EXHIBIT A

CASE NO. ZC#23-016

STATE OF TEXAS:

COUNTY OF TARRANT:

LEGAL DESCRIPTION

TRACT 1

BEING A PORTION OF A TRACT OF LAND OUT OF THE T. HANKS SURVEY, ABSTRACT NUMBER 644, AND THE M. DICKEY SURVEY, ABSTRACT NUMBER 1986, AS CONVEYED TO JOSEPDAM REAL ESTATE, LLC IN A DEED RECORDED IN INSTRUMENT NUMBER D221049733 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), SAVE AND EXCEPT A PORTION OF LAND HEREIN DESCRIBED AS TRACT 2, AND SAVE AND EXCEPT A PORTION OF LAND DEDICATED AS RETTA ROAD RIGHT-OF-WAY, IN INSTRUMENT NUMBER D220064559, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "JBI", SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF SAID TRACT 1, SAID POINT ALSO BEING A NORTHWESTERLY CORNER OF LOT 1X, BLOCK 3, SILVER OAK ADDITION, PHASE 1, AS DEPICTED IN A PLAT THEREOF, RECORDED IN INSTRUMENT NUMBER 2020-171 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.), SAID POINT ALSO BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF LILLIAN ROAD, SAID POINT ALSO BEING **THE** POINT OF **BEGINNING;**

THENCE, FOLLOWING THE EASTERLY RIGHT-OF-WAY LINE OF LILLIAN ROAD THE FOLLOWING COURSES:

NORTH 35 DEGREES 09 MINUTES 47 SECONDS EAST, A DISTANCE OF 157.98 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647";

NORTH 32 DEGREES 55 MINUTES 02 SECONDS EAST, A DISTANCE OF 100.25 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647";

NORTH 20 DEGREES 19 MINUTES 32 SECONDS EAST, A DISTANCE OF 57.02 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647";

NORTH 15 DEGREES 31 MINUTES 42 SECONDS EAST, A DISTANCE OF 27.85 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647";

NORTH 10 DEGREES 57 MINUTES 02 SECONDS EAST, A DISTANCE OF 44.00 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647";

NORTH 04 DEGREES 24 MINUTES 08 SECONDS EAST, A DISTANCE OF 359.62 FEET, TO A 1/2-INCH IRON ROD FOUND WITH ORANGE CAP STAMPED "R.W. COOMBS RPLS 5294", SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID TRACT 1, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF A REMAINDER TRACT OF LAND, KNOWN AS TRACT 3, AS CONVEYED TO NELLIE WALKER IN A DEED RECORDED IN INSTRUMENT NUMBER D181052760, D.R.T.C.T.;

THENCE, DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF LILLIAN ROAD, AND FOLLOWING THE COMMON LINE OF SAID TRACT 1 AND SAID WALKER TRACT 3, NORTH 59 DEGREES 53 MINUTES 08 SECONDS EAST, A DISTANCE OF 354.42 FEET, TO A 1/2-INCH IRON ROD FOUND WITH ORANGE CAP STAMPED "R.W. COOMBS RPLS 5294", SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID TRACT 1, SAID POINT ALSO BEING IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RETTA ROAD;

THENCE, DEPARTING THE COMMON LINE OF SAID TRACT 1 AND SAID WALKER TRACT 3, AND FOLLOWING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RETTA ROAD, SOUTH 30 DEGREES 10 MINUTES 01 SECONDS EAST, A DISTANCE OF 519.86 FEET, TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "JBI", SAID POINT BEING THE MOST SOUTHEASTERLY CORNER OF SAID TRACT 1, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF LOT 15X, BLOCK 3 OF SAID SILVER OAK ADDITION, PHASE 1;

THENCE, DEPARTING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF RETTA ROAD, AND FOLLOWING THE COMMON LINE OF SAID TRACT 1 AND SAID SILVER OAK ADDITON, SOUTH 59 DEGREES 34 MINUTES 03 SECONDS WEST, PASSING A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "JBI", AT A DISTANCE OF 787.99 FEET, AND CONTINUING A TOTAL DISTANCE OF 836.56 FEET, TO **THE POINT** OF **BEGINNING,** AND CONTAINING 267,465.02 SQUARE FEET OR 6.140 ACRES OF LAND MORE OR LESS.

OWNER/CLIENT:
RASAQ KUTEYI
610 S 4TH AVENUE
MANSFIELD, TX 76063
(817) 312-1480
EMAIL: ROK@JOEPDAM.COM

SURVEYOR:
HANNA SURVEYING AND ENGINEERING, LLC
SAM HANNA
11729 E FM 917
ALVARADO, TX 76009
PH: 682-553-9474
FIRM NO. 10194633

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE THERE MAY BE OTHER MATTERS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.

MANSFIELD, TARRANT COUNTY, TEXAS

* NOTES *

1. THE PURPOSE OF THIS EXHIBIT IS TO DESCRIBE TRACT 2

FIELD SURVEY BY: AJ	DATE: 5/30/2023	PROJECT NO. 23-765
DRAWN BY: SK	SCALE: N/A	SAM@HANNA-SE.COM

HSE HANNA SURVEYING & ENGINEERING LLC.

EXHIBIT A

LEGAL DESCRIPTION OF TRACT 1 A 6.140 ACRE TRACT OF LAND, OUT OF THE T. HANKS SURVEY, ABSTRACT NO. 644 & M. DICKEY SURVEY ABSTRACT NO. 1986 MANSFIELD, TARRANT COUNTY, TEXAS.

\\HANNASERVER\HannaServer\HSE\2023\23-765 - Retta Rd Lillian MF\Survey\23-765 - Retta Rd MF - 8.5X11 Legal.dwg

EXHIBIT A

CASE NO. ZC#23-106

TRACT 2

BEING A PORTION OF A TRACT OF LAND OUT OF THE T. HANKS SURVEY, ABSTRACT NUMBER 644, AND THE M. DICKEY SURVEY, ABSTRACT NUMBER 1986, AS CONVEYED TO JOSEPDAM REAL ESTATE, LLC IN A DEED RECORDED IN INSTRUMENT NUMBER D221049733 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), SAVE AND EXCEPT A PORTION OF LAND HEREIN DESCRIBED AS TRACT 1, AND SAVE AND EXCEPT A PORTION OF LAND DEDICATED AS RETTA ROAD RIGHT-OF-WAY, IN INSTRUMENT NUMBER D220064559, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "JBI", SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF SAID TRACT 2, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF LOT 1X, BLOCK 11, SILVER OAK ADDITION, PHASE 2, AS DEPICTED IN A PLAT THEREOF, RECORDED IN INSTRUMENT NUMBER 2021-50 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.), SAID POINT ALSO BEING IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RETTA ROAD, SAID POINT ALSO BEING **THE POINT OF BEGINNING**;

THENCE, FOLLOWING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RETTA ROAD THE FOLLOWING COURSES:

NORTH 30 DEGREES 10 MINUTES 01 SECONDS WEST, A DISTANCE OF 447.35 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE BEGINNING OF A TANGENTIAL CURVE TO THE RIGHT WITH A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 09 MINUTES 26 SECONDS, AND BEING SUBTENDED BY A CHORD BEARING NORTH 27 DEGREES 05 MINUTES 18 SECONDS WEST, A CHORD DISTANCE OF 64.45 FEET;

ALONG SAID TANGENTIAL CURVE TO THE RIGHT, AN ARC LENGTH OF 64.48 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID TRACT 2, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF A REMAINDER TRACT OF LAND, KNOWN AS TRACT 4, AS CONVEYED TO NELLIE WALKER IN A DEED RECORDED IN INSTRUMENT NUMBER D181052760, D.R.T.C.T.;

THENCE, DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RETTA ROAD, AND FOLLOWING THE COMMON LINE OF SAID TRACT 2 AND SAID WALKER TRACT 4, NORTH 58 DEGREES 36 MINUTES 48 SECONDS EAST, A DISTANCE OF 460.03 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID TRACT 2, SAID POINT ALSO BEING IN THE SOUTHWESTERLY LINE OF LOT1, BLOCK 1, SANDOVAL ADDITION, AS DEPICTED IN A PLAT THEREOF, RECORDED IN INSTRUMENT NUMBER D201115385 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.);

THENCE, DEPARTING THE COMMON LINE OF SAID TRACT 2 AND SAID WALKER TRACT 4, AND FOLLOWING THE COMMON LINE OF SAID TRACT 2 AND SAID SANDOVAL ADDITION, SOUTH 30 DEGREES 09 MINUTES 52 SECONDS EAST, PASSING A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP, AT A DISTANCE OF 43.49 FEET, FOR THE MOST SOUTHERLY CORNER OF SAID SANDOVAL ADDITION, AND THE MOST NORTHWESTERLY CORNER OF A CALLED 0.391 ACRE TRACT OF LAND, AS CONVEYED TO CRUZ S. MENDEZ IN A DEED RECORDED IN INSTRUMENT NUMBER D213304739, D.R.T.C.T., AND CONTINUING A TOTAL DISTANCE OF 519.21 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST SOUTHEASTERLY CORNER OF SAID TRACT 2, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF A CALLED 2.09 ACRE TRACT OF LAND, AS CONVEYED TO ISMAEL SUAREZ IN A DEED RECORDED IN INSTRUMENT NUMBER D205383301, D.R.T.C.T., SAID POINT ALSO BEING IN THE NORTHERLY LINE OF LOT 8X, BLOCK 11 OF SAID SILVER OAK ADDITION, PHASE 2;

THENCE, DEPARTING THE COMMON LINE OF SAID TRACT 2 AND SAID SUAREZ TRACT, AND FOLLOWING THE COMMON LINE OF SAID TRACT 2 AND SAID SILVER OAK ADDITION, PHASE 2, SOUTH 59 DEGREES 33 MINUTES 02 SECONDS WEST, PASSING A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "JBI", AT A DISTANCE OF 246.59 FEET, AND CONTINUING A TOTAL DISTANCE OF 463.37 FEET, TO **THE POINT OF BEGINNING**, AND CONTAINING 238,759.14 SQUARE FEET OR 5.481 ACRES OF LAND MORE OR LESS.

OWNER/CLIENT:
RASAQ KUTEYI
610 S 4TH AVENUE
MANSFIELD, TX 76063
(817) 312-1480
EMAIL: ROK@JOEPDAM.COM

SURVEYOR:
HANNA SURVEYING AND ENGINEERING, LLC
SAM HANNA
11729 E FM 917
ALVARADO, TX 76009
PH: 682-553-9474
FIRM NO. 10194633

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE THERE MAY BE OTHER MATTERS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.

MANSFIELD, TARRANT COUNTY, TEXAS

* NOTES *

1. THE PURPOSE OF THIS EXHIBIT IS TO DESCRIBE TRACT 2

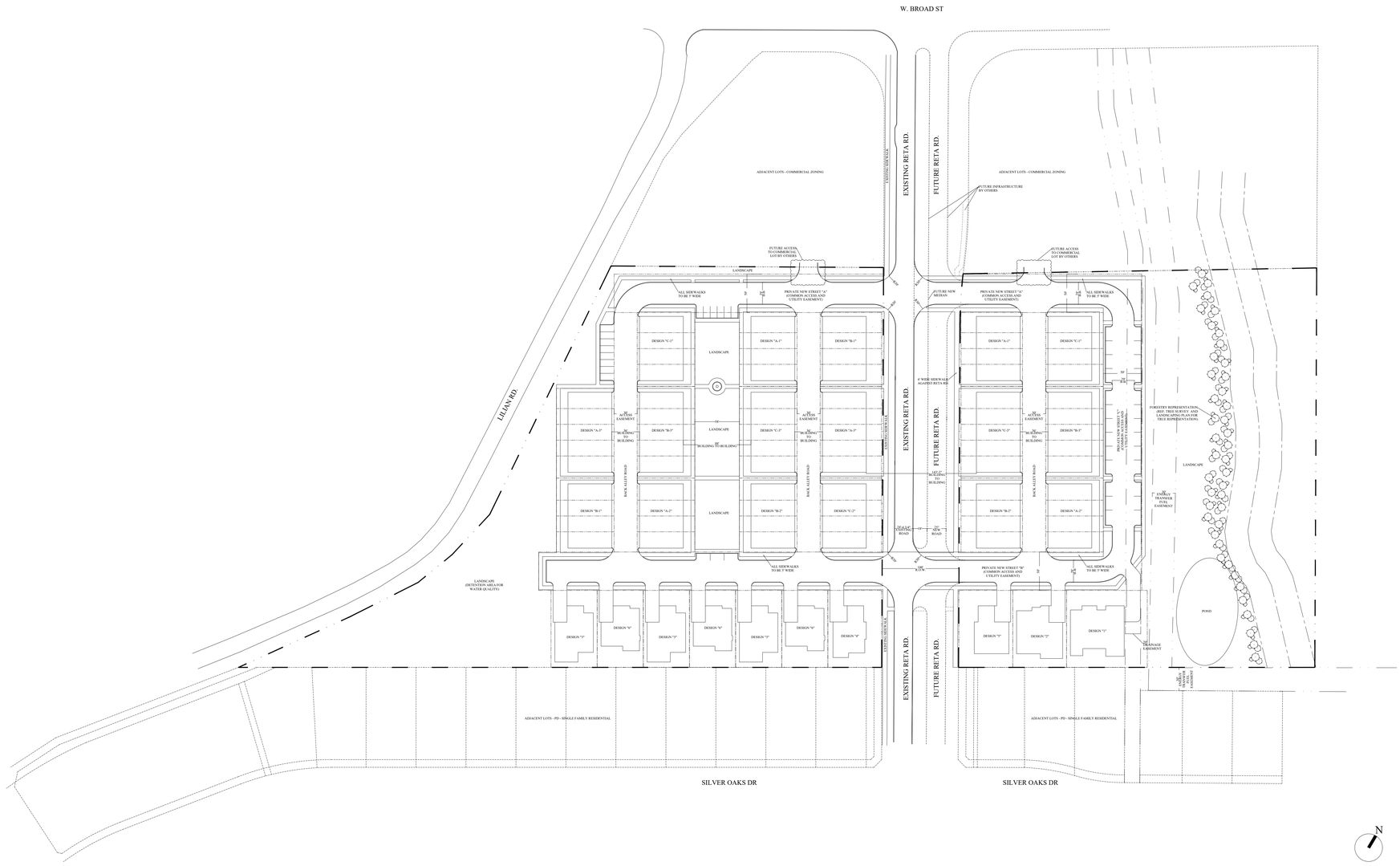
FIELD SURVEY BY: AJ	DATE: 5/30/2023	PROJECT NO. 23-765
DRAWN BY: SK	SCALE: N/A	SAM@HANNA-SE.COM

HANNA SURVEYING & ENGINEERING LLC.

EXHIBIT A

LEGAL DESCRIPTION OF TRACT 2 A 5.481 ACRE TRACT OF LAND, OUT OF THE T. HANKS SURVEY, ABSTRACT NO. 644 & M. DICKEY SURVEY ABSTRACT NO. 1986 MANSFIELD, TARRANT COUNTY, TEXAS.

\\HANNASERVER\HannaServer\HSE\2023\23-765 - Retta Rd Lillian MF\Survey\23-765 - Retta Rd MF - 8.5X11 Legal.dwg



SITE PLANS

SCALE: 1/64" = 1'-0"

FEDERICO CANOURA
FCANOURA@FC-DESIGNS.NET
(682) 407-5770

CLIENT:
JOSEPDAM REAL ESTATE, LLC
2100 N HWY 360 #2100A,
GRAND PRAIRIE, TX 75050

PROJECT:
RETA RD DEVELOPMENT
803 LILLIAN RD,
MANSFIELD, TX 76063

SHEET TITLE:
PROPOSED SITE PLAN

NO.	REVISION/ISSUED	DATE
1	ZONING CHANGE APPLICATION - PRELIM	06/19/23
2	ZONING CHANGE APPLICATION - REV "1"	08/31/23
3	ZONING CHANGE APPLICATION - REV "2"	10/26/23
4	ZONING CHANGE APPLICATION - REV "3"	12/14/24
5	ZONING CHANGE APPLICATION - REV "4"	01/11/24
6	ZONING CHANGE APPLICATION - REV "5"	04/18/24

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA
CHECKED BY:
DATE: 06-19-23
SCALE: AS NOTED

A1.0

DIAGRAM 3


TOWNHOME DESIGN "A-1"
T.O. ROOF
39'-0"
T.O. TOP PLATE
31'-0"
T.O. PARAPET
25'-6"
THIRD FLOOR
22'-0"
SECOND FLOOR
11'-6"
FIRST FLOOR
0'-0"
ASPHALT SHINGLES
BRICK VENEER
METAL AWNING
STONE VENEER


TOWNHOME DESIGN "A-2"
T.O. ROOF
39'-0"
T.O. ROOF PARAPET
35'-6"
T.O. TOP PLATE
31'-0"
T.O. PARAPET
25'-6"
THIRD FLOOR
22'-0"
SECOND FLOOR
11'-6"
FIRST FLOOR
0'-0"
ASPHALT SHINGLES
BRICK VENEER
METAL AWNING
STONE VENEER

DIAGRAM 3


TOWNHOME DESIGN "A-3"
T.O. ROOF
39'-0"
T.O. ROOF PARAPET
39'-0"
T.O. TOP PLATE
31'-0"
T.O. PARAPET
25'-8"
THIRD FLOOR
22'-0"
SECOND FLOOR
11'-6"
FIRST FLOOR
0'-0"
PARAPET CAP
STUCCO EXTERIOR FINISH
ASPHALT SHINGLES
BRICK VENEER


TOWNHOME DESIGN "B-1"
T.O. ROOF
41'-0"
T.O. ROOF
36'-7"
T.O. TOP PLATE
31'-0"
THIRD FLOOR
22'-0"
SECOND FLOOR
10'-6"
FIRST FLOOR
0'-0"
ASPHALT SHINGLES
METAL AWNING
STONE VENEER

DIAGRAM 3


TOWNHOME DESIGN "B-2"
ASPHALT SHINGLES
T.O. ROOF
43'-1"
T.O. PARAPET
36'-7"
T.O. TOP PLATE
31'-0"
THIRD FLOOR
22'-0"
SECOND FLOOR
10'-6"
FIRST FLOOR
0'-0"
METAL PARAPET CAP
SIDING EXTERIOR FINISH
METAL AWNING
BRICK VENEER


TOWNHOME DESIGN "B-3"
ASPHALT SHINGLES
STONE VENEER
BRICK VENEER
T.O. ROOF
41'-0"
T.O. ROOF
36'-7"
T.O. TOP PLATE
31'-0"
THIRD FLOOR
22'-0"
SECOND FLOOR
10'-6"
FIRST FLOOR
0'-0"

DIAGRAM 3

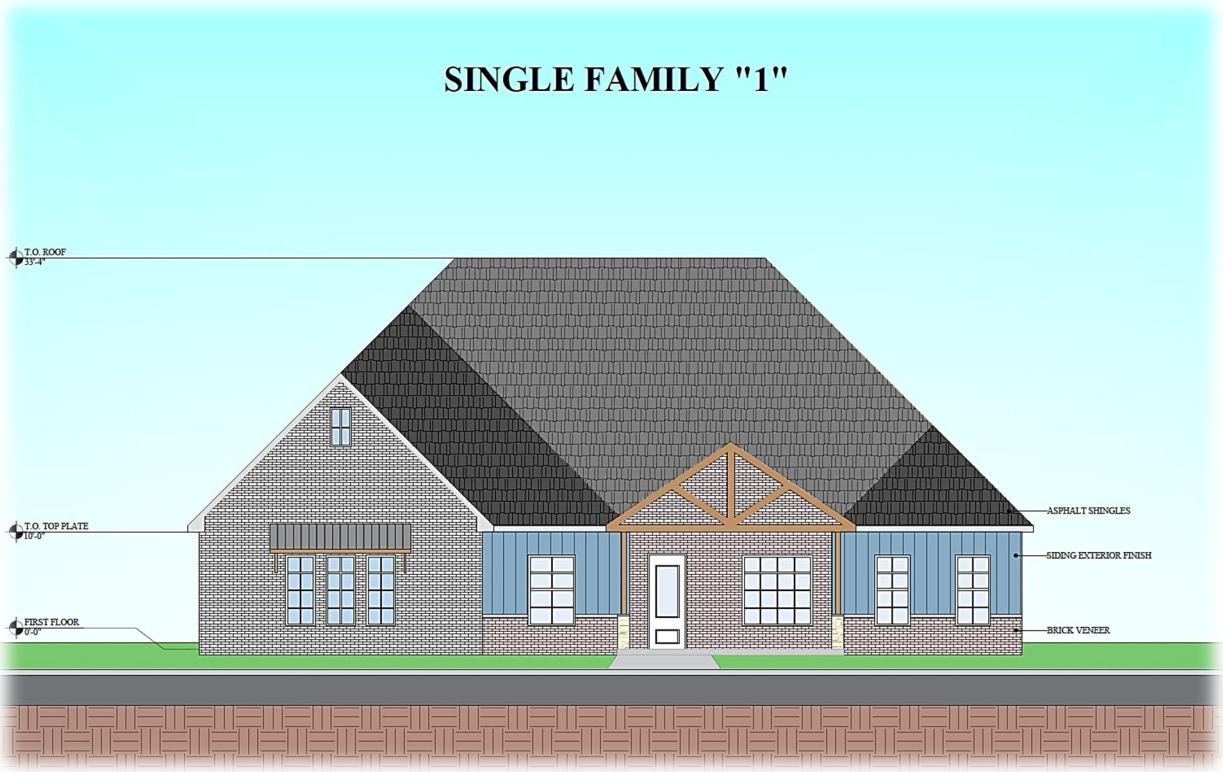

TOWNHOME DESIGN "C-1"
T.O. ROOF
41'-7"
T.O. PARAPET
36'-7"
T.O. TOP PLATE
31'-0"
THIRD FLOOR
22'-0"
SECOND FLOOR
10'-6"
FIRST FLOOR
0'-0"
PLASTIC
PARAPET CAP
STUCCO
EXTERIOR FINISH
ASPHALT SHINGLES
BRICK VENEER
PLASTER MOULDING
STONE VENEER


TOWNHOME DESIGN "C-2"
T.O. ROOF
41'-7"
T.O. TOP PLATE
31'-0"
THIRD FLOOR
22'-0"
SECOND FLOOR
10'-6"
FIRST FLOOR
0'-0"
ASPHALT SHINGLES
ASPHALT SHINGLES
METAL AWNING
PLASTER MOULDING
STONE VENEER

DIAGRAM 3


TOWNHOME DESIGN "C-3"
T.O. ROOF
39'-0"
T.O. TOP PLATE
31'-0"
T.O. PARAPET
25'-6"
THIRD FLOOR
22'-0"
SECOND FLOOR
11'-6"
FIRST FLOOR
0'-0"
ASPHALT SHINGLES
PLASTER MOULDING
BRICK VENEER
STONE VENEER

DIAGRAM 3


SINGLE FAMILY "1"
T.O. ROOF
33'-4"
T.O. TOP PLATE
10'-0"
FIRST FLOOR
0'-0"
ASPHALT SHINGLES
SIDING EXTERIOR FINISH
BRICK VENEER

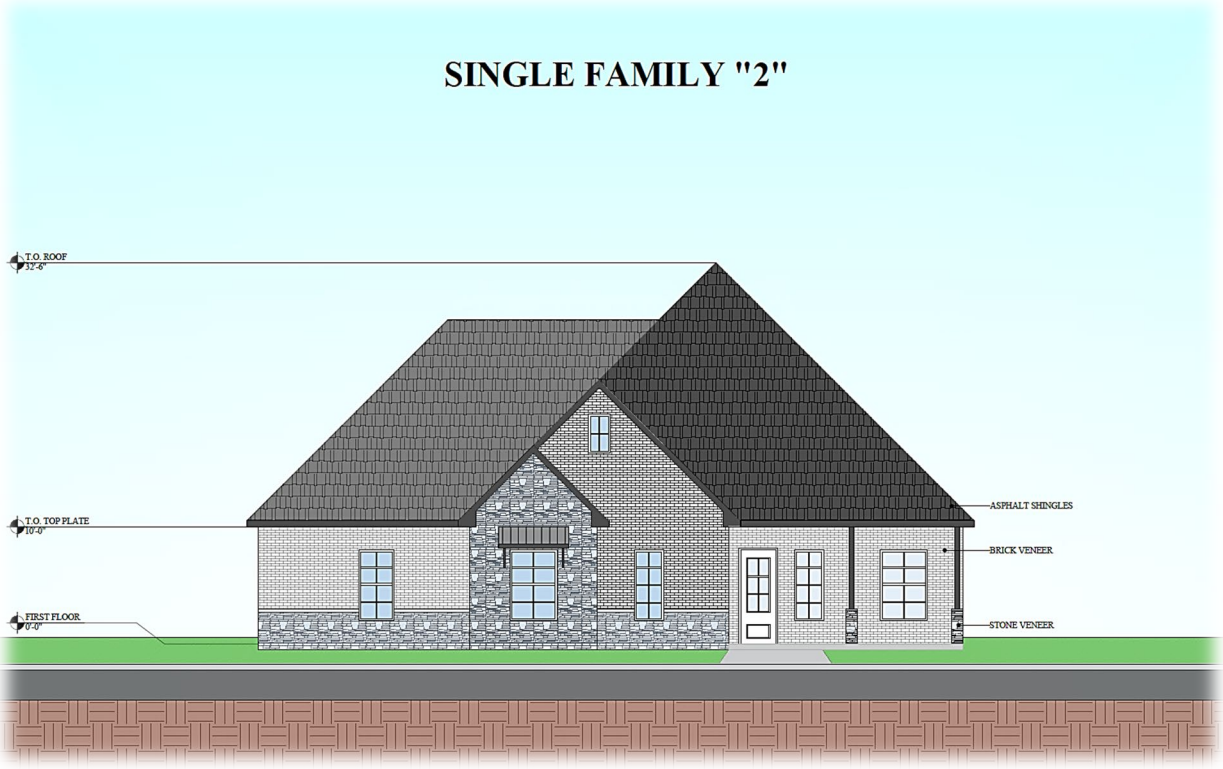
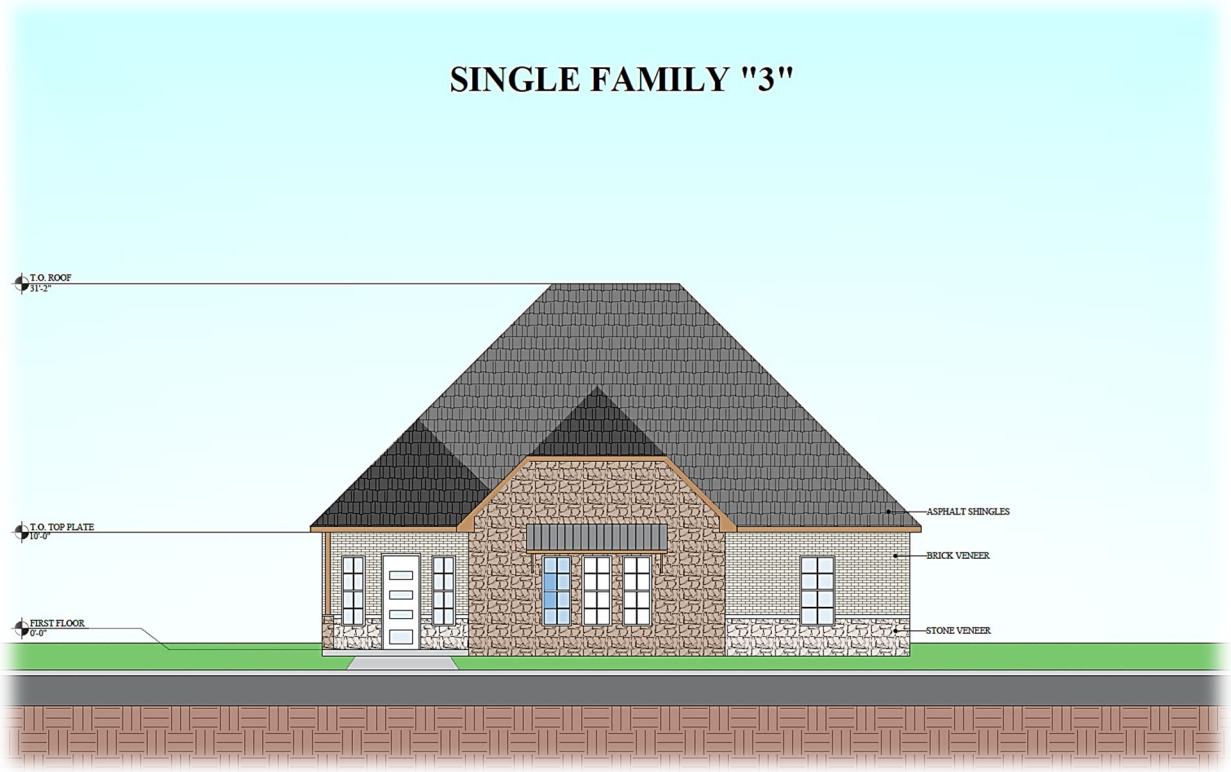

SINGLE FAMILY "2"
T.O. ROOF
32'-6"
T.O. TOP PLATE
10'-0"
FIRST FLOOR
0'-0"
ASPHALT SHINGLES
BRICK VENEER
STONE VENEER

DIAGRAM 3


SINGLE FAMILY "3"
T.O. ROOF
31'-2"
T.O. TOP PLATE
10'-0"
FIRST FLOOR
0'-0"
ASPHALT SHINGLES
BRICK VENEER
STONE VENEER

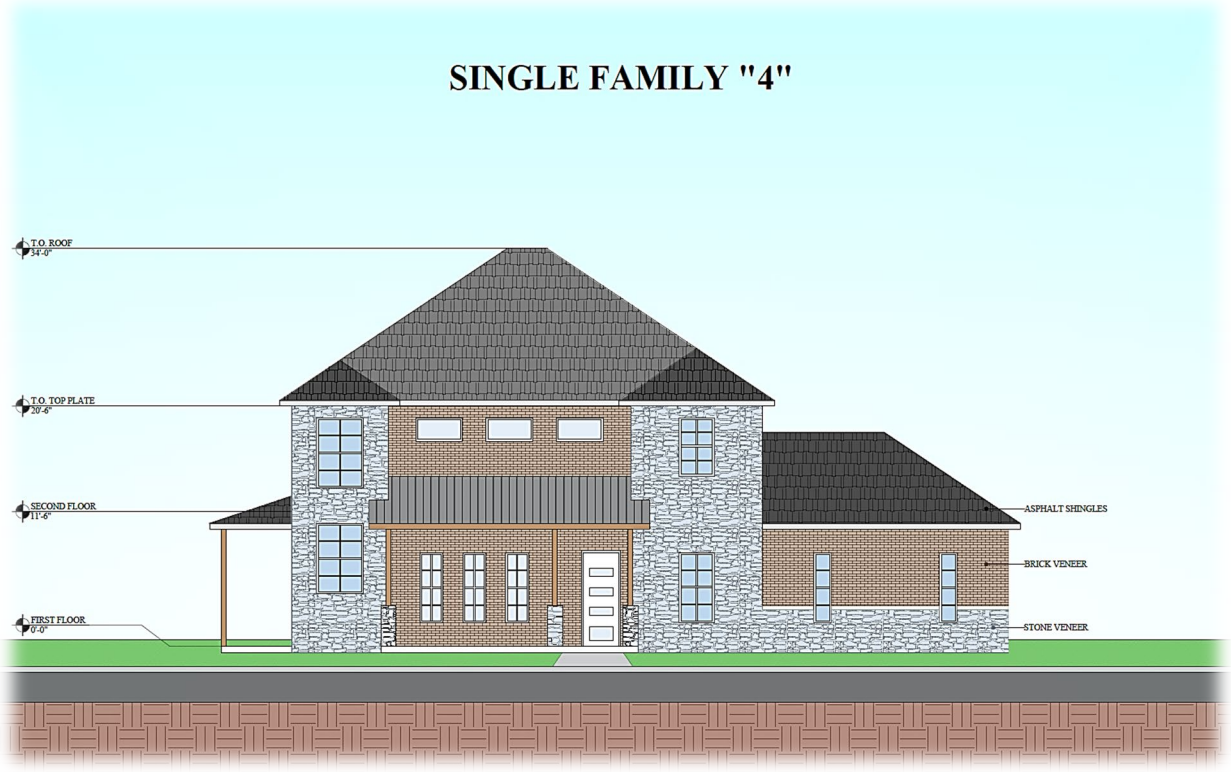
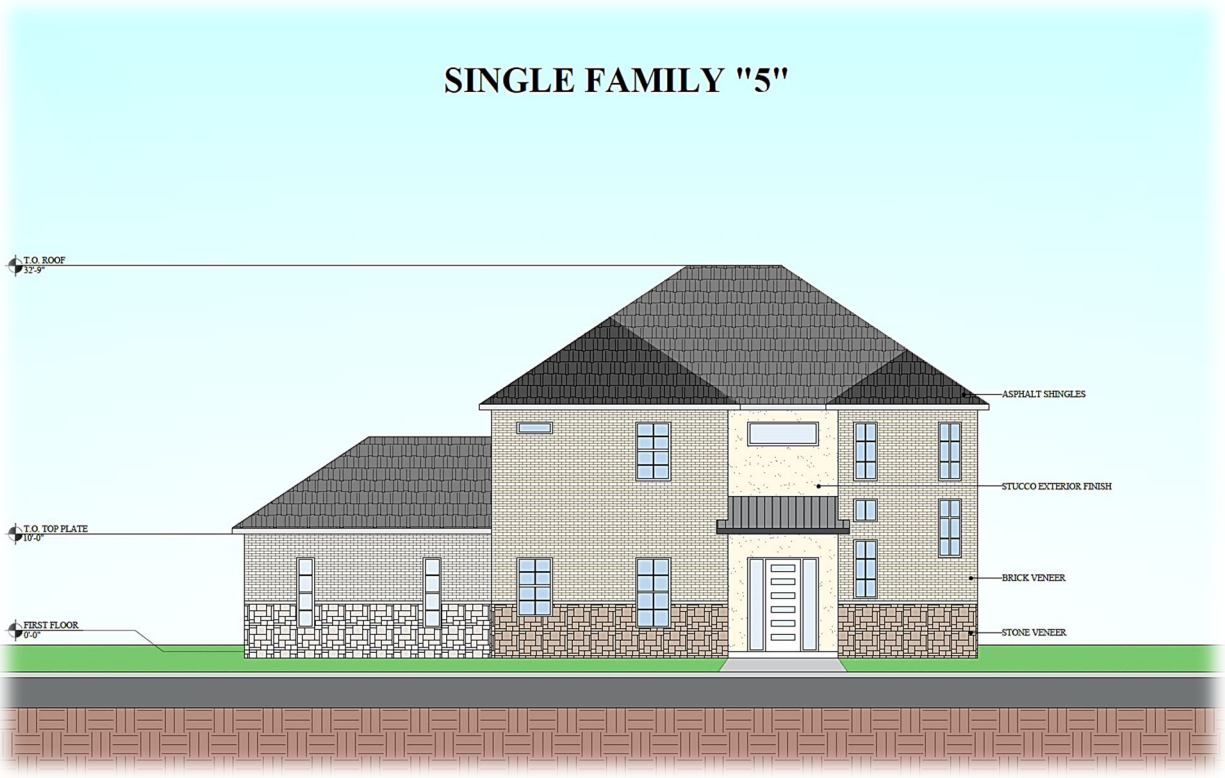

SINGLE FAMILY "4"
T.O. ROOF
34'-0"
T.O. TOP PLATE
20'-6"
SECOND FLOOR
11'-6"
FIRST FLOOR
0'-0"
ASPHALT SHINGLES
BRICK VENEER
STONE VENEER

DIAGRAM 3


SINGLE FAMILY "5"
T.O. ROOF
32'-9"
T.O. TOP PLATE
10'-0"
FIRST FLOOR
0'-0"
ASPHALT SHINGLES
STUCCO EXTERIOR FINISH
BRICK VENEER
STONE VENEER

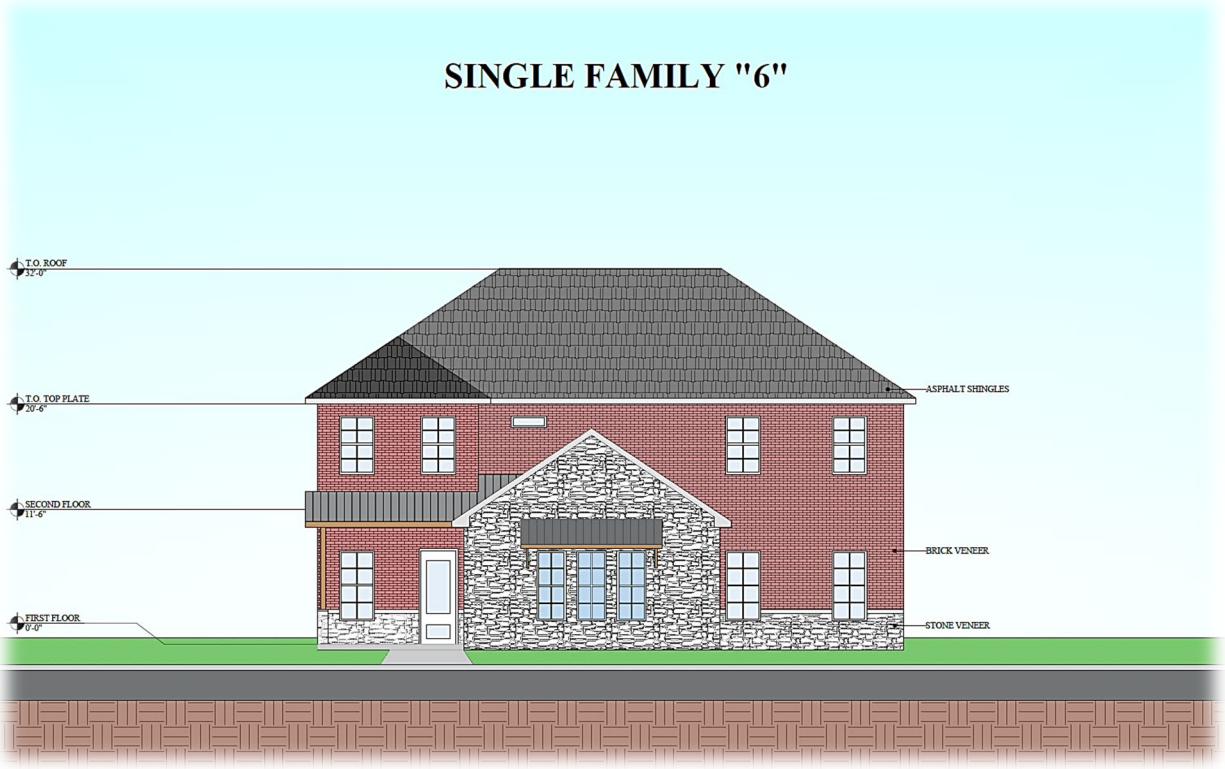
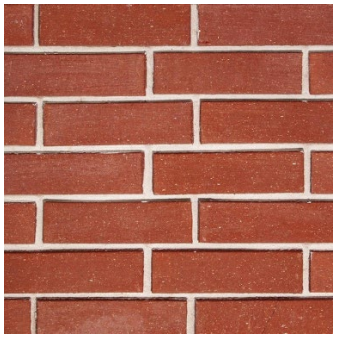
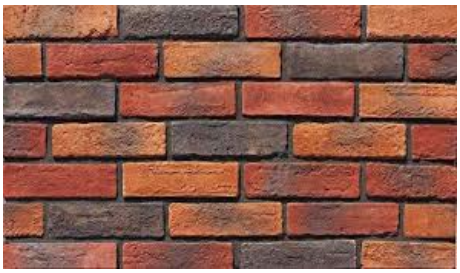

SINGLE FAMILY "6"
T.O. ROOF
32'-0"
T.O. TOP PLATE
20'-6"
SECOND FLOOR
11'-6"
FIRST FLOOR
0'-0"
ASPHALT SHINGLES
BRICK VENEER
STONE VENEER

DIAGRAM 3

MATERIALS EXAMPLES

RED BRICK VENEERS


BROWN/TAN BRICK VENEERS






OFF WHITE BRICK VENEERS



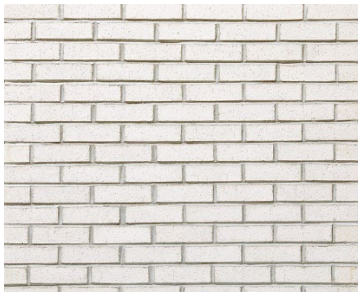


DIAGRAM 3

BROWN/TAN STONE VENEER





OFF BLUE STONE VENEER





OFF WHITE STONE VENEER

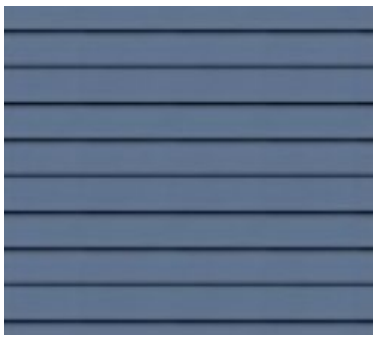




DIAGRAM 3

BLUE CEMENT SIDING





GREEN CEMENT SIDING





STUCCO EXTERIOR FINISH






DIAGRAM 3

ASPHALT SHINGLES







METAL AWNINGS



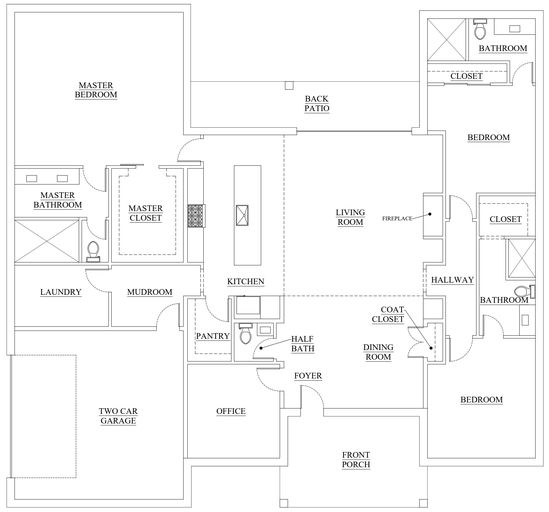






SINGLE FAMILY RESIDENTIAL

DESIGN "1"



01 FIRST FLOOR

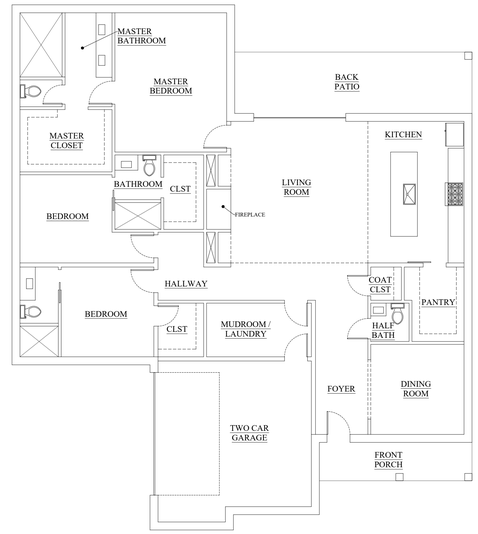


02 FRONT ELEVATION

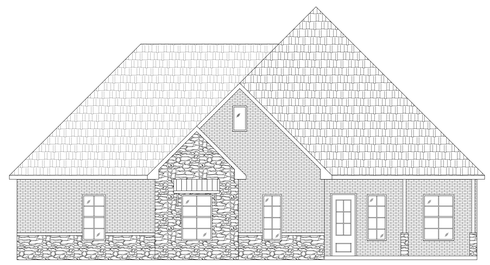
DESIGN DETAILS

1. TOTAL SQUARE FOOTAGE 3,742 SF
   - 1.1. LIVING SQUARE FOOTAGE 2,917 SF
   - 1.2. GARAGE SQUARE FOOTAGE 484 SF
2. ONE STORY, 3 BEDROOMS + OFFICE, 3.5 BATHROOMS, OPEN FLOOR PLAN CONCEPT WITH A COVERED FRONT PORCH AND COVERED BACK PATIO.
3. COMBINATION OF STONE AND BRICK VENEER EXTERIOR FINISH WITH DARK WOOD FASCIA AND NATURAL WOOD POST. WOOD FRAME CONSTRUCTION WITH A 12:12 SLOPED ASPHALT SHINGLE ROOF AND METAL AWNING.
4. INTERIOR LOT DESIGN

DESIGN "2"



01 FIRST FLOOR

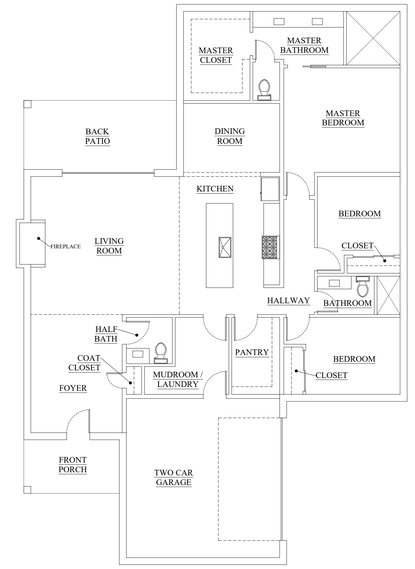


02 FRONT ELEVATION

DESIGN DETAILS

1. TOTAL SQUARE FOOTAGE 3,034 SF
   - 1.1. LIVING SQUARE FOOTAGE 2,356 SF
   - 1.2. GARAGE SQUARE FOOTAGE 398 SF
2. ONE STORY, 3 BEDROOMS, 3.5 BATHROOMS, OPEN FLOOR PLAN CONCEPT WITH A COVERED FRONT PORCH AND COVERED BACK PATIO.
3. COMBINATION OF STONE AND BRICK VENEER EXTERIOR FINISH WITH DARK WOOD FASCIA AND NATURAL WOOD POST. WOOD FRAME CONSTRUCTION WITH A 12:12 SLOPED ASPHALT SHINGLE ROOF AND METAL AWNING.
4. INTERIOR LOT DESIGN

DESIGN "3"



01 FIRST FLOOR



02 FRONT ELEVATION

DESIGN DETAILS

1. TOTAL SQUARE FOOTAGE 2,687 SF
   - 1.1. LIVING SQUARE FOOTAGE 2,036 SF
   - 1.2. GARAGE SQUARE FOOTAGE 415 SF
2. ONE STORY, 3 BEDROOMS, 2.5 BATHROOMS, OPEN FLOOR PLAN CONCEPT WITH A COVERED FRONT PORCH AND COVERED BACK PATIO.
3. COMBINATION OF STONE AND BRICK VENEER EXTERIOR FINISH WITH DARK WOOD FASCIA AND NATURAL WOOD POST. WOOD FRAME CONSTRUCTION WITH A 12:12 SLOPED ASPHALT SHINGLE ROOF AND METAL AWNING.
4. INTERIOR LOT DESIGN

FCD
ARCHITECTURAL DRAFTING AND DESIGNS

FEDERICO CANOURA
FCANOURA@FC-DESIGNS.NET
(682) 407-5770

CLIENT: JOSEPDAM REAL ESTATE, LLC

2100 N HWY 360 #2100A, GRAND PRAIRIE, TX 75050

PROJECT: RETA RD DEVELOPMENT

803 LILLIAN RD, MANSFIELD, TX 76063

SHEET TITLE: SINGLE FAMILY RESIDNETIAL

NO.	REVISION/ISSUED	DATE
1	ZONING CHANGE APPLICATION - PRELIM	06/19/23
2	ZONING CHANGE APPLICATION - REV "1"	08/31/23
3	ZONING CHANGE APPLICATION - REV "2"	10/26/23
4	ZONING CHANGE APPLICATION - REV "3"	12/14/23
5	ZONING CHANGE APPLICATION - REV "4"	01/11/24
6	ZONING CHANGE APPLICATION - REV "5"	04/18/24

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA

CHECKED BY:

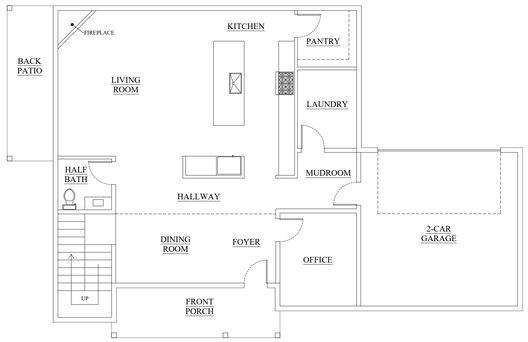
DATE: 06-19-23

SCALE: AS NOTED

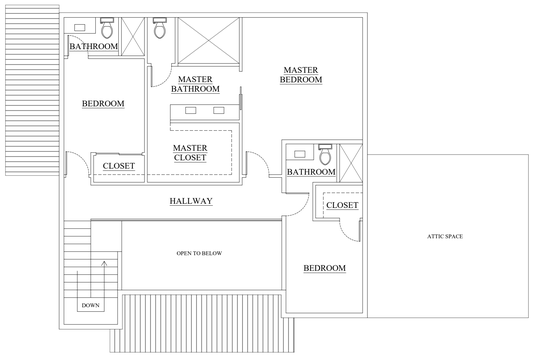
A2.0

SINGLE FAMILY RESIDENTIAL

DESIGN "4"



01 FIRST FLOOR



02 SECOND FLOOR

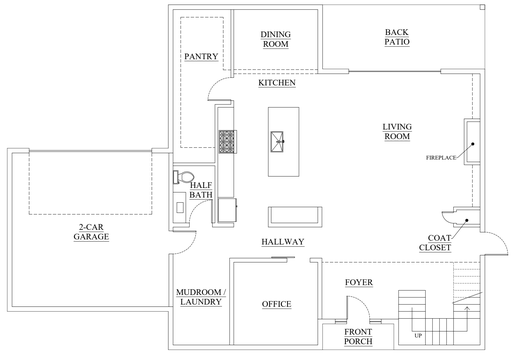


03 FRONT ELEVATION

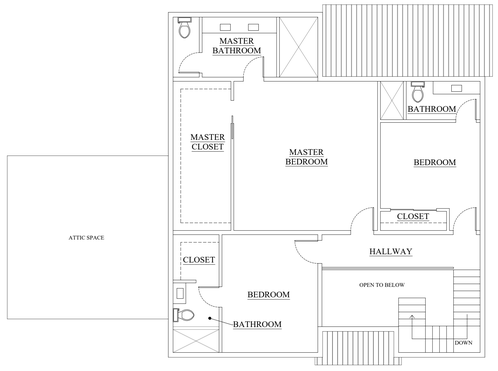
DESIGN DETAILS

1. TOTAL SQUARE FOOTAGE 3,231 SF
   - 1.1. LIVING SQUARE FOOTAGE 2,606 SF
   - 1.2. GARAGE SQUARE FOOTAGE 410 SF
2. TWO STOREYS, 3 BEDROOMS + OFFICE, 3.5 BATHROOMS, OPEN FLOOR PLAN CONCEPT WITH A COVERED FRONT PORCH AND COVERED BACK PATIO.
3. COMBINATION OF STONE AND BRICK VENEER EXTERIOR FINISH WITH DARK WOOD FASCIA AND NATURAL WOOD POST. WOOD FRAME CONSTRUCTION WITH A 8:12 SLOPED ASPHALT SHINGLE ROOF AND METAL AWNING.
4. CORNER LOT DESIGN

DESIGN "5"



01 FIRST FLOOR



02 SECOND FLOOR

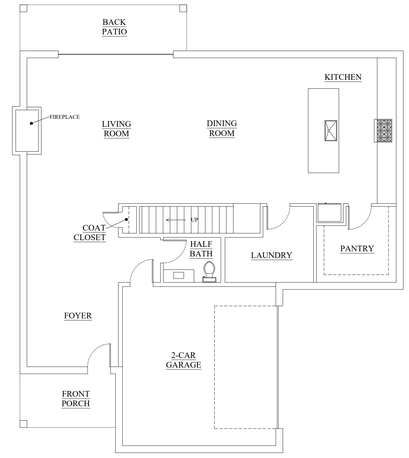


03 FRONT ELEVATION

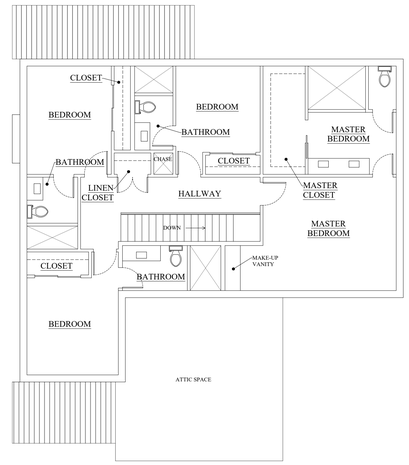
DESIGN DETAILS

1. TOTAL SQUARE FOOTAGE 3,536 SF
   - 1.1. LIVING SQUARE FOOTAGE 2,889 SF
   - 1.2. GARAGE SQUARE FOOTAGE 410 SF
2. TWO STOREYS, 3 BEDROOMS + OFFICE, 3.5 BATHROOMS, OPEN FLOOR PLAN CONCEPT WITH A COVERED FRONT PORCH AND COVERED BACK PATIO.
3. COMBINATION OF STONE AND BRICK VENEER EXTERIOR FINISH WITH DARK WOOD FASCIA AND NATURAL WOOD POST. WOOD FRAME CONSTRUCTION WITH A 8:12 SLOPED ASPHALT SHINGLE ROOF AND METAL AWNING.
4. CORNER LOT DESIGN

DESIGN "6"



01 FIRST FLOOR



02 SECOND FLOOR



03 FRONT ELEVATION

DESIGN DETAILS

1. TOTAL SQUARE FOOTAGE 3,866 SF
   - 1.1. LIVING SQUARE FOOTAGE 3,021 SF
   - 1.2. GARAGE SQUARE FOOTAGE 415 SF
2. TWO STOREYS, 4 BEDROOMS, 4.5 BATHROOMS, OPEN FLOOR PLAN CONCEPT WITH A COVERED FRONT PORCH AND COVERED BACK PATIO.
3. COMBINATION OF STONE AND BRICK VENEER EXTERIOR FINISH WITH DARK WOOD FASCIA AND NATURAL WOOD POST. WOOD FRAME CONSTRUCTION WITH A 8:12 SLOPED ASPHALT SHINGLE ROOF AND METAL AWNING.
4. INTERIOR LOT DESIGN

FCD
ARCHITECTURAL DRAFTING AND DESIGNS

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(682) 407-5770

CLIENT: JOSEPDAM REAL ESTATE, LLC

2100 N HWY 360 #2100A, GRAND PRAIRIE, TX 75050

PROJECT: RETA RD DEVELOPMENT

803 LILLIAN RD, MANSFIELD, TX 76063

SHEET TITLE: SINGLE FAMILY RESIDENTIAL

NO.	REVISION/ISSUED	DATE
1	ZONING CHANGE APPLICATION - PRELIM	06/19/23
2	ZONING CHANGE APPLICATION - REV "1"	08/31/23
3	ZONING CHANGE APPLICATION - REV "2"	10/26/23
4	ZONING CHANGE APPLICATION - REV "3"	12/14/23
5	ZONING CHANGE APPLICATION - REV "4"	01/11/24
6	ZONING CHANGE APPLICATION - REV "5"	04/18/24

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA

CHECKED BY:

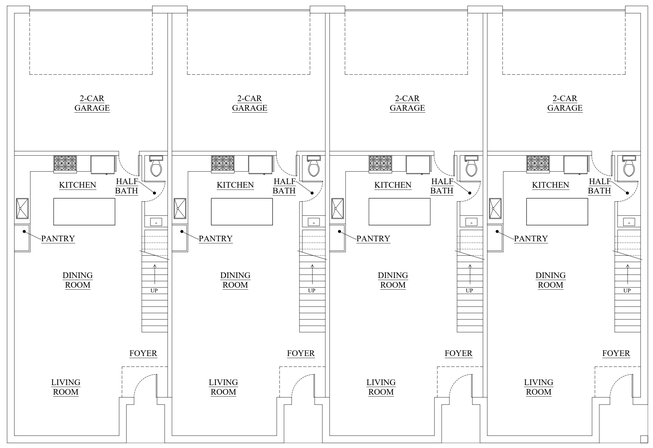
DATE: 06-19-23

SCALE: AS NOTED

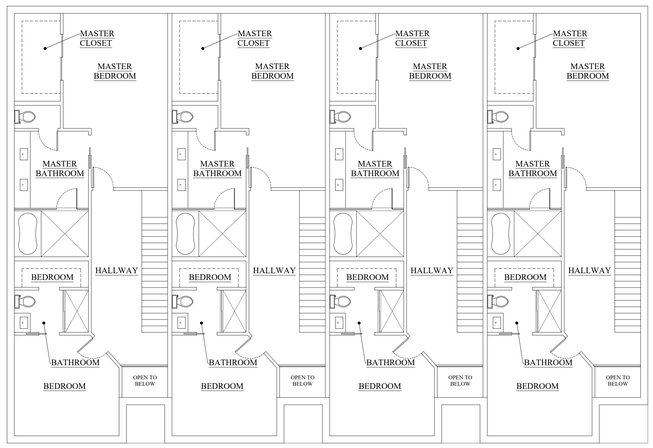
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TOWNHOME DESIGN "A-1"

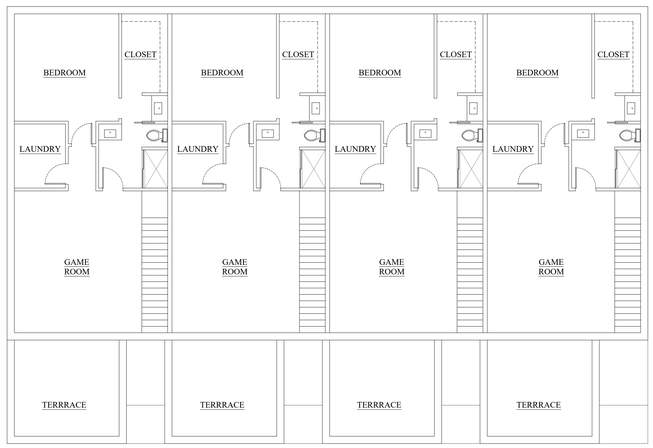
FLOOR PLANS



01 FIRST FLOOR



02 SECOND FLOOR

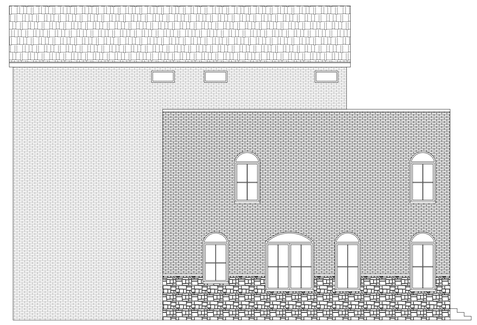


03 THIRD FLOOR

FRONT ELEVATIONS



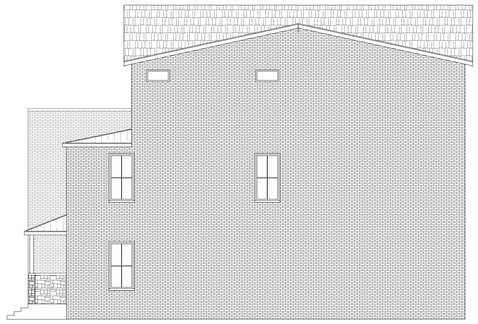
01 FRONT ELEVATION



02 LEFT SIDE ELEVATION



03 REAR ELEVATION



04 RIGHT SIDE ELEVATION

FEDERICO CANOURA
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(682) 407-5770

CLIENT: JOSEPDAM REAL ESTATE, LLC

2100 N HWY 360 #2100A, GRAND PRAIRIE, TX 75050

PROJECT: RETA RD DEVELOPMENT

803 LILLIAN RD, MANSFIELD, TX 76063

SHEET TITLE: TH A-1

NO.	REVISION/ISSUED	DATE
1	ZONING CHANGE APPLICATION - PRELIM	06/19/23
2	ZONING CHANGE APPLICATION - REV "1"	08/31/23
3	ZONING CHANGE APPLICATION - REV "2"	10/26/23
4	ZONING CHANGE APPLICATION - REV "3"	12/14/23
5	ZONING CHANGE APPLICATION - REV "4"	01/11/24
6	ZONING CHANGE APPLICATION - REV "5"	04/18/24

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA

CHECKED BY:

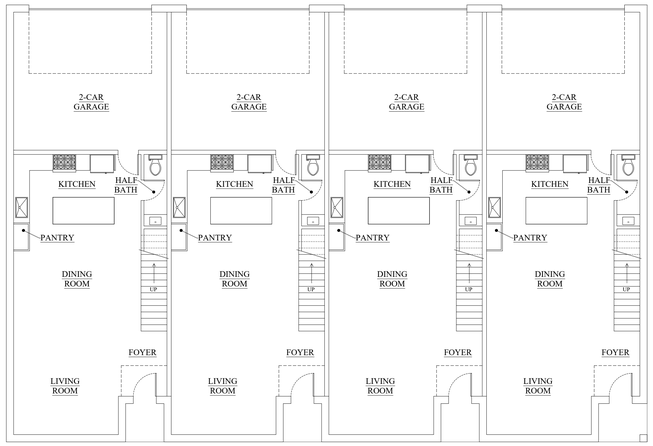
DATE: 06-19-23

SCALE: AS NOTED

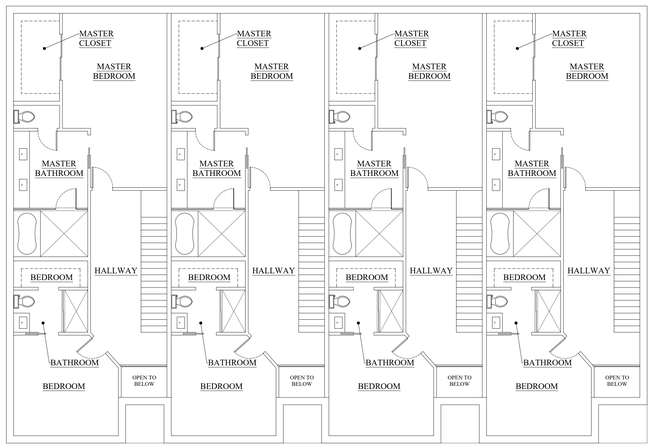
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TOWNHOME DESIGN "A-2"

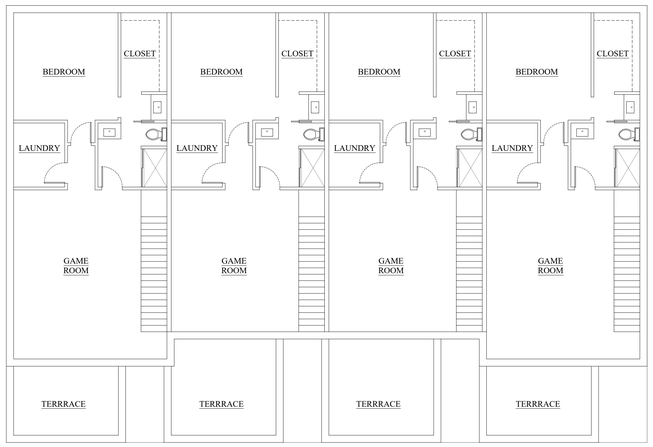
FLOOR PLANS



01 FIRST FLOOR



02 SECOND FLOOR

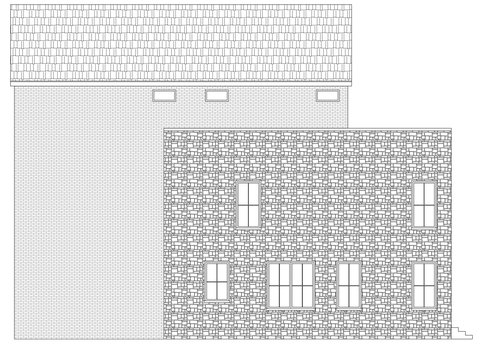


03 THIRD FLOOR

ELEVATIONS



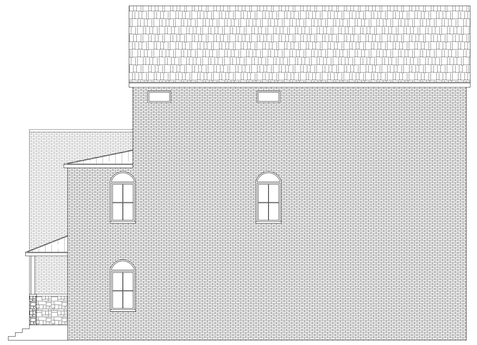
01 FRONT ELEVATION



02 LEFT SIDE ELEVATION



03 REAR ELEVATION



04 RIGHT SIDE ELEVATION

FEDERICO CANOURA
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(682) 407-5770

CLIENT: JOSEPDAM REAL ESTATE, LLC

2100 N HWY 360 #2100A,
GRAND PRAIRIE, TX 75050

PROJECT: RETA RD DEVELOPMENT

803 LILLIAN RD,
MANSFIELD, TX 76063

SHEET TITLE: TH A-2

NO.	REVISION/ISSUED	DATE
1	ZONING CHANGE APPLICATION - PRELIM	06/19/23
2	ZONING CHANGE APPLICATION - REV "1"	08/31/23
3	ZONING CHANGE APPLICATION - REV "2"	10/26/23
4	ZONING CHANGE APPLICATION - REV "3"	12/14/23
5	ZONING CHANGE APPLICATION - REV "4"	01/11/24
6	ZONING CHANGE APPLICATION - REV "5"	04/18/24

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA

CHECKED BY:

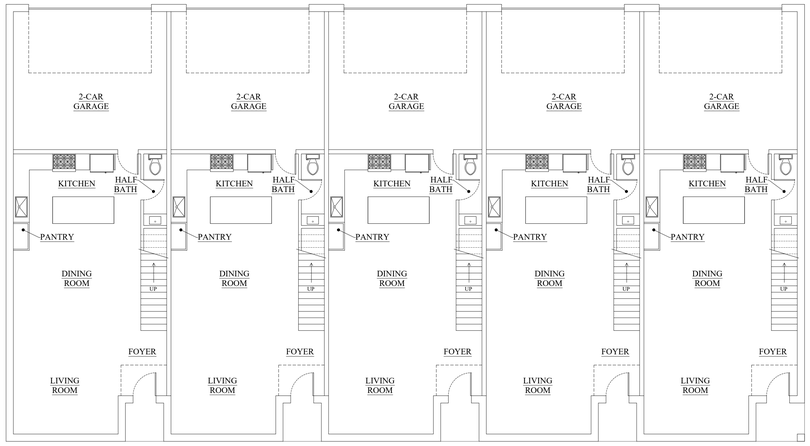
DATE: 06-19-23

SCALE: AS NOTED

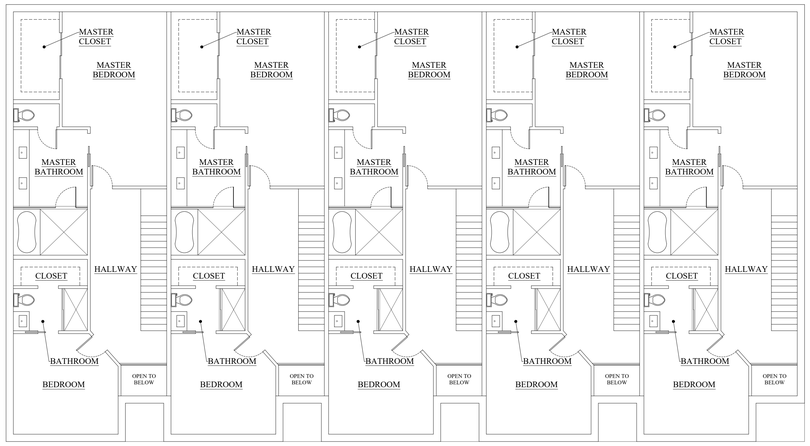
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TOWNHOME DESIGN "A-3"

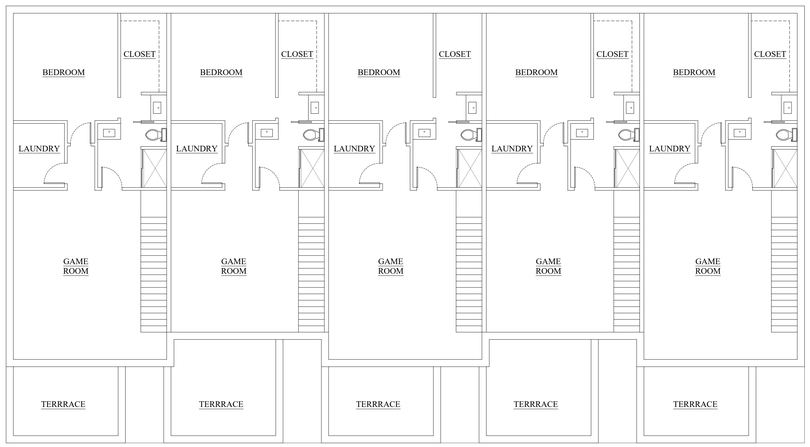
FLOOR PLANS



01 FIRST FLOOR



02 SECOND FLOOR

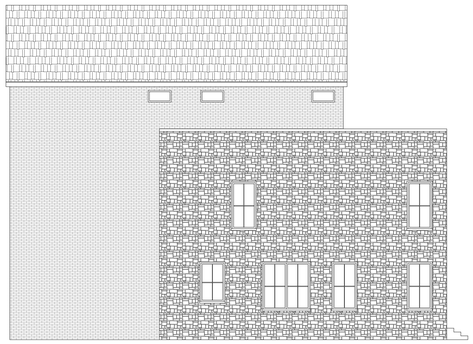


03 THIRD FLOOR

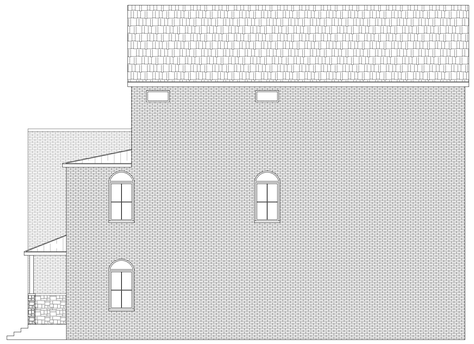
ELEVATIONS



01 FRONT ELEVATION



02 LEFT SIDE ELEVATION



04 RIGHT SIDE ELEVATION



03 REAR ELEVATION

FCD
ARCHITECTURAL DRAFTING AND DESIGNS

FEDERICO CANOURA
FCANOURA@FC-DESIGNS.NET
(682) 407-5770

CLIENT: JOSEPDAM REAL ESTATE, LLC

2100 N HWY 360 #2100A,
GRAND PRAIRIE, TX 75050

PROJECT: RETA RD DEVELOPMENT

803 LILLIAN RD,
MANSFIELD, TX 76063

SHEET TITLE: TH A-3

NO.	REVISION/ISSUED	DATE
1	ZONING CHANGE APPLICATION - PRELIM	06/19/23
2	ZONING CHANGE APPLICATION - REV "1"	08/31/23
3	ZONING CHANGE APPLICATION - REV "2"	10/26/23
4	ZONING CHANGE APPLICATION - REV "3"	12/14/23
5	ZONING CHANGE APPLICATION - REV "4"	01/11/24
6	ZONING CHANGE APPLICATION - REV "5"	04/18/24

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA

CHECKED BY:

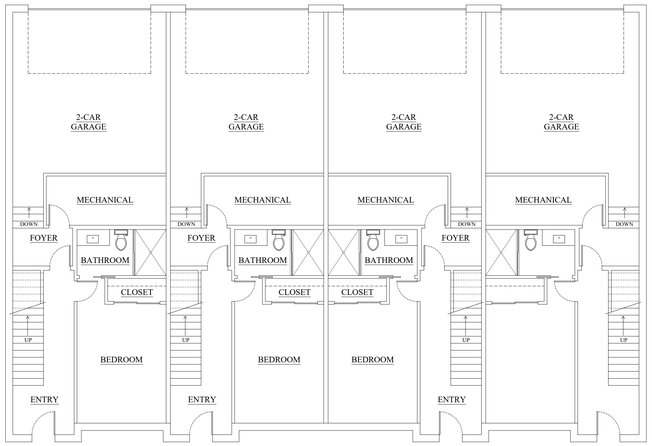
DATE: 06-19-23

SCALE: AS NOTED

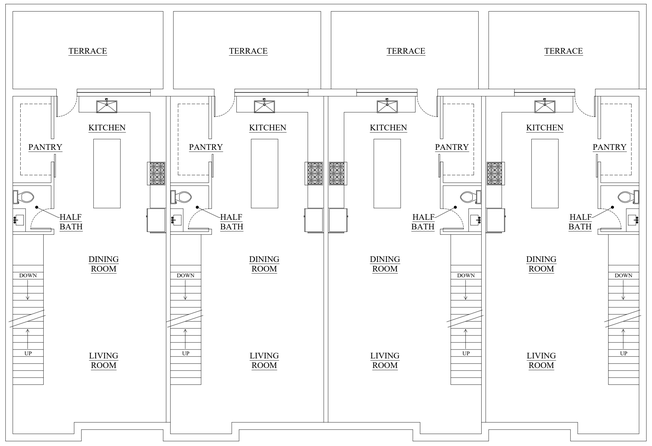
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TOWNHOME DESIGN "B-1"

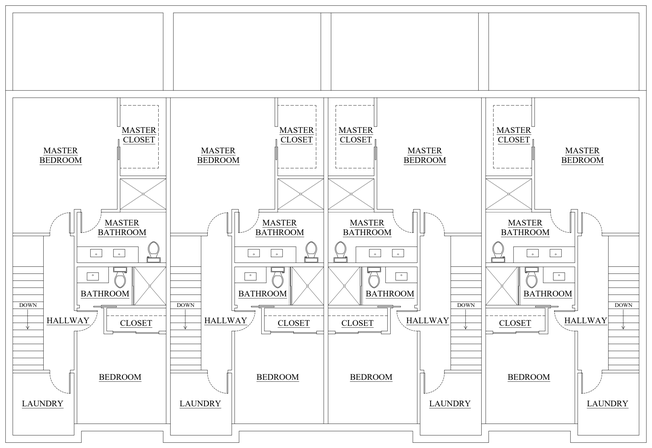
FLOOR PLANS



01 FIRST FLOOR



02 SECOND FLOOR

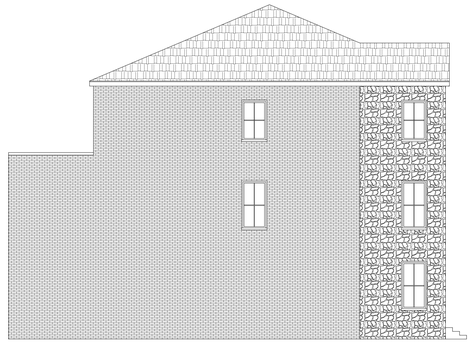


03 THIRD FLOOR

ELEVATIONS



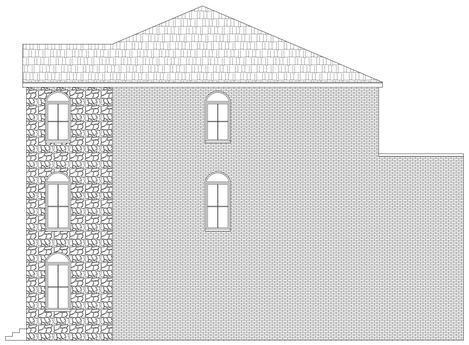
01 FRONT ELEVATION



02 LEFT SIDE ELEVATION



03 REAR ELEVATION



04 RIGHT SIDE ELEVATION

FCD
ARCHITECTURAL DRAFTING AND DESIGNS

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GRAND PRAIRIE, TX 75050

PROJECT: RETA RD DEVELOPMENT

803 LILLIAN RD,
MANSFIELD, TX 76063

SHEET TITLE: TH B-1

NO.	REVISION/ISSUED	DATE
1	ZONING CHANGE APPLICATION - PRELIM	06/19/23
2	ZONING CHANGE APPLICATION - REV "1"	08/31/23
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5	ZONING CHANGE APPLICATION - REV "4"	01/11/24
6	ZONING CHANGE APPLICATION - REV "5"	04/18/24

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA

CHECKED BY:

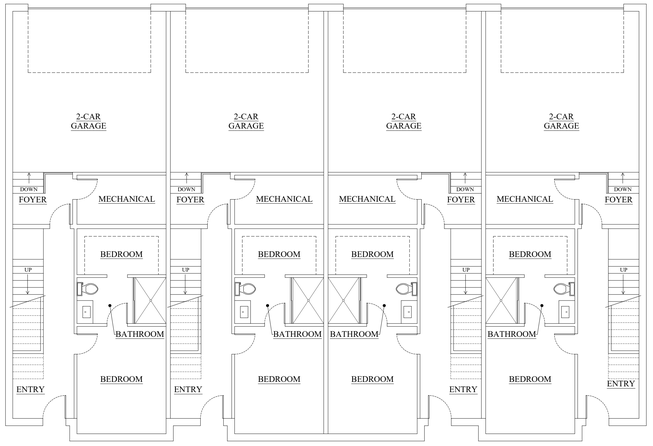
DATE: 06-19-23

SCALE: AS NOTED

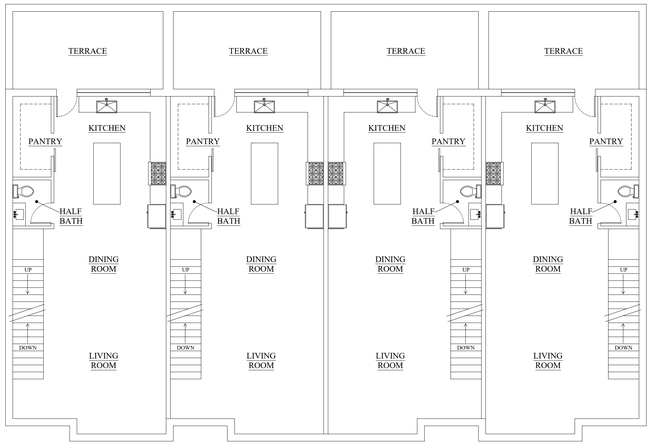
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TOWNHOME DESIGN "B-2"

FLOOR PLANS



01 FIRST FLOOR



02 SECOND FLOOR

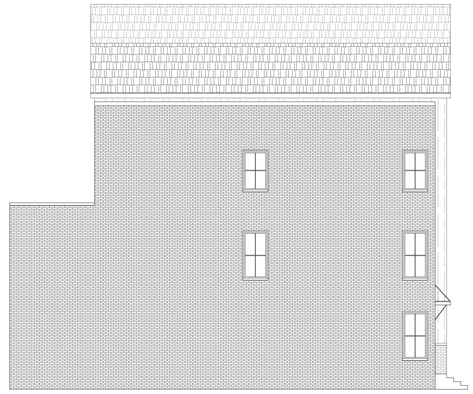


03 THIRD FLOOR

ELEVATIONS



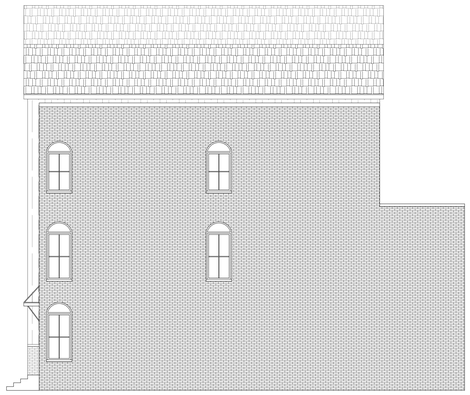
01 FRONT ELEVATION



02 LEFT SIDE ELEVATION



03 REAR ELEVATION



04 RIGHT SIDE ELEVATION

FEDERICO CANOURA
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CLIENT: JOSEPDAM REAL ESTATE, LLC
2100 N HWY 360 #2100A, GRAND PRAIRIE, TX 75050

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803 LILLIAN RD, MANSFIELD, TX 76063

SHEET TITLE: TH B-2

NO.	REVISION/ISSUED	DATE
1	ZONING CHANGE APPLICATION - PRELIM	06/19/23
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5	ZONING CHANGE APPLICATION - REV "4"	01/11/24
6	ZONING CHANGE APPLICATION - REV "5"	04/18/24

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA
CHECKED BY:
DATE: 06-19-23
SCALE: AS NOTED

A7.0

TOWNHOME DESIGN "B-3"

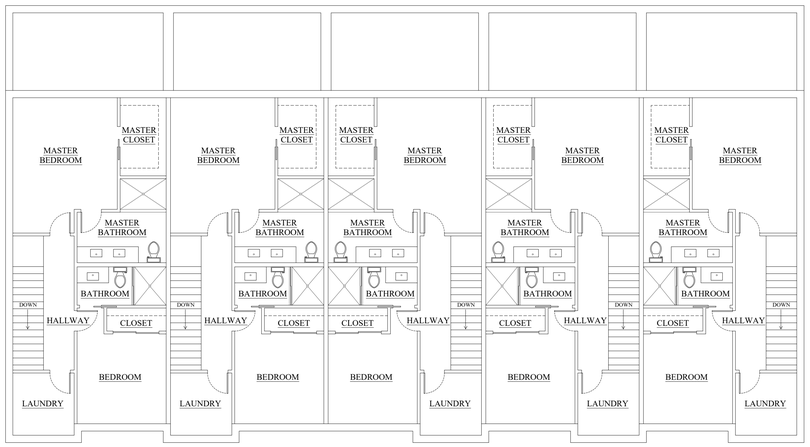
FLOOR PLANS



01 FIRST FLOOR



02 SECOND FLOOR

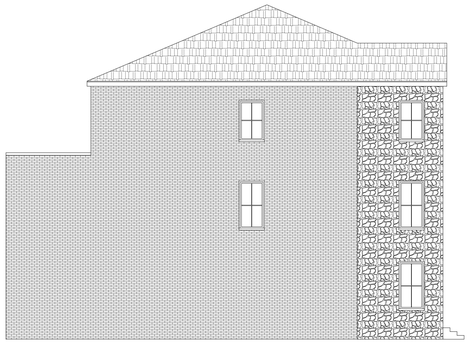


03 THIRD FLOOR

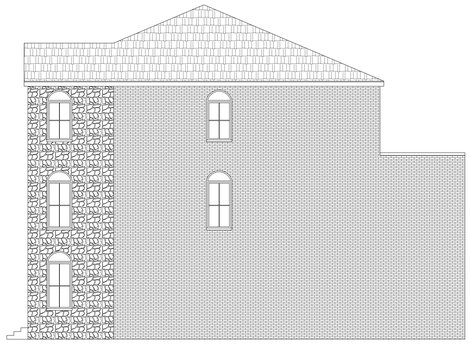
ELEVATIONS



01 FRONT ELEVATION



02 LEFT SIDE ELEVATION



04 RIGHT SIDE ELEVATION



03 REAR ELEVATION

FCD
ARCHITECTURAL DRAFTING AND DESIGNS

FEDERICO CANOURA
FCANOURA@FC-DESIGNS.NET
(682) 407-5770

CLIENT: JOSEPDAM REAL ESTATE, LLC

2100 N HWY 360 #2100A, GRAND PRAIRIE, TX 75050

PROJECT: RETA RD DEVELOPMENT

803 LILLIAN RD, MANSFIELD, TX 76063

SHEET TITLE: TH B-3

NO.	REVISION/ISSUED	DATE
1	ZONING CHANGE APPLICATION - PRELIM	06/19/23
2	ZONING CHANGE APPLICATION - REV "1"	08/31/23
3	ZONING CHANGE APPLICATION - REV "2"	10/26/23
4	ZONING CHANGE APPLICATION - REV "3"	12/14/23
5	ZONING CHANGE APPLICATION - REV "4"	01/11/24
6	ZONING CHANGE APPLICATION - REV "5"	04/18/24

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA

CHECKED BY:

DATE: 06-19-23

SCALE: AS NOTED

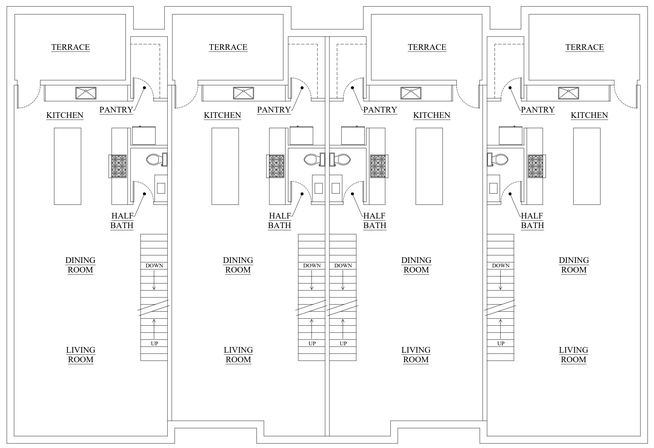
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TOWNHOME DESIGN "C-1"

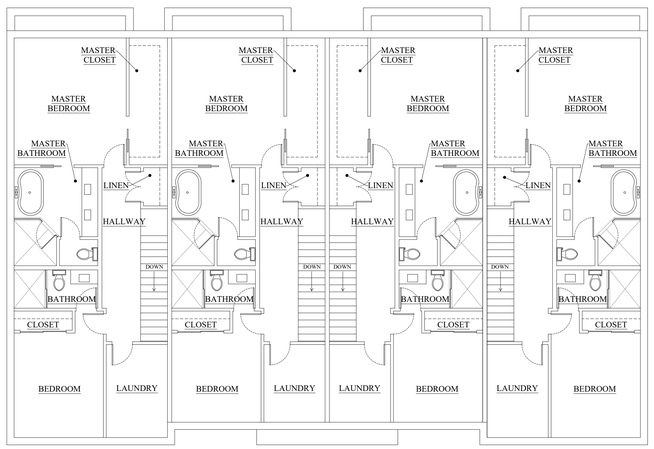
FLOOR PLANS



01 FIRST FLOOR



02 SECOND FLOOR

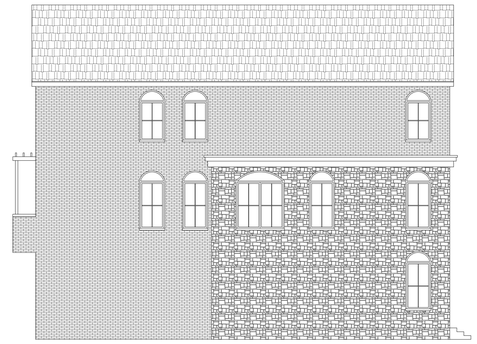


03 THIRD FLOOR

ELEVATIONS



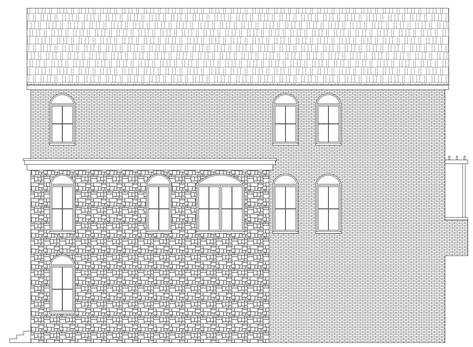
01 FRONT ELEVATION



02 LEFT SIDE ELEVATION



03 REAR ELEVATION



04 RIGHT SIDE ELEVATION

FEDERICO CANOURA
FCANOURA@FC-DESIGNS.NET
(682) 407-5770

CLIENT: JOSEPDAM REAL ESTATE, LLC

2100 N HWY 360 #2100A, GRAND PRAIRIE, TX 75050

PROJECT: RETA RD DEVELOPMENT

803 LILLIAN RD, MANSFIELD, TX 76063

SHEET TITLE: TH C-1

NO.	REVISION/ISSUED	DATE
1	ZONING CHANGE APPLICATION - PRELIM	06/19/23
2	ZONING CHANGE APPLICATION - REV "1"	08/31/23
3	ZONING CHANGE APPLICATION - REV "2"	10/26/23
4	ZONING CHANGE APPLICATION - REV "3"	12/14/23
5	ZONING CHANGE APPLICATION - REV "4"	01/11/24
6	ZONING CHANGE APPLICATION - REV "5"	04/18/24

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA

CHECKED BY:

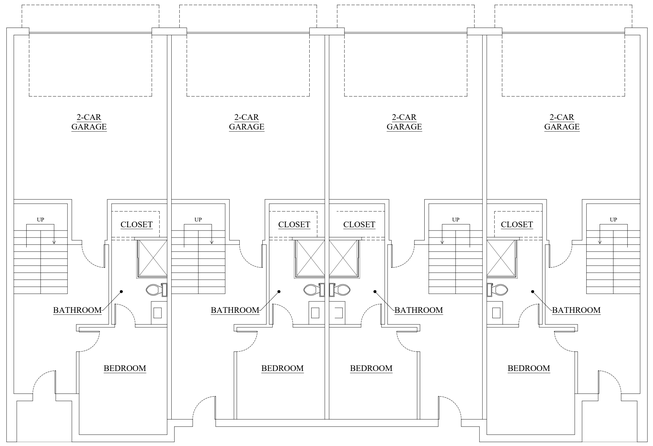
DATE: 06-19-23

SCALE: AS NOTED

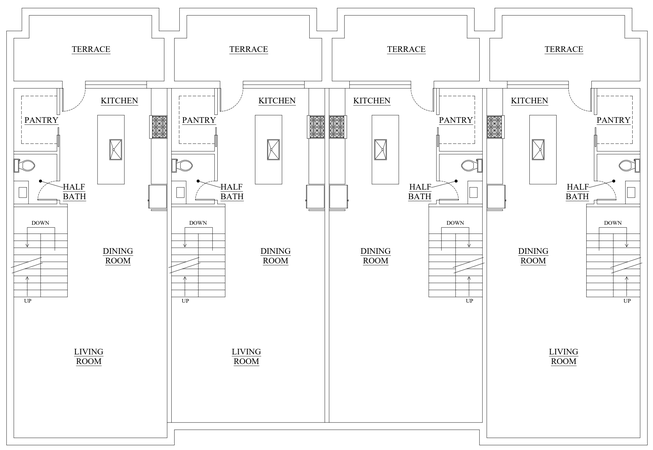
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TOWNHOME DESIGN "C-2"

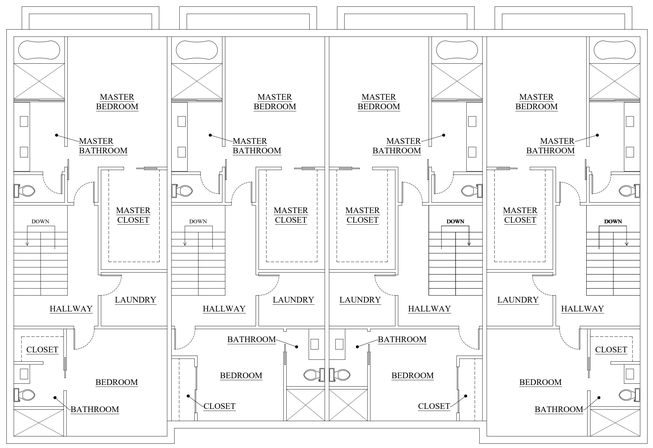
FLOOR PLANS



01 FIRST FLOOR



02 SECOND FLOOR

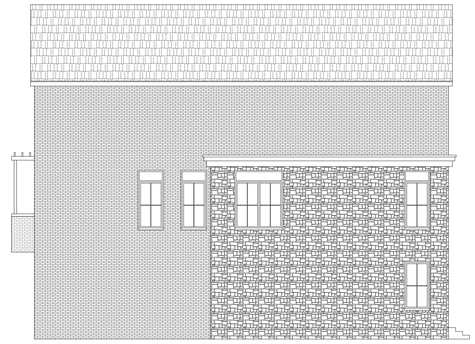


03 THIRD FLOOR

ELEVATIONS



01 FRONT ELEVATION



02 LEFT SIDE ELEVATION



03 REAR ELEVATION



04 RIGHT SIDE ELEVATION

FEDERICO CANOURA
FCANOURA@FC-DESIGNS.NET
(682) 407-5770

CLIENT: JOSEPDAM REAL ESTATE, LLC
2100 N HWY 360 #2100A, GRAND PRAIRIE, TX 75050

PROJECT: RETA RD DEVELOPMENT
803 LILLIAN RD, MANSFIELD, TX 76063

SHEET TITLE: TH C-2

NO.	REVISION/ISSUED	DATE
1	ZONING CHANGE APPLICATION - PRELIM	06/19/23
2	ZONING CHANGE APPLICATION - REV "1"	08/31/23
3	ZONING CHANGE APPLICATION - REV "2"	10/26/23
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5	ZONING CHANGE APPLICATION - REV "4"	01/11/24
6	ZONING CHANGE APPLICATION - REV "5"	04/18/24

CASE NO. ZC#23-016

DRAWN BY: F. CANOURA
CHECKED BY:
DATE: 06-19-23
SCALE: AS NOTED

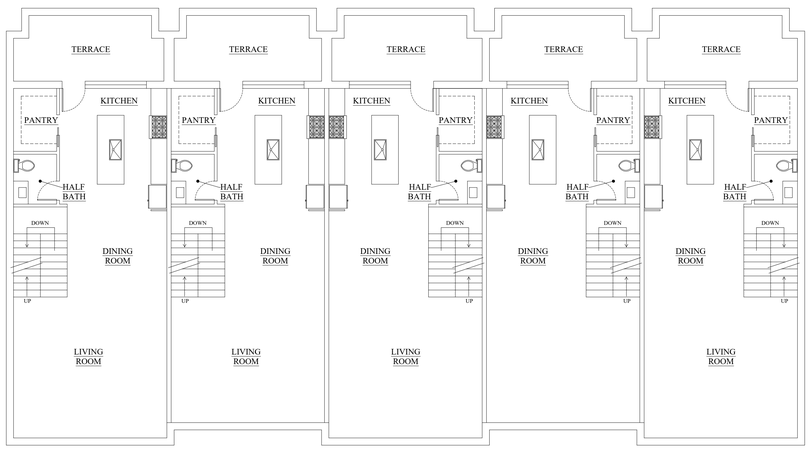
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TOWNHOME DESIGN "C-3"

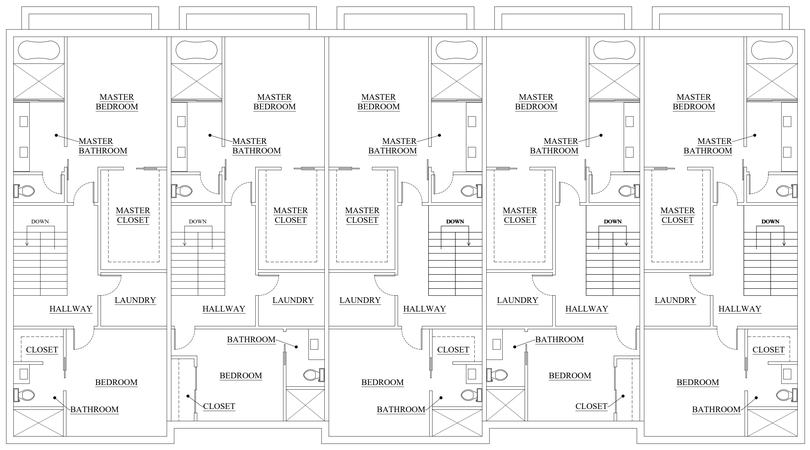
FLOOR PLANS



01 FIRST FLOOR



02 SECOND FLOOR



03 THIRD FLOOR

ELEVATIONS



01 FRONT ELEVATION



02 LEFT SIDE ELEVATION



04 RIGHT SIDE ELEVATION



03 REAR ELEVATION

FEDERICO CANOURA
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CLIENT: JOSEPDAM REAL ESTATE, LLC

2100 N HWY 360 #2100A, GRAND PRAIRIE, TX 75050

PROJECT: RETA RD DEVELOPMENT

803 LILLIAN RD, MANSFIELD, TX 76063

SHEET TITLE: TH C-3

NO.	REVISION/ISSUED	DATE
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CASE NO. ZC#23-016

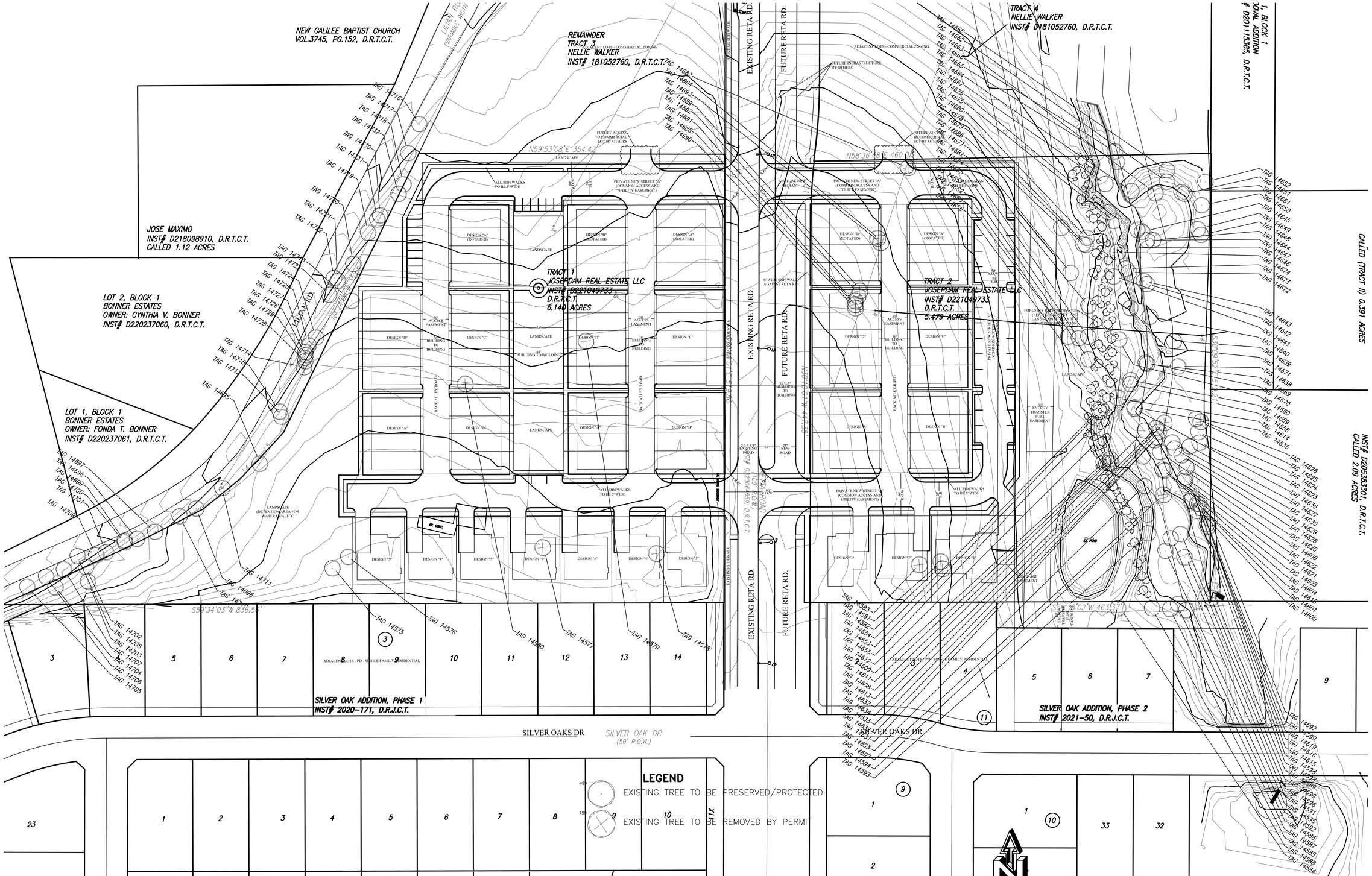
DRAWN BY: F. CANOURA

CHECKED BY:

DATE: 06-19-23

SCALE: AS NOTED

A11.0


NEW GALILEE BAPTIST CHURCH
VOL.3745, PG.152, D.R.T.C.T.
JOSE MAXIMO
INST# D218098910, D.R.T.C.T.
CALLED 1.12 ACRES
LOT 2, BLOCK 1
BONNER ESTATES
OWNER: CYNTHIA V. BONNER
INST# D220237060, D.R.T.C.T.
LOT 1, BLOCK 1
BONNER ESTATES
OWNER: FONDA T. BONNER
INST# D220237061, D.R.T.C.T.
REMAINDER
TRACT 3
NELLIE WALKER
INST# 181052760, D.R.T.C.T.
TRACT 4
NELLIE WALKER
INST# D181052760, D.R.T.C.T.
1, BLOCK 1
DOWAL ADDITION
D207115385, D.R.T.C.T.
CALLED (TRACT I) 0.391 ACRES
INST# 20058301, D.R.T.C.T.
CALLED 2.09 ACRES
TRACT 1
JOSEPDAM REAL ESTATE LLC
INST# D221049733
D.R.T.C.T.
6.140 ACRES
TRACT 2
JOSEPDAM REAL ESTATE LLC
INST# D221049733
D.R.T.C.T.
5.479 ACRES
LILIAN RD.
(VARIABLE WIDTH)
SALMAN RD.
(VARIABLE WIDTH)
EXISTING RETA RD.
FUTURE RETA RD.
SILVER OAKS DR
SILVER OAK DR
(50' R.O.W.)
SILVER OAKS DR
SILVER OAKS DR
SILVER OAKS DR

Tree #	Species	DBH	Condition	Exemptions	Comments
14575	Post Oak	21	Good		PRESERVE
14576	Post Oak	22	Good		PRESERVE
14577	Hackberry	11	Good		REMOVE MITIGATE
14578	Hackberry	11	Fair	BE	REMOVE Barbed Wire wrapped around the trunk
14579	Pecan	32	Good	BE	REMOVE
14580	Hackberry	11	Fair	BE	REMOVE Barbed wire wrapped around the trunk
14581	Mesquite	25	Good	BE	REMOVE
14582	Mesquite	11	Fair	BE	REMOVE
14583	Mesquite	14	Fair	BE	REMOVE
14584	Post Oak	40	Fair		OFF SITE
14585	Post Oak	25	Excellent		OFF SITE
14586	Cedar Elm	25	Fair		OFF SITE
14587	Post Oak	19	Good		OFF SITE
14588	Hackberry	8	Fair		OFF SITE
14589	Cedar Elm	19	Excellent		OFF SITE
14590	Cedar Elm	27	Excellent		PRESERVE
14591	Hackberry	9	Fair		PRESERVE
14592	Cedar Elm	15	Good		PRESERVE
14593	Cedar Elm	21	Excellent		PRESERVE
14594	American Elm	6	Fair		PRESERVE
14595	Bois Darc	14	Good		PRESERVE
14596	Bois Darc	15	Fair		PRESERVE
14597	Cedar Elm	8	Good		PRESERVE
14598	Cedar Elm	20	Good		PRESERVE
14599	Cedar Elm	10	Fair		PRESERVE
14600	Cedar Elm	14	Fair		PRESERVE
14601	Cedar Elm	7	Fair		PRESERVE
14602	Mesquite	6	Poor	DDH	REMOVE 90% Dead
14603	Mesquite	9	Fair		PRESERVE
14604	Cedar Elm	11	Fair		PRESERVE
14605	Cedar Elm	17	Good		PRESERVE
14606	Cedar Elm	7	Fair		PRESERVE
14607	Honey Locust	7	Fair		PRESERVE
14608	Post Oak	15	Fair		PRESERVE
14609	Cedar Elm	11	Fair		PRESERVE
14610	Cedar Elm	13	Good		PRESERVE
14611	American Elm	13	Fair		PRESERVE
14612	Cedar Elm	8	Fair		PRESERVE
14613	Cedar Elm	15	Good		PRESERVE
14614	Cedar Elm	13	Poor	DDH	REMOVE Mostly Dead, barbed wire wrapped around the trunk.
14615	Cedar Elm	29	Good		PRESERVE
14616	Cedar Elm	10	Good		PRESERVE
14617	Cedar Elm	9	Fair		PRESERVE
14618	Cedar Elm	14	Good		PRESERVE
14619	Cedar Elm	10	Fair		PRESERVE
14620	Cedar Elm	23	Fair		PRESERVE
14621	Cedar Elm	7	Fair		PRESERVE
14622	Cedar Elm	7	Fair		PRESERVE
14623	Cedar Elm	15	Excellent		PRESERVE
14624	Cedar Elm	16	Good		PRESERVE
14625	Bois Darc	13	Poor	DDH	REMOVE Lots of decay on the trunk going from the ground to about 7 feet up
14626	Cedar Elm	21	Good		PRESERVE
14627	Cedar Elm	8	Fair		PRESERVE
14628	Cedar Elm	17	Good		PRESERVE
14629	Bois Darc	12	Fair		PRESERVE
14630	Cedar Elm	12	Fair		PRESERVE
14631	Cedar Elm	14	Fair		PRESERVE
14632	Cedar Elm	17	Good		PRESERVE
14633	Cedar Elm	17	Excellent		PRESERVE
14634	Cedar Elm	20	Good		PRESERVE
14635	Cedar Elm	14	Good		PRESERVE
14636	Cedar Elm	12	Good		PRESERVE
14637	Bois Darc	25	Poor	DDH	REMOVE Mostly Dead. About 90% of the canopy is gone
14638	Bois Darc	19	Fair		PRESERVE
14639	Bois Darc	48	Fair		PRESERVE
14640	Cedar Elm	17	Fair		PRESERVE
14641	Cedar Elm	25	Good		PRESERVE
14642	Cedar Elm	8	Fair		PRESERVE
14643	Pecan	12	Good		PRESERVE
14644	Pecan	44	Excellent		PRESERVE
14645	Bois Darc	14	Fair		PRESERVE
14646	Bois Darc	13	Poor	DDH	REMOVE Leaning far over the creek. looks like it will fail soon.
14647	Bois Darc	10	Fair		PRESERVE
14648	Bois Darc	8	Fair		PRESERVE
14649	Honey Locust	8	Fair		PRESERVE
14650	Mesquite	9	Fair		PRESERVE
14651	Mesquite	7	Fair		PRESERVE
14652	Hackberry	18	Good		PRESERVE
14653	Cedar Elm	6	Fair		PRESERVE
14654	Cedar Elm	23	Good		PRESERVE
14655	American Elm	27	Poor	DDH	REMOVE Almost completely horizontal.
14656	Cedar Elm	8	Fair		PRESERVE
14657	Blackjack Oak	24	Good		PRESERVE
14658	Cedar Elm	17	Good		PRESERVE
14659	Cedar Elm	8	Fair		PRESERVE
14660	Cedar Elm	12	Good		PRESERVE
14661	Honey Locust	6	Fair		PRESERVE
14662	Mesquite	8	Fair		PRESERVE
14663	Honey Locust	11	Fair		PRESERVE
14664	Pecan	24	Good		PRESERVE
14665	Cedar Elm	23	Excellent		PRESERVE
14666	Cedar Elm	21	Excellent		PRESERVE
14667	Black Willow	20	Good		PRESERVE
14668	Mesquite	9	Fair		PRESERVE
14669	Cedar Elm	6	Fair		PRESERVE
14670	Cedar Elm	11	Fair		PRESERVE
14671	Honey Locust	7	Fair		PRESERVE
14672	Hackberry	21	Good		PRESERVE
14673	Bois Darc	6	Fair		PRESERVE

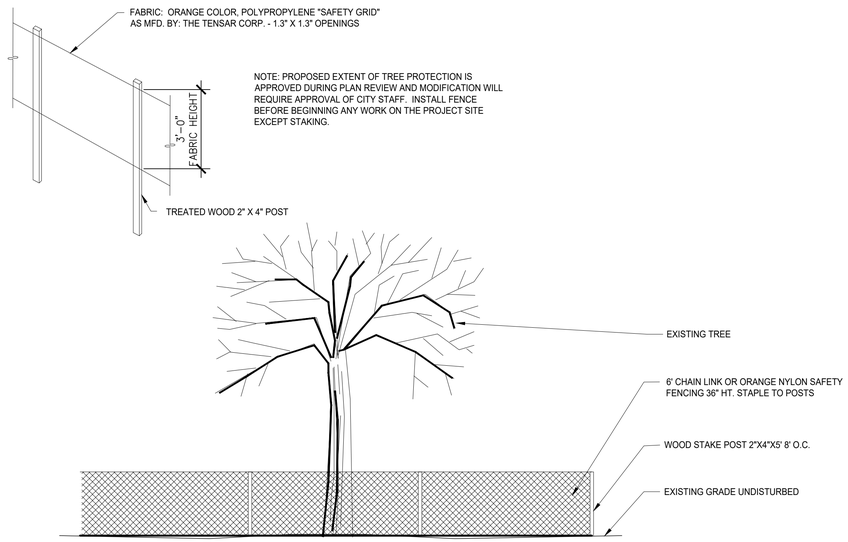
Tree #	Species	DBH	Condition	Exemptions	Comments
14674	Mesquite	10	Fair		PRESERVE
14675	Mesquite	9	Fair		PRESERVE
14676	Eastern Red Cedar	7	Fair		PRESERVE
14677	Honey Locust	6	Fair		PRESERVE
14678	Pecan	9	Good		PRESERVE
14679	Pecan	8	Fair		PRESERVE
14680	Pecan	28	Fair		PRESERVE
14681	American Elm	31	Poor	DDH	REMOVE Pretty thin canopy, a good amount of die back 80% Dead
14682	Mesquite	8	Fair		PRESERVE
14683	Mesquite	8	Fair		PRESERVE
14684	Mesquite	8	Fair		PRESERVE
14685	Mesquite	9	Fair		PRESERVE
14686	Gum Bumelia	8	Fair		PRESERVE
14687	Mesquite	12	Good		REMOVE MITIGATE
14688	Mesquite	17	Fair	BE	REMOVE
14689	Mesquite	9	Fair	BE	REMOVE
14690	Mesquite	17	Fair	BE	REMOVE
14691	Mesquite	8	Fair	BE	REMOVE
14692	Mesquite	12	Poor	DDH	REMOVE Lots of small stems growing from a stub , Stump
14693	Mesquite	7	Fair	BE	REMOVE
14694	Mesquite	8	Fair	BE	REMOVE
14695	Post Oak	30	Fair		PRESERVE
14696	Hackberry	6	Poor	DDH	OFF SITE
14697	Hackberry	9	Fair		OFF SITE
14698	Hackberry	6	Fair		OFF SITE
14699	Hackberry	10	Poor	DDH	OFF SITE
14700	Hackberry	9	Poor		OFF SITE
14701	Hercules Club	6	Fair		OFF SITE
14702	Hackberry	17	Fair		PRESERVE
14703	Blackjack Oak	22	Good		PRESERVE
14704	Honey Locust	8	Fair		PRESERVE
14705	Pecan	11	Fair		OFF SITE
14706	Hackberry	6	Fair		OFF SITE
14707	Hackberry	11	Fair		OFF SITE
14708	Hackberry	6	Fair		OFF SITE
14709	American Elm	12	Fair		OFF SITE
14710	Hackberry	15	Fair		OFF SITE
14711	Post Oak	19	Good		OFF SITE
14712	Post Oak	35	Excellent		OFF SITE
14713	Eastern Red Cedar	28	Good		PRESERVE
14714	Mesquite	11	Poor	DDH	REMOVE 90% Dead
14715	Hackberry	8	Fair		OFF SITE
14716	Hercules Club	9	Fair		OFF SITE
14717	Hercules Club	7	Fair		OFF SITE
14718	Hercules Club	7	Fair		PRESERVE
14719	Hackberry	14	Fair		OFF SITE
14720	Hackberry	15	Fair		OFF SITE
14721	Hercules Club	6	Fair		OFF SITE
14722	Hackberry	7	Fair		OFF SITE
14723	Hackberry	15	Fair		OFF SITE
14724	Hackberry	14	Fair		OFF SITE
14725	Hackberry	6	Poor	DDH	OFF SITE
14726	Hackberry	13	Fair		OFF SITE
14727	Hackberry	8	Fair		OFF SITE
14728	Hackberry	8	Fair		OFF SITE
14729	Hackberry	8	Fair		OFF SITE
14730	Hercules Club	6	Fair		OFF SITE
14731	Hackberry	8	Fair		OFF SITE
14732	Hercules Club	7	Fair		PRESERVE

TOTAL CALIPER INCHES ON SITE = 1729"

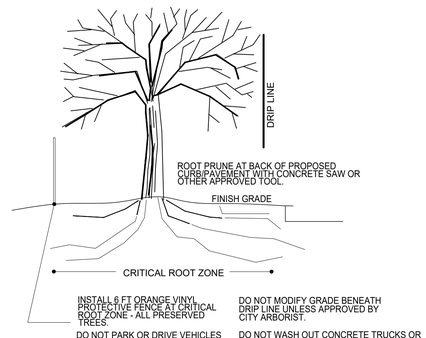
TOTAL INCHES REMOVED = 311"
TOTAL INCHES EXEMPT = 283"
TOTAL INCHES TO MITIGATE = 28"

TOTAL INCHES PRESERVED = 1375"

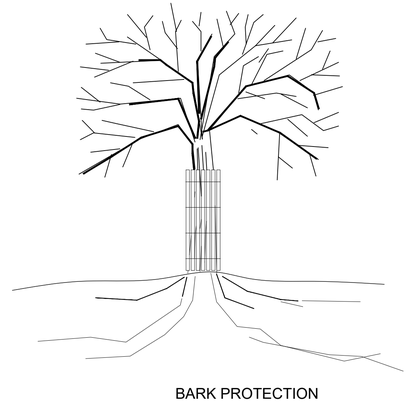
(147) 3" TREES PLANTED = 441"



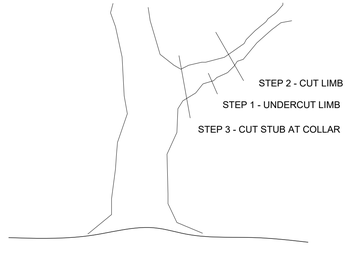
TREE PROTECTIVE FENCING
SCALE: NOT TO SCALE



ROOT PROTECTION
SCALE: NOT TO SCALE



BARK PROTECTION
SCALE: NOT TO SCALE



TREE PRUNING
SCALE: NOT TO SCALE

TREE SURVEY
ZC23-016

Date APR 9, 2024
Drawn By GAC
Checked By GAC
Revisions

FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
1921 MAPLEWOOD DRIVE
WEATHERFORD, TEXAS 76087 682-215-9151
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

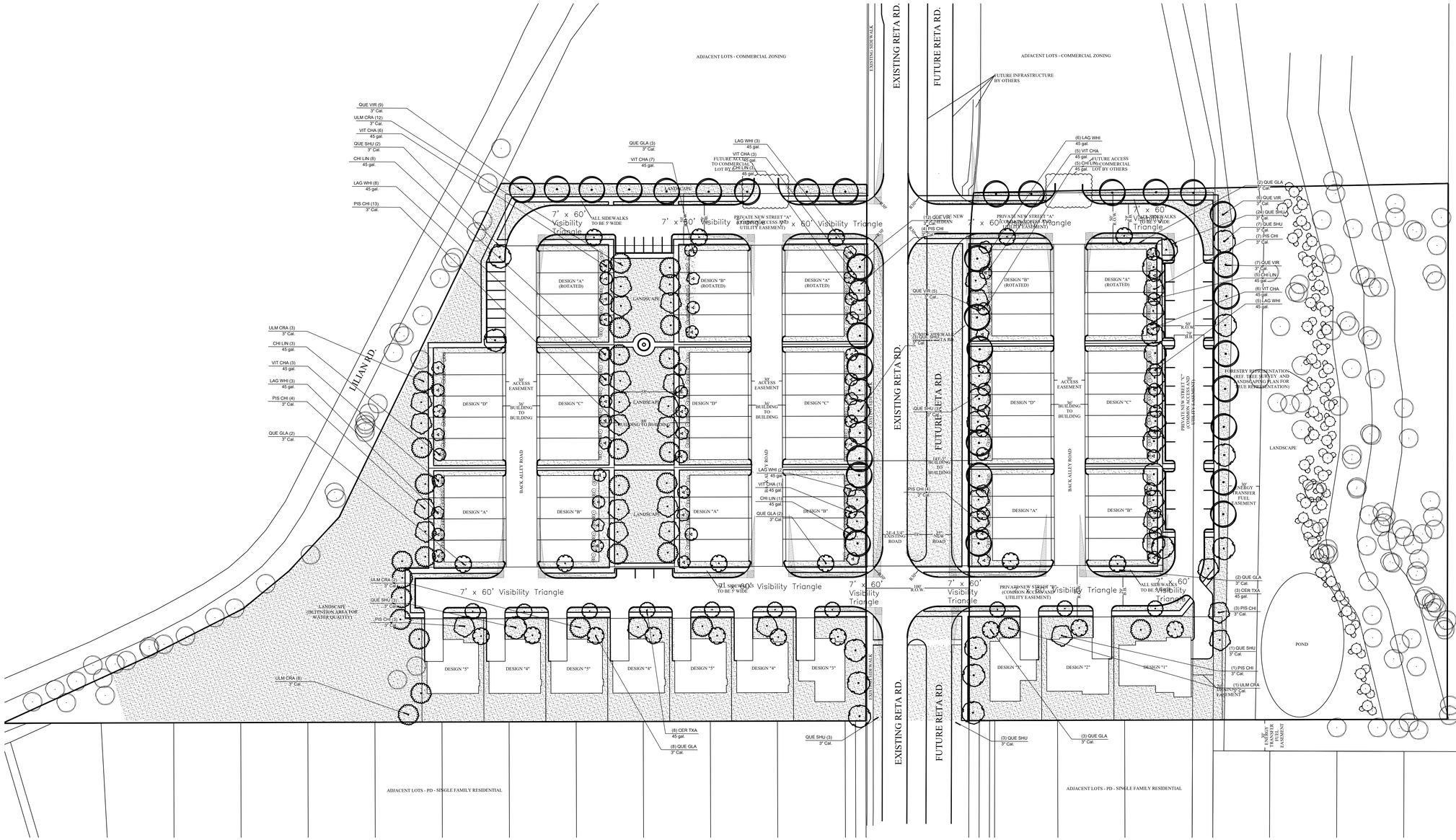
STATE OF TEXAS
GREGORY A. CUPPETT
REGISTERED LANDSCAPE ARCHITECT
2501
04/09/24

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RETTA ROAD DEVELOPMENT
803 LILLIAN RD
MANSFIELD, TEXAS

Sheet No.
L-2

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PLANTING NOTES:

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
9. SEE DETAIL SHEET L-8 FOR PLANTING DETAILS.
10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
11. EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE WITH APPROVAL OF OWNER AND CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES, AS WELL AS BRANCHES THAT OBSTRUCT SIGN VISIBILITY. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURES INSTRUCTIONS ON ALL GROUNDCOVER/SHRUB BEDS WITH A SLOPE OF 4;1 OR GREATER.
15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
16. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
17. PRIOR TO TREE PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM.
HYDRO-MULCH IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO.
CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5
BEFORE YOU DIG...

SCALE: 1" = 50'-0"

LANDSCAPE PLAN
ZC23-016

Date APR 9, 2024
Drawn By GAC
Checked By GAC
Revisions

FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
1921 MAPLEWOOD DRIVE
WEATHERFORD, TEXAS 76087 682-215-9151
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

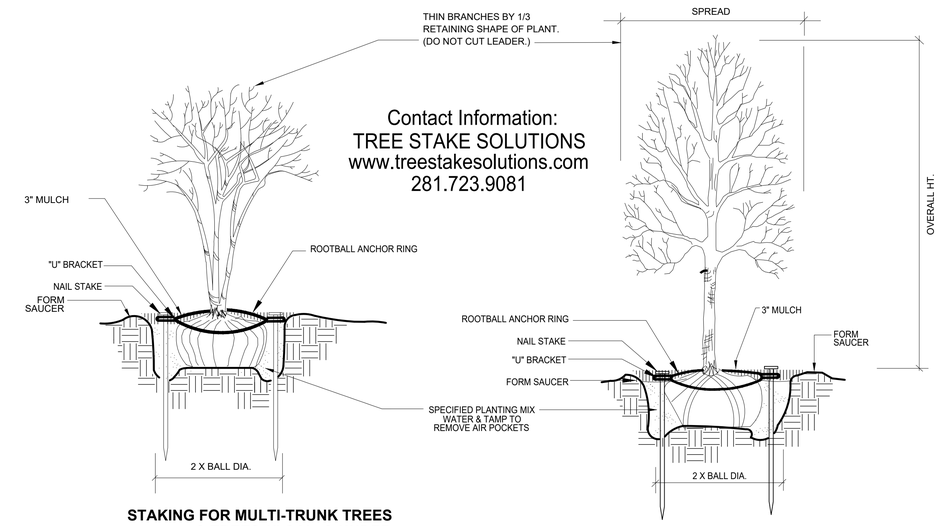
LICENSED LANDSCAPE ARCHITECT ★ STATE OF TEXAS ★ GREGORY A. CUPPETT 2501 04/09/24

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Sheet No.
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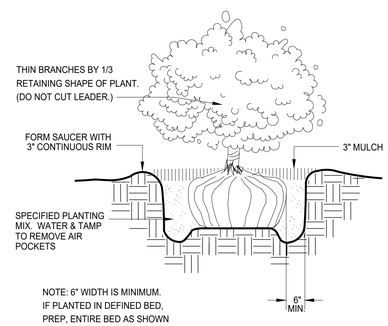
Contact Information:
TREE STAKE SOLUTIONS
www.treestakesolutions.com
281.723.9081

STAKING FOR MULTI-TRUNK TREES & TREES 2" CAL. & UNDER

SCALE: NOT TO SCALE

TREE PLANTING OVER 2" CALIPER

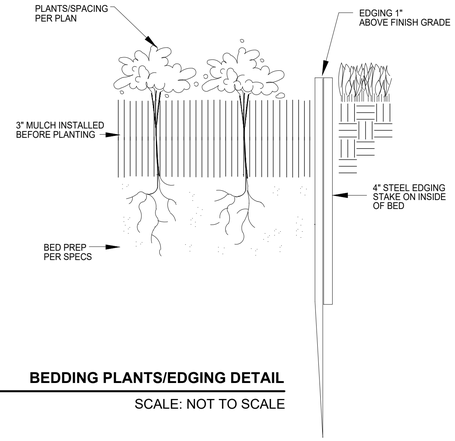
SCALE: NOT TO SCALE



NOTE: 6" WIDTH IS MINIMUM.
IF PLANTED IN DEFINED BED,
PREP, ENTIRE BED AS SHOWN
ON DRAWINGS.

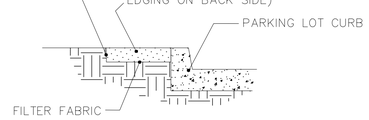
SHRUB PLANTING

SCALE: NOT TO SCALE



BEDDING PLANTS/EDGING DETAIL

SCALE: NOT TO SCALE



GRANITE STRIP

NTS

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
TREES								
	PIS CHI	40	Pistacia chinensis	Chinese Pistache	3" Cal.	10` Min.	As Shown	
	QUE GLA	21	Quercus glaucoides	Lacey Oak	3" Cal.	8` Min.		
	QUE SHU	27	Quercus shumardii	Shumard Oak	3" Cal.	12` Height Min		
	QUE VIR	34	Quercus virginiana	Southern Live Oak	3" Cal.	12` Height Min	As Shown	
	ULM CRA	27	Ulmus crassifolia	Cedar Elm	3" Cal.	12` Height Min	As Shown	
ORNAMENTAL TREES								
	CER TXA	10	Cercis canadensis texensis	Texas Redbud	45 gal.	6` Min Ht		
	CHI LIN	23	Chilopsis linearis	Desert Willow	45 gal.	6` Min Ht		
	LAG WHI	25	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle Multi-Trunk	45 gal.	8` Min.		
	VIT CHA	26	Vitex agnus-castus	Chaste Tree	45 gal.	8` Min.		
SHRUBS								
	ILE NAN	296	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	5 gal.		36" O.C.	
	MYR PUS	148	Myrica pusilla	Dwarf Southern Wax Myrtle	5 gal.		48" O.C.	

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	SPACING	REMARKS
GROUND COVERS									
	CYN DAC	187,234 sf	Cynodon dactylon	Bermudagrass	Hydro-Mulch				

Date APR 9, 2024
Drawn By GAC
Checked By GAC
Revisions

FAIN • CUPPETT
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1921 MAPLEWOOD DRIVE
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TEXAS BOARD OF ARCHITECTURAL EXAMINERS • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN



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RETTA ROAD DEVELOPMENT
803 LILLIAN RD
MANSFIELD, TEXAS

Sheet No.
L-4

PLANTING DETAILS
ZC23-016

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SECTION 02830

TREES, SHRUBS, AND GROUNDCOVERS

PART I GENERAL

1.01 DESCRIPTION OF WORK

A. Scope

1. Bed prep
2. Metal edging
3. Topsoil
4. Planting
5. Mulching
6. Guarantee

B. Related Work Specified Elsewhere

1. General Requirements – All locations
2. Section 02740 – Irrigation Trenching
3. Section 02750 – Irrigation
4. Section 02800 - Lawns

1.02 QUALITY ASSURANCE

A. Contractor Qualifications

Minimum of three (3) years experience on projects of similar characteristics and size.

B. Reference Standards:

1. American Joint Committee Of Horticultural Nomenclature: Standardized Plant Names, Second Edition, 1942;
2. American Association Of Nurserymen: American Standard For Nursery Stock, 1973

C. Substitutions

1. Substitutions accepted only upon written approval of Landscape Architect and Owner.
2. Submit substitutions possessing same characteristics as indicated on plans and specifications.

D. Inspection and Testing

1. The project Owner's representative reserves the right to inspect and tag plants at the place of growth with the Contractor.
2. Inspection at place of growth does not preclude the right of rejection due to improper digging or handling.
3. Owner's representative reserves the right to request soil samples and analysis of soil and plant mix. Remove or correct unacceptable soil. Cost of testing by Contractor.

1.03 SUBMITTALS

A. Certificates

1. Submit State and Federal certificates of inspection with invoice. (Only if required by Landscape Architect.)
2. File certificates with Owner's representative prior to material acceptance.

1.04 PRODUCT DELIVERY, STORAGE, & HANDLING

A. Preparation of Delivery

1. Balled & Burlaped (B&B) Plants
   a. Dig and prepare for shipment in manner that will not damage roots, branches, shape, and future development after replanting.
   b. Ball with firm, natural ball of soil, wrapped tightly with burlap covering entire ball.
   c. Ball size and ratios: conform to American Association of Nurserymen standards unless otherwise shown on plant list.
2. Pack plant material to protect against climatic & seasonal damage, as well as breakage injuries during transit.
3. Securely cover plant tops with ventilated tarpaulin or canvas to minimize wind-whipping and drying in transit.
4. Pack and ventilate to prevent sweating of plants during transit. Give special attention to insure prompt delivery and careful handling to point of delivery at job site.

B. Delivery

1. Deliver fertilizer, fertilizer tablets, peat, mulch, soil additives, and amendment materials to site in original, unopened containers, bearing manufacturer's guaranteed chemical analysis, name, trade name, trademark, and conformance to State law.
2. Deliver plants with legible identification and size labels on example plants.
3. Protect during delivery to prevent damage to root ball or desiccation of leaves.
4. Notify Owner's representative of delivery schedule in advance so plant material may be inspected upon arrival at job site.
5. Deliver plants to job site only when areas are prepared.

C. Storage

1. Protect roots of plant material from drying or other possible injury with wetted mulch or other acceptable material.
2. Protect from weather.
3. Maintain and protect plant material not to be planted immediately upon delivery.

D. Handling

1. Do not drop plants.
2. Do not damage ball, trunk, or crown.
3. Lift and handle plants from bottom of container or ball.

1.05 JOB CONDITIONS

A. Planting Season Perform actual planting only when weather and soil conditions are suitable in accordance with locally acceptable practices.
B. Protection Before excavations are made, take precautionary measures to protect areas trucked over and where soil is temporarily stacked.

1.06 GUARANTEE

A. Guarantee new plant material for one year after acceptance of final installation (ie. Final Acceptance of project).
B. Make replacement (one per plant) during one year guarantee period at appropriate season with original plant type, size and planting mixture.
C. Repair damage to other plants, lawns, & irrigation caused during plant replacement at no cost to Owner.
D. Use only plant replacements of indicated size and species.

PART II PRODUCTS

2.01 MATERIALS

A. Plant Materials

1. Hardy under climatic conditions similar to locality of project.
2. True to botanical and common name variety.
3. Sound, healthy, vigorous, well branched, and densely foliated when in leaf; with healthy well-developed root system.
4. Free from disease, insects, and defects such as knots, sun-scald, windburn, injuries, disfigurement, or abrasions.
5. Conform to measurements after pruning with branches in normal positions.
6. Conform to American Association of Nurserymen standards unless shown differently on plant list.
7. Trees:
   a. Single, straight trunks, unless indicated otherwise
   b. Trees with weak, thin trunks not capable of support will not be accepated.
   c. All multi-stem trees are to have a minimum of three stems, similar in size and shape, with a spread of approximately 2/3 of the height. All yaupons to be female. Crape myrtle color selection by Landscape Architect.
8. Nursery grown stock only.
9. Subject to approval of Landscape Architect.
10. Seasonal color:
    a. Annuals in 4" pots or as specified
    b. Perennials in 4" pots, clumps, bulbs as specified

B. Topsoil

1. Natural, fertile, friable soils having a textural classification of loam or sandy loam possessing characteristics of soils in vicinity which produce heavy growth of crops, grass, or other vegetation.
2. Free of subsoil, brush, organic litter, objectionable weeds, clods, shale, stones ¾" diameter or larger, stumps, roots or other material harmful to grading, planting, plant growth, or maintenance operations.
3. Presence of vegetative parts of Bermuda grass (Cynodon dactylon), Johnson grass, nut grass (Cyperus rotundus), and other hard to eradicate weeds or grass will be cause for rejection of topsoil.
4. Test topsoil (cost by Contractor):
   a. Available nitrogen
   b. Available phosphorus
   c. Available potash
   d. Iron
   e. Ph: 5.5 to 7.0
   f. Decomposed organic matter: 6-10%

C. Mulch

1. Top Dressing Mulch – Shredded cypress or hard wood only
2. Soil prep – 3 Parts native soil to 1 Part composted landscape mix.
3. In pre-packaged bags only; bulk shredded material is unacceptable

D. Peat Moss Commercially available baled peat moss or approved equivalent.

E. Staking Material

1. Stakes for tree support:
   a. Construction grade yellow pine, stain brown
   b. Size as noted on plans
2. Wires:
   a. Padded with rubbed hose to protect tree
   b. Galvanized
   c. With galvanized turnbuckle
   d. Evenly tighten turnbuckles with plant in vertical position.

F. Water

1. Free of oils, acids, alkali, salt, and other substances harmful to plant growth
2. Location: Furnish temporary hoses and connections on site.

G. Sand – Washed builders sand

H. Antidesicant – "Wilt-proof" or equal.

I. Edging – 3/16" X 4" green, new and unused; with stakes.

2.02 MIXES

D. Planting Mixture

1. Existing topsoil – 50%
2. Shredded pine bark – 50%
3. Fertilizer 10:20:10 at 30 lb./1000 SF

E. Planting Mix for Annuals/Perennials

1. Prepare above mix
2. Add 2" of sand

F. Azalea mix: solid peat moss in hole 9" wider than root ball each direction. Plant in solid peat moss and provide mound at base of plant to allow for drainage.
G. Japanese maple, dogwood, camellias: Provide 50/50 peat moss to topsoil mix, raise for drainage.

PART III - EXECUTION

3.01 UTILITIES - verify location of all utilities prior to initiating construction; repair any damage caused by construction at no cost to owner.

3.02 INSPECTION

A. Inspect plants for injury and insect infestation; prune prior to installation.
B. Inspect site to verify suitable job conditions.

3.03 FIELD MEASUREMENTS

A. Location of all trees and shrubs to staked in the field and approved by Owner's representative prior to installation.
B. Location of all groundcover and seeding limits as shown on plans.

3.04 EXCAVATION FOR PLANTING

A. Pits

1. Shape - Vertical hand scarified sides and flat bottom.
2. Size for trees – 2 feet wider or twice the root ball, whichever is greater.
3. Size for shrubs – Size of planting bed as shown on drawings.
4. Rototill soil mix thoroughly, full depth.
5. NOTE: If beds are proposed beneath drip line of existing tree canopy, pocket prep plants. Do not roto-till beneath existing trees.

B. Obstructions Below Ground

1. Remove rock or underground obstructions to depth necessary to permit planting.
2. If underground obstructions cannot be removed, notify Owner's representative for instruction.

C. Excess Soil Dispense of unacceptable or excess soil away from the project site at Contractor's expense.

3.05 PLANTING

A. General

1. Set plants 2" above existing grade to allow for settling.
2. Set plants plumb and rigidly braced in position until planting mixture has been tamped solidly around ball.
3. Apply soil in accordance with standard industry practice for the region.
4. Thoroughly settle by water jetting and tamping soil in 6" lifts.
5. Prepare 3" dish outside root ball after planting.
6. Thoroughly water all beds and plants.
7. Stake trees and large shrubs as indicated on plans.
8. Apply anti-desicant according to manufacturer's instructions.
9. Apply commercially manufactured root stimulator as directed by printed instruction.
10. Plant and fertilize bedding plants per trade standards.
11. Apply 3" mulch top dressing.

B. Balled Plants

1. Place in pit of planting mixture that has been hand tamped prior to placing plant.
2. Place with burlap intact to ground line. Top of ball to be 2" above surrounding soil to allow for settling.
3. Remove binding at top of ball and lay top of burlap back 6".
4. Do not pull wrapping from under ball, but cut all binding cord.
5. Do not plant if ball is cracked or broken before or during planting process or if stem or trunk is loose.
6. Backfill with planting mixture in 6" lifts.

C. Container Grown Plants

1. Place in pit on planting mixture that has been hand tamped prior to placing plant.
2. Cut cans on two sides with an acceptable can cutter, and remove root ball from can. Do not injure root ball.
3. Carefully remove plants without injury or damage to root balls.
4. Backfill with planting mixture in 6" lifts.

D. Mulching

1. Cover planting bed evenly with 3" of mulch.
2. Water immediately after mulching.
3. Where mulch has settled, add additional mulch to regain 3" thickness.
4. Hose down planting area with fine spray to wash leaves of plants.

D. Pruning

1. Prune minimum necessary to remove injured twigs and branches, dead wood, and succors; remove approximately 1/3 of twig growth as directed by landscape architect; do not cut leaders or other major branches of plant unless directed by landscape architect.
2. Make cuts flush, leaving no stubs.
3. Paint cuts over 1" diameter with approved tree wound paint.
4. Do not prune evergreens except to remove injured branches.

3.06 EDGING

A. Stake edging alignment with string line prior to installation. Use framing square to insure right angles are true.
B. Install all edging straight and true as indicated on drawings. Where edging layout is circular in design, maintain true and constant radii as shown.
C. When required on slopes, make vertical cuts (approximately 6" on center) on bottom of edging to allow bending without crimping edging.
D. Install edging so that approximately 1" is exposed on lawn side. Edging should not be visible from bed side after application of mulch.
E. Align edging with architectural features (ie pavement joints, windows, columns, wall, etc.) when drawings indicate.
F. Bend all corners, do not cut corners.
G. Interlock all pieces with pre-fabricated connectors.
H. Install with all stakes on inside of planting bed.
I. Remove, file off all sharp corners and burrs.

3.07 CLEAN-UP

A. Sweep and wash all paved surfaces.

Remove all planting and construction debris from site, including rocks, trash and all other miscellaneous materials.

3.08 MAINTENANCE

A. Contractor responsible for routine, and regular maintenance of site until Final Acceptance is awarded by Owner. Work includes:

1. Weeding (weekly)
2. Watering (as required)
3. Pruning
4. Spraying
5. Fertilizing
6. Mulching
7. Mowing (weekly)

B. Provide Owner and Landscape Architect with preferred maintenance schedule in writing. Schedule shall include the above-listed tasks and shall address all frequencies, rates, times, levels, etc.

END OF SECTION

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Date APR 9, 2024
Drawn By GAC
Checked By GAC
Revisions

FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
1921 MAPLEWOOD DRIVE
WEATHERFORD, TEXAS 76087 682-215-9151
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

LICENSED LANDSCAPE ARCHITECT * GREGORY A. CUPPETT * 2496 * STATE OF TEXAS * REGISTERED 4/9/2024

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RETTA ROAD DEVELOPMENT
803 LILLIAN RD
MANSFIELD, TEXAS

Sheet No.
L-5

PLANTING SPECS
ZC23-016

SECTION 02800

FINISH GRADING, LAWN WORK, WILD FLOWERS

PART I - GENERAL

1.01 DESCRIPTION

A. Work includes turf establishment (sod, hydromulch, etc.) as described on drawings.

B. Make required analysis and material tests for topsoil, fertilizers, and other materials of similar character per current methods of the Association of Official Agricultural Chemists, when required.

C. Grass seed shall conform to tolerances for germination and purity per applicable standards of U.S. Department of Agriculture.

D. The turf contractor shall have a stand of grass established prior to substantial completion of the project. If this is not possible due to time of year or schedule, he shall maintain and protect the seeded areas until the grass is established.

PART II - PRODUCTS

2.01 TOPSOIL MATERIAL

A. Topsoil material (stockpiled, as specified in Specifications) has been saved for use in finish grading. After sifting out all plant growth, rubbish, and stones, use for areas designated to receive grass. If stockpiled topsoil is not sufficient quantity to complete work, furnish acceptable topsoil from another approved source to provide four inches (4") of topsoil for grass areas unless otherwise noted on drawings. Grass areas shall be defined as the graded areas disturbed during construction not to be paved or built upon.

B. Acceptable topsoil material shall be defined as natural, fertile, agricultural soil, capable of sustaining vigorous plant growth, uniform composition throughout admixture of subsoil, free of stones, lumps, plants, and their roots, sticks, or other extraneous matter; do not deliver while in a frozen or muddy condition.

2.02 FERTILIZER

A. Provide a commercial balanced fertilizer delivered to the job in bags labeled with manufacturer's guaranteed analysis. Store in weatherproof storage, place in such a manner that its effectiveness will not be impaired.

B. Fertilizer shall be a grade containing the percentages of plant food elements by weight as specified elsewhere in these specifications.

C. Availability of various elements shall be per Standards of the Association of Official Agricultural Chemists.

2.03 GRASS SEED

A. Grass seed shall be of the previous season's crop and the date of analysis shown on each bag shall be within nine (9) months of the time of delivery to the project. When requested by the Owner or Representative, the seeding contractor shall furnish a sample of seed from each bag for testing.

B. The seed shall comply with all provisions of the U.S. Department of Agriculture as to labeling, purity, and germination.

2.04 MULCHING

A. Dry straw or hay of good quality, free of seeds of competing plants and at such rate of 1 1/2 - 2 tons per acre; or,

B. Wood cellulose or cane fiber mulch at a rate of 1,000 pounds per acre when the slope is 3/4:1 and steeper; or,

C. A combination of good quality dry straw or hay free of seeds of competing plants at a rate of 2 1/2 tons per acre and wood cellulose or cane fiber mulch at a rate of 500 pounds per acre. This combination shall be used when the slope is flatter than 3/4:1; or,

D. Sericea lespedza seed bearing hay at a rate of 3 tons per acre. This mulch may be applied green or air dried, but must contain mature seed.

E. Manufactured mulch materials, such as soil retention blankets, erosion control netting, or others that may be required on special areas of high water concentration or unstable soils. When these materials are used, follow the manufacturer's recommendations for installation.

2.05 HYDRO-MULCHING

Wood cellulose fiber or cane fiber mulch will be applied with hydraulic seeding and fertilizing equipment. All slurry ingredients shall be mixed to form a homogeneous slurry and spray applied within one hour after the mixture is made.

When wood cellulose or cane fiber mulch is used at the 500 pound per acre rate, straw or hay mulch with asphalt emulsion is applied over this to complete the mulch.

Wood cellulose or cane fiber mulch at the 1,000 pound per acre rate is used alone where other mulch material will not stick.

Wood cellulose or cane fiber mulch is self anchoring.

PART III - EXECUTION

3.01 RESPONSIBILITY

The site grading contractor will be responsible to stockpile acceptable topsoil in a sufficient quantity to provide four inches (4") minimum cover for all grass areas, including but not limited to all curbed islands, and topsoil planting mounds/berms at the appropriate height and width as defined and shown on the landscaping and/or planting drawings. The topsoil and grass areas shall be further defined as any area disturbed during the grading and construction process.

The site grading contractor, shall be responsible to spread the topsoil within all perimeter graded areas and future building areas only.

The site grading contractor shall be responsible for backfilling of all curbed islands and planting mounds/berms. They shall also be responsible for removal of all stones, roots, and raking of all topsoil areas hat are to be seeded and/or planted. It will also be the site grading contractor's responsibility to provide fertilizer, grass seed, and any additional topsoil required and mulching.

3.02 GRASS SEEDING

A. Remove stones, roots, rubbish and other deleterious materials from topsoiled areas that are to be seeded.

B. Immediately prior to sowing seed, scarify ground as necessary; rake until surface is smooth and friable. Sow seed evenly, lightly wood rake into ground, then roll ground with suitable roller; water thoroughly with fine spray. During any weather, keep lawn watered with sprinklers or other approved methods. Re-seed any areas not doing well or damaged. At intervals as may be required according to seasonal conditions, mow and water grass and execute necessary weeding until acceptable and full stand of grass has been obtained.

C. Provide permanent grass seeding for lawn areas so indicated. Seed in accordance with the following schedule (unless otherwise directed by Owner or Owner's Representative::

1. Sow areas ready for seeding between March 1 and October 1 with Hulled Common Bermuda at a rate of 85 pounds per acre.
2. Sow areas ready for seeding between October 1 and March 1 with Unhulled Common Bermuda at a rate of 90 pounds per acre, and Annual Rye Grass at the rate of 50 pounds per acre.
3. Apply fertilizer at a rate of 20/25 pounds per 1,000 square feet.

3.03 WILD FLOWERS

A. Areas indicated on plans to receive wild flower coverage shall br fine graded, fertilized, and prepared in a manner similar to traditional turf establishment.

B. Area to be hydromulched with seed mix as follows:

Tickseed	10 pounds/acre
Cosmos	15 pounds/acre
Ox-Eyed Daisy	5 pounds/acre
Side Oats Grama	4 pounds/acre
Showy Primrose	0.5 pounds/acre
Plains Coreopsis	2 pounds/acre
Black Eyed Susan	2 pounds/acre
Indian Blanket	10 pounds/acre
Texas Bluebonnet	4 pounds/acre
Little Bluestem	4 pounds/acre

3.04 MULCH

A. All areas to be seeded shall be mulched.

B. Mulch materials shall be applied uniformly over the seeded area. Mulch shall be straw and shall be at the rate of 1 1/2 - 2 tons per acre

C. Mulch shall be anchored with an emulsified asphalt binder at the rate of 10 gallons per 1,000 square feet.

3.05 PROTECTION

Provide, at no additional cost to Owner, fencing, railing, wire or other types of protection for topsoiled and seeded areas against trespassing and damage. If lawns are damaged prior to Final Acceptance, treat or replace them as directed. Remove protection when so directed.

3.06 MAINTENANCE

Provide maintenance from start of work until Final Acceptance. Maintenance includes watering of lawns, weeding, mowing, edging, repairs of wash-outs and gullies, repairs to protection, and other necessary work of maintenance. Maintain slopes against erosion.

3.07 REHYDROMULCHING

The Owner's representative will designate areas to be replanted. Areas on which a stand of growing grass is not present in a reasonable length of time, (Bermuda grass seed should be germinating in 6-8 days) shall be prepared, reseeded and remulched, as specified for original planting at no additional cost to Owner. A stand shall be defined as live plants from seed occurring at a rate of not less than 1,000 growing plants per square foot. Replanting required because of faulty operations or negligence on the part of the Contractor shall be performed without cost to Owner.

3.08 FINAL CLEAN-UP

A. At time of final inspection of work, and before final acceptance, clean paved areas that are soiled or stained by operations of work of this section. Clean by sweeping or washing, and remove all defacements or stains.

B. Remove construction equipment, excess material and tools. Cart away from site any debris resulting from work of this section and dispose of as directed.

END OF SECTION

SECTION 02922
SODDING

PART I - GENERAL

1.01 DESCRIPTION

A. Work Included

1. Sod bed preparation
2. Fertilizing
3. Sodding
4. Miscellaneous management practices

B. Related Work Specified Elsewhere

1. Finish Grading, Section 02800
2. Lawns and Grasses, Section 02930

1.02 REFERENCE STANDARDS

A. Standardized Plant Names

American Joint Committee of Horticultural Nomenclature, Second Edition, 1942.

B. Texas Highway Department - Standard Specifications for Construction, Item 164, Seeding for Erosion Control.

1.03 SUBMITTALS

A. Vendors Certification That Sod Meets Texas State Sod Law

1. Include labeling requirements.
2. Include purity and type.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

A Sod:

1. Previous season's crop with date of analysis on each bag.
2. Furnish and deliver each variety in separate bags or containers.
3. Sod to be cut no more than three days before delivery.

B. Fertilizer:

1. Unopened bags labeled with the analysis.
2. Conform to Texas Fertilizer Law.

1.05 JOB CONDITIONS

A. Planting Season:

1. Only during suitable weather and soil conditions.
2. As specifically authorized by the Owner's Representative.

B. Schedule - Only after all other construction is complete.

C. Protect and Maintain Sodded Areas

1. From traffic and all other use.
2. Until sodding is complete and accepted.

PART II - PRODUCTS

2.01 MATERIALS

A. Sod:

1. Sod: As specified on drawings, weed, insect, and disease free having a minimum of 1 inch of topsoil attached to the roots and cut no more than three days prior to installation.
2. The sod shall be cut in strips of at least 1/2 sq. yd. and not more than 1 sq. yd. Sod shall be cut into strips not less than 12" in width or more than 9' in length. At the time of harvest, the top growth shall not exceed 3" in length.
3. All sod shall conform to the laws of the State and shall be obtained from sources meeting the approval of the Department of Agriculture, Division of Entomology.

B. Fertilizer:

1. Uniform in composition, free flowing.
2. Suitable for application in approved equipment.
3. Analysis of 16-20-0, 16-8-8 or as directed.

C. Water:

1. Free of oil, acid, alkali, salts or other substances harmful to growth of grasses.

PART III - EXECUTION

3.01 SOD BED PREPARATION

A. Cultivate to a depth of four (4") inches by disking and tilling with a power tiller.

B. Clear surfaces of all materials:

1. Stumps, stones, and other objects larger than one inch (1").
2. Roots, brush, wire, stakes, etc.
3. Any objects that may interfere with sodding or maintenance.

C. Prepare sod bed:

1. Remove soil clods larger than one inch (1").
2. Grade areas to smooth, even surface, removing ridges and filling depressions. Final grade to be below finish grade of curbing and edging as shown on details. All grades shall meet approval of Owner's Representative before sodding.

3.02 SODDING

A. Sodding:

1. Lightly water prepared grade, lay sod with staggered joints and with edges touching. Topdress with topsoil at edges if necessary to provide smooth surface. On slopes of 2 to 1 and greater, fasten sod in place with wood pegs (two each piece) or other approved method. Sod damaged by storage or during installation shall be rejected. Following settling, topdress with screened, approved topsoil.
2. Water and fertilize at 5 lbs. per 1,000 sq. ft.
3. Sod shall not be placed during a drought, nor during periods when sod is not normally placed in the area, and shall not be placed on frozen ground. No dry or frozen sod is acceptable.
4. The contractor shall keep all keep all sodded areas moist and growing until Final Acceptance. All areas shall be maintained in an acceptable condition until acceptance by Owner.

B. Rolling:

1. After placing sod, roll with a hand roller, weighing not more than 100 lbs. per foot of width, in two directions.
2. Eliminate all air pockets; finished surface should be free of excessive undulations.

3.05 MAINTENANCE AND MANAGEMENT

A. Includes protection, replanting, maintaining grades, repair of erosion damage. Also includes weekly mowing at 1 1/2" height until final acceptance.

B. Resodding:

1. Resod damaged or unacceptable areas.
2. Ruts, ridges, and other surface irregularities shall be corrected.

END OF SECTION

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Date APR 9, 2024
Drawn By GAC
Checked By GAC
Revisions

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PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

STATE OF TEXAS
GREGORY A. CUPPETT
LANDSCAPE ARCHITECT
REGISTERED
04/09/24

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Sheet No.
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TURF SPECS
ZC23-016