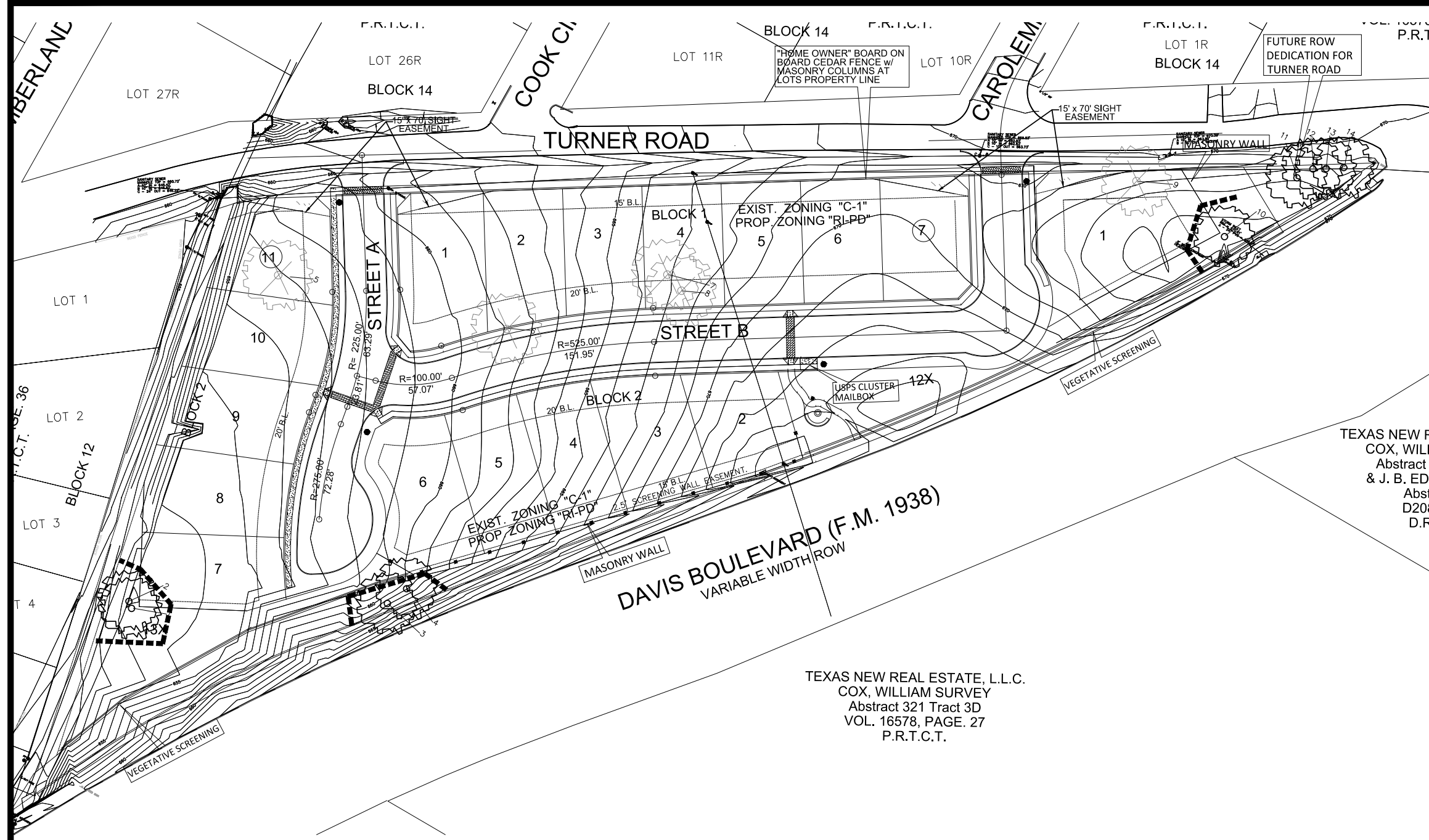






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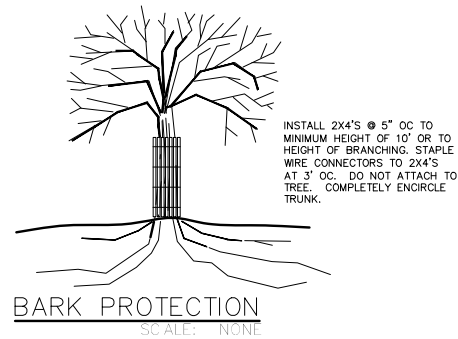
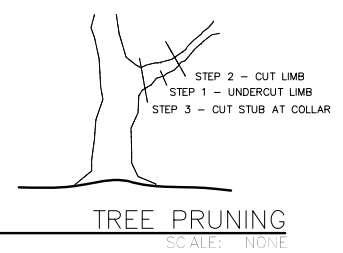
**ORCHARD WALK ESTATES**  
 8220 TURNER ROAD  
 NORTH RICHLAND HILLS, TEXAS



**SITE**

**VICINITY MAP**  
 N.T.S.

TEXAS NEW REAL ESTATE, L.L.C.  
 COX, WILLIAM SURVEY  
 Abstract 321 Tract 3D  
 VOL. 16578, PAGE. 27  
 P.R.T.C.T.



**LEGEND**

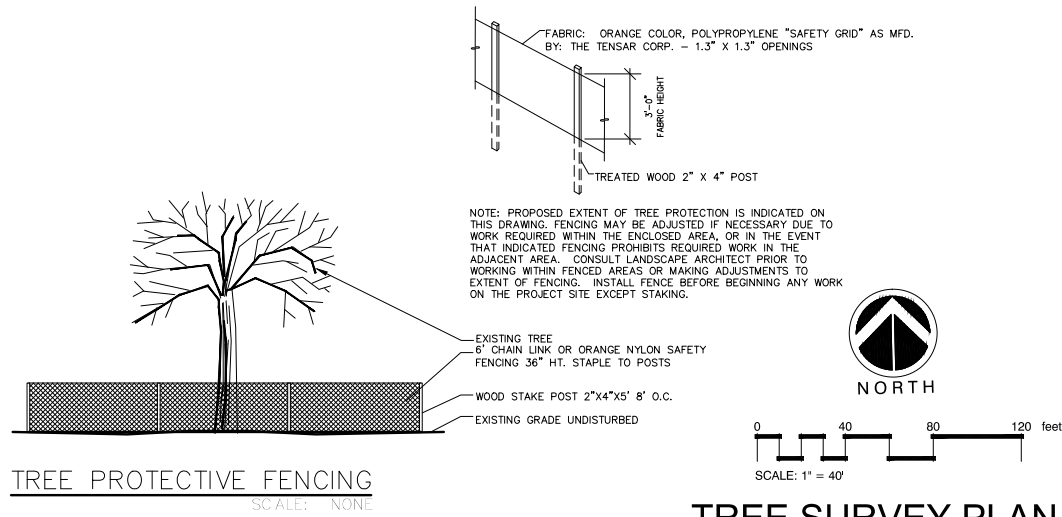
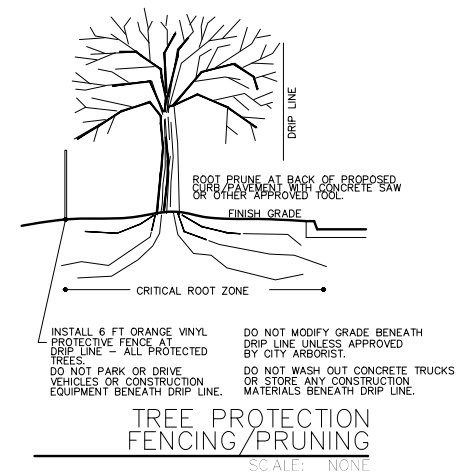
1656 DENOTES TREE TO BE PRESERVED

1657 DENOTES TREE TO BE REMOVED

--- LOCATION OF PROTECTIVE FENCE

**Tree Inventory and Mitigation**

Orchard Walk Estates North Richland Hills TX				
Tree No.	Caliper In	Description	Status	Reason for Mitigation
1	36	Oak	Preserve	
2	42	Oak	Preserve	
3	12	Oak	Preserve	Off site
4	14	Oak	Preserve	Off site
5	NA	Walnut	Remove	Buildable Area
6	NA	Locust	Remove	Buildable Area
7	14	Oak	Remove	Buildable Area
8	28	Oak	Remove	Buildable Area
9	12	Oak	Remove	Buildable Area
10	8	Oak	Preserve	
11	8	Oak	Preserve	Off site
12	38	Hackberry	Preserve	Off site
13	12	Hackberry	Preserve	Off site
14	28	Oak	Preserve	Off site
Total Caliper Inches on Lot			140	
Total Caliper Inches Preserved			86	
Total Caliper Inches Exempt (Mitigation Not Required)			54	
Total Caliper Inches Removed			54	

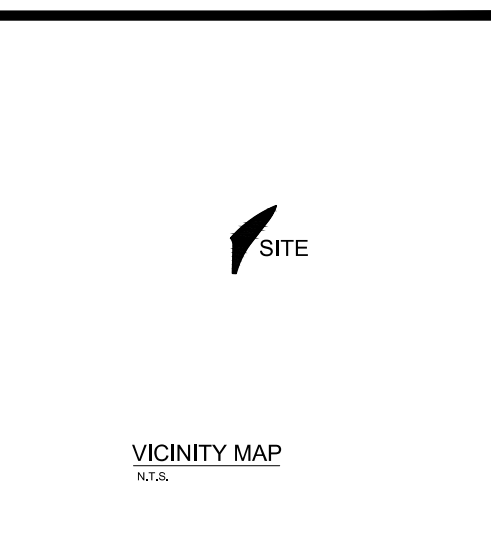
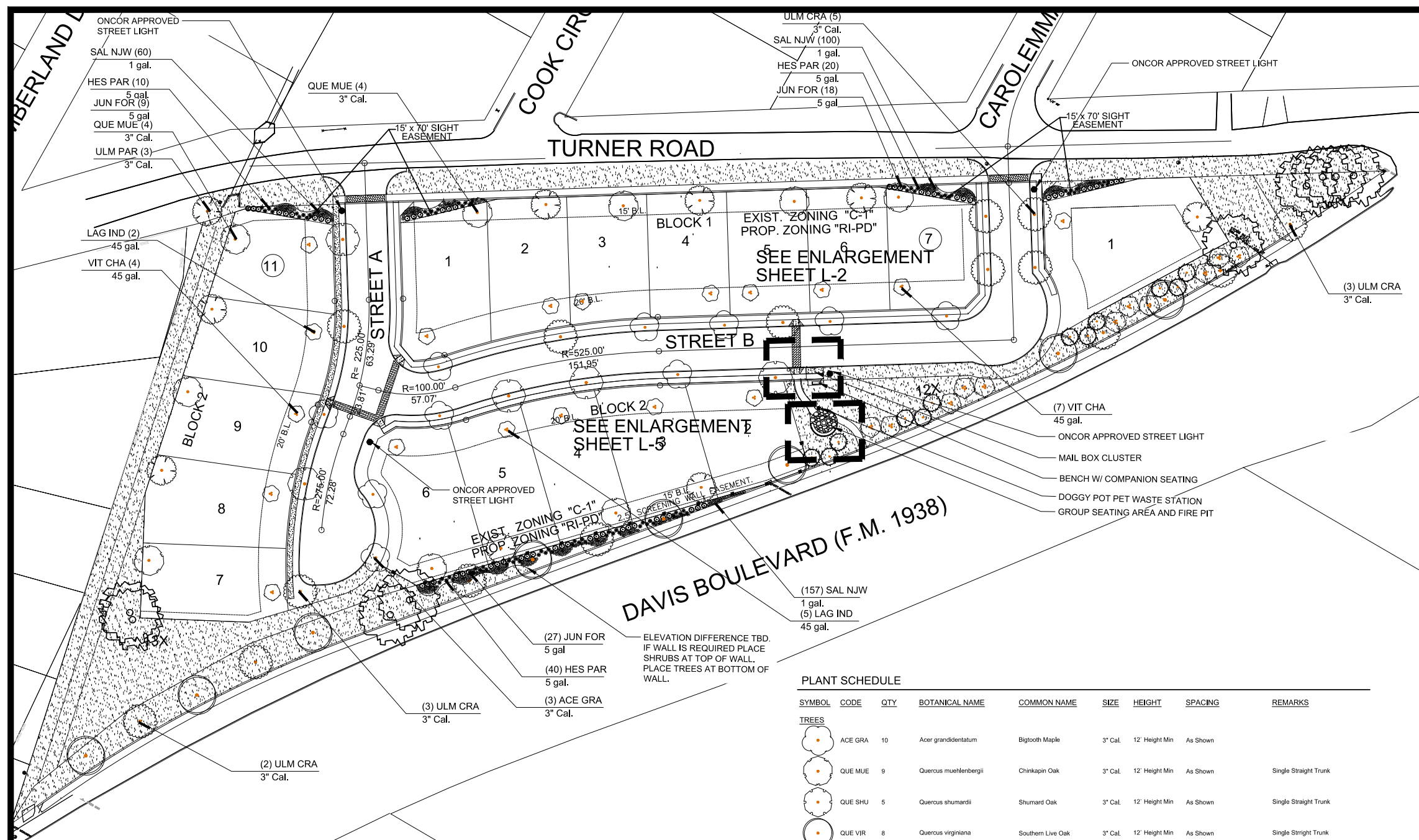


**TREE SURVEY PLAN**

0 40 80 120 feet  
 SCALE: 1" = 40'

**NORTH**

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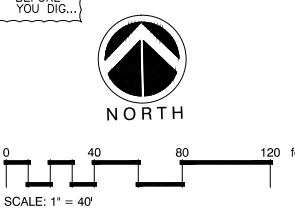


CITY OF NORTH RICHLAND HILLS LANDSCAPE REQUIREMENTS	
REQUIRED STREET FRONTAGE TREES	1 TREE REQUIRED PER EVERY 50 FT OF FRONTAGE
REQUIRED	PROVIDED
865 LF/50 = 17 TREES	13 NEW, 4 EXISTING TREES
1065 LF/50 = 21 TREES	18 NEW, 3 EXISTING TREES
REQUIRED STREET FRONTAGE SHRUBS	1 SHRUB REQUIRED PER EVERY 5 FT OF FRONTAGE
REQUIRED	PROVIDED
865 LF/5 = 173 SHRUBS	211 SHRUBS
1065 LF/5 = 213 SHRUBS	224 SHRUBS
RESIDENTIAL LOTS	3 - 5 TREES PER LOT
REQUIRED	PROVIDED
1 FRONT YARD, 1 BACK YARD TREE	1 FRONT YARD, 1 BACK YARD TREE
	MIN. (15) SHRUBS IN THE FRONT OF EACH LOT (3-GAL)
REQUIRED	PROVIDED
15 SHRUBS PER LOT	15 SHRUBS PER LOT
OPEN SPACE AREAS	APPROXIMATE SQUARE FOOTAGE OF SITE = 187,000 SF OPEN SPACE AREAS = APPROXIMATELY 28,475 SF OPEN SPACE AREAS = APPROX. 15% OF SITE

- LANDSCAPE NOTES:**
1. ALL LANDSCAPING WILL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH A RAIN AND FREEZE SENSOR.
  2. NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.
  3. REFERENCE SHEET L-2 FOR LANDSCAPE DETAILS AND NOTES.
  4. ALL DISTURBED AREAS WILL BE COVERED WITH BERMUDA SOD.
  5. ALL WOOD FENCING TO BE BOARD-ON-BOARD PRE-STAINED CEDAR WITH TOP TAP, TOP TRIM, TREATED WOOD BASEBOARD, AND METAL POLES WITH THE FINISHED SIDE FACING OUT AWAY FROM THE LOT.

**SIGHT VISIBILITY NOTE:**  
SIGHT VISIBILITY EASEMENT MUST BE KEPT FREE AND CLEAR OF ANY VISUAL OBSTRUCTIONS BETWEEN 30" AND 9' IN HEIGHT.

**CAUTION!**  
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATOR FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG!  
TEXAS EVACUATION SAFETY SYSTEM (TESS) 1-800-444-5437  
TEXAS ONE CALL SYSTEM 1-800-444-5444  
LONE STAR NOTIFICATION CENTER 1-800-444-5444 EXT. 511



- 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 FOLLOWING 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 ONLY ON APPROVAL OF 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. 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 MANUFACTURERS 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 PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.
  18. NO PLANTINGS WITHIN 18" OF PARKING LOT CURBS.
  19. CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING TREE AND SHRUB SIZES CONFORM TO CITY LANDSCAPE STANDARDS AND MITIGATION REQUIREMENTS.

**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
<b>TREES</b>								
	ACE GRA	10	Acer grandidentatum	Bigtooth Maple	3" Cal.	12' Height Min	As Shown	
	QUE MUE	9	Quercus muehlenbergii	Chinkapin Oak	3" Cal.	12' Height Min	As Shown	Single Straight Trunk
	QUE SHU	5	Quercus shumardii	Shumard Oak	3" Cal.	12' Height Min	As Shown	Single Straight Trunk
	QUE VIR	8	Quercus virginiana	Southern Live Oak	3" Cal.	12' Height Min	As Shown	Single Straight Trunk
	ULM CRA	15	Ulmus crassifolia	Cedar Elm	3" Cal.	12' Height Min	As Shown	
	ULM PAR	9	Ulmus parvifolia	Lacebark Elm	3" Cal.	12' Height Min	As Shown	Single Straight Trunk
<b>ORNAMENTAL TREES</b>								
	ILE NEL	12	Ilex 'Nellie R. Stevens'	Nellie R. Stevens Holly	30 gal.	6' Min Ht	15' o.c.	
	LAG IND	8	Lagerstroemia indica	Crape Myrtle	45 gal.	8'-10' Ht.		
	MYR CER	11	Myrica cerifera	Wax Myrtle	30 gal.	6' Min Ht	15' o.c.	
	VIT CHA	10	Vitex agnus-castus	Chaste Tree	45 gal.	8'-10' Ht.		
<b>SHRUBS</b>								
	HES PAR	80	Hesperaloe parviflora 'Perpa'™	Brakeights Red Yucc	5 gal.	18"-24"	36" oc	Container grown, mature root system but not root bound, Full broad top
	JUN FOR	60	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal.	18"-24"	36" O.C.	
	SAL NJW	310	Salvia greggii 'Navajo White'	Navajo White Autumn Sage	1 gal.		24" O.C.	
<b>GROUND COVERS</b>								
	NATE	25	Nassella tenuissima 'Pony Tail'	Mexican Feathergrass	1 gal.	10"-12"	24" o.c.	24" o.c. Container grown, mature root system but not root bound, Full broad top
<b>SOD/SEED</b>								
	CD	53,497 sf	Cynodon dactylon	Bermuda Grass	sod			See Specifications.

Date: MAY 20, 2024  
 Drawn By: GAC  
 Checked By: GAC  
 Revisions:

**FAIN • CUPPETT LANDSCAPE ARCHITECTS, LLC**  
 1921 MAPLEWOOD DR  
 WEATHERFORD, TX 76087  
 682-215-9151  
 PLANS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN



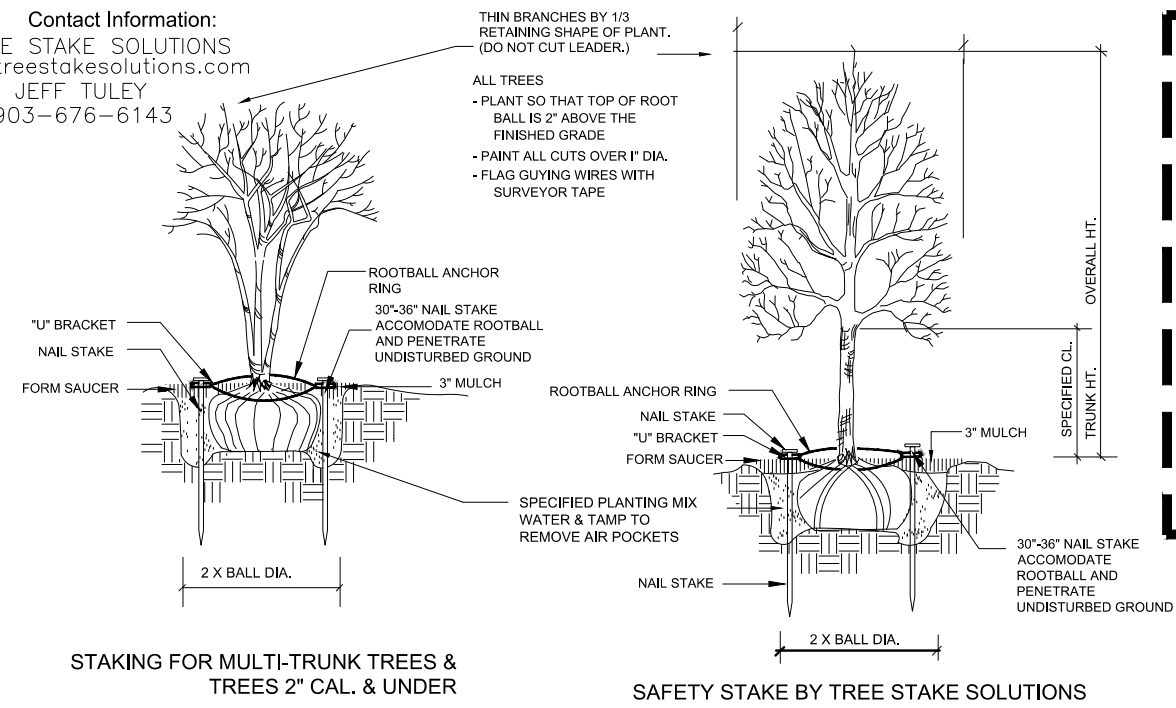
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**ORCHARD WALK ESTATES**  
 8220 TURNER ROAD  
 NORTH RICHLAND HILLS, TEXAS

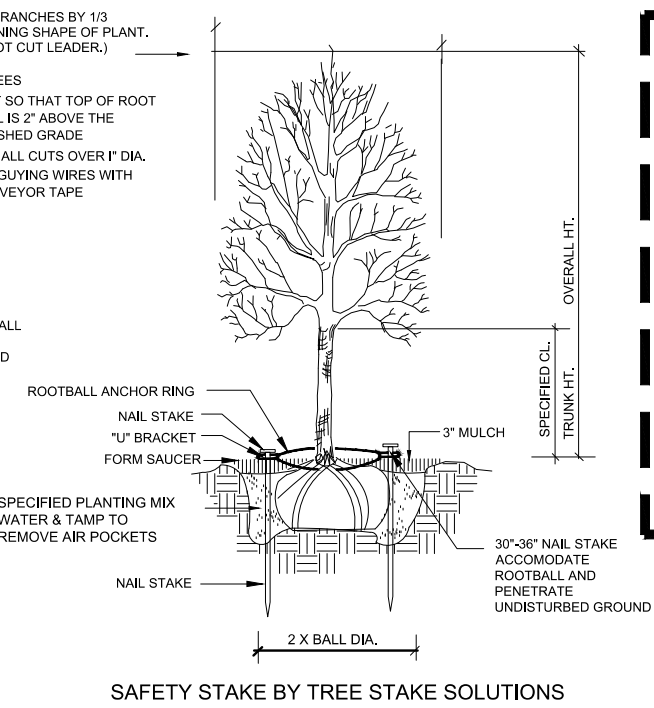
Sheet No.  
**L-1**

**OVERALL LANDSCAPE PLAN**

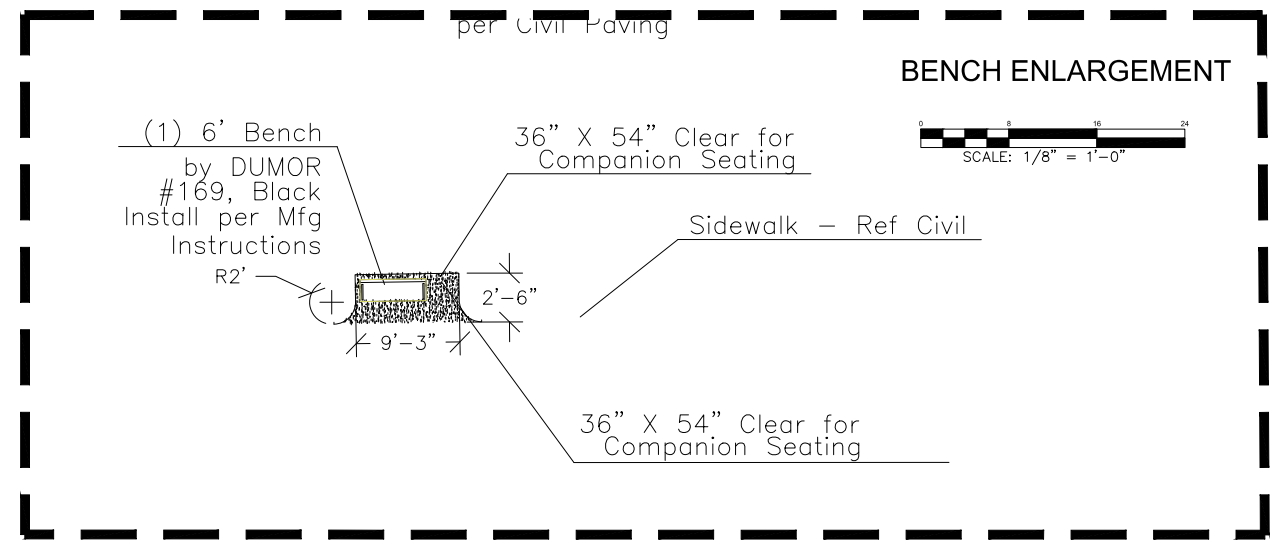
Contact Information:  
 TREE STAKE SOLUTIONS  
 www.treestakesolutions.com  
 JEFF TULEY  
 903-676-6143



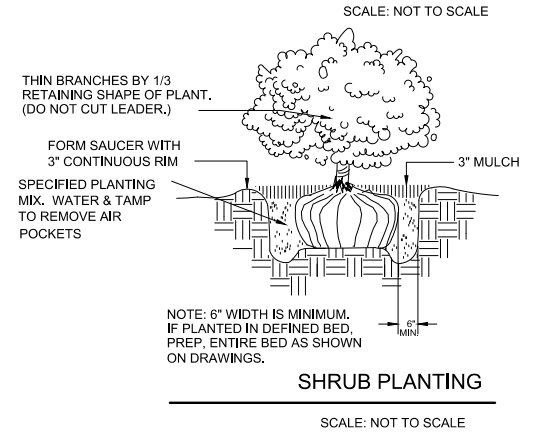
STAKING FOR MULTI-TRUNK TREES & TREES 2" CAL. & UNDER  
 SCALE: NOT TO SCALE



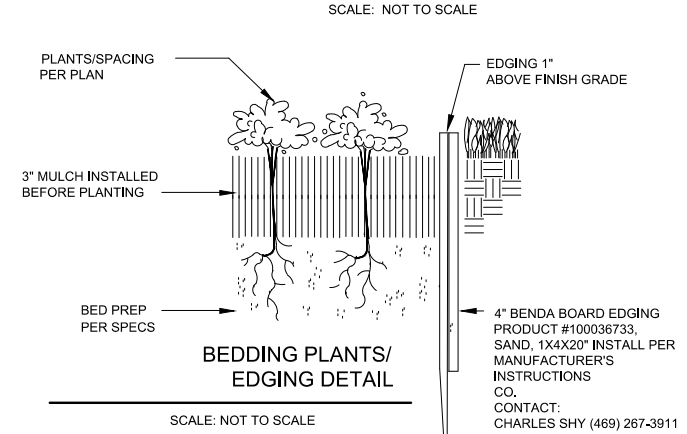
SAFETY STAKE BY TREE STAKE SOLUTIONS  
 SCALE: NOT TO SCALE



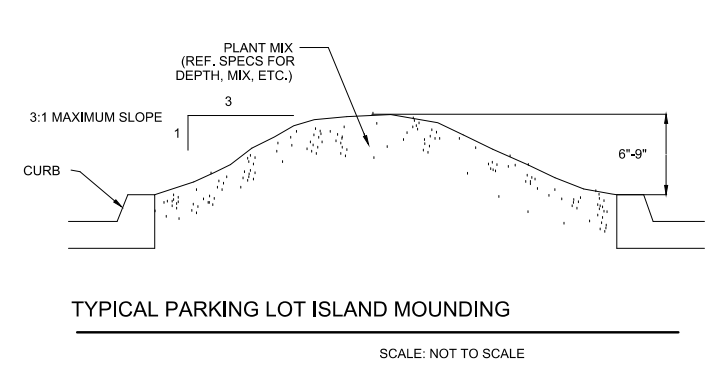
BENCH ENLARGEMENT  
 SCALE: 1/8" = 1'-0"



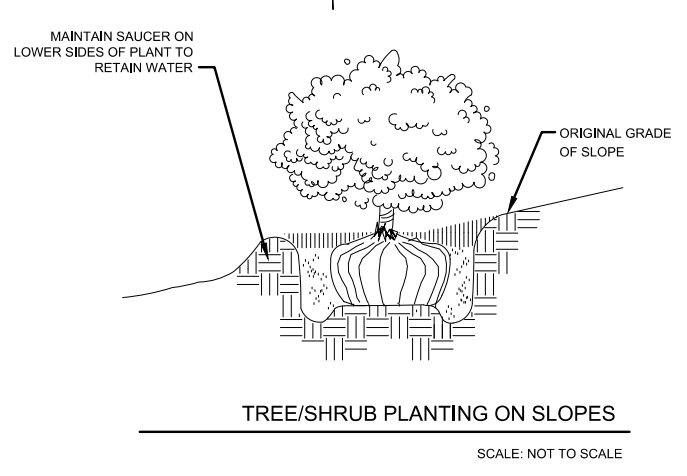
SHRUB PLANTING  
 SCALE: NOT TO SCALE



BEDDING PLANTS/ EDGING DETAIL  
 SCALE: NOT TO SCALE



TYPICAL PARKING LOT ISLAND MOUNDING  
 SCALE: NOT TO SCALE



TREE/SHRUB PLANTING ON SLOPES  
 SCALE: NOT TO SCALE

**FAIN • CUPPETT**  
 LANDSCAPE ARCHITECTS, LLC  
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 WEATHERFORD, TX 76087  
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**ORCHARD WALK ESTATES**  
 8220 TURNER ROAD  
 NORTH RICHLAND HILLS, TEXAS

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**ORCHARD WALK ESTATES**  
 8220 TURNER ROAD  
 NORTH RICHLAND HILLS, TEXAS

- 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.

- 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.

- 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
- A. Planting Mixture
- Existing topsoil - 50%
3. Shredded pine bark - 50%
  4. Fertilizer 10:20:10 at 30 lb./1000 SF
- B. Planting Mix for Annuals/Perennials
1. Prepare above mix
  2. Add 2" of sand
- C. 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.
- D. 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.

- 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
- E. Planting Season Perform actual planting only when weather and soil conditions are suitable in accordance with locally acceptable practices.
- F. 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-scall, 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 accepted.
    - 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 youpons to be female. Grape 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
  8. 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 3/4" 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%
  9. Mulch
    1. Top Dressing Mulch - Shredded cypress or hard wood only
    2. Mulch for soil prep - Shredded pine bark
    3. In pre-packaged bags only; bulk shredded material is unacceptable.

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

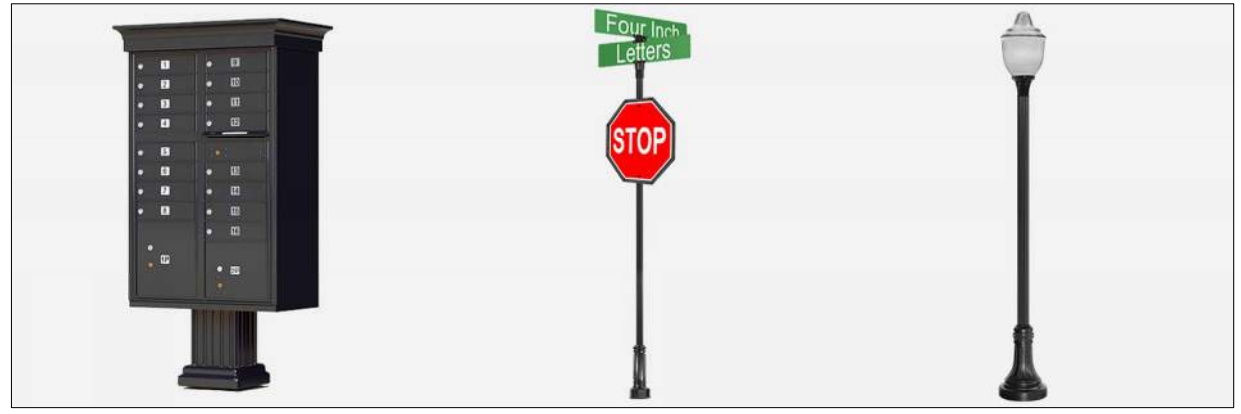
1. Balled & Burlaped (B&B) Plants

- 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.





CLUSTER MAILBOXES

3" FLUTED TRAFFIC SIGNS  
 BY BRANDON INDUSTRIES

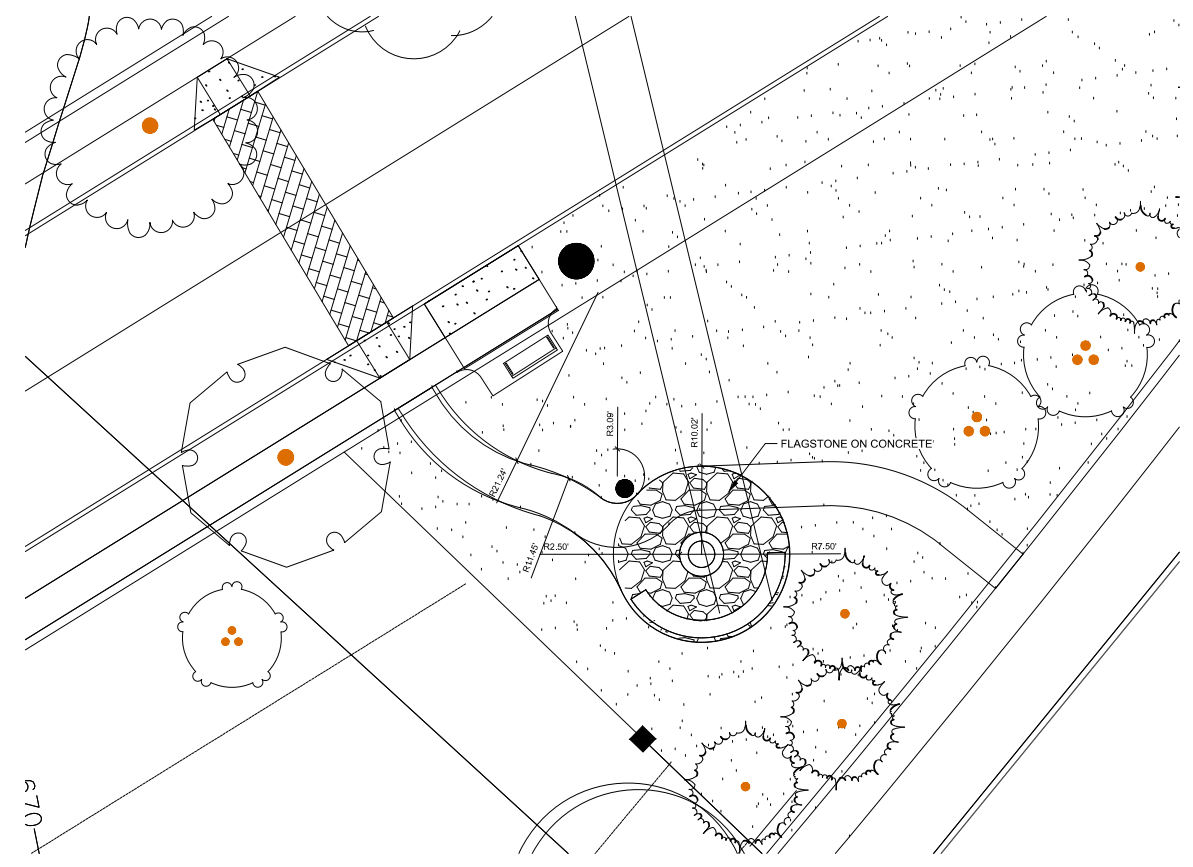
ONCOR APPROVED  
 STREET LIGHT



VICTOR STANLEY  
 BENCHES

VICTOR STANLEY  
 TRASH RECEPTACLES

VICTOR STANLEY  
 BIKE RACK



**FAIN • CUPPETT**  
 LANDSCAPE ARCHITECTS, LLC  
 1921 MAPLEWOOD DR  
 WEATHERFORD, TX 76087  
 682-715-9151  
 PLANS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN



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ORCHARD WALK ESTATES  
 8220 TURNER ROAD  
 NORTH RICHLAND HILLS, TEXAS

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**DOGIPOT**  
 800.364.7681 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) 2 1/4" x 1/4" top bolts, washers and locknut
- Aluminum DOGIPOT® JUNIOR Bag Dispenser (ITEM #1002-2), with mounting hardware two (2) 2 1/4" x 1/4" top bolts, washers and locknut
- Two (2) keys for Dispenser bottom locking access panel
- Two (2) rolls of DOGIPOT® Smart Liner 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) 2 1/2" x 1/4" and (1) 2 1/4" x 1/4" top bolts, washers and locknut)
- One (1) box DOGIPOT® Smart Liner Trash Bags® (ITEM #1404) (50 count)

**SEPARATE SHIPPING BOX**

- 2" x 2" x 4" - 1/4" Galvanized Steel Telescopic Mounting Post, with installation hardware two (2) carriage bolts (2 1/2" x 5/16"), washers and locknut

**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 1 1/2" x 1 1/4" portion of the mounting post from the 2" x 2" x 4" portion of the mounting post before connecting. Insert the larger portion of the mounting post (2" x 2" x 4") approximately 5/8" into an 1 1/2" deep by 1 1/4" diameter hole filled with a 40 lb. bag of "ready to use" concrete mix. To stabilize the post while cementing, place a nail, ball or other device through the two bottom holes, 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 4' 9".
3. After the concrete is dry, insert the smaller portion of the post (1 1/2" x 1 1/4") into the larger cemented portion of the post (2" x 2" x 4") until the first 4 holes are lined up between the two posts. Use two (2) carriage bolts 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 4' 9".
4. Start by installing the DOGIPOT® Pet Sign on top of the 1 1/2" post, with the upper hole matching the most upper hole in the square post using the enclosed 2 1/4" bolts, washers and locknut. Continue installing the Aluminum DOGIPOT® JUNIOR Bag Dispenser according to the mounting instructions enclosed with the Dispenser, ensuring that the 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 top, medium and bottom holes using the 2 1/2" bolt on top and the 2 1/4" bolt below. The upper edge of the trash receptacle must be approximately 12 1/2" 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 DOGIPOT® Smart Liner Trash Bags® into the trash receptacle, folding it over the interior exterior bands. Proper installation and general maintenance will help extend 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!

**DOGIPOT**  
 800.364.7681 www.DOGIPOT.com

**ALL ALUMINUM DOGIPOT® PET STATION (ITEM #1003A-L)**  
 SPECIFICATION, INSTALLATION AND OPERATION SHEET

**(A) DOGIPOT® PET SIGN (ITEM #1203 / 1204)**

- H: 16" x W: 11.5"
- 14 gauge reflective aluminum
- Weight: 1.35 lbs.
- Forest green on white

**(B) ALUMINUM DOGIPOT® JUNIOR BAG DISPENSER (ITEM #1002-2)**

- H: 15 1/2" x W: 9 1/4" x D: 3.25"
- 12 gauge powder coated forest green aluminum
- Weight: 7 lbs.
- 400 bag capacity
- Two diamond shaped bag dispenser slots
- Front locking access panel
- Clearly coded instructions

**(C) ALUMINUM TRASH RECEPTACLE WITH LID (ITEM #1206A-L)**

- 11 gauge powder coated forest green aluminum
- Weight: 9 lbs.
- 10 gallon capacity with interior trash liner bag retainer bands
- Attached aluminum hinged lid
- One (1) box 50 count DOGIPOT® Smart Liner Trash Bags® (ITEM #1404) included (5 lbs.)

**(D) TELESCOPIC GALVANIZED STEEL MOUNTING POST (ITEM #1301-P)**

- 14.23" x 1.13" diameter
- 2" x 2" x 8"
- 11 gauge galvanized steel
- Weight: 15 lbs.

**TOTAL HEIGHT FROM ABOVE GROUND:**  
 • 6' 6"

**SPACE BETWEEN DISPENSER AND SIGN:**  
 • 1.0"

**SPACE BETWEEN RECEPTACLE AND DISPENSER:**  
 • 12.5"

**SPACE BETWEEN GROUND AND RECEPTACLE:**  
 • 6.0"

**HOLE:**  
 • D: 18.0" x W: 8.0"  
 • Fill with 40 lbs. "ready to use" cement

**TOTAL SHIP WEIGHT: 45 LBS. (MOUNTING HARDWARE INCLUDED)**

**BRACKETS FOR MULTIPLE LUMINAIRES**

Bracket Code: CAPITOL C, CENTRAL PARK P, CAPITOL SCROLL S, VICTORIAN V

**TEXAN STYLE POLES** page 5 of 8

Pole Code: C, D, C, D, C, D, C, D

Decorative poles are installed on Oncor Electric Delivery's standard 24-inch diameter concrete foundations using four 3/4" x 24" L-shaped anchor bolts placed in a 15-inch bolt circle configuration.

TEXAS STYLE BASE C

**LUMINAIRES**

Luminaire Code: SPHERE A, SMALL ACORN B, ACORN C, LANTERN D, PARAGON E, FINAL BAND F, FRISCO G, TOKAN H, CYLINDER I

**AMERICAN STYLE POLES** page 4 of 8

Pole Code: A, B, A, B, A, B, A, B

Oncor Electric Delivery's decorative poles are made of cast aluminum and are powder coat painted at the factory. Oncor's only standard color offering for decorative poles and luminaires is black.

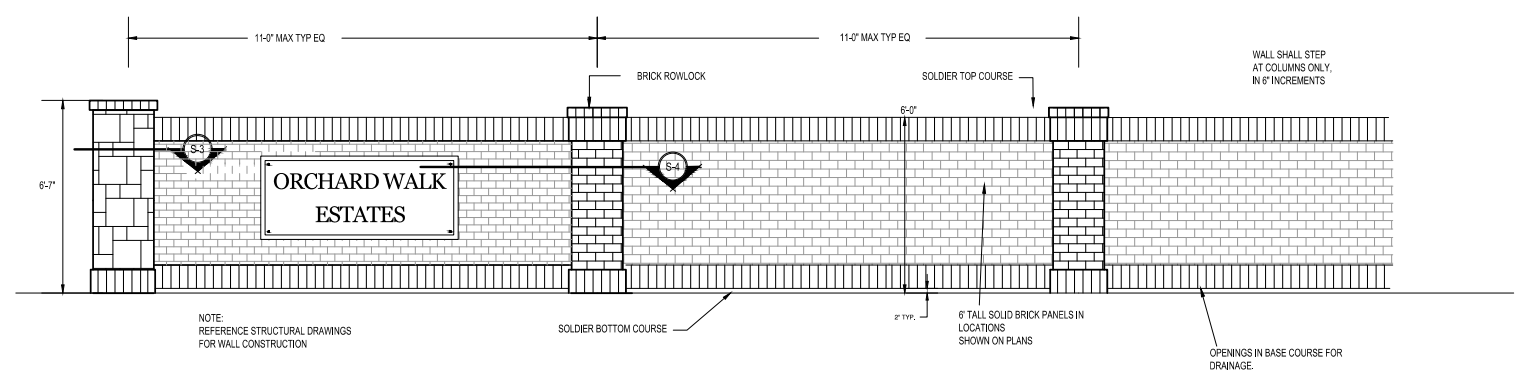
LUMINAIRES B

**SITE AMENITIES**



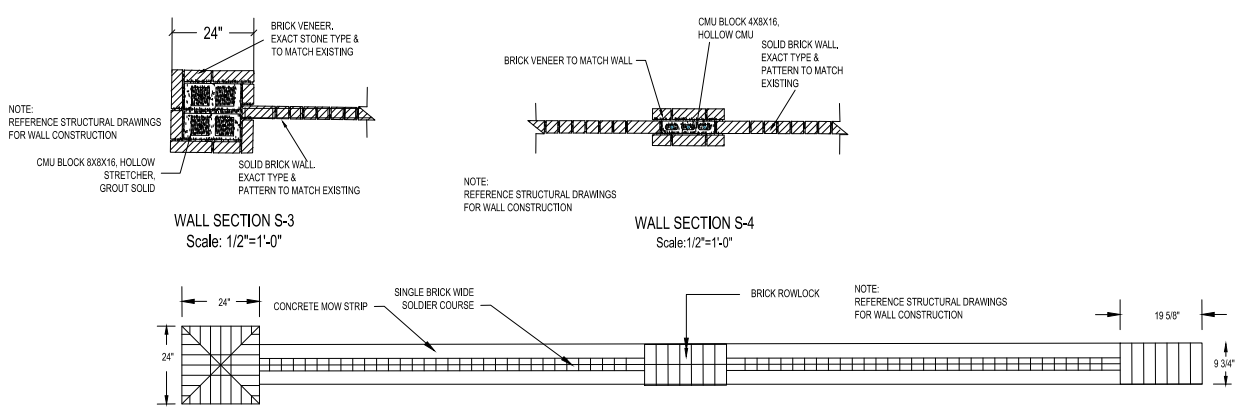
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**ORCHARD WALK ESTATES**  
 8220 TURNER ROAD  
 NORTH RICHLAND HILLS, TEXAS



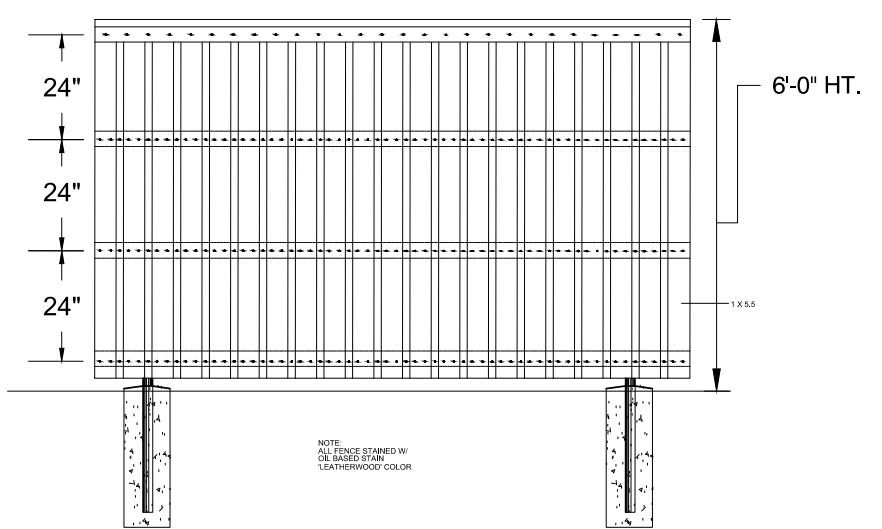
**TYPICAL MASONRY WALL ELEVATION**

SCALE: NOT TO SCALE



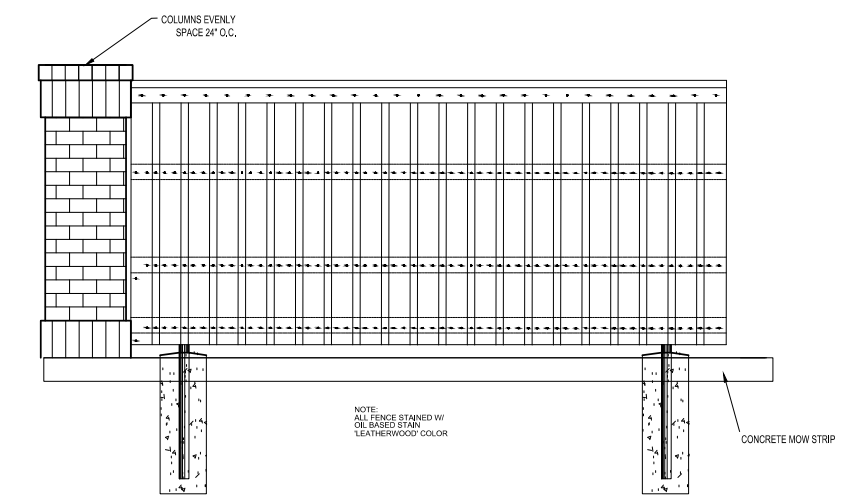
**WALL PLAN**  
 Scale: 1/4"=1'-0"  
**TYPICAL COLUMN / WALL DETAILS**

SCALE: NOT TO SCALE



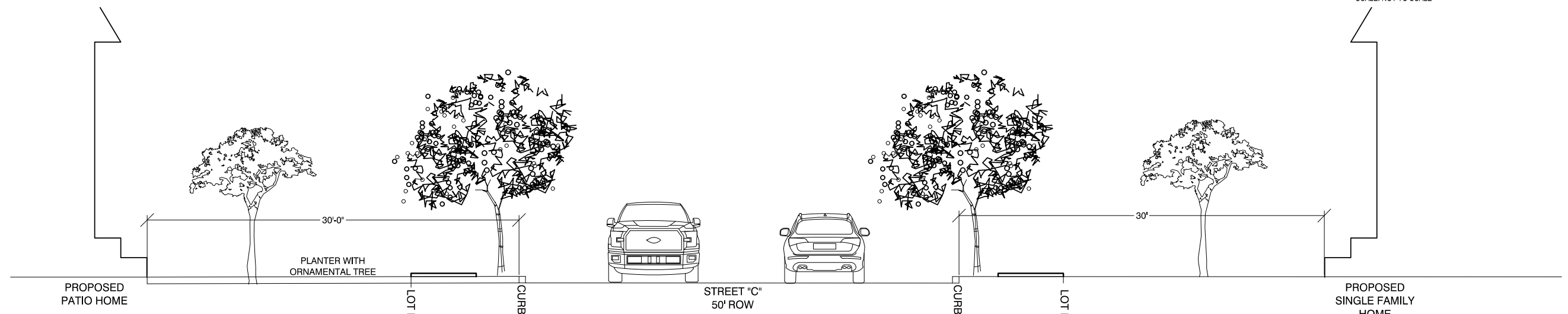
**TYPICAL 6' WOODEN FENCE ELEVATION**

SCALE: NOT TO SCALE



**TYPICAL 6' WOODEN FENCE ELEVATION FOR LOTS BACKING TURNER ROAD.**

SCALE: NOT TO SCALE



**TYPICAL STREET SECTION**  
 Scale: 1/4"=1'-0"

**FENCE AND WALL DETAILS**

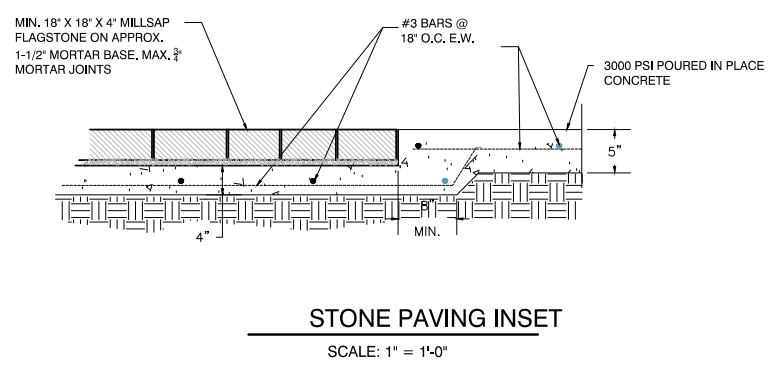
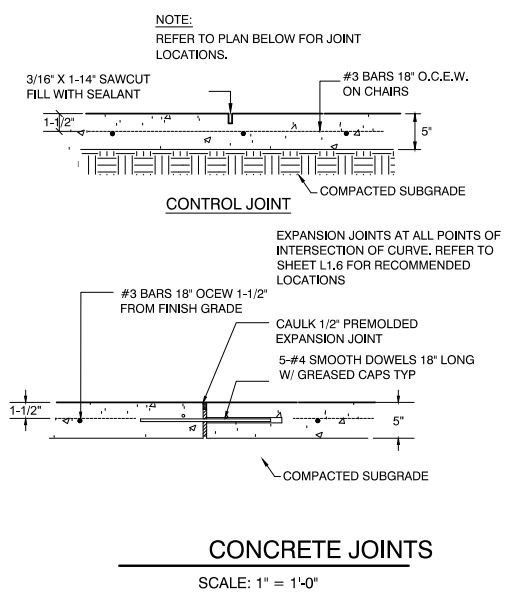
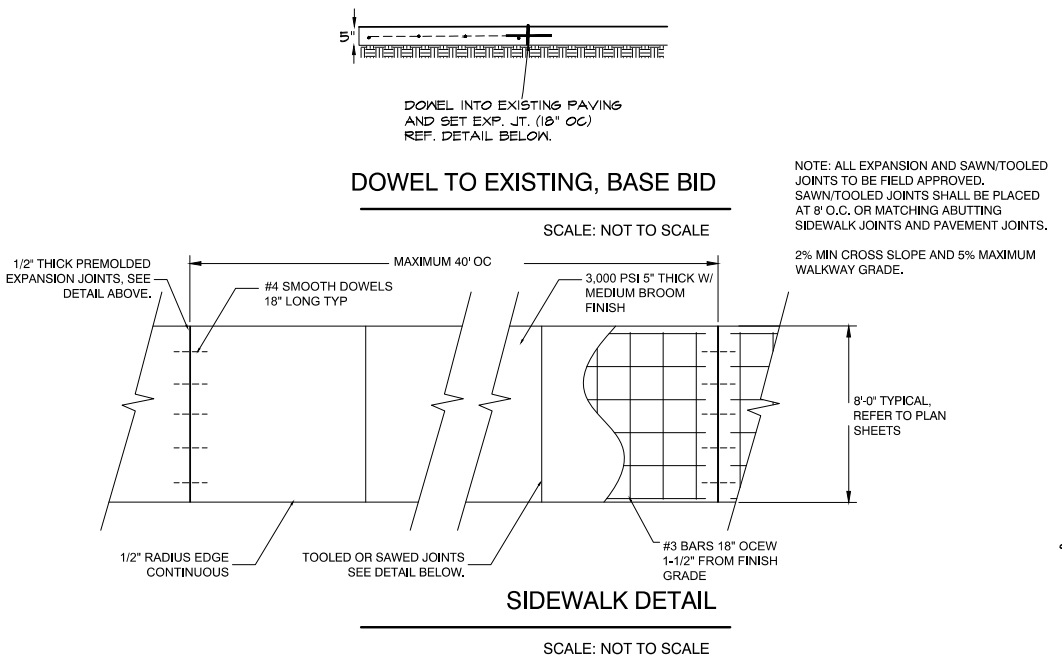
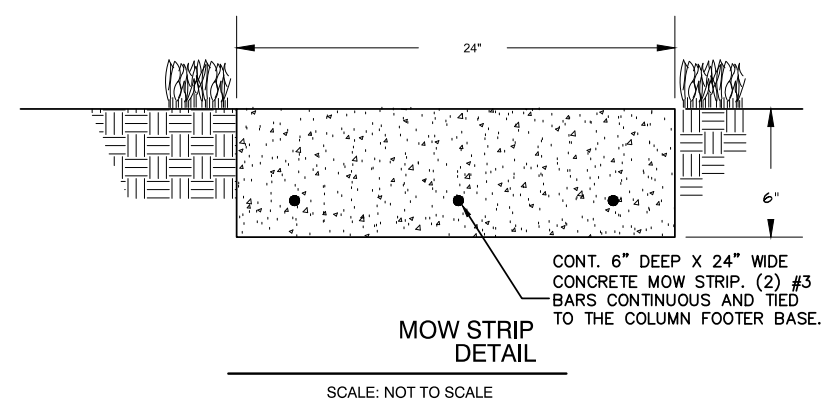
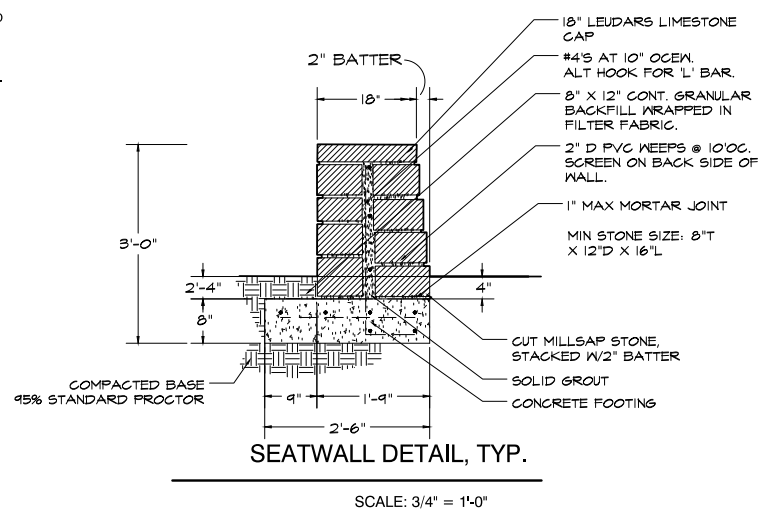
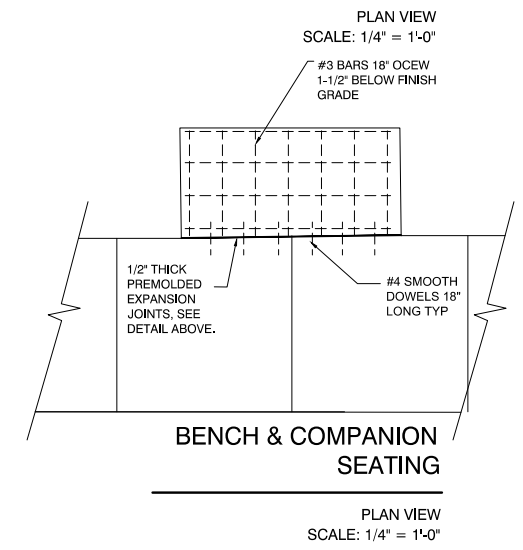
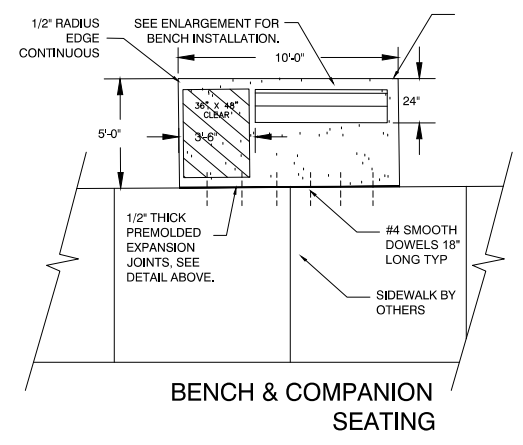
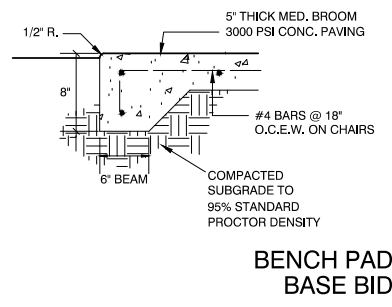
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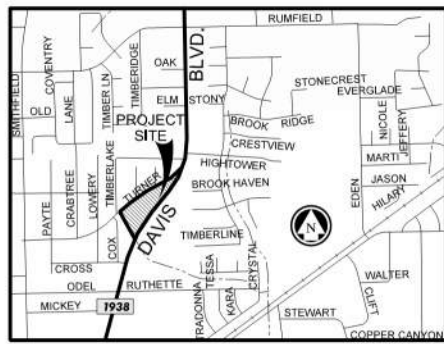


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**ORCHARD WALK ESTATES**  
 8220 TURNER ROAD  
 NORTH RICHLAND HILLS, TEXAS



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VICINITY MAP  
N.T.S.

GARAGES AT CORNER LOTS TO BE FURTHEST FROM THE INTERSECTION

FENCE EXHIBIT LEGEND

Masonry screening wall

Wood fence

LAND USE TABLE

ITEM	R-2	RI-PD (4.293 AC) 18 UNITS
MIN. LOT AREA	9,000 SF	5,265 SF
AVG. LOT AREA	-	5,900 SF
MIN FRONT YARD	20 FT	20 FT
MINN REAR YARD	10 FT AND 20%	10 FT
MIN. LOT WIDTH	72.5 FT	55 FT (56 FT AVG.)
MIN. SIDE YARD	10 FT & 6 FT	5 FT AND 5 FT
TOTAL OPEN SPACE	-	(32,511 S.F.) 17.39 %
USEABLE OPEN SPACE	-	23,771 SF (12.71 %)
DENSITY	4 UNITS/AC	4.19 UNITS/AC

AREA CALCULATIONS	
AREA OF DEVELOPMENT	= 4.293 ACRES (187,003 SF)
NUMBER OF UNITS	= 18
OPEN SPACE	= (32,511 S.F.) 17.39 %
ROW DEDICATION	= 2,112 S.F.

LEGAL DESCRIPTION  
BEING A 4.293 ACRE TRACT OF LAND BEING A PORTION OF THE COMMERCIAL TRACT IN BLOCK 12, SMITHFIELD ACRES ADDITION, 2ND SECTION, AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS AS SHOWN ON THE PLAT RECORDED IN VOLUME 388/21, PAGE 36, PLAT RECORDS, TARRANT COUNTY, TEXAS, AS CONVEYED TO CELESTIAL LONE STAR HOMES LLC, BY DEEDS RECORDED IN INSTRUMENTS NUMBER D23214155, DEED RECORDS, TARRANT COUNTY, TEXAS. SAID 4.293 ACRE TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON WITH CAP SET AT THE EASTERLY CORNER OF SAID COMMERCIAL TRACT, IN THE SOUTHERLY LINE OF TURNER ROAD, IN THE NORTHWESTERLY LINE OF DAVIS BOULEVARD (F.M. 1938) AND THE BEGINNING OF A CURVE TO THE RIGHT:

THENCE 467.37 FEET WITH THE ARC OF SAID CURVE TO THE RIGHT, A LINE OF SAID COMMERCIAL TRACT AND THE NORTHWESTERLY LINE OF DAVID BOULEVARD TO A 5/8" IRON WITH CAP SET. SAID CURVE TO THE RIGHT HAS A RADIUS OF 1,849.86 FEET A CENTRAL ANGLE OF 14 DEGREES 28 MINUTES 33 SECONDS AND A LONG CHORD WHICH BEARS S 32 DEGREES 30 MINUTES 57 SECONDS W 466.13 FEET;

THENCE S 39 DEGREES 45 MINUTES 14 SECONDS W WITH A LINE OF SAID COMMERCIAL TRACT AND THE NORTHWESTERLY LINE OF DAVID BOULEVARD, 40.20 FEET TO A HIGHWAY MONUMENT FOUND AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE STATE OF TEXAS AND RECORDED IN VOLUME 9421, PAGE 2172, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE WITH THE NORTHWESTERLY LINE OF DAVIS BOULEVARD AND THE STATE OF TEXAS TRACT THE FOLLOWING CALLS:

S 43 DEGREES 50 MINUTES 14 SECONDS W, 291.89 FEET TO A 5/8" IRON WITH CAP SET;

S 39 DEGREES 55 MINUTES 14 SECONDS W, 104.80 FEET TO A 5/8" IRON WITH CAP SET;

S 30 DEGREES 54 MINUTES 14 SECONDS W, 104.66 FEET TO A 5/8" IRON WITH CAP SET;

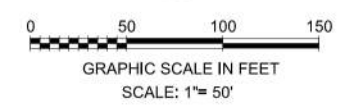
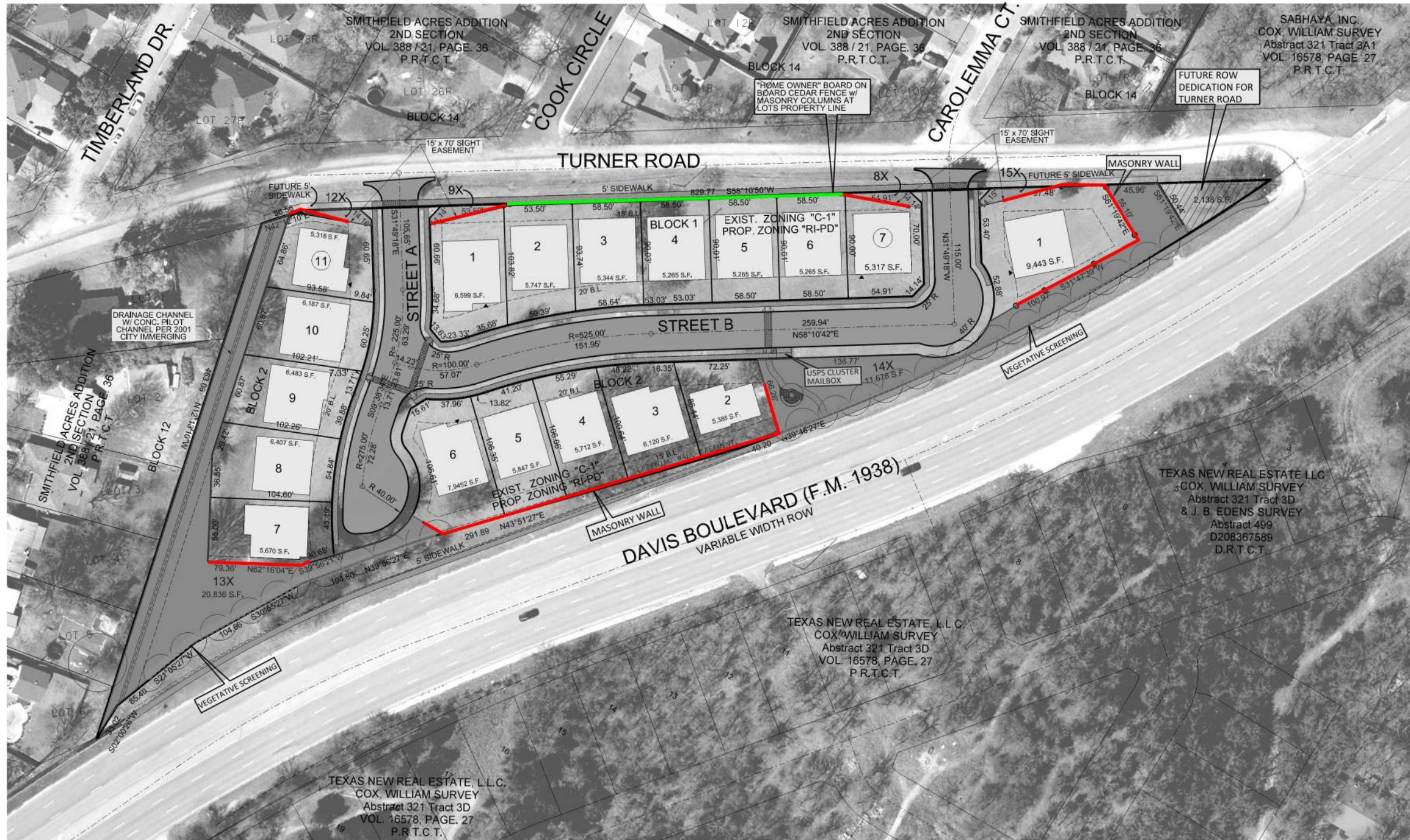
S 21 DEGREES 04 MINUTES 14 SECONDS W, 85.40 FEET TO A 5/8" IRON WITH CAP SET;

S 01 DEGREES 59 MINUTES 13 SECONDS W, 33.02 FEET TO A 5/8" IRON WITH CAP SET AT THE SOUTHWEST CORNER AT SAID COMMERCIAL TRACT;

THENCE N 12 DEGREES 14 MINUTES 23 SECONDS W WITH THE WESTERLY LINE OF SAID COMMERCIAL TRACT, 463.06 FEET TO A 1/2" IRON FOUND AT THE NORTHWEST CORNER OF SAID COMMERCIAL TRACT AND BEING IN THE SOUTHEASTERLY LINE OF TURNER ROAD;

THENCE N 42 DEGREES 10 MINUTES 57 SECONDS E WITH THE NORTHWESTERLY LINE OF SAID COMMERCIAL TRACT AND THE SOUTHEASTERLY LINE OF TURNER ROAD, 36.56 FEET TO A 1/2" IRON FOUND;

THENCE N 58 DEGREES 09 MINUTES 37 SECONDS E WITH THE NORTHWESTERLY LINE OF SAID COMMERCIAL TRACT AND THE SOUTHEASTERLY LINE OF TURNER ROAD 829.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.293 ACRES.



ZONING EXHIBIT  
ORCHARD WALK ESTATES

EXIST. ZONING "C-2" COMMERCIAL  
PROP. ZONING "RI-PD" RESIDENTIAL  
INFILL PLANNED DEVELOPMENT"

LOTS 1-7, 8X & 9X BLOCK 1 &  
LOTS 1-11, 12X, 13X, 14X & 15X BLOCK 2  
BEING A REPLAT OF LOT "A" BLOCK 12  
SMITHFIELD ACRES ADDITION  
AND BEING 4.293 ACRES OF LAND  
18 RESIDENTIAL LOTS &  
6 OPEN SPACE LOTS  
IN THE COX, WILLIAM SURVEY  
ABSTRACT NO. 321,  
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,  
TARRANT COUNTY, TEXAS.

PREPARED MAY 2024

ENGINEER / SURVEYOR  
A.N.A. CONSULTANTS, L.L.C.  
5000 THOMPSON TERRACE  
COLLEYVILLE, TEXAS 76034  
TEL. (817) 335-9900  
FAX (817) 335-9955

OWNER / DEVELOPER  
CELESTIAL LONE STAR HOMES, LLC  
3612 TINSDALE DR  
FLOWER MOUND, TX 75022  
TEL. (469) 502-1567

PROJECT NO.	DATE	REVISIONS
150300	05-21-2024	

ZONING EXHIBIT  
ORCHARD WALK ESTATES

5000 THOMPSON TERRACE  
COLLEYVILLE, TX 76034  
(817) 335-9900  
FAX: (817) 335-9955



SHEET 1 OF 1

CASE ZC 2023-XX

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5/21/2024  
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