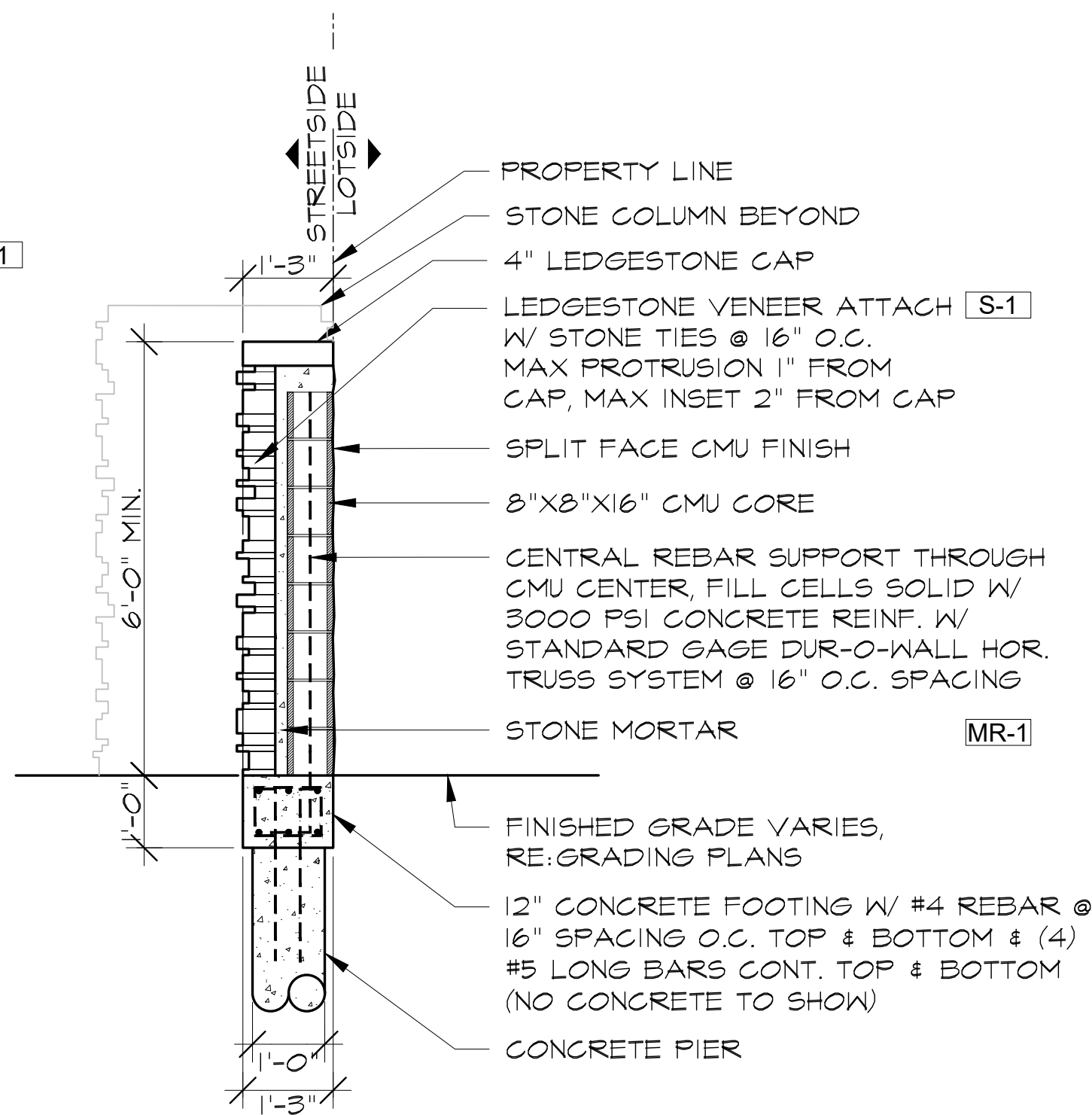
Scale: 1/2" = 1'-0"



Stone Masonry Column Elevation

E

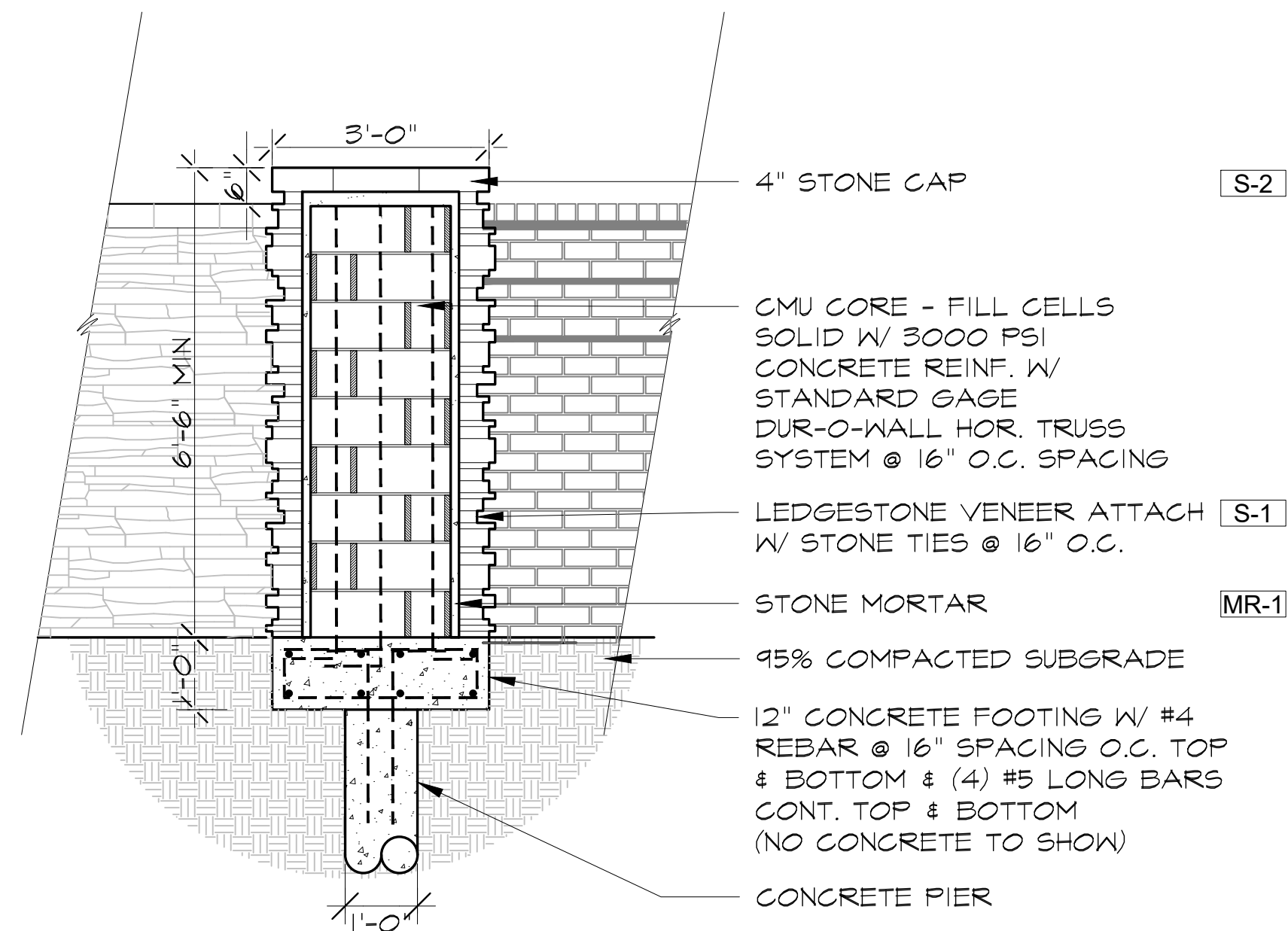
Scale: 1/2" = 1'-0"



Stone Masonry Wall Section

C

Scale: 1/2" = 1'-0"



Stone Masonry Column Section

A

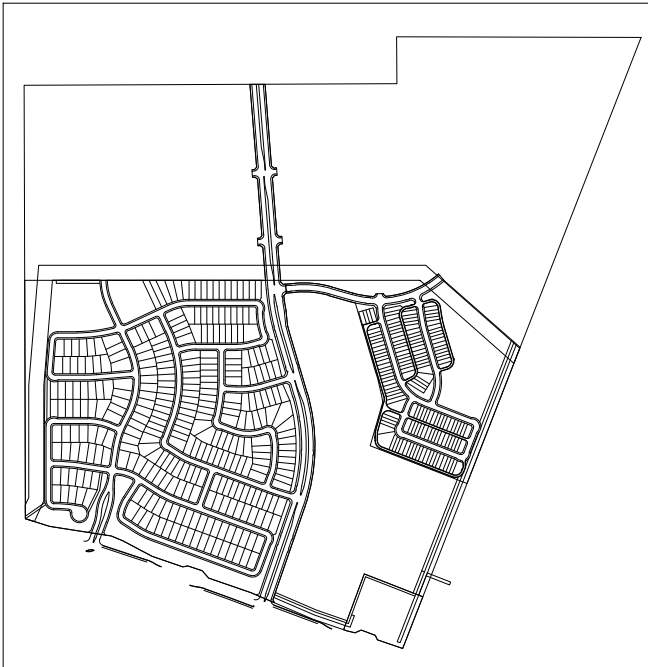
Scale: 1/2" = 1'-0"

IMPORTANT NOTE:
REFER TO SHEET **L0.01** FOR ALL NOTES, LEGENDS, AND A
LIST OF REQUIRED SUBMITTALS.

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

KEY MAP



Project Name

Brookview
Ph. 1A

Flower Mound, Texas

Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY
NOT BE USED FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates,
known also as MESA. The reproduction, copying, or use of this drawing without the
written consent of MESA is prohibited and any infringement will be subject to legal
action. © Copyright 2020 MESA

Issue / Addenda / Revisions

	Date	Description
1	5/06/2025	SSP REV. 1
2	6/13/2025	SSP REV. 2
3	7/08/2025	SSP REV. 3
4	8/05/2025	SSP REV. 4
4	8/28/2025	SSP REV. 5

Drawing Title

Brick Thinwall Details

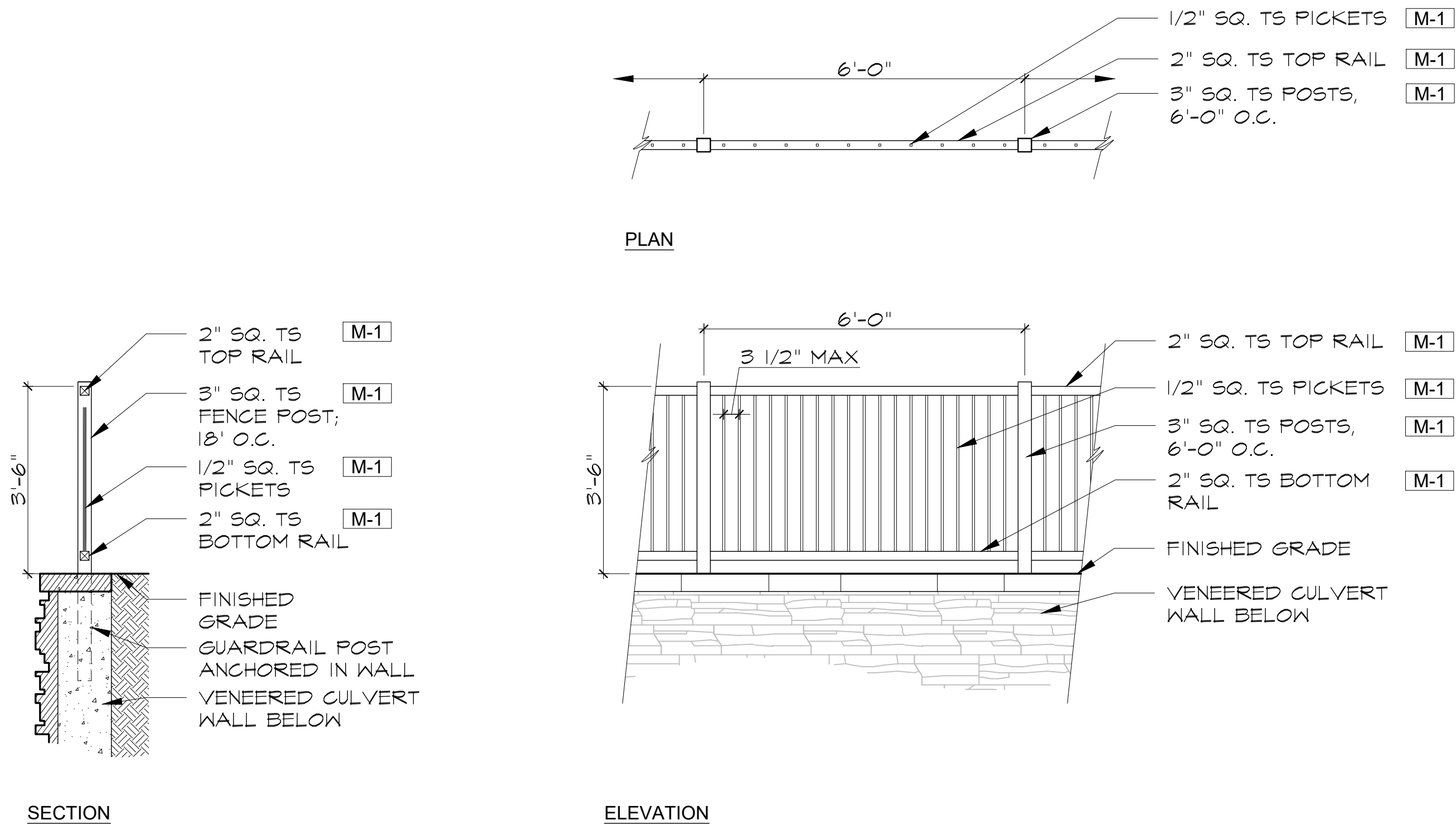
Drawn: _____ Date: _____

Checked: _____ Date: _____

Sheet No.

L4.04

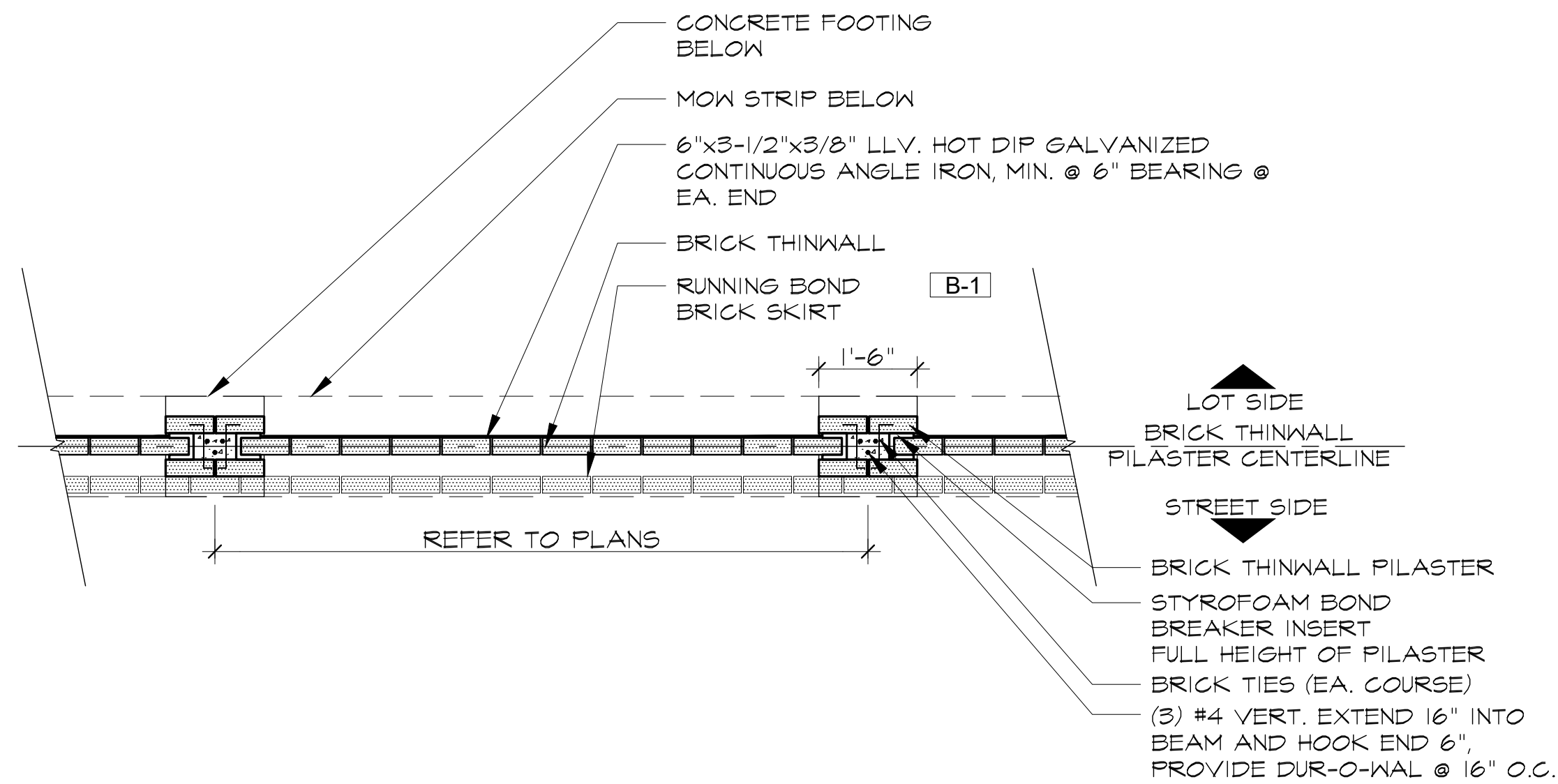
NOT FOR
CONSTRUCTION



Guardrail Detail

E

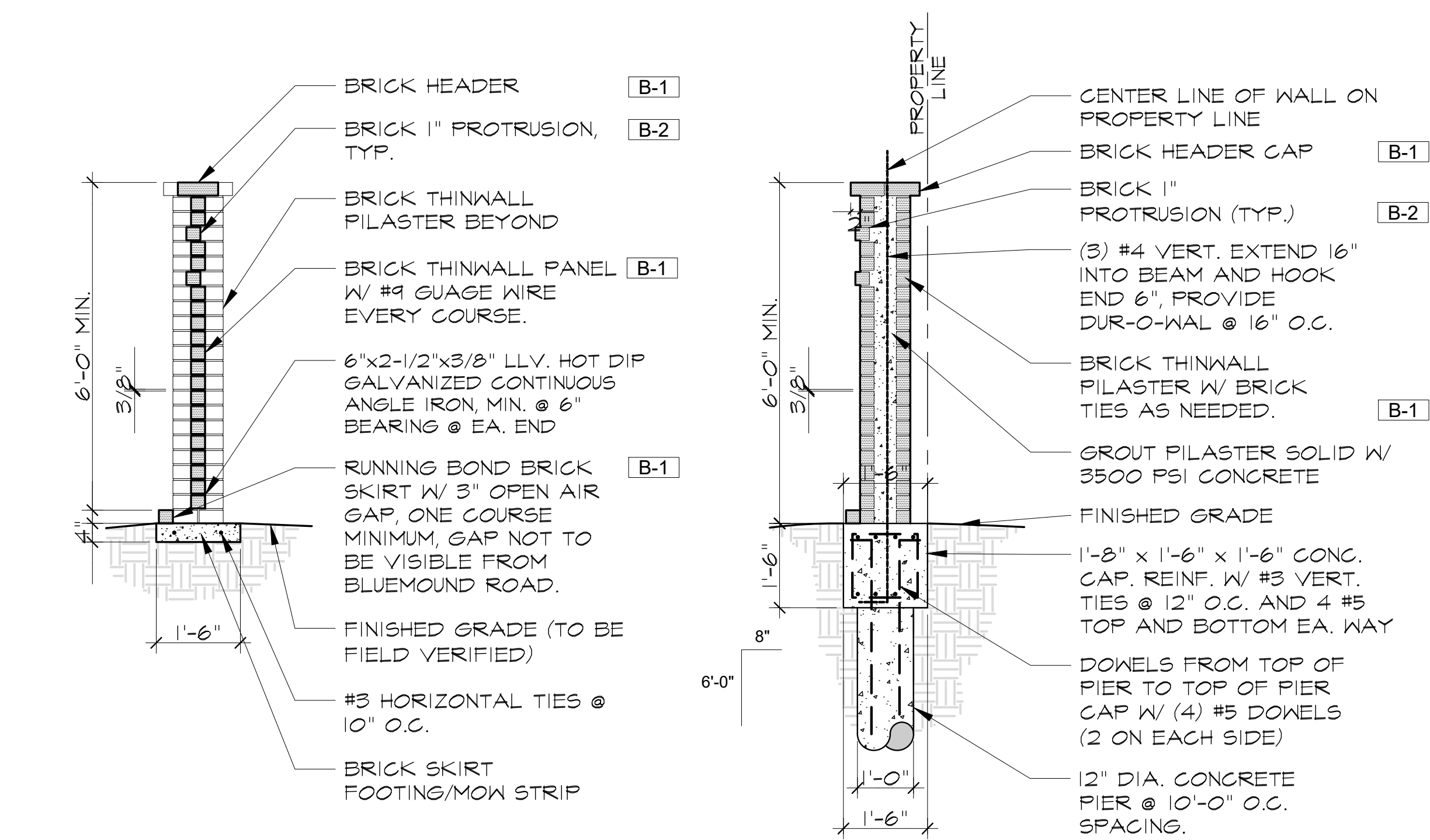
Scale: 1/2" = 1'-0"



Brick Thinwall Plan

B

Scale: 1/2" = 1'-0"



Brick Thinwall Section

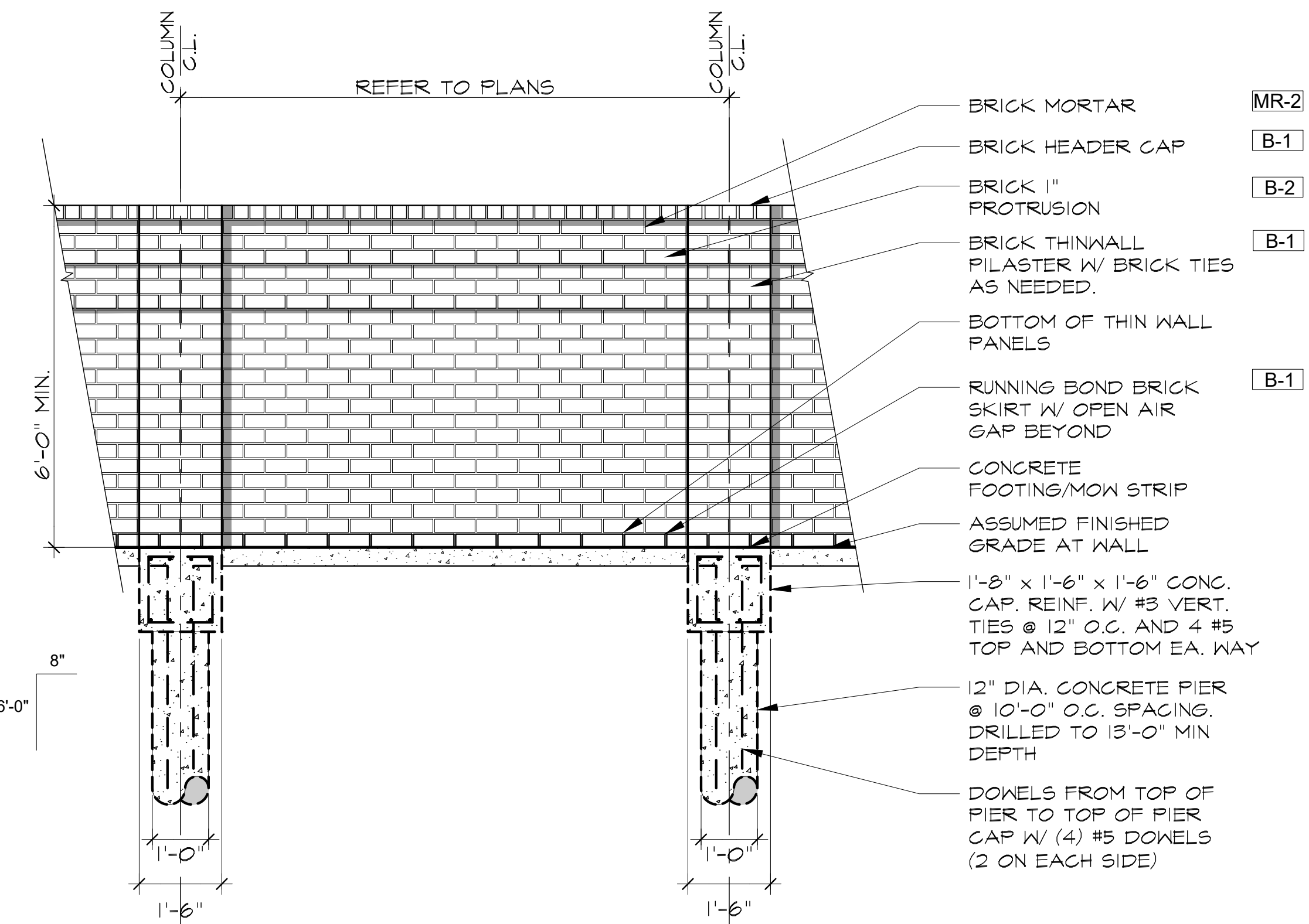
D

Scale: 1/2" = 1'-0"

Brick Thinwall Detail

C

Scale: 1/2" = 1'-0"



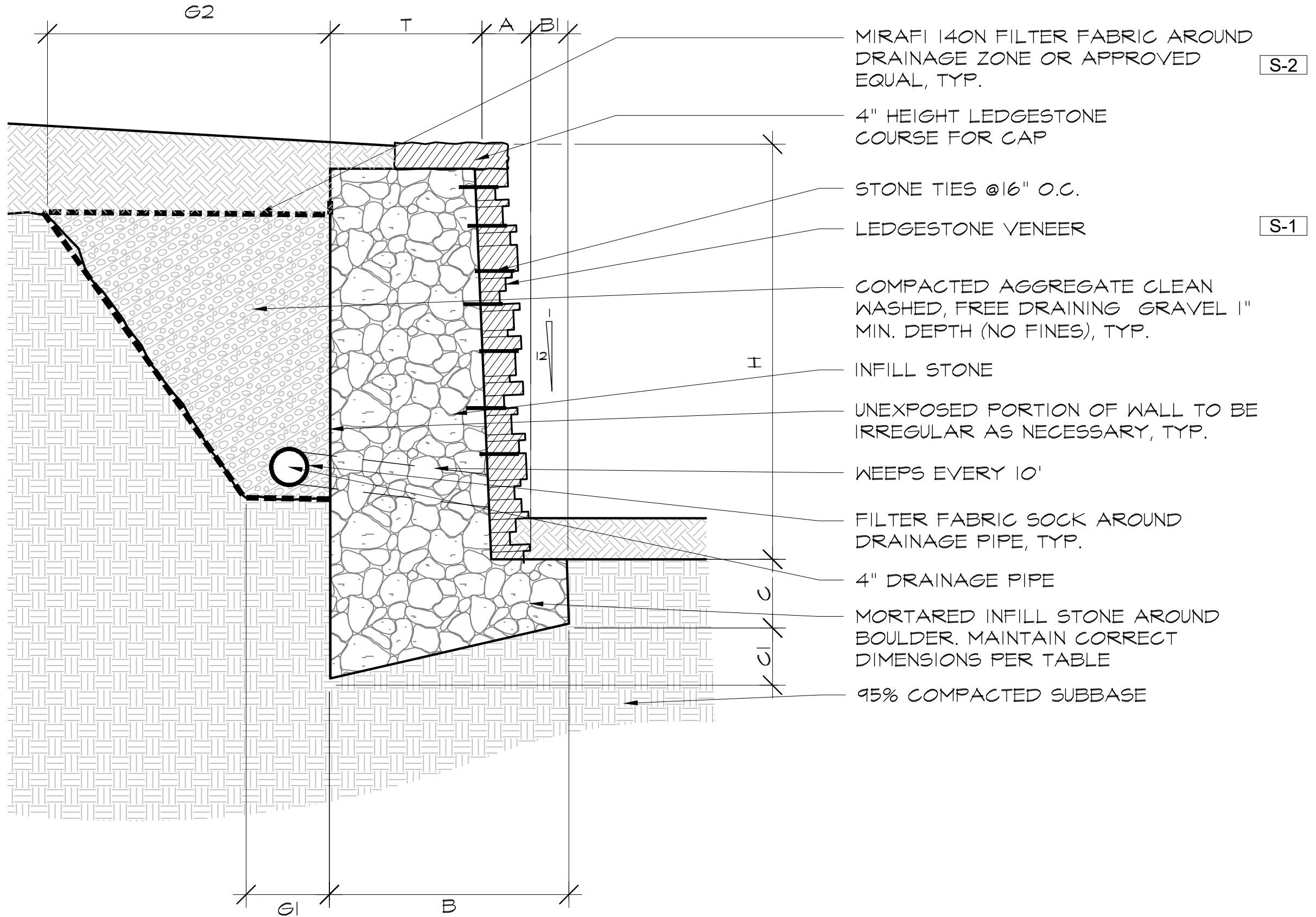
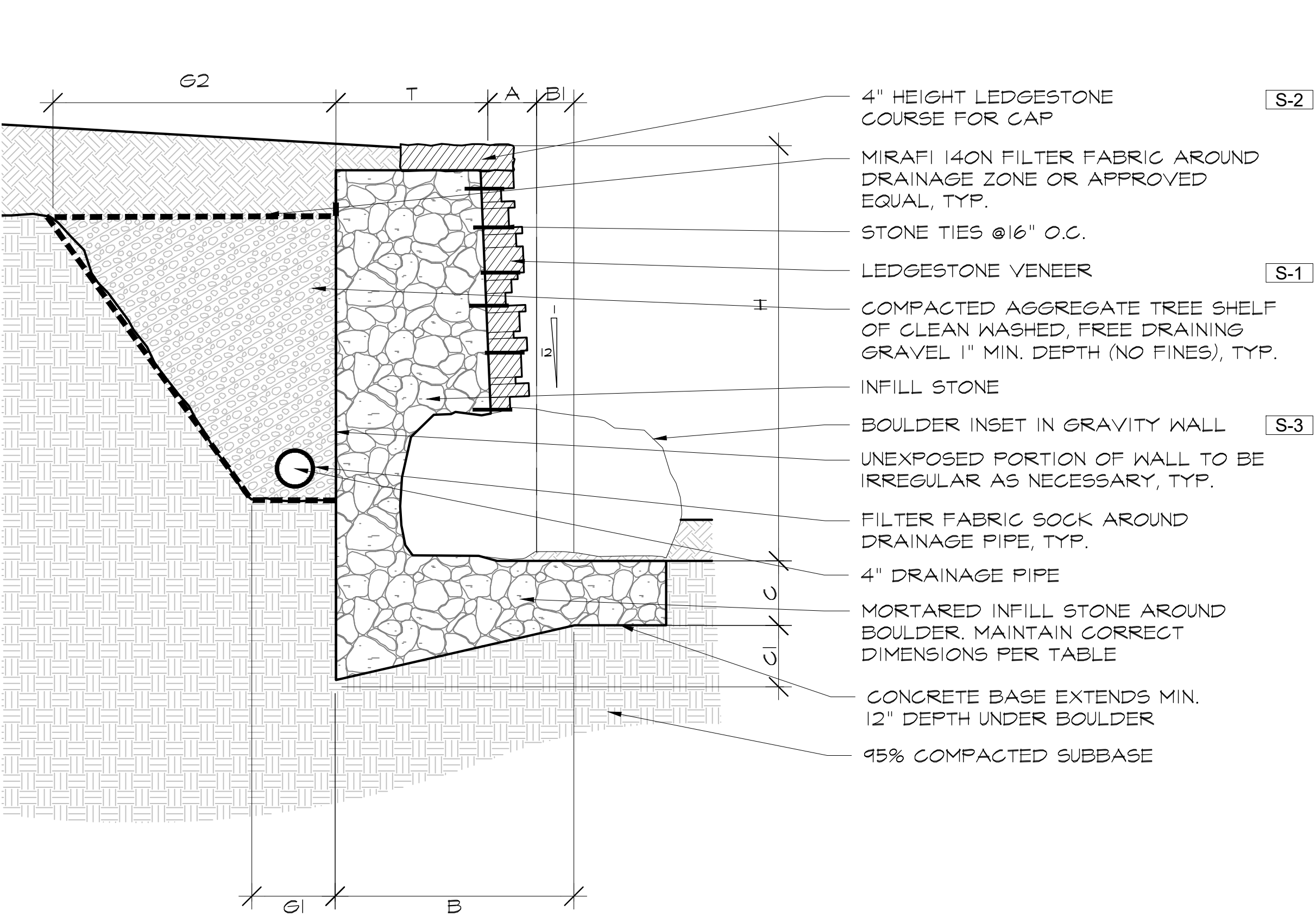
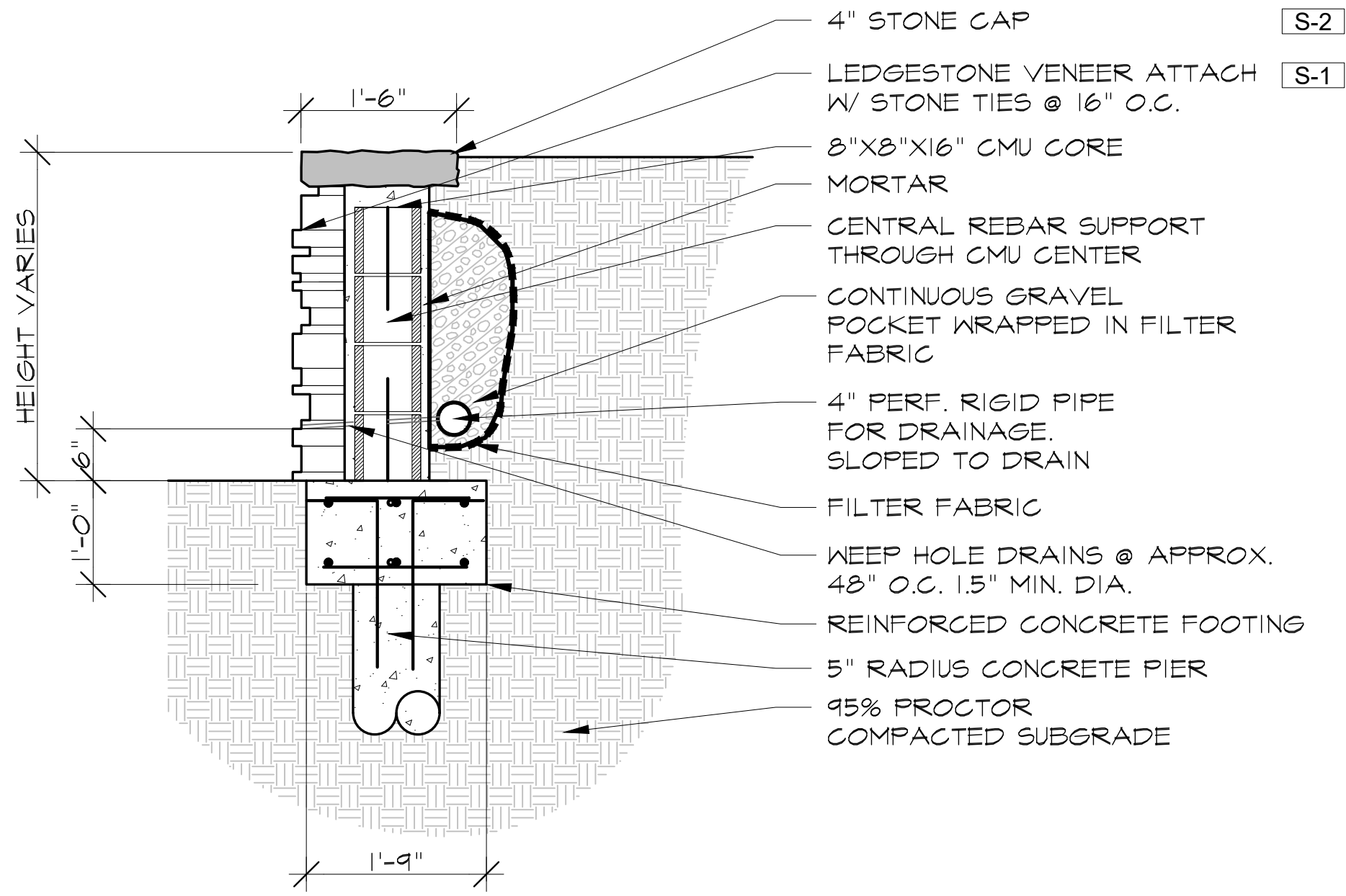
Brick Thinwall Elevation

A

Scale: 1/2" = 1'-0"

MASONRY WALL SCHEDULE											
WALL HIGHTS - H	BASE WIDTH - B	TOE BI	BASE DEPTH (TOE) - C	BASE DEPTH (HEEL)- CI	BATTER A	FULLY MORTARED ZONE - E	THICKNESS OF WALL - T	GRAVEL (BOTTOM) - G1	GRAVEL (TOP) - G2	GRAVEL G3	BEARING CAPACITY
1'-0"	1'-8"	0'-0"	0'-8"	0'-4"	0'-1"	FULLY MORTARED	1'-6"	1'-0"	1'-0"	1'-0"	4000 PSF
2'-0"	1'-8"	0'-0"	0'-8"	0'-4"	0'-2"	FULLY MORTARED	1'-6"	1'-0"	1'-0"	1'-0"	
3'-0"	1'-8"	0'-2"	0'-9"	0'-5"	0'-3"	FULLY MORTARED	1'-6"	1'-0"	1'-0"	1'-0"	
4'-0"	2'-0"	0'-4"	0'-9"	0'-6"	0'-4"	FULLY MORTARED	1'-8"	1'-0"	1'-0"	1'-0"	
5'-0"	2'-1"	0'-5"	0'-9"	0'-5"	0'-5"	0'-8"	1'-8"	1'-6"	3'-11"	3'-6"	
6'-0"	2'-6"	0'-6"	1'-0"	0'-6"	0'-6"	0'-10"	2'-0"	1'-8"	4'-7"	4'-3"	
WALL DESIGN CRITERIA											
BEARING	SLOPE	SLOPE DOT	ACTIVE PRESSURE WALLS < 4'	ACTIVE PRESSURE WALLS > 4'	PASSIVE PRESSURE	FRICTION ANGLE BASE	SLOPE OF BACK OF WALL	SURCHARGE			
4000 PSF	5.71 deg	14 deg	26 deg	35 deg	26 deg	23 deg	99.45 deg	0 psf			

IMPORTANT NOTE:
REFER TO SHEET **L0.01** FOR ALL NOTES, LEGENDS, AND A LIST OF REQUIRED SUBMITTALS.



Masonry Wall Schedule | **D**
Scale: NTS

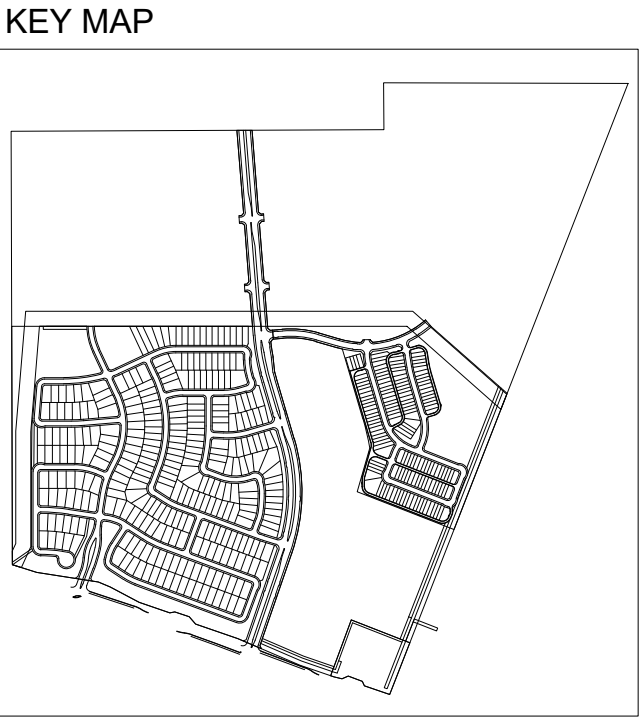
Retaining Wall | **B**
Scale: 3/4" = 1'-0"

Gravity Retaining Wall + Boulder | **C**
Scale: 3/4" = 1'-0"

Gravity Retaining Wall | **A**
Scale: 3/4" = 1'-0"

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA



Project Name
Brookview Ph. 1A
Flower Mound, Texas
Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates, known also as MESA. The reproduction, copying, or use of this drawing without the written consent of MESA is prohibited and any infringement will be subject to legal action. © Copyright 2020 MESA

Issue / Addenda / Revisions

Date	Description
5/06/2025	SSP REV. 1
6/13/2025	SSP REV. 2
7/08/2025	SSP REV. 3
8/05/2025	SSP REV. 4
8/28/2025	SSP REV. 5

Drawing Title

Retaining Wall
Details

Drawn: _____ Date: _____
Checked: _____ Date: _____

Sheet No.

L4.05
NOT FOR
CONSTRUCTION

MESA

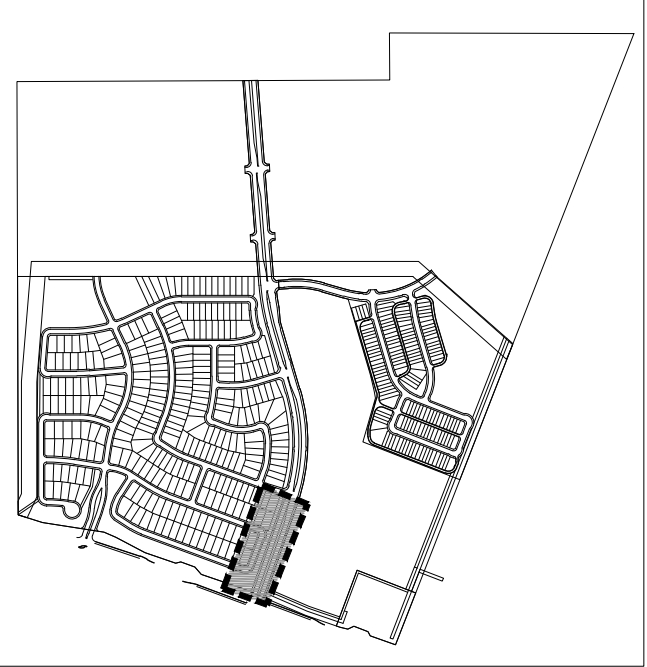
Project No: 22349

A

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

KEY MAP



Project Name

Brookview Ph. 1A

Flower Mound, Texas
Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY
NOT BE USED FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates,
known also as MESA. The reproduction, copying, or use of this drawing without the
written consent of MESA is prohibited and any infringement will be subject to legal
action. © Copyright 2020 MESA

Issue / Addenda / Revisions

Date	Description
1 5/06/2025	SSP REV. 1
2 6/13/2025	SSP REV. 2
3 7/08/2025	SSP REV. 3
4 8/05/2025	SSP REV. 4
4 8/28/2025	SSP REV. 5

Drawing Title

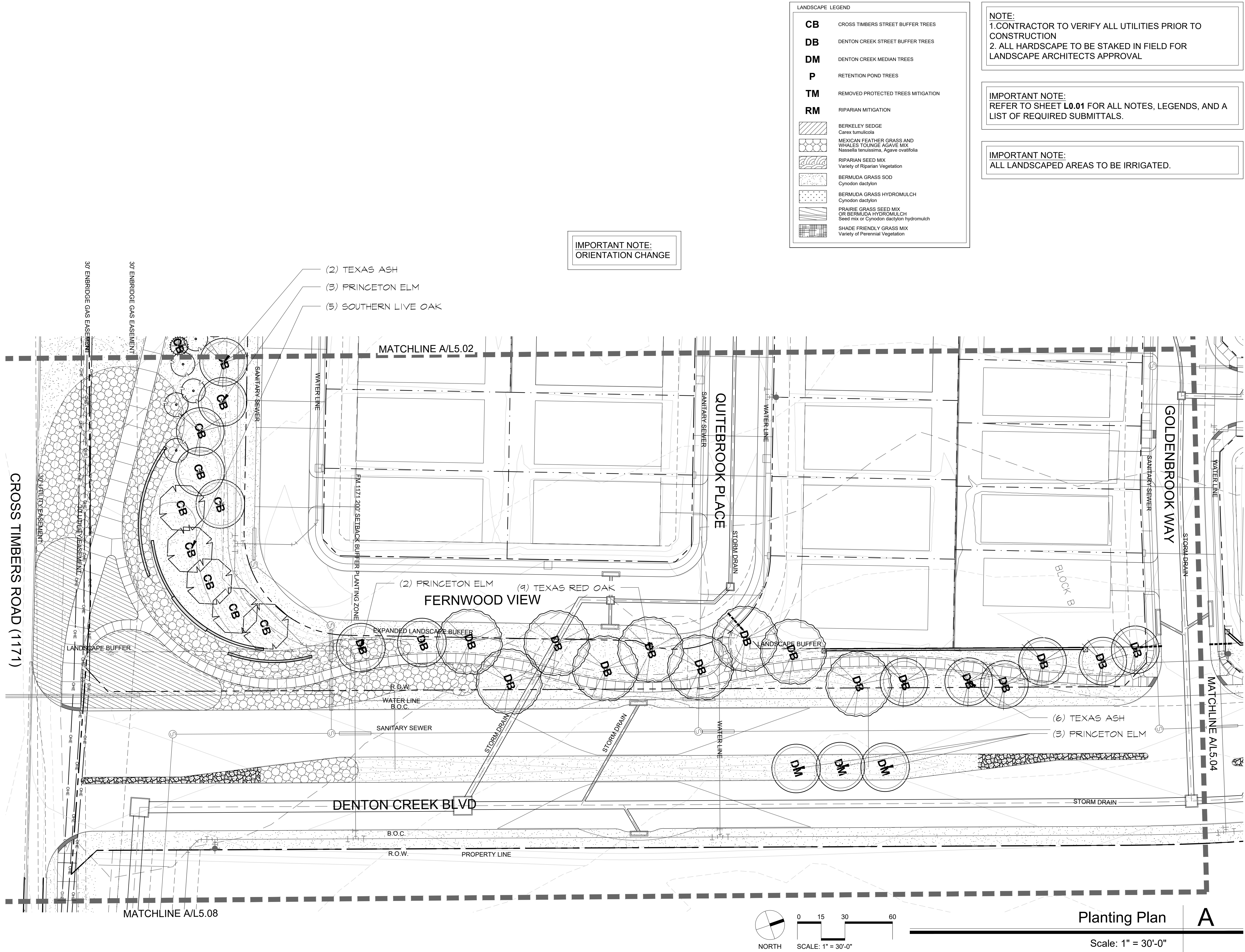
Planting Plan

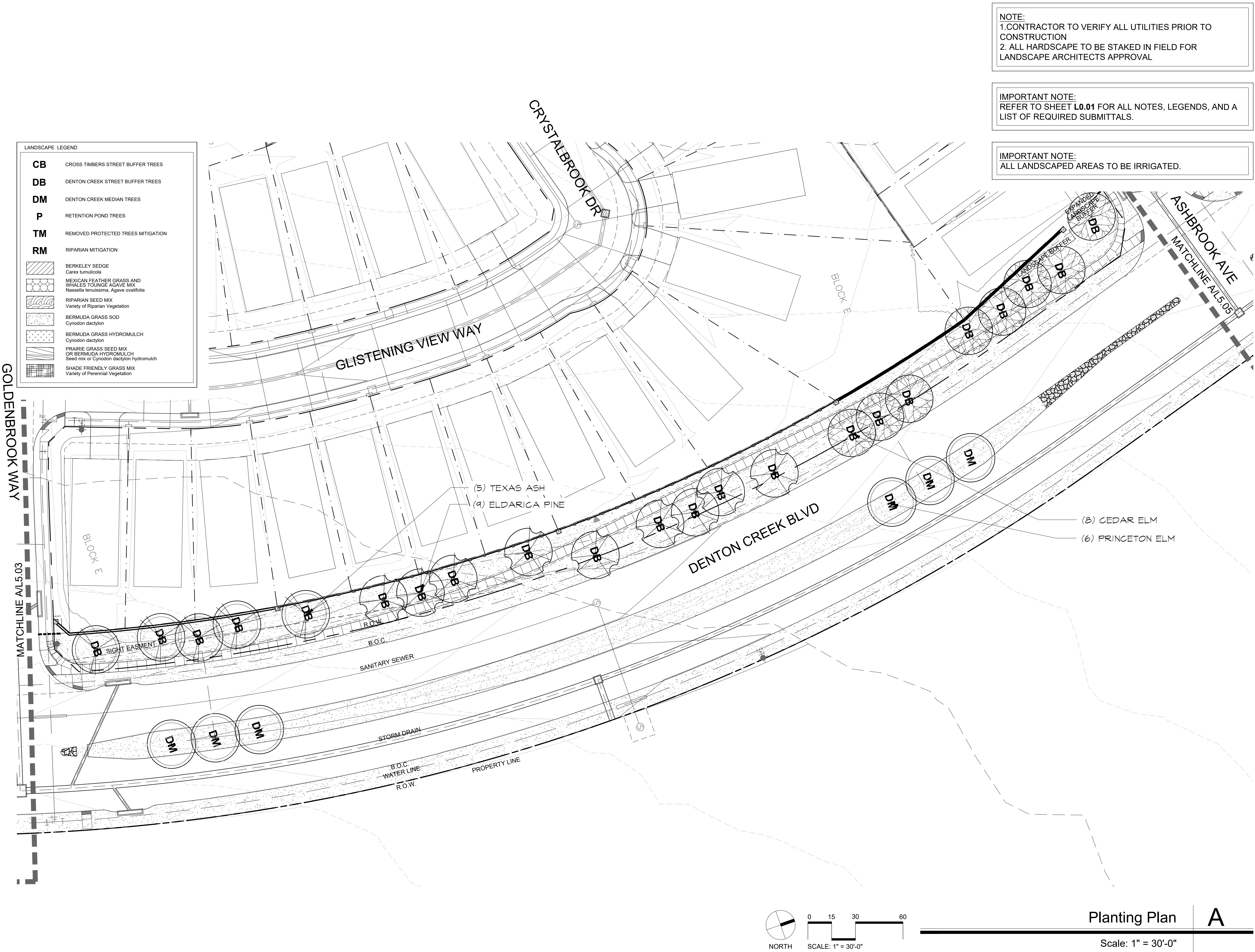
Drawn: _____ Date: _____
Checked: _____ Date: _____

Sheet No.

L5.03

NOT FOR
CONSTRUCTION

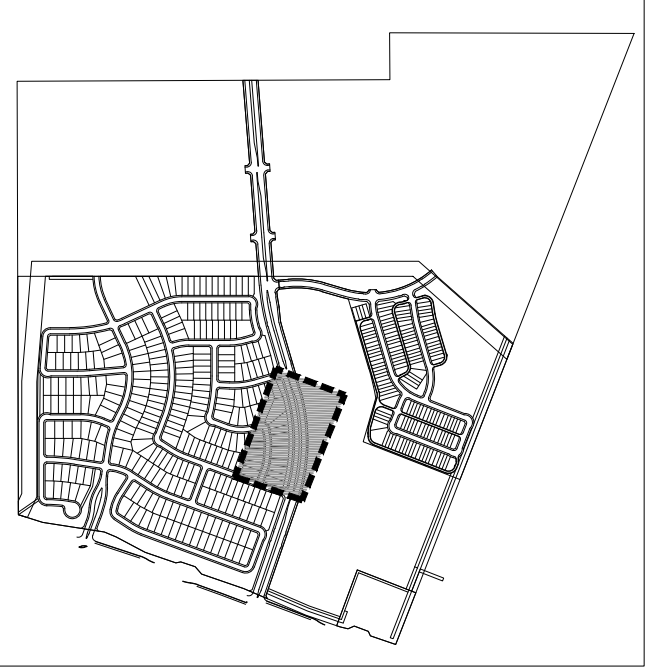




2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

KEY MAP



Project Name

Brookview Ph. 1A

Flower Mound, Texas
Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY
NOT BE USED FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates,
known also as MESA. The reproduction, copying, or use of this drawing without the
written consent of MESA is prohibited and any infringement will be subject to legal
action. © Copyright 2020 MESA

Issue / Addenda / Revisions

Date	Description
1 5/06/2025	SSP REV. 1
2 6/13/2025	SSP REV. 2
3 7/08/2025	SSP REV. 3
4 8/05/2025	SSP REV. 4
4 8/28/2025	SSP REV. 5

Drawing Title

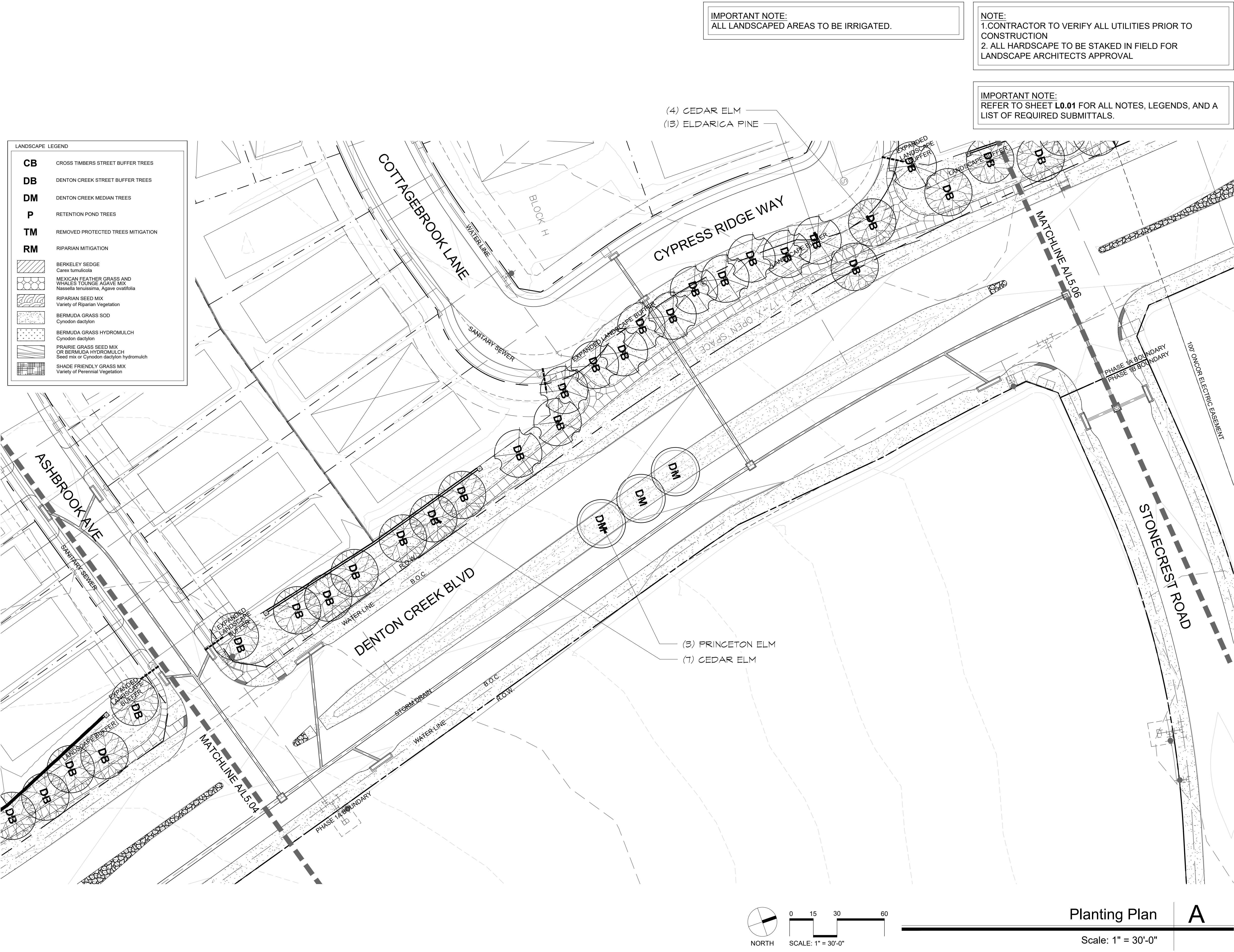
Planting Plan

Drawn: _____ Date: _____
Checked: _____ Date: _____

Sheet No.

L5.04

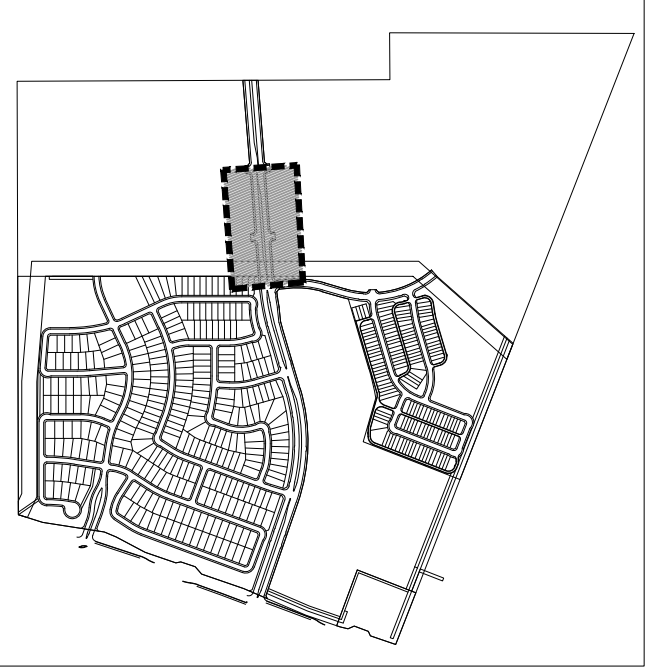
NOT FOR
CONSTRUCTION



2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

KEY MAP



Project Name

Brookview Ph. 1A

Flower Mound, Texas
Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY
NOT BE USED FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates,
known also as MESA. The reproduction, copying, or use of this drawing without the
written consent of MESA is prohibited and any infringement will be subject to legal
action. © Copyright 2020 MESA

Issue / Addenda / Revisions

Date	Description
1 5/06/2025	SSP REV. 1
2 6/13/2025	SSP REV. 2
3 7/08/2025	SSP REV. 3
4 8/05/2025	SSP REV. 4
4 8/28/2025	SSP REV. 5

Drawing Title

Planting Plan

Drawn: _____ Date: _____
Checked: _____ Date: _____

Sheet No.

L5.06

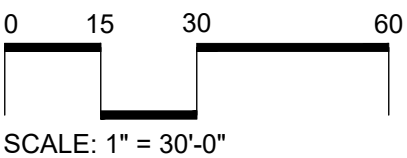
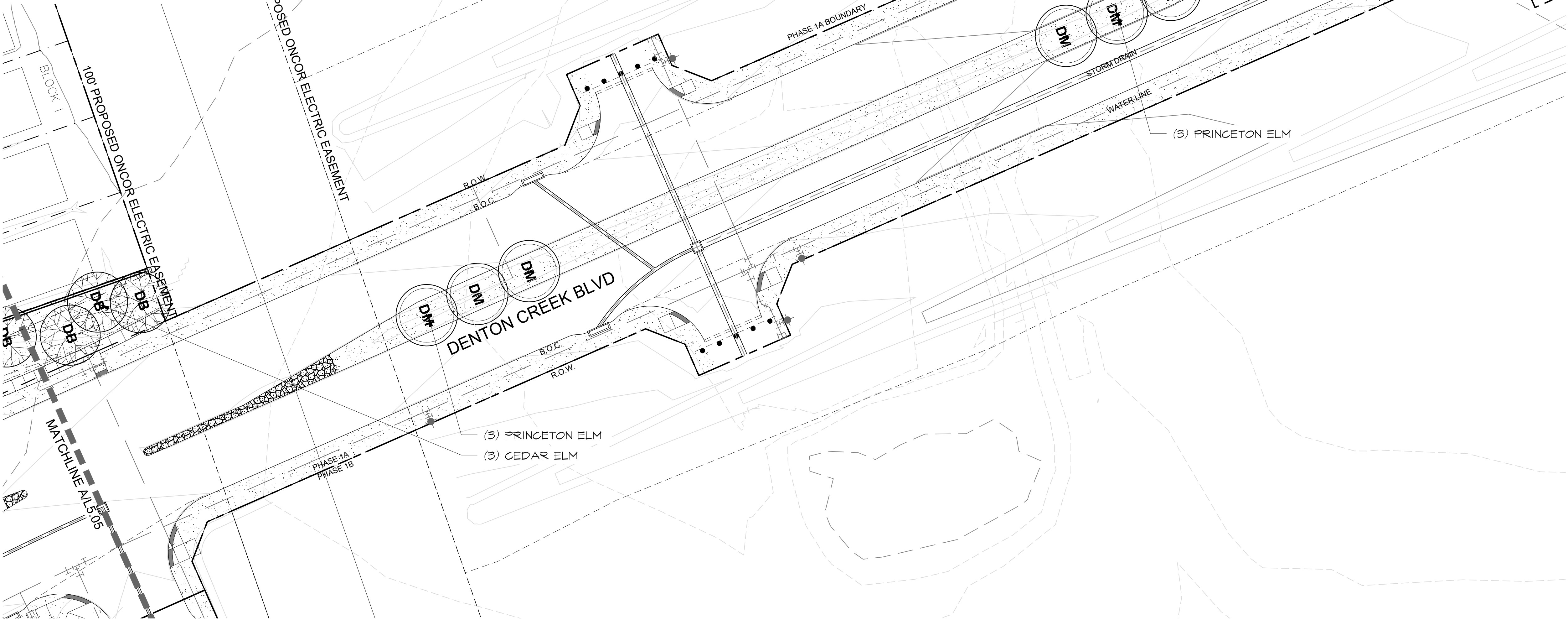
NOT FOR
CONSTRUCTION

NOTE:
1.CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO
CONSTRUCTION
2. ALL HARDSCAPE TO BE STAKED IN FIELD FOR
LANDSCAPE ARCHITECTS APPROVAL

IMPORTANT NOTE:
REFER TO SHEET **L0.01** FOR ALL NOTES, LEGENDS, AND A
LIST OF REQUIRED SUBMITTALS.

IMPORTANT NOTE:
ALL LANDSCAPED AREAS TO BE IRRIGATED.

LANDSCAPE LEGEND	
CB	CROSS TIMBERS STREET BUFFER TREES
DB	DENTON CREEK STREET BUFFER TREES
DM	DENTON CREEK MEDIAN TREES
P	RETENTION POND TREES
TM	REMOVED PROTECTED TREES MITIGATION
RM	RIPIARIAN MITIGATION
	BERKELEY SEDGE Carex tumulicola
	MEXICAN FEATHER GRASS AND WHALES TONGUE AGAVE MIX Nassella tenuissima, Agave ovatifolia
	RIPIARIAN SEED MIX Variety of Riparian Vegetation
	BERMUDA GRASS SOD Cynodon dactylon
	BERMUDA GRASS HYDROMULCH Cynodon dactylon
	PRAIRIE GRASS SEED MIX OR BERMUDA HYDROMULCH Seed mix or Cynodon dactylon hydromulch
	SHADE FRIENDLY GRASS MIX Variety of Perennial Vegetation



Planting Plan

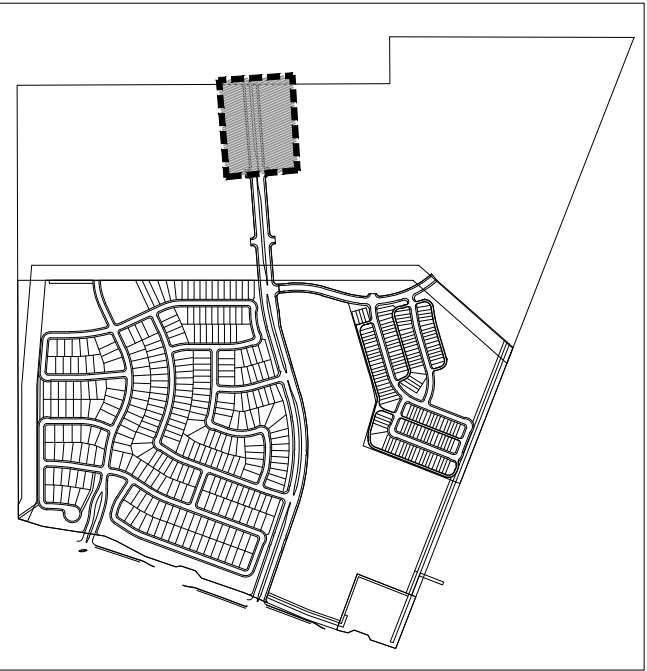
A

Scale: 1" = 30'-0"

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

KEY MAP



Project Name

Brookview Ph. 1A

Flower Mound, Texas
Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY
NOT BE USED FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates,
known also as MESA. The reproduction, copying, or use of this drawing without the
written consent of MESA is prohibited and any infringement will be subject to legal
action. © Copyright 2020 MESA

Issue / Addenda / Revisions

Date	Description
1 5/06/2025	SSP REV. 1
2 6/13/2025	SSP REV. 2
3 7/08/2025	SSP REV. 3
4 8/05/2025	SSP REV. 4
4 8/28/2025	SSP REV. 5

Drawing Title

Planting Plan

Drawn: _____ Date: _____
Checked: _____ Date: _____

Sheet No.

L5.07

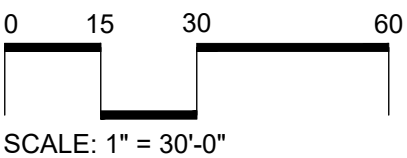
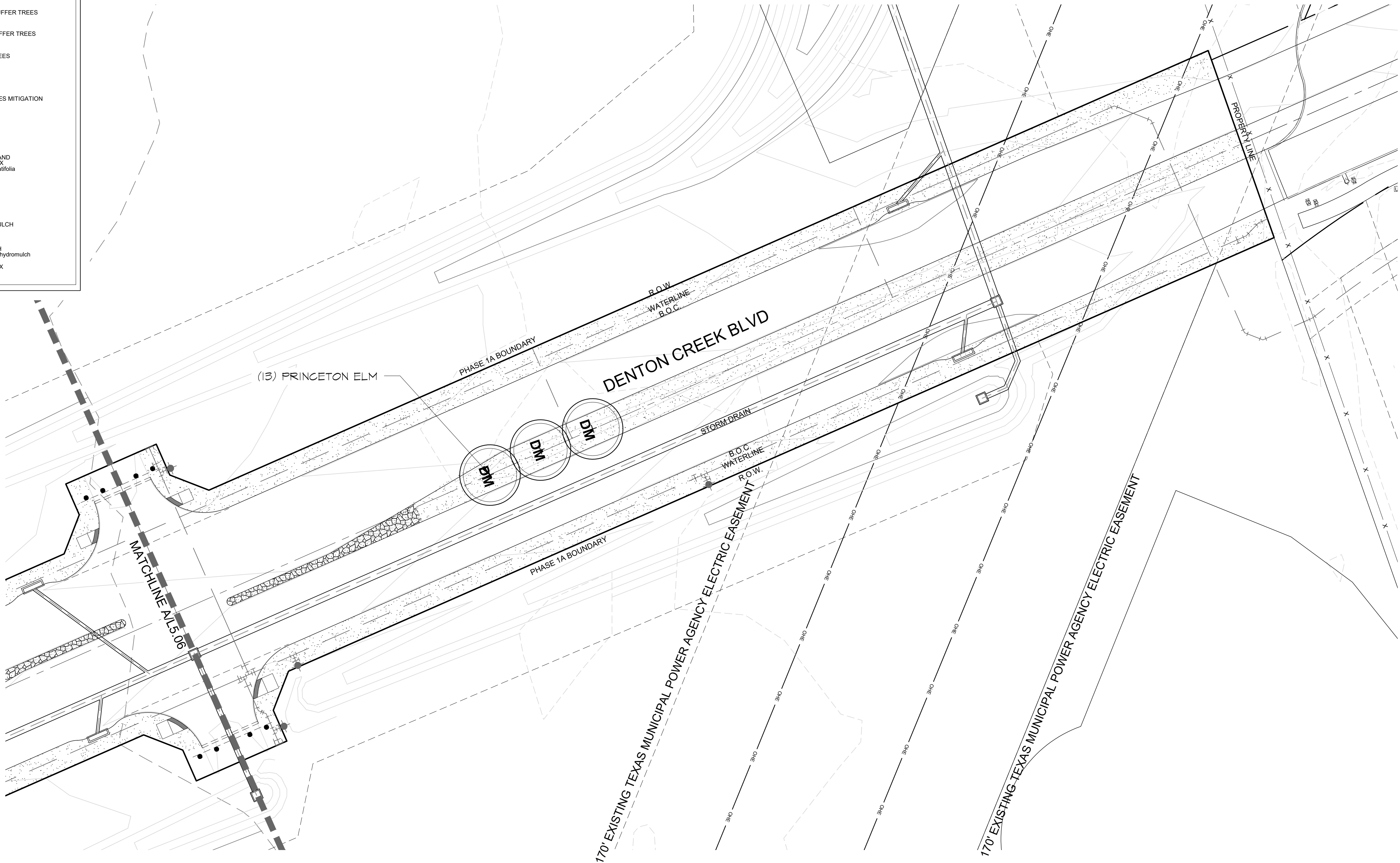
NOT FOR
CONSTRUCTION

NOTE:
1.CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO
CONSTRUCTION
2. ALL HARDSCAPE TO BE STAKED IN FIELD FOR
LANDSCAPE ARCHITECTS APPROVAL

IMPORTANT NOTE:
REFER TO SHEET **L0.01** FOR ALL NOTES, LEGENDS, AND A
LIST OF REQUIRED SUBMITTALS.

IMPORTANT NOTE:
ALL LANDSCAPED AREAS TO BE IRRIGATED.

LANDSCAPE LEGEND	
CB	CROSS TIMBERS STREET BUFFER TREES
DB	DENTON CREEK STREET BUFFER TREES
DM	DENTON CREEK MEDIAN TREES
P	RETENTION POND TREES
TM	REMOVED PROTECTED TREES MITIGATION
RM	RIPARIAN MITIGATION
	BERKELEY SEDGE Carex tumulicola
	MEXICAN FEATHER GRASS AND WHITES TOUNGE AGAVE MIX Nassella tenuissima, Agave ovatifolia
	RIPARIAN SEED MIX Variety of Riparian Vegetation
	BERMUDA GRASS SOD Cynodon dactylon
	BERMUDA GRASS HYDROMULCH Cynodon dactylon
	PRAIRIE GRASS SEED MIX OR BERMUDA HYDROMULCH Seed mix or Cynodon dactylon hydromulch
	SHADE FRIENDLY GRASS MIX Variety of Perennial Vegetation



Planting Plan

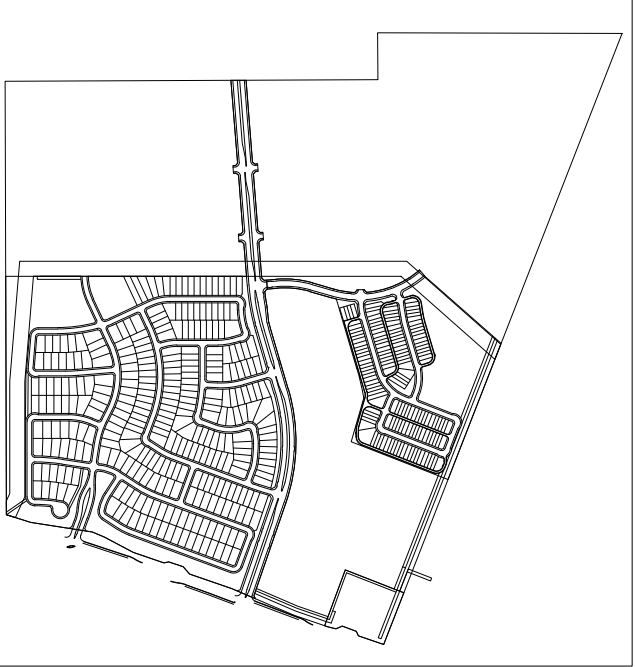
A

Scale: 1" = 30'-0"

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

KEY MAP



Project Name

Brookview
Ph. 1A

Flower Mound, Texas
Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY
NOT BE USED FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates,
known also as MESA. The reproduction, copying, or use of this drawing without the
written consent of MESA is prohibited and any infringement will be subject to legal
action. © Copyright 2020 MESA

Issue / Addenda / Revisions

Date	Description
1 5/06/2025	SSP REV. 1
2 6/13/2025	SSP REV. 2
3 7/08/2025	SSP REV. 3
4 8/05/2025	SSP REV. 4
4 8/28/2025	SSP REV. 5

Drawing Title

Planting Plan

Drawn: _____ Date: _____
Checked: _____ Date: _____

Sheet No.

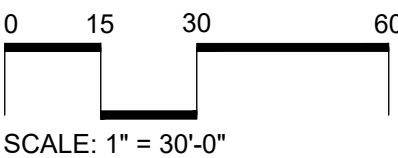
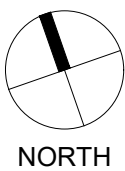
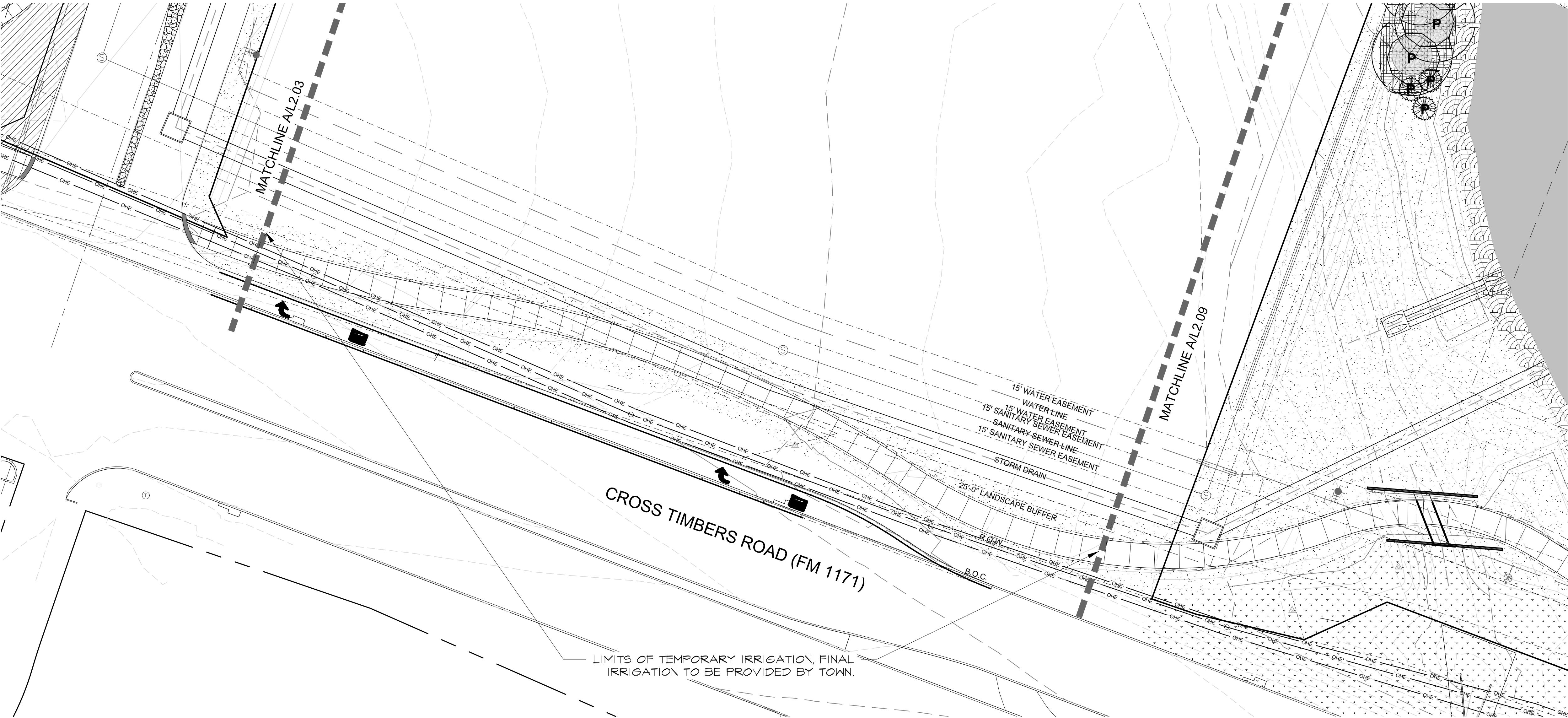
L5.08

NOT FOR
CONSTRUCTION

LANDSCAPE LEGEND	
CB	CROSS TIMBERS STREET BUFFER TREES
DB	DENTON CREEK STREET BUFFER TREES
DM	DENTON CREEK MEDIAN TREES
P	RETENTION POND TREES
TM	REMOVED PROTECTED TREES MITIGATION
RM	RIPARIAN MITIGATION
	BERKELEY SEDGE Carex tumulicola
	MEXICAN FEATHER GRASS AND WHALES TOUNGE AGAVE MIX Nassella tenuissima, Agave ovatifolia
	RIPARIAN SEED MIX Variety of Riparian Vegetation
	BERMUDA GRASS SOD Cynodon dactylon
	BERMUDA GRASS HYDROMULCH Cynodon dactylon
	PRAIRIE GRASS SEED MIX OR BERMUDA HYDROMULCH Seed mix or Cynodon dactylon hydromulch
	SHADE FRIENDLY GRASS MIX Variety of Perennial Vegetation

NOTE:
1.CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO
CONSTRUCTION
2. ALL HARDSCAPE TO BE STAKED IN FIELD FOR
LANDSCAPE ARCHITECTS APPROVAL

IMPORTANT NOTE:
REFER TO SHEET **L0.01** FOR ALL NOTES, LEGENDS, AND A
LIST OF REQUIRED SUBMITTALS.



Hardscape Layout Plan

A

Scale: 1" = 30'-0"

LANDSCAPE LEGEND

CB

CROSS TIMBERS STREET BUFFER TREES

DB

DENTON CREEK STREET BUFFER TREES

DM

DENTON CREEK MEDIAN TREES

P

RETENTION POND TREES

TM

REMOVED PROTECTED TREES MITIGATION

RM

RIPARIAN MITIGATION

BERKELEY SEDGE
Carex tumulosa

MEXICAN FEATHER GRASS AND WHALES TOUNGE AGAVE MIX
Nassella tenuissima, Agave ovatifolia

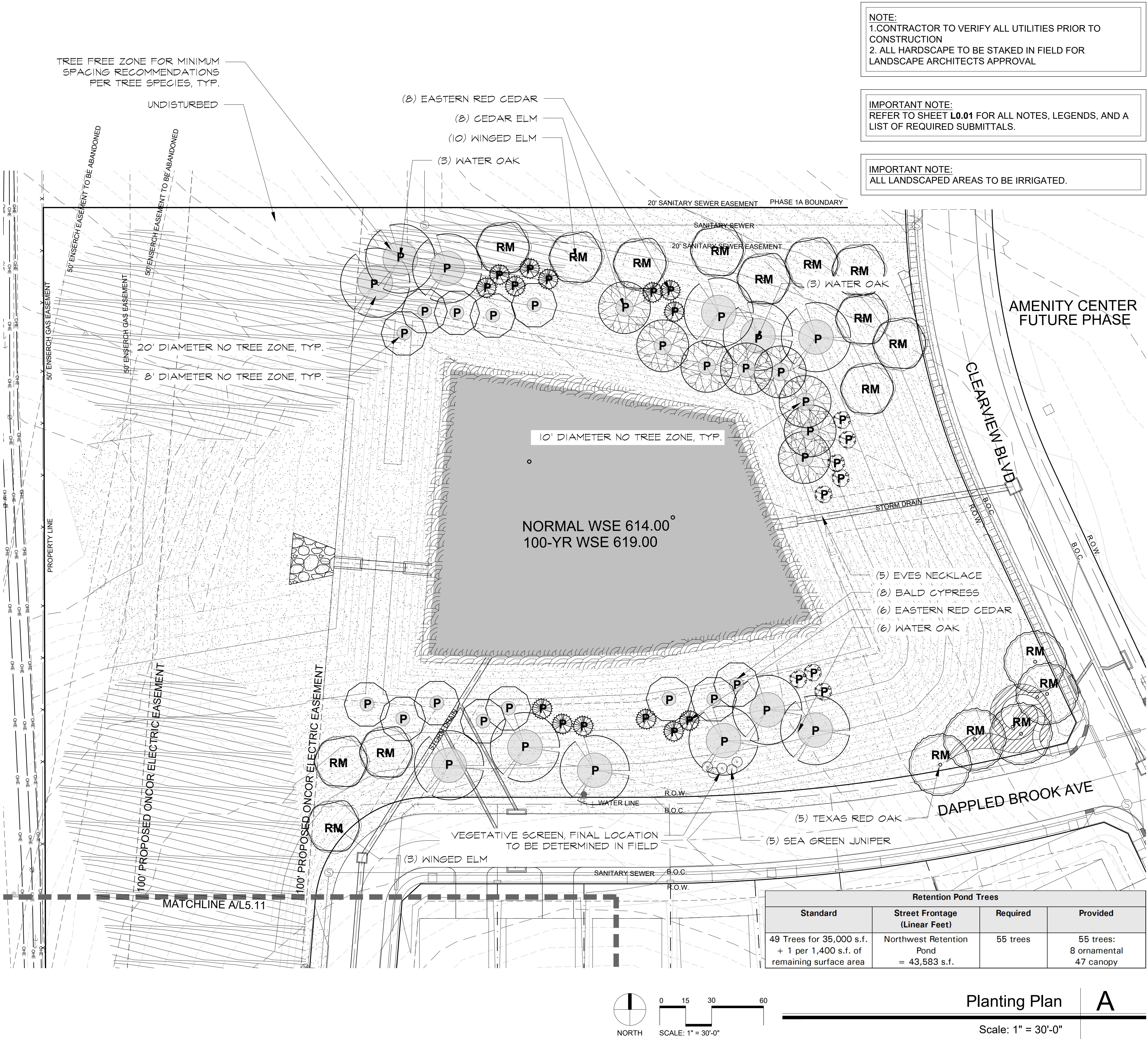
RIPARIAN SEED MIX
Variety of Riparian Vegetation

BERMUDA GRASS SOD
Cynodon dactylon

BERMUDA GRASS HYDROMULCH
Cynodon dactylon

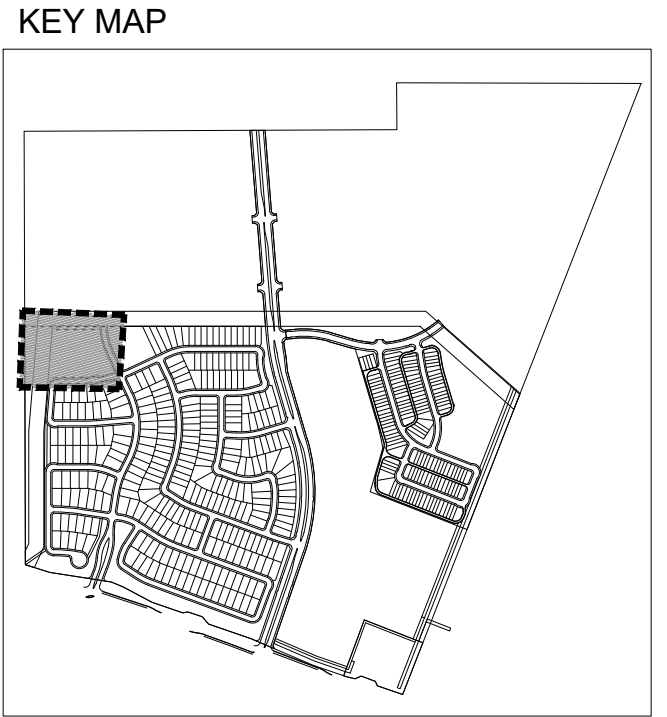
PRAIRIE GRASS SEED MIX OR BERMUDA HYDROMULCH
Seed mix or Cynodon dactylon hydromulch

SHADE FRIENDLY GRASS MIX
Variety of Perennial Vegetation



2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA



Project Name

Brookview
Ph. 1A

Flower Mound, Texas

Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates, known also as MESA. The reproduction, copying, or use of this drawing without the written consent of MESA is prohibited and any infringement will be subject to legal action. © Copyright 2020 MESA

Issue / Addenda / Revisions		
Date	Description	
1 5/06/2025	SSP REV. 1	
2 6/13/2025	SSP REV. 2	
3 7/08/2025	SSP REV. 3	
4 8/05/2025	SSP REV. 4	
4 8/28/2025	SSP REV. 5	

Drawing Title

Planting Plan

Drawn: _____ Date: _____
Checked: _____ Date: _____

Sheet No.

L5.10

NOT FOR CONSTRUCTION

LANDSCAPE LEGEND

CB

DB

DM

P

TM

RM

CROSS TIMBERS STREET BUFFER TREES

DENTON CREEK STREET BUFFER TREES

DENTON CREEK MEDIAN TREES

RETENTION POND TREES

REMOVED PROTECTED TREES MITIGATION

RIPARIAN MITIGATION

BERKELEY SEDGE
Carex tumulicola

MEXICAN FEATHER GRASS AND WHALES TONGUE AGAVE MIX
Nassella tenuissima, Agave ovatifolia

RIPARIAN SEED MIX
Variety of Riparian Vegetation

BERMUDA GRASS SOD
Cynodon dactylon

BERMUDA GRASS HYDROMULCH
Cynodon dactylon

PRAIRIE GRASS SEED MIX
OR BERMUDA HYDROMULCH
Seed mix or Cynodon dactylon hydromulch

SHADE FRIENDLY GRASS MIX
Variety of Perennial Vegetation

NOTE:
1.CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION
2. ALL HARDSCAPE TO BE STAKED IN FIELD FOR LANDSCAPE ARCHITECTS APPROVAL

IMPORTANT NOTE:
REFER TO SHEET L0.01 FOR ALL NOTES, LEGENDS, AND A LIST OF REQUIRED SUBMITTALS.

IMPORTANT NOTE:
ALL LANDSCAPED AREAS TO BE IRRIGATED.

Planting Plan B

Scale: 1" = 30'-0"

Planting Plan A

Scale: 1" = 30'-0"

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

KEY MAP

Project Name

Brookview
Ph. 1A

Flower Mound, Texas

Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates, known also as MESA. The reproduction, copying, or use of this drawing without the written consent of MESA is prohibited and any infringement will be subject to legal action. © Copyright 2020 MESA

Issue / Addenda / Revisions	
Date	Description
1 5/06/2025	SSP REV. 1
2 6/13/2025	SSP REV. 2
3 7/08/2025	SSP REV. 3
4 8/05/2025	SSP REV. 4
4 8/28/2025	SSP REV. 5

Drawing Title

Planting Plan

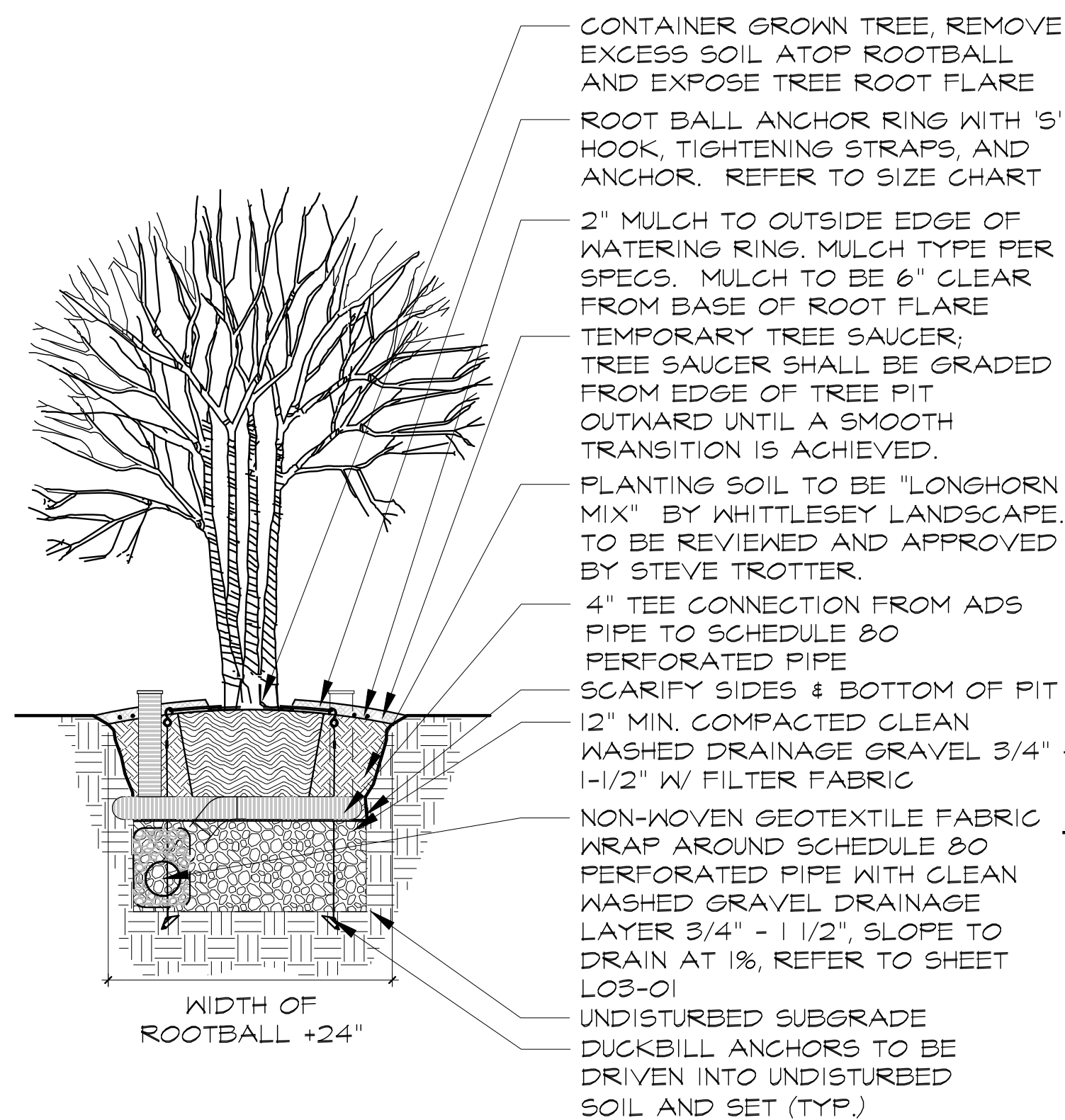
Drawn: _____ Date: _____
Checked: _____ Date: _____

Sheet No.

L5.11

NOT FOR
CONSTRUCTION

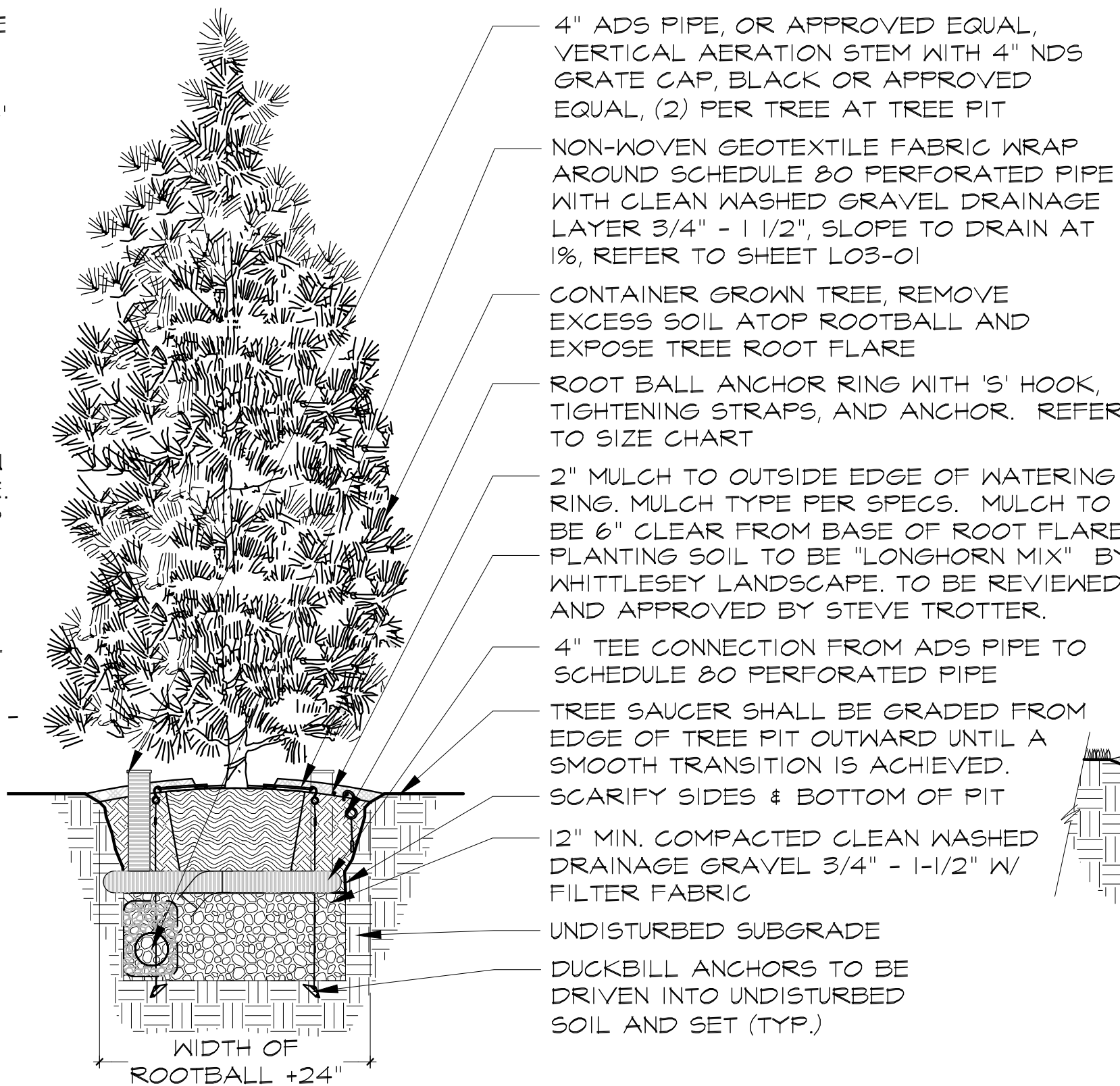
Page 109 of 130



Canopy Tree and Shrub Planting

E

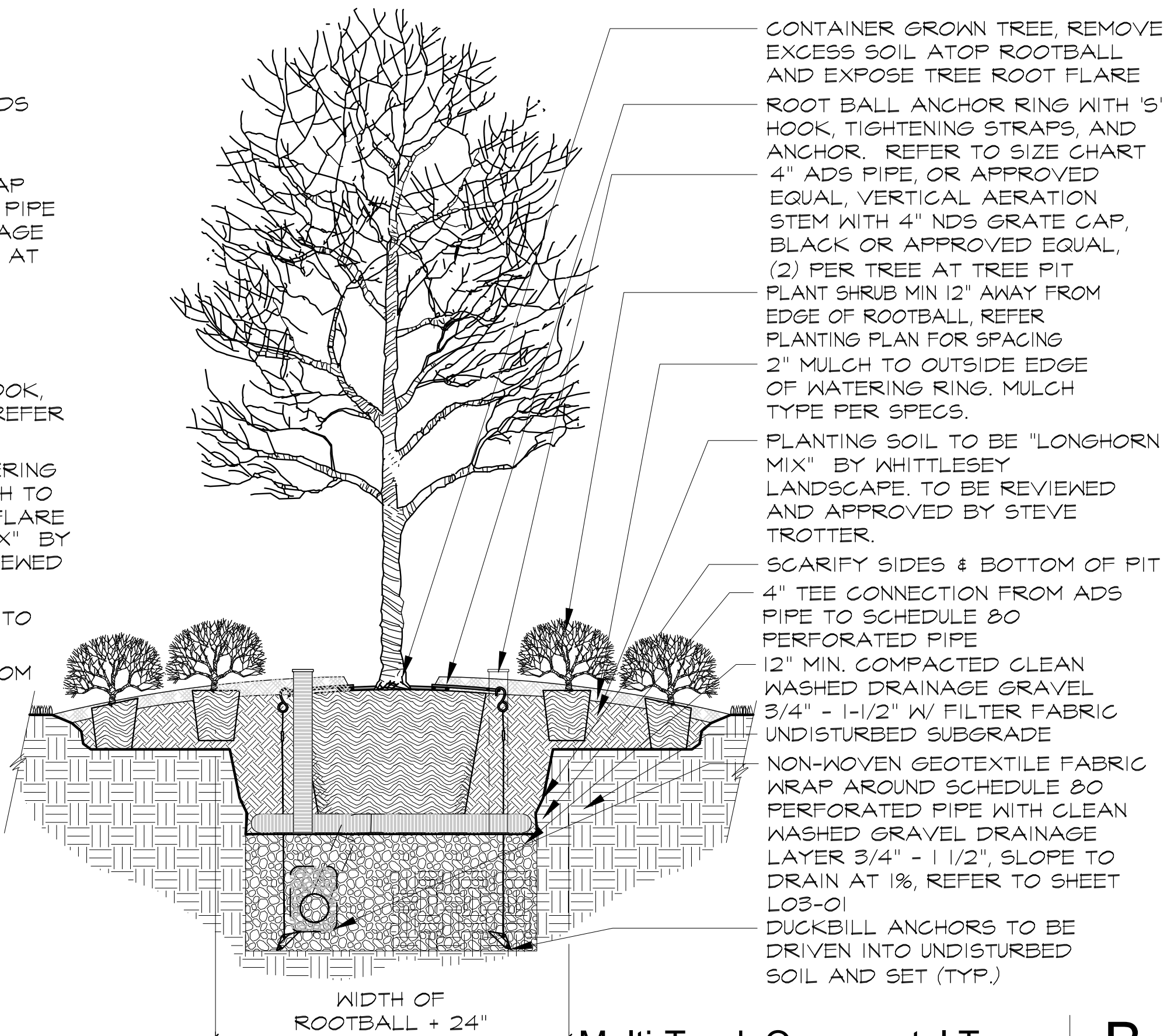
Scale: 1/2" = 1'-0"



Evergreen Tree Detail

C

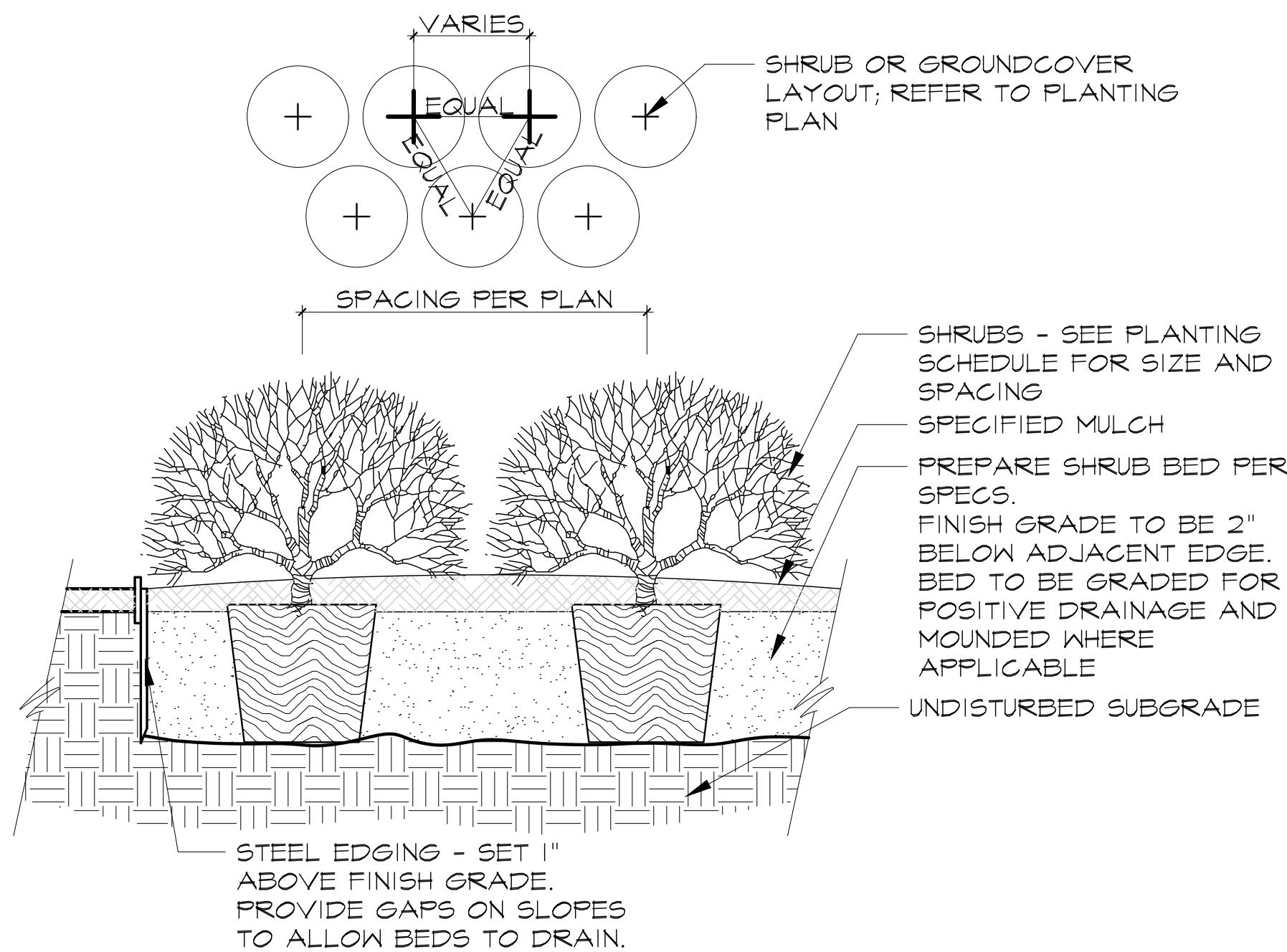
Scale: 1/2" = 1'-0"



Multi-Trunk Ornamental Tree

B

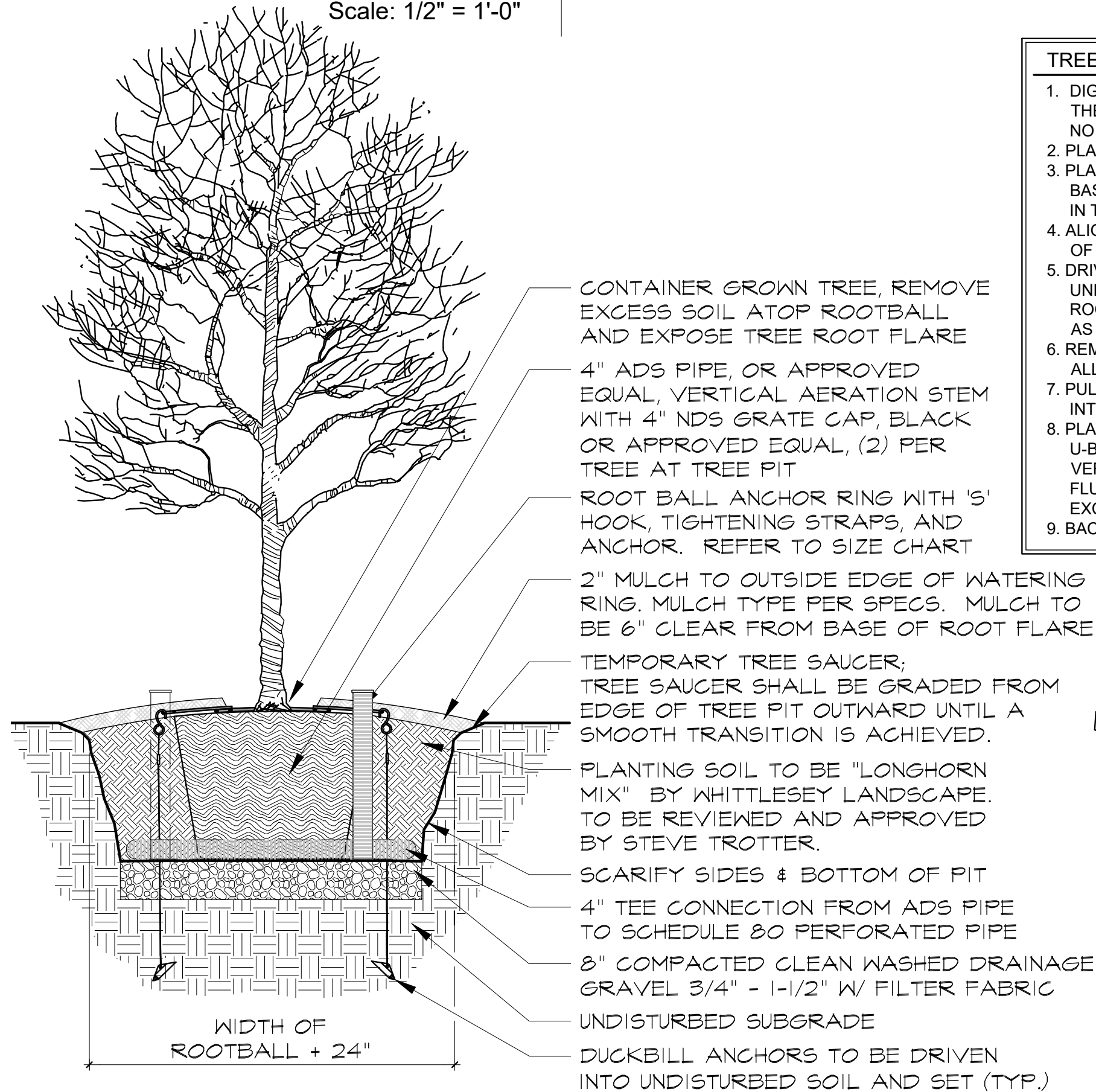
Scale: 1/2" = 1'-0"



Shrub Planting with Steel Edge

D

Scale: 1" = 1'-0"



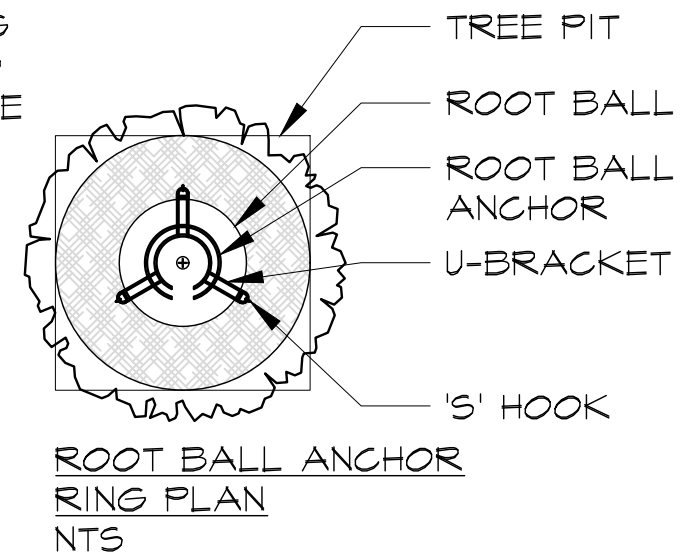
Canopy Tree

A

Scale: 1/2" = 1'-0"

TREE INSTALLATION:	
1.	DIG TREE PIT 1.5 TIMES LARGER THAN THE DIAMETER OF THE ROOT BALL AND NO DEEPER THAN 24"
2.	PLACE TREE IN TREE PIT.
3.	PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.
4.	ALIGN DRIVE ROD TO THE OUTSIDE EDGE OF U-BRACKET.
5.	DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SOIL (DO NOT DISTURB ROOTBALL) TO RECOMMENDED DEPTH AS PER TREE SIZING CHART.
6.	REMOVE DRIVE ROD, REPEAT STEPS FOR ALL (3) ANCHOR LOCATIONS.
7.	PULL BACK ON STRAP TO SET ANCHOR INTO LOCKED POSITION.
8.	PLACE 'S' HOOK OVER END OF U-BRACKET, PULL STRAPS UP VERTICALLY UNTIL U-BRACKETS SIT FLUSH ON TOP OF ROOT BALL, TIE EXCESS STRAPS OFF TO U-BRACKET.
9.	BACKFILL HOLE AND MULCH.

ANCHOR RING SIZES:	
30 BG (30 GAL.; 2" - 2 1/2" CALIPER)	ROOT BALL UP TO 22" DIA.
18-24" MIN. DEPTH, (3) V-68 ANCHORS	
45 BG-NS (45 GAL.; 2 1/2" - 3" CALIPER)	ROOT BALL 27" DIAMETER
24-30" MIN. DEPTH, (3) V-68 ANCHORS	
65 BG-NS (65 GAL.; 3" - 4" CALIPER)	ROOT BAL TO 30" DIAMETER
24-30" MIN. DEPTH, (3) V-68 ANCHORS	
100 BG-NS (100 GAL., 4" - 4 1/2" CALIPER)	ROOT BALL TO 36" DIAMETER
30-36" MIN. DEPTH, (3) V-68 ANCHORS	



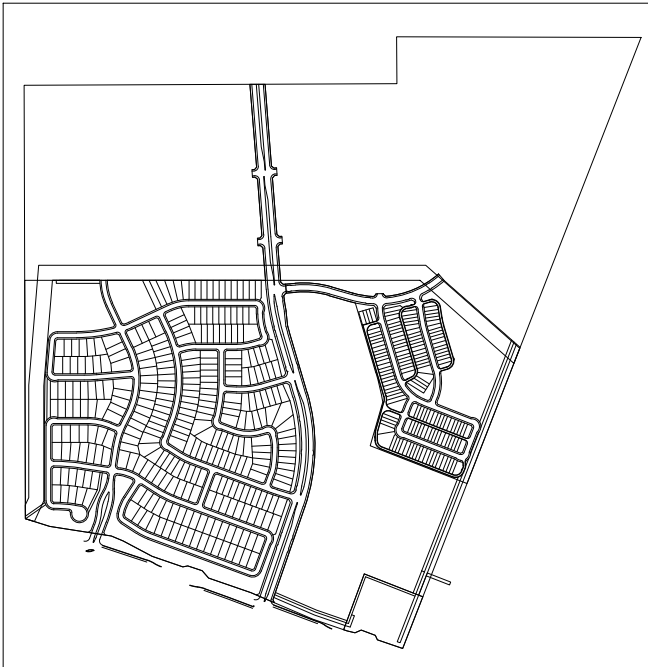
NOTE:
1. CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION
2. ALL LANDSCAPE AREAS TO BE IRRIGATED

IMPORTANT NOTE:
REFER TO SHEET L0.01 FOR ALL NOTES, LEGENDS, AND A LIST OF REQUIRED SUBMITTALS.

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

KEY MAP



Project Name

Brookview Ph. 1A

Flower Mound, Texas

Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates, known also as MESA. The reproduction, copying, or use of this drawing without the written consent of MESA is prohibited and any infringement will be subject to legal action. © Copyright 2020 MESA

Issue / Addenda / Revisions

Date	Description
1 5/06/2025	SSP REV. 1
2 6/13/2025	SSP REV. 2
3 7/08/2025	SSP REV. 3
4 8/05/2025	SSP REV. 4
5 8/28/2025	SSP REV. 5

Drawing Title

Planting Details

Drawn: _____ Date: _____
Checked: _____ Date: _____

Sheet No.

L5.12

NOT FOR
CONSTRUCTION

LANDSCAPE NOTES:

PREPARATION

LANDSCAPE CONTRACTOR AND REPRESENTATIVE OF OWNER SHALL BE RESPONSIBLE FOR VERIFYING THE CORRECT LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.

COORDINATION

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.

VERIFICATION

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES PER DRAWINGS AND SPECIFICATIONS AS PROVIDED BY LANDSCAPE ARCHITECT. MATERIAL QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDSCAPE ARCHITECT TO BE NOTIFIED IF DISCREPANCIES OCCUR. LANDSCAPE CONTRACTOR IS TO PROVIDE ALL MATERIALS NECESSARY TO COMPLETE THE DESIGN INTENT OF THE DRAWINGS - CONTRACTOR IS TO BID THE PROJECT PER THEIR OWN VERIFIED QUANTITIES.

GRADING AND DRAINAGE

LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR FAILURE OF ANY HARDSCAPE AMENITY SUCH AS WALKS, ENTRANCES TO STRUCTURES AND PLANTING BEDS FORMED OR ENCLOSED BY EDGING AND FLATWORK, WHICH DO NOT DRAIN DUE TO IMPROPER SET UP OF ELEVATIONS DURING CONSTRUCTION. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND VERIFYING THAT THE SITE HAS POSITIVE DRAINAGE PRIOR TO AND AFTER PLANTING.

STANDARDS

ALL PLANT MATERIAL SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE "USA STANDARD FOR NURSERY STOCK", LATEST EDITION. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE STANDARD AMERICAN ASSOCIATION OF NURSERYMEN PROCEDURES AND SPECIFICATIONS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT.

IRRIGATION

CONTRACTOR TO INSTALL NEW IRRIGATION SYSTEM PER IRRIGATION SYSTEM DESIGN TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS IN ACCORDANCE WITH CITY AND STATE STANDARDS. IRRIGATION CONTROLLER SHALL BE 12C-0800-M 8-STATION OUTDOOR MODULAR CONTROLLER OR APPROVED EQUAL, COMMERCIAL USE, METAL CABINET. IRRIGATION CONTRACTOR SHALL VISIT SITE TO DETERMINE REQUIREMENTS PRIOR TO SUBMITTING BID. ALL IRRIGATION SYSTEMS ARE TO BE EQUIPPED WITH RAIN AND FREEZE SENSORS.

PLANT LOCATIONS

REFER TO PLANTING PLANS FOR PLANT LOCATIONS AND PLANT MATERIAL SCHEDULE FOR PLANT SPECIFICATIONS. TREE LOCATIONS AND PLANTING BEDS SHALL BE STAKED IN THE FIELD AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING AND/OR PREPARATION.

WARRANTY

ALL PLANT MATERIAL TO BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER.

PLANTING BEDS

1. AT GROUND LEVEL, PREPARE PLANTING BEDS FOR PLANTING BY INCORPORATING A 4" DEPTH OF ORGANIC COMPOST INTO TOP EIGHT INCHES OF EXISTING SOIL. RAKE LEVEL AND MOUND BEDS FOR POSITIVE DRAINAGE. LARGE SHRUBS AND TREES ARE TO POCKET PLANTED PER PLANTING DETAILS.

2. RAISED PLANTERS AT GROUND LEVEL TO BE BACKFILLED, IN LIFTS OF 6", WITH SPECIFIED SOIL MIX.

FERTILIZER

ADD FERTILIZER TABLETS TO ALL TREES AND SHRUBS PER SPECIFICATIONS.

PRUNING

ALL TREES TO BE PRUNED AT INSTALLATION TO REMOVE DEAD AND UNSIGHTLY LIMBS. PRUNING TO BE DONE UNDER THE DIRECT SUPERVISION OF AN ARBORIST AND THE LANDSCAPE ARCHITECT. ALL TREES ARE TO MATCH IN HEIGHT, SPREAD, CLEAR TRUNK AND SHALL HAVE STRAIGHT TRUNKS FOR SINGLE TRUCK TREES.

MULCH

AFTER INSTALLATION OF ALL PLANT MATERIAL, MULCH ALL BEDS AND TREE WELLS TO 2" DEPTH WITH A FINE SHREDDED HARDWOOD MULCH (MIN. 80% DECOMPOSED).

TOPSOIL

TOPSOIL SHALL BE AS SPECIFIED. IT SHALL NOT BE EXCESSIVELY ACID OR ALKALINE OR CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE WITHOUT ADMIXTURE OF SUBSOIL AND SHALL CONTAIN A MINIMUM OF LUMPS, STONE, STUMPS, ROOTS OF SIMILAR SUBSTANCE ONE INCH OR MORE IN DIAMETER. TOPSOIL SHALL BE FREE FROM WEEDS AND OTHER NOXIOUS MATERIALS. TOPSOIL SHALL NOT BE STRIPPED, COLLECTED OR DEPOSITED WHILE WET. SPREAD TOPSOIL WHERE NECESSARY TO FILL LOW AREAS TO ACHIEVE POSITIVE DRAINAGE. REFER TO L0.03 FOR SOIL SPECIFICATIONS.

STAKING, GUYING

ALL TREES ARE TO BE STAKED AND GUYED ONLY WHERE INDICATED AND THROUGH THE ONE YEAR WARRANTY AT WHICH TIME THE OWNER SHALL DETERMINE IF REMOVAL IS NECESSARY (REFER TO PLANTING SCHEDULE DETAILS).

MAINTENANCE

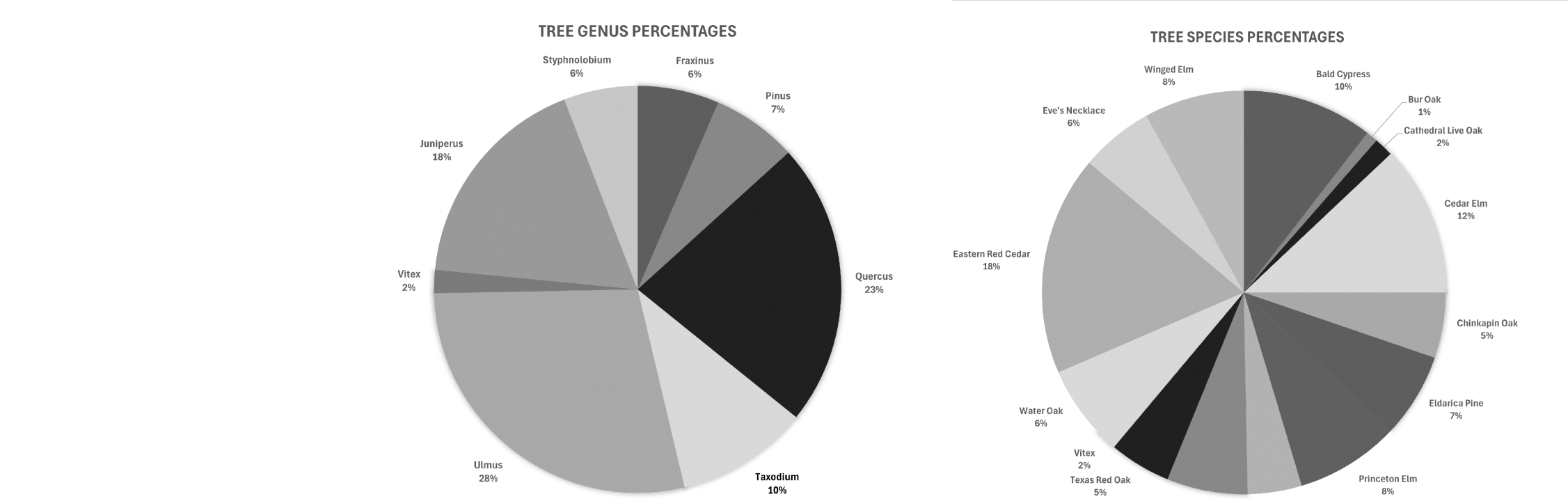
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING IN ACCORDANCE WITH STANDARD HORTICULTURAL PROCEDURES, INCLUDING IRRIGATION AS NECESSARY, UNTIL SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER. REFER TO PROJECT SPECIFICATIONS FOR MORE INFORMATION.

TURF GRASS

- NEW AND DISTURBED AREAS TO BE SOLID SOD BERMUDA GRASS: TILL AREAS TO 2" DEPTH; RAKE LEVEL AND SMOOTH FILLING IN LOW AREAS AND LOWERING HIGH AREAS, FINISH GRADE TO BE 1" BELOW ALL PAVING, CURBS, STEEL EDGING, ETC. ALL TURF GRASS AREAS TO HAVE 100% POSITIVE DRAINAGE. INSURE TURF GRASS RECEIVES PROPER IRRIGATION AND MAINTENANCE DURING SPECIFIED MAINTENANCE PERIOD.
- RENOVATION OF EXISTING LAWN AREAS: TREAT AREAS FOR WEEDS WITH EITHER A BROADLEAF AND/OR A GRASSY WEED HERBICIDE; AERATE LAWN; FILL IN LOW AREAS WITH APPROVED TOPSOIL AND LOWER HIGH AREAS; HYDRO MULCH AREAS WITH BERMUDA GRASS SEED AT 2 LBS. LIVE SEED PER 1,000sf.

PLANT LIST

PLANT QUANTITY	PLANT SYMBOL	COMMON NAME BOTANICAL NAME	SIZE MIN.	HEIGHT MIN.	SPREAD MIN.	SPACING MIN.	COMMENTS
CANOPY TREES							
16		TEXAS RED OAK Quercus buckleyi	3" CAL.			AS SHOWN	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
5		CATHEDRAL LIVE OAK Quercus virginiana 'Cathedral'	3" CAL.			AS SHOWN	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
17		CHINKAPIN OAK Quercus muhlenbergii	3" CAL.			AS SHOWN	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
14		SOUTHERN LIVE OAK Quercus virginiana	3" CAL.			AS SHOWN	B&B, MATCHED, MULTI-TRUNKED, WELL BRANCHED, NURSERY GROWN; MESA TO APPROVE
18		WATER OAK Quercus nigra	3" CAL.			AS SHOWN	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
3		BUR OAK Quercus macrocarpa	3" CAL.			AS SHOWN	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
27		PRINCETON ELM Ulmus americana 'Princeton'	3" CAL.			AS SHOWN	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
39		CEDAR ELM Ulmus crassifolia	3" CAL.			AS SHOWN	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
26		WINGED ELM Ulmus alata	3" CAL.			AS SHOWN	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
21		TEXAS ASH Fraxinus albicans	3" CAL.			AS SHOWN	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
22		ELDARICA PINE Pinus brutia var. eldarica	3" CAL.			AS SHOWN	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
34		BALD CYPRESS Taxodium distichum	3" CAL.			AS SHOWN	CONTAINER GROWN, WELL BRANCHED, LOW BRANCHED STRONG CENTRAL LEADER; MESA TO APPROVE
EVERGREEN TREES							
57		EASTERN RED CEDAR Juniperus virginiana	3" CAL.	8'		AS SHOWN	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
ORNAMENTAL TREES							
6		WHITE VITEX Vitex agnus-castus 'White'	45 GAL.	6'		AS SHOWN	CONTAINER GROWN, WELL BRANCHED, LOW BRANCHED STRONG CENTRAL LEADER; MESA TO APPROVE
19		EVE'S NECKLACE Styphnolobium affine	45 GAL.	6'		AS SHOWN	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
SHRUBS							
10		SEA GREEN JUNIPER Juniperus chinensis 'Sea Green'	5 GAL.	2'-2.5'	2' - 2.5'	AS SHOWN	CONTAINER GROWN, MATCHED, WELL BRANCHED
PLANTING MIXES							
8,132 S.F.		BERKELEY SEDGE Carex tumulicola	3 GAL.			2' O.C.	
16,235 S.F.		MEXICAN FEATHER GRASS AND WHALES TOUNGE AGAVE MIX Nassella tenuissima, Agave ovatifolia	3 GAL.			2' O.C.	SWATHS OF XX MEXICAN FEATHER GRASS WITH XX WHALES TOUNGE AGAVE ACCENTS INTERMIXED; MESA TO APPROVE
16,814 S.F.		RIPARIAN SEED MIX Variety of Riparian Vetgetation	SEED				RIPARIAN SEED TO BE ESTABLISHED TO STABILIZE POND EDGE
635,807 S.F.		BERMUDA SOD Cynodon dactylon	SOD				
45,116 S.F.		BERMUDA HYDROMULCH Cynodon dactylon					
79,958 S.F.		PRAIRIE GRASS SEED MIX OR BERMUDA HYDROMULCH Seed mix or Cynodon dactylon hydromulch					PENDING SOIL TESTING RESULTS AND ESTABLISHMENT MEASURES NECESSARY FOR SEEING ON SIGNIFICANT SLOPES.



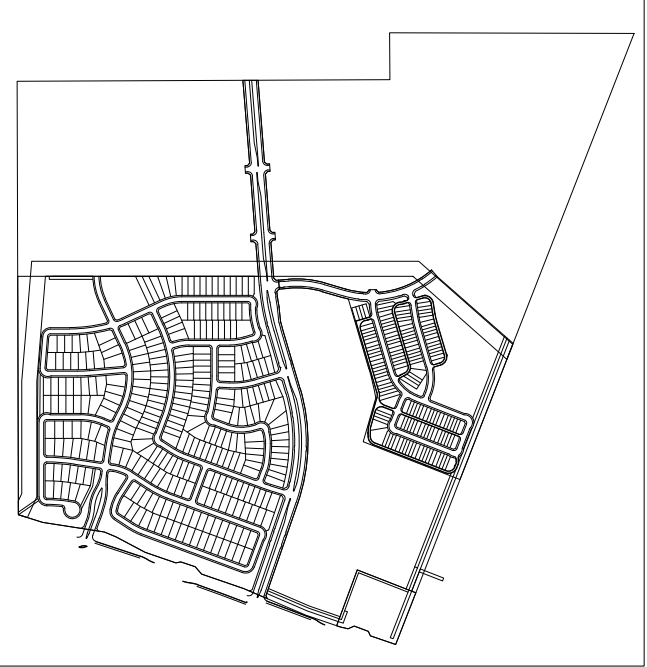
NOTE:
1.CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION
2. ALL LANDSCAPE AREAS TO BE IRRIGATED

IMPORTANT NOTE:
REFER TO SHEET L0.01 FOR ALL GENERAL NOTES, MATERIAL CALLOUTS, REQUIRED SUBMITTALS, AND SYMBOL LEGENDS.

2001 North Lamar St,
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

KEY MAP



Project Name

Brookview
Ph. 1A

Flower Mound, Texas

Project No: 22349

Issue Title

Subdivision Site Plan

Issue Date: 03.10.2025

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

NAME
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 0000

This drawing and the design shown is the property of MESA Design Associates, known also as MESA. The reproduction, copying, or use of this drawing without the written consent of MESA is prohibited and any infringement will be subject to legal action. © Copyright 2020 MESA

Issue / Addenda / Revisions

	Date	Description
1	5/06/2025	SSP REV. 1
2	6/13/2025	SSP REV. 2
3	7/08/2025	SSP REV. 3
4	8/05/2025	SSP REV. 4
4	8/28/2025	SSP REV. 5

Drawing Title

Planting Schedule &
Notes

Drawn: _____ Date: _____
Checked: _____ Date: _____

Sheet No.

L5.13

NOT FOR
CONSTRUCTION

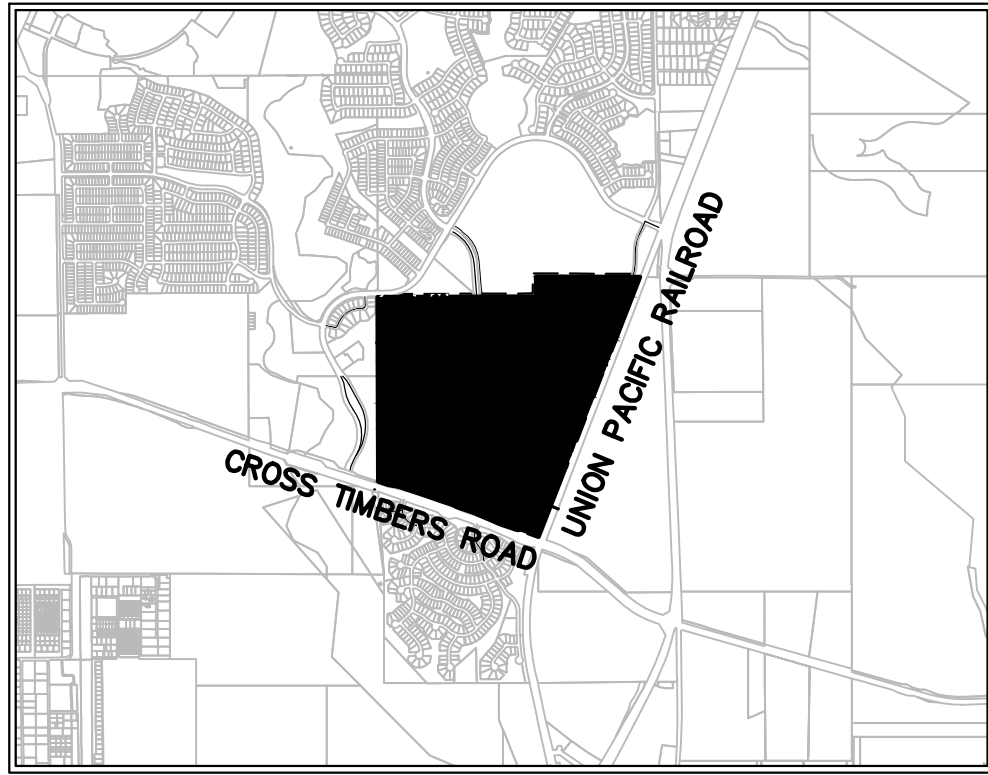
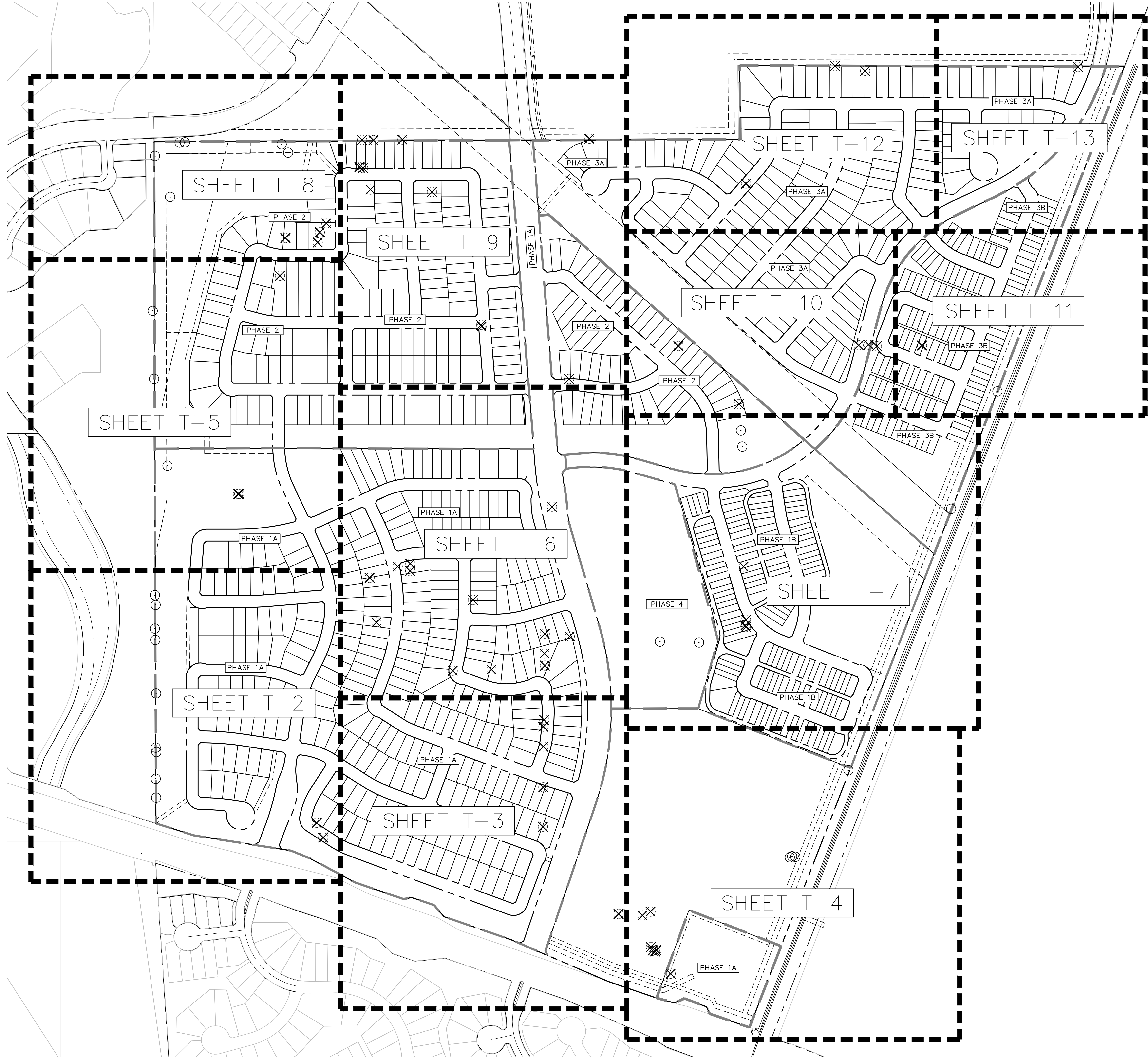
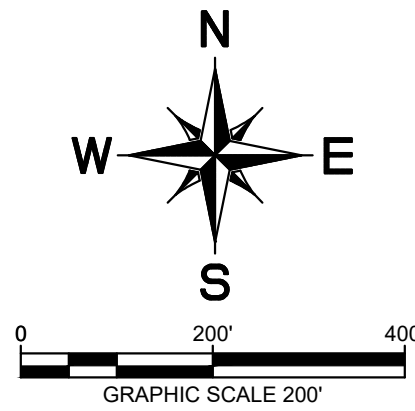
Planting Schedule

A

Scale: NTS

PLATTED BY: POWER SCOTT 6/26/24 4:54 PM
DRAWN BY: KJAL CIVIL 6/25/24 5:56 AM
LAST SAVED: 6/26/2025 5:30 PM

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



VICINITY MAP
SCALE: 1" = 3,000'

LEGEND

- PHASE LINE
- PAGE REFERENCE
- PROTECTED TREE TO BE REMOVED
- PROTECTED TREE TO REMAIN

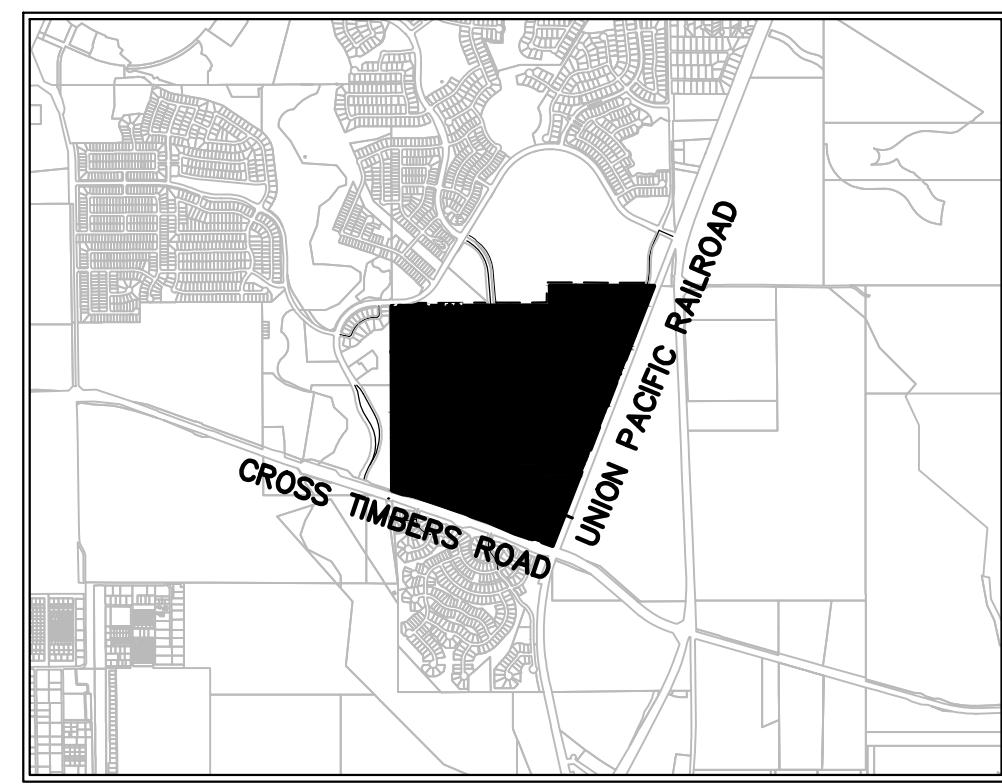
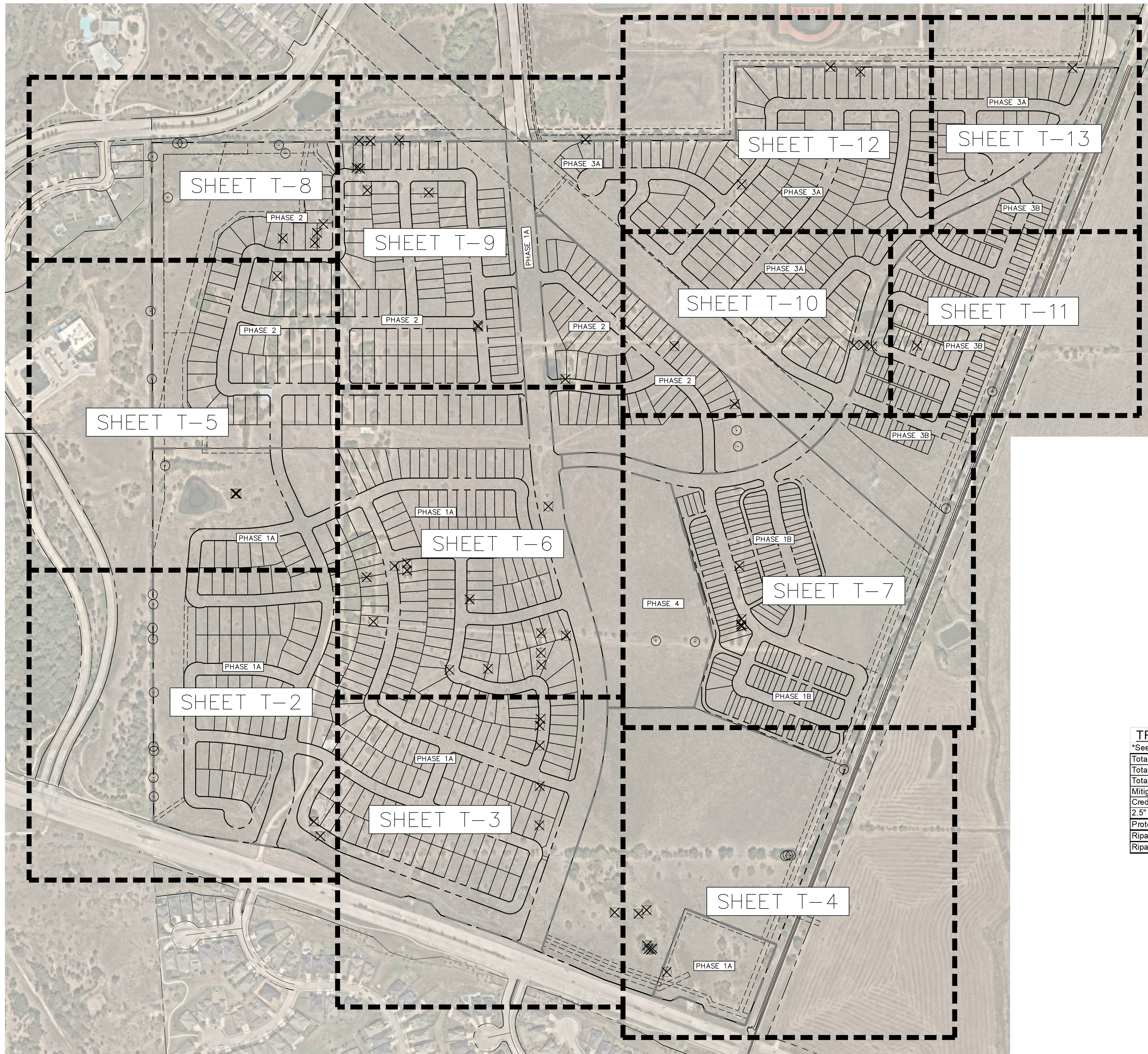
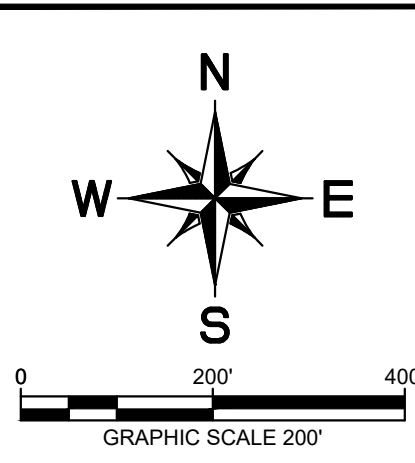
NOTES

- THE PROVIDED INFORMATION IS FROM THE TREE SURVEY CONDUCTED BY INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC DATED JULY 2024. THIS IS IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND ORDINANCE NUMBER 62-16, § 3, 11-21-2016.
- PROTECTED TREES ARE DEFINED AS ANY TREE LISTED ON THE SMALL, MEDIUM, OR LARGE PROTECTED TREE LISTS THAT MEASURES 6 INCHES IN CALIPER WIDTH OR GREATER AND WHICH IS AT LEAST 10 FEET IN HEIGHT.
- THERE WERE NO SPECIMEN TREES CHARTED ON THE SUBJECT TRACT.
- INTEGRATED ENVIRONMENTAL SOLUTIONS MEASURED, RECORDED, AND TAGGED THE TREES WITH ALUMINUM TAGS WITH A NUMBER CORRESPONDING TO THE ATTACHED MAPS, DATA TABLES, AND TREE LABELING SHOWN IN THESE PLANS.
- THE SURVEY RECORDED 88 PROTECTED TREES WITHIN THE TRACT AREA. THE RESULTS OF WHICH ARE ONLY VALID FOR 12 MONTHS DUE TO NORTH TEXAS STANDARDS.
- PROPOSED CONTOURS DISPLAYED ARE FOR REFERENCE ONLY AND ARE ONLY PROVIDED FOR ACTIVE PHASE SUBMISSIONS.
- PROPOSED SITE PLAN IS ONLY SHOWN FOR ACTIVE PHASE SUBMISSIONS. ALL FUTURE PHASES ARE SHOWN FOR REFERENCE ONLY AND ARE DENOTED ACCORDINGLY.

OVERALL TREE SURVEY PLAN
FOR
BROOKVIEW
PHASE 1A, 1B, 2, 3A, 3B, AND 4
713 RESIDENTIAL LOTS/ 280 TOWNHOME LOTS/ 29 OPEN SPACES/
1 AMENITY CENTER LOT/ 1 AMENITY LAKE LOT/ 1 MULTI-FAMILY LOT
BEING 241.3549 ACRES
OUT OF THE
JOEL WILBURN SURVEY, ABSTRACT NO. 1416
BBB&C RR CO. SURVEY, ABSTRACT NO. 154
ME P&P CO. SURVEY, ABSTRACT NO. 922
IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie	DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie	ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Road Two Galleria Office Tower #700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Bryan Moody, P.E.				
DESIGNED BRM	DRAWN SPF	CHECKED BRM	SCALE AS SHOWN	DATE AUGUST 2025	KH PROJECT NO. 06500706	T-0

PRINTED BY: POWER SCOTT 08/20/25 4:54 PM
DRAWN BY: KJAL CIVIL 08/25/25 04:18 AM
LAST SAVED: 08/20/25 4:53 PM
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



VICINITY MAP
SCALE: 1" = 3,000'

LEGEND

- PHASE LINE
- PAGE REFERENCE
- PROTECTED TREE TO BE REMOVED
- PROTECTED TREE TO REMAIN

- NOTES**
- THE PROVIDED INFORMATION IS FROM THE TREE SURVEY CONDUCTED BY INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC DATED JULY 2024. THIS IS IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND ORDINANCE NUMBER 62-16, § 3, 11-21-2016.
 - PROTECTED TREES ARE DEFINED AS ANY TREE LISTED ON THE SMALL, MEDIUM, OR LARGE PROTECTED TREE LISTS THAT MEASURES 6 INCHES IN CALIPER WIDTH OR GREATER AND WHICH IS AT LEAST 10 FEET IN HEIGHT.
 - THERE WERE NO SPECIMEN TREES CHARTED ON THE SUBJECT TRACT.
 - INTEGRATED ENVIRONMENTAL SOLUTIONS MEASURED, RECORDED, AND TAGGED THE TREES WITH ALUMINUM TAGS WITH A NUMBER CORRESPONDING TO THE ATTACHED MAPS, DATA TABLES, AND TREE LABELING SHOWN IN THESE PLANS.
 - THE SURVEY RECORDED 88 PROTECTED TREES WITHIN THE TRACT AREA. THE RESULTS OF WHICH ARE ONLY VALID FOR 12 MONTHS DUE TO NORTH TEXAS STANDARDS.
 - PROPOSED CONTOURS DISPLAYED ARE FOR REFERENCE ONLY AND ARE ONLY PROVIDED FOR ACTIVE PHASE SUBMISSIONS.
 - PROPOSED SITE PLAN IS ONLY SHOWN FOR ACTIVE PHASE SUBMISSIONS. ALL FUTURE PHASES ARE SHOWN FOR REFERENCE ONLY AND ARE DENOTED ACCORDINGLY.

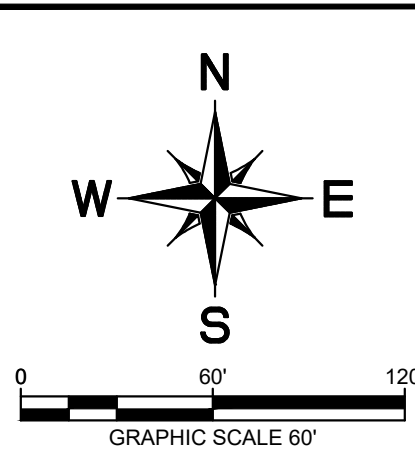
TREE MITIGATION:		
*See Brookview Landscape Plans for Planted Tree Confirmation		
Total Number of Protected Trees:	88	
Total Number of Protected Trees to Remain:	35	
Total Number of Protected Trees to Remove:	53	
Mitigation Owed for Protected Trees to be Removed:	53	
Credits for Protected Trees to Remain in Buildable Areas:	3	
2.5" - 3" cal. Mitigation Trees to be Planted Onsite:	50	
Protected Trees Removed During Phase 1A & 1B Development:	27	Optional Fee:
Riparian Habitat Disturbance Mitigation Phase 1A:	36	\$ 21,600.00
Riparian Habitat Disturbance Mitigation Phase 1B:	25	\$ 15,000.00

OVERALL TREE SURVEY PLAN
FOR
BROOKVIEW
PHASE 1A, 1B, 2, 3A, 3B, AND 4
713 RESIDENTIAL LOTS/ 280 TOWNHOME LOTS/ 29 OPEN SPACES/
1 AMENITY CENTER LOT/ 1 AMENITY LAKE LOT/ 1 MULTI-FAMILY LOT
BEING 241.3549 ACRES
OUT OF THE
JOEL WILBURN SURVEY, ABSTRACT NO. 1416
BBB&C RR CO. SURVEY, ABSTRACT NO. 154
ME P&P CO. SURVEY, ABSTRACT NO. 922
IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

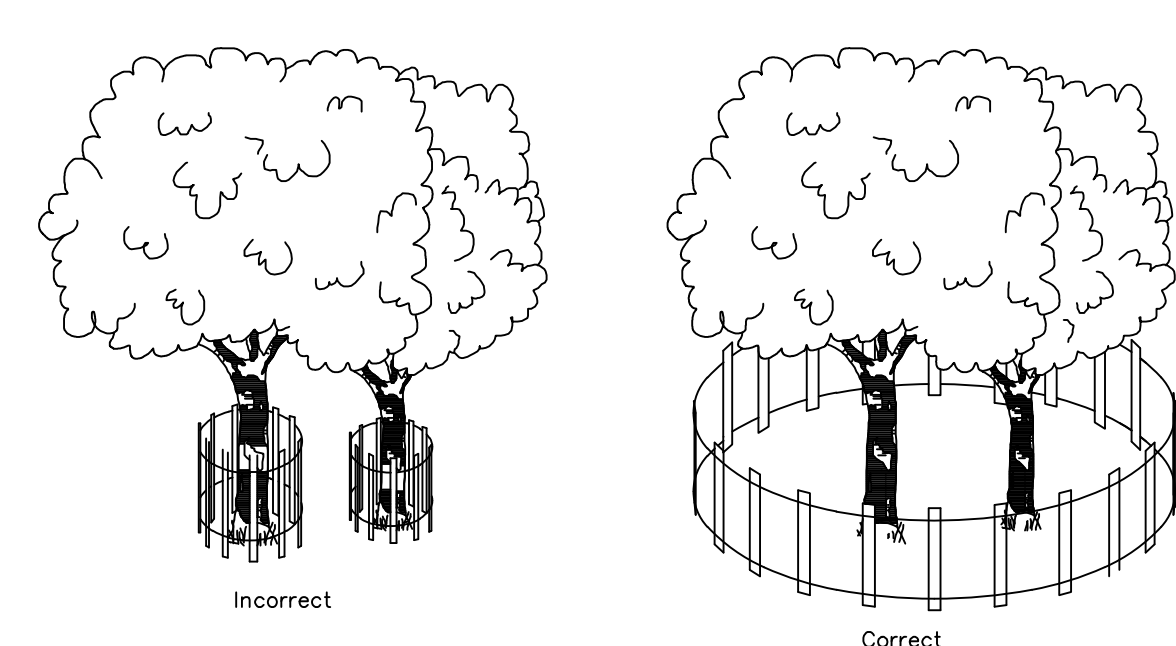
OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie	DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie	ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Road Two Galleria Office Tower #700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Bryan Moody, P.E.
--	--	--

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	T-1
BRM	SPF	BRM	AS SHOWN	AUGUST 2025	065000706	

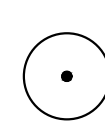
PRINTED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 08/01/2025 02:02 PM
DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 08/01/2025 02:02 PM
LAST SAVED: 08/01/2025 02:02 PM
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

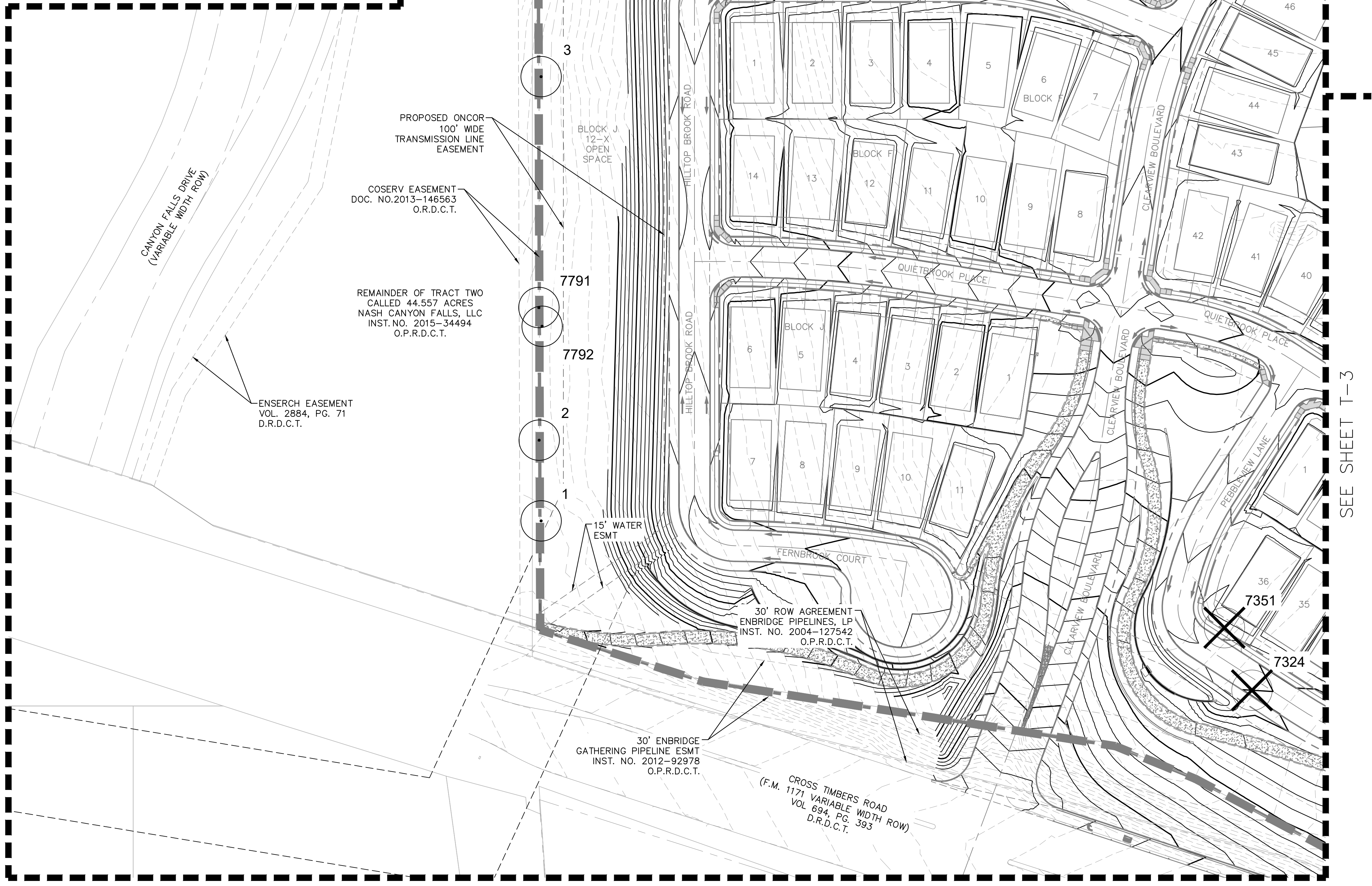


NOTES:
IN SPITE OF PRECAUTIONS, SOME DAMAGE TO PROTECTED TREES MAY OCCUR. IN SUCH CASES REPAIR ANY DAMAGE TO THE CROWN, TRUNK OR ROOT SYSTEM IMMEDIATELY.
— REPAIR ROOTS BY CUTTING OFF THE DAMAGED AREAS AND PAINTING THEM WITH TREE PAINT. SPREAD PEAT MOSS OR MOIST TOPSOIL OVER EXPOSED ROOTS.
— REPAIR DAMAGE TO BARK BY TRIMMING AROUND THE DAMAGED AREAS, TAPER THE CUT TO PROVIDE DRAINAGE, AND PAINT WITH TREE PAINT.
— CUT OFF ALL DAMAGED TREE LIMBS ABOVE THE TREE COLLAR AT THE TRUNK OR MAIN BRANCH. USE THREE SEPARATE CUTS TO AVOID PEELING BARK FROM HEALTHY AREAS OF THE TREE.



4' ORANGE SNOW MESH FENCING SHOULD BE INSTALLED AT THE DRIP LINE OF TREE BRANCHES

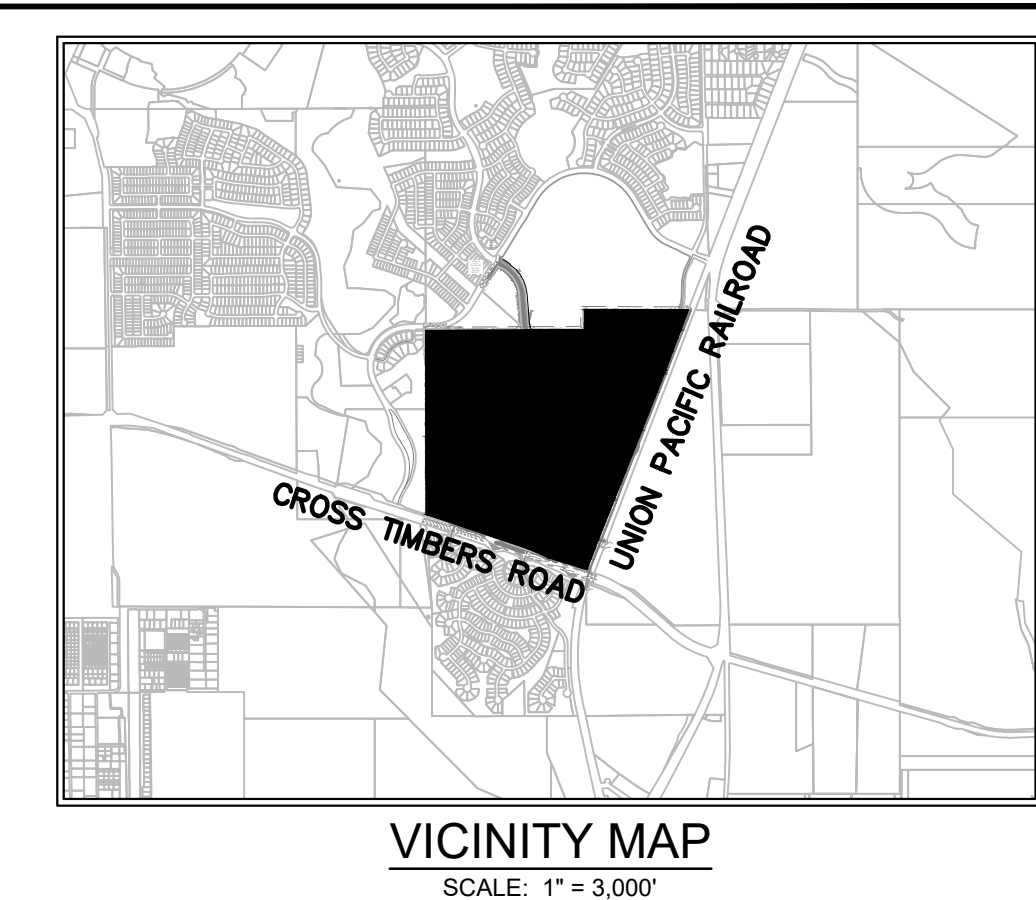
 **TREE PROTECTION**
N.T.S.



SEE SHEET T-5

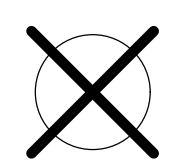
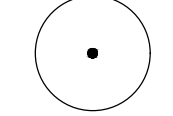
SEE SHEET T-6

SEE SHEET T-3



VICINITY MAP
SCALE: 1" = 3,000'

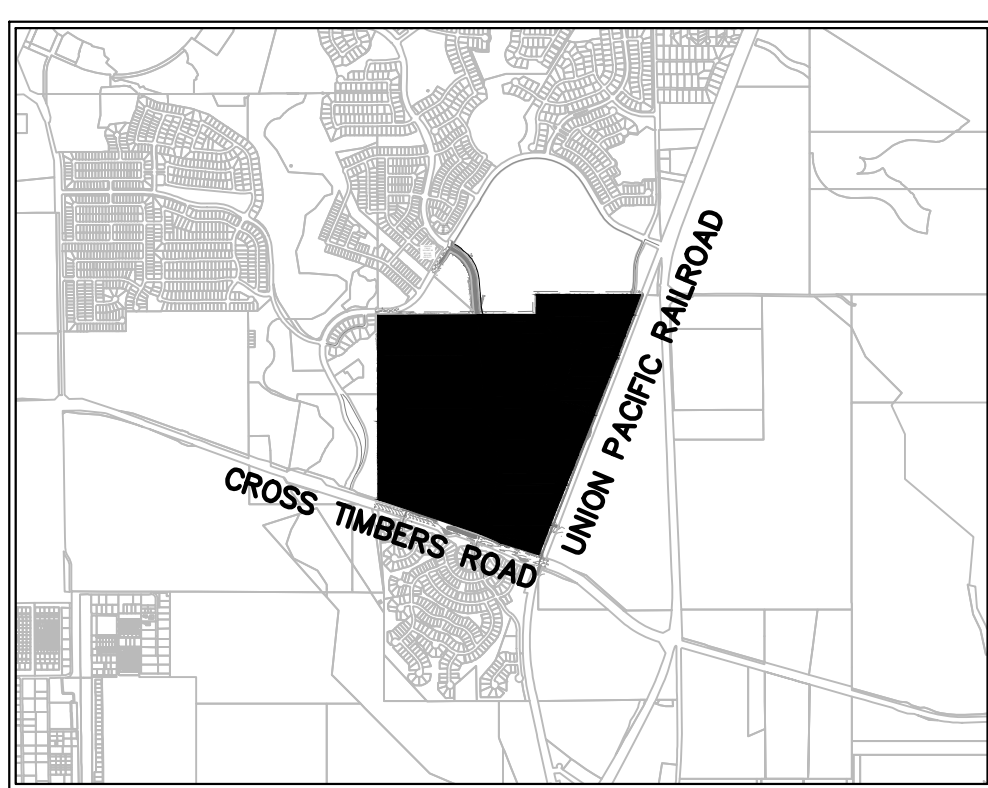
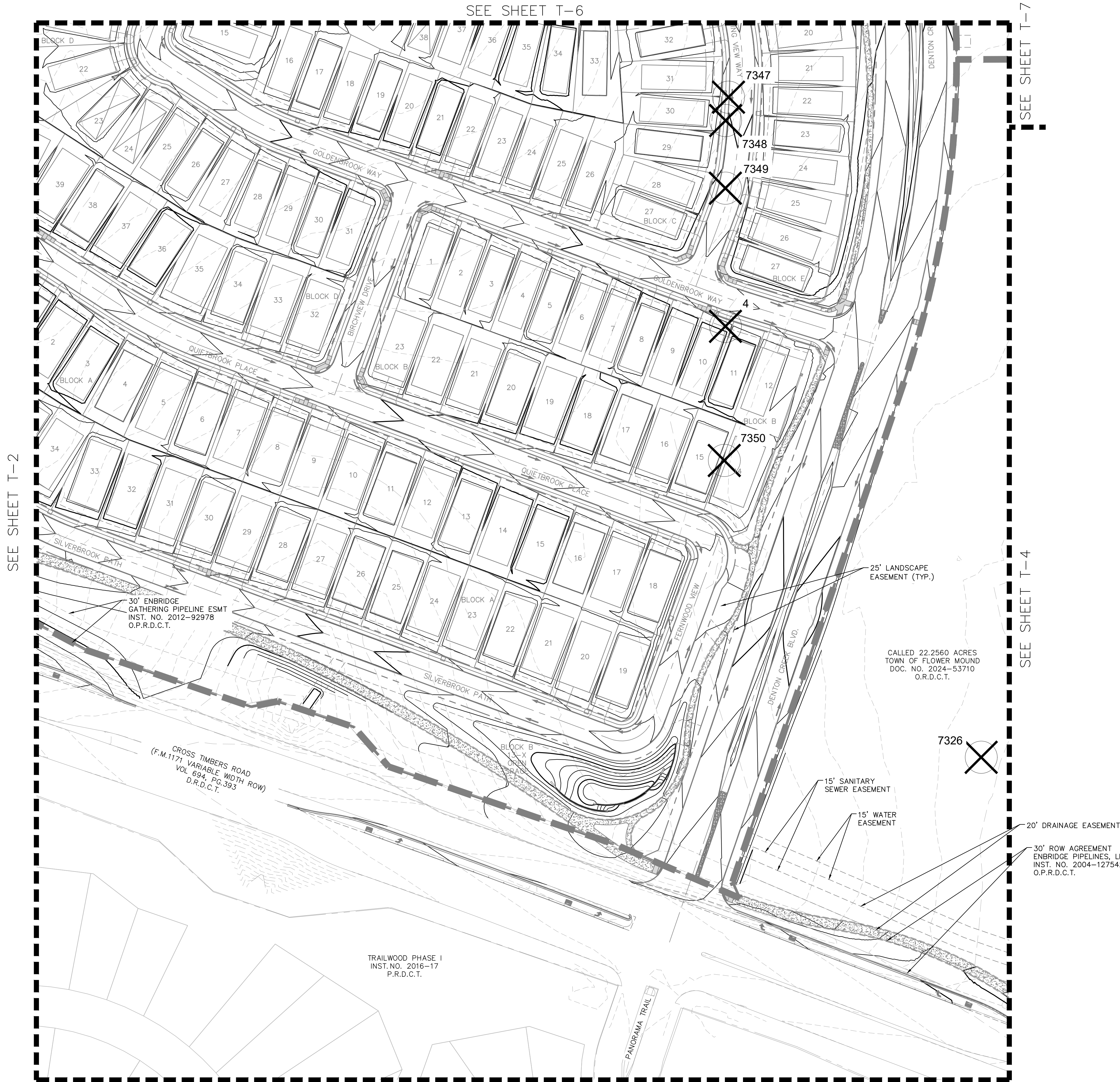
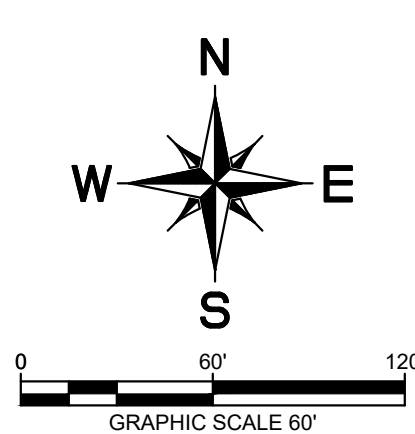
LEGEND

	PHASE LINE
	PAGE REFERENCE
	PROTECTED TREE TO BE REMOVED
	PROTECTED TREE TO REMAIN

- NOTES**
1. THE PROVIDED INFORMATION IS FROM THE TREE SURVEY CONDUCTED BY INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC DATED JULY 2024. THIS IS IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND ORDINANCE NUMBER 62-16, § 3, 11-21-2016.
 2. PROTECTED TREES ARE DEFINED AS ANY TREE LISTED ON THE SMALL, MEDIUM, OR LARGE PROTECTED TREE LISTS THAT MEASURES 6 INCHES IN CALIPER WIDTH OR GREATER AND WHICH IS AT LEAST 10 FEET IN HEIGHT.
 3. THERE WERE NO SPECIMEN TREES CHARTED ON THE SUBJECT TRACT.
 4. INTEGRATED ENVIRONMENTAL SOLUTIONS MEASURED, RECORDED, AND TAGGED THE TREES WITH ALUMINUM TAGS WITH A NUMBER CORRESPONDING TO THE ATTACHED MAPS, DATA TABLES, AND TREE LABELING SHOWN IN THESE PLANS.
 5. THE SURVEY RECORDED 88 PROTECTED TREES WITHIN THE TRACT AREA. THE RESULTS OF WHICH ARE ONLY VALID FOR 12 MONTHS DUE TO NORTH TEXAS STANDARDS.
 6. PROPOSED CONTOURS DISPLAYED ARE FOR REFERENCE ONLY AND ARE ONLY PROVIDED FOR ACTIVE PHASE SUBMISSIONS.
 7. PROPOSED SITE PLAN IS ONLY SHOWN FOR ACTIVE PHASE SUBMISSIONS. ALL FUTURE PHASES ARE SHOWN FOR REFERENCE ONLY AND ARE DENOTED ACCORDINGLY.

TREE SURVEY PLAN
FOR
BROOKVIEW
PHASE 1A, 1B, 2, 3A, 3B, AND 4
713 RESIDENTIAL LOTS/ 280 TOWNHOME LOTS/ 29 OPEN SPACES/
1 AMENITY CENTER LOT/ 1 AMENITY LAKE LOT/ 1 MULTI-FAMILY LOT
BEING 241.3549 ACRES
OUT OF THE
JOEL WILBURN SURVEY, ABSTRACT NO. 1416
BBB&C RR CO. SURVEY, ABSTRACT NO. 154
ME P&P CO. SURVEY, ABSTRACT NO. 922
IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie	DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie	ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Road Two Galleria Office Tower #700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Bryan Moody, P.E.				
DESIGNED: BRM	DRAWN: SPF	CHECKED: BRM	SCALE: AS SHOWN	DATE: AUGUST 2025	KH PROJECT NO.: 06500706	T-2



VICINITY MAP
SCALE: 1" = 3,000'

LEGEND

- PHASE LINE
- PAGE REFERENCE
- PROTECTED TREE TO BE REMOVED
- PROTECTED TREE TO REMAIN

NOTES

- THE PROVIDED INFORMATION IS FROM THE TREE SURVEY CONDUCTED BY INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC DATED JULY 2024. THIS IS IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND ORDINANCE NUMBER 62-16, § 3, 11-21-2016.
- PROTECTED TREES ARE DEFINED AS ANY TREE LISTED ON THE SMALL, MEDIUM, OR LARGE PROTECTED TREE LISTS THAT MEASURES 6 INCHES IN CALIPER WIDTH OR GREATER AND WHICH IS AT LEAST 10 FEET IN HEIGHT.
- THERE WERE NO SPECIMEN TREES CHARTED ON THE SUBJECT TRACT.
- INTEGRATED ENVIRONMENTAL SOLUTIONS MEASURED, RECORDED, AND TAGGED THE TREES WITH ALUMINUM TAGS WITH A NUMBER CORRESPONDING TO THE ATTACHED MAPS, DATA TABLES, AND TREE LABELING SHOWN IN THESE PLANS.
- THE SURVEY RECORDED 88 PROTECTED TREES WITHIN THE TRACT AREA. THE RESULTS OF WHICH ARE ONLY VALID FOR 12 MONTHS DUE TO NORTH TEXAS STANDARDS.
- PROPOSED CONTOURS DISPLAYED ARE FOR REFERENCE ONLY AND ARE ONLY PROVIDED FOR ACTIVE PHASE SUBMISSIONS.
- PROPOSED SITE PLAN IS ONLY SHOWN FOR ACTIVE PHASE SUBMISSIONS. ALL FUTURE PHASES ARE SHOWN FOR REFERENCE ONLY AND ARE DENOTED ACCORDINGLY.

TREE SURVEY PLAN
FOR
BROOKVIEW

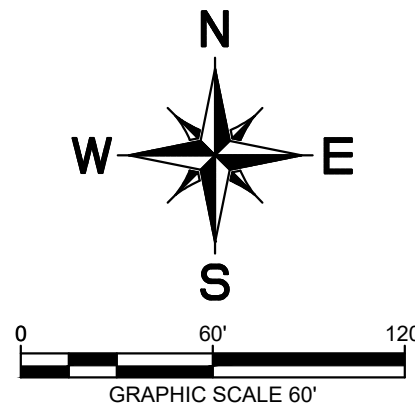
PHASE 1A, 1B, 2, 3A, 3B, AND 4
713 RESIDENTIAL LOTS/ 280 TOWNHOME LOTS/ 29 OPEN SPACES/
1 AMENITY CENTER LOT/ 1 AMENITY LAKE LOT/ 1 MULTI-FAMILY LOT
BEING 241.3549 ACRES

OUT OF THE
JOEL WILBURN SURVEY, ABSTRACT NO. 1416
BBB&C RR CO. SURVEY, ABSTRACT NO. 154
ME P&P CO. SURVEY, ABSTRACT NO. 922

IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie	DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie	ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Road Two Galleria Office Tower #700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Bryan Moody, P.E.
---	---	--

DESIGNED BRM	DRAWN SPF	CHECKED BRM	SCALE AS SHOWN	DATE AUGUST 2025	PROJECT NO. 06500706	T-3
-----------------	--------------	----------------	-------------------	---------------------	-------------------------	-----



SEE SHEET T-3

SEE SHEET T-7

CALLED 22.2560 ACRES
TOWN OF FLOWER MOUND
DOC. NO. 2024-53710
O.R.D.C.T.

7328
7329
7327

UNION PACIFIC RAILROAD
(100' ROW VOL. 360, PG. 276
D.R.D.C.T.)

20' SANITARY
SEWER EASEMENT

20' SANITARY
SEWER EASEMENT

20' WATER
EASEMENT

TRACT I
CALLED 126.92 ACRES
OLD WR RANCH I, LP
VOL. 4576, PG. 1847
D.R.D.C.T.

30' ENBRIDGE
GATHERING PIPELINE ESMT
INST. NO. 2012-92978
O.P.R.D.C.T.

BLOCK K
LOT 1
AMENITY LAKE

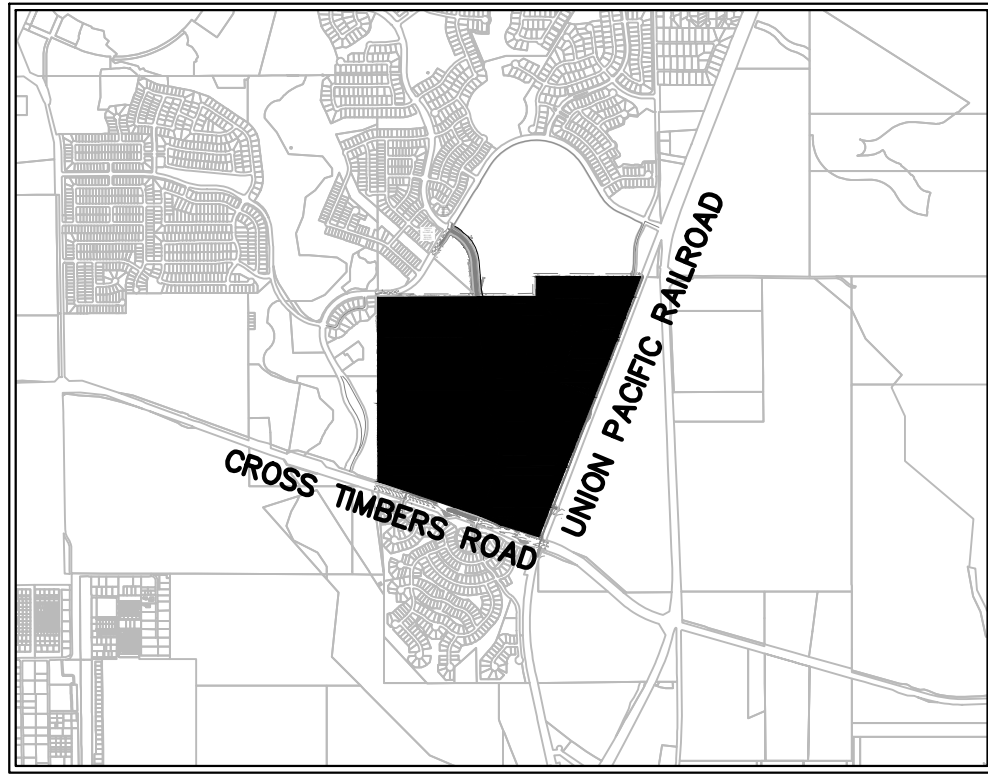
CROSS TIMBERS ROAD
(F.M. 1171 VARIABLE WIDTH ROW)
VOL. 694, PG. 393
D.R.D.C.T.

TRAILWOOD PHASE I
INST. NO. 2016-17
P.R.D.C.T.

15' WATER
EASEMENT

15' SANITARY
SEWER EASEMENT

20' DRAINAGE EASEMENT



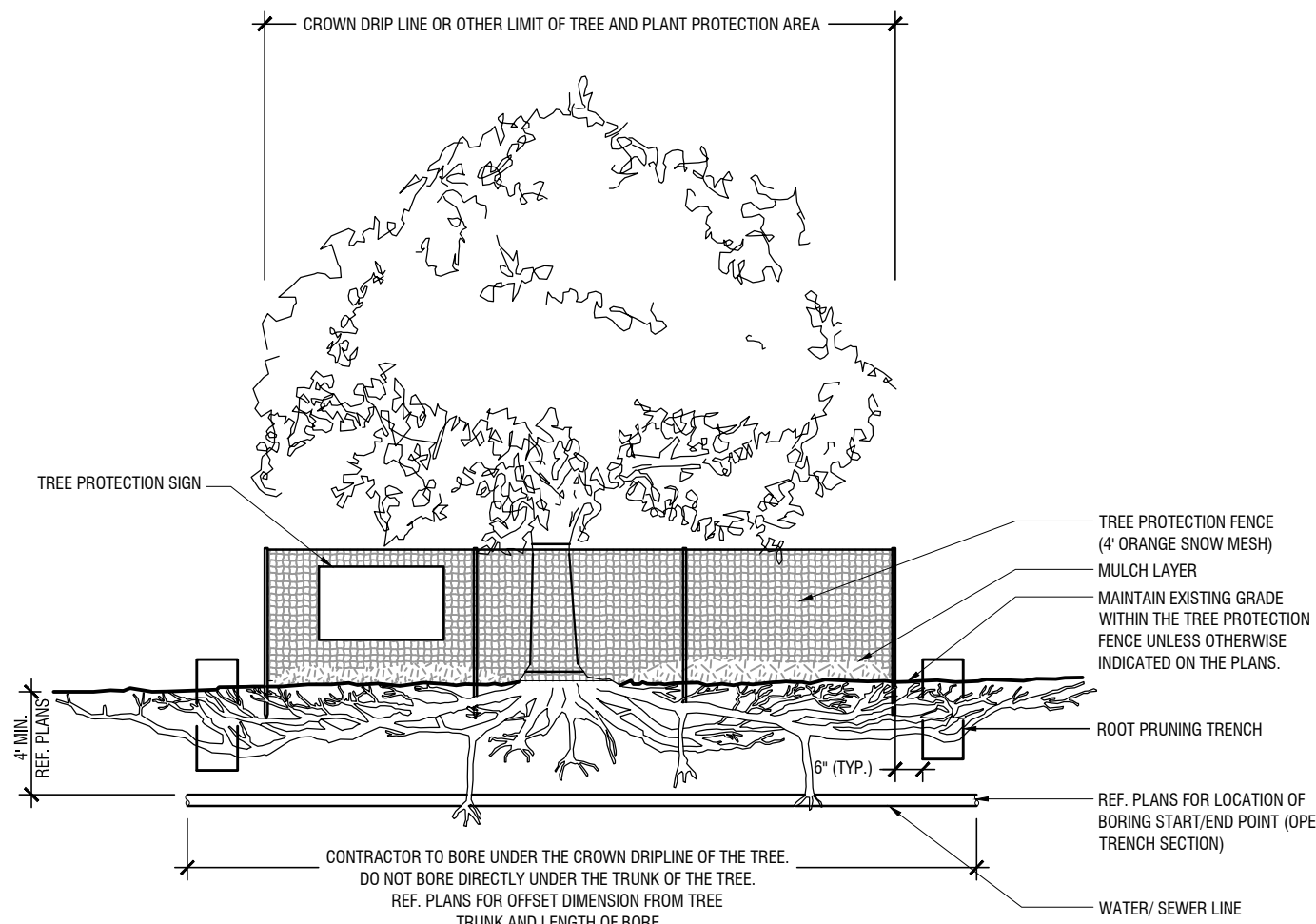
VICINITY MAP
SCALE: 1" = 3,000'

LEGEND

- PHASE LINE
- PAGE REFERENCE
- PROTECTED TREE TO BE REMOVED
- PROTECTED TREE TO REMAIN

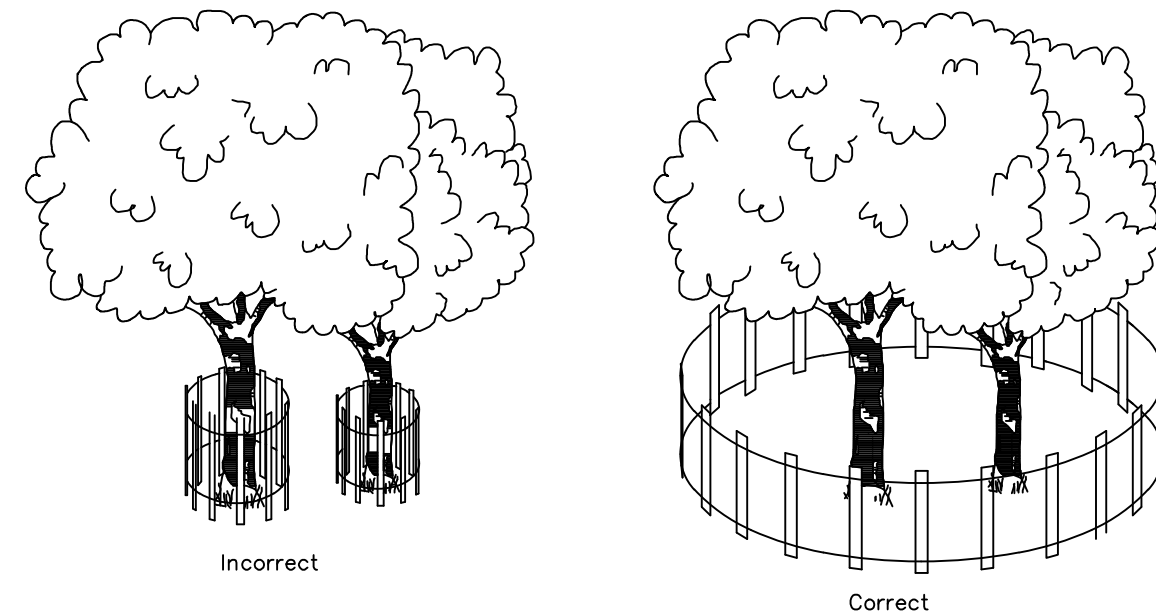
NOTES

- THE PROVIDED INFORMATION IS FROM THE TREE SURVEY CONDUCTED BY INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC DATED JULY 2024. THIS IS IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND ORDINANCE NUMBER 62-16, § 3, 11-21-2016.
- PROTECTED TREES ARE DEFINED AS ANY TREE LISTED ON THE SMALL, MEDIUM, OR LARGE PROTECTED TREE LISTS THAT MEASURES 6 INCHES IN CALIPER WIDTH OR GREATER AND WHICH IS AT LEAST 10 FEET IN HEIGHT.
- THERE WERE NO SPECIMEN TREES CHARTED ON THE SUBJECT TRACT.
- INTEGRATED ENVIRONMENTAL SOLUTIONS MEASURED, RECORDED, AND TAGGED THE TREES WITH ALUMINUM TAGS WITH A NUMBER CORRESPONDING TO THE ATTACHED MAPS, DATA TABLES, AND TREE LABELING SHOWN IN THESE PLANS.
- THE SURVEY RECORDED 88 PROTECTED TREES WITHIN THE TRACT AREA. THE RESULTS OF WHICH ARE ONLY VALID FOR 12 MONTHS DUE TO NORTH TEXAS STANDARDS.
- PROPOSED CONTOURS DISPLAYED ARE FOR REFERENCE ONLY AND ARE ONLY PROVIDED FOR ACTIVE PHASE SUBMISSIONS.
- PROPOSED SITE PLAN IS ONLY SHOWN FOR ACTIVE PHASE SUBMISSIONS. ALL FUTURE PHASES ARE SHOWN FOR REFERENCE ONLY AND ARE DENOTED ACCORDINGLY.



NOTES:

- IN SPITE OF PRECAUTIONS, SOME DAMAGE TO PROTECTED TREES MAY OCCUR. IN SUCH CASES REPAIR ANY DAMAGE TO THE CROWN, TRUNK OR ROOT SYSTEM IMMEDIATELY.
- REPAIR ROOTS BY CUTTING OFF THE DAMAGED AREAS AND PAINTING THEM WITH TREE PAINT. SPREAD PEAT MOSS OR MOIST TOPSOIL OVER EXPOSED ROOTS.
 - REPAIR DAMAGE TO BARK BY TRIMMING AROUND THE DAMAGED AREAS, TAPER THE CUT TO PROVIDE DRAINAGE, AND PAINT WITH TREE PAINT.
 - CUT OFF ALL DAMAGED TREE LIMBS ABOVE THE TREE COLLAR AT THE TRUNK OR MAIN BRANCH. USE THREE SEPARATE CUTS TO AVOID PEELING BARK FROM HEALTHY AREAS OF THE TREE.



4' ORANGE SNOW MESH FENCING SHOULD BE INSTALLED AT THE DRIP LINE OF TREE BRANCHES

TREE PROTECTION
N.T.S.

TREE SURVEY PLAN

FOR
BROOKVIEW

PHASE 1A, 1B, 2, 3A, 3B, AND 4

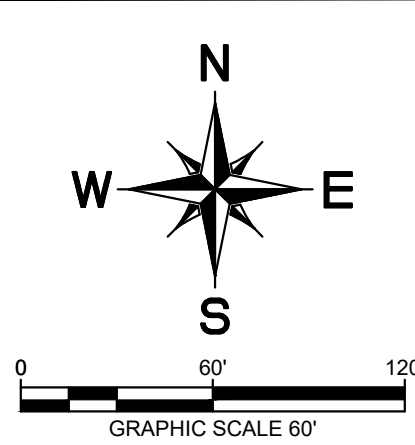
713 RESIDENTIAL LOTS/ 280 TOWNHOME LOTS/ 29 OPEN SPACES/
1 AMENITY CENTER LOT/ 1 AMENITY LAKE LOT/ 1 MULTI-FAMILY LOT
BEING 241.3549 ACRES

OUT OF THE
JOEL WILBURN SURVEY, ABSTRACT NO. 1416
BBB&C RR CO. SURVEY, ABSTRACT NO. 154
ME P&P CO. SURVEY, ABSTRACT NO. 922
IN THE

TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie			DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie			ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Road Two Galleria Office Tower #700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Bryan Moody, P.E.		
DESIGNED BRM	DRAWN SPF	CHECKED BRM	SCALE AS SHOWN	DATE AUGUST 2025	KH PROJECT NO. 065000706			T-4

ROUTED BY: POWER SCOTT 6/20/24 4:54 PM
DRAWN BY: KIMLEY-HORN 6/20/24 5:59 AM
LAST SAVED: 7/20/25 6:32 PM
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



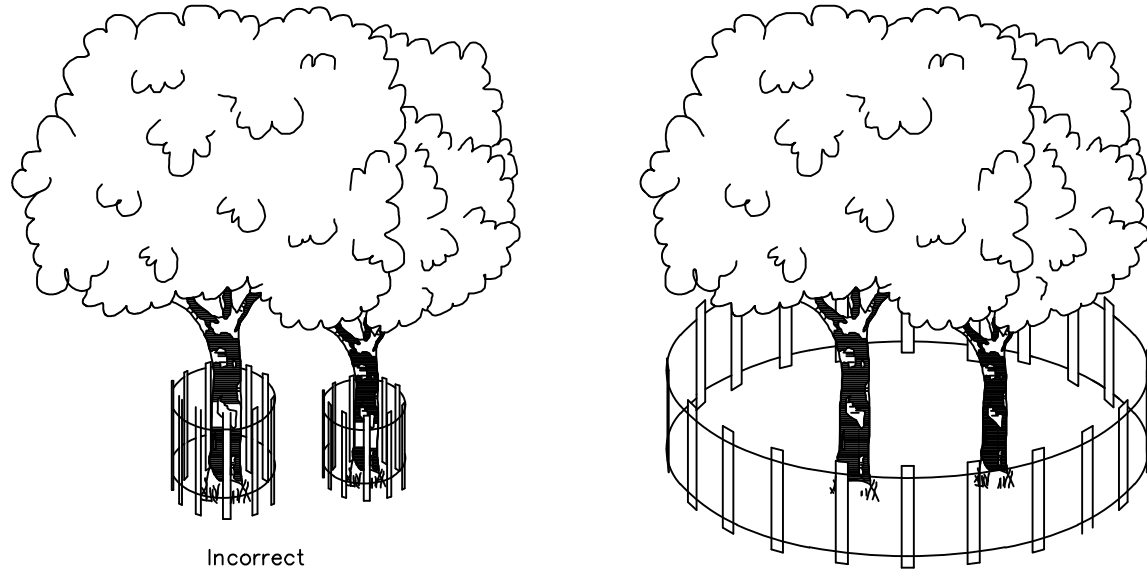
NOTES:

IN SPITE OF PRECAUTIONS, SOME DAMAGE TO PROTECTED TREES MAY OCCUR. IN SUCH CASES REPAIR ANY DAMAGE TO THE CROWN, TRUNK OR ROOT SYSTEM IMMEDIATELY.

— REPAIR ROOTS BY CUTTING OFF THE DAMAGED AREAS AND PAINTING THEM WITH TREE PAINT. SPREAD PEAT MOSS OR MOIST TOPSOIL OVER EXPOSED ROOTS.

— REPAIR DAMAGE TO BARK BY TRIMMING AROUND THE DAMAGED AREAS, TAPER THE CUT TO PROVIDE DRAINAGE, AND PAINT WITH TREE PAINT.

— CUT OFF ALL DAMAGED TREE LIMBS ABOVE THE TREE COLLAR AT THE TRUNK OR MAIN BRANCH. USE THREE SEPARATE CUTS TO AVOID PEELING BARK FROM HEALTHY AREAS OF THE TREE.



4' ORANGE SNOW MESH FENCING SHOULD BE INSTALLED AT THE DRIP LINE OF TREE BRANCHES

● **TREE PROTECTION**
N.T.S.

REMAINDER OF TRACT TWO
CALLED 44.557 ACRES
NASH CANYON FALLS, LLC
INST. NO. 2015-34494
O.P.R.D.C.T.

ENSERCH EASEMENT
VOL. 2884, PG. 71
D.R.D.C.T.

ENSERCH EASEMENT
VOL. 2884, PG. 71
D.R.D.C.T.

COSERV EASEMENT
DOC. NO.2013-146563
O.R.D.C.T.

SEE SHEET T-8

50' ATMOS
UNDERGROUND GAS
EASEMENT

36

37

20' SANITARY
SEWER EASEMENT

PROPOSED ONCOR
100' WIDE TRANSMISSION
LINE EASEMENT

7786

7784

BLOCK J
12-X
OPEN
SPACE

7785

DAPPLEDBROOK AVENUE

BLOCK G

BLOCK I
LOT 36
AMENITY
CENTER

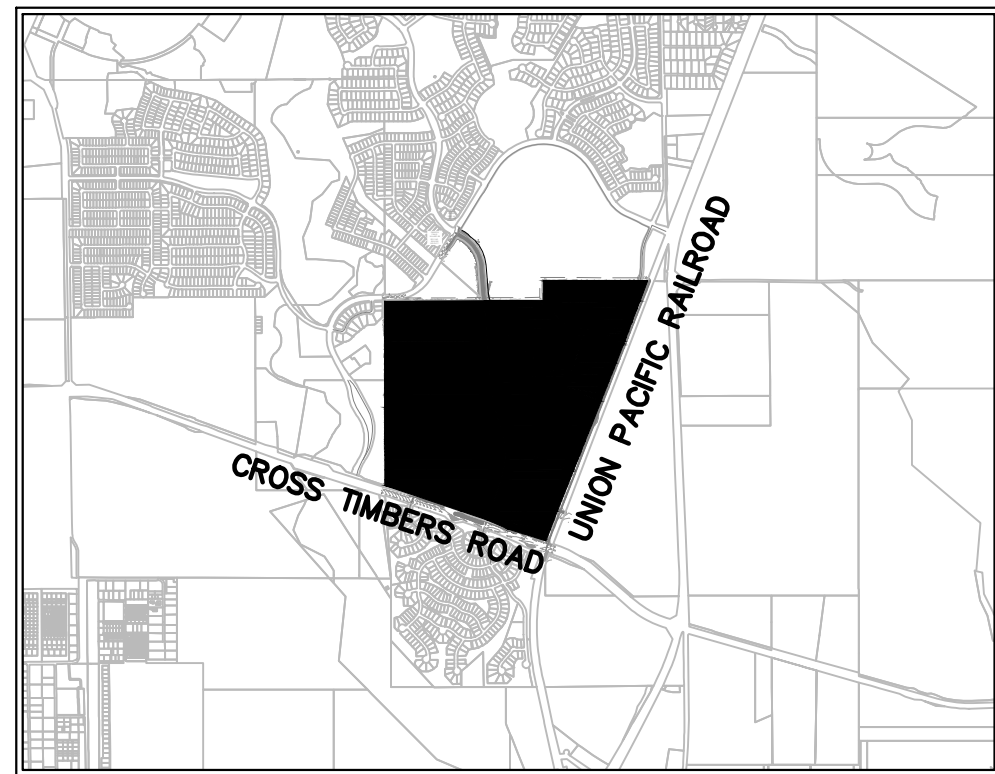
29

FUTURE BROOKVIEW PHASE 2 SITE PLAN
(FOR REFERENCE ONLY)

SEE SHEET T-9

SEE SHEET T-6

SEE SHEET T-2



VICINITY MAP
SCALE: 1" = 3,000'

LEGEND

- PHASE LINE
- PAGE REFERENCE
- PROTECTED TREE TO BE REMOVED
- PROTECTED TREE TO REMAIN

NOTES

- THE PROVIDED INFORMATION IS FROM THE TREE SURVEY CONDUCTED BY INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC DATED JULY 2024. THIS IS IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND ORDINANCE NUMBER 62-16, § 3, 11-21-2016.
- PROTECTED TREES ARE DEFINED AS ANY TREE LISTED ON THE SMALL, MEDIUM, OR LARGE PROTECTED TREE LISTS THAT MEASURES 6 INCHES IN CALIPER WIDTH OR GREATER AND WHICH IS AT LEAST 10 FEET IN HEIGHT.
- THERE WERE NO SPECIMEN TREES CHARTED ON THE SUBJECT TRACT.
- INTEGRATED ENVIRONMENTAL SOLUTIONS MEASURED, RECORDED, AND TAGGED THE TREES WITH ALUMINUM TAGS WITH A NUMBER CORRESPONDING TO THE ATTACHED MAPS, DATA TABLES, AND TREE LABELING SHOWN IN THESE PLANS.
- THE SURVEY RECORDED 88 PROTECTED TREES WITHIN THE TRACT AREA. THE RESULTS OF WHICH ARE ONLY VALID FOR 12 MONTHS DUE TO NORTH TEXAS STANDARDS.
- PROPOSED CONTOURS DISPLAYED ARE FOR REFERENCE ONLY AND ARE ONLY PROVIDED FOR ACTIVE PHASE SUBMISSIONS.
- PROPOSED SITE PLAN IS ONLY SHOWN FOR ACTIVE PHASE SUBMISSIONS. ALL FUTURE PHASES ARE SHOWN FOR REFERENCE ONLY AND ARE DENOTED ACCORDINGLY.

TREE SURVEY PLAN
FOR
BROOKVIEW

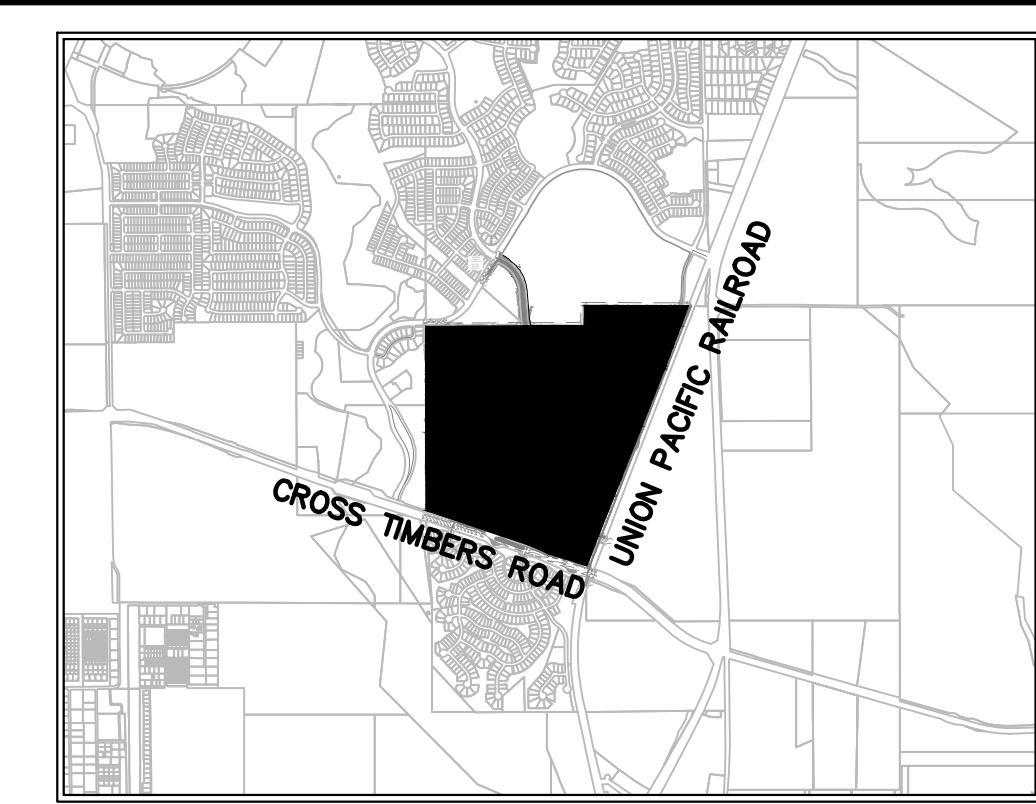
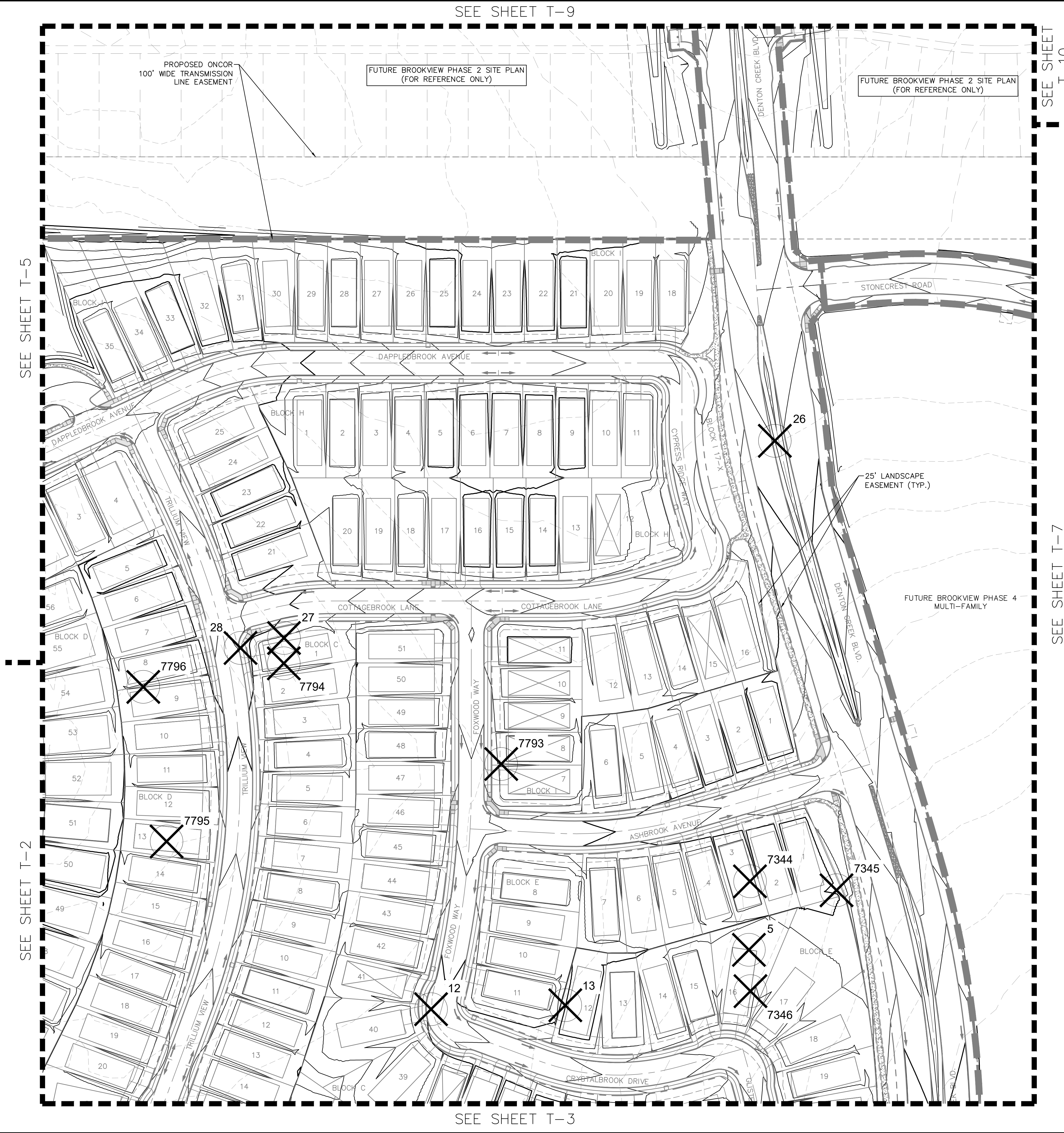
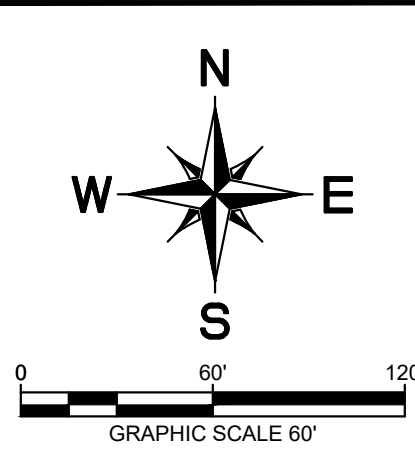
PHASE 1A, 1B, 2, 3A, 3B, AND 4
713 RESIDENTIAL LOTS/ 280 TOWNHOME LOTS/ 29 OPEN SPACES/
1 AMENITY CENTER LOT/ 1 AMENITY LAKE LOT/ 1 MULTI-FAMILY LOT
BEING 241.3549 ACRES

OUT OF THE
JOEL WILBURN SURVEY, ABSTRACT NO. 1416
BBB&C RR CO. SURVEY, ABSTRACT NO. 154
ME P&P CO. SURVEY, ABSTRACT NO. 922
IN THE

TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Gutthrie	DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Gutthrie	ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Road Two Galleria Office Tower #700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Bryan Moody, P.E.
--	--	--

DESIGNED BRM	DRAWN SPF	CHECKED BRM	SCALE AS SHOWN	DATE AUGUST 2025	PROJECT NO. 06500706	T-5
-----------------	--------------	----------------	-------------------	---------------------	-------------------------	-----



VICINITY MAP
SCALE: 1" = 3,000'

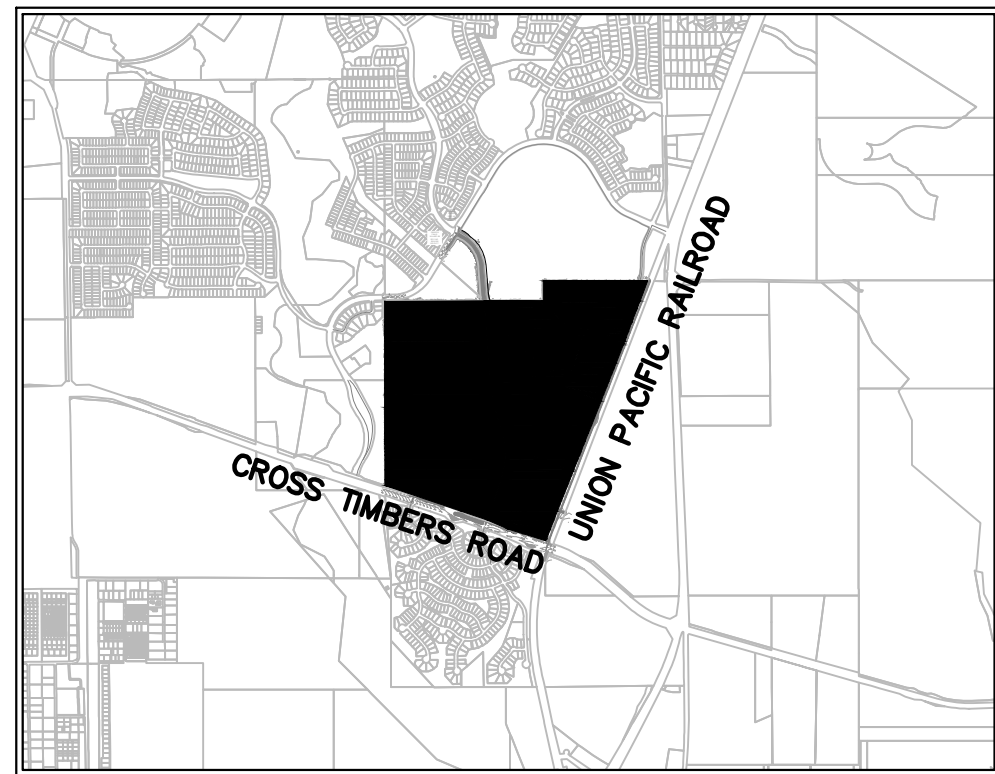
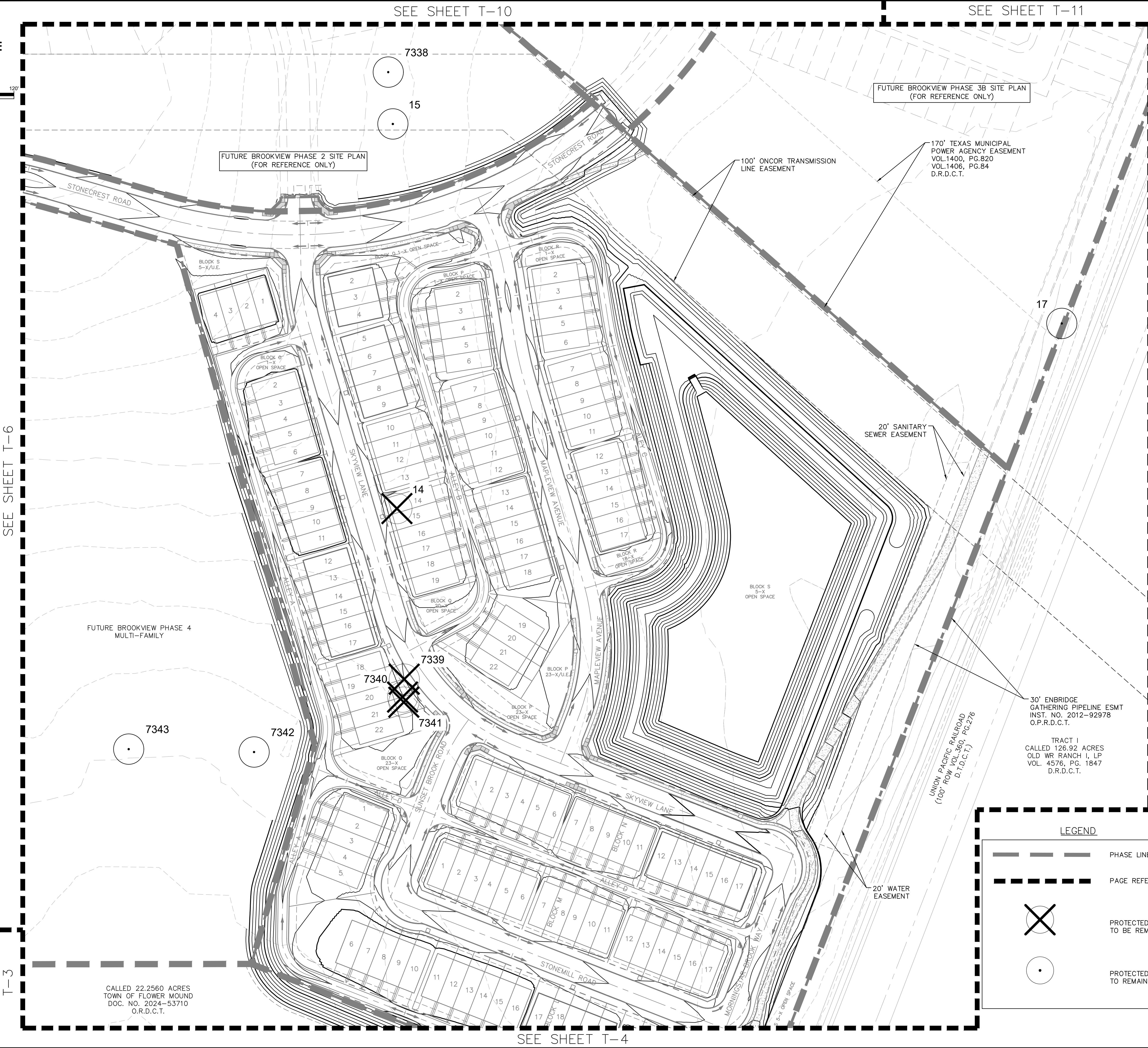
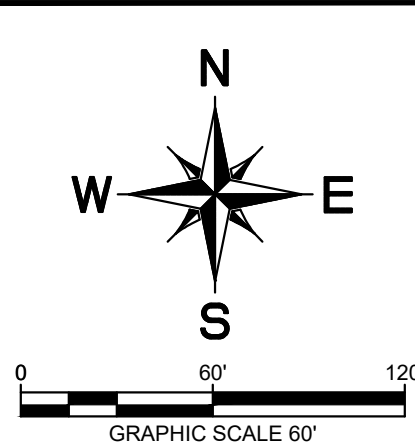
LEGEND

- PHASE LINE
- PAGE REFERENCE
- PROTECTED TREE TO BE REMOVED
- PROTECTED TREE TO REMAIN

- NOTES**
- THE PROVIDED INFORMATION IS FROM THE TREE SURVEY CONDUCTED BY INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC DATED JULY 2024. THIS IS IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND ORDINANCE NUMBER 62-16, § 3, 11-21-2016.
 - PROTECTED TREES ARE DEFINED AS ANY TREE LISTED ON THE SMALL, MEDIUM, OR LARGE PROTECTED TREE LISTS THAT MEASURES 6 INCHES IN CALIPER WIDTH OR GREATER AND WHICH IS AT LEAST 10 FEET IN HEIGHT.
 - THERE WERE NO SPECIMEN TREES CHARTED ON THE SUBJECT TRACT.
 - INTEGRATED ENVIRONMENTAL SOLUTIONS MEASURED, RECORDED, AND TAGGED THE TREES WITH ALUMINUM TAGS WITH A NUMBER CORRESPONDING TO THE ATTACHED MAPS, DATA TABLES, AND TREE LABELING SHOWN IN THESE PLANS.
 - THE SURVEY RECORDED 88 PROTECTED TREES WITHIN THE TRACT AREA. THE RESULTS OF WHICH ARE ONLY VALID FOR 12 MONTHS DUE TO NORTH TEXAS STANDARDS.
 - PROPOSED CONTOURS DISPLAYED ARE FOR REFERENCE ONLY AND ARE ONLY PROVIDED FOR ACTIVE PHASE SUBMISSIONS.
 - PROPOSED SITE PLAN IS ONLY SHOWN FOR ACTIVE PHASE SUBMISSIONS. ALL FUTURE PHASES ARE SHOWN FOR REFERENCE ONLY AND ARE DENOTED ACCORDINGLY.

TREE SURVEY PLAN
FOR
BROOKVIEW
PHASE 1A, 1B, 2, 3A, 3B, AND 4
713 RESIDENTIAL LOTS/ 280 TOWNHOME LOTS/ 29 OPEN SPACES/
1 AMENITY CENTER LOT/ 1 AMENITY LAKE LOT/ 1 MULTI-FAMILY LOT
BEING 241.3549 ACRES
OUT OF THE
JOEL WILBURN SURVEY, ABSTRACT NO. 1416
BBB&C RR CO. SURVEY, ABSTRACT NO. 154
ME P&P CO. SURVEY, ABSTRACT NO. 922
IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie	DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie	ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Road Two Galleria Office Tower #700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Bryan Moody, P.E.				
DESIGNED: BRM	DRAWN: SPF	CHECKED: BRM	SCALE: AS SHOWN	DATE: AUGUST 2025	KH PROJECT NO.: 06500706	T-6



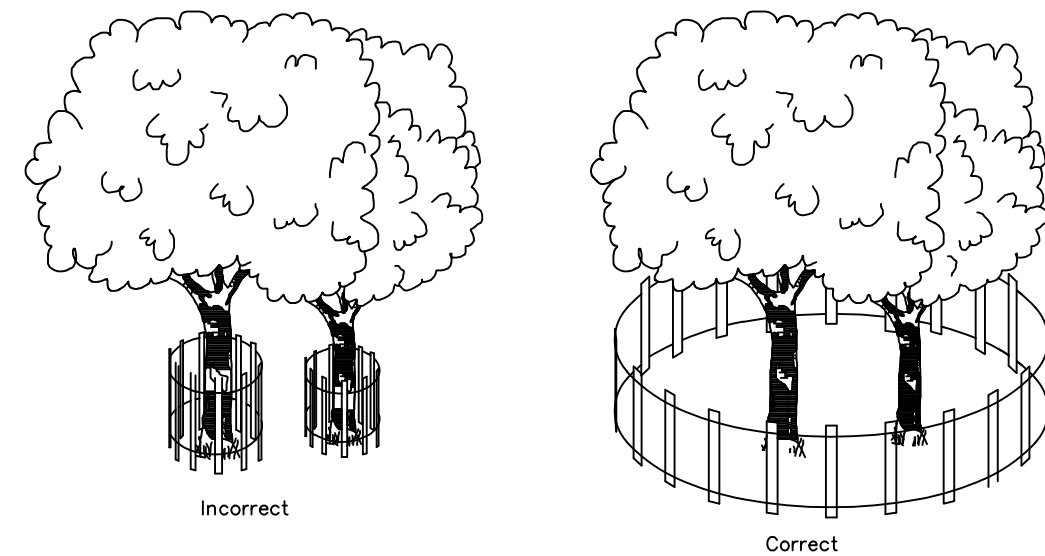
NOTES:

IN SPITE OF PRECAUTIONS, SOME DAMAGE TO PROTECTED TREES MAY OCCUR. IN SUCH CASES REPAIR ANY DAMAGE TO THE CROWN, TRUNK OR ROOT SYSTEM IMMEDIATELY.

— REPAIR ROOTS BY CUTTING OFF THE DAMAGED AREAS AND PAINTING THEM WITH TREE PAINT. SPREAD PEAT MOSS OR MOST TOPSOIL OVER EXPOSED ROOTS.

REPAIR DAMAGE TO BARK BY TRIMMING AROUND THE DAMAGED AREAS, TAPER THE CUT TO PROVIDE DRAINAGE, AND PAINT WITH TREE PAINT.

— CUT OFF ALL DAMAGED TREE LIMBS ABOVE THE TREE COLLAR AT THE TRUNK OR MAIN BRANCH. USE THREE SEPARATE CUTS TO AVOID PEELING BARK FROM HEALTHY AREAS OF THE TREE.



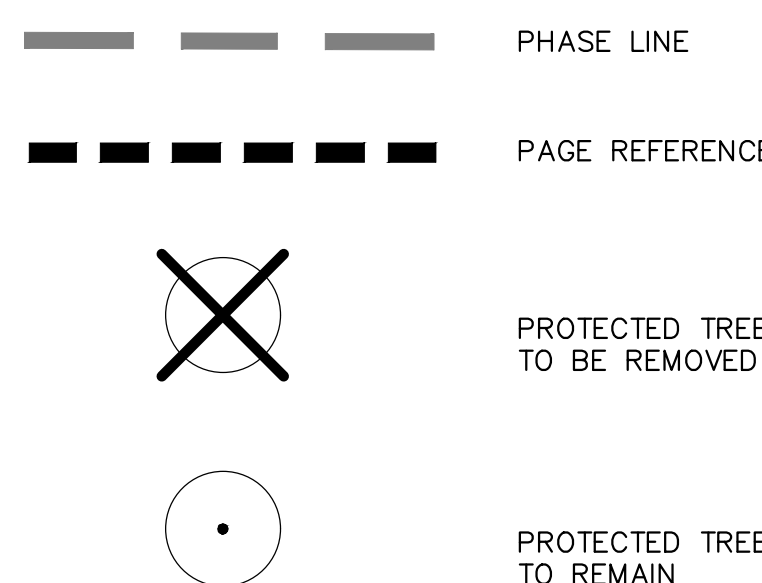
4" ORANGE SNOW MESH FENCING SHOULD BE INSTALLED AT THE DRIP LINE OF TREE BRANCHES

TREE PROTECTION
N.T.S.

NOTES

1. THE PROVIDED INFORMATION IS FROM THE TREE SURVEY CONDUCTED BY INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC DATED JULY 2024. THIS IS IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND ORDINANCE NUMBER 62-16, § 3, 11-21-2016.
2. PROTECTED TREES ARE DEFINED AS ANY TREE LISTED ON THE SMALL, MEDIUM, OR LARGE PROTECTED TREE LISTS THAT MEASURES 6 INCHES IN CALIPER WIDTH OR GREATER AND WHICH IS AT LEAST 10 FEET IN HEIGHT.
3. THERE WERE NO SPECIMEN TREES CHARTED ON THE SUBJECT TRACT.
4. INTEGRATED ENVIRONMENTAL SOLUTIONS MEASURED, RECORDED, AND TAGGED THE TREES WITH ALUMINUM TAGS WITH A NUMBER CORRESPONDING TO THE ATTACHED MAPS, DATA TABLES, AND TREE LABELING SHOWN IN THESE PLANS.
5. THE SURVEY RECORDED 88 PROTECTED TREES WITHIN THE TRACT AREA. THE RESULTS OF WHICH ARE ONLY VALID FOR 12 MONTHS DUE TO NORTH TEXAS STANDARDS.
6. PROPOSED CONTOURS DISPLAYED ARE FOR REFERENCE ONLY AND ARE ONLY PROVIDED FOR ACTIVE PHASE SUBMISSIONS.
7. PROPOSED SITE PLAN IS ONLY SHOWN FOR ACTIVE PHASE SUBMISSIONS. ALL FUTURE PHASES ARE SHOWN FOR REFERENCE ONLY AND ARE DENOTED ACCORDINGLY.

LEGEND



TREE SURVEY PLAN

FOR BROOKVIEW

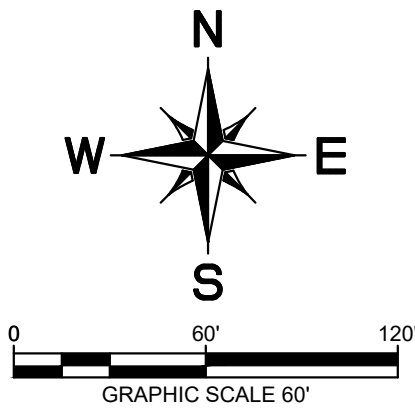
PHASE 1A, 1B, 2, 3A, 3B, AND 4
713 RESIDENTIAL LOTS/ 280 TOWNHOME LOTS/ 29 OPEN SPACES/
1 AMENITY CENTER LOT/ 1 AMENITY LAKE LOT/ 1 MULTI-FAMILY LOT
BEING 241.3549 ACRES

OUT OF THE
JOEL WILBURN SURVEY, ABSTRACT NO. 1416
BBB&C RR CO. SURVEY, ABSTRACT NO. 154
ME P&P CO. SURVEY, ABSTRACT NO. 922
IN THE

TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Gutierrez	DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Gutierrez	ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Road Two Galleria Office Tower #700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Bryan Moody, P.E.
---	---	--

DESIGNED BRM	DRAWN SPF	CHECKED BRM	SCALE AS SHOWN	DATE AUGUST 2025	KH PROJECT NO. 06500706	T-7
-----------------	--------------	----------------	-------------------	---------------------	----------------------------	-----



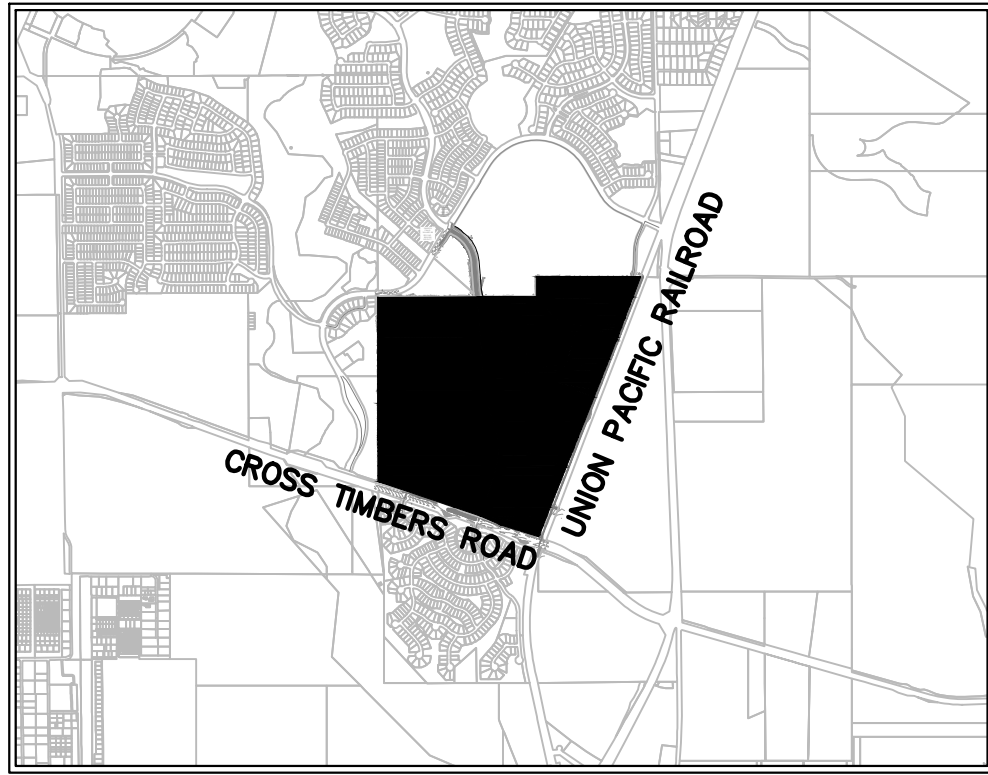
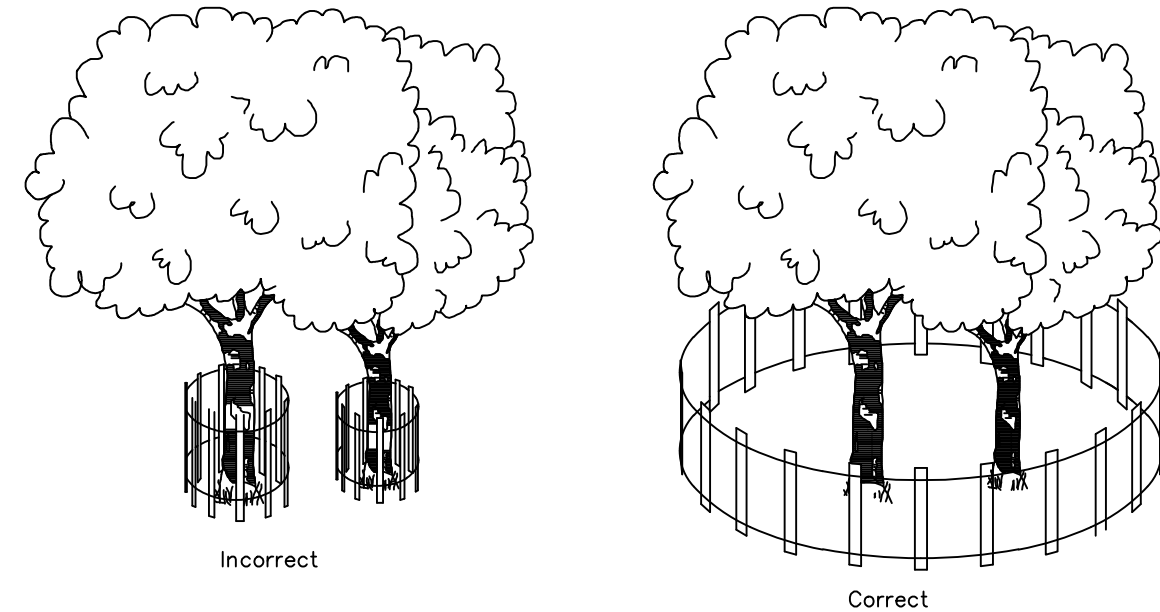
NOTES:

IN SPITE OF PRECAUTIONS, SOME DAMAGE TO PROTECTED TREES MAY OCCUR. IN SUCH CASES REPAIR ANY DAMAGE TO THE CROWN, TRUNK OR ROOT SYSTEM IMMEDIATELY.

— REPAIR ROOTS BY CUTTING OFF THE DAMAGED AREAS AND PAINTING THEM WITH TREE PAINT. SPREAD PEAT MOSS OR MOIST TOPSOIL OVER EXPOSED ROOTS.

— REPAIR DAMAGE TO BARK BY TRIMMING AROUND THE DAMAGED AREAS, TAPER THE CUT TO PROVIDE DRAINAGE, AND PAINT WITH TREE PAINT.

— CUT OFF ALL DAMAGED TREE LIMBS ABOVE THE TREE COLLAR AT THE TRUNK OR MAIN BRANCH. USE THREE SEPARATE CUTS TO AVOID PEELING BARK FROM HEALTHY AREAS OF THE TREE.



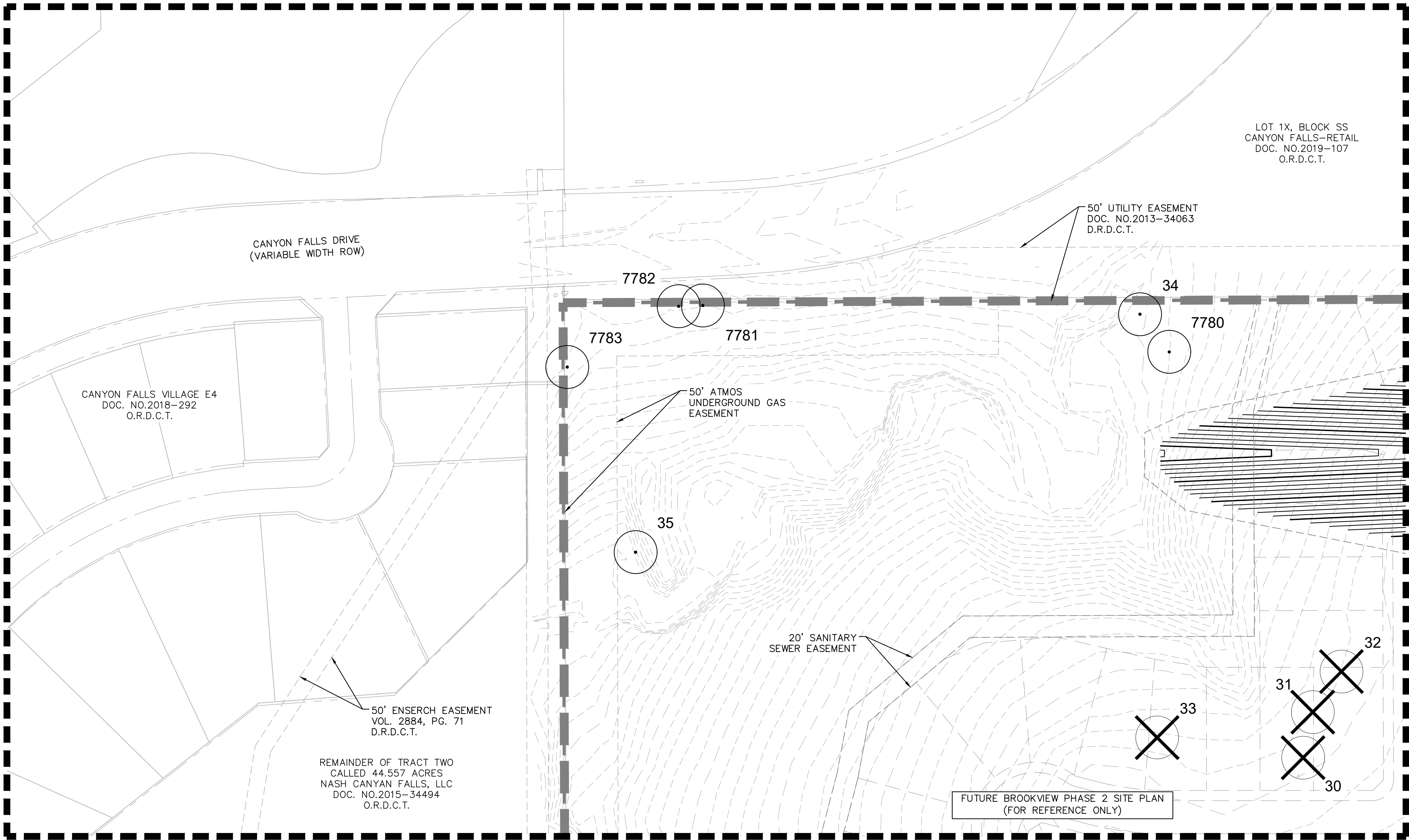
VICINITY MAP
SCALE: 1" = 3,000'

LEGEND

- PHASE LINE
- PAGE REFERENCE
- PROTECTED TREE TO BE REMOVED
- PROTECTED TREE TO REMAIN

NOTES

- THE PROVIDED INFORMATION IS FROM THE TREE SURVEY CONDUCTED BY INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC DATED JULY 2024. THIS IS IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND ORDINANCE NUMBER 62-16, § 3, 11-21-2016.
- PROTECTED TREES ARE DEFINED AS ANY TREE LISTED ON THE SMALL, MEDIUM, OR LARGE PROTECTED TREE LISTS THAT MEASURES 6 INCHES IN CALIPER WIDTH OR GREATER AND WHICH IS AT LEAST 10 FEET IN HEIGHT.
- THERE WERE NO SPECIMEN TREES CHARTED ON THE SUBJECT TRACT.
- INTEGRATED ENVIRONMENTAL SOLUTIONS MEASURED, RECORDED, AND TAGGED THE TREES WITH ALUMINUM TAGS WITH A NUMBER CORRESPONDING TO THE ATTACHED MAPS, DATA TABLES, AND TREE LABELING SHOWN IN THESE PLANS.
- THE SURVEY RECORDED 88 PROTECTED TREES WITHIN THE TRACT AREA. THE RESULTS OF WHICH ARE ONLY VALID FOR 12 MONTHS DUE TO NORTH TEXAS STANDARDS.
- PROPOSED CONTOURS DISPLAYED ARE FOR REFERENCE ONLY AND ARE ONLY PROVIDED FOR ACTIVE PHASE SUBMISSIONS.
- PROPOSED SITE PLAN IS ONLY SHOWN FOR ACTIVE PHASE SUBMISSIONS. ALL FUTURE PHASES ARE SHOWN FOR REFERENCE ONLY AND ARE DENOTED ACCORDINGLY.



SEE SHEET T-5

TREE SURVEY PLAN

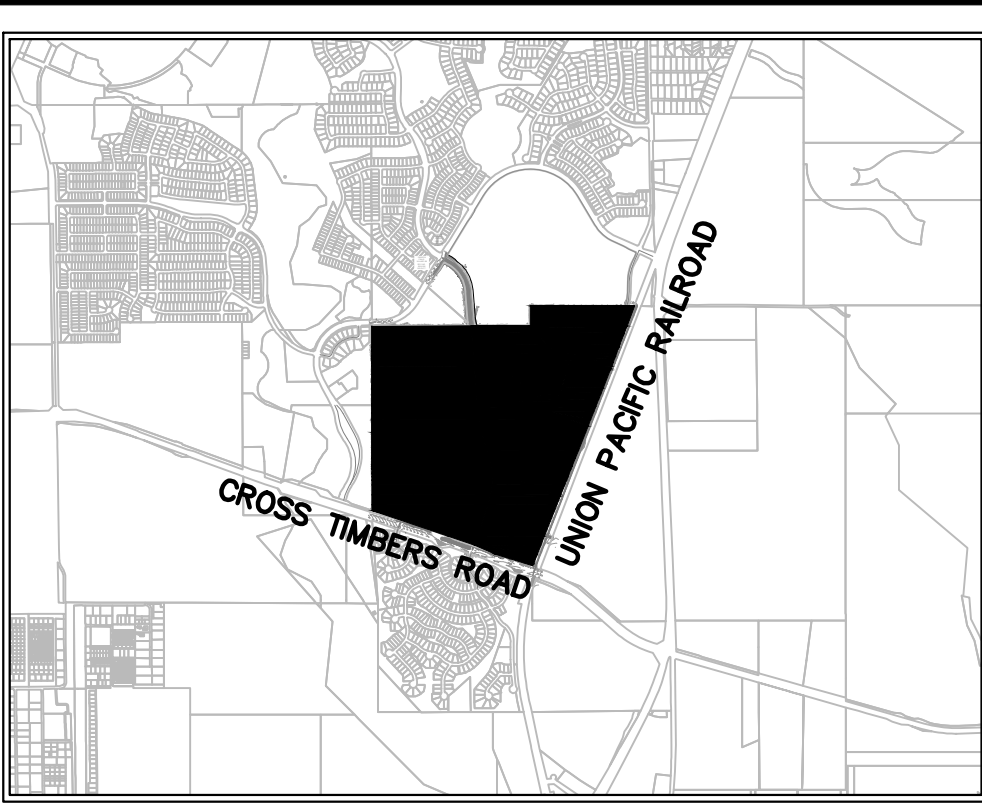
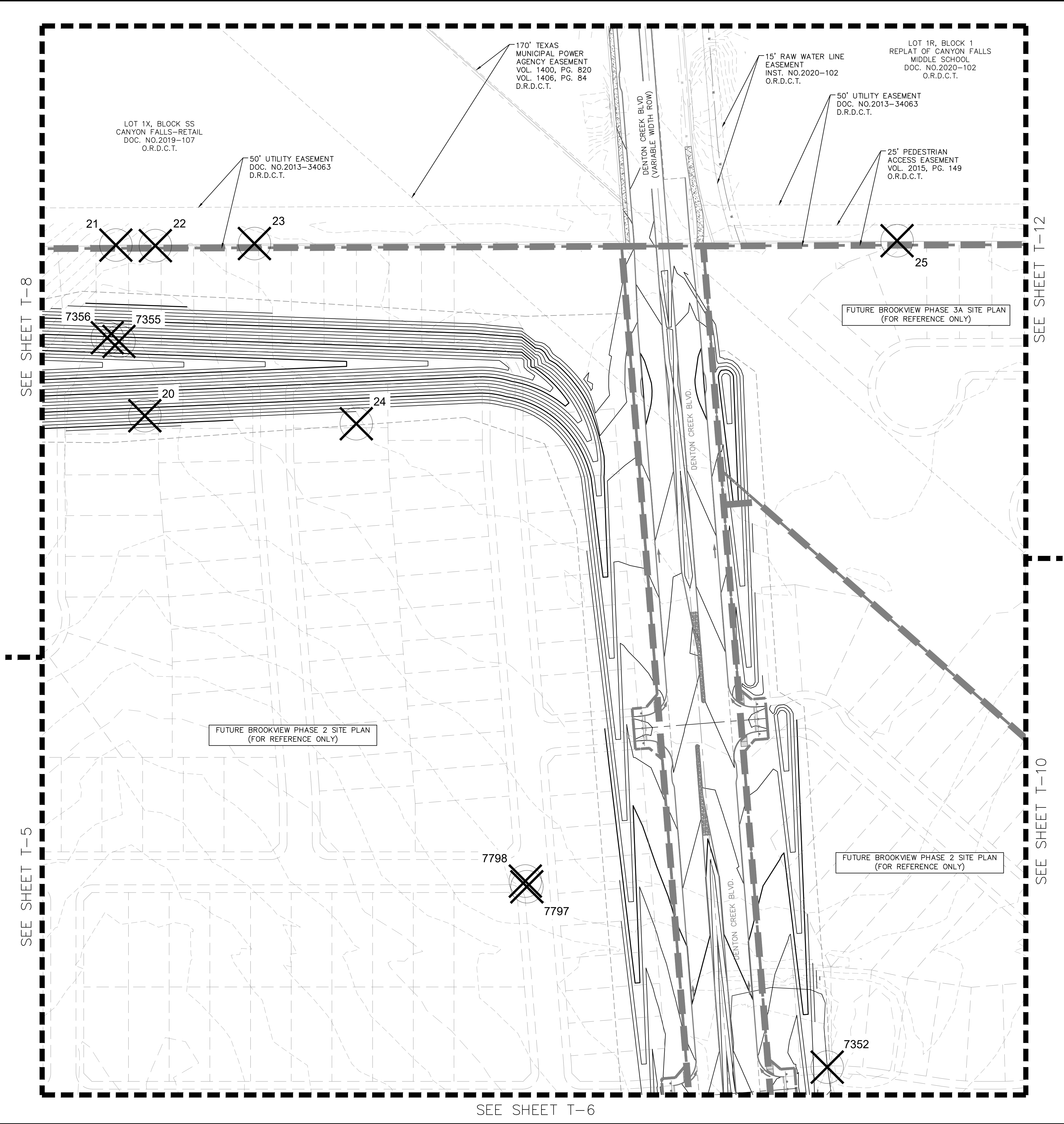
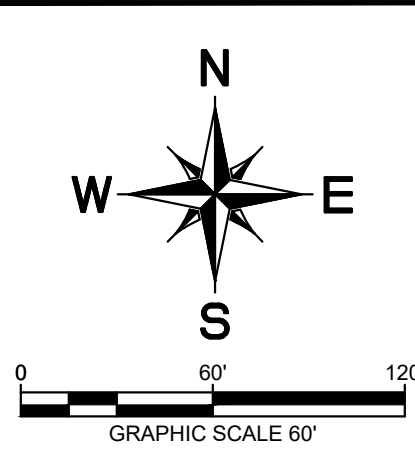
FOR
BROOKVIEW

PHASE 1A, 1B, 2, 3A, 3B, AND 4
713 RESIDENTIAL LOTS/ 280 TOWNHOME LOTS/ 29 OPEN SPACES/
1 AMENITY CENTER LOT/ 1 AMENITY LAKE LOT/ 1 MULTI-FAMILY LOT
BEING 241.3549 ACRES

OUT OF THE
JOEL WILBURN SURVEY, ABSTRACT NO. 1416
BBB&C RR CO. SURVEY, ABSTRACT NO. 154
ME P&P CO. SURVEY, ABSTRACT NO. 922

IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie			DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie			ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Road Two Galleria Office Tower #700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Bryan Moody, P.E.		
DESIGNED BRM	DRAWN SPF	CHECKED BRM	SCALE AS SHOWN	DATE AUGUST 2025	KH PROJECT NO. 065000706			T-8



VICINITY MAP
SCALE: 1" = 3,000'

LEGEND

	PHASE LINE
	PAGE REFERENCE
	PROTECTED TREE TO BE REMOVED
	PROTECTED TREE TO REMAIN

NOTES

1. THE PROVIDED INFORMATION IS FROM THE TREE SURVEY CONDUCTED BY INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC DATED JULY 2024. THIS IS IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND ORDINANCE NUMBER 62-16, § 3, 11-21-2016.
2. PROTECTED TREES ARE DEFINED AS ANY TREE LISTED ON THE SMALL, MEDIUM, OR LARGE PROTECTED TREE LISTS THAT MEASURES 6 INCHES IN CALIPER WIDTH OR GREATER AND WHICH IS AT LEAST 10 FEET IN HEIGHT.
3. THERE WERE NO SPECIMEN TREES CHARTED ON THE SUBJECT TRACT.
4. INTEGRATED ENVIRONMENTAL SOLUTIONS MEASURED, RECORDED, AND TAGGED THE TREES WITH ALUMINUM TAGS WITH A NUMBER CORRESPONDING TO THE ATTACHED MAPS, DATA TABLES, AND TREE LABELING SHOWN IN THESE PLANS.
5. THE SURVEY RECORDED 88 PROTECTED TREES WITHIN THE TRACT AREA. THE RESULTS OF WHICH ARE ONLY VALID FOR 12 MONTHS DUE TO NORTH TEXAS STANDARDS.
6. PROPOSED CONTOURS DISPLAYED ARE FOR REFERENCE ONLY AND ARE ONLY PROVIDED FOR ACTIVE PHASE SUBMISSIONS.
7. PROPOSED SITE PLAN IS ONLY SHOWN FOR ACTIVE PHASE SUBMISSIONS. ALL FUTURE PHASES ARE SHOWN FOR REFERENCE ONLY AND ARE DENOTED ACCORDINGLY.

TREE SURVEY PLAN

FOR
BROOKVIEW

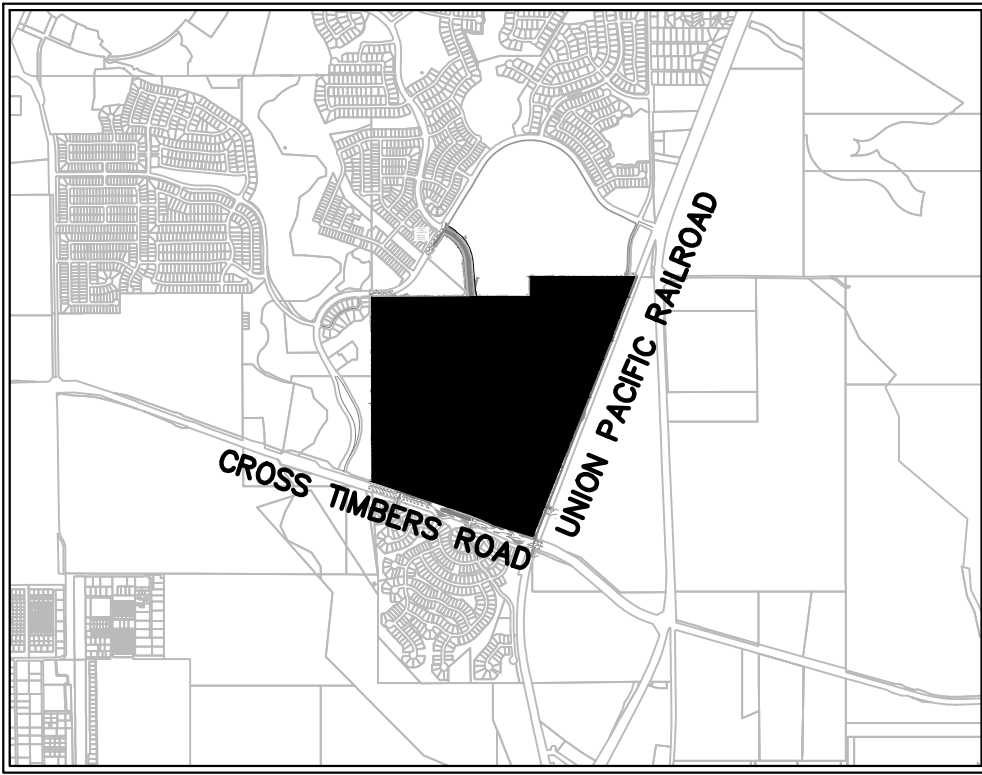
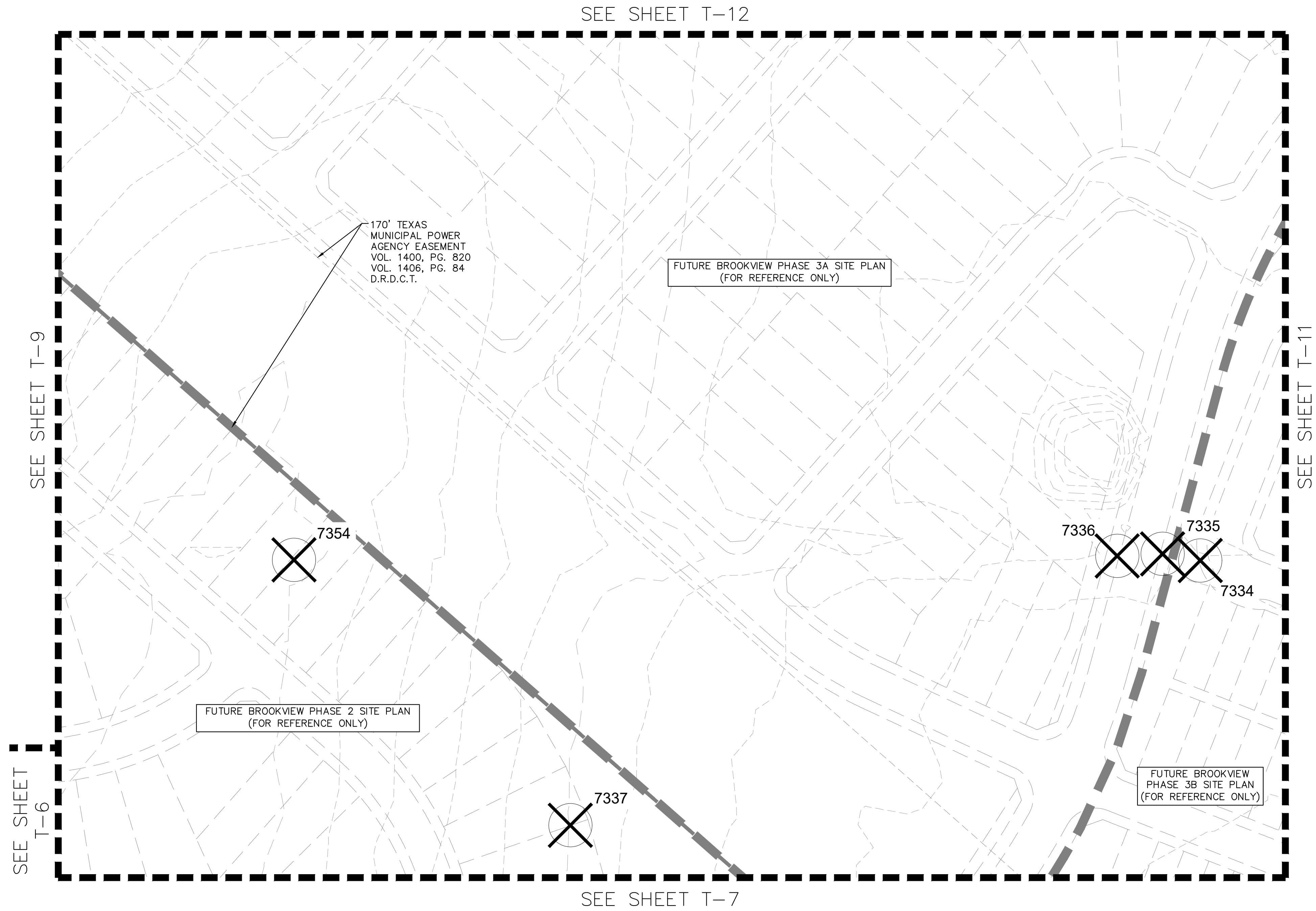
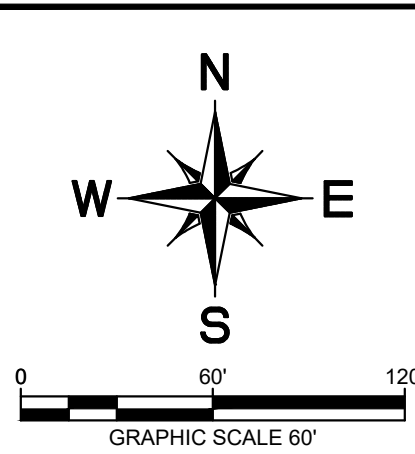
PHASE 1A, 1B, 2, 3A, 3B, AND 4
713 RESIDENTIAL LOTS/ 280 TOWNHOME LOTS/ 29 OPEN SPACES/
1 AMENITY CENTER LOT/ 1 AMENITY LAKE LOT/ 1 MULTI-FAMILY LOT
BEING 241.3549 ACRES

OUT OF THE
JOEL WILBURN SURVEY, ABSTRACT NO. 1416
BBB&C RR CO. SURVEY, ABSTRACT NO. 154
ME P&P CO. SURVEY, ABSTRACT NO. 922
IN THE

TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie			DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie			ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Road Two Galleria Office Tower #700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Bryan Moody, P.E.		
DESIGNED BRM	DRAWN SPF	CHECKED BRM	SCALE AS SHOWN	DATE AUGUST 2025	KH PROJECT NO. 06500706			T-9

ROUTED BY POWER SCOTT 6/20/24 4:54 PM
DRAWN BY KIMLEY-HORN 6/20/24 5:29 PM
LAST SAVED 7/20/25 2:29 PM
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



VICINITY MAP
SCALE: 1" = 3,000'

LEGEND

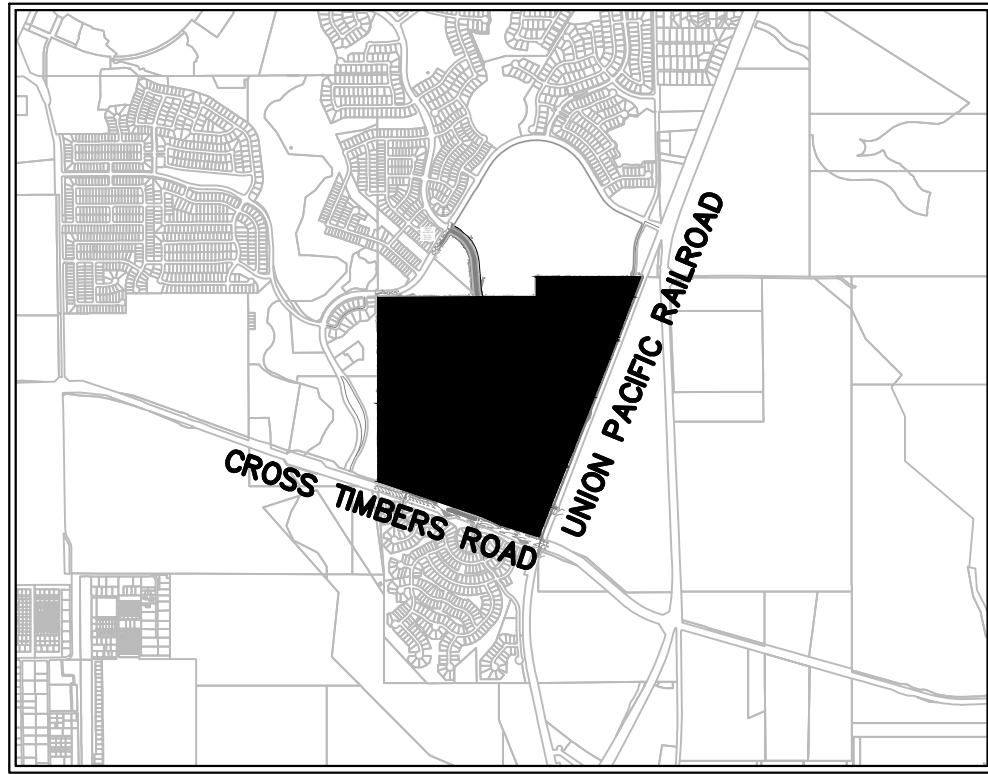
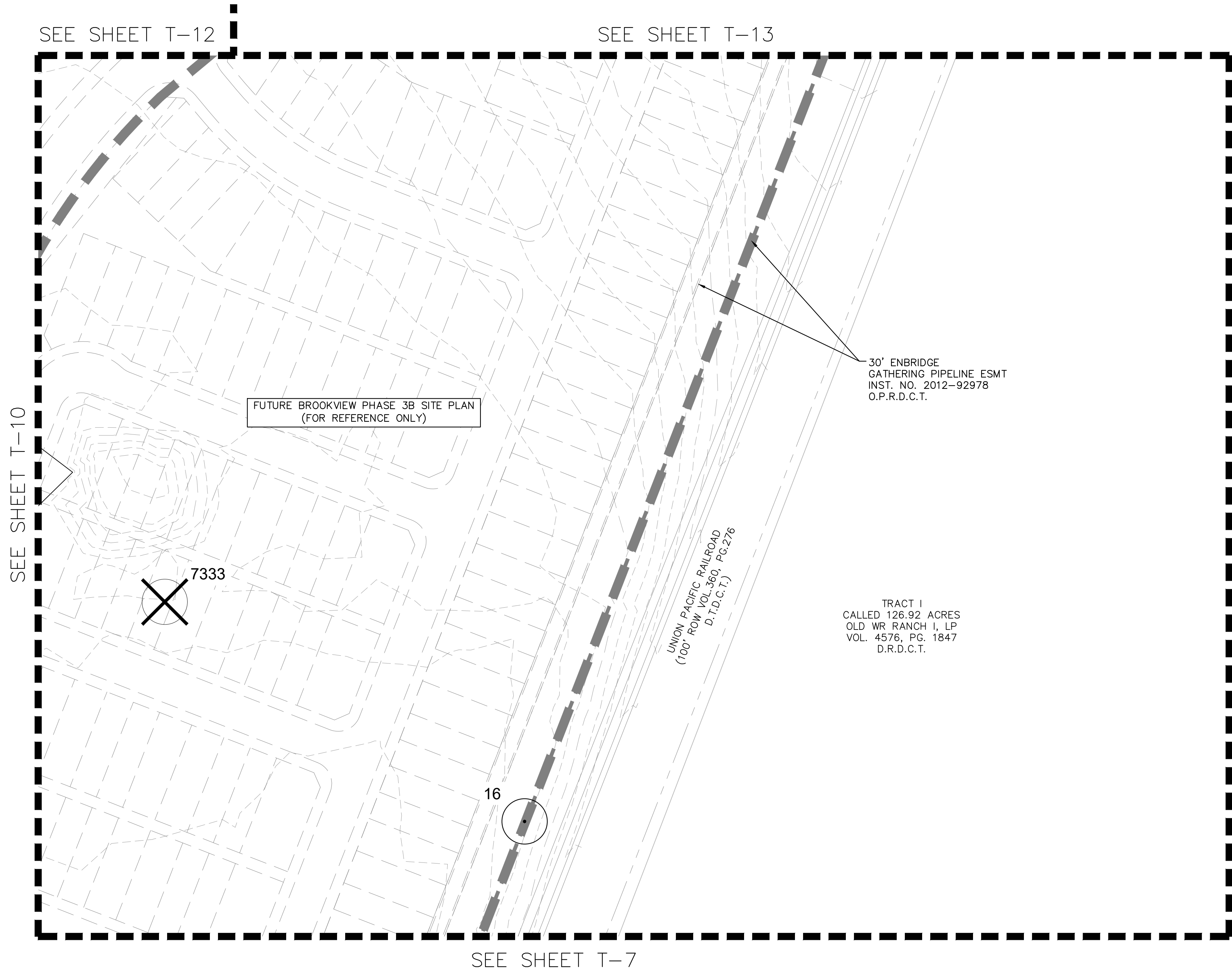
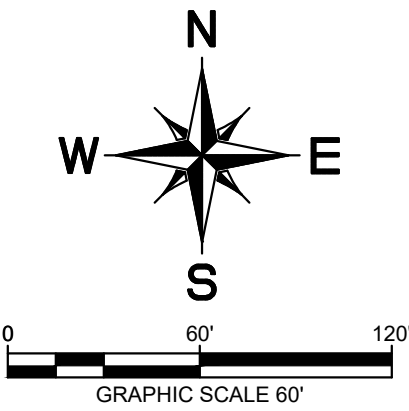
	PHASE LINE
	PAGE REFERENCE
	PROTECTED TREE TO BE REMOVED
	PROTECTED TREE TO REMAIN

- NOTES**
1. THE PROVIDED INFORMATION IS FROM THE TREE SURVEY CONDUCTED BY INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC DATED JULY 2024. THIS IS IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND ORDINANCE NUMBER 62-16, § 3, 11-21-2016.
 2. PROTECTED TREES ARE DEFINED AS ANY TREE LISTED ON THE SMALL, MEDIUM, OR LARGE PROTECTED TREE LISTS THAT MEASURES 6 INCHES IN CALIPER WIDTH OR GREATER AND WHICH IS AT LEAST 10 FEET IN HEIGHT.
 3. THERE WERE NO SPECIMEN TREES CHARTED ON THE SUBJECT TRACT.
 4. INTEGRATED ENVIRONMENTAL SOLUTIONS MEASURED, RECORDED, AND TAGGED THE TREES WITH ALUMINUM TAGS WITH A NUMBER CORRESPONDING TO THE ATTACHED MAPS, DATA TABLES, AND TREE LABELING SHOWN IN THESE PLANS.
 5. THE SURVEY RECORDED 88 PROTECTED TREES WITHIN THE TRACT AREA. THE RESULTS OF WHICH ARE ONLY VALID FOR 12 MONTHS DUE TO NORTH TEXAS STANDARDS.
 6. PROPOSED CONTOURS DISPLAYED ARE FOR REFERENCE ONLY AND ARE ONLY PROVIDED FOR ACTIVE PHASE SUBMISSIONS.
 7. PROPOSED SITE PLAN IS ONLY SHOWN FOR ACTIVE PHASE SUBMISSIONS. ALL FUTURE PHASES ARE SHOWN FOR REFERENCE ONLY AND ARE DENOTED ACCORDINGLY.

TREE SURVEY PLAN FOR BROOKVIEW PHASE 1A, 1B, 2, 3A, 3B, AND 4 713 RESIDENTIAL LOTS/ 280 TOWNHOME LOTS/ 29 OPEN SPACES/ 1 AMENITY CENTER LOT/ 1 AMENITY LAKE LOT/ 1 MULTI-FAMILY LOT BEING 241.3549 ACRES OUT OF THE JOEL WILBURN SURVEY, ABSTRACT NO. 1416 BBB&C RR CO. SURVEY, ABSTRACT NO. 154 ME P&P CO. SURVEY, ABSTRACT NO. 922 IN THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS						
OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie	DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie	ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Road Two Galleria Office Tower #700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Bryan Moody, P.E.				
DESIGNED BRM	DRAWN SPF	CHECKED BRM	SCALE AS SHOWN	DATE AUGUST 2025	KH PROJECT NO. 065000706	T-10

PLATTED BY: FORREST SCOTT 6/26/2024 4:54 PM
DRAWN BY: KIMLEY-HORN 6/26/2024 5:59 AM
LAST SAVED: 7/9/2025 2:29 PM

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



VICINITY MAP
SCALE: 1" = 3,000'

LEGEND

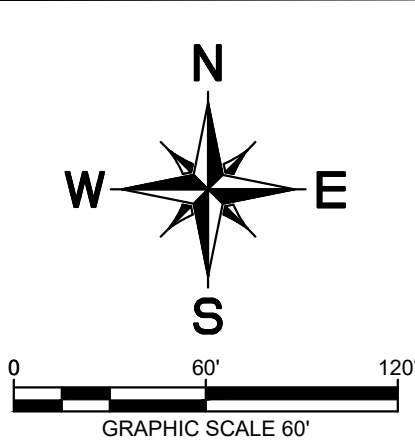
	PHASE LINE
	PAGE REFERENCE
	PROTECTED TREE TO BE REMOVED
	PROTECTED TREE TO REMAIN

- NOTES**
1. THE PROVIDED INFORMATION IS FROM THE TREE SURVEY CONDUCTED BY INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC DATED JULY 2024. THIS IS IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND ORDINANCE NUMBER 62-16, § 3, 11-21-2016.
 2. PROTECTED TREES ARE DEFINED AS ANY TREE LISTED ON THE SMALL, MEDIUM, OR LARGE PROTECTED TREE LISTS THAT MEASURES 6 INCHES IN CALIPER WIDTH OR GREATER AND WHICH IS AT LEAST 10 FEET IN HEIGHT.
 3. THERE WERE NO SPECIMEN TREES CHARTED ON THE SUBJECT TRACT.
 4. INTEGRATED ENVIRONMENTAL SOLUTIONS MEASURED, RECORDED, AND TAGGED THE TREES WITH ALUMINUM TAGS WITH A NUMBER CORRESPONDING TO THE ATTACHED MAPS, DATA TABLES, AND TREE LABELING SHOWN IN THESE PLANS.
 5. THE SURVEY RECORDED 88 PROTECTED TREES WITHIN THE TRACT AREA. THE RESULTS OF WHICH ARE ONLY VALID FOR 12 MONTHS DUE TO NORTH TEXAS STANDARDS.
 6. PROPOSED CONTOURS DISPLAYED ARE FOR REFERENCE ONLY AND ARE ONLY PROVIDED FOR ACTIVE PHASE SUBMISSIONS.
 7. PROPOSED SITE PLAN IS ONLY SHOWN FOR ACTIVE PHASE SUBMISSIONS. ALL FUTURE PHASES ARE SHOWN FOR REFERENCE ONLY AND ARE DENOTED ACCORDINGLY.

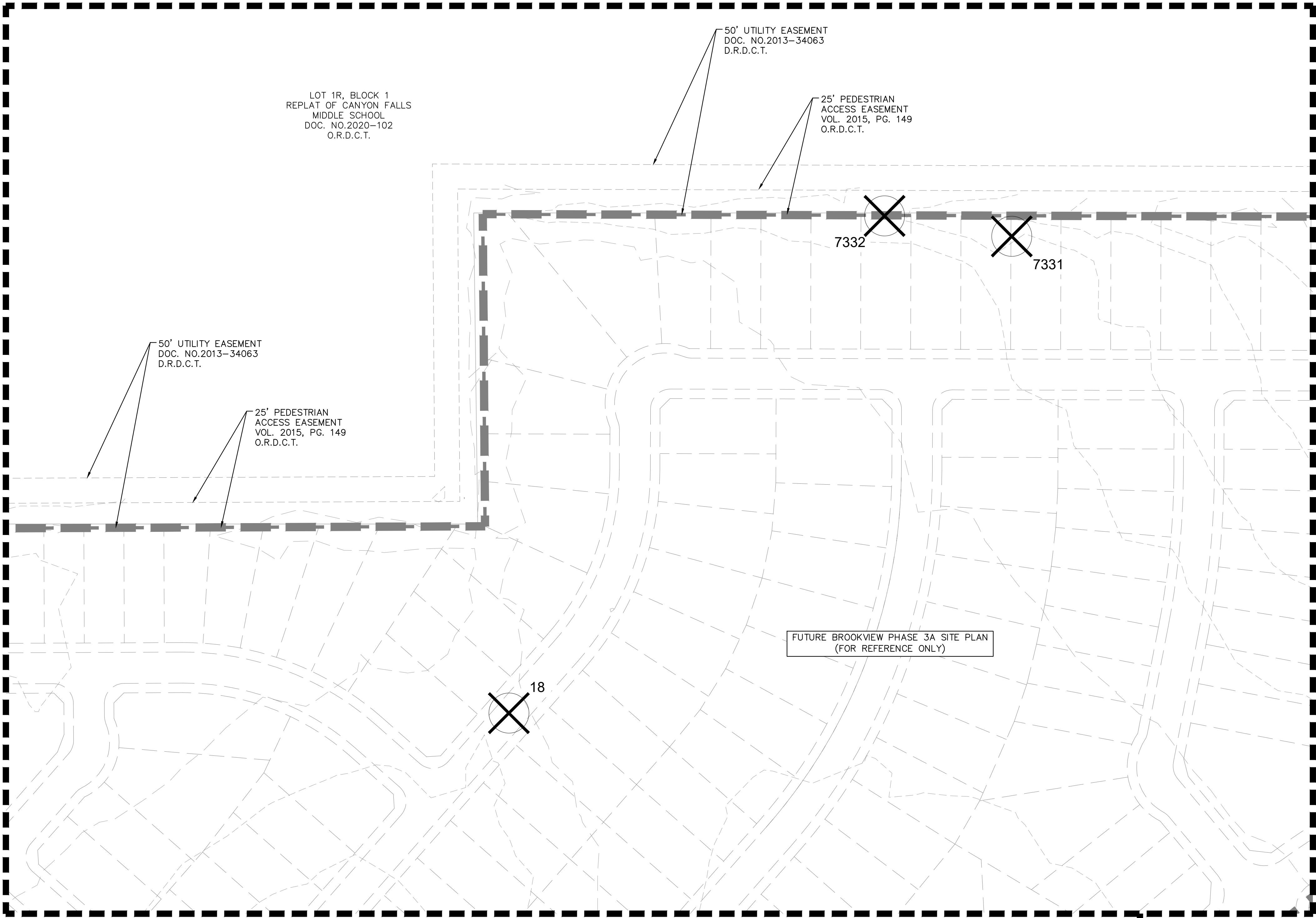
TREE SURVEY PLAN FOR BROOKVIEW PHASE 1A, 1B, 2, 3A, 3B, AND 4 713 RESIDENTIAL LOTS/ 280 TOWNHOME LOTS/ 29 OPEN SPACES/ 1 AMENITY CENTER LOT/ 1 AMENITY LAKE LOT/ 1 MULTI-FAMILY LOT BEING 241.3549 ACRES OUT OF THE JOEL WILBURN SURVEY, ABSTRACT NO. 1416 BBB&C RR CO. SURVEY, ABSTRACT NO. 154 ME P&P CO. SURVEY, ABSTRACT NO. 922 IN THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS						
OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guttrie	DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guttrie	ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Road Two Galleria Office Tower #700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Bryan Moody, P.E.				
DESIGNED BRM	DRAWN SPF	CHECKED BRM	SCALE AS SHOWN	DATE AUGUST 2025	PROJECT NO. 065000706	T-11

PLANNED BY POWER SCOTT ASSOCIATES, INC.
DRAWN BY KIMLEY-HORN AND ASSOCIATES, INC.
LAST SAVED: 12/20/2025 4:10 PM

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



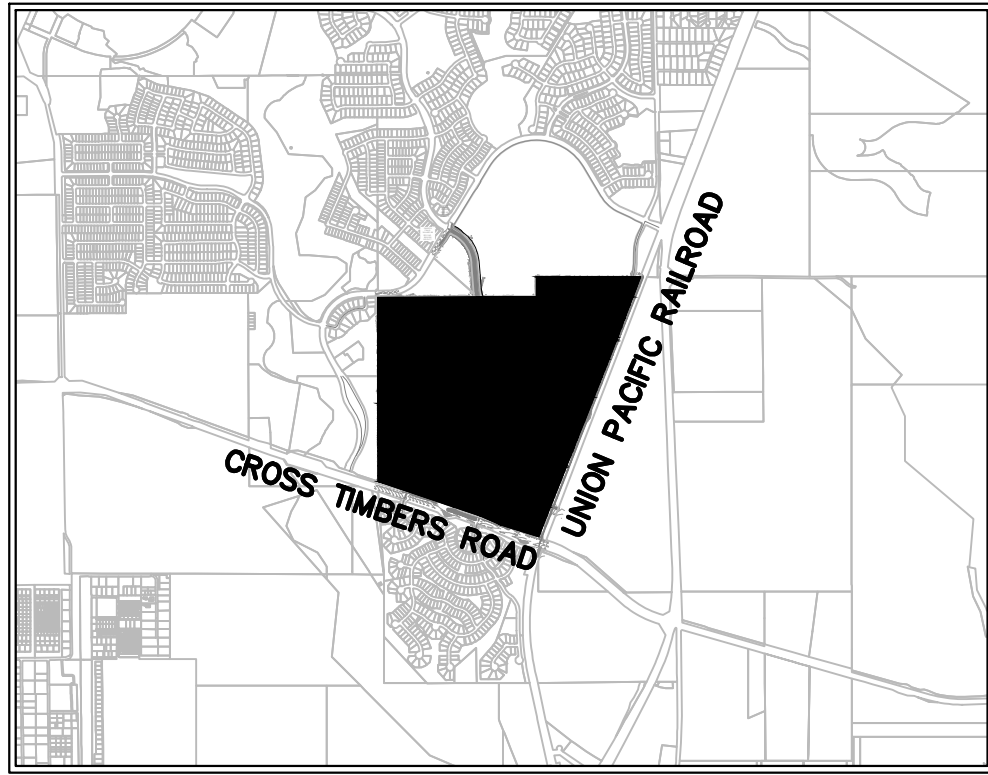
SEE SHEET T-9



SEE SHEET T-10

SEE SHEET T-11

SEE SHEET T-13



VICINITY MAP
SCALE: 1" = 3,000'

LEGEND

	PHASE LINE
	PAGE REFERENCE
	PROTECTED TREE TO BE REMOVED
	PROTECTED TREE TO REMAIN

NOTES

1. THE PROVIDED INFORMATION IS FROM THE TREE SURVEY CONDUCTED BY INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC DATED JULY 2024. THIS IS IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND ORDINANCE NUMBER 62-16, § 3, 11-21-2016.
2. PROTECTED TREES ARE DEFINED AS ANY TREE LISTED ON THE SMALL, MEDIUM, OR LARGE PROTECTED TREE LISTS THAT MEASURES 6 INCHES IN CALIPER WIDTH OR GREATER AND WHICH IS AT LEAST 10 FEET IN HEIGHT.
3. THERE WERE NO SPECIMEN TREES CHARTED ON THE SUBJECT TRACT.
4. INTEGRATED ENVIRONMENTAL SOLUTIONS MEASURED, RECORDED, AND TAGGED THE TREES WITH ALUMINUM TAGS WITH A NUMBER CORRESPONDING TO THE ATTACHED MAPS, DATA TABLES, AND TREE LABELING SHOWN IN THESE PLANS.
5. THE SURVEY RECORDED 88 PROTECTED TREES WITHIN THE TRACT AREA. THE RESULTS OF WHICH ARE ONLY VALID FOR 12 MONTHS DUE TO NORTH TEXAS STANDARDS.
6. PROPOSED CONTOURS DISPLAYED ARE FOR REFERENCE ONLY AND ARE ONLY PROVIDED FOR ACTIVE PHASE SUBMISSIONS.
7. PROPOSED SITE PLAN IS ONLY SHOWN FOR ACTIVE PHASE SUBMISSIONS. ALL FUTURE PHASES ARE SHOWN FOR REFERENCE ONLY AND ARE DENOTED ACCORDINGLY.

TREE SURVEY PLAN

FOR
BROOKVIEW

PHASE 1A, 1B, 2, 3A, 3B, AND 4
713 RESIDENTIAL LOTS/ 280 TOWNHOME LOTS/ 29 OPEN SPACES/
1 AMENITY CENTER LOT/ 1 AMENITY LAKE LOT/ 1 MULTI-FAMILY LOT
BEING 241.3549 ACRES

OUT OF THE
JOEL WILBURN SURVEY, ABSTRACT NO. 1416
BBB&C RR CO. SURVEY, ABSTRACT NO. 154
ME P&P CO. SURVEY, ABSTRACT NO. 922

IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie	DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie	ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Road Two Galleria Office Tower #700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Bryan Moody, P.E.
--	--	---

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	T-12
BRM	SPF	BRM	AS SHOWN	AUGUST 2025	06500706	



NOTES

1. THE PROVIDED INFORMATION IS FROM THE TREE SURVEY CONDUCTED BY INTEGRATED ENVIRONMENTAL SOLUTIONS, LLC DATED JULY 2024. THIS IS IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND ORDINANCE NUMBER 62-16, § 3, 11-21-2016.
2. PROTECTED TREES ARE DEFINED AS ANY TREE LISTED ON THE SMALL, MEDIUM, OR LARGE PROTECTED TREE LISTS THAT MEASURES 6 INCHES IN CALIPER WIDTH OR GREATER AND WHICH IS AT LEAST 10 FEET IN HEIGHT.
3. THERE WERE NO SPECIMEN TREES CHARTED ON THE SUBJECT TRACT.
4. INTEGRATED ENVIRONMENTAL SOLUTIONS MEASURED, RECORDED, AND TAGGED THE TREES WITH ALUMINUM TAGS WITH A NUMBER CORRESPONDING TO THE ATTACHED MAPS, DATA TABLES, AND TREE LABELING SHOWN IN THESE PLANS.
5. THE SURVEY RECORDED 88 PROTECTED TREES WITHIN THE TRACT AREA. THE RESULTS OF WHICH ARE ONLY VALID FOR 12 MONTHS DUE TO NORTH TEXAS STANDARDS.
6. PROPOSED CONTOURS DISPLAYED ARE FOR REFERENCE ONLY AND ARE ONLY PROVIDED FOR ACTIVE PHASE SUBMISSIONS.
7. PROPOSED SITE PLAN IS ONLY SHOWN FOR ACTIVE PHASE SUBMISSIONS. ALL FUTURE PHASES ARE SHOWN FOR REFERENCE ONLY AND ARE DENOTED ACCORDINGLY.

OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 100W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie			DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 100W Plano, TX 75024 Tel: (972) 310-4545 Contact: Aaron Guthrie			ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Road Two Galleria Office Tower #700 Dallas, TX 75240 Tel: (214) 770-1300 Contact: Bryan Moody, P.E.		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	PROJECT NO.			
BRM	SPF	BRM	AS SHOWN	AUGUST 2025	065000706	T-13		

TREE INVENTORY DATA

Tree Number	Diameter at Breast Height (Inches)	Species	Canopy Radius (Feet)	Multiple Trunks	General Condition	% Dead Branches	Fence in Trunk	Dead/ Missing Bark	Sapwood Damage/ Decay	Heartwood Damage/ Decay	Specimen	Latitude	Longitude	LOCATION	REMOVE/REMAIN	CREDIT	REPLACEMENT
1	10.6	cedar elm	8	No	Healthy	0	No	No	No	No	No	33.060924	-97.216833	Open Space/Easement	REMAIN	-	-
2	6.9	gum bumelia	6	No	Healthy	0	No	No	No	No	No	33.061144	-97.216836	Open Space/Easement	REMAIN	-	-
3	6.8	cedar elm	4	No	Healthy	0	No	No	No	No	No	33.062135	-97.216816	Open Space/Easement	REMAIN	-	-
4	8	gum bumelia	4	Yes	Healthy	0	No	No	No	No	No	33.060991	-97.211497	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
5	6.2	gum bumelia	3	Yes	Healthy	0	No	No	No	No	No	33.062541	-97.211458	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
6	6	gum bumelia	4	No	Healthy	0	No	No	No	No	No	33.059531	-97.210040	Offsite	REMAIN	N/A	-
7	8.2	gum bumelia	5	Yes	Healthy	0	No	No	No	No	No	33.059119	-97.210041	Offsite	REMAIN	N/A	-
8	7.3	western soapberry	5	No	Healthy	0	No	No	No	No	No	33.059077	-97.210019	Offsite	REMAIN	N/A	-
9	7.2	gum bumelia	5	No	Healthy	0	No	No	No	No	No	33.059069	-97.209984	Offsite	REMAIN	N/A	-
10	9.4	gum bumelia	6	Yes	Healthy	0	No	No	No	No	No	33.059083	-97.209966	Offsite	REMAIN	N/A	-
11	7	cedar elm	5	Yes	Healthy	0	No	No	No	No	No	33.058808	-97.209773	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
12	8.8	gum bumelia	6	Yes	Healthy	0	No	No	No	No	No	33.062356	-97.212725	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
13	6.8	gum bumelia	5	Yes	Healthy	0	No	No	No	No	No	33.062363	-97.212191	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
14	7	gum bumelia	5	Yes	Healthy	0	No	No	No	No	No	33.063523	-97.208700	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
15	6.3	gum bumelia	6	No	Healthy	0	Yes	No	No	No	No	33.064915	-97.208697	Proposed Easement	REMAIN	-	-
16	8.7	live oak	6	Yes	Healthy	0	No	No	No	No	No	33.065520	-97.205173	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
17	11.8	gum bumelia	8	Yes	Healthy	0	No	No	No	No	No	33.064163	-97.205832	Open Space/Easement	REMAIN	-	-
18	6.4	gum bumelia	4	Yes	Healthy	0	No	No	No	No	No	33.067968	-97.208602	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
19	8.4	gum bumelia	6	Yes	Healthy	0	No	No	No	No	No	33.069275	-97.204009	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
20	6.3	gum bumelia	9	Yes	Healthy	0	No	No	No	No	No	33.067952	-97.213778	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
21	6.1	cedar elm	5	No	Healthy	0	No	No	No	No	No	33.068529	-97.213886	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
22	6.7	cedar elm	6	Yes	Healthy	0	No	No	No	No	No	33.068525	-97.213727	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
23	9.5	cedar elm	8	No	Healthy	0	No	No	No	No	No	33.068528	-97.213330	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
24	6.2	gum bumelia	5	Yes	Healthy	0	No	No	No	No	No	33.067916	-97.212930	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
25	6.1	American elm	5	No	Healthy	0	No	No	No	No	No	33.068511	-97.210752	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
26	10.4	gum bumelia	6	Yes	Healthy	0	No	No	No	No	No	33.064245	-97.211330	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
27	6.8	cedar elm	5	Yes	Healthy	0	No	No	No	No	No	33.063605	-97.213292	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
28	7.1	cedar elm	6	Yes	Healthy	0	No	No	No	No	No	33.063573	-97.213466	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
29	7.8	gum bumelia	7	Yes	Healthy	0	No	No	No	No	No	33.066964	-97.215039	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
30	8.4	gum bumelia	7	Yes	Healthy	0	No	No	No	No	No	33.067346	-97.214513	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
31	8.5	gum bumelia	8	Yes	Healthy	0	No	No	No	No	No	33.067463	-97.214482	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
32	10	gum bumelia	8	Yes	Healthy	0	No	No	No	No	No	33.067566	-97.214393	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
33	8	gum bumelia	8	Yes	Healthy	0	No	No	No	No	No	33.067402	-97.214957	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
34	6.6	cedar elm	7	No	Healthy	0	No	No	No	No	No	33.068490	-97.214994	Open Space	REMAIN	1	-
35	6	gum bumelia	6	No	Healthy	0	No	No	No	No	No	33.067895	-97.216540	Open Space	REMAIN	1	-
36	8	cedar elm	8	Yes	Damaged	50	No	No	No	No	No	33.066575	-97.216799	Open Space/Easement	REMAIN	-	-
37	6.7	gum bumelia	7	Yes	Healthy	0	No	No	No	No	No	33.065785	-97.216792	Open Space/Easement	REMAIN	-	-
7324	12.5	gum bumelia	7	Yes	Healthy	0	No	No	No	No	No	33.060438	-97.214538	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7325	11.7	gum bumelia	5	Yes	Healthy	0	No	No	No	No	No	33.059489	-97.210153	Offsite	REMAIN	N/A	-
7326	11.2	gum bumelia	6	Yes	Healthy	0	No	No	No	No	No	33.059509	-97.210481	Offsite	REMAIN	N/A	-
7327	6.1	western soapberry	5	No	Healthy	0	No	No	No	No	No	33.060142	-97.208113	Offsite	REMAIN	N/A	-
7328	9.2	western soapberry	7	No	Healthy	0	No	No	No	No	No	33.060153	-97.208080	Offsite	REMAIN	N/A	-
7329	7.2	western soapberry	6	Yes	Healthy	0	No	No	No	No	No	33.060147	-97.208036	Offsite	REMAIN	N/A	-
7330	11.9	gum bumelia	5	Yes	Healthy	0	Yes	No	No	No	No	33.061143	-97.207290	Offsite	REMAIN	N/A	-
7331	11	gum bumelia	8	Yes	Healthy	0	No	No	No	No	No	33.069260	-97.206941	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7332	12.8	gum bumelia	7	Yes	Healthy	0	No	No	No	No	No	33.069321	-97.207356	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7333	7.7	gum bumelia	5	Yes	Damaged	0	Yes	No	No	No	No	33.066064	-97.206204	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7334	8.7	gum bumelia	6	Yes	Healthy	0	No	No	No	No	No	33.066062	-97.206826	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7335	6.7	gum bumelia	6	Yes	Healthy	0	No	No	No	No	No	33.066080	-97.206940	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7336	12.8	gum bumelia	9	Yes	Healthy	0	Yes	No	No	No	No	33.066077	-97.207077	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7337	15.4	gum bumelia	10	Yes	Healthy	0	No	No	No	No	No	33.065410	-97.208736	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7338	10.8	gum bumelia	6	Yes	Healthy	0	No	No	No	No	No	33.065103	-97.208714	Proposed Easement	REMAIN	-	-
7339	10.8	gum bumelia	6	No	Healthy	0	No	No	No	No	No	33.062905	-97.208677	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7340	8.5	gum bumelia	5	Yes	Healthy	0	No	No	No	No	No	33.062840	-97.208685	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7341	9.9	gum bumelia	5	Yes	Healthy	0	No	No	No	No	No	33.062822	-97.208680	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7342	12.4	gum bumelia	5	Yes	Healthy	0	No	No	No	No	No	33.062648	-97.209327	Future Development	REMAIN	N/A	-
7343	9.4	cedar elm	6	No	Healthy	0	No	No	No	No	No	33.062664	-97.209865	Future Development	REMAIN	N/A	-
7344	10.8	gum bumelia	5	Yes	Healthy	0	No	No	No	No	No	33.062771	-97.211450	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7345	18.7	gum bumelia	6	Yes	Healthy	0	No	No	No	No	No	33.062737	-97.211106	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7346	13.1	gum bumelia	4	Yes	Healthy	0	No	No	No	No	No	33.062403	-97.211454	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7347	9.5	gum bumelia	5	Yes	Healthy	0	No	No	No	No	No	33.061772	-97.211473	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7348	8.6	gum bumelia	4	Yes	Healthy	0	Yes	No	No	No	No	33.061693	-97.211486	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7349	8.3	gum bumelia	4	Yes	Healthy	0	No	No	No	No	No	33.061462	-97.211490	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7350	10.9	gum bumelia	5	Yes	Healthy	0	No	No	No	No	No	33.060533	-97.211508	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7351	9.8	gum bumelia	5	Yes	Healthy	0	No	No	No	No	No	33.060609	-97.214625	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7352	11	slippery elm	9	Yes	Healthy	20	No	No	No	No	No	33.065725	-97.211073	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7354	6.4	gum bumelia	7	Yes	Healthy	0	No	No	No	No	No	33.066092	-97.209560	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7355	11.4	gum bumelia	10	Yes	Healthy	0	No	No	No	No	No	33.068204	-97.213878	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7356	17.8	gum bumelia	14	Yes	Healthy	20	No	No	Trunk	Trunk	No	33.068216	-97.213925	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7780	10.2	gum bumelia	12	No	Healthy	0	No	No	No	No	No	33.068392	-97.214906	Open Space	REMAIN	1	-
7781	8	gum bumelia	8	Yes	Healthy	0	No	No	No	No	No	33.068526	-97.216326	Open Space/Easement	REMAIN	-	-
7782	8.4	gum bumelia	8	Yes	Healthy	0	No	No	No	No	No	33.068525	-97.216400	Open Space/Easement	REMAIN	-	-
7783	10.5	gum bumelia	9	Yes	Healthy	0	No	No	No	No	No	33.068372	-97.216742	Open Space/Easement	REMAIN	-	-
7784	8.5	gum bumelia	6	Yes	Healthy	0	No	No	No	No	No	33.064438	-97.215654	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7785	14.3	gum bumelia	6	Yes	Healthy	0	No	No	No	No	No	33.064438	-97.215638	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7786	15.8	gum bumelia	7	Yes	Healthy	0	No	No	No	No	No	33.064776	-97.216621	Open Space	REMAIN	-	-
7787	9.6	gum bumelia	4	Yes	Damaged	70	No	No	No	No	No	33.063276	-97.216816	Open Space/Easement	REMAIN	-	-
7788	7.2	cedar elm	3	No	Healthy	0	No	No	No	No	No	33.063161	-97.216808	Open Space/Easement	REMAIN	-	-
7789	11.5	cedar elm	7	No	Healthy	0	No	No	No	No	No	33.062887	-97.216823	Open Space/Easement	REMAIN	-	-
7790	11	gum bumelia	8	No	Healthy	0	No	No	No	No	No	33.062755	-97.216819	Open Space/Easement	REMAIN	-	-
7791	9.2	cedar elm	5	No	Healthy	0	No	No	No	No	No	33.061505	-97.216832	Open Space/Easement	REMAIN	-	-
7792	17.3	gum bumelia	8	Yes	Healthy	15	Yes	No	No	No	No	33.061454	-97.216822	Open Space/Easement	REMAIN	-	-
7793	13.2	cedar elm	9	Yes	Healthy	0	No	No	No	No	No	33.063174	-97.212434	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7794	12.5	gum bumelia	8	Yes	Healthy	0	No	No	No	No	No	33.063520	-97.213294	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7795	6.9	Mexican plum	5	Yes	Damaged	25	No	No	No	No	No	33.062928	-97.213769	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7796	7	cedar elm	6	No	Healthy	0	No	No	No	No	No	33.063447	-97.213854	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7797	13.2	gum bumelia	8	Yes	Healthy	0	No	No	No	No	No	33.066346	-97.212269	In Buildable Area	REMOVE	-	(1) - 2.5" - 3" cal. Tree
7798	8.1</																



PLANNING & ZONING COMMISSION AGENDA J.2. REGULAR ITEM(S)

DATE: September 22, 2025
FROM: Codie Hay, Planner
ITEM: **Public Hearing to consider a request for a Replat (RP25-0006 – FM Family Farmhouse Addition, 1R & 2R, Block A) to relocate lot lines between two residential lots with an exception to lot depth pursuant to Section 90-272(a), of the Code of Ordinances. The property is generally located north of Sentinel Oak Road and west of Simmons Road.**

BACKGROUND:

I. ITEM SUMMARY

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

The exception request will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this replat application is to reconfigure lot lines between two lots that were originally platted in 1990 as a two-lot subdivision known as the Cannon Addition. The subject property is approximately 6.733 acres and zoned Single-Family Estate (SF-E). As currently platted, Lot 1 consists of approximately 5.733 acres and was configured as a flag lot, while Lot 2 consists of approximately 1 acre. At the time of original plat approval, the Town did not have any regulations preventing flag lot configurations.

Both lots are developed with residential structures. Access to the lots is provided from Sentinel Oak Road.

The proposed relocation of lot lines would reduce the acreage of Lot 1R to 3.4 acres and increase the size of Lot 2R to 3.373 acres while the overall acres in the subdivision remains the same. The replat provides for all required setbacks and easements. Additionally, the replat proposes to change the name of the subdivision to FM Family Farmhouse Addition. As part of this application, the applicant is seeking an exception to the lot depth standards to continue using the flag lot configuration.

III. EXCEPTIONS

A. Section 90-272 - Lot depth, lines and frontage.

The Town Code requires approval of an exception from the Town Council to allow the configuration of a flag lot. A flag lot is defined as a lot that is predominantly situated behind

another lot and has access to a street by means of a narrow portion of the lot generally having a depth greater than its frontage.

Although the existing lot configuration is in the shape of a flag lot, since the proposed relocation of the lot lines further increases the extent of the flag lot condition, approval of this exception is necessary. Additionally, the minimum lot width under the SF-E zoning district regulations is 150 feet measured at the required front setback line. The proposed replat would reduce the frontage and the lot width of Lot 1R from 101.77 feet to 37.65 feet. In order to achieve a minimum lot width of 150 feet, the condition of approval includes relocating the front setback line to a distance where this standard is met. The proposed replat reflects this condition.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

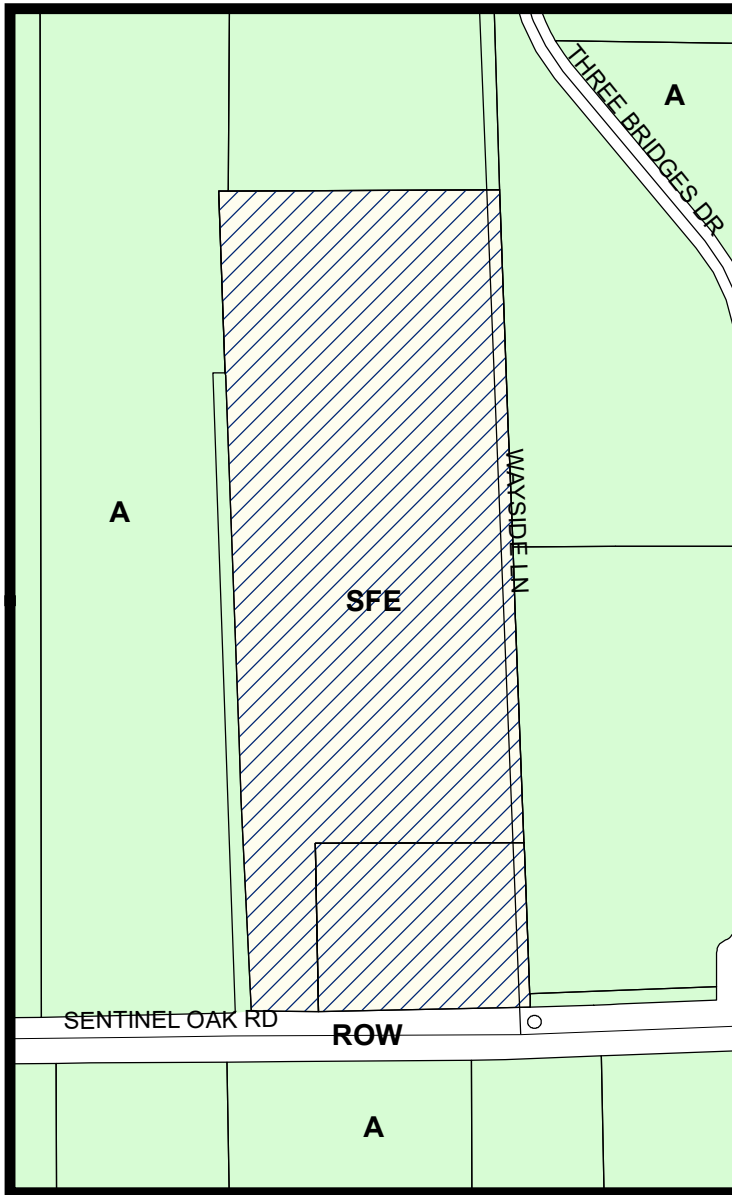
ATTACHMENTS:

1. Zoning & Aerial Map
2. Replat Package

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

Vicinity Map

RP25-0006: FM Family Farmhouse Addition Lots 1R & 2R, Block A



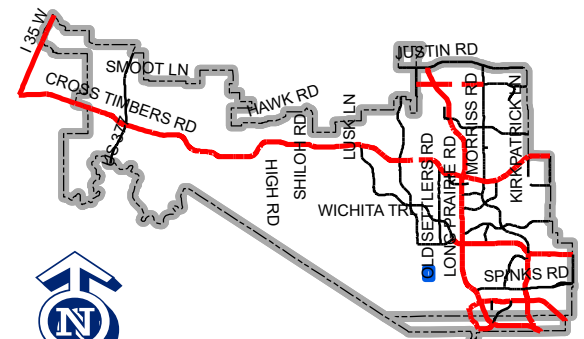
LEGEND

 Agriculture  Single Family Estate

 Subject Property

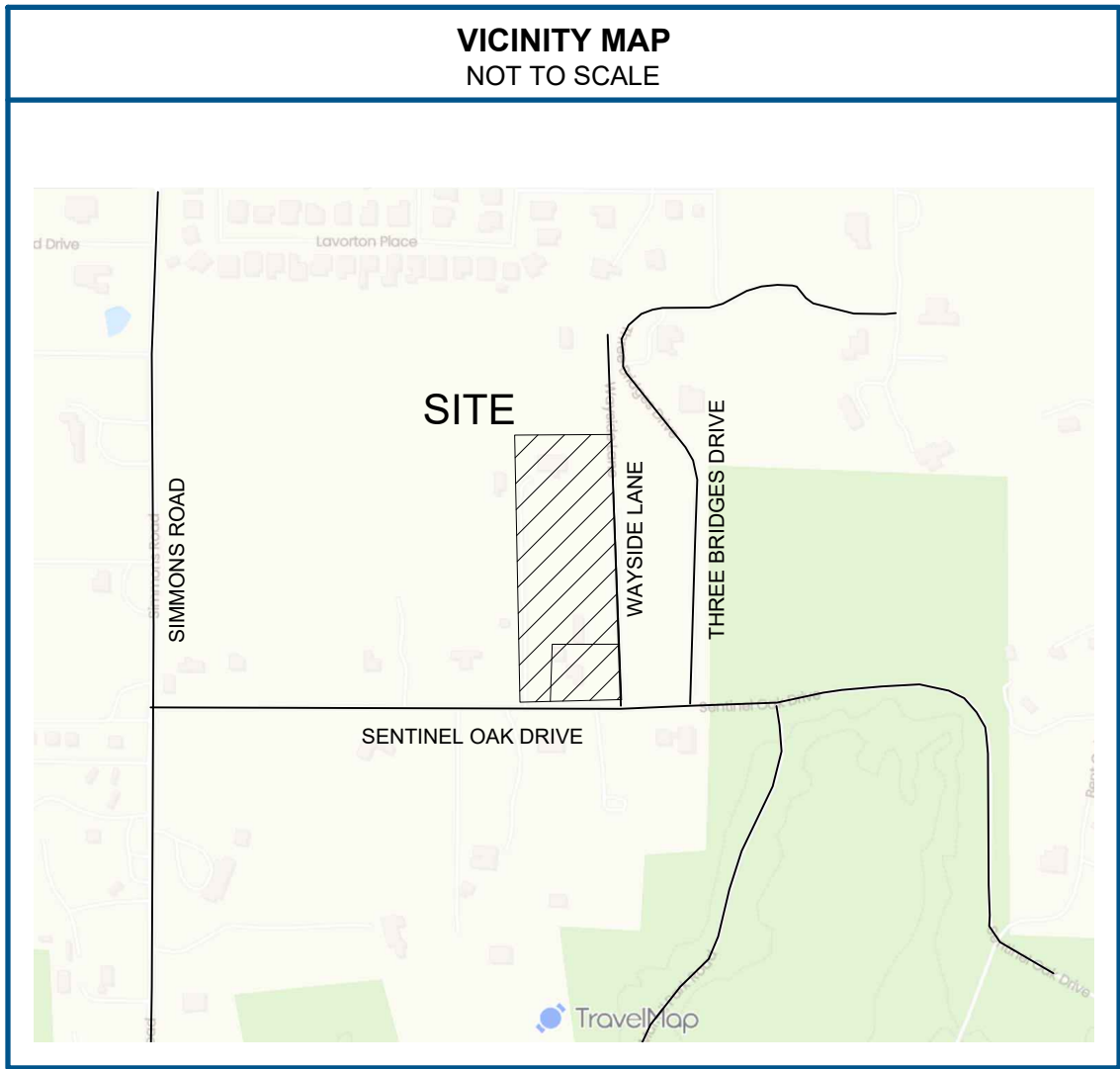
Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flowermound.gov/notifyme> to sign up for text message and/or email alerts for future projects.



Map Location

0 155 310 620 Feet
Page 129 of 130



- GENERAL NOTES**
- 1.) The purpose of this replat is to amend property lines for two existing platted lots.
 - 2.) This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480774 as shown on Map Number 48121C0540G.
 - 3.) The bearings and coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202.
 - 4.) Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - 5.) Existing wood shed is required to be demolished before any further building permits can be approved.

CALLLED 6.892 ACRES
CHANTELLE VOUTILAINEN &
JARI VOUTILAINEN
DOC. NO. 2018-130256
O.R.D.C.T.

Approved:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Donald Gilmore, Chairman
Planning and Zoning Commission

Lexin Murphy, Director of Development Services
Town of Flower Mound

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Traci Henderson, Town Secretary

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from and actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2" iron rods capped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas administrative code and the ordinances of Denton County, Texas.

PRELIMINARY

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe R.P.L.S. # 6402 DATE

STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of the office this _____ day of _____ 2025.

Notary Public, State of Texas

JOB NUMBER
2506.024
DATE
08/26/2025
REVISION
-
DRAWN BY
MMF



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 56°41'42" E	12.71'
L2	N 01°46'35" W	38.39'
L3	N 24°54'47" W	11.79'

LEGEND

PG	= PAGE	DOC. NO.	= DOCUMENT NUMBER
VOL	= VOLUME	O.R.D.C.T.	= OFFICIAL RECORDS,
POB	= POINT OF BEGINNING	DENTON COUNTY, TEXAS	
IRF	= IRON ROD FOUND	D.R.D.C.T.	= DENTON COUNTY, TEXAS
CIRF	= CAPPED IRON ROD FOUND	R.P.R.D.C.T.	= REAL PROPERTY RECORDS,
		DENTON COUNTY, TEXAS	

SURVEYOR
EAGLE SURVEYING, LLC
222 SOUTH ELM STREET, SUITE: 200
DENTON, TX 76201
940.222.3009

OWNER
FM FAMILY FARMHOUSE LLC
153 KILBRIDGE COURT
CORPELL, TX 75019
CONTACT: BETSY SMITH
(214) 783-0865
betsyksmith@gmail.com

OWNER
AISLINN NORMA SMALLING
3500 SENTINEL OAK DRIVE
FLOWER MOUND, TX 75022
(805) 377-6707
ansmalling@gmail.com

PLAT SUMMARY TABLE

NUMBER OF LOTS: 2
MINIMUM ACREAGE: 6.773 ACRES
MAXIMUM ACREAGE: 6.773 ACRES
AVERAGE ACREAGE: 6.773 ACRES

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **FN FAMILY FARMHOUSE, LLC AND AISLINN SMALLINGS**, are the owners of a 6.773 acre tract of land out of Henderson Murphy Survey, Abstract Number 822, situated in Denton County, Texas, being all of Lot 1 and Lot 2, of Cannon Addition, as shown in Plat recorded in Cabinet H, Page 219, Plat Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point from which a 5/8 inch iron rod found bears S 09°10'11" W 0.62';

THENCE N68°11'02"W, passing a steel pin at a distance of 18.60 feet and continuing for a total distance of 127.97 feet to a 1/2 inch iron with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of said Lot 2, in the North right-of-way line of Sentinel Oak Drive;

THENCE S88°33'09"W, along said North right-of-way line of Sentinel Oak Drive, a distance of 340.00 feet to a 1/2 inch iron with green plastic cap stamped "EAGLE SURVEYING" set for the Southwest corner of said Lot 1;

THENCE N01°07'37"W, along the West line of said Lot 1, a distance of 892.72 feet to an iron rod found for the Northwest corner of said Lot 1;

THENCE N89°36'24"E, along the North line of said Lot 5, passing a steel pin at a distance of 303.27 feet, and continuing for a total distance of 323.27 feet to an iron rod found for the Northeast corner of said Lot 1;

THENCE, S02°12'33"E, passing a 1/2 inch iron rod found for the Northeast corner of the aforementioned Lot 2, at a distance of 701.44 feet, and continuing for a total distance of 886.84 feet to the **POINT OF BEGINNING** and containing 6.773 acres or 295,032 square feet of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That **FM FAMILY FARMHOUSE, LLC AND AISLINN SMALLINGS**, do hereby adopt this Replat, designating herein described property as **FM FAMILY FARMHOUSE ADDITION, LOTS 1R & 2R**, an addition to the Town of Flower Mound, Denton County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights-of-way, and Lot(s)/Block(s) _____, are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

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

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

OWNER: **FM FAMILY FARMHOUSE, LLC**

By: _____ Date _____

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of the office this _____ day of _____ 2025.

Notary Public, State of Texas.

OWNER: **FM FAMILY FARMHOUSE, LLC**

By: _____ Date _____

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of the office this _____ day of _____ 2025.

Notary Public, State of Texas.

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of the office this _____ day of _____ 2025.

Notary Public, State of Texas.

OWNER: **AISLINN SMALLINGS**

By: _____ Signature / Printed Name / Title _____ Date _____

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of the office this _____ day of _____ 2025.

Notary Public, State of Texas.

REPLAT
FM FAMILY FARMHOUSE ADDITION
LOTS 1R & 2R, BLOCK A
BEING ALL OF LOTS 1 & 2,
CANNON ADDITION, RECORDED IN
CABINET H, PAGE 219, P.R.D.C.T.
AND BEING 6.773 ACRES OF LAND SITUATED IN THE
HENDERSON MURPHY SURVEY,
ABSTRACT NUMBER 822
DENTON COUNTY, TEXAS
PLAT PREPARED 07/10/2025