Planning & Zoning Commission

July 27, 2026
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.

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

To speak during public comment, fill out a comment form (PDF). Note:

- Limited to three (3) minutes, a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair
- Direct comments to the Board/Commission
- State your name and the municipality where you reside

E. COORDINATION OF CALENDARS

1. August 10, 2026
2. August 24, 2026

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. Legislative Updates

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 June 22, 2026 - Consider approval of the minutes from June 22, 2026.
2. SSP26-0002 - Brookview Phase 2 - Consider a request for a Subdivision Site Plan (SSP26-0002- Brookview Phase 2) to create a residential subdivision. The property is generally located north of Cross Timbers Road and east of Canyon Falls Drive.

I. 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. SUP26-0003 - Kensington Estates Lot 1, Block A Accessory Dwelling Unit - Public Hearing to consider an ordinance granting a Specific Use Permit No. 503 (SUP26-0003 – Kensington Estates Lot 1, Block A Accessory Dwelling Unit) to permit an accessory dwelling. The property is generally located east of Scenic Drive on Kensington Court.

J. 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 July 21, 2026, 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

June 22, 2026
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

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

Gregory Schultz, Place 1, Chair
Todd Bayuk, Place 3
Scott Langley, Place 5
Donald Gilmore, Place 6
Michelle Jackson, Place 8 Alternate
Deb Fitzpatrick, Place 9 Alternate

with the following member(s) absent:
Jason Hobbs, Place 2, Vice Chair
Ryan Geddie, Place 4
Vacant, Place 7

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

Gerald Pruitt, Town Attorney
Lexin Murphy, Director of Development Services
Jersain Castanon, Senior Project Engineer
Nick Ford, Senior Planner
Codie Hay, Planner
LauriAnn Cash, Staff Liaison

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG

D. PUBLIC COMMENT

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- Direct comments to the Board/Commission
- State your name and the municipality where you reside

Names listed below do not necessarily reflect the order in which each person spoke, and all municipalities are located in Flower Mound unless otherwise indicated.

Speaker name and municipality	Subject (as written on the form)
None	

** Indicates person did not wish to speak*

E. COORDINATION OF CALENDARS

1. July 13, 2026

2. July 27, 2026

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.

None

G. STAFF/DIRECTOR REPORT

1. Future Training Opportunities

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 June 8, 2026 - Consider approval of the minutes from June 8, 2026.

ACTION: Commissioner Gilmore moved to approve H.1. as presented in the agenda caption. Commissioner Jackson seconded the motion.

AYES:	Bayuk, Langley, Gilmore, Jackson, Fitzpatrick
NAYS:	None
RESULT:	5 : 0

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. SP26-0003 - Cachet Salons - Consider a request for a Site Plan (SP26-0003 – Cachet Salons) to develop a non-residential building for a salon. The property is generally located south of Lakeside Parkway and east of Norwood Drive.

STAFF PRESENTATION:
Codie Hay, Planner

APPLICANT PRESENTATION:
Matt Muse, Cachet Salons; present for questions, no presentation
Steven Halliday, Studio 97w; present for questions, no presentation

ACTION:	Commissioner Langley moved to approve I.1. as presented in the agenda caption. Commissioner Bayuk seconded the motion.
AYES:	Bayuk, Langley, Gilmore, Jackson, Fitzpatrick
NAYS:	None
RESULT:	5 : 0

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. LDR26-0001 - Time-Based Shared Parking - Public Hearing to consider an ordinance amending the Land Development Regulations (LDR26-0001 – Time-Based Shared Parking) by amending Chapter 82, "Development Standards," related to off-street parking.

STAFF PRESENTATION:
Nick Ford, Senior Planner

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 Langley moved to recommend approval of J.1. as presented in the agenda caption, and for staff to look into approaches for reducing distance of parking areas and parking spaces to buildings or respective uses in order to lessen pedestrian walking distance and time. Commissioner Bayuk seconded the motion.

AYES: Bayuk, Langley, Gilmore, Jackson, Fitzpatrick

NAYS: None

RESULT: 5 : 0

K. ADJOURN

Chair Schultz adjourned the meeting at 7:25 p.m.

TOWN OF FLOWER MOUND, TEXAS

_____

GREGORY SCHULTZ, CHAIR

ATTEST:

_____

LAURIANN CASH, STAFF LIAISON

PLANNING & ZONING COMMISSION AGENDA H.2. CONSENT ITEM(S)

DATE: July 27, 2026
FROM: Claire Barnes, Senior Planner
ITEM: **Consider a request for a Subdivision Site Plan (SSP26-0002- Brookview Phase 2) 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 application is to approve infrastructure for a proposed subdivision consisting of 231 Single Family-Detached (SFD) lots in conformance with Planned Development No. 202 (PD-202). Of the 231 lots, 179 lots are located within the Single Family Detached (SFD) zoning district and the remaining 52 lots are located within the Townhome (TH) zoning district. The subject site is approximately 60.1260 acres.

PD-202 permits a maximum of 713 detached lots within the SFD zoning. At least 50 percent of all SFD zoned lots 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 179 lots located within the SFD zoning district, 114 have a minimum lot size of 5,000 square feet and 65 have a minimum lot size of 4,000 square feet. Including Phase 1A and Phase 2, the Brookview project currently includes a total of 492 detached lots of which 263 lots have a minimum lot size of 5,000.

PD-202 permits a maximum of 477 lots within the Townhomes (TH) zoning district. Lots in this district may be developed per the PD's SFD or TH zoning standards. The applicant is proposing to develop 52 lots located within the TH zoning under SFD standards. Including Phase 1B and Phase 2, the TH zoning currently includes 192 lots (Phase 1B included 140 townhome lots). Additional SFD and TH lots are planned in future phases, and lot counts will be tracked to ensure compliance with PD standards at final development build-out.

The access to the subdivision is provided from the proposed extension of Denton Creek Boulevard, the proposed extension of Stonecrest Road, and Cross Timbers Road. The

subdivision site plan depicts necessary easements, setbacks, and right-of-way dedications. The landscape plan depicts necessary landscape buffers and plantings.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES:

FISCAL IMPACT: N/A

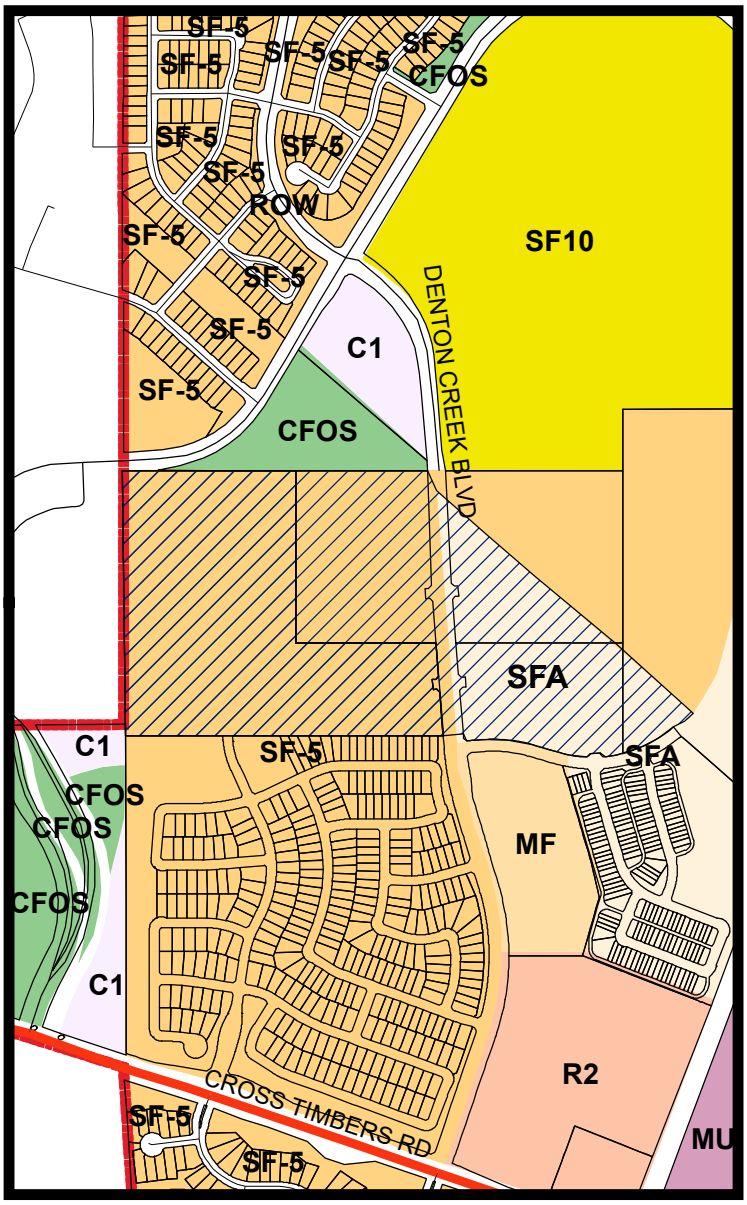
LEGAL REVIEW: N/A

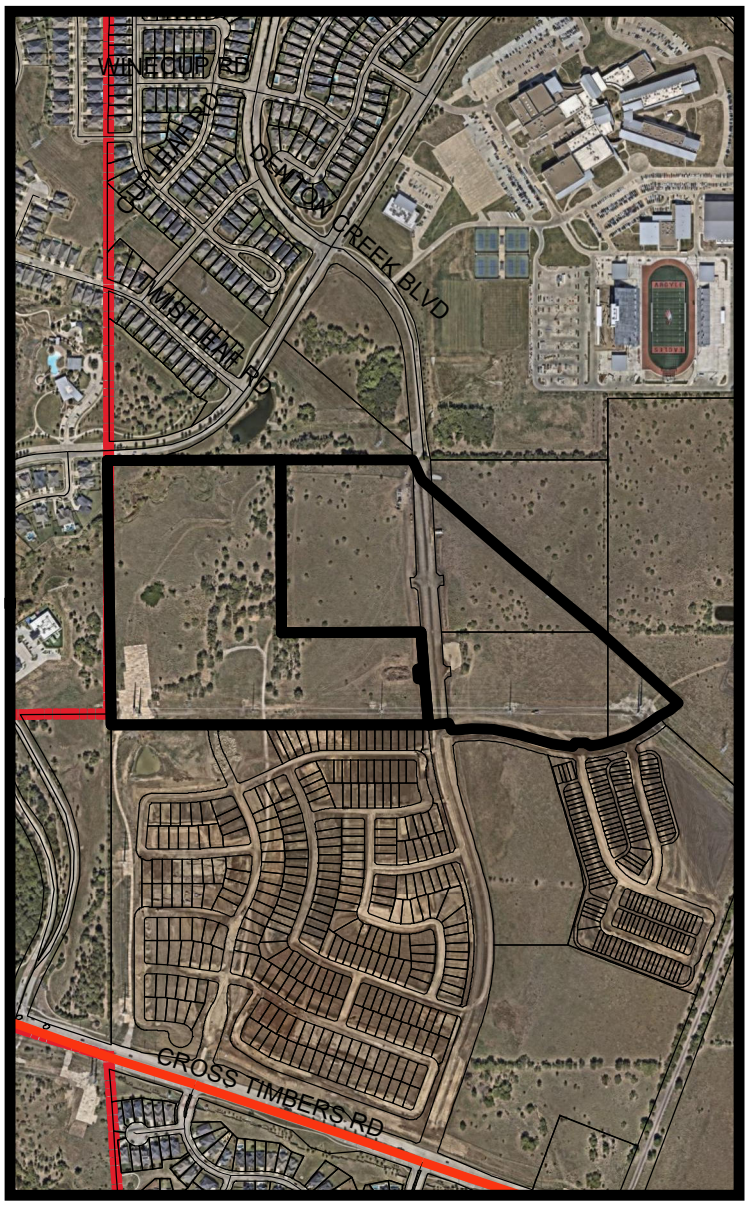
ATTACHMENTS:
1. Zoning & Aerial Map
2. Subdivision Site Plan Package

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

Vicinity Map

SSP26-0002: Brookview Phase 2

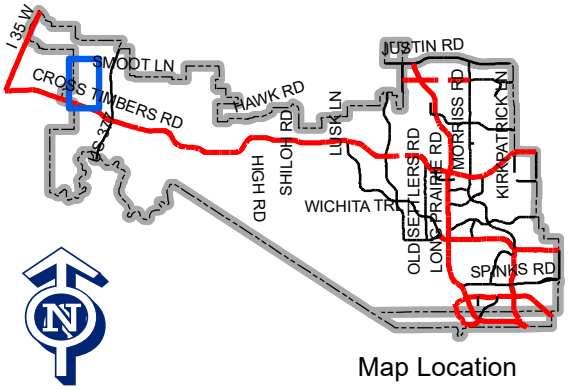




LEGEND

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

Subject Property



Map Location

0 700 1,400 2,800 Feet

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.

February 27, 2026

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

RE: Brookview Phase 2
Subdivision Site Plan
Letter of Intent

To Whom it may concern:

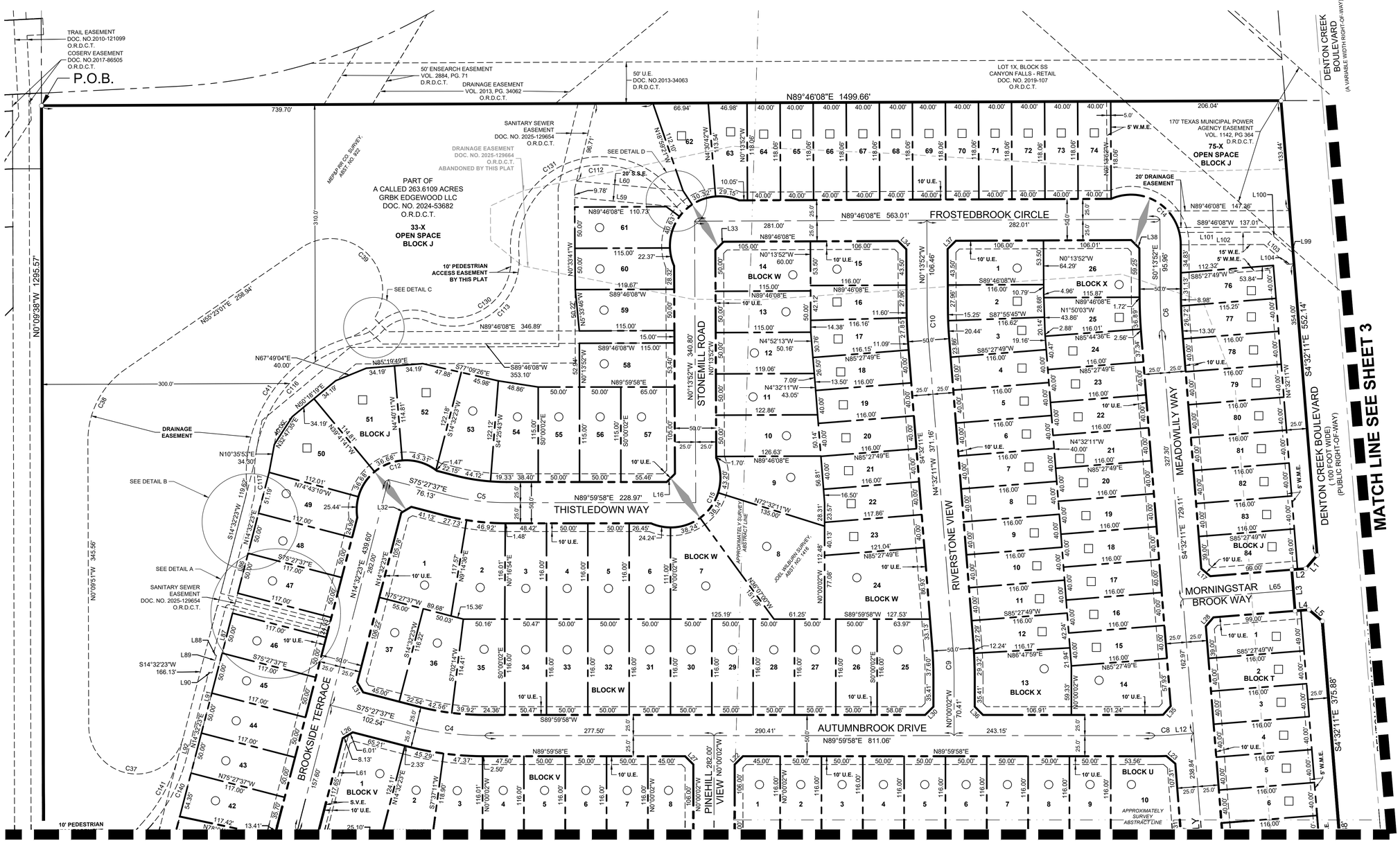
On behalf of Green Brick Edgewood LLC., please accept our Subdivision Site Plan application for Brookview Phase 2. The existing use on the property is agricultural. A Zoning Case for the development was approved at Town Council on May 20, 2024 as Planned Development District 202 ("PD-202", Zoning Ordinance #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.

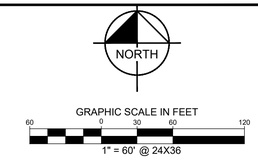
The current application for Subdivision Site Plan is for Phase 2. Phase 2 proposes 231 Residential lots, 8 open spaces, and dedicates 8.93 acres of right-of-way of the 60.13 total acres. This phase will connect to approved Phase 1A with an extension of known Clearview Boulevard and will complete 2 intersections to approved Denton Creek Boulevard. Phase 2 will also complete an intersection to Stonecrest Road, as approved with Phase 1B.

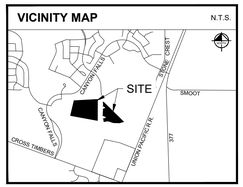
Please let me know if you have any questions or comments on the submittal.

Sincerely,

Bryan R. Moody, P.E.







NOTES:

1. The purpose of this plat is to create 231 residential lots, 8 open space "X" lots, dedicate right-of-way, 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" found 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 4 for Lot Area Tables.
7. See sheet 4 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 2 MASTER PLAN FEATURES:

LAND USE PLAN: HIGH DENSITY SINGLE FAMILY DETACHED

PARKS AND TRAILS PLAN: 8' TRAIL ALONG EAST SIDE OF DENTON CREEK BOULEVARD
6' TRAIL ALONG WEST SIDE OF DENTON CREEK BOULEVARD

OPEN SPACE PLAN: SEE LANDSCAPE PLANS

THOROUGHFARE PLAN: 4 POINTS OF CONNECTION TO EXISTING DENTON CREEK BLVD
1 POINT OF CONNECTION TO EXISTING STONECREST ROAD

WATER PLAN: CONNECTION TO EXISTING 12" WATER ALONG DENTON CREEK BLVD
CONNECTION TO EXISTING 20" RAW WATER ALONG DENTON CREEK BLVD

WASTEWATER PLAN: CONNECTION TO EXISTING 10" GRAVITY MAIN - CONSTRUCTED WITH PHASE 1A

MATCH LINE SEE SHEET 2

LEGEND

P.O.C.	= POINT OF COMMENCING
P.O.B.	= POINT OF BEGINNING
IRFC	= IRON ROD FOUND WITH CAP
IRSC	= 5/8" IRON ROD SET WITH KHA CAP
U.E.	= UTILITY EASEMENT
W.E.	= WATER EASEMENT
P.A.E	= PEDESTRIAN ACCESS EASEMENT
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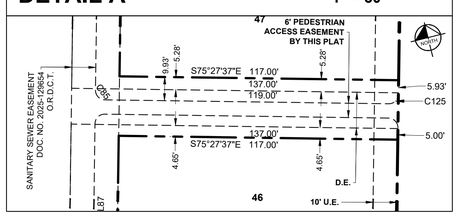
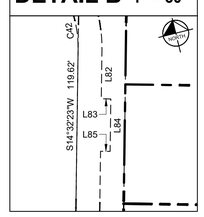
O.R.D.C.T.	= OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
VOL.	= VOLUME
PG.	= PAGE
INST. NO.	= INSTRUMENT NUMBER
	= STREET NAME CHANGE
	50' MIN LOT WIDTH & MIN 5,000 SF
	40' MIN LOT WIDTH & MIN 4,000 SF

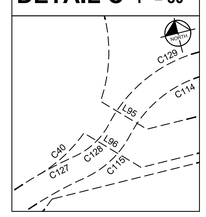
DETAIL A 1" = 30'



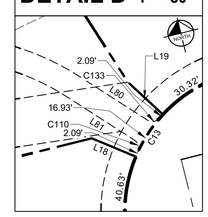
DETAIL B 1" = 30'



DETAIL C 1" = 30'



DETAIL D 1" = 30'



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 2

231 RESIDENTIAL LOTS, 8 OPEN SPACE "X" LOTS, AND RIGHT-OF-WAY DEDICATION

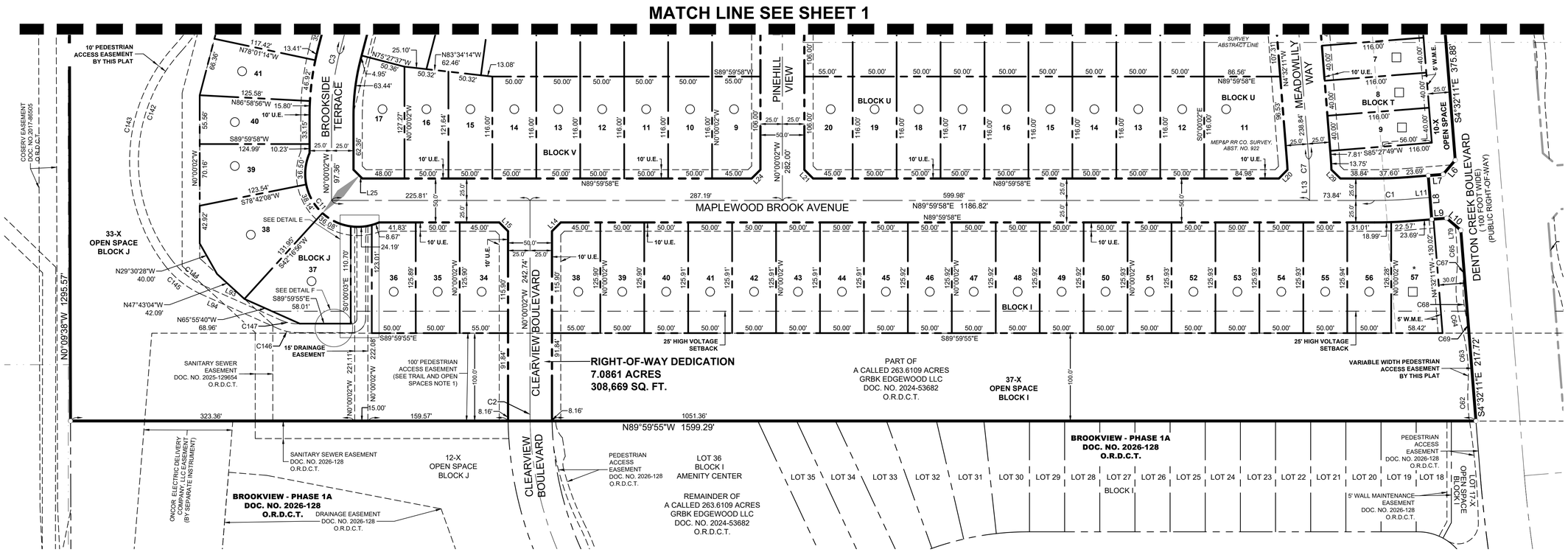
60.1260 ACRES

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

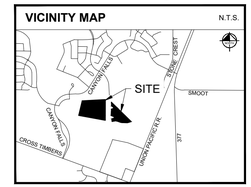
Kimley»Horn
2500 Pacific Avenue, Suite 1100, Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

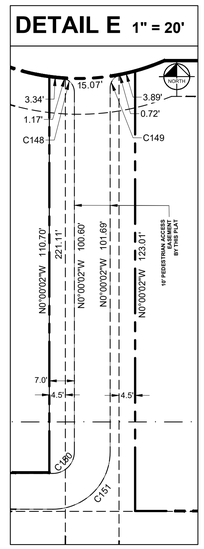
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	LDV	JAD	JUNE 2026	065000725	1 OF 5

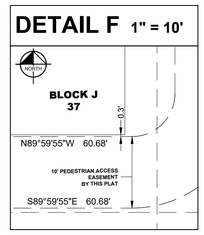
DWG NAME: K:\DTD_SURVEY\064537594-LA ESTANCIA CROSS TIMBERS\DWG\064537594-LA ESTANCIA CROSS TIMBERS_SUBDV SP_PHASE 2.DWG PLOTTED BY VALDEZ, LEONARDO 6/24/2026 3:26 PM LAST SAVED: 6/24/2026 3:19 PM



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







BROOKVIEW PHASE 2 MASTER PLAN FEATURES:

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6' TRAIL ALONG WEST SIDE OF DENTON CREEK BOULEVARD

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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
	= STREET NAME CHANGE
○	50' MIN LOT WIDTH & MIN 5,000 SF
□	40' MIN LOT WIDTH & MIN 4,000 SF
*	= SEE GENERAL NOTE 17

NOTES:

1. The purpose of this plat is to create 231 residential lots, 8 open space "X" lots, dedicate right-of-way, 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.
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6. See Sheet 4 for Lot Area Tables.
7. See sheet 4 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.

SURVEYOR: J. ANDY DOBBS, RPLS
KIMLEY-HORN AND ASSOCIATES, INC.
2500 PACIFIC AVENUE, SUITE 110
DALLAS, TEXAS 75226
PHONE: 972-770-1300
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CONTACT: AARON GUTHRIE
PHONE: 972-310-4545

SUBDIVISION SITE PLAN

BROOKVIEW - PHASE 2

231 RESIDENTIAL LOTS, 8 OPEN SPACE "X" LOTS, AND RIGHT-OF-WAY DEDICATION

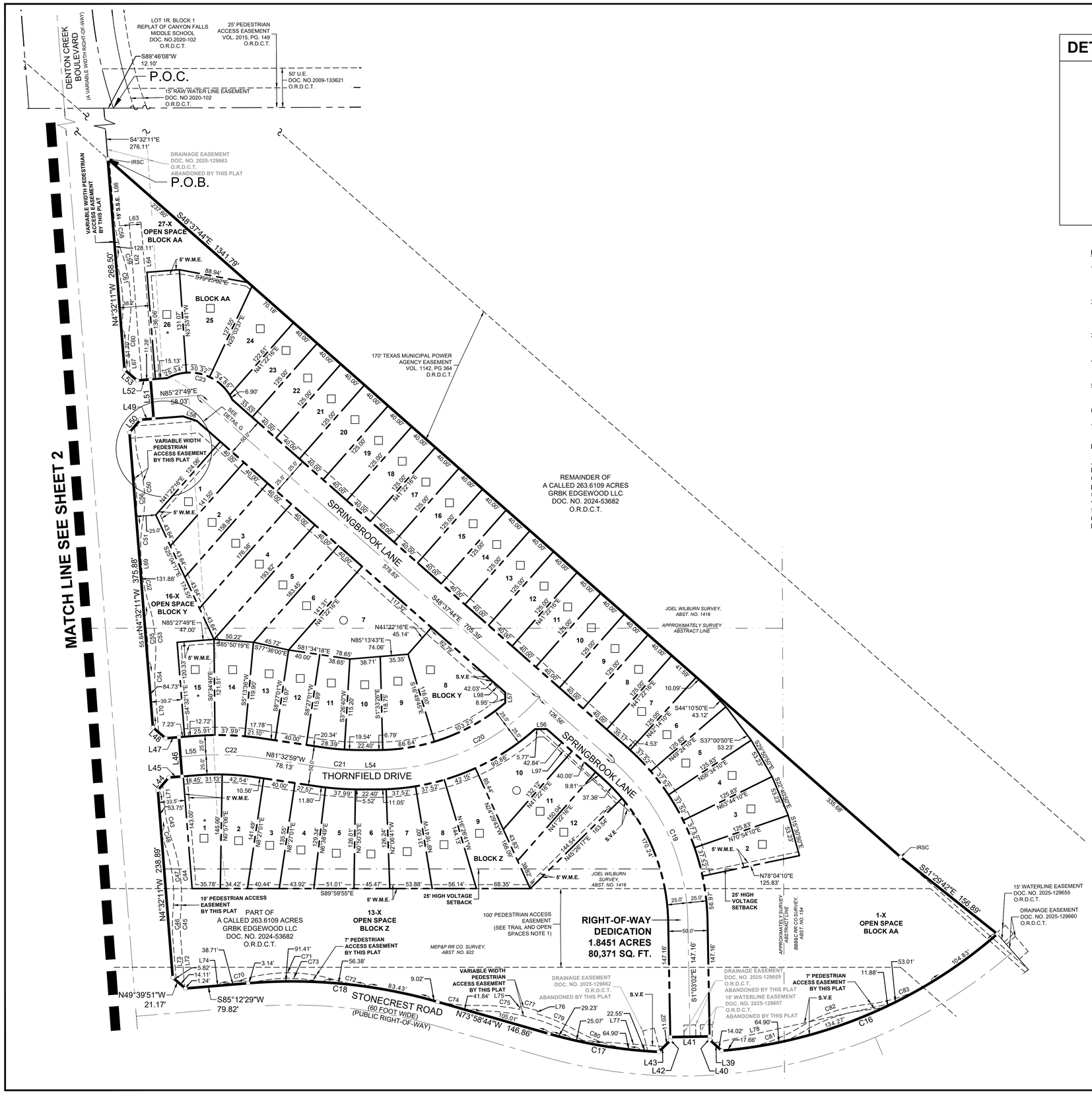
60.1260 ACRES

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

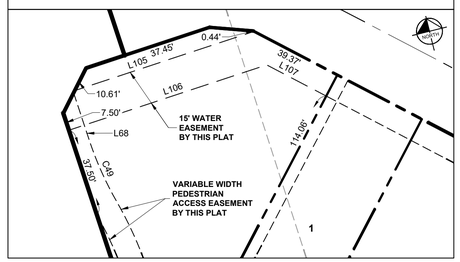
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	LDV	JAD	JUNE 2026	065000725	2 OF 5

DWG NAME: K:\DTD_SURVEY\064537594-LA ESTANCIA CROSS TIMBERS_SUBDV SP_PHASE 2.DWG PLOTTED BY VALDEZ, LEONARDO 6/24/2026 3:26 PM LAST SAVED 6/24/2026 3:19 PM



DETAIL G

1" = 30'



NORTH

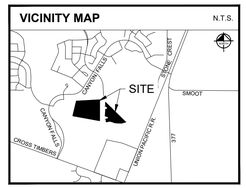
GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36

VICINITY MAP

N.T.S.



NOTES:

1. The purpose of this plat is to create 231 residential lots, 8 open space "X" lots, dedicate right-of-way, 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" found 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 4 for Lot Area Tables.
7. See sheet 4 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.

LEGEND

P.O.C.	= POINT OF COMMENCING
P.O.B.	= POINT OF BEGINNING
IRFC	= IRON ROD FOUND WITH CAP
IRSC	= 5/8" 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
◆	= STREET NAME CHANGE
○	50' MIN LOT WIDTH & MIN 5,000 SF
□	40' MIN LOT WIDTH & MIN 4,000 SF
*	= SEE GENERAL NOTE 17

BROOKVIEW PHASE 2 MASTER PLAN FEATURES:

LAND USE PLAN: HIGH DENSITY SINGLE FAMILY DETACHED

PARKS AND TRAILS PLAN: 8' TRAIL ALONG EAST SIDE OF DENTON CREEK BOULEVARD
6' TRAIL ALONG WEST SIDE OF DENTON CREEK BOULEVARD

OPEN SPACE PLAN: SEE LANDSCAPE PLANS

THOROUGHFARE PLAN: 4 POINTS OF CONNECTION TO EXISTING DENTON CREEK BLVD
1 POINT OF CONNECTION TO EXISTING STONECREST ROAD

WATER PLAN: CONNECTION TO EXISTING 12" WATER ALONG DENTON CREEK BLVD
CONNECTION TO EXISTING 20" RAW WATER ALONG DENTON CREEK BLVD

WASTEWATER PLAN: CONNECTION TO EXISTING 10" GRAVITY MAIN - CONSTRUCTED WITH PHASE 1A

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

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

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

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BROOKVIEW - PHASE 2

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DWG NAME: K:\DTD_SURVEY\064537594-LA ESTANCIA CROSS TIMBERS\DWG\064537594-LA ESTANCIA CROSS TIMBERS_SUBDV SP_PHASE 2.DWG PLOTTED BY VALDEZ, LEONARDO 6/24/2026 3:20 PM LAST SAVED: 6/24/2026 3:19 PM

LOT WIDTH TABLE	
LOT & BLOCK NUMBER	WIDTH (LF)
BLOCK I LOT 37-X	N/A
BLOCK I LOT 38	55.00
BLOCK I LOT 39	50.00
BLOCK I LOT 40	50.00
BLOCK I LOT 41	50.00
BLOCK I LOT 42	50.00
BLOCK I LOT 43	50.00
BLOCK I LOT 44	50.00
BLOCK I LOT 45	50.00
BLOCK I LOT 46	50.00
BLOCK I LOT 47	50.00
BLOCK I LOT 48	50.00
BLOCK I LOT 49	50.00
BLOCK I LOT 50	50.00
BLOCK I LOT 51	50.00
BLOCK I LOT 52	50.00
BLOCK I LOT 53	50.00
BLOCK I LOT 54	50.00
BLOCK I LOT 55	50.00
BLOCK I LOT 56	50.00
BLOCK I LOT 57	49.80
BLOCK J LOT 33-X	N/A
BLOCK J LOT 34	54.19
BLOCK J LOT 35	50.00
BLOCK J LOT 36	50.00
BLOCK J LOT 37	50.00
BLOCK J LOT 38	50.00
BLOCK J LOT 39	50.00
BLOCK J LOT 40	50.00
BLOCK J LOT 41	50.00
BLOCK J LOT 42	50.00
BLOCK J LOT 43	50.00
BLOCK J LOT 44	50.00
BLOCK J LOT 45	50.00
BLOCK J LOT 46	50.00
BLOCK J LOT 47	50.00
BLOCK J LOT 48	50.10
BLOCK J LOT 49	50.20
BLOCK J LOT 50	48.10
BLOCK J LOT 51	48.10
BLOCK J LOT 52	49.00
BLOCK J LOT 53	63.90
BLOCK J LOT 54	56.20
BLOCK J LOT 55	50.00
BLOCK J LOT 56	50.00
BLOCK J LOT 57	65.40
BLOCK J LOT 58	53.90
BLOCK J LOT 59	50.00
BLOCK J LOT 60	50.00
BLOCK J LOT 61	50.30
BLOCK J LOT 62	40.00
BLOCK J LOT 63	40.00
BLOCK J LOT 64	40.00
BLOCK J LOT 65	40.00
BLOCK J LOT 66	40.00
BLOCK J LOT 67	40.00
BLOCK J LOT 68	40.00
BLOCK J LOT 69	40.00
BLOCK J LOT 70	40.00
BLOCK J LOT 71	40.00
BLOCK J LOT 72	40.00
BLOCK J LOT 73	40.00
BLOCK J LOT 74	40.00
BLOCK J LOT 75-X	N/A
BLOCK J LOT 76	40.10
BLOCK J LOT 77	40.00
BLOCK J LOT 78	40.00
BLOCK J LOT 79	40.00
BLOCK J LOT 80	40.00
BLOCK J LOT 81	40.00
BLOCK J LOT 82	40.00
BLOCK J LOT 83	40.00
BLOCK J LOT 84	49.00
BLOCK T LOT 1	49.00
BLOCK T LOT 2	40.00
BLOCK T LOT 3	40.00
BLOCK T LOT 4	40.00
BLOCK T LOT 5	40.00
BLOCK T LOT 6	40.00
BLOCK T LOT 7	40.00
BLOCK T LOT 8	40.00
BLOCK T LOT 9	40.00
BLOCK T LOT 10-X	N/A
BLOCK U LOT 1	55.00
BLOCK U LOT 2	50.00
BLOCK U LOT 3	50.00
BLOCK U LOT 4	50.00
BLOCK U LOT 5	50.00
BLOCK U LOT 6	50.00
BLOCK U LOT 7	50.00
BLOCK U LOT 8	50.00
BLOCK U LOT 9	50.00
BLOCK U LOT 10	78.90
BLOCK U LOT 11	94.20
BLOCK U LOT 12	50.00
BLOCK U LOT 13	50.00
BLOCK U LOT 14	50.00
BLOCK U LOT 15	50.00
BLOCK U LOT 16	50.00
BLOCK U LOT 17	50.00
BLOCK U LOT 18	50.00
BLOCK U LOT 19	50.00
BLOCK U LOT 20	55.00
BLOCK V LOT 1	75.20
BLOCK V LOT 2	50.00
BLOCK V LOT 3	50.00
BLOCK V LOT 4	50.00
BLOCK V LOT 5	50.00
BLOCK V LOT 6	50.00
BLOCK V LOT 7	50.00
BLOCK V LOT 8	55.00

LOT WIDTH TABLE	
LOT & BLOCK NUMBER	WIDTH (LF)
BLOCK V LOT 9	55.00
BLOCK V LOT 10	50.00
BLOCK V LOT 11	50.00
BLOCK V LOT 12	50.00
BLOCK V LOT 13	50.00
BLOCK V LOT 14	50.00
BLOCK V LOT 15	50.00
BLOCK V LOT 16	50.00
BLOCK V LOT 17	58.00
BLOCK W LOT 1	80.70
BLOCK W LOT 2	50.00
BLOCK W LOT 3	50.00
BLOCK W LOT 4	50.00
BLOCK W LOT 5	50.00
BLOCK W LOT 6	50.00
BLOCK W LOT 7	50.00
BLOCK W LOT 8	50.00
BLOCK W LOT 9	50.00
BLOCK W LOT 10	50.00
BLOCK W LOT 11	50.00
BLOCK W LOT 12	50.00
BLOCK W LOT 13	50.00
BLOCK W LOT 14	60.00
BLOCK W LOT 15	53.50
BLOCK W LOT 16	40.00
BLOCK W LOT 17	40.00
BLOCK W LOT 18	40.00
BLOCK W LOT 19	40.00
BLOCK W LOT 20	40.00
BLOCK W LOT 21	40.00
BLOCK W LOT 22	40.00
BLOCK W LOT 23	40.00
BLOCK W LOT 24	85.30
BLOCK W LOT 25	68.10
BLOCK W LOT 26	50.00
BLOCK W LOT 27	50.00
BLOCK W LOT 28	50.00
BLOCK W LOT 29	50.00
BLOCK W LOT 30	50.00
BLOCK W LOT 31	50.00
BLOCK W LOT 32	50.00
BLOCK W LOT 33	50.00
BLOCK W LOT 34	50.50
BLOCK W LOT 35	61.80
BLOCK W LOT 36	62.40
BLOCK W LOT 37	55.00
BLOCK X LOT 1	53.50
BLOCK X LOT 2	42.60
BLOCK X LOT 3	43.40
BLOCK X LOT 4	40.00
BLOCK X LOT 5	40.00
BLOCK X LOT 6	40.00
BLOCK X LOT 7	40.00
BLOCK X LOT 8	40.00
BLOCK X LOT 9	40.00
BLOCK X LOT 10	40.00
BLOCK X LOT 11	40.00
BLOCK X LOT 12	40.00
BLOCK X LOT 13	75.80
BLOCK X LOT 14	67.10
BLOCK X LOT 15	40.00
BLOCK X LOT 16	40.00
BLOCK X LOT 17	40.00
BLOCK X LOT 18	40.00
BLOCK X LOT 19	40.00
BLOCK X LOT 20	40.00
BLOCK X LOT 21	40.00
BLOCK X LOT 22	40.00
BLOCK X LOT 23	40.00
BLOCK X LOT 24	40.00
BLOCK X LOT 25	42.70
BLOCK X LOT 26	69.20
BLOCK Y LOT 1	40.00
BLOCK Y LOT 2	40.00
BLOCK Y LOT 3	40.00
BLOCK Y LOT 4	40.00
BLOCK Y LOT 5	40.00
BLOCK Y LOT 6	40.00
BLOCK Y LOT 7	117.30
BLOCK Y LOT 8	103.00
BLOCK Y LOT 9	61.10
BLOCK Y LOT 10	47.00
BLOCK Y LOT 11	47.00
BLOCK Y LOT 12	40.00
BLOCK Y LOT 13	40.00
BLOCK Y LOT 14	40.00
BLOCK Y LOT 15	40.00
BLOCK Y LOT 16-X	N/A
BLOCK Z LOT 1	47.60
BLOCK Z LOT 2	50.40
BLOCK Z LOT 3	40.00
BLOCK Z LOT 4	40.00
BLOCK Z LOT 5	40.00
BLOCK Z LOT 6	40.00
BLOCK Z LOT 7	40.00
BLOCK Z LOT 8	40.00
BLOCK Z LOT 9	44.90
BLOCK Z LOT 10	55.20
BLOCK Z LOT 11	40.00
BLOCK Z LOT 12	40.00
BLOCK Z LOT 13-X	N/A
BLOCK AA LOT 1-X	N/A
BLOCK AA LOT 2	40.00
BLOCK AA LOT 3	40.00
BLOCK AA LOT 4	40.00
BLOCK AA LOT 5	40.00
BLOCK AA LOT 6	40.00
BLOCK AA LOT 7	40.00
BLOCK AA LOT 8	40.00
BLOCK AA LOT 9	40.00
BLOCK AA LOT 10	40.00

LOT WIDTH TABLE	
LOT & BLOCK NUMBER	WIDTH (LF)
BLOCK AA LOT 11	40.00
BLOCK AA LOT 12	40.00
BLOCK AA LOT 13	40.00
BLOCK AA LOT 14	40.00
BLOCK AA LOT 15	40.00
BLOCK AA LOT 16	40.00
BLOCK AA LOT 17	40.00
BLOCK AA LOT 18	40.00
BLOCK AA LOT 19	40.00
BLOCK AA LOT 20	40.00
BLOCK AA LOT 21	40.00
BLOCK AA LOT 22	40.00
BLOCK AA LOT 23	40.00
BLOCK AA LOT 24	40.00
BLOCK AA LOT 25	40.00
BLOCK AA LOT 26	40.00
BLOCK AA LOT 27-X	N/A

LOT AND BLOCK AREA ANALYSIS			
LOT NO.	BLOCK	ACRES	SQ. FT.
37-X	I	2.492	108,572
38	I	0.158	6,875
39	I	0.145	6,295
40	I	0.145	6,295
41	I	0.145	6,295
42	I	0.145	6,295
43	I	0.145	6,296
44	I	0.145	6,296
45	I	0.145	6,296
46	I	0.145	6,296
47	I	0.145	6,296
48	I	0.145	6,296
49	I	0.145	6,296
50	I	0.145	6,296
51	I	0.145	6,296
52	I	0.145	6,296
53	I	0.145	6,297
54	I	0.145	6,297
55	I	0.145	6,297
56	I	0.145	6,299
57	I	0.157	6,817

LOT AND BLOCK AREA ANALYSIS			
LOT NO.	BLOCK	ACRES	SQ. FT.
33-X	J	10.705	466,316
34	J	0.158	6,874
35	J	0.145	6,295
36	J	0.144	6,282
37	J	0.234	10,181
38	J	0.245	10,668
39	J	0.162	7,076
40	J	0.150	6,534
41	J	0.156	6,797
42	J	0.139	6,054
43	J	0.134	5,850
44	J	0.134	5,850
45	J	0.134	5,850
46	J	0.134	5,850
47	J	0.134	5,850
48	J	0.134	5,850
49	J	0.134	5,816
50	J	0.192	8,368
51	J	0.193	8,416
52	J	0.168	7,308
53	J	0.160	6,988
54	J	0.145	6,310
55	J	0.132	5,750
56	J	0.132	5,750
57	J	0.171	7,452
58	J	0.140	6,115
59	J	0.135	5,867
60	J	0.136	5,921
61	J	0.136	5,928
62	J	0.138	6,004
63	J	0.113	4,923
64	J	0.108	4,722
65	J	0.108	4,722
66	J	0.108	4,722
67	J	0.108	4,722
68	J	0.108	4,722
69	J	0.108	4,722
70	J	0.108	4,722
71	J	0.108	4,722
72	J	0.108	4,722
73	J	0.108	4,722
74	J	0.108	4,722
75-X	J	1.049	45,712
76	J	0.105	4,553
77	J	0.106	4,633
78	J	0.107	4,640
79	J	0.107	4,640
80	J	0.107	4,640
81	J	0.107	4,640
82	J	0.107	4,640
83	J	0.107	4,640
84	J	0.129	5,634

LOT AND BLOCK AREA ANALYSIS			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	T	0.129	5,634
2	T	0.107	4,640
3	T	0.107	4,640
4	T	0.107	4,640
5	T	0.107	4,640
6	T	0.107	4,640
7	T	0.107	4,640
8	T	0.107	4,640
9	T	0.107	4,640
10-X	T	0.321	13,978

LOT AND BLOCK AREA ANALYSIS			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	U	0.145	6,330
2	U	0.133	5,800
3	U	0.133	5,800
4	U	0.133	5,800
5	U	0.133	5,800
6	U	0.133	5,800
7	U	0.133	5,800
8	U	0.133	5,800
9	U	0.133	5,800
10	U	0.217	9,465
11	U	0.241	10,519
12	U	0.133	5,800
13	U	0.133	5,800
14	U	0.133	5,800
15	U	0.133	5,800
16	U	0.133	5,800
17	U	0.133	5,800
18	U	0.133	5,800
19	U	0.133	5,800
20	U	0.145	6,330

LOT AND BLOCK AREA ANALYSIS			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	V	0.218	9,507
2	V	0.152	6,636
3	V	0.149	6,476
4	V	0.133	5,800
5	V	0.133	5,800
6	V	0.133	5,800
7	V	0.133	5,800
8	V	0.145	6,330
9	V	0.145	6,330
10	V	0.133	5,800
11	V	0.133	5,800
12	V	0.133	5,800
13	V	0.133	5,800
14	V	0.133	5,800
15	V	0.136	5,941
16	V	0.143	6,223
17	V	0.173	7,549

LOT AND BLOCK AREA ANALYSIS			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	W	0.223	9,723
2	W	0.151	6,588
3	W	0.134	5,822
4	W	0.133	5,800
5	W	0.133	5,800
6	W	0.131	5,722
7	W	0.220	9,580
8	W	0.334	14,554
9	W	0.186	8,115
10	W	0.143	6,237
11	W	0.139	6,049
12	W	0.134	5,851
13	W	0.132	5,750
14	W	0.157	6,850
15	W	0.141	6,156
16	W	0.109	4,738
17	W	0.112	4,889
18	W	0.107	4,642
19	W	0.107	4,640
20	W	0.107	4,640
21	W	0.107	4,640
22	W	0.107	4,662
23	W	0.110	4,778
24	W	0.234	10,176
25	W	0.178	7,736
26	W	0.133	5,800
27	W	0.133	5,800
28	W	0.133	5,800
29	W	0.133	5,800
30	W	0.133	5,800
31	W	0.133	5,800
32	W	0.133	5,800
33	W	0.133	5,800
34	W	0.134	5,855
35	W	0.152	6,616
36	W	0.153	6,664
37	W	0.146	6,342

LOT AND BLOCK AREA ANALYSIS			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	X	0.141	6,156
2	X	0.110	4,807
3	X	0.112	4,858
4	X	0.107	4,640
5	X	0.107	4,640
6	X	0.107	4,640
7	X	0.107	4,640
8	X	0.107	4,640
9	X	0.107	4,640
10	X	0.107	4,640
11	X	0.107	4,640
12	X	0.109	4,744
13	X	0.208	9,061
14	X	0.173	7,521
15	X	0.107	4,640
16	X	0.107	4,640
17	X	0.107	4,640
18	X	0.107	4,640
19	X	0.107	4,640
20	X	0.107	4,640
21	X	0.107	4,640
22	X	0.107	4,640
23	X	0.107	4,640
24	X	0.107	4,662
25	X	0.113	4,938
26	X	0.183	7,983

LOT AND BLOCK AREA ANALYSIS			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	Y	0.122	5,311
2	Y	0.138	6,009
3	Y	0.154	6,707
4	Y	0.170	7,404
5	Y	0.164	7,146
6	Y	0.140	6,095
7	Y	0.266	11,601
8	Y	0.225	9,817
9	Y	0.138	6,013
10	Y	0.117	5,110
11	Y	0.116	5,060
12	Y	0.106	4,639
13	Y	0.114	4,966
14	Y	0.122	5,303
15	Y	0.119	5,162
16-X	Y	0.528	23,016

LOT AND BLOCK AREA ANALYSIS			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	Z	0.141	6,156
2	Z	0.144	6,277
3	Z	0.127	5,541
4	Z	0.126	5,486
5	Z	0.130	5,654
6	Z	0.122	5,319
7	Z	0.134	5,847
8	Z	0.145	6,328
9	Z	0.189	8,234
10	Z	0.170	7,385
11	Z	0.130	5,643
12	Z	0.150	6,540
13-X	Z	2.546	110,896

LOT AND BLOCK AREA ANALYSIS			
LOT NO.	BLOCK	ACRES	SQ. FT.
1-X	AA	1.742	75,862
2	AA	0.130	5,683
3	AA	0.130	5,683
4	AA	0.130	5,683
5	AA	0.130	5,683
6	AA	0.130	5,679
7	AA	0.117	5,080
8	AA	0.115	5,000
9	AA	0.115	5,000
10	AA	0.115	5,000
11	AA	0.115	5,000
12	AA	0.115	5,000
13	AA	0.115	5,000
14	AA	0.115	5,000
15	AA	0.115	5,000
16	AA	0.115	5,000
17	AA	0.115	5,000
18	AA	0.115	5,000
19	AA	0.115	5,000
20	AA	0.115	5,000
21	AA	0.115	5,000
22	AA	0.115	5,000
23	AA	0.115	4,992
24	AA	0.146	6,345
25	AA	0.182	7,916
26	AA	0.125	5,424
27-X	AA	0.375	16,355

LOT AND BLOCK SUMMARY		
SMALLEST	4,553 SQ. FT.	0.105 ACRES
LARGEST	14,554 SQ. FT.	0.334 ACRES
AVERAGE	5,980 SQ. FT.	0.137 ACRES
TOTAL LOTS (INCLUDING X LOTS)	239 LOTS	
TOTAL BUILDABLE LOTS (EXCLUDING X LOTS)	231 LOTS	

LINE TABLE		
NO.	BEARING	LENGTH
L1	S40°27'49"W	21.21'
L2	S85°27'49"W	17.00'
L3	S04°32'11"E	50.00'
L4	N85°27'49"E	17.00'
L5	S49°32'11"E	21.21'
L6	S40°27'49"W	21.21'
L7	S85°27'49"W	17.00'
L8	S04°32'11"E	50.00'
L9	N85°27'49"E	17.00'
L10	S49°32'11"E	21.21'
L11	N85°27'49"E	23.69'
L12	N85°27'49"E	25.00'
L13	N00°00'02"W	25.00'
L14	N44°59'58"E	14.14'
L15	S45°00'02"E	14.14'
L16	S44°53'03"W	14.11'
L17	N49°32'11"W	14.14'
L18	S53°37'44"E	20.00'
L19	N33°28'00"W	20.00'
L20	S44°25'42"W	14.00'
L21	N45°00'02"W	14.14'
L22	N44°59'58"E	14.14'
L23	S49°03'27"E	14.26'
L24	S44°59'58"W	14.14'
L25	N45°00'02"W	14.14'
L26	N59°32'23"E	14.14'
L27	S45°00'02"E	14.14'
L28	N40°27'49"E	14.14'
L29	N45°28'46"W	14.26'

LINE TABLE		
NO.	BEARING	LENGTH
L30	S44°59'58"W	14.14'
L31	N30°27'37"W	14.14'
L32	N59°32'23"E	14.14'
L33	N44°46'08"E	14.14'
L34	S45°13'52"E	14.14'
L35	S41°02'05"W	14.00'
L36	N45°00'02"W	14.14'
L37	N44°46'08"E	14.14'
L38	S45°13'52"E	14.14'
L39	N47°34'35"W	20.64'
L40	N01°03'02"W	4.24'
L41	S88°56'58"W	50.00'
L42	S01°03'02"E	4.24'
L43	S45°28'31"W	20.64'
L44	N40°27'49"E	21.21'
L45	N85°27'49"E	17.00'
L46	N04°32'11"W	50.00'
L47	S85°27'49"W	17.00'
L48	N49°32'11"W	21.21'
L49	N85°27'49"E	17.00'
L50	N40°27'49"E	21.21'
L51	N04°32'11"W	50.00'
L52	S85°27'49"W	17.00'
L53	N49°32'11"W	21.21'
L54	N89°59'58"E	22.40'
L55	N85°27'49"E	19.95'
L56	N89°17'07"E	14.84'
L57	S00°08'02"E	13.25'
L58	S71°34'58"E	18.42'

LINE TABLE		
NO.	BEARING	LENGTH
L59	N84°50'28"W	124.17'
L60	S84°50'28"E	129.29'
L61	N14°03'17"E	188.50'
L62	N04°32'11"W	200.36'
L63	N85°27'49"E	15.00'
L64	S04°32'11"E	200.12'
L65	N85°27'49"E	134.00'
L66	S04°32'11"E	69.23'
L67	S04°32'11"E	27.44'
L68	S04°32'11"E	20.78'
L69	S04°32'11"E	13.62'
L70	S04°32'11"E	55.25'
L71	S04°32'11"E	24.74'
L72	S04°32'11"E	64.44'
L73	N04°32'11"W	54.49'
L74	N07°41'46"W	1.00'
L75	N11°49'50"E	4.00'
L76	S16°24'53"W	4.00'
L77	S85°42'09"E	118.46'
L78	N77°20'55"E	235.11'
L79	N04°32'11"W	22.48'
L80	S43°32'52"E	33.66'
L81	N43°32'52"W	33.66'
L82	S14°32'23"W	20.52'
L83	S75°27'37"E	4.00'
L84	S14°32'23"W	22.00'
L85	N75°27'37"W	4.00'
L86	S14°32'23"W	77.75'
L87	S14°32'23"W	59.34'

LINE TABLE		
NO.	BEARING	LENGTH
L88	S75°27'37"E	4.00'
L89	S14°32'23"W	22.00'
L90	N75°27'37"W	4.00'
L91	S14°32'23"W	108.23'
L92	S14°32'23"W	23.09'
L93	S65°55'40"E	94.07'
L94	N65°55'40"W	94.07'
L95	S45°14'25"E	22.69'
L96	N45°13'52"W	28.02'
L97	N47°29'00"W	167.41'
L98	S44°31'16"E	45.00'
L99	N85°27'49"E	1.89'
L100	S49°32'11"E	36.36'
L101	N89°46'08"E	108.01'
L102	N89°46'08"E	100.79'
L103	S49°32'11"E	37.01'
L104	N85°27'49"E	8.11'
L105	N85°27'49"E	79.21'
L106	N85°27'49"E	87.32'
L107	S48°37'44"E	28.17'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	4°32'09"	500.00'	39.58'	N87°43'53"E	39.57'
C2	1°10'09"	400.00'	8.16'	N00°35'07"W	8.16'
C3	14°32'25"	275.00'	69.79'	N07°16'10"E	69.60'
C4	14°32'25"	350.00'	88.82'	S82°43'50"E	88.58'
C5	14°32'25"	275.00'	69.79'	S82°43'50"E	69.60'
C6	4°18'19"	500.00'	37.57'	S02°23'01"E	37.56'
C7	4°32'09"	275.00'	21.77'	N02°16'07"W	21.76'
C8	4°32'09"	275.00'	21.77'	N87°43'53"E	21.76'
C9	4°32'09"	500.00'	39.58'	N02°16'07"W	39.57'
C10	4°18'19"	500.00'	37.57'	S02°23'01"E	37.56'
C11	137°06'47"	60.00'	143.58'	N45°00'02"W	111.69'
C12	137°06'47"	60.00'	143.58'	N59°32'23"E	111.69'
C13	137°06'47"	60.00'	143.58'	N44°46'08"E	111.69'
C14	113°33'23"	60.00'	118.92'	S57°00'34"E	100.39'
C15	137°20'36"	60.00'	143.83'	N44°53'03"E	111.78'
C19	47°34'42"	275.00'	228.36'	S24°50'23"E	221.86'
C20	48°31'45"	275.00'	232.92'	N65°44'05"E	226.02'
C21	8°27'04"	350.00'	51.62'	S85°46'31"E	51.58'
C22	12°59'12"	350.00'	79.33'	S88°02'35"E	79.16'
C23	93°01'13"	60.00'	97.41'	N71°34'58"W	87.06'
C37	165°17'46"	58.00'	167.33'	N82°48'44"W	115.05'
C38	55°27'53"	105.00'	101.64'	N27°34'05"E	97.72'
C39	157°41'10"	62.65'	172.41'	S45°51'23"E	122.93'
C40	25°04'42"	60.00'	26.26'	S61°08'39"W	26.05'
C41	78°13'17"	170.00'	232.09'	S34°34'22"W	214.48'
C42	19°04'39"	50.00'	16.65'	S05°00'03"W	16.57'
C43	14°47'01"	191.00'	49.28'	S11°55'42"E	49.15'
C44	24°38'31"	209.00'	89.89'	S06°59'56"E	89.20'
C45	9°51'30"	191.00'	32.86'	S00°23'34"W	32.82'
C46	9°51'30"	201.00'	34.58'	N00°23'34"E	34.54'
C47	24°38'31"	199.00'	85.59'	N06°59'56"W	84.93'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C48	4°31'30"	201.00'	15.87'	N17°03'27"W	15.87'
C49	11°35'56"	141.00'	28.54'	S10°20'09"E	28.50'
C50	25°56'39"	159.00'	72.00'	S03°09'47"E	71.38'
C51	14°20'43"	191.00'	47.82'	S02°38'11"W	47.70'
C52	12°48'33"	191.00'	42.70'	S10°56'28"E	42.61'
C53	22°01'45"	209.00'	80.36'	S06°19'52"E	79.86'
C54	9°13'11"	191.00'	30.74'	S00°04'25"W	30.70'
C55	16°04'25"	199.00'	55.83'	N04°32'11"W	55.64'
C56	22°41'47"	149.00'	59.02'	N04°32'11"W	58.64'
C58	14°38'58"	191.00'	48.83'	S11°51'40"E	48.70'
C59	27°05'20"	209.00'	98.81'	S05°38'29"E	97.90'
C60	12°26'22"	141.00'	30.61'	S01°41'00"W	30.55'
C61	25°45'02"	199.00'	89.44'	S04°32'11"E	88.69'
C62	11°30'12"	206.98'	41.56'	N02°17'31"W	41.49'
C63	19°44'36"	193.00'	66.51'	N06°24'44"W	66.18'
C64	21°46'30"	157.00'	59.67'	N05°23'47"W	59.31'
C65	10°01'39"	193.00'	33.78'	N00°28'39"E	33.73'
C67	1°31'02"	201.00'	5.32'	S04°43'57"W	5.32'
C68	21°46'30"	149.00'	56.63'	S05°23'47"E	56.29'
C69	0°01'03"	201.02'	0.06'	S16°16'30"E	0.06'
C70	9°11'20"	199.00'	31.91'	N77°42'35"E	31.88'
C71	33°22'36"	201.00'	117.09'	N89°48'13"E	115.44'
C72	8°22'36"	299.00'	43.71'	S77°41'47"E	43.67'
C73	27°13'57"	194.00'	92.21'	S89°23'06"W	91.34'
C74	16°29'35"	199.00'	57.28'	S82°59'48"E	57.09'
C75	12°50'44"	251.00'	56.27'	S84°49'14"E	56.16'
C77	5°02'00"	255.00'	22.40'	S75°52'39"E	22.39'
C79	12°50'44"	251.00'	56.27'	S66°56'04"E	56.16'
C80	24°39'48"	199.00'	85.66'	S72°50'35"E	85.00'
C81	25°08'59"	199.00'	87.35'	N70°57'29"E	86.65'
C82	25°29'47"	201.00'	89.44'	N71°07'54"E	88.71'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C83	25°08'59"	199.00'	87.35'	N71°18'18"E	86.65'
C85	90°00'00"	4.00'	6.28'	N30°27'37"W	5.66'
C110	81°54'58"	4.00'	5.72'	N02°35'23"W	5.24'
C112	141°19'22"	100.00'	246.65'	S65°47'27"W	188.72'
C113	117°02'46"	80.00'	163.43'	S53°39'09"W	136.46'
C114	70°52'12"	50.00'	61.85'	S76°44'26"W	57.98'
C115	38°12'31"	40.00'	26.67'	S60°24'35"W	26.18'
C116	84°03'06"	160.00'	234.72'	S37°29'17"W	214.23'
C117	84°03'06"	160.00'	234.72'	S37°29'17"W	214.23'
C125	90°00'00"	4.00'	6.28'	N59°32'23"E	5.66'
C127	5°49'50"	170.00'	17.30'	N76°35'55"E	17.29'
C128	38°12'31"	30.00'	20.01'	N60°24'35"E	19.64'
C129	70°52'12"	60.00'	74.22'	N76°44'26"E	69.57'
C130	117°02'46"	70.00'	143.00'	N53°39'09"E	119.40'
C131	141°19'22"	110.00'	271.32'	N65°47'27"E	207.59'
C133	81°54'58"	4.00'	5.72'	S84°30'21"E	5.24'
C140	27°52'15"	200.00'	97.29'	N28°28'30"E	96.33'
C141	27°52'15"	190.00'	92.42'	N28°28'30"E	91.51'
C142	79°35'51"	185.00'	257.01'	S02°36'42"W	236.83'
C143	79°35'51"	195.00'	270.90'	N02°36'42"E	249.64'
C144	28°44'26"	99.00'	49.66'	S51°33'26"E	49.14'
C145	28°44'26"	109.00'	54.68'	N51°33'26"W	54.10'
C146	24°04'15"	59.00'	24.79'	N77°57'47"W	24.60'
C147	24°04'15"	49.00'	20.59'	S77°57'47"E	20.43'
C148	85°21'53"	4.00'	5.96'	N42°40'59"W	5.42'
C149	78°26'15"	4.00'	5.48'	S39°13'05"W	5.06'
C150	90°00'08"	6.00'	9.43'	N45°00'01"E	8.49'
C151	90°00'08"	16.00'	25.13'	S45°00'01"W	22.63'

LOT TOTALS (SF-5 ZONING ONLY)	
LOT TYPE	TOTAL
MIN. 40' WIDTH	65
MIN. 50' WIDTH	114
MIN. 5000 SF	114

LOT TOTALS (TH ZONING ONLY)	
LOT TYPE	TOTAL
MIN. 40' WIDTH	50
MIN. 50' WIDTH	2

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 2

231 RESIDENTIAL LOTS, 8 OPEN SPACE "X" LOTS,
AND RIGHT-OF-WAY DEDICATION
60.1260 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.
N/A	LDV	JAD	JUNE 2026	065000725	4 OF 5

DWG NAME: K:\DTD_SURVEY\064537594-LA ESTANCIA CROSS TIMBERS\DWG\064537594-LA ESTANCIA CROSS TIMBERS_SUBDV SP_PHASE 2.DWG PLOTTED BY VALDEZ, LEONARDO 6/24/2026 3:26 PM LAST SAVED 6/24/2026 3:19 PM

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

BLOCKS I, J, T, U, V, W, X

WHEREAS, GRBK EDGEWOOD LLC, is the owner of a tract of land situated in the Joel Wilburn Survey, Abstract No. 1416 and the MEP&P RR CO 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:

BEGINNING at a 5/8" iron rod with red plastic cap stamped "KHA" found for the northwest corner of said 263.6109 acre tract and being the southwest corner of Lot 1X, Block SS, Canyon Falls - Retail, an addition to the City of Flower Mound, according to the plat recorded in Document No. 2019-107 of said Official Records;

THENCE North 89°46'08" East, with the north line of said 263.6109 acre tract and the south line of said Lot 1X, a distance of 1,499.66 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;

THENCE departing said south line of Lot 1X, over and across said 263.6109 acre tract, with the proposed west right-of-way line of Denton Creek Boulevard, the following courses and distances:

South 04°32'11" East, a distance of 552.14 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found 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" found 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" found 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" found 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" found for corner;
South 49°32'11" East, a distance of 21.21 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found 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" found 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" found 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" found 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" found 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" found for corner;
South 49°32'11" East, a distance of 21.21 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;
South 04°32'11" East, a distance of 217.72 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;

THENCE North 89°59'55" West, departing said proposed west right-of-way line of Denton Creek Boulevard, continuing over and across said 263.6109 acre tract, a distance of 1,599.29 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner in the west line of said 263.6109 acre tract;

THENCE North 00°09'38" West, with said west line of the 263.6109 acre tract, a distance of 1,295.57 feet to the **POINT OF BEGINNING** and containing 2,008,670 square feet or 46.1127 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).

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

BLOCK Y, Z, AA

WHEREAS, GRBK EDGEWOOD LLC, is the owner of a tract of land situated in the Joel Wilburn Survey, Abstract No. 1416, BBB&C RR CO Survey, Abstract No. 154, and the MEP&P RR CO 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 the southwest corner of Lot 1R, Block 1, Replat of Canyon Falls Middle School, an addition to the City of Flower Mound, in the north line of said 263.6109 acre tract;

THENCE South 89°46'08" West, with said north line of the 263.6109 acre tract, a distance of 12.10 feet;

THENCE South 04°32'11" East, departing said north line of the 263.6109 acre tract, over and across said 263.6109 acre tract, with the proposed east right-of-way line of Denton Creek Boulevard, a distance of 276.11 to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner, said point also being the **POINT OF BEGINNING**

THENCE departing said proposed east right-of-way line of Denton Creek Boulevard, continuing over and across said 263.6109 acre tract, the following courses and distances:

South 48°37'44" East, a distance of 1,341.79 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;
South 51°29'42" East, a distance of 156.89 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for the north terminus corner of the proposed Stonecrest Road, and being the beginning of a non-tangent curve to the right with a radius of 610.00 feet, a central angle of 36°18'30", and a chord bearing and distance of South 67°02'15" West, 380.12 feet;

THENCE with the proposed north right-of-way line of said Stonecrest Road, continuing over and across said 263.6109 acre tract, the following courses and distances:

In a westerly direction, with said non-tangent curve to the right, an arc distance of 386.56 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;
North 47°34'35" West, a distance of 20.64 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found 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" found for corner;
South 88°56'58" West, a distance of 50.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found 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" found for corner;
South 45°28'31" West, a distance of 20.64 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 610.00 feet, a central angle of 13°18'50", and a chord bearing and distance of North 80°38'09" West, 141.43 feet;
In a westerly direction, with said non-tangent curve to the right, an arc distance of 141.75 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found 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" found at the beginning of a tangent curve to the left with a radius of 670.00 feet, a central angle of 20°48'47", and a chord bearing and distance of North 84°23'08" West, 242.05 feet;
In a westerly direction, with said tangent curve to the left, an arc distance of 243.38 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;
South 85°12'29" West, a distance of 79.82 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for the southeast end of a corner clip at the intersection of said proposed north right-of-way line of Stonecrest Road and said proposed east right-of-way line of Denton Creek Boulevard;

THENCE North 49°39'51" West, with said corner clip, a distance of 21.17 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner;

THENCE with said proposed east right-of-way line of Denton Creek Boulevard, continuing over and across said 263.6109 acre tract, the following courses and distances:

North 04°32'11" West, a distance of 238.89 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found 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" found 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" found 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" found 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" found 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" found 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" found 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" found 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" found 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" found 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" found 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" found for corner;
North 04°32'11" West, a distance of 268.50 feet to the **POINT OF BEGINNING** and containing 610,419 square feet or 14.0133 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).

GENERAL NOTES:

1. **THE PURPOSE OF THIS PLAT IS TO CREATE 231 RESIDENTIAL LOTS, 8 OPEN SPACE "X" LOTS, DEDICATE RIGHT-OF-WAY, AND 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" FOUND UNLESS OTHERWISE NOTED HEREON.**
5. **INTERIOR LOT CORNERS WILL BE 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET WHERE POSSIBLE.**
6. **ALL X-LOTS ARE UNBUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.**
7. **FLOOD ZONE ANALYSIS NOT REQUIRED.**
8. **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.**
9. **ENVIRONMENTAL PROTECTION PLAN REQUIRED (PREVIOUSLY COMPLETED).**
10. **ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.**
11. **LANDSCAPE BUFFER LOTS, OPEN SPACE LOTS, DRAINAGE EASEMENTS SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.**
12. **VISIBILITY, ACCESS, AND MAINTENANCE (VAM) EASEMENTS ON LOCAL RESIDENTIAL STREETS ARE BASED UPON A 25 MPH DESIGN SPEED. VAM EASEMENTS ALONG DENTON CREEK BLVD. ARE BASED UPON A 40 MPH DESIGN SPEED.**
13. **HOMES ON RESIDENTIAL LOTS WITH SIDE YARDS ADJACENT TO DENTON CREEK BLVD. ARE SUBJECT TO A MINIMUM 35' SETBACK MEASURED FROM THE RIGHT-OF-WAY OF DENTON CREEK BLVD. OR A 5' MINIMUM SETBACK MEASURED FROM THE SIDE LOT LINE, WHICHEVER IS GREATER.**
14. **THE NUMBER OF LOTS THAT HAVE A 40' MINIMUM LOT WIDTH AND ARE ZONED SF-5 IS 65 LOTS. THE NUMBER OF LOTS THAT HAVE A 50' MINIMUM LOT WIDTH & 5,000 SF MINIMUM AND ARE ZONED SF-5 IS 114 LOTS. THE NUMBER OF LOTS THAT HAVE A 40' MINIMUM LOT WIDTH AND ARE ZONED TH IS 50 LOTS. THE NUMBER OF LOTS THAT HAVE A 50' MINIMUM LOT WIDTH AND ARE ZONED TH IS 2 LOTS.**
15. **LOTS 37-X, BLOCK I, 33-X, BLOCK J, 75-X, BLOCK J, 10-X, BLOCK T, 16-X, BLOCK Y, 13-X, BLOCK Z, 1-X, BLOCK AA, 27-X, BLOCK AA 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.**
16. **WALL MAINTENANCE EASEMENTS SHALL BE MAINTAINED BY THE HOA.**
17. **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 STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.**
18. **THE GRID COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202, NO SCALE AND NO PROJECTION AND ARE BASED ON OBSERVATIONS OF TOWN OF FLOWER MOUND GEODETIC CONTROL MONUMENTS 10, 11, AND 12.**
19. **BEARING SYSTEM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (2011).**

TRAIL AND OPEN SPACE NOTES:

1. **A PEDESTRIAN 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 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.**
3. **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 PEDESTRIAN 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.**
4. **AN HOA AMENITY CENTER SHALL BE LOCATED WITHIN PHASE 1. THE AMENITY CENTER SHALL INCLUDE A PLAYGROUND THAT IS OPEN AND AVAILABLE FOR USE BY 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.**
5. **PERPETUAL MAINTENANCE OF THE 10' TRAIL IS THE RESPONSIBILITY OF THE HOA.**

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:**

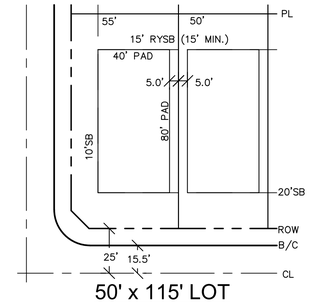
   GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY THE TOWN ORDINANCE.

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

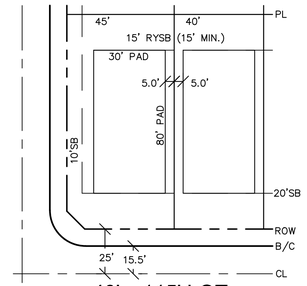
   ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITIES AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.

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

LOT DETAIL



50' x 115' LOT
NTS



40' x 115' LOT
NTS

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 2
231 RESIDENTIAL LOTS, 8 OPEN SPACE "X" LOTS,
AND RIGHT-OF-WAY DEDICATION
60.1260 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.
N/A	LDV	JAD	JUNE 2026	065000725	5 OF 5

DWG NAME: K:\DTD_SURVEY\065437594\-LA ESTANCIA CROSS TIMBERS\DWG\065437594-LA ESTANCIA CROSS TIMBERS_SUBDV SP_PHASE 2.DWG PLOTTED BY VALDEZ, LEONARDO 6/24/2026 3:20 PM LAST SAVED 6/24/2026 3:19 PM

CONSTRUCTION PLANS FOR SCREENING AND BUFFERING

~BROOKVIEW PHASE 2~

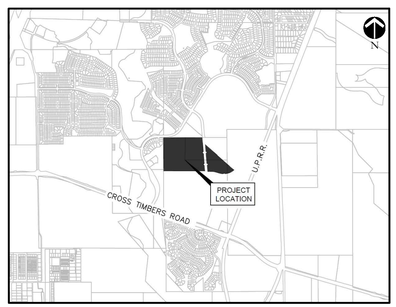
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SUBMITTAL DATE: July 07, 2026

TOWN PROJECT NO. SP26-0002

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND TOWN STANDARDS.
3. TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND TOWN. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
4. CONTRACTOR SHALL NOTIFY THE TOWN AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
6. CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: TOWN OF FLOWER MOUND ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, TXDOT STANDARD DRAWINGS.
7. ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE TOWN SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE TOWN.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND TOWN OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
10. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
11. THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-344-8377) THE CONTRACTOR MAY BE REQUIRED TO EXPOSE THESE FACILITIES AT NO COST TO THE TOWN. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.
14. CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE TOWN TRAFFIC DIVISION.
15. CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE TOWN.
16. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE TOWN. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE TOWN.
17. UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
18. CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
19. EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE TOWN.
20. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO TOWN OR CLIENT.
21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND TOWN'S RECORDS.



LOCATION MAP
NOT TO SCALE

SHEET INDEX

OVERALL	OVERALL LAYOUT PLAN
FX1	FENCE & SCREENING EXHIBIT
HS1-HS15	HARDSCAPE PLANS
HS16-HS21	HARDSCAPE DETAILS
L1-L15	LANDSCAPE PLANS
L16-L17	LANDSCAPE SCHEDULE & DETAILS
IR1-IR15	IRRIGATION PLANS
IR16	IRRIGATION NOTES & DETAILS

GENERAL LANDSCAPE NOTES:

INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN TOWN R.O.W. WITHOUT A R.O.W. PERMIT–CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE TOWN AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE TOWN'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE TOWN HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE TOWN.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE TOWN'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM TOWN FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE TOWN.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE TOWN.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

OWNER / DEVELOPER:

GREEN BRICK PARTNERS
5501 HEADQUARTERS DRIVE, SUITE 300W
PLANO, TEXAS 75024
PH. 469-573-6755
CONTACT: AARON GUTHRIE

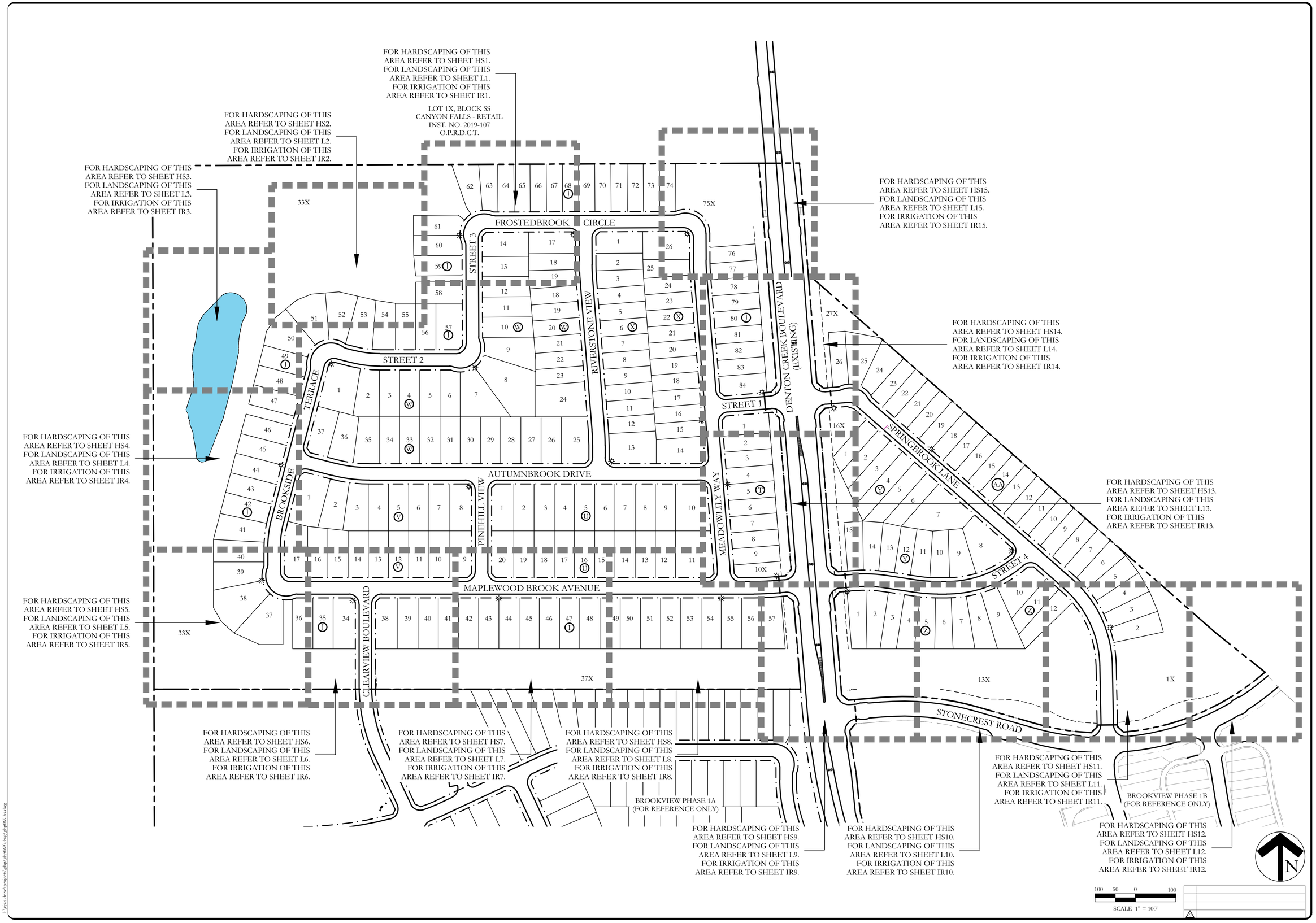
CIVIL ENGINEER:

KIMLEY-HORN
13455 NOEL ROAD, SUITE 700
DALLAS, TEXAS 75240
PH. 972-770-1300
CONTACT: BRIAN MOODY

LANDSCAPE ARCHITECT:

JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. 972-201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



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BROOKVIEW
PHASE 2
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
OVERALL LAYOUT PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 07, 2026

SCALE:
1" = 100'
One Inch
JVC No GBP069

OVERALL

TOWN PROJECT NO. SP26-0002

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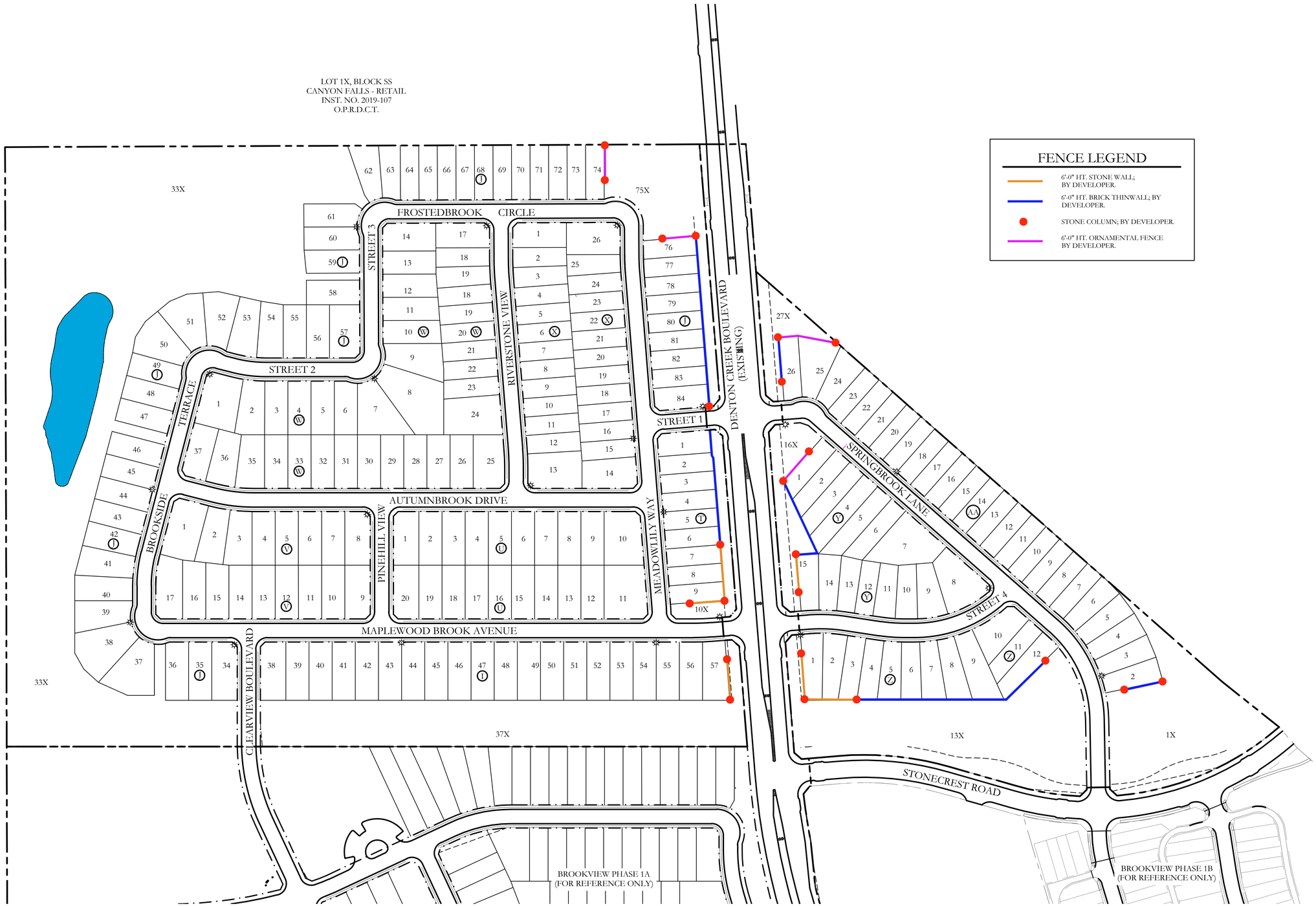

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BROOKVIEW
PHASE 2
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
FENCE & SCREENING EXHIBIT

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.

May 13, 2026

SCALE:
1" = 100'
One Inch
JVC No GBP069

FX1 of 1

TOWN PROJECT NO. SP26-0002

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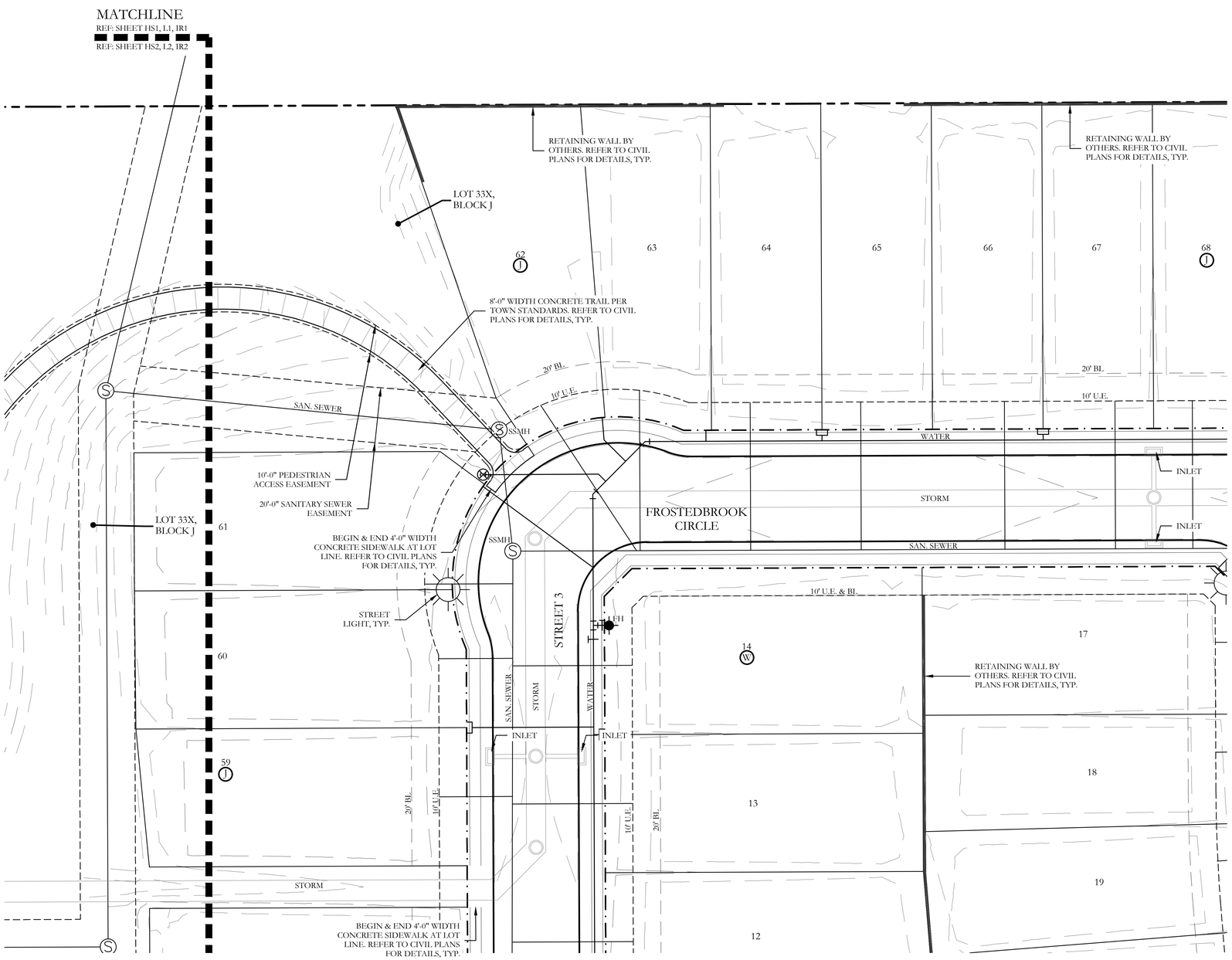

HARDSCAPE LEGEND

- MINOR ENTRY MONUMENT. REFER TO DETAILS 1&2/HS16.
- 6'-6" HT. STONE COLUMN. REFER TO DETAILS 1&2/HS18.
- 6'-6" HT. STONE COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS18.
- 6'-0" HT. BRICK THINWALL. REFER TO DETAIL 1/HS18.
- 6'-0" HT. STONE WALL. REFER TO DETAIL 2/HS18.
- 42" HT. ORNAMENTAL METAL HANDRAIL ATOP RETAINING WALL. REFER TO DETAILS 1&2/HS19.
- 6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 3&4/HS19.
- T — MAGLIN TRASH RECEPTACLE. REFER TO DETAIL 1/HS20.
- B — 6'-0" MAGLIN BENCH. REFER TO DETAIL 2/HS20.
- BFR — BARRIER FREE RAMP PER TOWN STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.
- P — PET WASTE STATION. REFER TO DETAIL 3/HS20.

NOTE:
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

WALL LAYOUT NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPE AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND UTILITIES AND WILL BE RESPONSIBLE FOR COSTS INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES OR STRUCTURES CAUSED BY HIS FORCES.
2. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION, AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS OR CONFLICTS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF THE PROPOSED WALLS AND COLUMNS. THE OWNER'S ENGINEER SHALL STAKE THE LOCATIONS OF THE PROPERTY, R.O.W. LINES AND EASEMENTS.
4. THE CONTRACTOR SHALL STAKE ALL OF THE FENCE AND COLUMN LOCATIONS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. THE OWNER'S REPRESENTATIVE MAY MAKE MINOR ALTERATIONS TO THE LAYOUT AFTER STAKING AND BEFORE CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
5. ALL "STEPS" IN THE WALL MADE NECESSARY BY GRADE CHANGES OR EXISTING SLOPE SHALL OCCUR ONLY AT MINOR OR MAJOR COLUMNS. THE MINIMUM "STEP" AT A COLUMN SHALL BE 3" AND THE MAXIMUM "STEP" AT A COLUMN SHALL BE 6".
6. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
7. THE ELECTRICAL WORK SHALL INCLUDE ALL NECESSARY CONDUITS, WIRE, FITTINGS, FIXTURES TRENCHING AND OTHER MISCELLANEOUS ITEMS NECESSARY TO COMPLETE THE WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND TOWN ACCEPTANCE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING AS NEEDED FOR FENCE AND COLUMN INSTALLATION. THE CONTRACTOR SHALL RETURN THE SITE TO PRE-CONSTRUCTION CONDITION.

NOTE: Enhanced Retaining Wall locations are shown on corresponding Brookview Phase 2 Grading Plan (See Sheet C-10) along with Enhanced Retaining Wall Notes. Expected masonry pattern is demonstrated within the Brookview Phase 2 Civil Construction Plan details (See Sheet C-78).

20 10 0 20
SCALE 1" = 20'

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BROOKVIEW
PHASE 2
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 07, 2026

SCALE:
1" = 20'
One Inch

JVC No GBP069

HS1 of 21

TOWN PROJECT NO. SP26-0002

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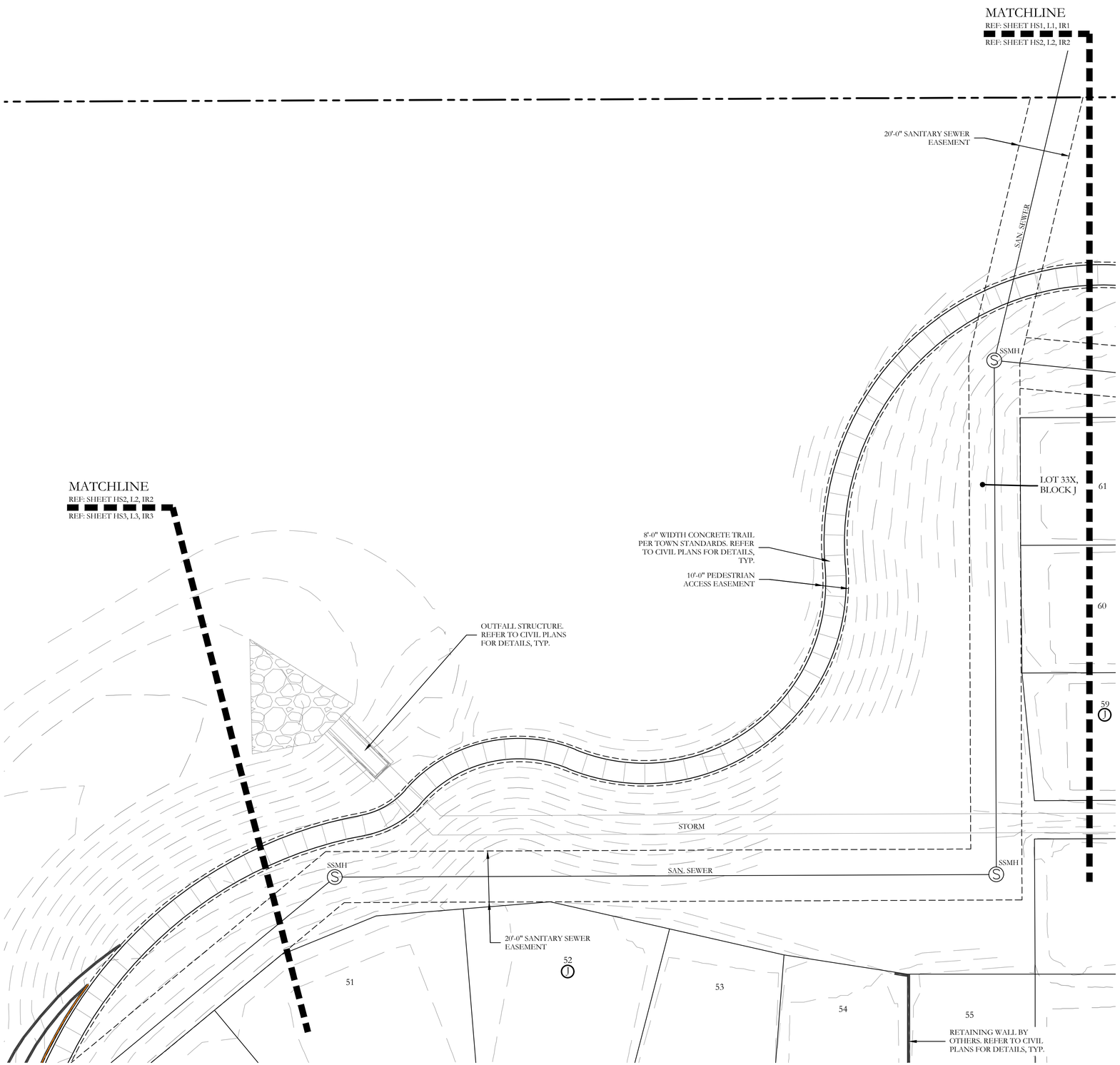

HARDSCAPE LEGEND

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- 6'-0" HT. BRICK THINWALL. REFER TO DETAIL 1/HS18.
- 6'-0" HT. STONE WALL. REFER TO DETAIL 2/HS18.
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BROOKVIEW
PHASE 2
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

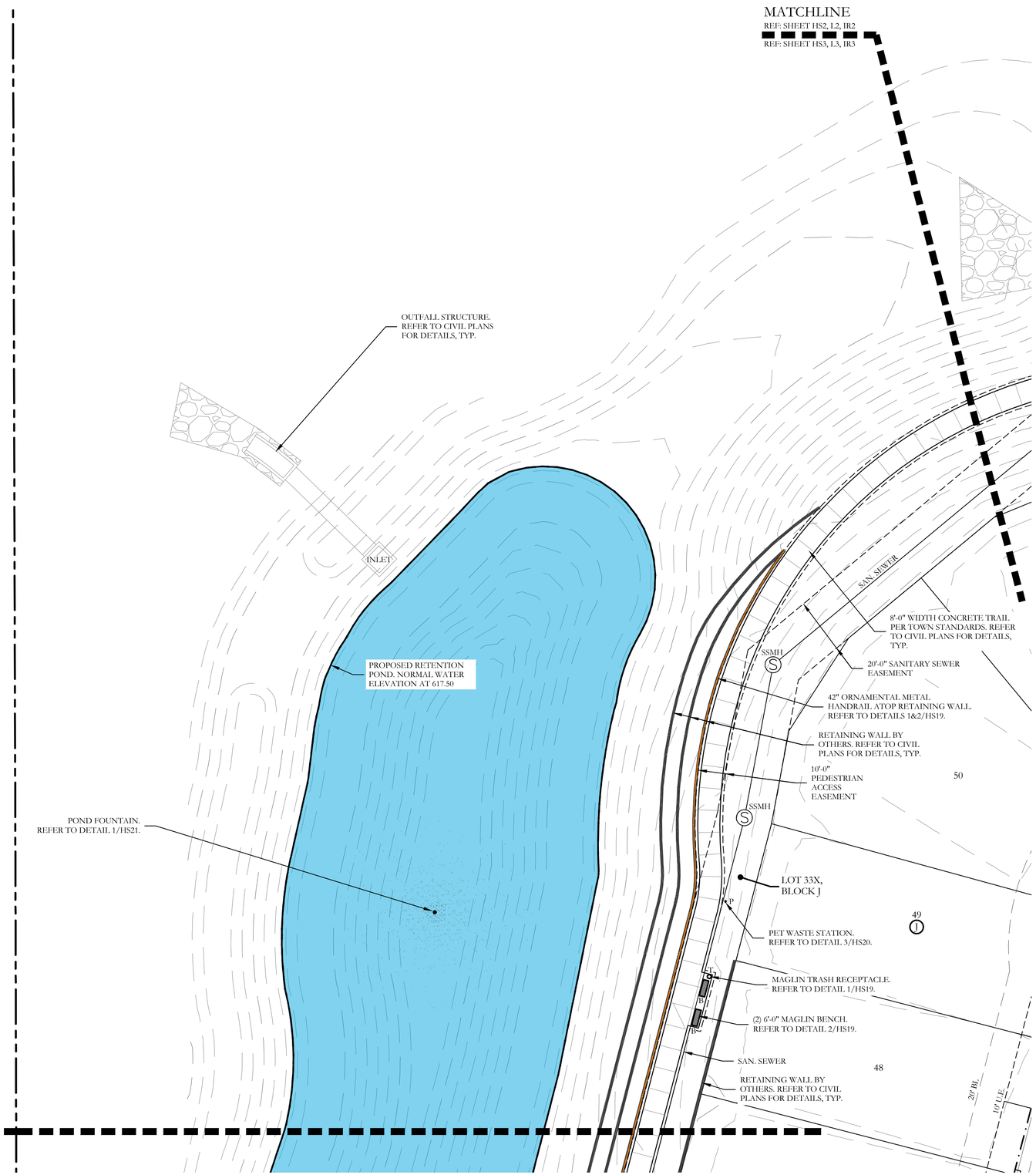
SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 07, 2026

SCALE:
1" = 20'
One Inch
JVC No GBP069

HS2 of 21

TOWN PROJECT NO. SP26-0002



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BROOKVIEW
PHASE 2
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 07, 2026

SCALE:
1" = 20'
One Inch
JVC No GBP069

HS3 of 21

TOWN PROJECT NO. SP26-0002

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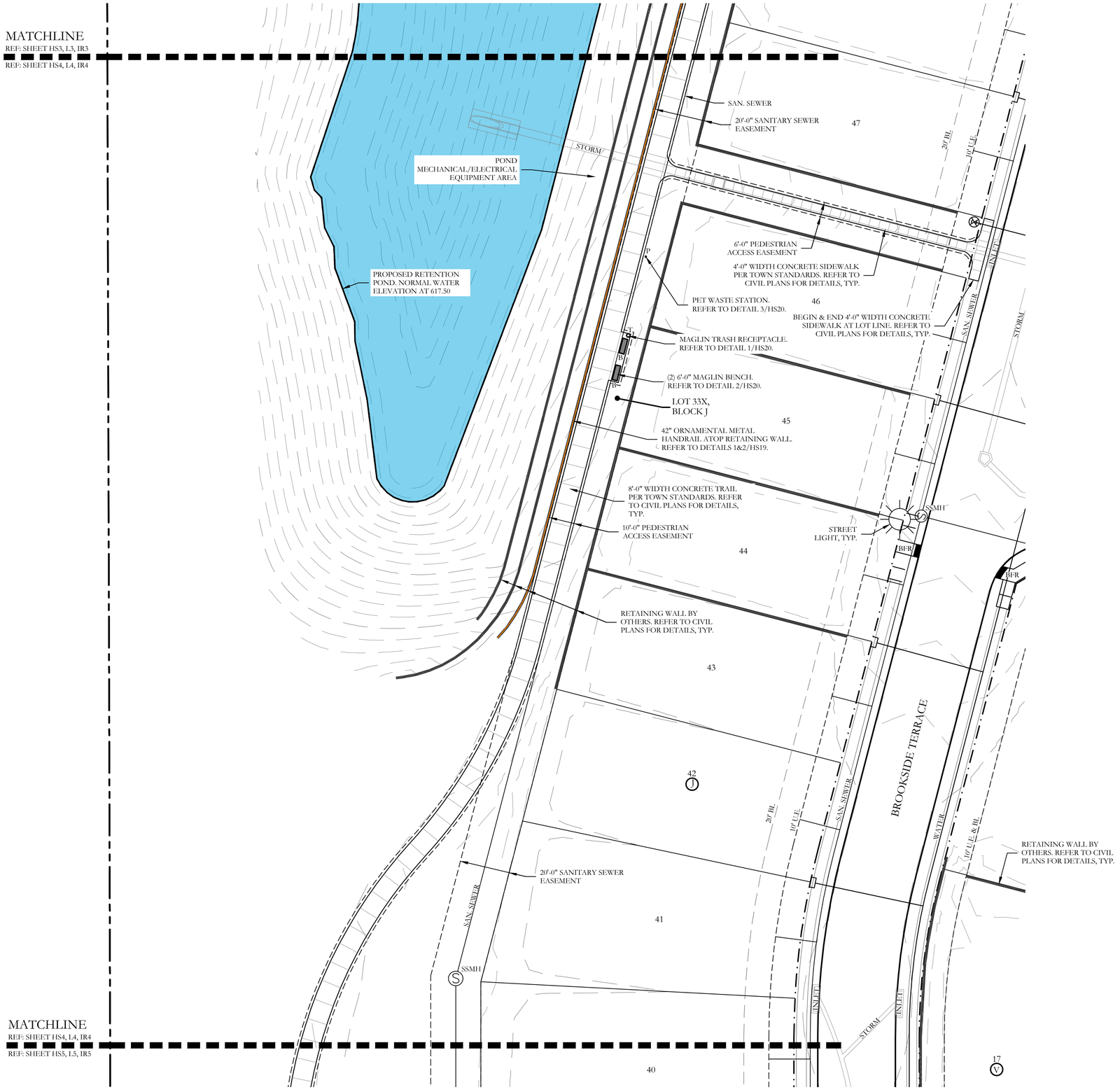

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BROOKVIEW
PHASE 2
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

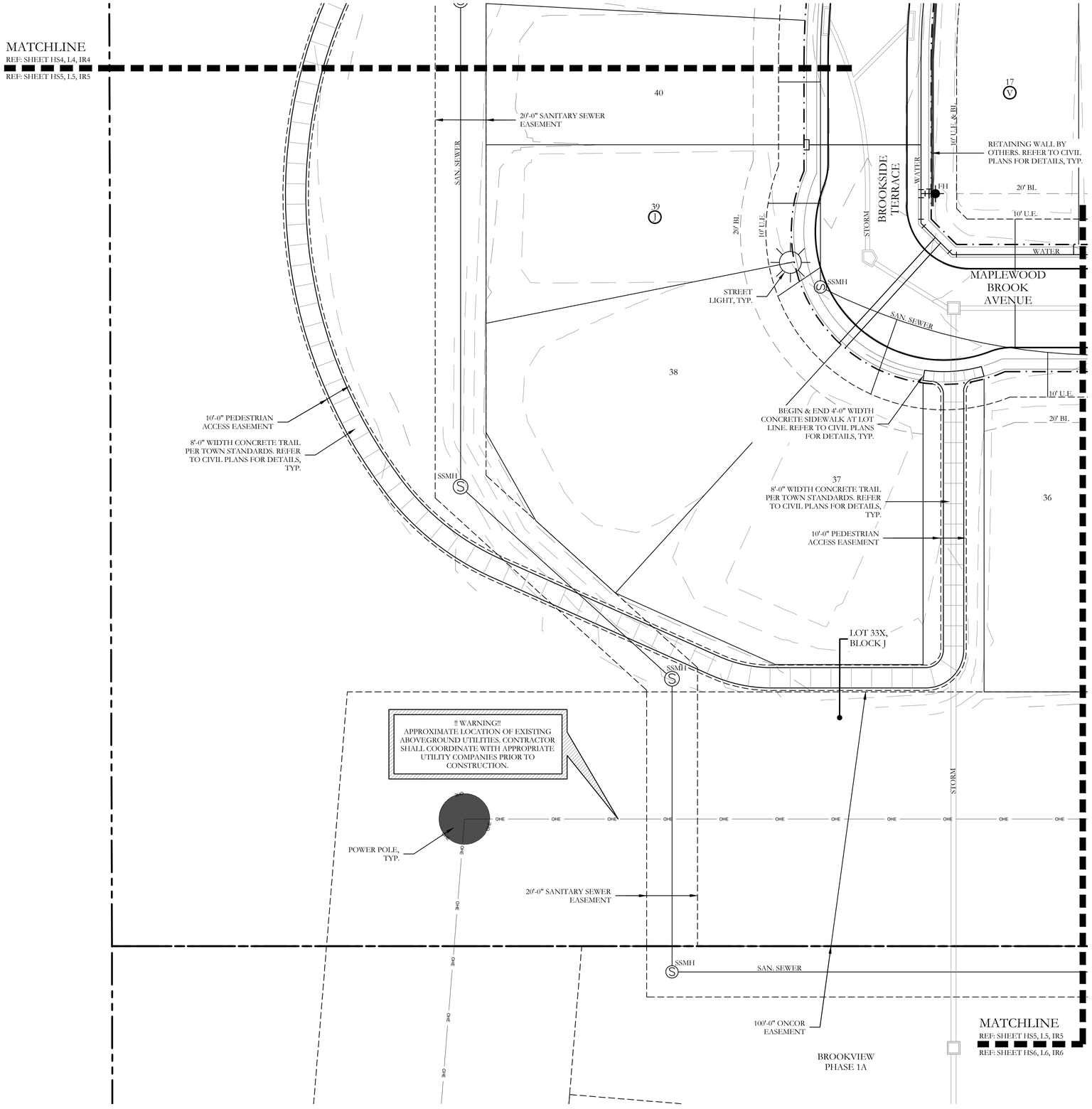
SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 07, 2026

SCALE:
1" = 20'
One Inch
JVC No GBP069

HS4 of 21

TOWN PROJECT NO. SP26-0002



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20 10 0 20
SCALE 1" = 20'

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BROOKVIEW
PHASE 2
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

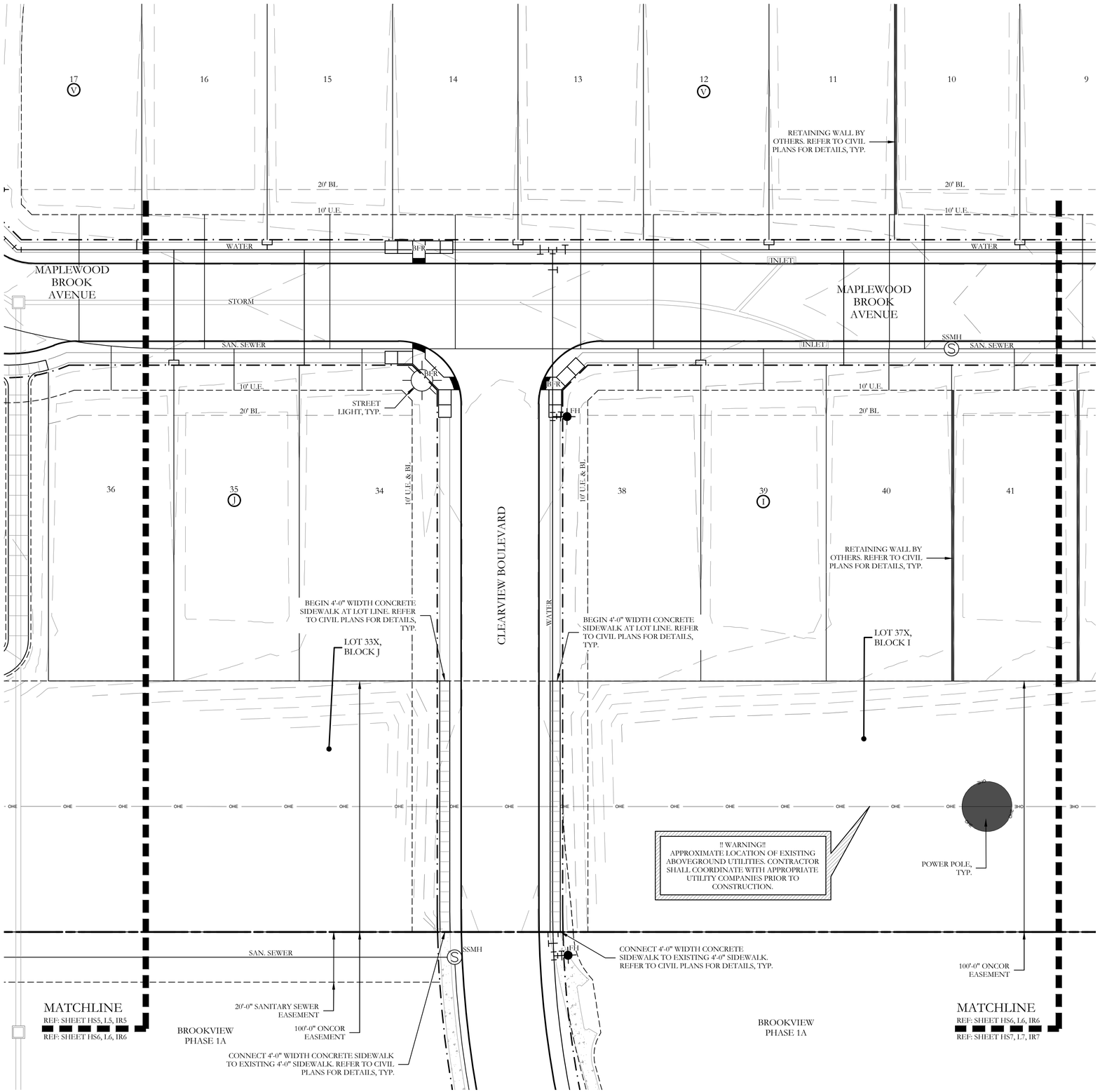
SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 07, 2026

SCALE:
1" = 20'
One Inch
JVC No GBP069

HS5 of 21

TOWN PROJECT NO. SP26-0002



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BROOKVIEW
PHASE 2
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

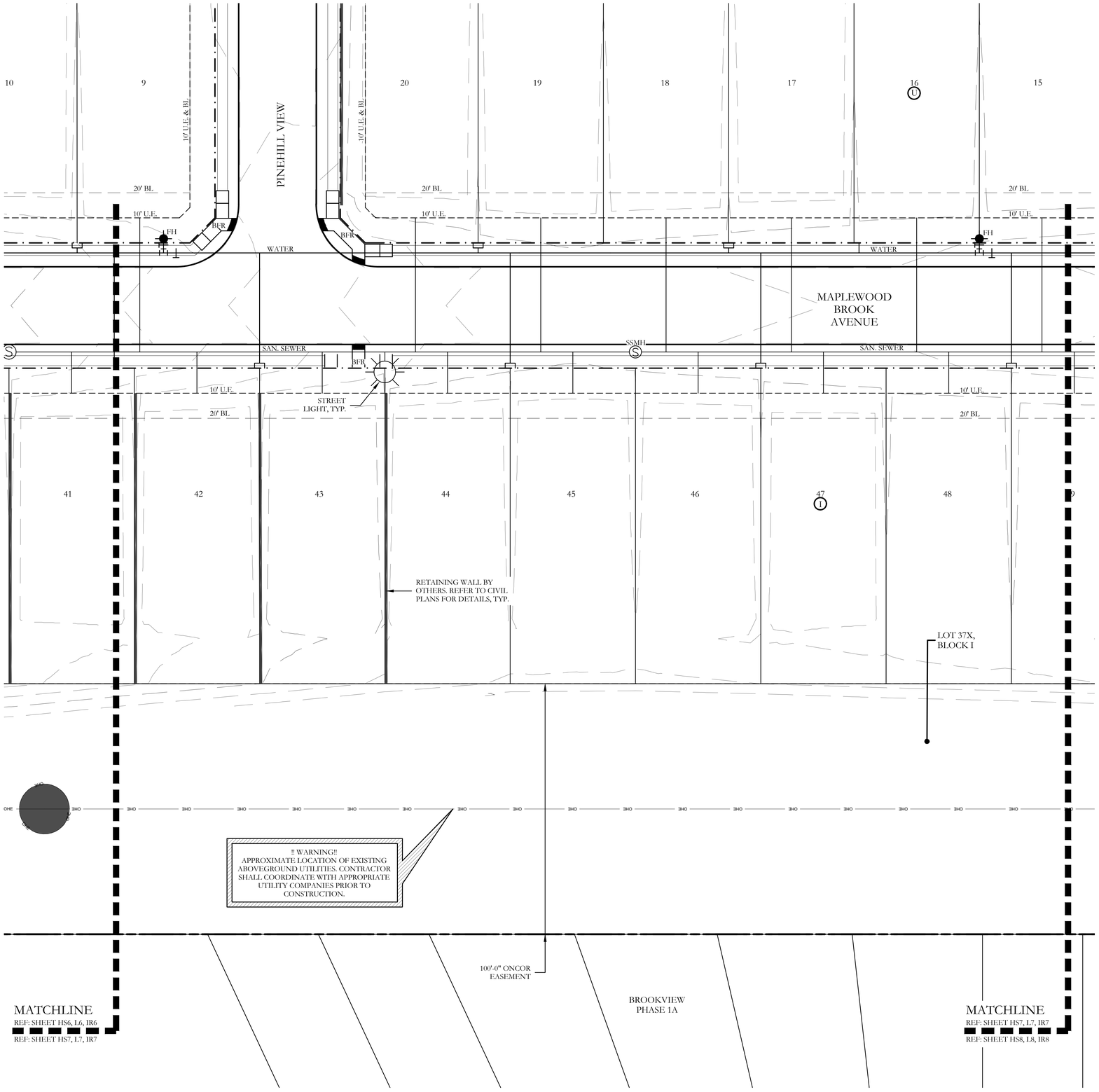
SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 07, 2026

SCALE:
1" = 20'
One Inch
JVC No GBP069

HS6 of 21

TOWN PROJECT NO. SP26-0002



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NOTE: NO HARDSCAPE IMPROVEMENTS ON THIS SHEET.

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BROOKVIEW
PHASE 2
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 07, 2026

SCALE:
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One Inch
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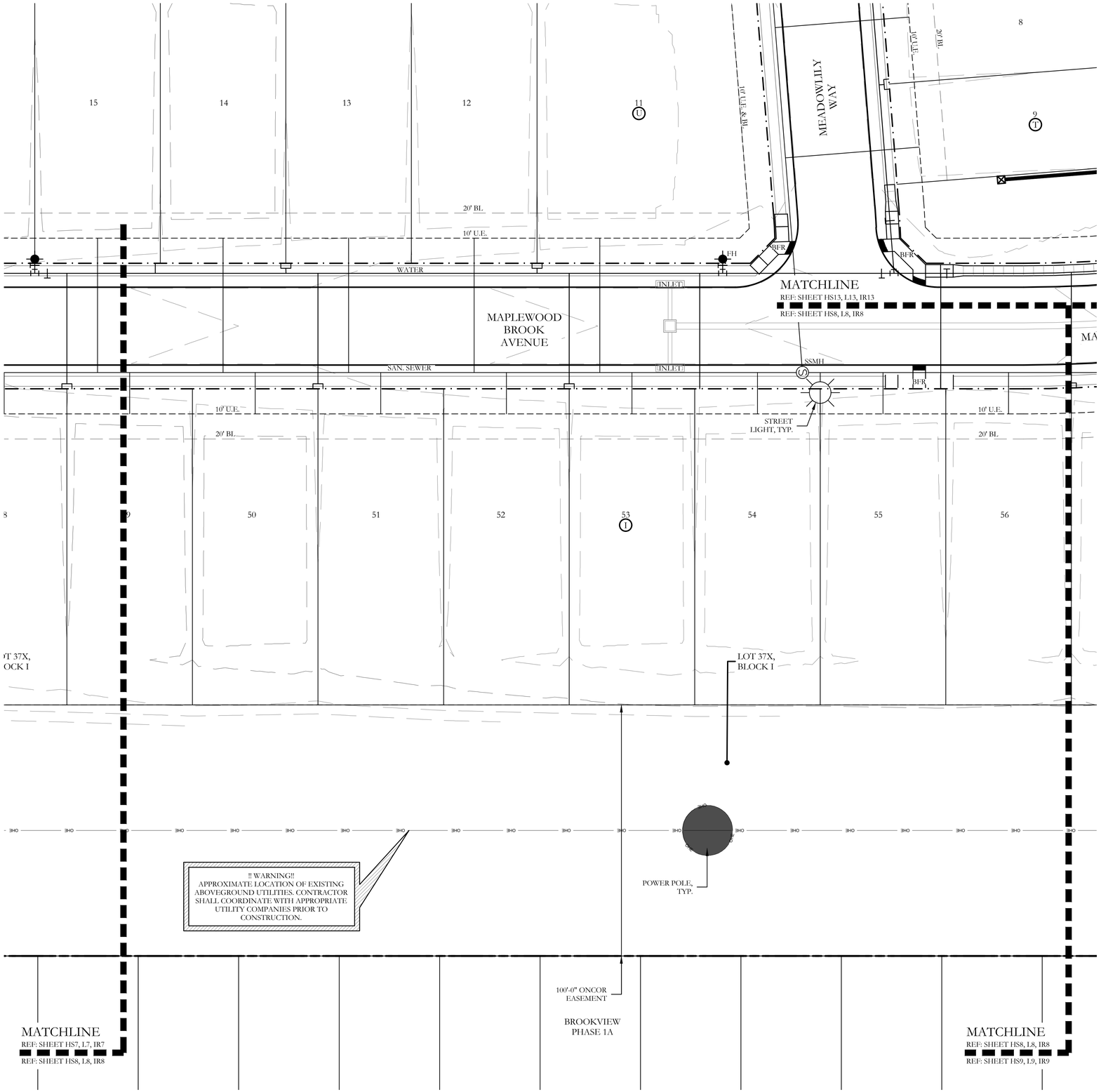
TOWN PROJECT NO. SP26-0002

HS7 of 21



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BROOKVIEW
PHASE 2
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CADY L. JOHNSON
2833
STATE OF TEXAS
July 07, 2026

SCALE:
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One Inch
JVC No GBP069

HS8 of 21

TOWN PROJECT NO. SP26-0002

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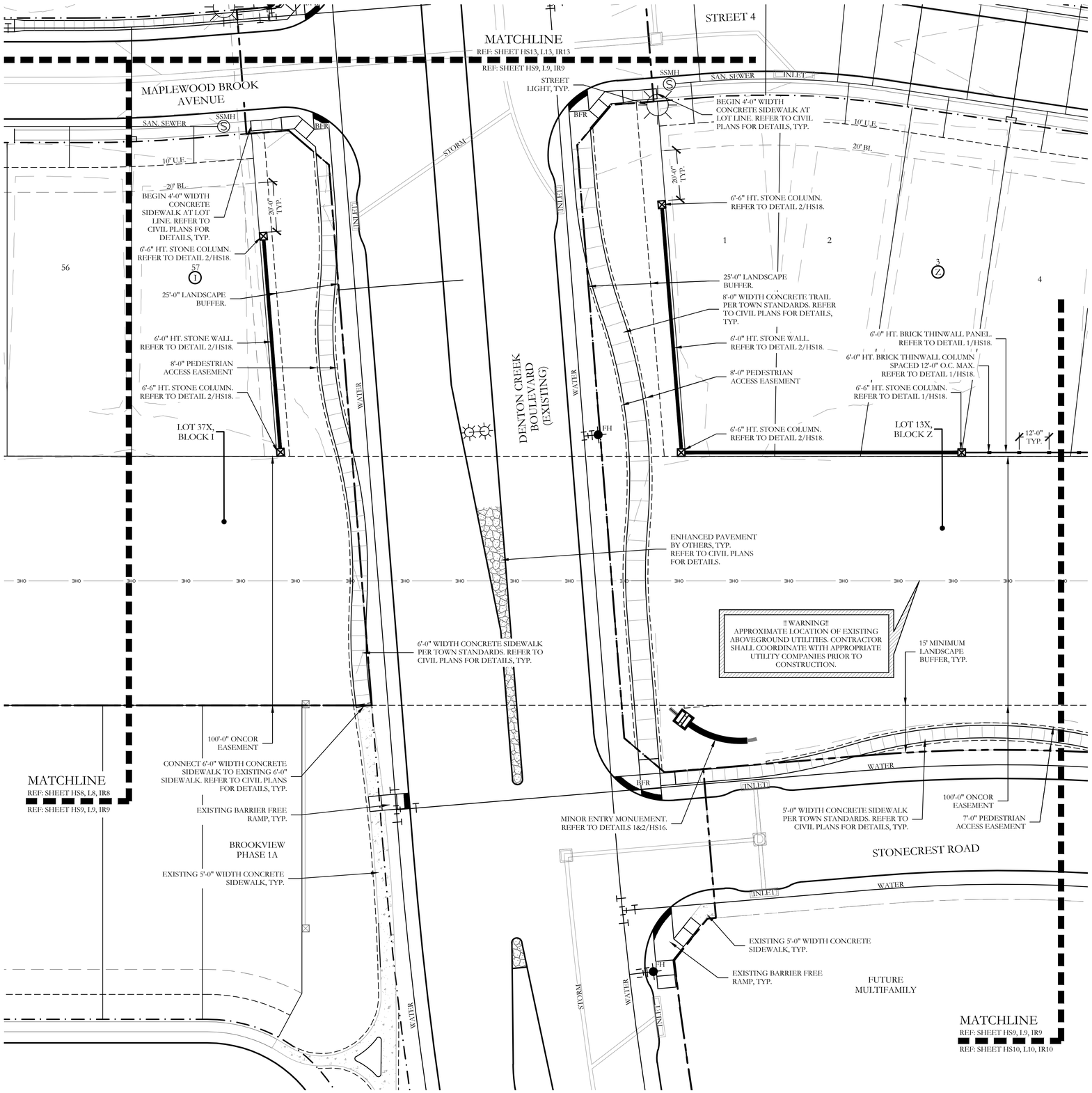

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TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 07, 2026

SCALE:
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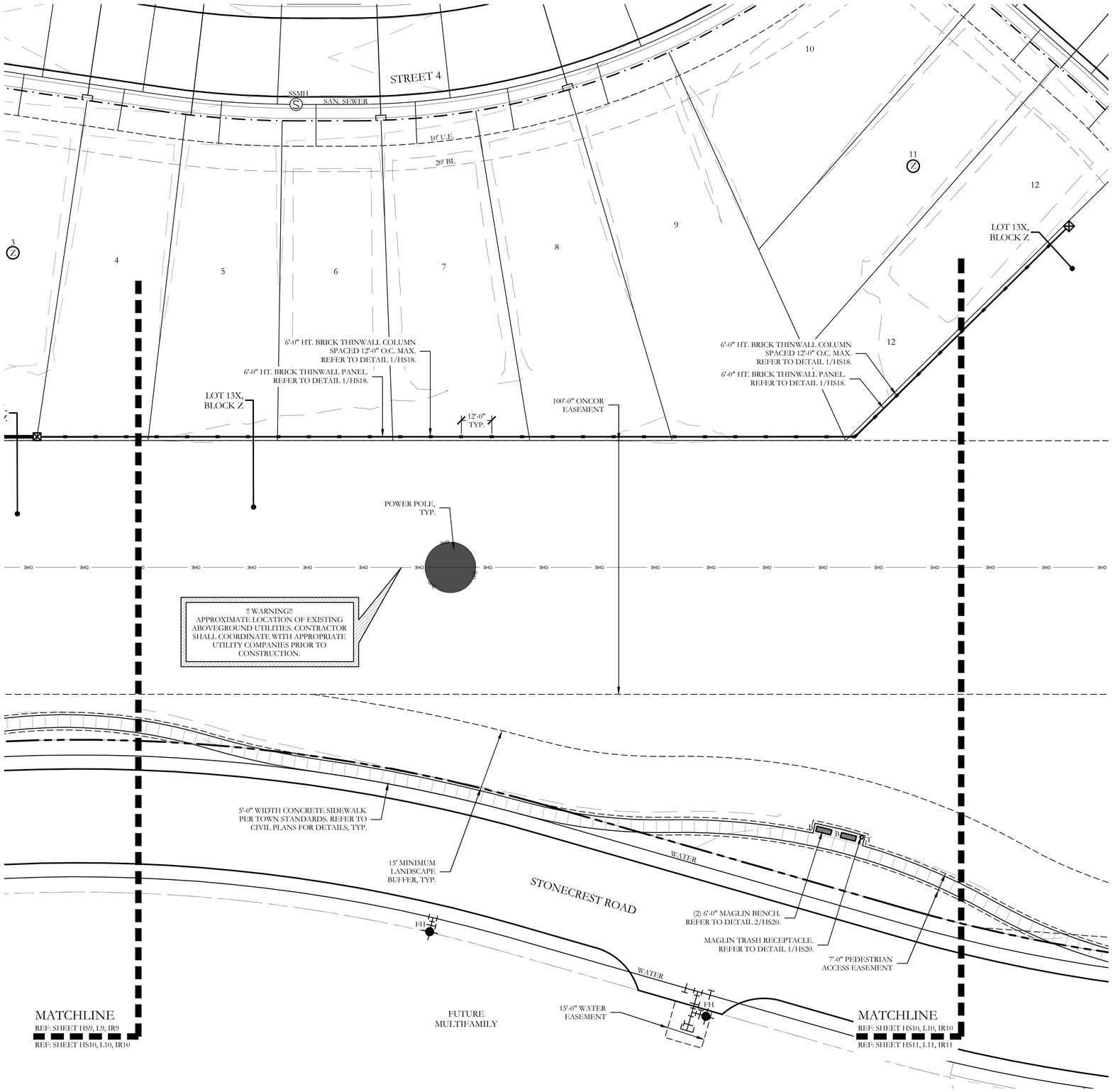
One Inch
JVC No GBP069

HS9 of 21

TOWN PROJECT NO. SP26-0002



HARDSCAPE LEGEND

- MINOR ENTRY MONUMENT. REFER TO DETAILS 1&2/HS16.
- 6'-6" HT. STONE COLUMN. REFER TO DETAILS 1&2/HS18.
- 6'-6" HT. STONE COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS18.
- 6'-0" HT. BRICK THINWALL. REFER TO DETAIL 1/HS18.
- 6'-0" HT. STONE WALL. REFER TO DETAIL 2/HS18.
- 42" HT. ORNAMENTAL METAL HANDRAIL ATOP RETAINING WALL. REFER TO DETAILS 1&2/HS19.
- 6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 3&4/HS19.
- T — MAGLIN TRASH RECEPTACLE. REFER TO DETAIL 1/HS20.
- B — 6'-0" MAGLIN BENCH. REFER TO DETAIL 2/HS20.
- BFR — BARRIER FREE RAMP PER TOWN STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.
- P — PET WASTE STATION. REFER TO DETAIL 3/HS20.

NOTE:
REFER TO CIVIL PLANS FOR ALL RETAINING WALLS AND SIDEWALK LAYOUTS AND DETAILS.

N

20 10 0 20
SCALE 1" = 20'

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BROOKVIEW
PHASE 2
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

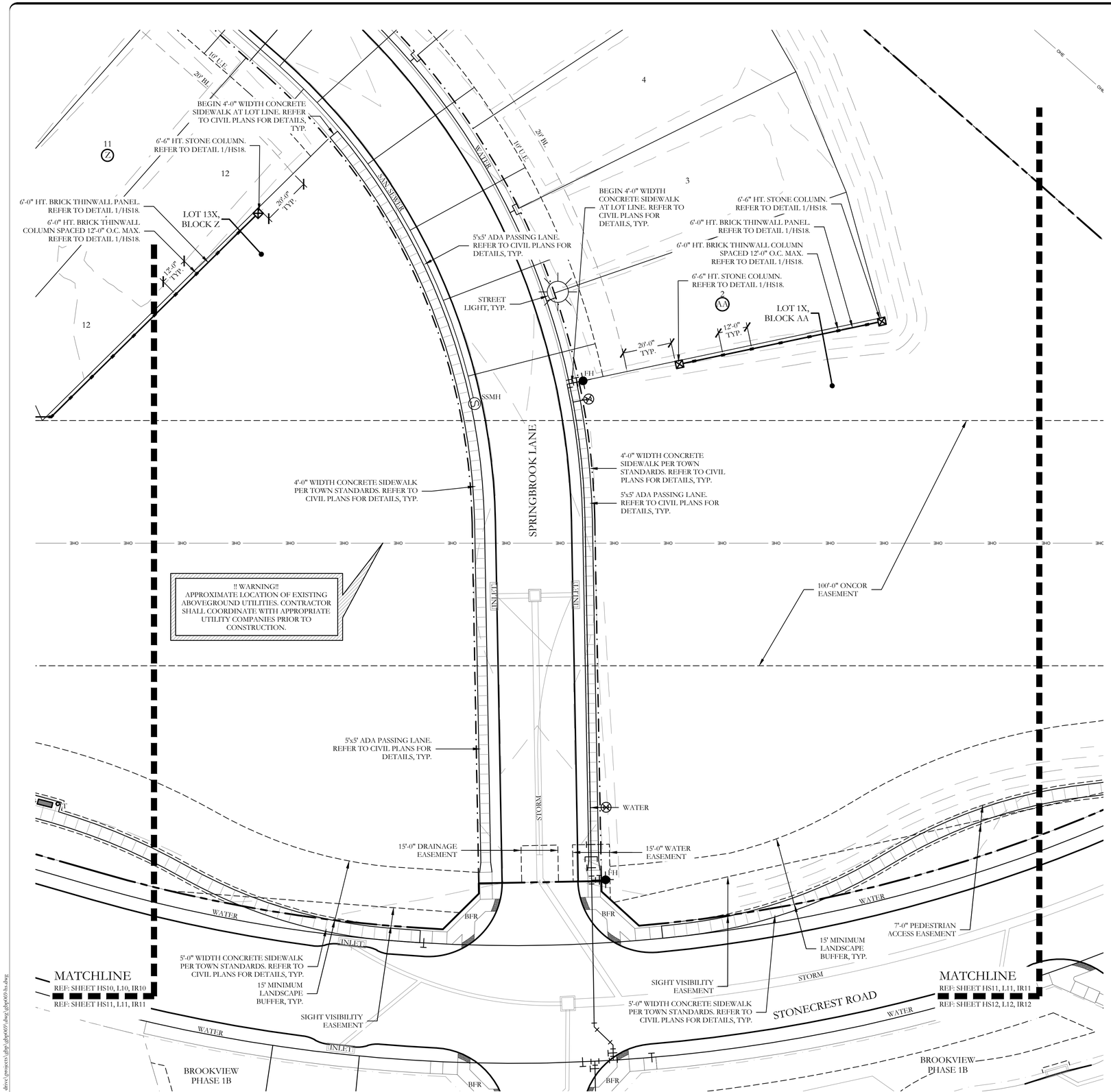
SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 07, 2026

SCALE:
1" = 20'
One Inch
JVC No GBP069

HS10 of 21

TOWN PROJECT NO. SP26-0002



HARDSCAPE LEGEND

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- 6'-6" HT. STONE COLUMN. REFER TO DETAILS 1&2/HS18.
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- 6'-0" HT. STONE WALL. REFER TO DETAIL 2/HS18.
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- B — 6'-0" MAGLIN BENCH. REFER TO DETAIL 2/HS20.
- BFR — BARRIER FREE RAMP PER TOWN STANDARDS. REFER TO CIVIL PLANS FOR DETAILS, TYP.
- P — PET WASTE STATION. REFER TO DETAIL 3/HS20.

NOTE:
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BROOKVIEW
PHASE 2
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

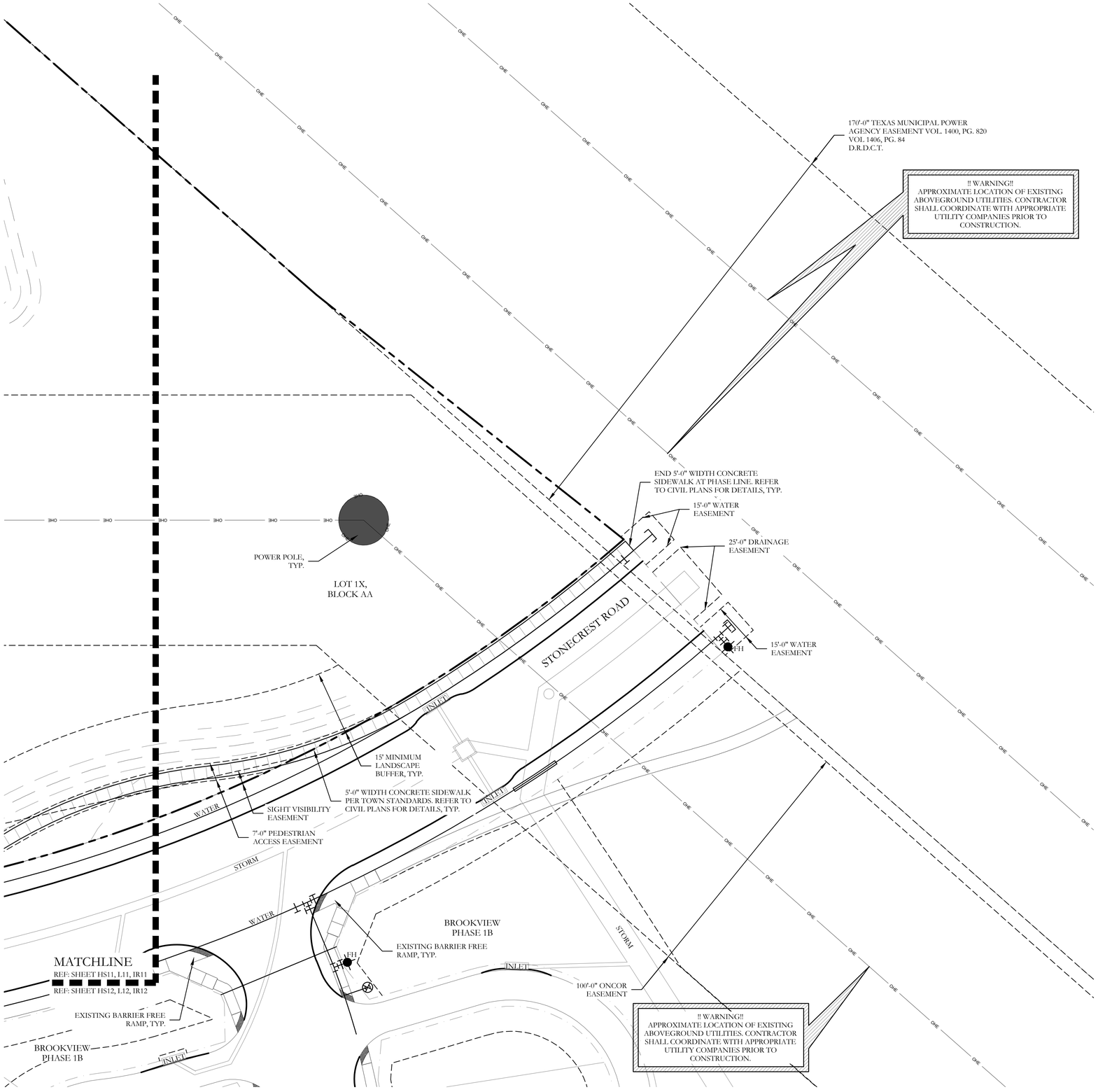
SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 07, 2026

SCALE:
1" = 20'
One Inch
JVC No GBP069

HS11 of 21

TOWN PROJECT NO. SP26-0002



HARDSCAPE LEGEND

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- 6'-6" HT. STONE COLUMN. REFER TO DETAILS 1&2/HS18.
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- 6'-0" HT. STONE WALL. REFER TO DETAIL 2/HS18.
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- P — PET WASTE STATION. REFER TO DETAIL 3/HS20.

NOTE:
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BROOKVIEW
PHASE 2
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CADY L. JOHNSON
2833
STATE OF TEXAS
July 07, 2026

SCALE:
1" = 20'
One Inch
JVC No GBP069

HS12 of 21

TOWN PROJECT NO. SP26-0002

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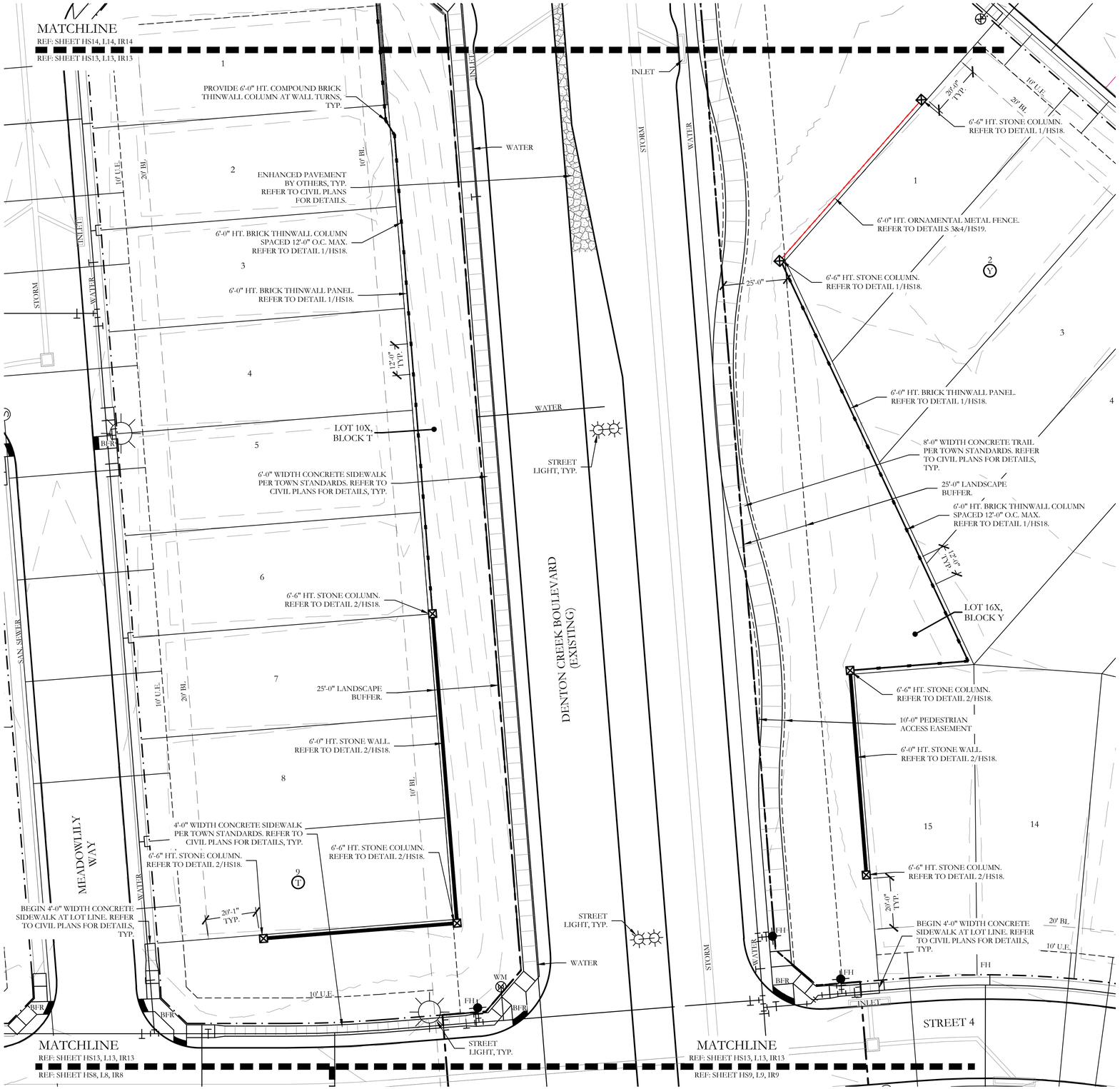

HARDSCAPE LEGEND

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- 6'-6" HT. STONE COLUMN. REFER TO DETAILS 1&2/HS18.
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- 6'-0" HT. STONE WALL. REFER TO DETAIL 2/HS18.
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- P — PET WASTE STATION. REFER TO DETAIL 3/HS20.

NOTE:
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N

20 10 0 20
SCALE 1" = 20'

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BROOKVIEW
PHASE 2
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

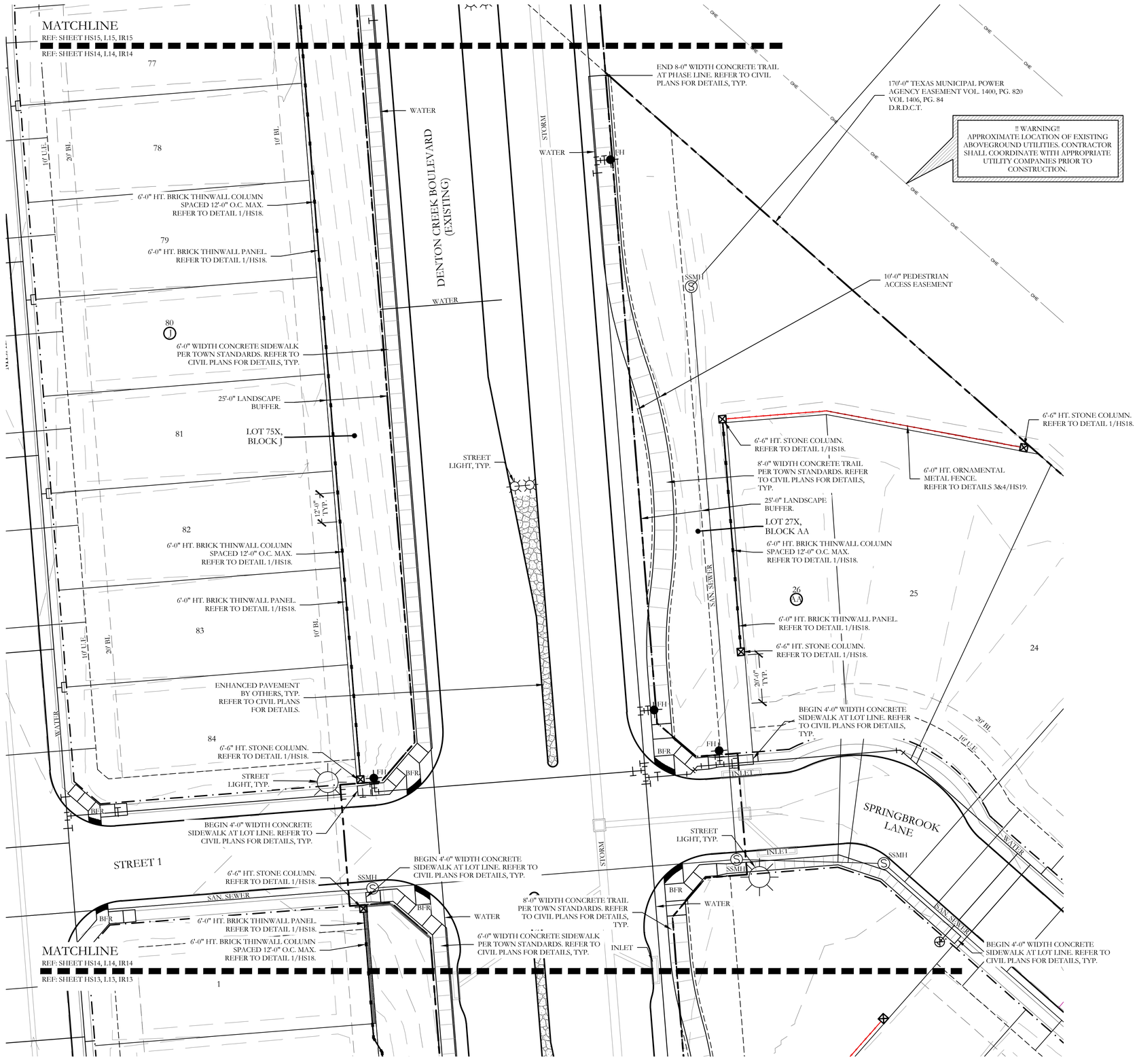
SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 07, 2026

SCALE:
1" = 20'
One Inch
JVC No GBP069

HS13 of 21

TOWN PROJECT NO. SP26-0002



HARDSCAPE LEGEND

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- 6'-6" HT. STONE COLUMN. REFER TO DETAILS 1&2/HS18.
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- P — PET WASTE STATION. REFER TO DETAIL 3/HS20.

NOTE:
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SCALE 1" = 20'

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BROOKVIEW
PHASE 2
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

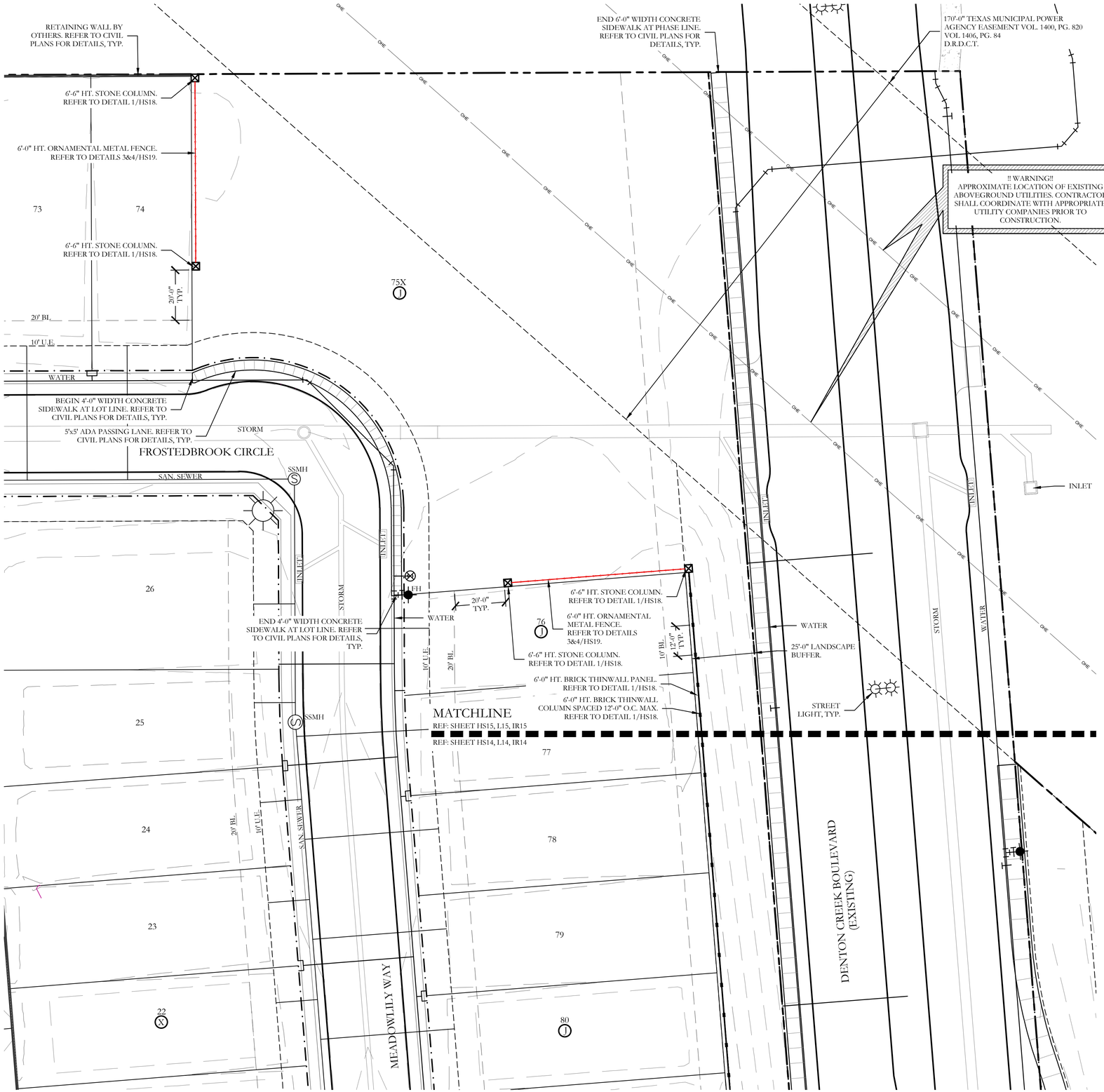
SCREENING AND BUFFERING
HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 07, 2026

SCALE:
1" = 20'
One Inch
JVC No GBP069

HS14 of 21

TOWN PROJECT NO. SP26-0002



HARDSCAPE LEGEND

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- 6'-6" HT. STONE COLUMN ATOP RETAINING WALL. REFER TO DETAIL 1/HS18.
- 6'-0" HT. BRICK THINWALL. REFER TO DETAIL 1/HS18.
- 6'-0" HT. STONE WALL. REFER TO DETAIL 2/HS18.
- 42" HT. ORNAMENTAL METAL HANDRAIL ATOP RETAINING WALL. REFER TO DETAILS 1&2/HS19.
- 6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAILS 3&4/HS19.
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- P — PET WASTE STATION. REFER TO DETAIL 3/HS20.

NOTE:
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NOTE: Enhanced Retaining Wall locations are shown on corresponding Brookview Phase 2 Grading Plan (See Sheet C-10) along with Enhanced Retaining Wall Notes. Expected masonry pattern is demonstrated within the Brookview Phase 2 Civil Construction Plan details (See Sheet C-78).

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BROOKVIEW
PHASE 2
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE PLAN

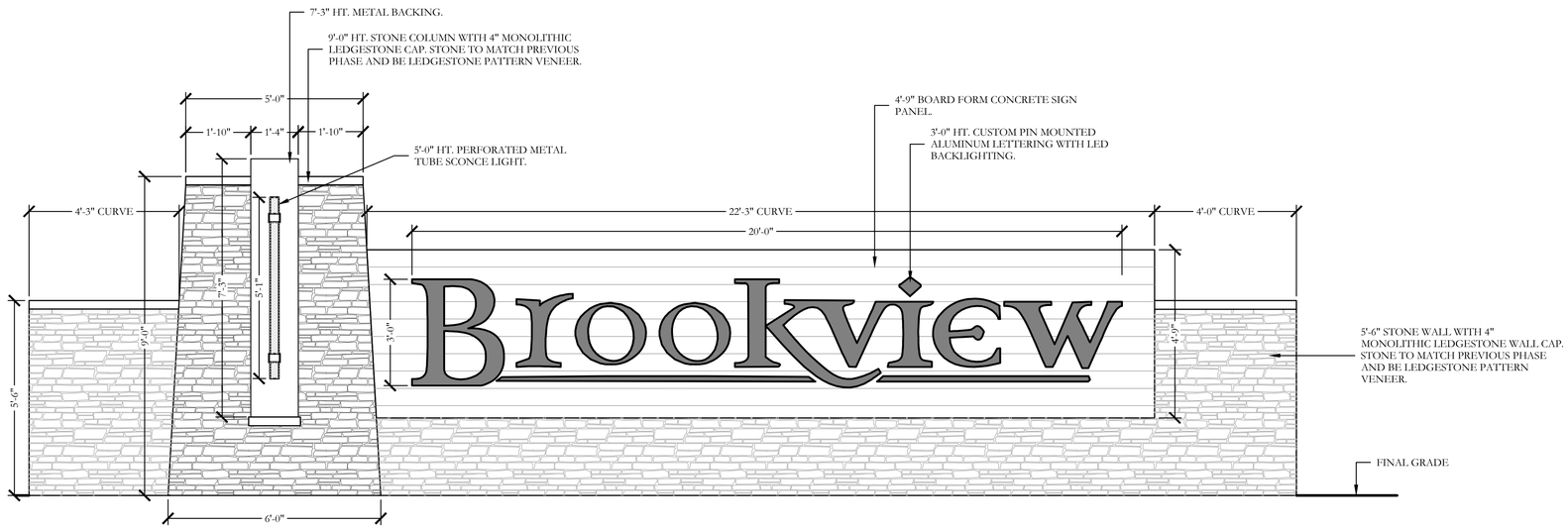
REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 07, 2026

SCALE:
1" = 20'
One Inch

JVC No GBP069

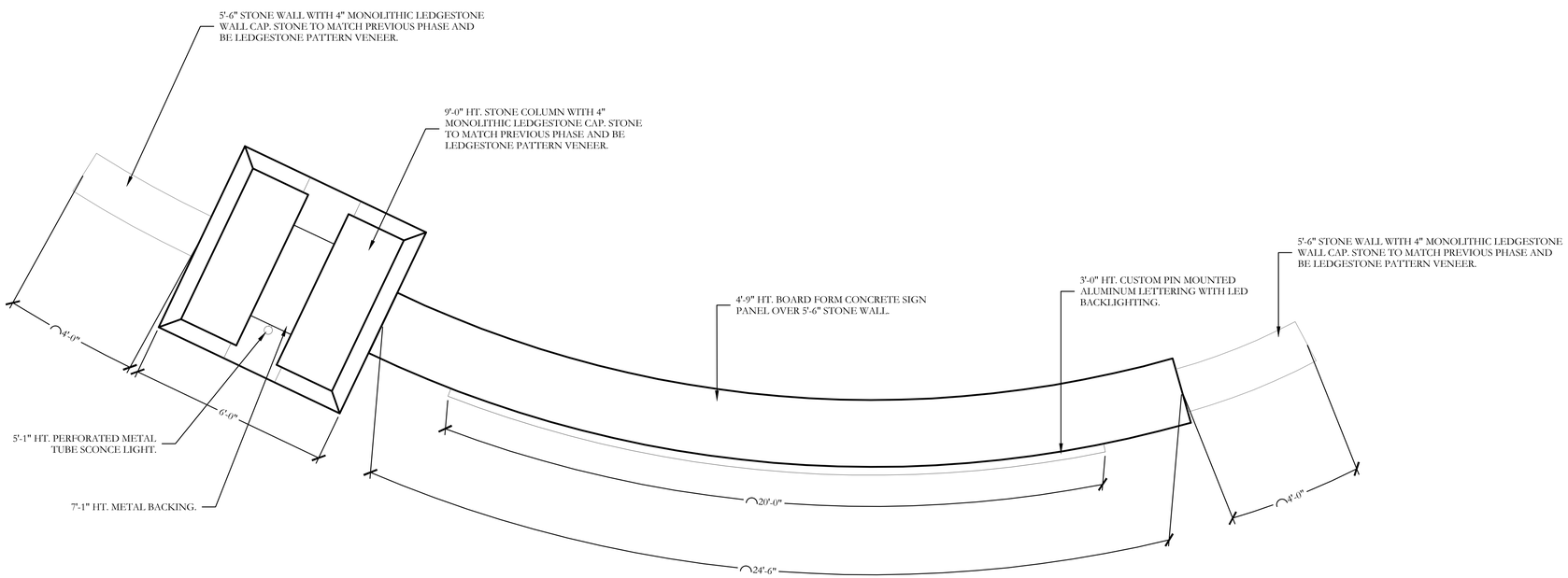
HS15 of 21

TOWN PROJECT NO. SP26-0002



1 MINOR ENTRY MONUMENT
ELEVATION

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



2 MINOR ENTRY MONUMENT
PLAN

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

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BROOKVIEW
PHASE 2
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 07, 2026

SCALE:
REFER TO DETAILS
One Inch

JVC No GBP069

HS16 of 21

TOWN PROJECT NO. SP26-0002

DETAILS NOT USED IN THIS PLAN SET

1 10'-0" HT. TRAIL HEAD MONUMENT
ELEVATION

SCALE: 3/4"=1'-0"

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BROOKVIEW
PHASE 2
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

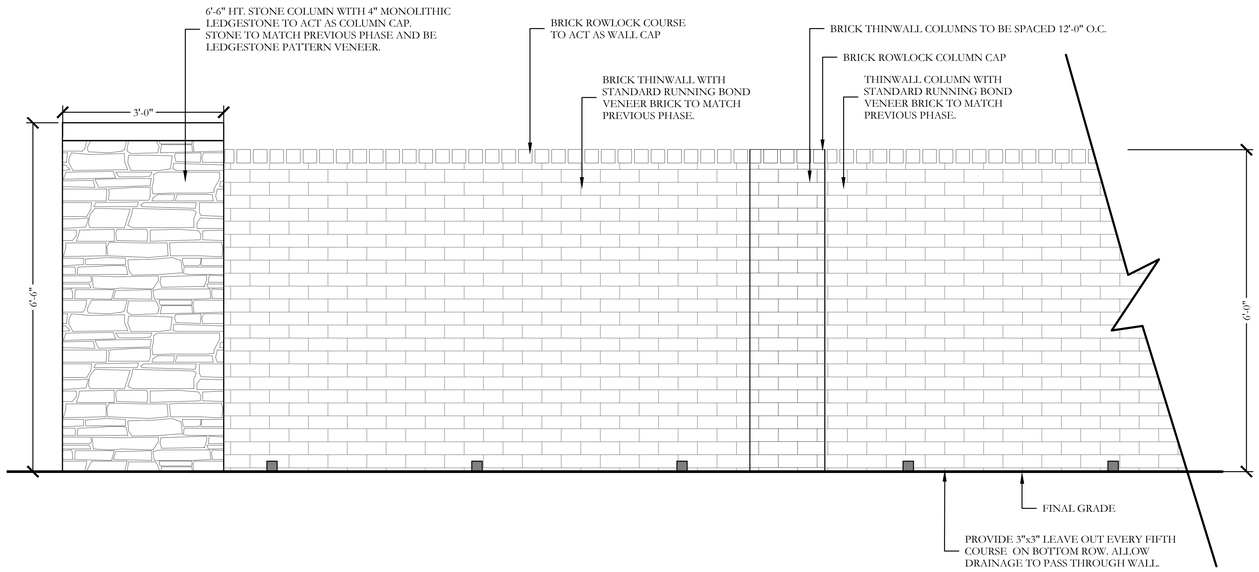
July 07, 2026

SCALE:
REFER TO DETAILS
One Inch

JVC No GBP069

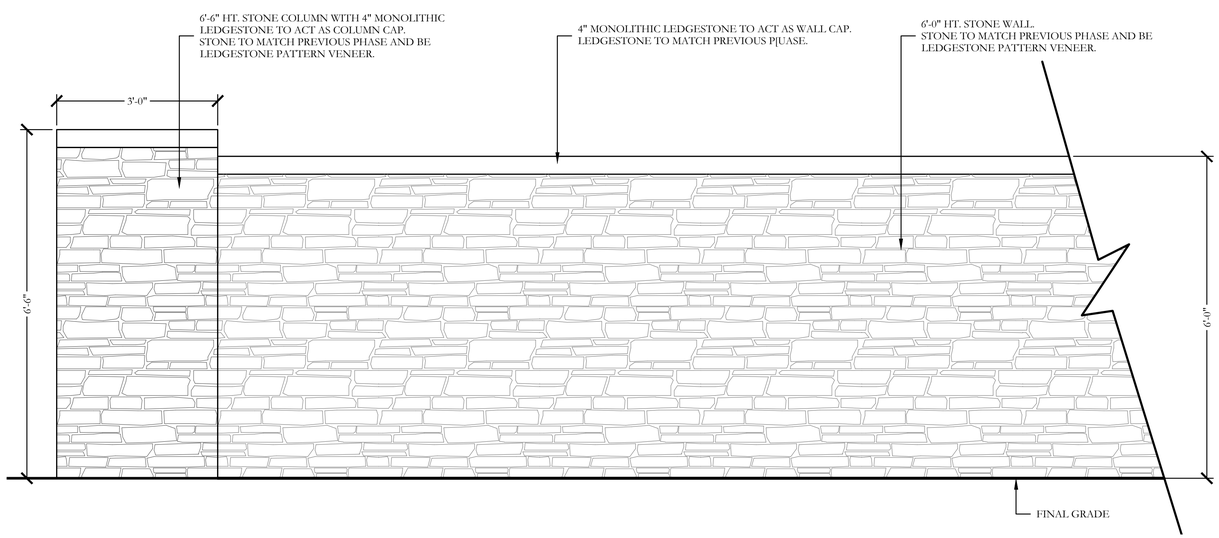
HS17 of 21

TOWN PROJECT NO. SP26-0002



1 6'-6" HT. STONE COLUMN WITH 6'-0" HT. BRICK THINWALL
ELEVATION

SCALE: 3/4"=1'-0"



2 6'-6" HT. STONE COLUMN WITH 6'-0" HT. STONE WALL
ELEVATION

SCALE: 3/4"=1'-0"

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BROOKVIEW
PHASE 2
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 07, 2026

SCALE:
REFER TO DETAILS
One Inch

JVC No GBP069

HS18 of 21

TOWN PROJECT NO. SP26-0002

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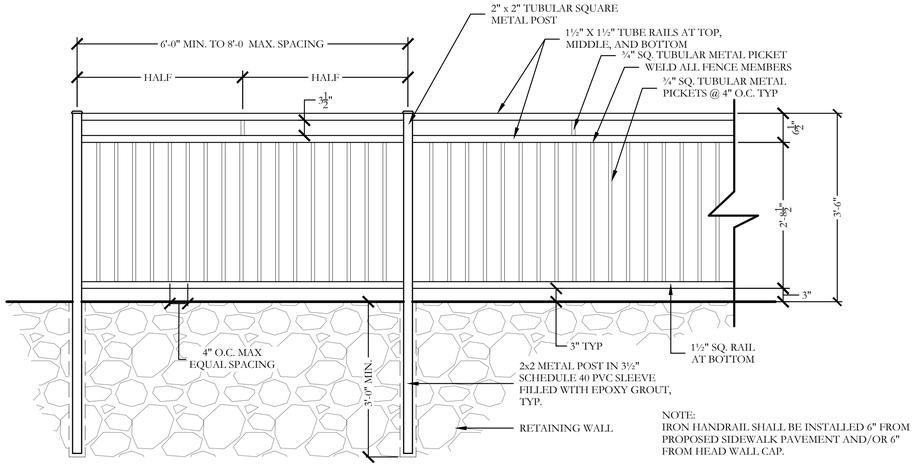
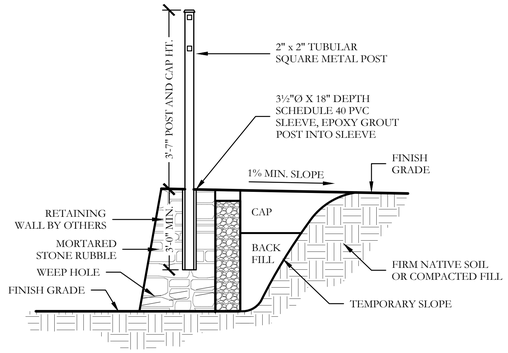


NOTE:
IRON HANDRAIL SHALL BE INSTALLED 6" FROM PROPOSED SIDEWALK PAVEMENT AND/OR 6" FROM HEAD WALL CAP.

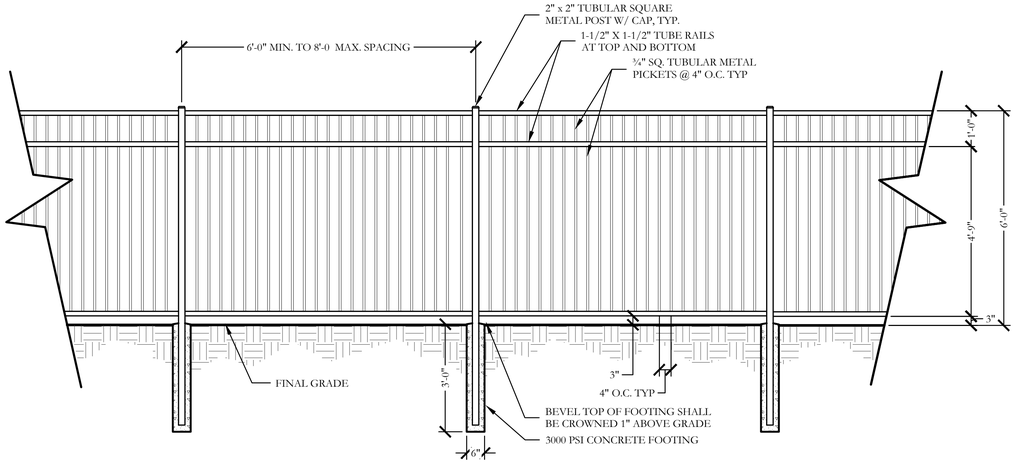
1 42" HT. ORNAMENTAL METAL HANDRAIL ATOP RETAINING WALL
ELEVATION
SCALE: 3/4"=1'-0"



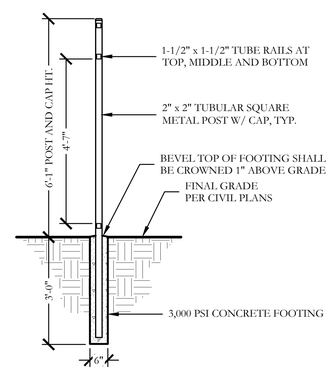
2 42" HT. ORNAMENTAL METAL HANDRAIL ATOP RETAINING WALL
SECTION
SCALE: 3/4"=1'-0"

ORNAMENTAL METAL FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND TOWN INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
6. GRIND SMOOTH ALL WELDS.
7. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
9. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
    - 10.1. PICKETS, 3/4" SQUARE 16 GA.
    - 10.2. RAILS, 1-1/2" X 1-1/2" TUBE 16 GA.
    - 10.3. POSTS, 2" SQUARE 11 GA.
    - 10.4. POSTS, 3" SQUARE 11 GA.
11. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH.
12. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C AND A MAXIMUM DISTANCE OF 8'-0" O.C.
13. FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.



3 6'-0" HT. ORNAMENTAL METAL FENCE
ELEVATION
SCALE: 1/2"=1'-0"



4 TYP. METAL POST FOOTING
SECTION
SCALE: 1/2"=1'-0"

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BROOKVIEW
PHASE 2
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 07, 2026

SCALE:
REFER TO DETAILS
One Inch
JVC No GBP069

HS19 of 21

TOWN PROJECT NO. SP26-0002

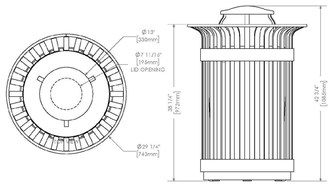
200 SERIES

MTR-0200-00011

Legacy # MLWR200-32-DL32

MATERIALS:	The trash container frame is constructed using heavy duty steel flat bar. A 32 gallon commercial grade plastic liner and standard metal lid are provided.
FINISH:	All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION:	The trash container is delivered pre-assembled. Holes (0.5") are provided in each mounting foot for securing to base.
TO SPECIFY:	Select MTR-0200-00011 Choose: - Powdercoat Color

HEIGHT: 42.75" (108.5cm) OUTER RADIUS: 29.25" (74.3cm) WEIGHT: 200.75lbs (91.1kg) LINER CAPACITY: 32gal (121 L)



MAGLIN™ Site Furniture

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www.maglin.com
sales@maglin.com

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- Details and specifications may vary due to continuing improvements of our products.

1 MAGLIN TRASH RECEPTACLE

NOT TO SCALE

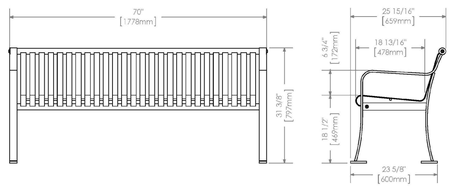
500 SERIES

MBE-0510-00010

Legacy # MLB510-M

MATERIALS:	Bench ends and seat are made from solid steel Flat bar and H.S. steel tube.
FINISH:	All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION:	The bench is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.
TO SPECIFY:	Select MBE-0510-00010 Choose: - Powdercoat Color

HEIGHT: 31.38" (79.7cm) LENGTH: 70" (177.8cm) DEPTH: 25.94" (65.9cm) WEIGHT: 152.81lbs (69.31kg)



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2 6'-0" MAGLIN BENCH

NOT TO SCALE

ALL SITE FURNISHINGS SHALL BE POWDER-COATED BLACK IN COLOR.

800.364.7681 DOGIPOT® The Green Solution to Dog Pollution. www.DOGIPOT.com

ALL ALUMINUM DOGIPOT® PET STATION (ITEM #1003A-L)

SPECIFICATION, INSTALLATION AND OPERATION SHEET

YOUR ALL ALUMINUM DOGIPOT® PET STATION INCLUDES:

- Aluminum **DOGIPOT®** Pet Sign, with mounting hardware (two (2) 2¼" x ¼" tap bolts, washers and locknuts)
- Aluminum **DOGIPOT®** JUNIOR Bag Dispenser (ITEM #1002-2), with mounting hardware (two (2) 2½" x ¼" bolts, washers and locknuts)
- Two (2) keys for Dispenser bottom locking access panel
- Two (2) rolls of OXO-BIODEGRADABLE **DOGIPOT®** Litter Pick Up Bags (ITEM #1402) (200 count per roll), installed in **DOGIPOT®** JUNIOR Bag Dispenser
- 10 Gallon Aluminum Trash Receptacle (ITEM #1206A-L) with attached hinged lid and trash liner bag retainer bands, with mounting hardware (one (1) 2½" x ¼" and (1) 2¼" x ¼" bolts, washers and locknuts)
- One (1) box OXO-BIODEGRADABLE **DOGIPOT®** Liner Trash Bags (ITEM #1404) (50 count)

SEPARATE SHIPPING BOX

- 2" x 2" x 4' - 8' Galvanized Steel Telescopic Mounting Post, with installation hardware (two (2) carriage bolts (2½" x 5/16"), washers and locknuts)

PLEASE CHECK THE ABOVE INVENTORY AND CALL YOUR DISTRIBUTOR IF ANY PARTS ARE MISSING.

INSTALLATION AND OPERATION INSTRUCTIONS

1. Select a good visible spot in your community or park where you want to install the All Aluminum **DOGIPOT®** Pet Station.

2. Prior to installation, remove the 1¾" x 1¾" x 4' portion of the mounting post from the 2" x 2" x 4' portion of the mounting post before cementing. **Insert the larger portion of the mounting post (2" x 2" x 4') approximately 14" into an 18" deep by 8" diameter hole filled with a 40 lb. bag of "ready to use" concrete mix.** To stabilize the post while cementing, place a rod, bolt or other device through the two bottom holes, prior to inserting into the ground and cementing. Level the post in a straight vertical position and let concrete dry for at least 12 hours.

3. After the concrete is dry, insert the smaller portion of the post (1¾" x 1¾" x 4') into the larger cemented portion of the post (2' x 2' x 4') until the the first 4 holes are lined up between the two posts. Use two (2) carriage bolts, washers and locknuts to fix the telescopic post in position; the upper bolt in the top overlapping hole, pointing from right to left and the lower bolt in the bottom overlapping hole, pointing from front to back. The total height above ground with both post parts should now be approximately 6'-6".

4. Start by installing the **DOGIPOT®** Pet Sign on top of the 1¾" post, with the upper hole matching the most upper hole in the square post using the enclosed 2¼" bolts, washers and locknuts. Continue installing the Aluminum **DOGIPOT®** JUNIOR Bag Dispenser according to the mounting Instructions enclosed with the Dispenser, ensuring that he upper edge of the Dispenser is approximately **1" below** the lower edge of the **DOGIPOT®** Pet Sign.

5. Install the Aluminum **DOGIPOT®** Trash Receptacle through the pre-drilled top oval holes in the back wall of the receptacle and through the square post with the remaining bolts, washers and locknuts, using the 2½ bolt on top and the 2½ bolt below. **The upper edge of the trash receptacle must be approximately 12½" below the lower end of your Aluminum DOGIPOT® JUNIOR Bag Dispenser so that the lid may completely open.** The upper back wall of the trash receptacle is supposed to touch the head of the lower post carriage bolt, which creates some space between the post and the receptacle, allowing the receptacle lid to open from left to right, without touching the post.

6. Insert one of the enclosed OXO-BIODEGRADABLE **DOGIPOT®** Liner Trash Bags into the trash receptacle, folding it over the interior retainer bands. Proper installation and general maintenance will help expand the life of the trash receptacle and dispenser unit. **DOGIPOT®** offers Product Maintenance Paint to help cover any paint chips which may occur in the powder coating during the life of the product.

7. **ENJOY WATCHING PET OWNERS PICK UP AFTER THEIR DOGS!**

3 PET WASTE STATION

NOT TO SCALE

JOHNSON VOLK CONSULTING
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033

BROOKVIEW
PHASE 2
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

July 07, 2026

SCALE:
REFER TO DETAILS
One Inch
JVC No GBP069

HS20 of 21

TOWN PROJECT NO. SP26-0002

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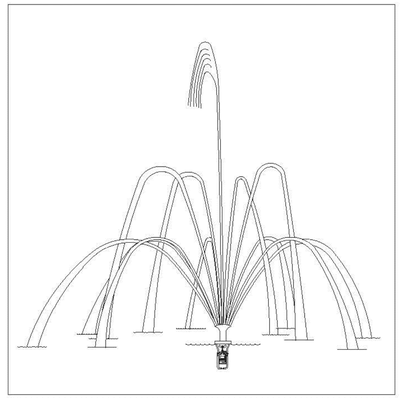
TITAN FOUNTAIN SYSTEM REQUIREMENTS - FLEUR DE LIS

The Fountain must be a Fleur de Lis Fountain that must be a 3 tier pattern with a vertical stream surrounded by 2 lower tiers of 8 arching streams. The Fleur de Lis nozzle must be interchangeable with all other Aqua Control Fountain spray patterns of the same horsepower.

SPRAY PATTERN SPECIFICATIONS

Dimensions for water display must be: For 10 HP, performance height must be 45 feet. Diameter must be 45 feet. The pumping rate must be 500 GPM.



Aqua Control Titan Series Fountain - Fleur de Lis

60 Hz									
HP	PERFORMANCE			DEPTH		AMPS			
	HT. (Feet)	DIA. (Feet)	GPM	MIN. WATER DEPTH		SINGLE PHASE	THREE PHASE		
				VERT.	HORIZ.	230V	208V	230V	460V
7.5	40	40	400	120″	48″	42	28	26	13
10	45	45	500	120″	48″	51	37	34	17
15	50	50	600	120″	48″	75	54	49	25
20	55	55	700	120″	48″	-	70	66	33
25	60	60	800	120″	48″	-	87	82	41
30	65	65	900	120″	48″	-	104	93	47
40	75	75	1000	144″	72″	-	-	-	64

SPRAY NOZZLE ASSEMBLY

The nozzle must attach to the head which attaches to the upper tube assembly. The upper tube assembly shall be made from 6″ SDR 35 engineered plastic tubing for toughness and corrosion resistance. The 6″ size closely matches the pump tube assembly and/or wishbone to reduce pressure losses from transitions.

FLOAT

All floats must be one piece and molded of high strength, impact, UV and chemical resistant, polyethylene. The float color must be black for minimum visibility in water. Stainless steel inserts must be molded into the float for light attachment and for mooring eyebolts. The float must have molded hand holds for easy handling. The float must be designed for maximum stability and for easy height adjustability to achieve minimum visibility with as little as 1/2″ of a 15″ diameter portion of the float visible during operation. The float must be filled with closed cell urethane foam.

MOTOR SPECIFICATIONS

The Titan Fountain must have a 10 HP 1 phase motor using 230 volts and drawing 51 amps.
The motor must be an industry standard submersible motor with mechanical seals and heavy duty bearings designed to operate under water. All external components must be stainless steel & corrosion resistant.

MOTOR WIRING

Motor must be 3 wire plus a ground.

PUMP ASSEMBLY

The Titan Fountain must have a high efficiency turbine pump consisting of a bronze impeller and ceramic lined passages for a maximum flow rate. The pump must also have a low pressure loss inlet to prevent cavitation at high flow rates.

INTAKE SUCTION SCREEN

Vertical systems must have two non collapsible, high strength Geloy & Noryl resin intake suction screens made with specifically engineered raised ridges to prevent collapse and prevent anything larger than a 1/4 inch sphere from entering the intake suction screen assembly. The intake suction screen assembly must have no less than 4.7 square feet of suctions area of which at minimum 51% is available for water intake.

Horizontal systems must have a minimum of four non collapsible, high strength Geloy & Noryl resin intake suction screens made with specifically engineered raised ridges to prevent collapse and prevent anything larger than a 1/4 inch sphere from entering the intake suction screen assembly. The intake suction screen assemblies must have no less than 9.4 square feet of suctions area of which at minimum 51% is available for water intake.

UNDERWATER POWER CONNECTION

For all units that draw less than 32 amps the electrical connector system for the pump motor must form a watertight connection between the motor lead plug and the pump cord socket. The connector must be UL/cUL/CE rated at 600 volts and 32 amps for continuous submersion to a depth of 33 feet. It must be available with 4 pins for connection to 3 wire motors plus a ground. The plug shall be epoxy potted to the motor lead and the socket to the pump cord to create a permanent and watertight connection to those wires. This connector system shall allow for a fast and highly reliable system for disconnecting the Fountain for service or storage. In addition, both the plug and socket shall have waterproof caps which will allow either to remain dry when submerged while disconnected.

UNDERWATER POWER CORD

For Titan Fountains that draw less than 32 amps, the Power Cord must be UL listed for continuous submergence. It must be SOOW heavy duty round stranded and double insulated, copper cord. One wire in each cord must always act as a ground for proper system grounding.

For Titan Fountains that draw more than 32 amps, the Power Cord must be UL listed for continuous submergence. It must be THHN/THWN heavy duty flat stranded, double insulated PVC jacketed, copper cord. One wire in each cord must always act as a ground for proper system grounding.

The Motor Power Cord will be 4 gauge and 400 feet in length.

The Lighting Power Cord will be 16 gauge, 3 wires, and 400 feet in length.

CONTROL PANELS

Control panels are contained within lockable 3R painted steel enclosures rated for outdoor installation.

All control panels must include a factory installed externally operated disconnect switch, circuit breaker, Class A (human rated) Ground Fault Circuit Interrupter (GFCI)/ on-off switch, 24 hour timer, contactor, and output terminals.

There is no standard that requires a GFCI for 460V power and there is no assurance that a GFCI circuit will provide protection from electrocution. However, in 460V control panels, ACI provides the same GFCI that is Class A rated with used with 230V panels.

FASTENERS

All fasteners must be stainless steel.

WARRANTY

Titan Fountains come with a 3-year warranty.

PRODUCER

This will be an Aqua Control Fountain produced by Aqua Control, Inc., 6A Wolfer Industrial Drive, Spring Valley, IL 61362
Phone: 800.377.0019, 815.664.4900, Fax: 815.664.4901.

Aqua Control, Inc. 6 A Wolfer Industrial Drive, Spring Valley, IL 61362 USA
Phone: 800.377.0019 815.664.4900 Fax: 815.664.4901 info@aquacontrol.com www.aquacontrol.com

1 AQUA CONTROL AERATION FOUNTAIN - FLEUR DE LIS

NOT TO SCALE

JOHNSON VOLK CONSULTING
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033

BROOKVIEW
PHASE 2
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
HARDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
CADY L. JOHNSON
2833
STATE OF TEXAS
July 07, 2026

SCALE:
REFER TO DETAILS
One Inch
JVC No GBP069

HS21 of 21

TOWN PROJECT NO. SP26-0002

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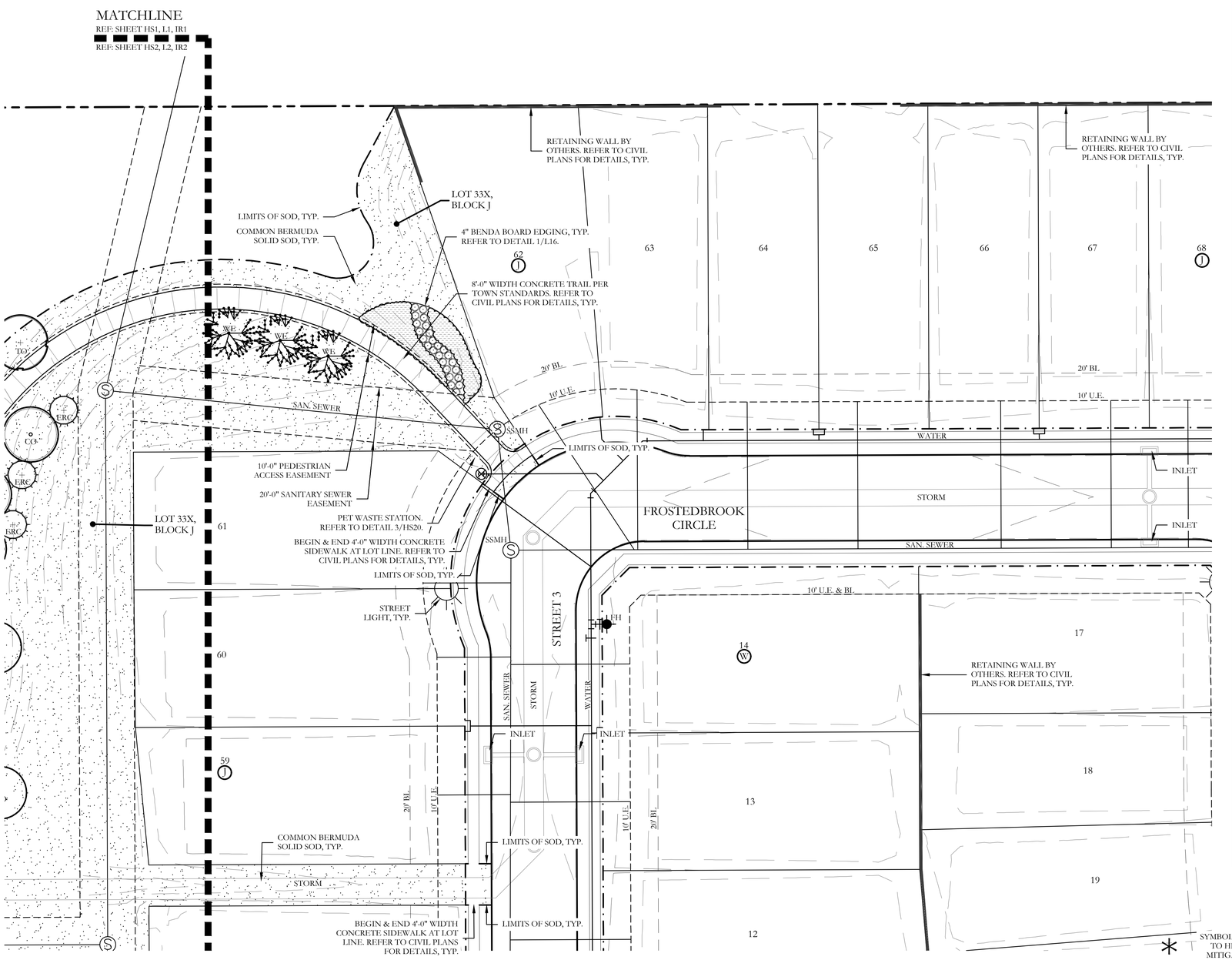
NOTE: Enhanced Retaining Wall locations are shown on corresponding Brookview Phase 2 Grading Plan (See Sheet C-10) along with Enhanced Retaining Wall Notes. Expected masonry pattern is demonstrated within the Brookview Phase 2 Civil Construction Plan details (See Sheet C-78).



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
TO	TO	TEXAS RED OAK	QUERCUS BUCKLEYI	3" CALIPER	AS SHOWN
CLO	CLO	CATHEDRAL LIVE OAK	QUERCUS VIRGINIANA 'CATHEDRAL'	3" CALIPER	AS SHOWN
CO	CO	CHINKAPIN OAK	QUERCUS MUHLENBERGII	3" CALIPER	AS SHOWN
SLO	SLO	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
WO	WO	WATER OAK	QUERCUS NIGRA	3" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
PE	PE	PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	3" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
WE	WE	WINGED ELM	ULMUS ALATA	3" CALIPER	AS SHOWN
TA	TA	TEXAS ASH	FRAXINUS ALBICANS	3" CALIPER	AS SHOWN
EP	EP	ELDARCIA PINE	PINUS BRUTIA VAR. ELDARCIA	3" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN
ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	45 GALLON	AS SHOWN
EN	EN	EVE'S NECKLACE	STYPHNOLOBIUM AFFINE	45 GALLON	AS SHOWN
NRS	NRS	NELLIE R. STEVENS HOLLY	ILEX X NELLIE R. STEVENS	30 GALLON	AS SHOWN
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		WHALES TOUNGE AGAVE	AGAVE OVATIFOLIA	3 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	3 GALLON	24" O.C.
		BERKELEY SEDGE	CAREX TUMULICOLA	3 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE SUN TURF	NATIVE SUN TURF BY NATIVE AMERICAN SEED CO.	SQUARE FEET	HYDROMULCH
		RIPARIAN SEED MIX	VARIETY OF RIPARIAN VEGETATION	SQUARE FEET	SEED
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1"-2" & 2"-4"

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BROOKVIEW
PHASE 2
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 07, 2026

SCALE:
1" = 20'
One Inch
JVC No GBP069

TOWN PROJECT NO. SP26-0002

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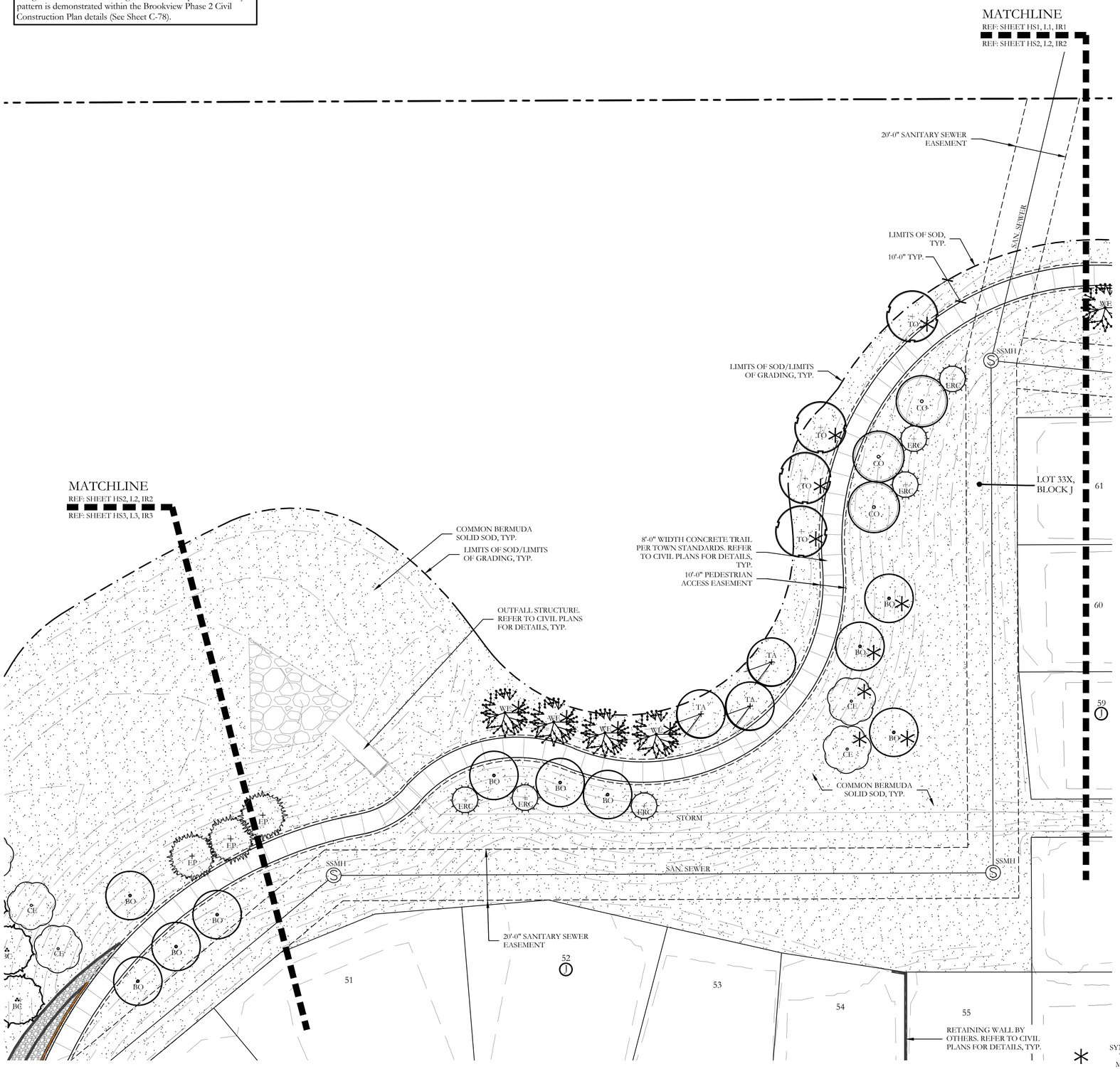

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		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	3 GALLON	24" O.C.
		BERKELEY SEDGE	CAREX TUMULICOLA	3 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE SUN TURF	NATIVE SUN TURF BY NATIVE AMERICAN SEED CO.	SQUARE FEET	HYDROMULCH
		RIPARIAN SEED MIX	VARIETY OF RIPARIAN VEGETATION	SQUARE FEET	SEED
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1"-2" & 2"-4"

* SYMBOL TO ILLUSTRATE PROPOSED TREE TO HELP OFFSET THE REMAINING 41 MITIGATION TREES PER TREE SURVEY.

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SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

BROOKVIEW
PHASE 2
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 07, 2026

SCALE:
1" = 20'
One Inch

JVC No GBP069

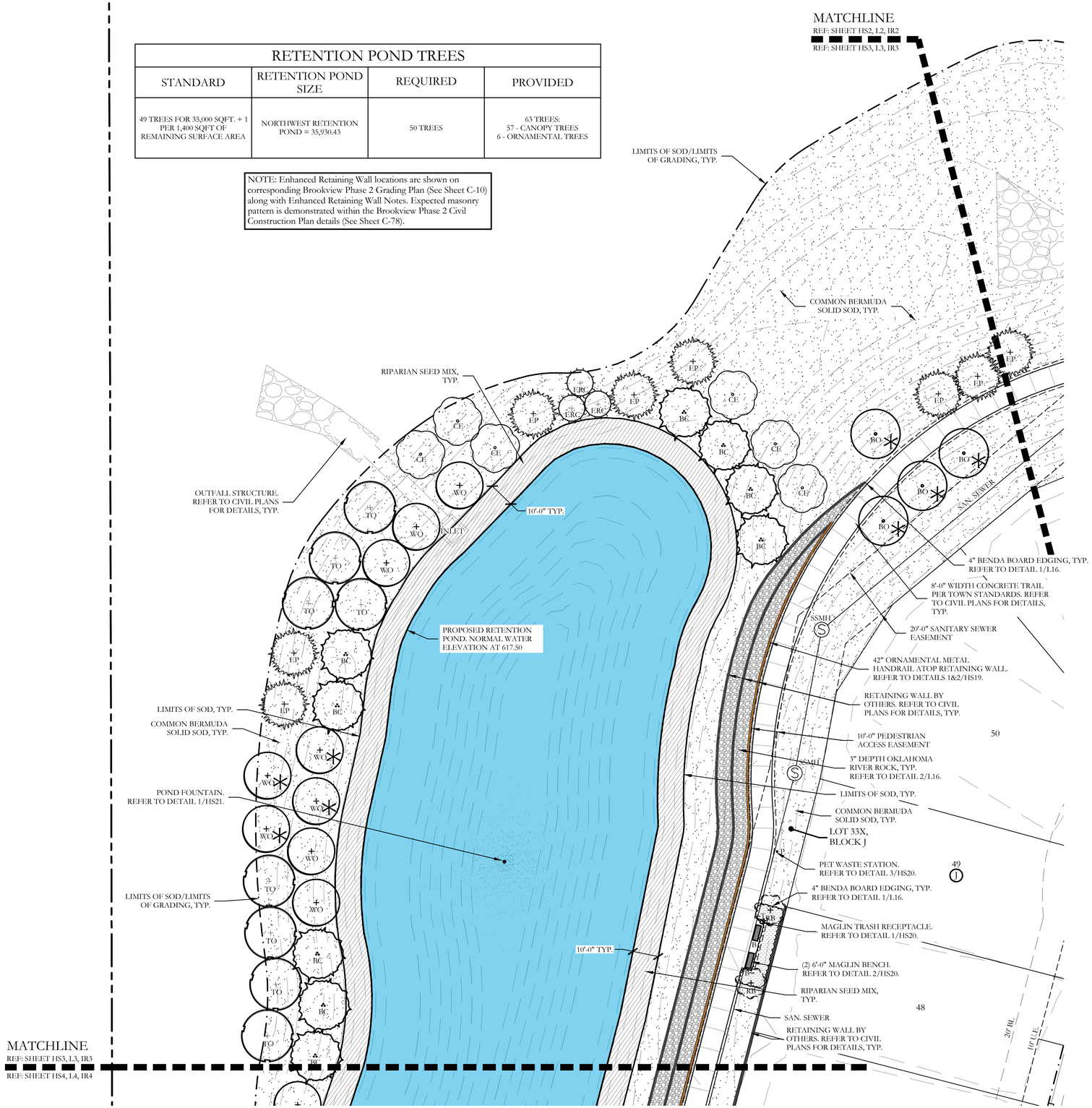
L2 of 17

TOWN PROJECT NO. SP26-0002

RETENTION POND TREES

STANDARD	RETENTION POND SIZE	REQUIRED	PROVIDED
49 TREES FOR 35,000 SQFT. + 1 PER 1,400 SQFT OF REMAINING SURFACE AREA	NORTHWEST RETENTION POND = 35,930.43	50 TREES	63 TREES: 57 - CANOPY TREES 6 - ORNAMENTAL TREES

NOTE: Enhanced Retaining Wall locations are shown on corresponding Brookview Phase 2 Grading Plan (See Sheet C-10) along with Enhanced Retaining Wall Notes. Expected masonry pattern is demonstrated within the Brookview Phase 2 Civil Construction Plan details (See Sheet C-78).



	ULMUS AMERICANA 'PRINCETON'	3" CALIPER	AS SHOWN
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	ULMUS ALATA	3" CALIPER	AS SHOWN
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	NATIVE SUN TURF BY NATIVE AMERICAN SEED CO.	SQUARE FEET	HYDROMULCH
	VARIETY OF RIPARIAN VEGETATION	SQUARE FEET	SEED
ROCK; BROWNS,	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1"-2" & 2"-4"

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STATE OF TEXAS
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One Inch
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L3 of 17

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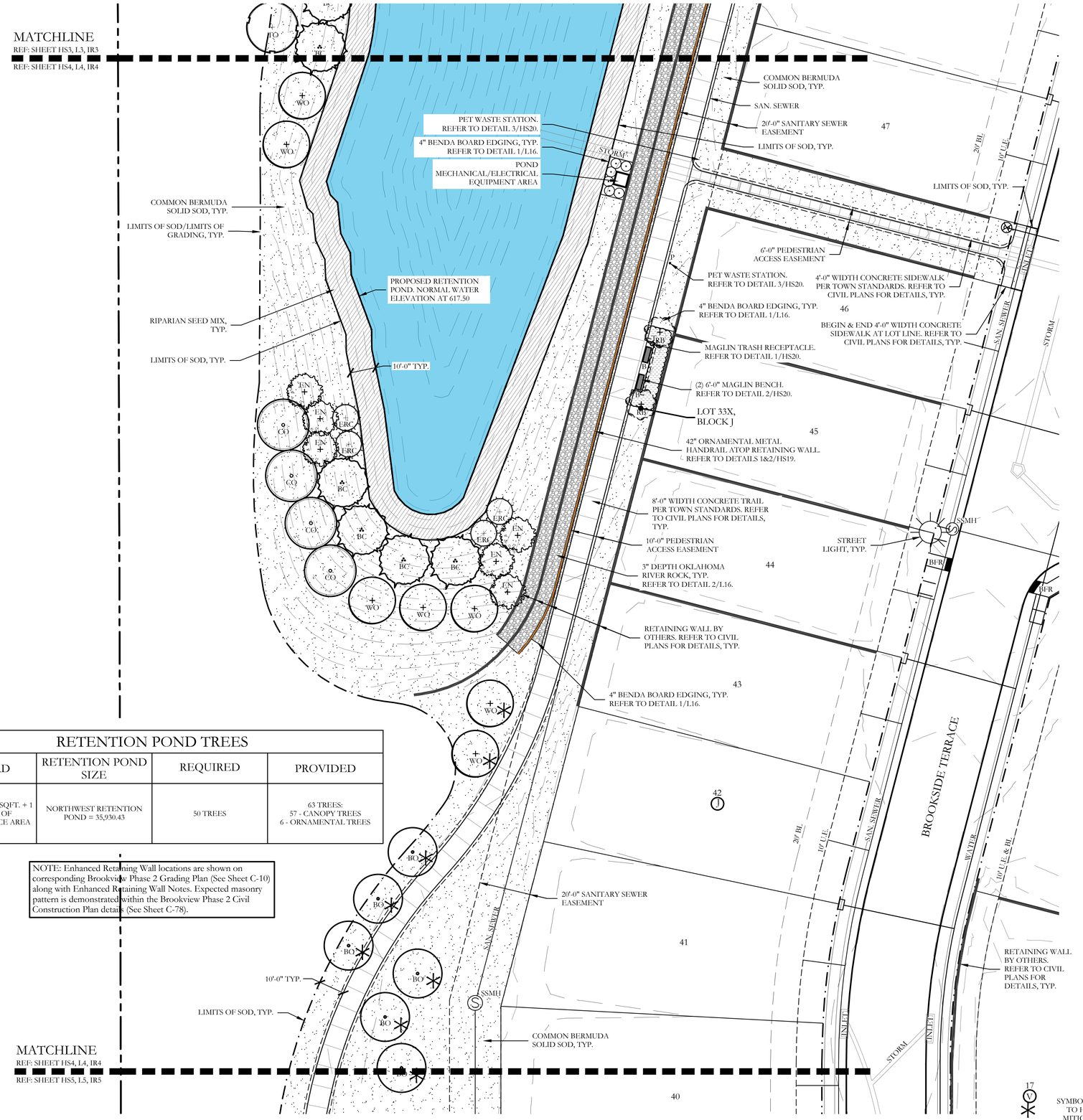

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		NATIVE SUN TURF	NATIVE SUN TURF BY NATIVE AMERICAN SEED CO.	SQUARE FEET	HYDROMULCH
		RIPARIAN SEED MIX	VARIETY OF RIPARIAN VEGETATION	SQUARE FEET	SEED
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1"-2" & 2"-4"

17 — SYMBOL TO ILLUSTRATE PROPOSED TREE TO HELP OFFSET THE REMAINING 41 MITIGATION TREES PER TREE SURVEY.

N

20 10 0 20
SCALE 1" = 20'

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

BROOKVIEW
PHASE 2
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

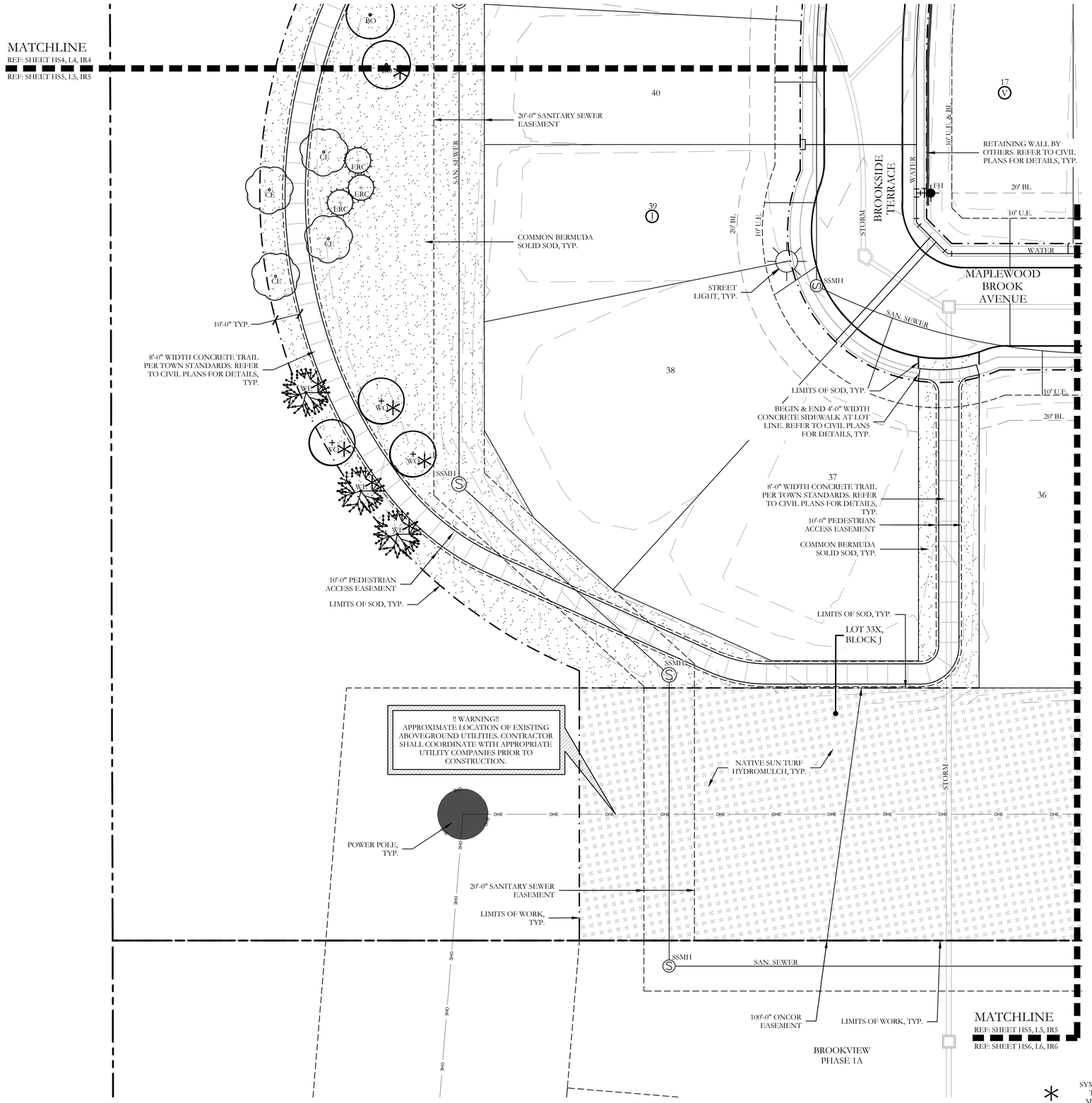
SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 07, 2026

SCALE:
1" = 20'
One Inch
JVC No GBP069

L4 of 17

TOWN PROJECT NO. SP26-0002



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
TO	TO	TEXAS RED OAK	QUERCUS BUCKLEYI	3" CALIPER	AS SHOWN
CLO	CLO	CATHEDRAL LIVE OAK	QUERCUS VIRGINIANA 'CATHEDRAL'	3" CALIPER	AS SHOWN
CO	CO	CHINKAPIN OAK	QUERCUS MUHLENBERGII	3" CALIPER	AS SHOWN
SLO	SLO	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
WO	WO	WATER OAK	QUERCUS NIGRA	3" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
PE	PE	PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	3" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
WE	WE	WINGED ELM	ULMUS ALATA	3" CALIPER	AS SHOWN
TA	TA	TEXAS ASH	FRAXINUS ALBICANS	3" CALIPER	AS SHOWN
EP	EP	ELDARCIA PINE	PINUS BRUTIA VAR. ELDARCIA	3" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN
ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	45 GALLON	AS SHOWN
EN	EN	EVE'S NECKLACE	STYPHNOLOBIUM AFFINE	45 GALLON	AS SHOWN
NRS	NRS	NELLIE R. STEVENS HOLLY	ILEX X NELLIE R. STEVENS	30 GALLON	AS SHOWN
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		WHALES TOUNGE AGAVE	AGAVE OVATIFOLIA	3 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	3 GALLON	24" O.C.
		BERKELEY SEDGE	CAREX TUMULICOLA	3 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE SUN TURF	NATIVE SUN TURF BY NATIVE AMERICAN SEED CO.	SQUARE FEET	HYDROMULCH
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July 07, 2026

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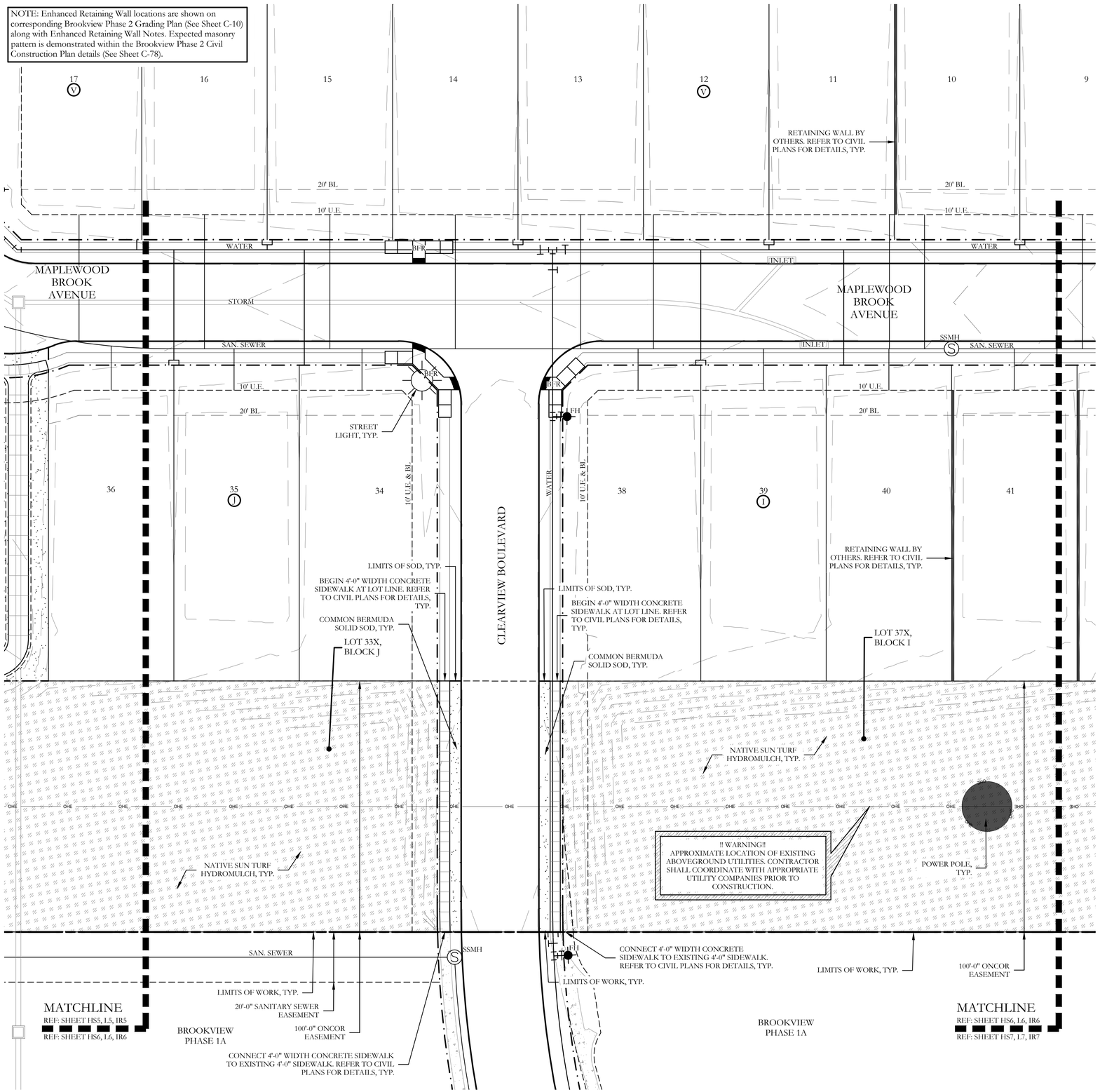
JVC No GBP069

L5 of 17

TOWN PROJECT NO. SP26-0002

NOTE: Enhanced Retaining Wall locations are shown on corresponding Brookview Phase 2 Grading Plan (See Sheet C-10) along with Enhanced Retaining Wall Notes. Expected masonry pattern is demonstrated within the Brookview Phase 2 Civil Construction Plan details (See Sheet C-78).



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RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	45 GALLON	AS SHOWN
EN	EN	EVE'S NECKLACE	STYPHNOLOBIUM AFFINE	45 GALLON	AS SHOWN
NRS	NRS	NELLIE R. STEVENS HOLLY	ILEX X NELLIE R. STEVENS	30 GALLON	AS SHOWN
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		WHALES TOUNGE AGAVE	AGAVE OVATIFOLIA	3 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	3 GALLON	24" O.C.
		BERKELEY SEDGE	CAREX TUMULICOLA	3 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
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TOWN PROJECT NO. SP26-0002

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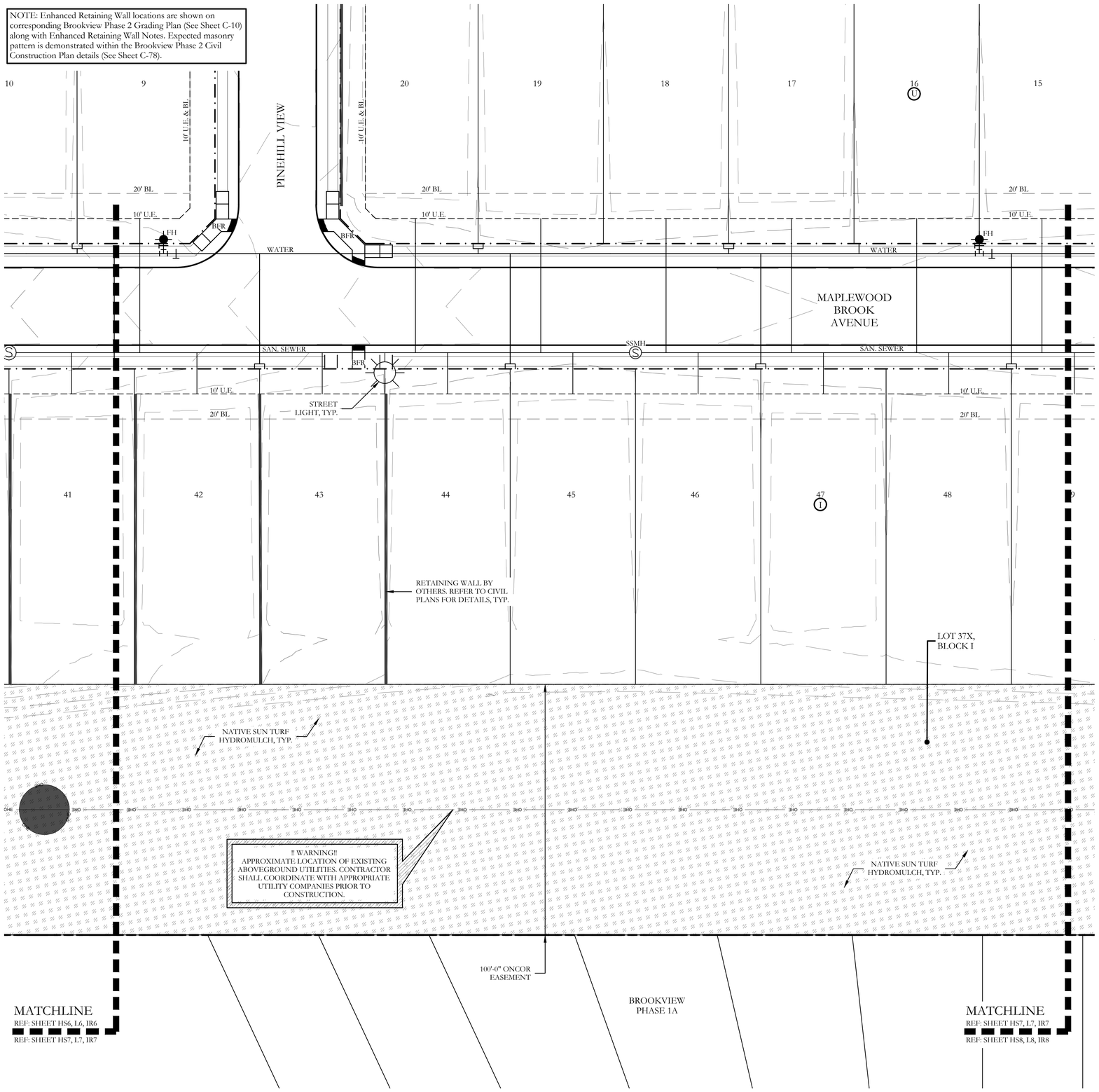

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SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

July 07, 2026

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L7 of 17

TOWN PROJECT NO. SP26-0002

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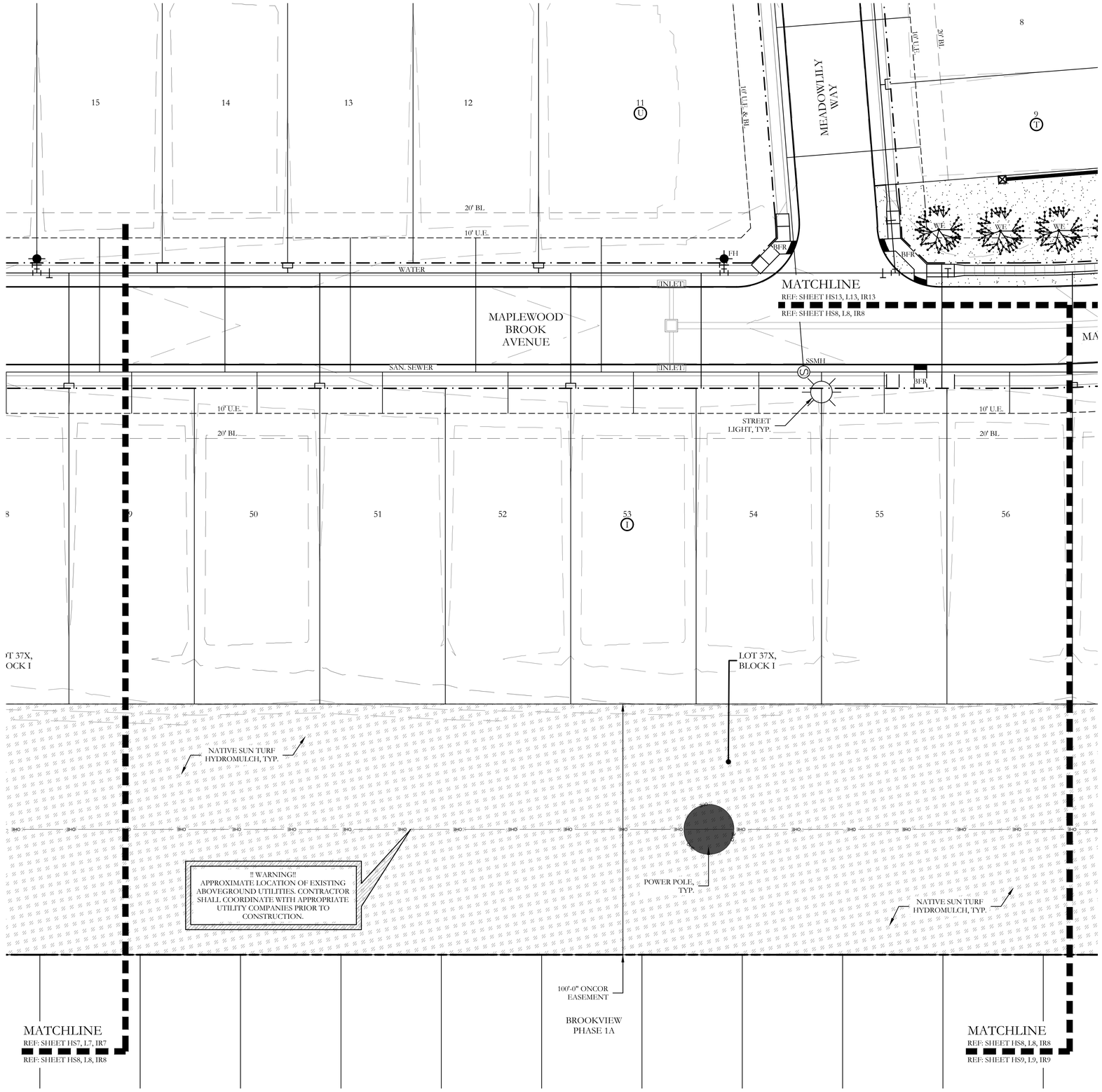

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BROOKVIEW
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SCREENING AND BUFFERING LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

July 07, 2026

SCALE:
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One Inch

JVC No GBP069

L8 of 17

TOWN PROJECT NO. SP26-0002

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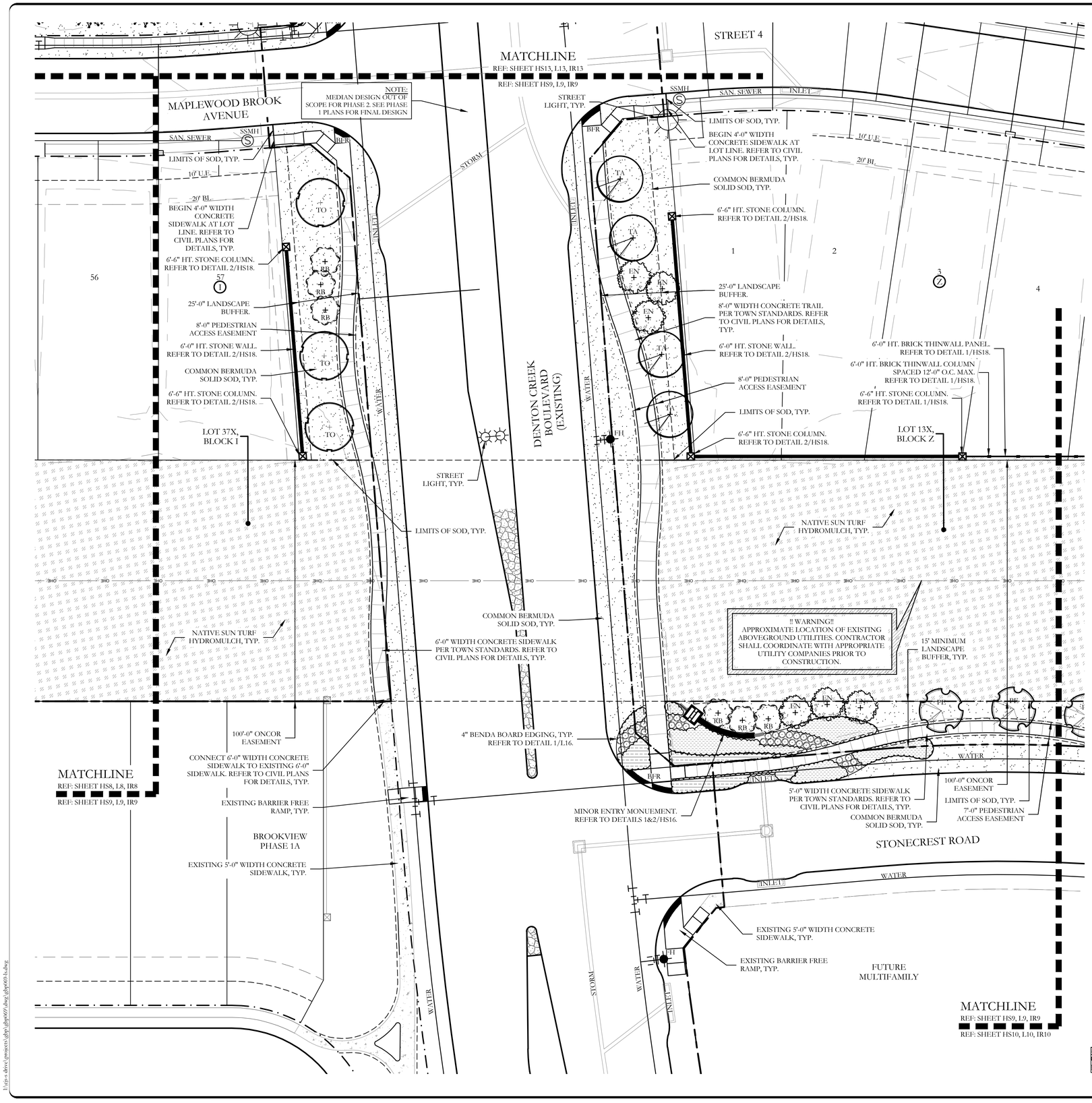

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MEDIAN NOTE:
OUT OF SCOPE FOR PHASE 2. SEE PHASE 1 PLANS FOR FINAL DESIGN.

N

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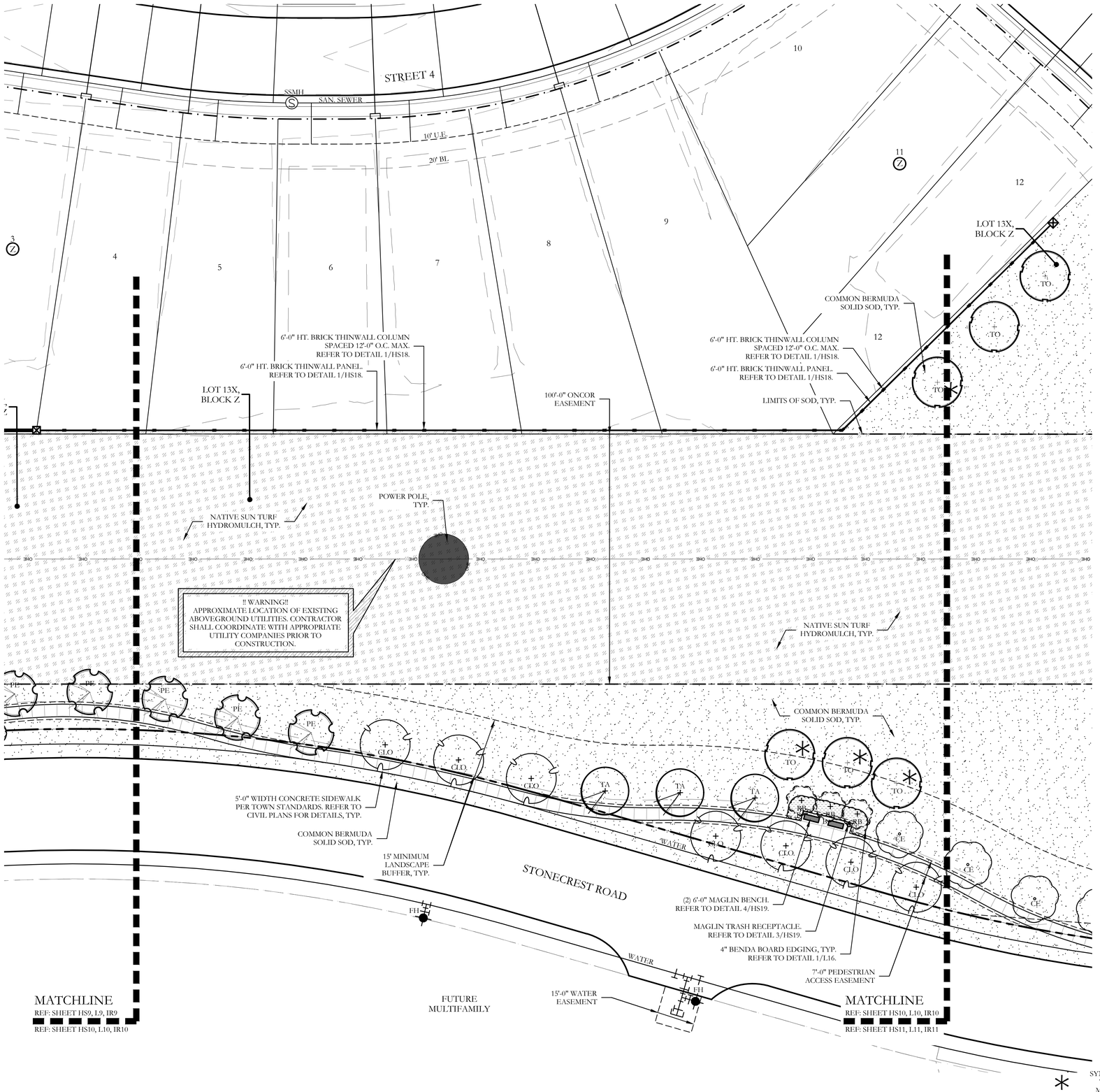

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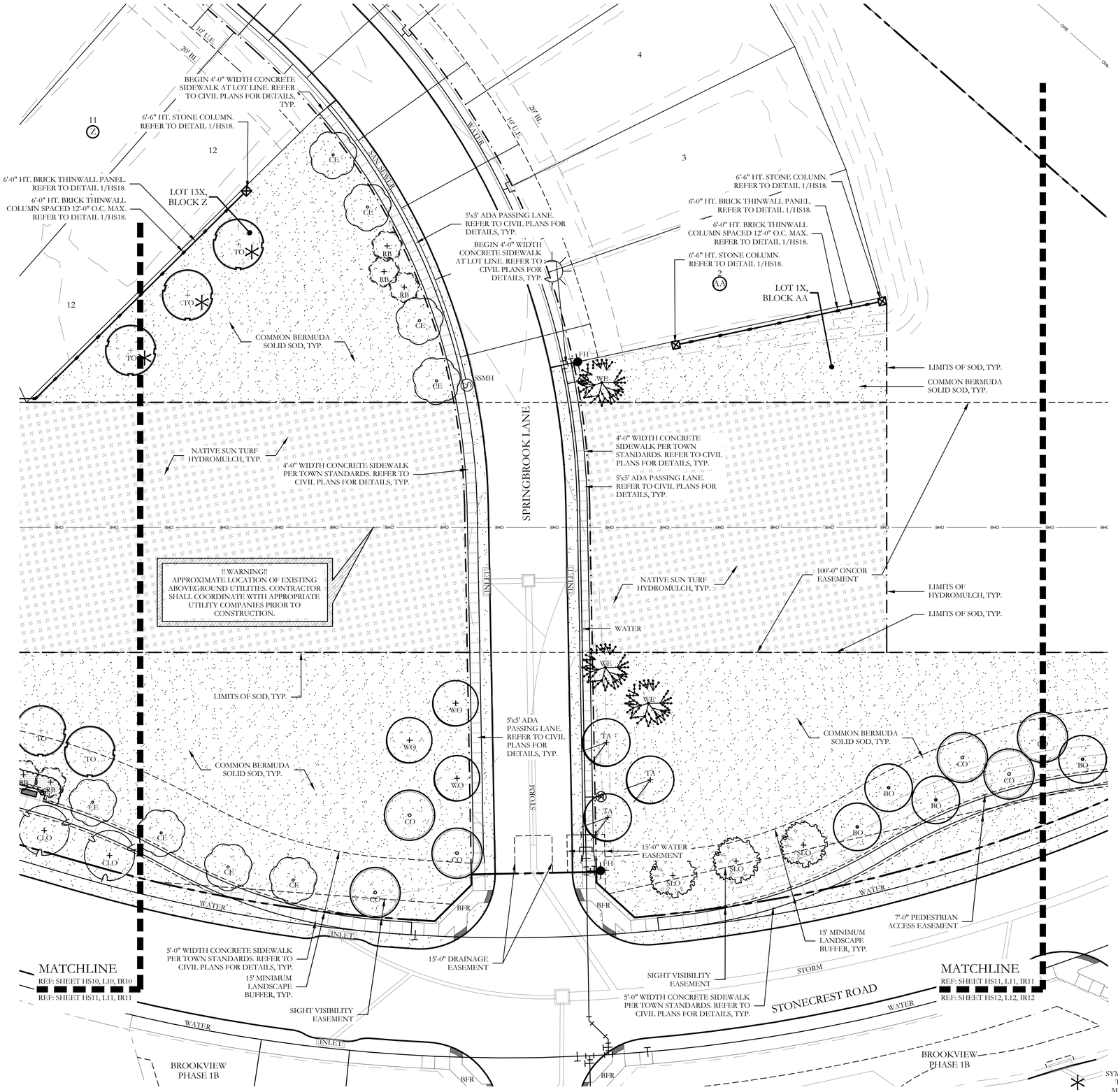

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SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
TO	TO	TEXAS RED OAK	QUERCUS BUCKLEYI	3" CALIPER	AS SHOWN
CLO	CLO	CATHEDRAL LIVE OAK	QUERCUS VIRGINIANA 'CATHEDRAL'	3" CALIPER	AS SHOWN
CO	CO	CHINKAPIN OAK	QUERCUS MUHLENBERGII	3" CALIPER	AS SHOWN
SLO	SLO	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
WO	WO	WATER OAK	QUERCUS NIGRA	3" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
PE	PE	PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	3" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
WE	WE	WINGED ELM	ULMUS ALATA	3" CALIPER	AS SHOWN
TA	TA	TEXAS ASH	FRAXINUS ALBICANS	3" CALIPER	AS SHOWN
EP	EP	ELDARCIA PINE	PINUS BRUTIA VAR. ELDARCIA	3" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN
ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	45 GALLON	AS SHOWN
EN	EN	EVE'S NECKLACE	STYPHNOLOBIUM AFFINE	45 GALLON	AS SHOWN
NRS	NRS	NELLIE R. STEVENS HOLLY	ILEX X NELLIE R. STEVENS	30 GALLON	AS SHOWN
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		WHALES TOUNGE AGAVE	AGAVE OVATIFOLIA	3 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	3 GALLON	24" O.C.
		BERKELEY SEDGE	CAREX TUMULICOLA	3 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE SUN TURF	NATIVE SUN TURF BY NATIVE AMERICAN SEED CO.	SQUARE FEET	HYDROMULCH
		RIPARIAN SEED MIX	VARIETY OF RIPARIAN VEGETATION	SQUARE FEET	SEED
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAY'S AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1"-2" & 2"-4"

JOHNSON VOLK CONSULTING
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BROOKVIEW
PHASE 2
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

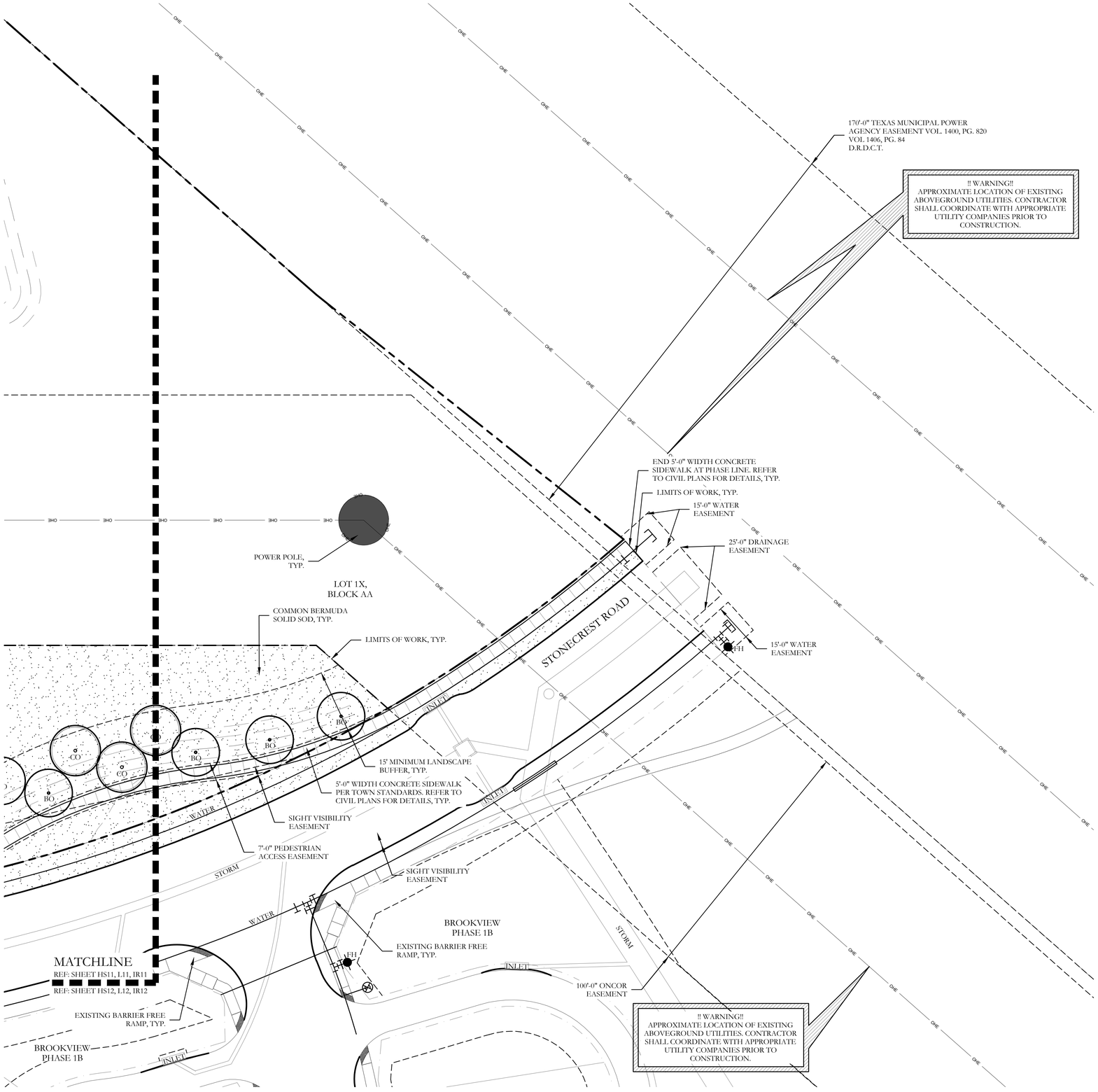
July 07, 2026

SCALE:
1" = 20'
One Inch

JVC No GBP069

L11 of 17

TOWN PROJECT NO. SP26-0002



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
TO	TO	TEXAS RED OAK	QUERCUS BUCKLEYI	3" CALIPER	AS SHOWN
CLO	CLO	CATHEDRAL LIVE OAK	QUERCUS VIRGINIANA 'CATHEDRAL'	3" CALIPER	AS SHOWN
CO	CO	CHINKAPIN OAK	QUERCUS MUHLENBERGII	3" CALIPER	AS SHOWN
SLO	SLO	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
WO	WO	WATER OAK	QUERCUS NIGRA	3" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
PE	PE	PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	3" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
WE	WE	WINGED ELM	ULMUS ALATA	3" CALIPER	AS SHOWN
TA	TA	TEXAS ASH	FRAXINUS ALBICANS	3" CALIPER	AS SHOWN
EP	EP	ELDARCIA PINE	PINUS BRUTIA VAR. ELDARCIA	3" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN
ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	45 GALLON	AS SHOWN
EN	EN	EVE'S NECKLACE	STYPHNOLOBIUM AFFINE	45 GALLON	AS SHOWN
NRS	NRS	NELLIE R. STEVENS HOLLY	ILEX X NELLIE R. STEVENS	30 GALLON	AS SHOWN
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		WHALES TOUNGE AGAVE	AGAVE OVATIFOLIA	3 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	3 GALLON	24" O.C.
		BERKELEY SEDGE	CAREX TUMULICOLA	3 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE SUN TURF	NATIVE SUN TURF BY NATIVE AMERICAN SEED CO.	SQUARE FEET	HYDROMULCH
		RIPARIAN SEED MIX	VARIETY OF RIPARIAN VEGETATION	SQUARE FEET	SEED
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1"-2" & 2"-4"

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SCALE 1" = 20'

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BROOKVIEW
PHASE 2
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SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CADY L. JOHNSON
2833
STATE OF TEXAS

July 07, 2026

SCALE:
1" = 20'
One Inch

JVC No GBP069

L12 of 17

TOWN PROJECT NO. SP26-0002

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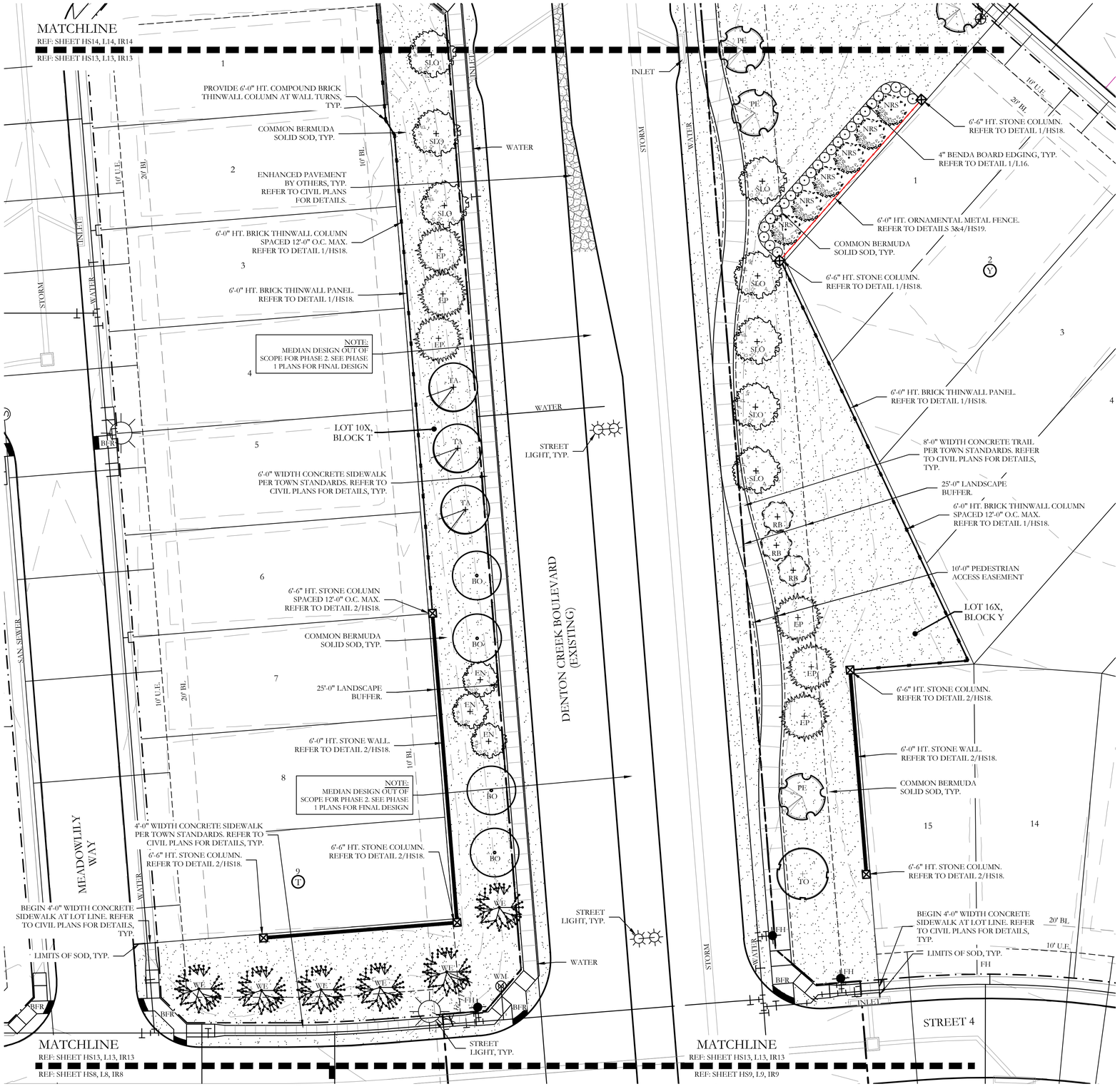

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
TO	TO	TEXAS RED OAK	QUERCUS BUCKLEYI	3" CALIPER	AS SHOWN
CLO	CLO	CATHEDRAL LIVE OAK	QUERCUS VIRGINIANA 'CATHEDRAL'	3" CALIPER	AS SHOWN
CO	CO	CHINKAPIN OAK	QUERCUS MUHLENBERGII	3" CALIPER	AS SHOWN
SLO	SLO	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
WO	WO	WATER OAK	QUERCUS NIGRA	3" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
PE	PE	PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	3" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
WE	WE	WINGED ELM	ULMUS ALATA	3" CALIPER	AS SHOWN
TA	TA	TEXAS ASH	FRAXINUS ALBICANS	3" CALIPER	AS SHOWN
EP	EP	ELDARCIA PINE	PINUS BRUTIA VAR. ELDARCIA	3" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN
ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	45 GALLON	AS SHOWN
EN	EN	EVE'S NECKLACE	STYPHNOLOBIUM AFFINE	45 GALLON	AS SHOWN
NRS	NRS	NELLIE R. STEVENS HOLLY	ILEX X NELLIE R. STEVENS	30 GALLON	AS SHOWN
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		WHALES TOUNGE AGAVE	AGAVE OVATIFOLIA	3 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	3 GALLON	24" O.C.
		BERKELEY SEDGE	CAREX TUMULICOLA	3 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE SUN TURF	NATIVE SUN TURF BY NATIVE AMERICAN SEED CO.	SQUARE FEET	HYDROMULCH
		RIPARIAN SEED MIX	VARIETY OF RIPARIAN VEGETATION	SQUARE FEET	SEED
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1"-2" & 2"-4"

MEDIAN NOTE:
OUT OF SCOPE FOR PHASE 2. SEE PHASE 1 PLANS FOR FINAL DESIGN.

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SCALE 1" = 20'

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BROOKVIEW
PHASE 2
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CADY L. JOHNSON
2833
STATE OF TEXAS

July 07, 2026

SCALE:
1" = 20'
One Inch

JVC No GBP069

L13 of 17

TOWN PROJECT NO. SP26-0002

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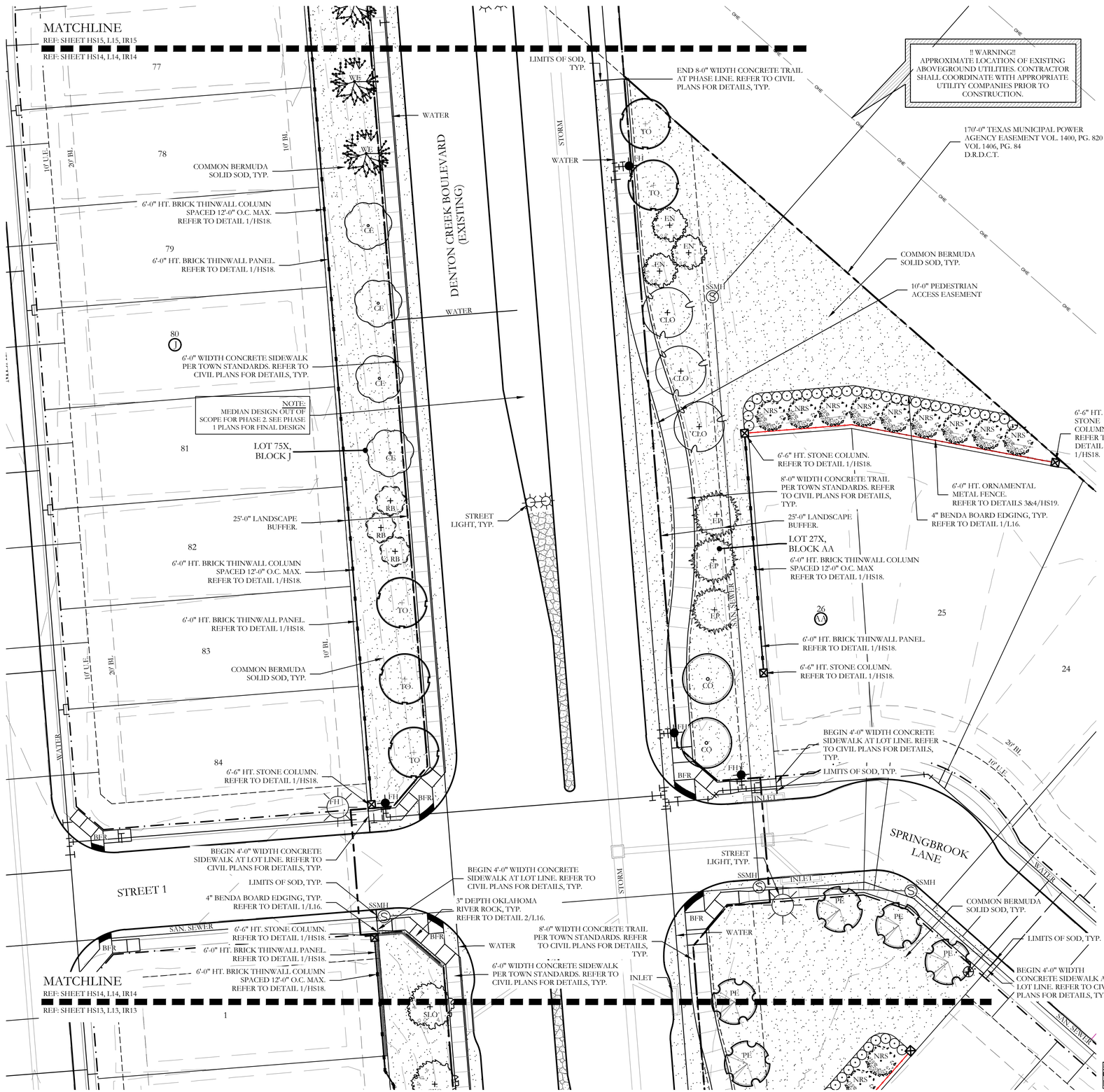

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
TO	TO	TEXAS RED OAK	QUERCUS BUCKLEYI	3" CALIPER	AS SHOWN
CLO	CLO	CATHEDRAL LIVE OAK	QUERCUS VIRGINIANA 'CATHEDRAL'	3" CALIPER	AS SHOWN
CO	CO	CHINKAPIN OAK	QUERCUS MUHLENBERGII	3" CALIPER	AS SHOWN
SLO	SLO	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
WO	WO	WATER OAK	QUERCUS NIGRA	3" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
PE	PE	PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	3" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
WE	WE	WINGED ELM	ULMUS ALATA	3" CALIPER	AS SHOWN
TA	TA	TEXAS ASH	FRAXINUS ALBICANS	3" CALIPER	AS SHOWN
EP	EP	ELDARCIA PINE	PINUS BRUTIA VAR. ELDARCIA	3" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN
ERC	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	45 GALLON	AS SHOWN
EN	EN	EVE'S NECKLACE	STYPHNOLOBIUM AFFINE	45 GALLON	AS SHOWN
NRS	NRS	NELLIE R. STEVENS HOLLY	ILEX X NELLIE R. STEVENS	30 GALLON	AS SHOWN
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		WHALES TOUNGE AGAVE	AGAVE OVATIFOLIA	3 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	3 GALLON	24" O.C.
		BERKELEY SEDGE	CAREX TUMULICOLA	3 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE SUN TURF	NATIVE SUN TURF BY NATIVE AMERICAN SEED CO.	SQUARE FEET	HYDROMULCH
		RIPARIAN SEED MIX	VARIETY OF RIPARIAN VEGETATION	SQUARE FEET	SEED
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1"-2" & 2"-4"

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BROOKVIEW
PHASE 2
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CADY L. JOHNSON
2833
STATE OF TEXAS

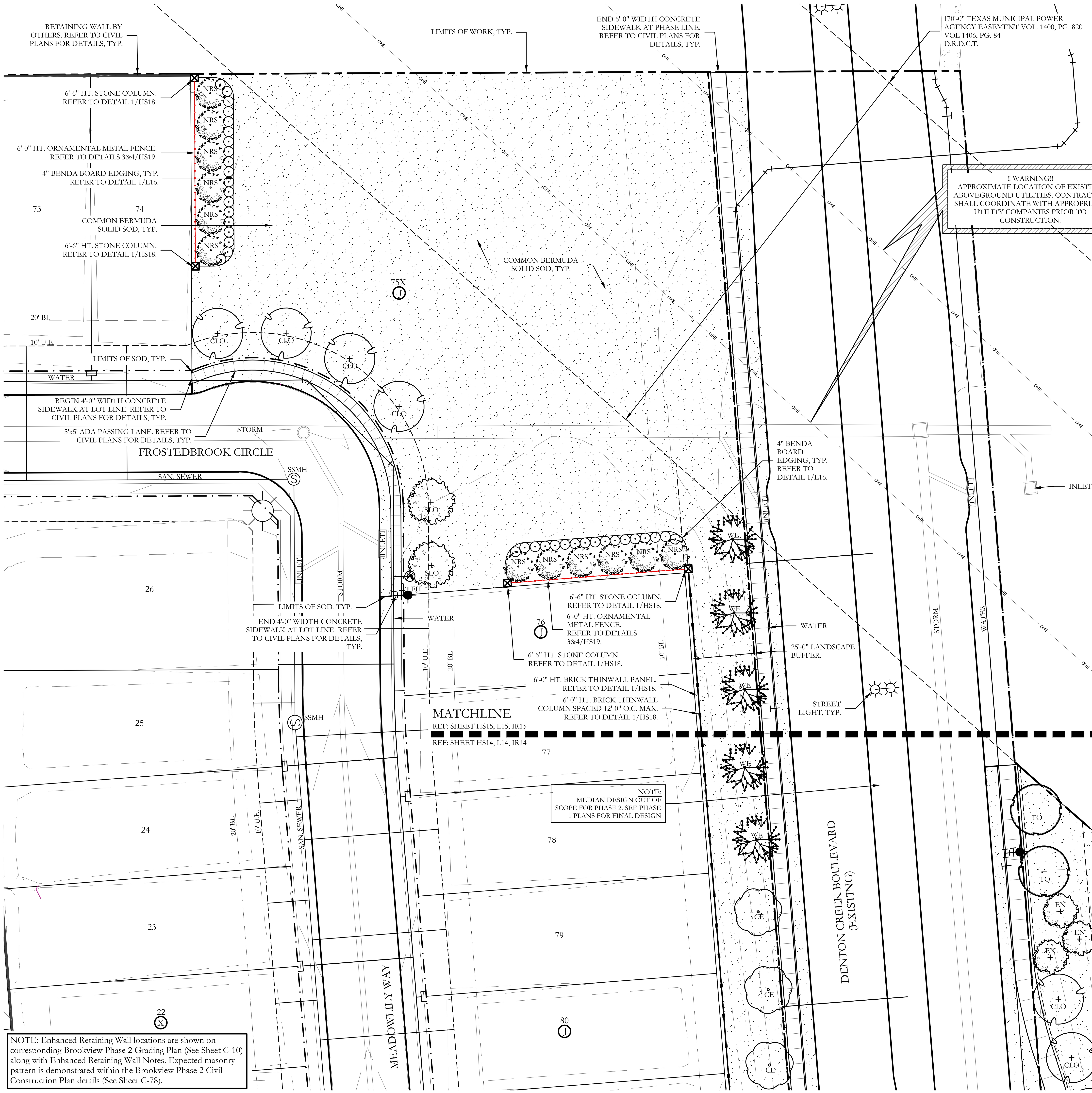
July 07, 2026

SCALE:
1" = 20'
One Inch

JVC No GBP069

L14 of 17

TOWN PROJECT NO. SP26-0002



NOTE: Enhanced Retaining Wall locations are shown on corresponding Brookview Phase 2 Grading Plan (See Sheet C-10) along with Enhanced Retaining Wall Notes. Expected masonry pattern is demonstrated within the Brookview Phase 2 Civil Construction Plan details (See Sheet C-78).

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	TO	TEXAS RED OAK	QUERCUS BUCKLEYI	3" CALIPER	AS SHOWN
	CLO	CATHEDRAL LIVE OAK	QUERCUS VIRGINIANA 'CATHEDRAL'	3" CALIPER	AS SHOWN
	CO	CHINKAPIN OAK	QUERCUS MUHLENBERGII	3" CALIPER	AS SHOWN
	SLO	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	WO	WATER OAK	QUERCUS NIGRA	3" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
	PE	PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	WE	WINGED ELM	ULMUS ALATA	3" CALIPER	AS SHOWN
	TA	TEXAS ASH	FRAXINUS ALBICANS	3" CALIPER	AS SHOWN
	EP	ELDARCIA PINE	PINUS BRUTIA VAR. ELDARCIA	3" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN
	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	45 GALLON	AS SHOWN
	EN	EVE'S NECKLACE	STYPHNOLOBIUM AFFINE	45 GALLON	AS SHOWN
	NRS	NELLIE R. STEVENS HOLLY	ILEX X NELLIE R. STEVENS	30 GALLON	AS SHOWN
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		WHALES TOUNGE AGAVE	AGAVE OVATIFOLIA	3 GALLON	24" O.C.
		MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	3 GALLON	24" O.C.
		BERKELEY SEDGE	CAREX TUMULICOLA	3 GALLON	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		NATIVE SUN TURF	NATIVE SUN TURF BY NATIVE AMERICAN SEED CO.	SQUARE FEET	HYDROMULCH
		RIPARIAN SEED MIX	VARIETY OF RIPARIAN VEGETATION	SQUARE FEET	SEED
		OKLAHOMA RIVER ROCK; MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1"-2" & 2"-4"

JOHNSON VOLK CONSULTING

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BROOKVIEW
PHASE 2
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT CODY L. JOHNSON 2833 STATE OF TEXAS
July 07, 2026

SCALE:
1" = 20'
One Inch
JVC No GBP069

L15 of 17

TOWN PROJECT NO. SP26-0002

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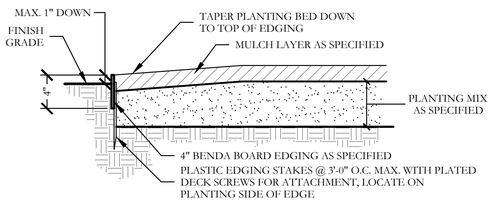

1 TYPICAL BED EDGING DETAIL
SECTION

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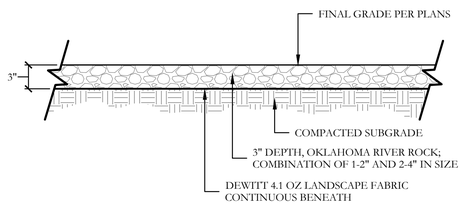
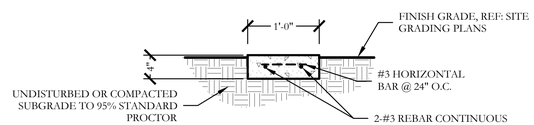


2 OKLAHOMA RIVER ROCK BED
SECTION

SCALE: 1" = 1'-0"

PLANT LIST

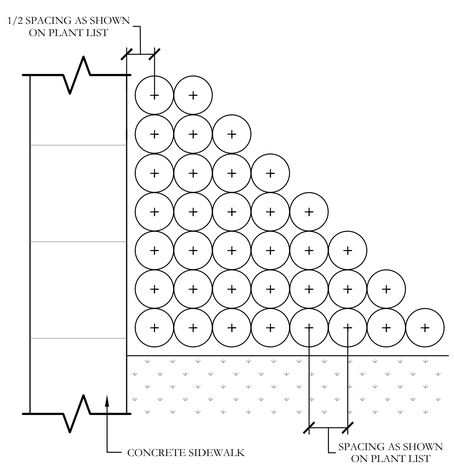
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
TO	27	TEXAS RED OAK	QUERCUS BUCKLEYI	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CLO	14	CATHEDRAL LIVE OAK	QUERCUS VIRGINIANA 'CATHEDRAL'	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CO	15	CHINKAPIN OAK	QUERCUS MUHLENBERGII	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SLO	13	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
WO	22	WATER OAK	QUERCUS NIGRA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	26	BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
PE	11	PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	24	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
WE	24	WINGED ELM	ULMUS ALATA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
TA	16	TEXAS ASH	FRAXINUS ALBICANS	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
EP	17	ELDARCIA PINE	PINUS BRUTIA VAR. ELDARCIA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BC	13	BALD CYPRESS	TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
ERC	16	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	22	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	45 GALLON	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
EN	18	EVE'S NECKLACE	STYPHNOLOBIUM AFFINE	45 GALLON	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
NRS	27	NELLIE R. STEVENS HOLLY	ILEX X NELLIE R. STEVENS	30 GALLON	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	97	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	64	WHALES TOUNGE AGAVE	AGAVE OVATIFOLIA	3 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	1,995	BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	610	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	140	BERKELEY SEDGE	CAREX TUMULICOLA	3 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	322,500	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	210,345	NATIVE SUN TURF	NATIVE SUN TURF BY NATIVE AMERICAN SEED CO.	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE @ 70% DENSITY ALL AREAS SHOWN.
	9,710	RIPARIAN SEED MIX	VARIETY OF RIPARIAN VEGETATION	SQUARE FEET	SEED	MINIMUM 100% COVERAGE @ 70% DENSITY ALL AREAS SHOWN.
	5,050	OKLAHOMA RIVER ROCK	N/A	SQUARE FEET	100% COVERAGE	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS, AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1"-2" AND 2"-4" IN SIZE.

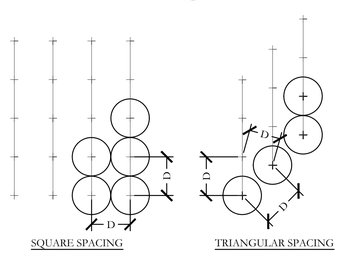


PROVIDE A TOPICAL STAIN ON ALL MOW STRIP AREAS TO BE LIGHT TAN IN COLOR. LANDSCAPE ARCHITECT SHALL SELECT FINAL COLOR BEFORE WORK TAKES PLACE.

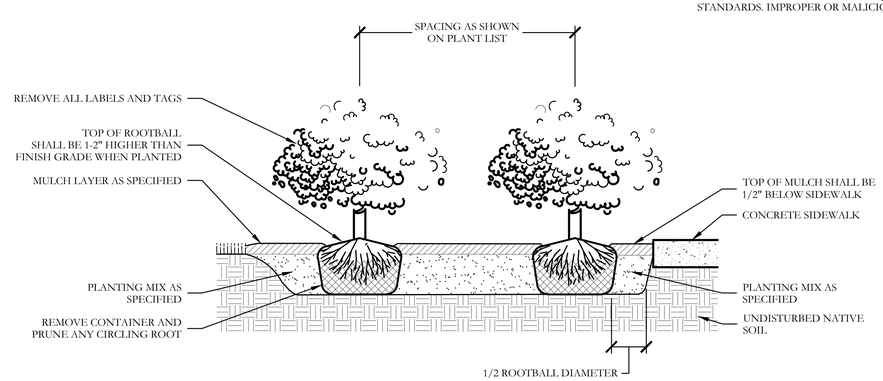
4 12" CONCRETE EDGING
SECTION

SCALE: 1" = 1'-0"





NOTE:
1. TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.
2. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.



3 TYPICAL SHRUB AND GROUNDCOVER PLANTING
PLAN/SECTION

NOT TO SCALE

GENERAL LANDSCAPE NOTES

INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN TOWN R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE TOWN AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE TOWN'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE TOWN HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE TOWN.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE TOWN'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM TOWN FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE TOWN.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE TOWN.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

BROOKVIEW
PHASE 2
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE SCHEDULE & DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 07, 2026

SCALE:
REFER TO DETAILS
One Inch

JVC No GBP069

L16 of 17

TOWN PROJECT NO. SP26-0002

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LANDSCAPE TABULATION CHART

STREET BUFFER LANDSCAPE

STREET	REQUIRED	PROVIDED
DENTON CREEK BOULEVARD	25'-0" BUFFER	25'-0" BUFFER
STONECREST ROAD	15'-0" BUFFER	15'-0" BUFFER

STREET BUFFER TREES

STREET	LINEAR FRONTAGE	STANDARD	REQUIRED	PROVIDED
WEST SIDE DENTON CREEK BOULEVARD	865 LF	1 PER 30 LF	29 CANOPY TREES	29 - 3" CALIPER CANOPY TREES 9 - 45 GALLON ORNAMENTAL TREES
EAST SIDE DENTON CREEK BOULEVARD	770 LF	1 PER 30 LF	26 CANOPY TREES	26 - 3" CALIPER CANOPY TREES 9 - 45 GALLON ORNAMENTAL TREES
STONECREST ROAD	883 LF	1 PER 30 LF	30 CANOPY TREES	35 - 3" CALIPER CANOPY TREES 9 - 45 GALLON ORNAMENTAL TREES

RETENTION POND TREES

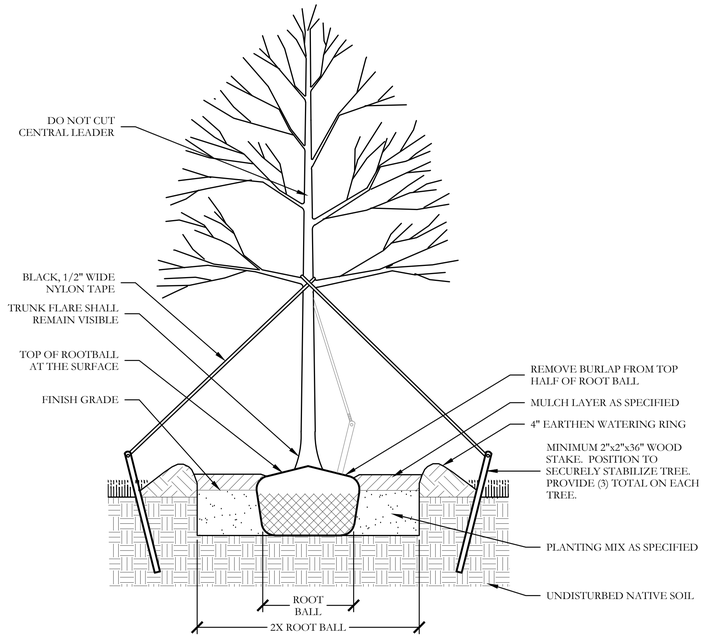
STANDARD	RETENTION POND SIZE	REQUIRED	PROVIDED
49 TREES FOR 35,000 SQFT. + 1 PER 1,400 SQFT OF REMAINING SURFACE AREA	NORTHWEST RETENTION POND = 35,930.43	50 TREES	63 TREES: 57 - CANOPY TREES 6- ORNAMENTAL TREES

MITIGATION TREES

STANDARD	REPLACEMENT	REQUIRED	PROVIDED
REMOVED PROTECTED TREES MITIGATION	RE: TREE SURVEY, SEE CIVIL SHEETS FOR DETAILS	41 TREES (IN PHASE 2)	PHASE 2 - 41 TREES

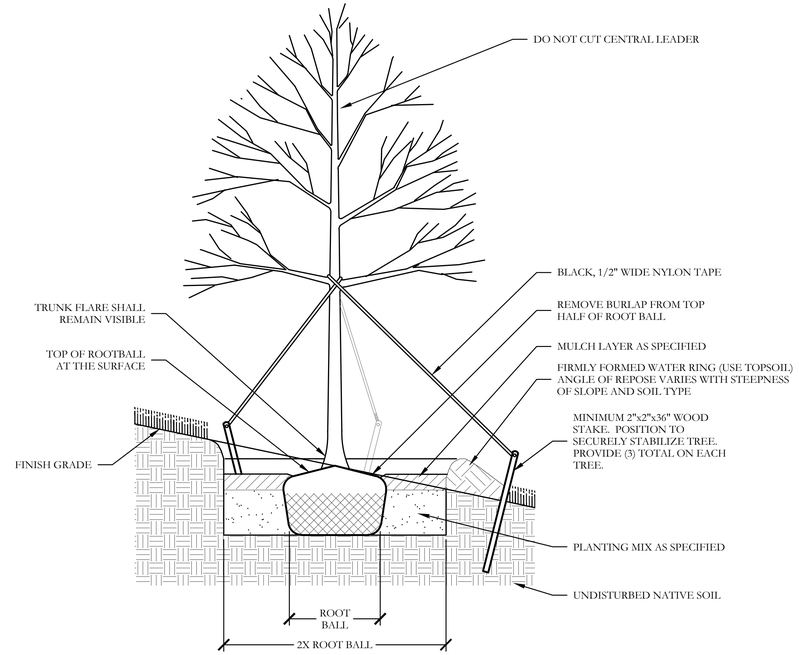
TREE BIO-DIVERSITY TABLE

COMMON NAME	QTY	SPECIES	PERCENTAGE	GENUS	PERCENTAGE
TEXAS RED OAK	28	QUERCUS BUCKLEYI	9.15%	QUERCUS	42.15%
CATHEDRAL LIVE OAK	14	QUERCUS VIRGINIANA 'CATHEDRAL'	4.57%		
CHINKAPIN OAK	15	QUERCUS MUHLENBERGII	6.86%		
SOUTHERN LIVE OAK	13	QUERCUS VIRGINIANA	4.90%		
WATER OAK	22	QUERCUS NIGRA	7.19%		
BUR OAK	26	QUERCUS MACROCARPA	9.48%		
PRINCETON ELM	11	ULMUS AMERICANA 'PRINCETON'	6.54%	ULMUS	22.22%
CEDAR ELM	24	ULMUS CRASSIFOLIA	7.84%		
WINGED ELM	24	ULMUS ALATA	7.84%		
TEXAS ASH	16	FRAXINUS ALBICANS	6.21%	FRAXINUS	6.21%
ELDARCIA PINE	17	PINUS BRUTIA VAR. ELDARCIA	5.56%	PINUS	5.56%
BALD CYPRESS	13	TAXODIUM DISTICHUM	5.56%	TAXODIUM	5.56%
EASTERN RED CEDAR	16	JUNIPERUS VIRGINIANA	5.23%	JUNIPERUS	5.23%
TEXAS REDBUD	22	CERCIS CANADENSIS VAR. TEXENSIS	7.19%	CERCIS	7.19%
EVE'S NECKLACE	18	STYPHNOLOBIUM AFFINE	5.88%	STYPHNOLOBIUM	5.88%



1 TYPICAL TREE PLANTING
SECTION

NOT TO SCALE



2 TYPICAL TREE PLANTING ON SLOPE
SECTION

NOT TO SCALE

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

BROOKVIEW
PHASE 2
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SCREENING AND BUFFERING
LANDSCAPE SCHEDULE & DETAILS

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
July 07, 2026

SCALE:
REFER TO DETAILS
One Inch

JVC No GBP069

L17 of 17

TOWN PROJECT NO. SP26-0002

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

DATE: July 27, 2026
FROM: Codie Hay, Planner
ITEM: **Public Hearing to consider an ordinance granting a Specific Use Permit No. 503 (SUP26-0003 – Kensington Estates Lot 1, Block A Accessory Dwelling Unit) to permit an accessory dwelling. The property is generally located east of Scenic Drive on Kensington Court.**

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 Town Council.

II. **APPLICATION ANALYSIS**

The purpose of this application is to request approval of a Specific Use Permit (SUP-503) to allow for a 1,023-square-foot (habitable area) accessory dwelling on a 5.0-acre lot platted as Lot 1, Block A of the Kensington Park Estates. The property is zoned Agricultural District (A). Section 98-273 of the Land Development Regulations requires Town Council approval of a Specific Use Permit for an accessory dwelling within the A zoning district.

The lot is currently developed with a 5,958-square-foot (habitable area) main dwelling on the existing lot. The accessory dwelling will be roughly 1,023 square feet of habitable floor area, which is approximately 17 percent of the main structure, and the lot coverage for the property will be approximately 5.6 percent, which is below the allowable maximum lot coverage of 25 percent within the A zoning district. Building materials and colors used for the accessory dwelling will match and/or complement the main dwelling.

Section 98-983 of the Code of Ordinances contains additional provisions for the construction and occupancy of accessory dwellings (see below). Seven of the nine regulations are addressed with this proposal. The remaining two provisions prohibit the accessory dwelling from being used as a rental property and require the accessory building to be served by the same utility meters as the existing primary dwelling; these will be addressed during the building permit review phase.

Sec. 98-983. - Accessory dwelling.

The issuance of permits for construction and occupancy of an accessory dwelling shall be subject to compliance with the following conditions:

(1) The accessory dwelling shall be located on the same lot/tract as the existing primary dwelling and located in a separate structure.

(2) An accessory dwelling shall not be located on any lot/tract of less than two acres.

(3) No more than one accessory dwelling per tract or lot shall be allowed.

(4) Accessory dwellings shall not be used as rental units, including short-term rentals.

(5) The accessory dwelling shall be serviced by the same utility meter as the primary dwelling, and the building materials and architecture will be similar to or in concert with the primary dwelling.

(6) The habitable floor area of the accessory dwelling shall not exceed 50 percent of the habitable floor area of the primary dwelling. The maximum habitable floor area shall not exceed 2,000 square feet.

(7) An accessory dwelling shall conform to the same side and rear yard setbacks as provided for the primary dwelling in the zoning district in which it is located.

(8) The front building line for an accessory dwelling shall be behind the primary structure at a point not closer than ten feet from the rear wall line of the primary dwelling.

(9) In no case shall the combined area of the primary dwelling, accessory dwelling and/or other accessory buildings exceed the maximum percentage of lot coverage allowed for the zoning district in which the structures are located.

BOARD REVIEW/CITIZEN FEEDBACK:

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200ft of the subject property for all zoning application requests. SUP26-0003 had a total of 16 Property Owner Notifications mailed. At the time this report was written, staff had not received any correspondence regarding this item.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

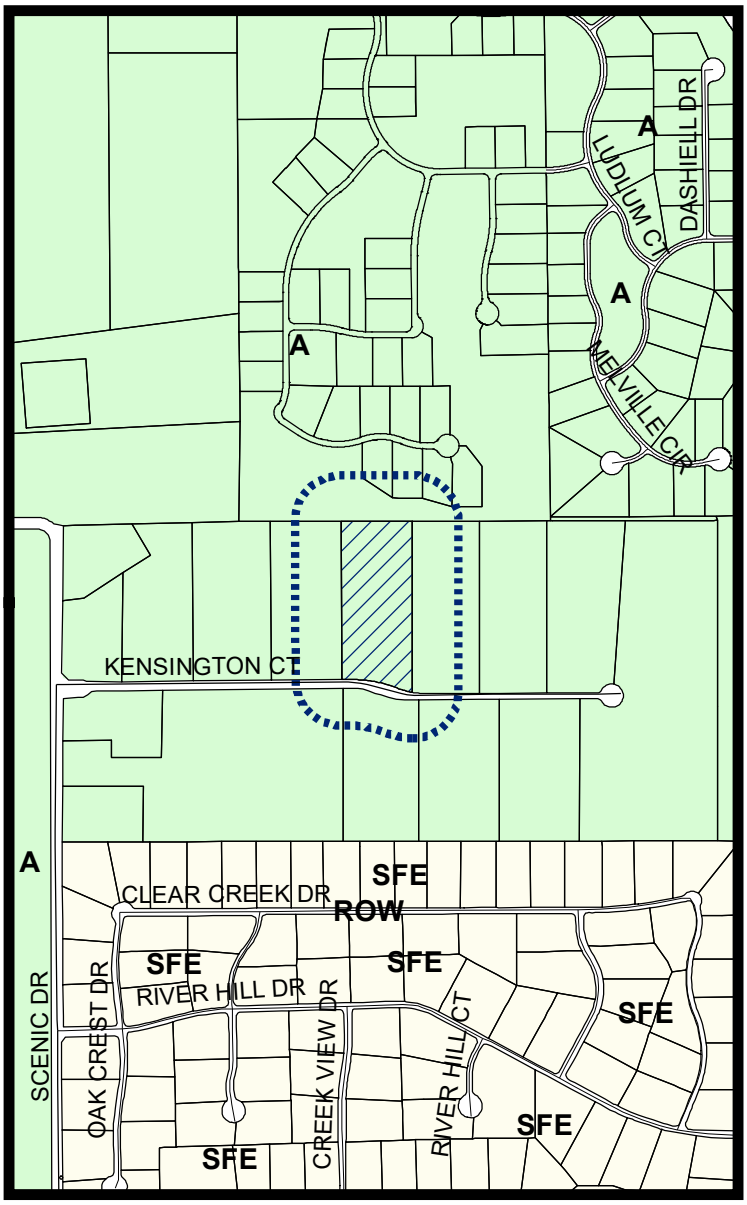
LEGAL REVIEW: Rachel Raggio, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., will review the ordinance as to form and legality.

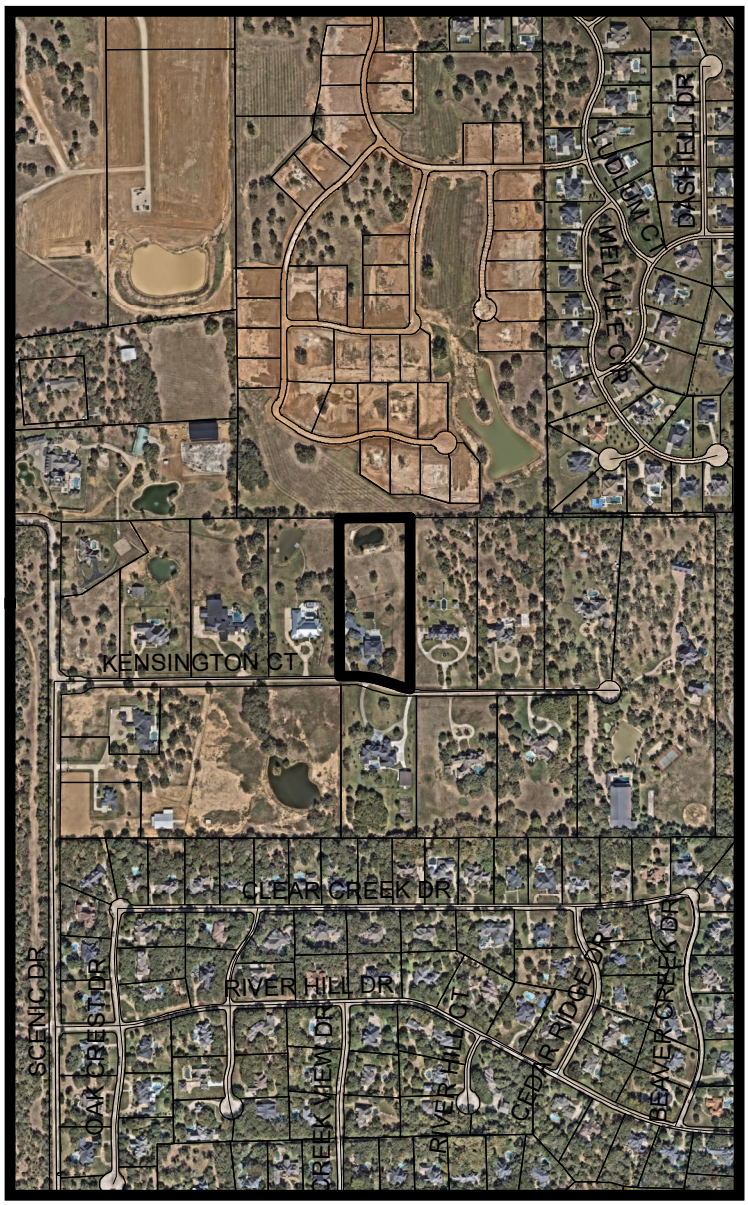
ATTACHMENTS:
1. Zoning & Aerial Map
2. Specific Use Permit Package

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

Vicinity Map

SUP26-0003: Kensington Estates ADU Lot 1, Block A



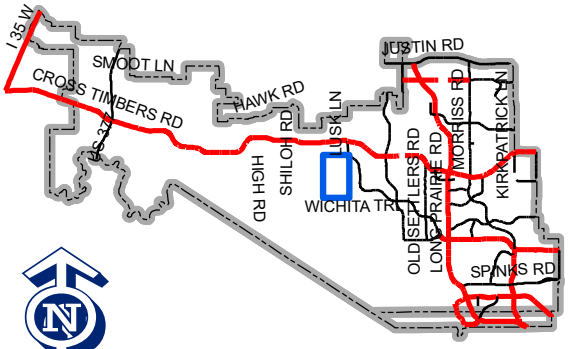


LEGEND

Agriculture **Single Family Estate**

Subject Property

200 ft Notification Buffer around Property



Map Location

0 625 1,250 2,500 Feet

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.

Loreina & Thomas Ishak
5350 Kinsington Ct
Flower Mound, TX 75022

Town of Flower Mound, Texas
Planning and Zoning

RE: Specific Use Permit
5350 Kinsington, CT

Letter of Intent:

We would like to request a Specific Use Permit for our proposed Pool house with guest room. This Pool House will be used by us personally and not as a rental property.

Our property is five acres and is zoned Agricultural. We are not proposing to change the zoning just to be able to add this, accessory dwelling unit.

This ADU will be located by our pool in the back yard and inside the pool fence. The materials we are using will match the existing house.

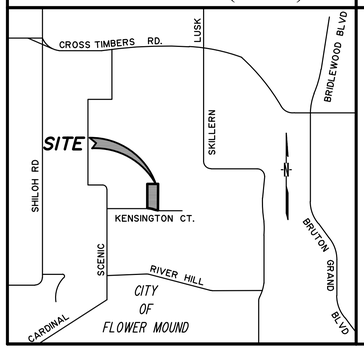
Thank you for your consideration on this case.

Sincerely,

Loreina & Tom Ishak

EXHIBIT A

VICINITY MAP (N.T.S.)



CONTACTS

OWNER:
LOREINA & THOMAS ISHAK
5350 KENSINGTON CT.
FLOWER MOUND, TX 75022
424.230.2431

CONTRACTOR:
TBD

ARCHITECT:
WILLIAM PECK
PECK ARCHITECTS
105 W. MAIN ST.
LEWISVILLE, TX 75057
972.221.1424

LAND SURVER:
JOHN M. RUSSELL
ARTHUR SURVEYING CO., INC:
P.O. BOX 54
LEWISVILLE, TX 75067
972.221.9439

CIVIL ENGINEER:
ROBERT W. SCHNEEBERG
GONZALEZ & SCHNEEBERG
801 E. CAMPBELL RD.
RICHARDSON, TX 75081
972.516.8855

STRUCTURAL ENGINEER:
XUESONG BAI
BC STRUCTURAL ENGINEERS, LLC
450 CENTURY PKWY, SUITE 250
ALLEN, TX 75013

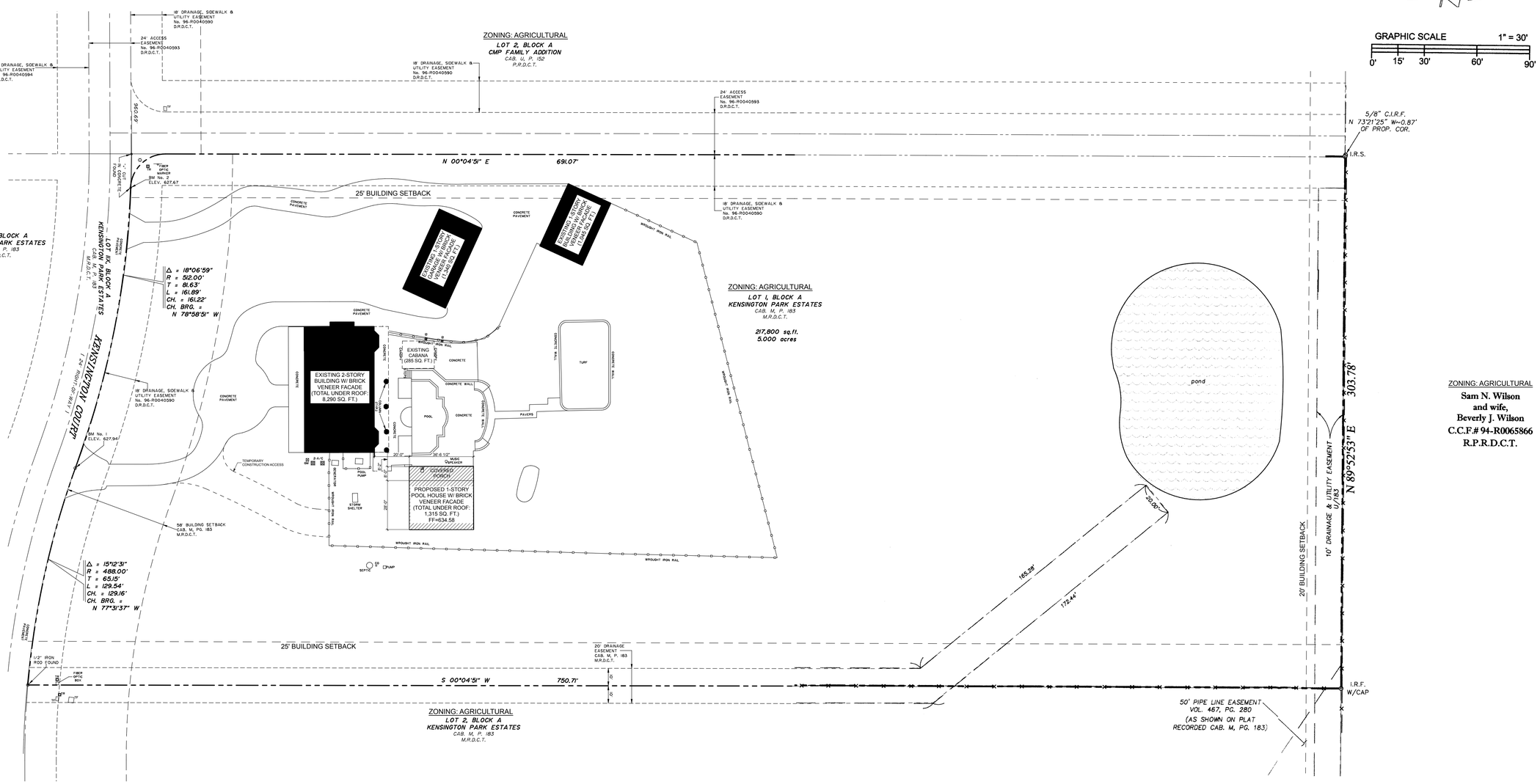
SITE DATA TABLE

PHYSICAL ADDRESS	LOT 1, BLOCK A DENTON COUNTY KENSINGTON PARK ESTATES 5350 KENSINGTON COURT FLOWER MOUND, TX 75022
GROSS SITE AREA	5.0 ACRES / 217,800 SQ.FT.
NET SITE AREA	5.0 ACRES / 217,800 SQ.FT.
ZONING	A, AGRICULTURAL
CURRENT USE	RESIDENTIAL
LOT COVERAGE DATE	
BUILDING COVERAGE	5.6% / 12,275 SQ.FT.
IMPERVIOUS AREA	12.3% / 26,884 SQ.FT.
PERVIOUS AREA	87.7% / 190,916 SQ.FT.
BUILDING DATA	BUILDING DATA
BUILDING	1 - STORY
PEAK HEIGHT	19'-0"
MEAN HEIGHT	14'-6"
TOTAL SQUARE FOOTAGE	1,315 SQ.FT.
FLOOD ZONE NOTE	LOT IS NOT WITHIN 100-YEAR FLOOD ZONE AREA, REF. SURVEY

AREA CALCULATIONS

RESIDENCE - TOTAL UNDER ROOF -	8,290 SQ.FT.
LIVING AREA A/C -	5,958 SQ.FT.
COV'D FRONT AND BACK PORCHES -	1,097 SQ.FT.
BALCONIES -	1,235 SQ.FT.
EXISTING DETACHED GARAGE -	1,340 SQ.FT.
EXISTING DETACHED BUILDING -	1,045 SQ.FT.
EXISTING CABANA -	285 SQ.FT.
PROPOSED POOL HOUSE -	1,315 SQ.FT.
LIVING AREA A/C -	1,023 SQ.FT.
COV'D FRONT PORCH -	292 SQ.FT.
TOTAL SQUARE FOOTAGE OF STRUCTURES -	12,275 SQ.FT.
TOTAL SQUARE FOOTAGE OF PROPERTY -	217,800 SQ.FT.

12,275/ 217,800 = 5.6% OF COVERAGE



1 SITE PLAN
SCALE: 1" = 30'

2026-06-19

These plans are intended to provide the basic construction information necessary to adequately complete this structure. Those Contractors who elect to use these plans must be verified and supplemented by their own knowledge and judgment. Any deviations, omissions, or errors, if any, are to be brought to the attention of the Designer prior to any construction or purchases being made. It is assumed that the owner or builder obtain complete engineering, plumbing, electrical and mechanical specifications from qualified trade sources. NOTE: All Federal, state, and Local codes, ordinances, and restrictions take precedence over any part of these construction documents which may conflict with same, and must be adhered to in the construction of this project.
THESE CONSTRUCTION DOCUMENTS AND THEIR USE, ARE THE PROPERTY OF WILLIAM PECK & ASSOCIATES, INC. AND ARE NOT TO BE REPRODUCED OR PUBLISHED BY ANYONE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WILLIAM PECK & ASSOCIATES, INC. ALL RIGHTS RESERVED

POOL HOUSE

5350 KENSINGTON COURT
FLOWER MOUND, TEXAS 75022

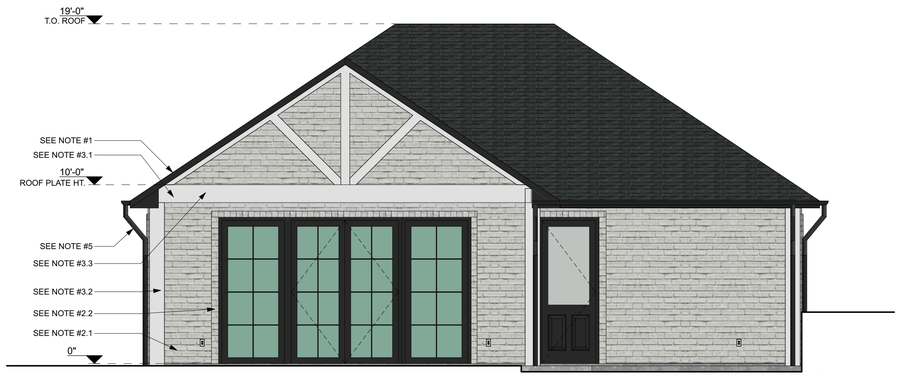
WILLIAM PECK d/ PECK, INC. DBA
105 W. MAIN ST
LEWISVILLE, TEXAS 75057
WWW.PECKARCHITECTS.COM
972.221.1.424
PECK ARCHITECTS

REVISIONS
1 2026-06-16 CITY COMMENTS
2 2026-06-19 CITY COMMENTS

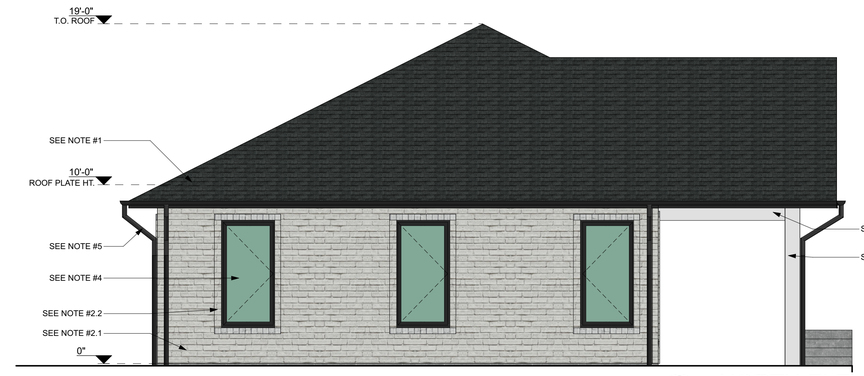
CONCEPTUAL SITE PLAN

ISSUE DATE: 2026-04-13
2026-04-30 FOR SUP

Scale:	REF. PLAN
Drawn:	MW
Job:	25-244-001
Sheet Number:	A-003
SHEET 3	OF 5

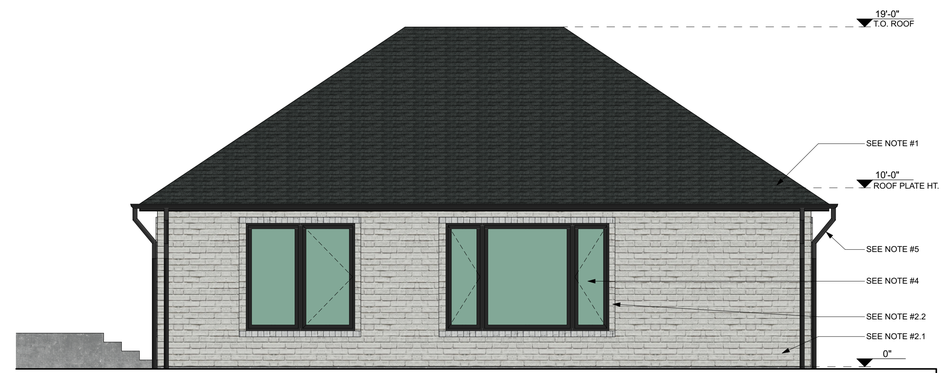


4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

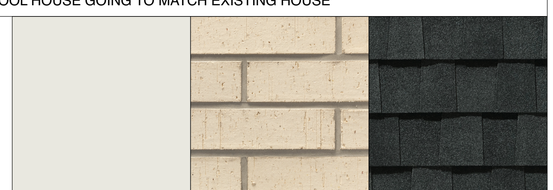
MATERIAL TABULATION CHART					
		NORTH	SOUTH	EAST	WEST
1	TOTAL FACADE S.F.	280	280	365	433
2	FACADE S.F. (EXCLUSIVE OF DOOR AND WINDOWS)	226	234	274	290
3	DOORS AND WINDOWS S.F.	54	46	91	143
4	PRIMARY MASONRY TOTAL (MIN. 80%) - BRICK	226 S.F. 100% OF 2	234 S.F. 100% OF 2	274 S.F. 100% OF 2	290 S.F. 100% OF 2



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING HOUSE EXTERIOR MATERIALS FOR REFERENCE

PROPOSED POOL HOUSE GOING TO MATCH EXISTING HOUSE



PAINT	BRICK	SHINGLE ROOFING

ELEVATION NOTES:

1 SHINGLE ROOFING
TO MATCH EXISTING HOUSE
MANUF.:CERTAINTEED
PRODUCT: LANDMARK® CLIMATEFLEX®
COLOR: MOIRE BLACK
TYPE: ARCHITECTURAL LAMINATE SHINGLE

2.1 BRICK, TO BE PAINTED
TO MATCH EXISTING HOUSE
MANUF.: ACME
BLEND: GLACIER WHITE
SIZE: KING
TEXTURE: VELOUR
PAINT COLOR: SW 7005 PURE WHITE

2.2 BRICK DETAIL, TO BE PAINTED
TO MATCH EXISTING HOUSE
MANUF.: ACME
BLEND: GLACIER WHITE
SIZE: KING
TEXTURE: VELOUR
PAINT COLOR: SW 7005 PURE WHITE

3.1 WOOD POST
STYLE & COLOR TO MATCH EXISTING GAZEBO
PAINT COLOR: SW 7005 PURE WHITE

3.2 WOOD BEAM
TO MATCH EXISTING GAZEBO
PAINT COLOR: SW 7005 PURE WHITE

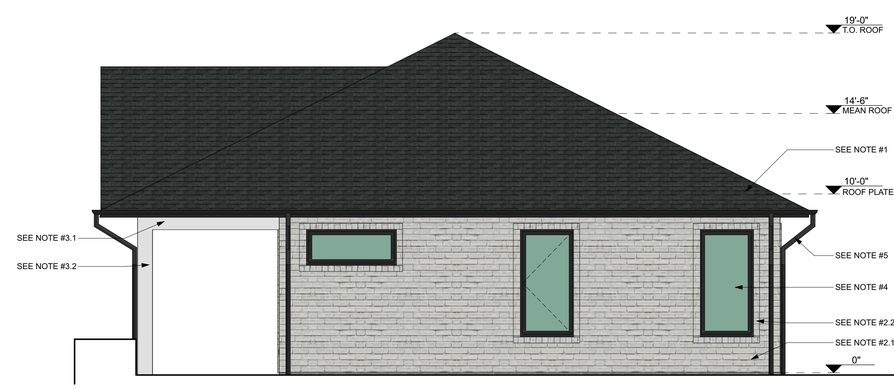
3.3 TRUSS
STYLE & COLOR TO MATCH EXISTING GAZEBO
PAINT COLOR: SW 7005 PURE WHITE

4 WINDOW
MANUF.: MARVIN
COLLECTION: MARVIN ELEVATE®
FIXED & CASEMENT
EXTERIOR FINISH: BLACK
INTERIOR FINISH: TBD
GLASS: CLEAR
HARDWARE FINISH: TBD

5 GUTTER & DOWNSPOUT
TO MATCH EXISTING HOUSE

6 FASCIA & SOFFIT BOARD
HARDIE® TRIM BOARDS BY JAMES HARDIE™
TEXTURE: SMOOTH
COLOR: TO MATCH EXISTING HOUSE

*****GC: VERIFY ALL FINISHES WITH OWNER*****



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

1

2026-06-19

These plans are intended to provide the basic construction information necessary to obtain a building permit and construct the project. Contractors must verify all dimensions, and checked by the builder or person in authority of this project. Any discrepancy, error, and/or omissions, if any, are to be brought to the attention of the Designer prior to any construction or purchasing services for, foundation, HVAC, and structural, prior to commencement of any kind. NOTE: All Federal, state, and Local codes, ordinances, and restrictions take precedence over any part of the construction documents which may conflict with same, and must be verified prior to commencement of any construction or purchasing. THESE CONSTRUCTION DOCUMENTS AND THEIR USE, ARE THE PROPERTY OF WILLIAM C. PECK & ASSOCIATES, INC. AND MAY NOT BE USED, DISTRIBUTED OR REPRODUCED IN ANY WAY BY ANY MEANS, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF WILLIAM PECK & ASSOCIATES, INC.. ALL RIGHTS RESERVED

POOL HOUSE

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972.221.1424

EXTERIOR ELEVATIONS - COLOR

REVISIONS
1 2026-06-16 CITY COMMENTS
2 2026-06-19 CITY COMMENTS

ISSUE DATE: 2026-04-13
2026-04-30 FOR SUP

Scale: REF. PLAN
Drawn: MW
Job: 25-244-001
Sheet Number: A-201
SHEET 5 OF 5