

THE OAKS PRESERVE

To: Art Wright & Lisa Sudbury

RE: The Oaks Preserve

5-2-2017

- The original concept showed a baseball field with backstop and perimeter fence and flag poles. This original concept had to be amended due to both drainage issues and Oncor comments that prevent any ungrounded metal objects within their 150 wide easement. Also this area is the lowest point on the property and will ultimately accommodate the storm water generated on the property after being detained and released.
- ***The new submission has this area defined as (Activity Area) or greenspace. There is approximately 3.5 acres dedicated to this greenspace and it will be used for various recreation activities that do not involve permanent structures. It will be maintained by the HOA as well as the rest of both TRWD and Oncor easements. Which make up over 20 acres of the property.***
- The original concept plan showed the entry monument sign located at the northeast corner of the common area or "Preserve". Oncor will not permit at this time the permanent columns shown on the concept. The clipped corner and the wrought iron fence, (black pvc knock off) is permissible. The have now and will have their swing gate incorporated into the fence along Lillian Road.
- ***The new submission has moved the same monument sign and landscaping that was shown to a new location on the south side of the property at the landscaped corner at Lillian Road, (Lot 1X) That location is larger and more appropriate for the monument sign and entry.***
- The original concept showed the parking perpendicular to Tall Meadow Drive.
- ***The new concept shows the parking parallel to Tall Meadow Drive. Oncor requested more room to navigate within their easement.***
- The preliminary plat showed lot lines that crossed or entered with Oncor or TRWD easements. Both Utility companies insisted that the property line terminate at their easement boundary
- ***The new preliminary plat show all property lines to be contained outside of either utility easement. This resulted in a net reduction of 6 lots in the Development.***
- The original concept showed a central gathering amenity which included a loggia, outdoor BBQ, fire pit, fireplace, playground, fishing pier, manmade pond with natural vegetation.

- ***The new submission has not changed this amenity. This is located in the wedge of land that is in neither easement***
- The original concept showed trees planted at the edge of the Oncor easement along Tall Meadow drive with a fence on the easement boundary.
- ***The new submission shows the fence at the easement boundary and the tree planted at the edge of the Tall Meadow Drive Parkway. Oncor prohibits the planting of any trees in their easement. There will be a minimum of 20 trees 4" caliper plus plants and shrubs and seasonal color all irrigated.***