

LEGEND --- ORIGINAL TRACT LINE SURVEY BOUNDARY LINE BLOCK A BLOCK DESIGNATION 1. PADS AS SHOWN FOR PATIO HOMES ARE MIN. 5' SETBACK FROM SIDE LOT LINES. ALTERNATIVELY, PADS MAY BE 0' AND 10' OR 3' AND 7' FROM SIDE LOT LINES IN ORDER TO PROVIDE A MIN. 10' SEPARATION BETWEEN PADS.

2. ALL PADS SHOWN FOR THE PATIO HOMES ARE 35'X73' UNLESS OTHERWISE NOTED IN PLAN. 3. ALL PADS SHOWN FOR THE FOR TOWNHOMES ARE 25'X65'. 4. REFER TO LANDSCAPE PLANS FOR PROPOSED SCREENING WALLS/FENCES & PLANTINGS FOR

THE PROJECT. 5. SEE EXHIBIT "C" FOR TYPICAL ROADWAY SECTION. **OWNERS:** OWNER: WILLIAM STANLEY DOZIER, JR. JIMMIE L. FOX & CANDAISE DOZIER PO BOX 259 2300 PARKER ROAD CARROLLTON, TEXAS 75010 P (512)-618-2935 P (972)-502-6021

OWNER: HENRY BILLINGSLEY (CROWN-BILLINGSLEY WIMBERLY, TEXAS 75676-0259 MANDERIAN, LTD; GEORGE HARLAN BILLINGSLEY TRUST II GHB LAND, LTD) 1772 ROUTH STREET, SUITE DALLAS, TEXAS 75201

P (214)-270-0990

EXHIBIT C - CONCEPTUAL SITE PLAN

PARKER RANCH

21.844 ACRES OF LAND SITUATED IN THE S.B. EVANS SURVEY, ABST NO. 397

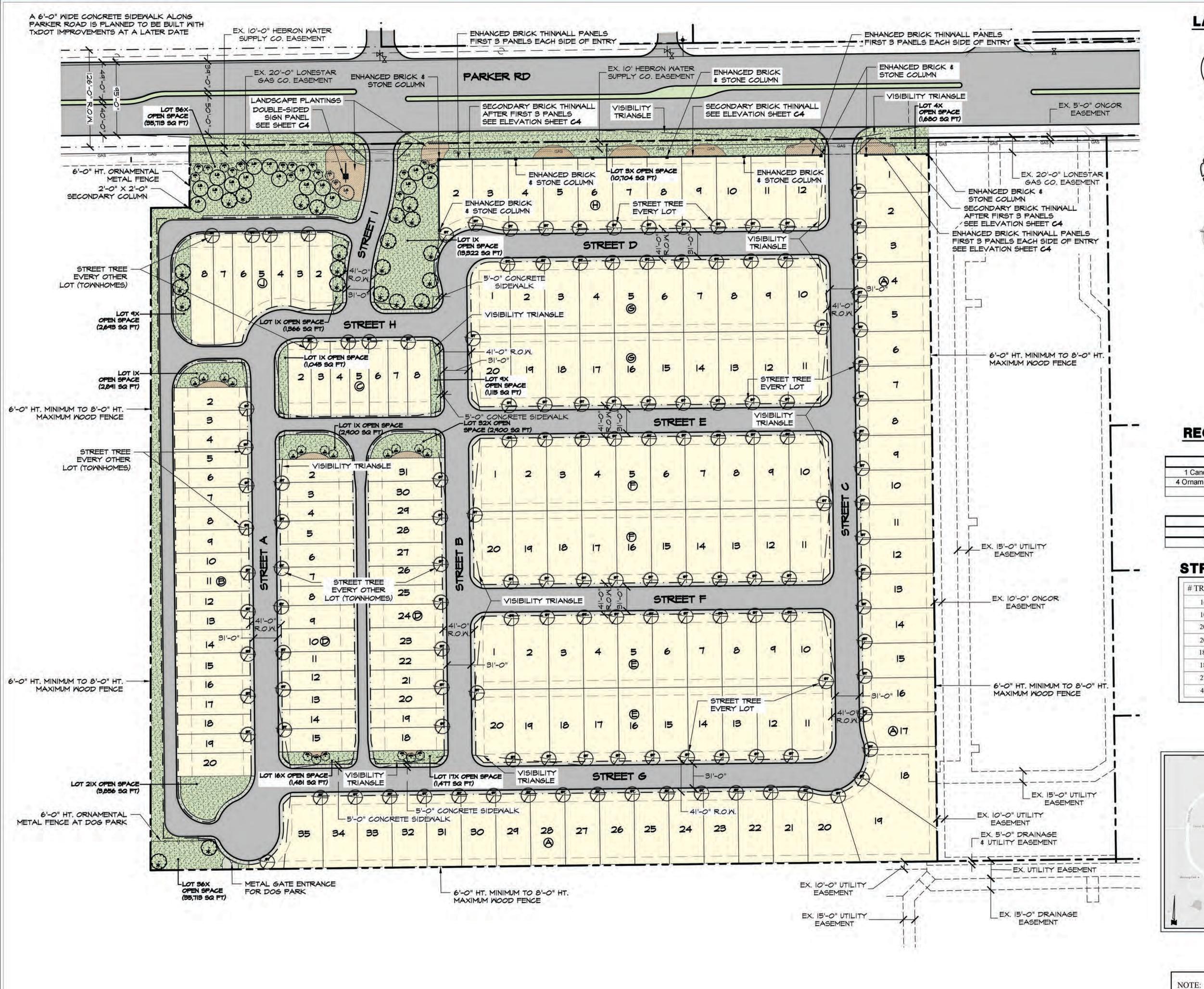
APPLICANT: TAYLOR DUNCAN INTERESTS 12400 COIT ROAD, SUITE 850 DALLAS, TEXAS 75251 P (972)-404-8500 CONTACT: STEPHEN DAVIS

SURVEYOR: R.C.MYERS SURVEYING, LLC FIRM# 10192300 488 ARROYO CT. SUNNYVALE, TX 75182 P (214) -532-0636 CONTACT: CALVIN MYERS, RPLS

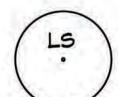
ENGINEER: KIMLEY-HORN AND ASSOCIATES STATE OF TEXAS REGISTRATION NO. F-928 5750 GENESIS COURT, SUITE 200 FRISCO, TX 75034 P (972) 335-3580 F (972) 335-3779 CONTACT: CRAIG MALAN, PE



DATE OF PREPARATION: OCTOBER 24, 2016 CITY FILE NO.



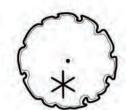
LANDSCAPE LEGEND



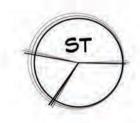
REQUIRED LANDSCAPE BUFFER TREE PLANTED AT A RATIO OF 2 TREES / 100 LF.



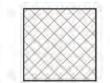
REQUIRED LANDSCAPE BUFFER TREE PLANTED AT A RATIO OF 2 TREES / 100 LF SUBSTITUTE I CANOPY TREE / 3 ORNAMENTAL TREES TREES TO BE PLANTED ON HOMEOWNERS' LOTS



ADDITIONAL TREES TO BE PLANTED WITHIN OPEN SPACES (SPECIES TO BE DETERMINED AT LATER DATE)



INTERIOR STREET TREE BY BUILDER TO BE PLANTED ON EVERY LOT FOR EACH PATIO HOME LOT & EVERY OTHER LOT FOR EACH TOWNHOME LOT -REFER TO CHART BELOW FOR TREE SPECIES (LOCATION SHOWN FOR CONCEPTUAL PURPOSES -EXACT LOCATION TO BE DETERMINED AT TIME OF PLANTING)



ENHANCED LANDSCAPE AREA TO BE INDIVIDUAL MASSES OR COMBINATION OF MASSES OF THE FOLLOWING:

- * NATIVE GRASSES (HYDROMULCH) GROUNDCOVER
- DECOMPOSED GRANITE
- STONE / ROCK

* MULCH

- ANY LANDSCAPE AREA, WHETHER REQUIRED OR NOT, MUST INCLUDE AN AUTOMATIC LANDSCAPE IRRIGATION SYSTEM INSTALLED IN COMPLIANCE WITH CURRENT TOEQ AND CITY OF CARROLLTON LANDSCAPE IRRIGATION REGULATIONS.
- DUE TO CONFLICT WITH EXISTING GAS CO. EASEMENT, REQUIRED LANDSCAPE BUFFER TREES SHALL BE INSTALLED WITHIN OPEN SPACES OUTSIDE OF LANDSCAPE BUFFER

REQUIRED LANDSCAPE / PROPOSED LANDSCAPE

PARKER ROAD

Requirement	Total	Proposed	Total
1 Canopy tree / 40 Linear Feet	22	2 Canopy trees / 100 Linear Feet	
4 Ornamental trees / 40 Linear Feet	88	2 Ornamental trees / 100 Linear Feet	17
	1 1 1	65 Shrubs / 100 Linear Feet	572

INTERIOR STREETS

Requirement	Total	Proposed	Total	
No Requirements	0	1 Canopy / Every Other Lot (Townhomes)	31	
No Requirements	0	1 Canopy / Every Lot (Patio Homes)	102	

STREET TREES

# TREES	STREET NAMES	LIVE OAK	CHINESE PISTACHE	CEDAR ELM	TEXAS ASH
16	STREET 'A'		x		
10	STREET 'B'			X	
20	STREET 'C'	X			
20	STREET 'D'	1	1 0 1	8	X
18	STREET 'E'		x		
18	STREET 'F'				X
27	STREET 'G'	X			
4	STREET 'H'			х	

PROJECT LOCATION

LOCATION MAP NOT TO SCALE

ALL IMPROVEMENTS SHOWN ON

THIS PLAN ARE CONCEPTUAL IN

NATURE & SUBJECT TO CHANGE

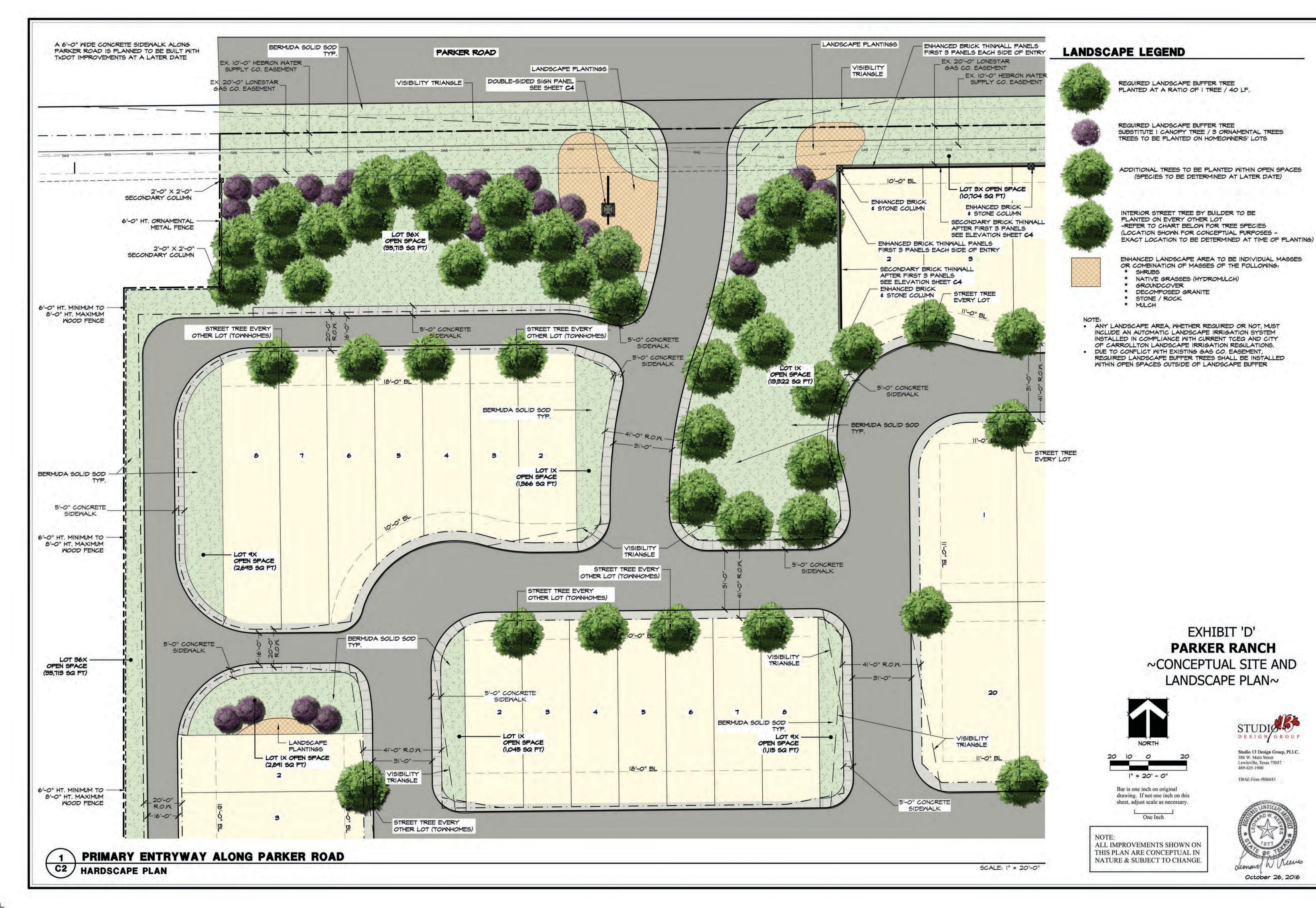
EXHIBIT 'D' **PARKER RANCH** ~CONCEPTUAL SITE AND LANDSCAPE PLAN~

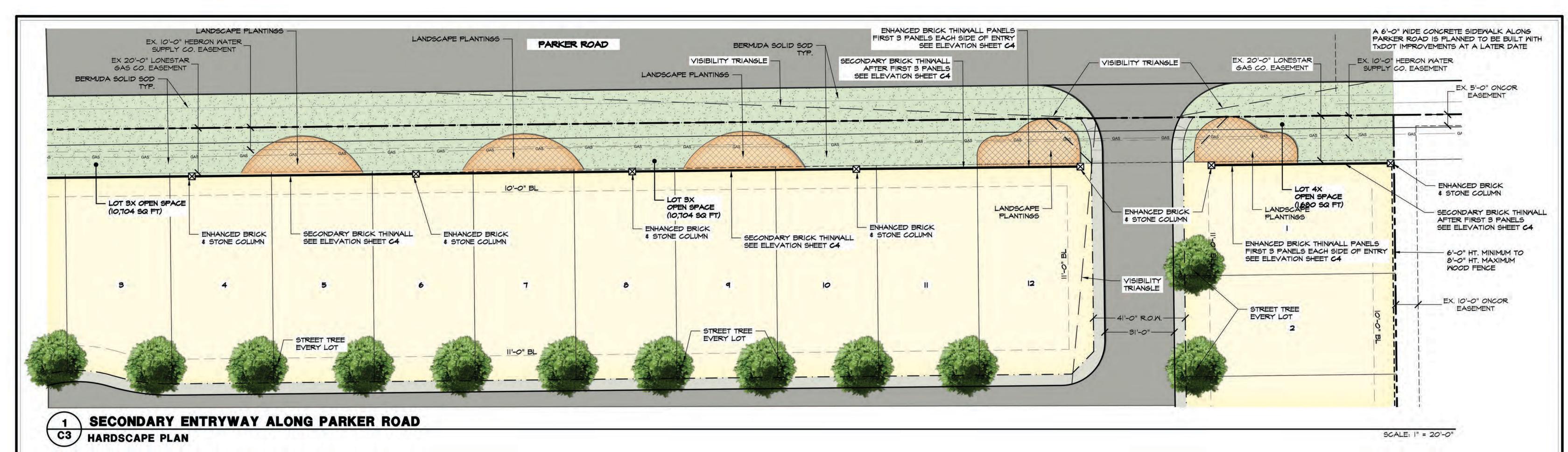


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60 30 0 1" = 60' - 0" Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.









LANDSCAPE LEGEND

REQUIRED LANDSCAPE BUFFER TREE PLANTED AT A RATIO OF I TREE / 40 LF.

> REQUIRED LANDSCAPE BUFFER TREE SUBSTITUTE I CANOPY TREE / 3 ORNAMENTAL TREES TREES TO BE PLANTED ON HOMEOWNERS' LOTS

ADDITIONAL TREES TO BE PLANTED WITHIN OPEN SPACES (SPECIES TO BE DETERMINED AT LATER DATE)

INTERIOR STREET TREE BY BUILDER TO BE PLANTED ON EVERY OTHER LOT
-REFER TO CHART BELOW FOR TREE SPECIES
(LOCATION SHOWN FOR CONCEPTUAL PURPOSES EXACT LOCATION TO BE DETERMINED AT TIME OF PLANTING)

ENHANCED LANDSCAPE AREA TO BE INDIVIDUAL MASSES OR COMBINATION OF MASSES OF THE FOLLOWING:

* SHRUBS

- * NATIVE GRASSES (HYDROMULCH) * GROUNDCOVER
- * GROUNDCOVER * DECOMPOSED GRANITE
- * STONE / ROCK

* MULCH

NOTE:

ANY LANDSCAPE AREA, WHETHER REQUIRED OR NOT, MUST INCLUDE AN AUTOMATIC LANDSCAPE IRRIGATION SYSTEM INSTALLED IN COMPLIANCE WITH CURRENT TOEQ AND CITY OF CARROLLTON LANDSCAPE IRRIGATION REGULATIONS.
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PARKER RANCH
~CONCEPTUAL SITE AND
LANDSCAPE PLAN~



NORTH

NORTH

20 10 0 20

I" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

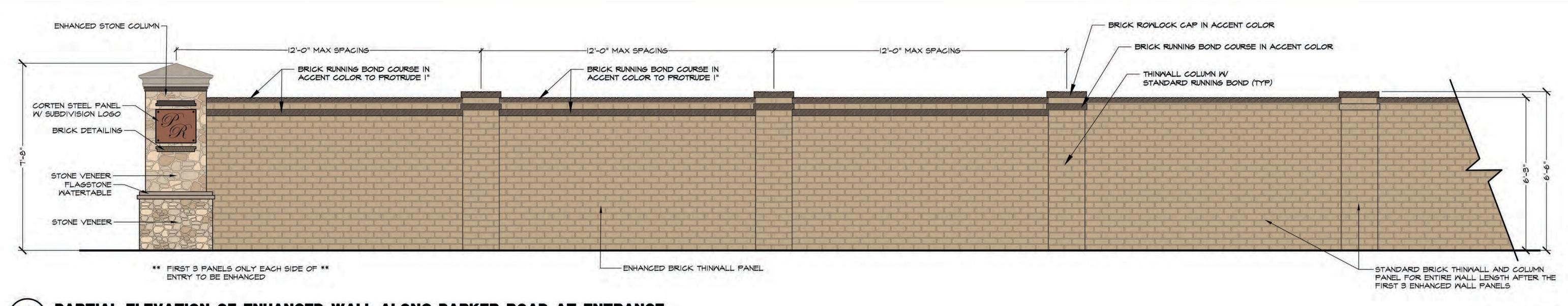


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HARDSCAPE PLAN

SCALE: |" = 20'-0"

October 26, 2016



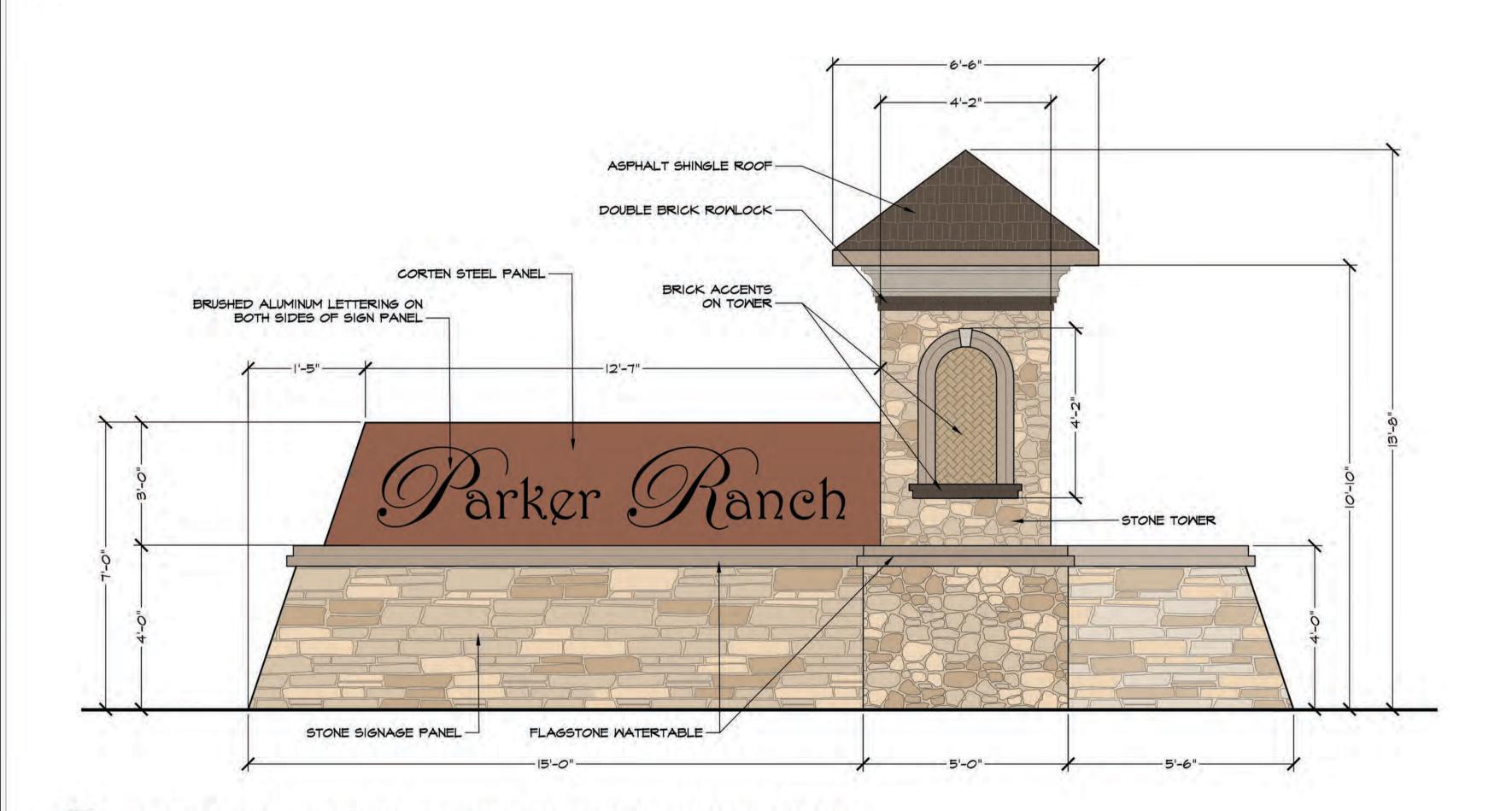
SCALE: 1/2" = 1'-0"

PARTIAL ELEVATION OF ENHANCED WALL ALONG PARKER ROAD AT ENTRANCE C4 | ELEVATION

DOUBLE-SIDED ENTRY MONUMENT ALONG PARKER ROAD

C4 ELEVATION

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



- DOUBLE BRICK CAP ORNAMENTAL METAL ARCH DETAIL SECONDARY STONE \$ BRICK COLUMN -8'-0" MAXIMUM SPACING -STONE VENEER FLAGSTONE WATERTABLE STONE VENEER ORNAMENTAL METAL POST 1-2'-0"-1

PARTIAL ELEVATION OF ORNAMENTAL METAL FENCING C4 ELEVATION

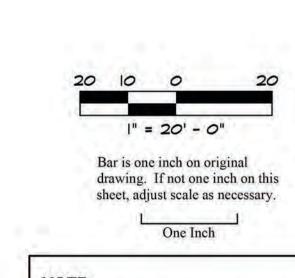
SCALE: 1/2" = 1'-0"

STUDIO GROUP

Studio 13 Design Group, PLLC. 386 W. Main Street Lewisville, Texas 75057 469-635-1900

TBAE Firm #BR643

EXHIBIT 'D' **PARKER RANCH** ~CONCEPTUAL SCREENING & MONUMENTATION~



ALL IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE & SUBJECT TO CHANGE.



EXHIBIT E1



EXHIBIT E1



EXHIBIT E1



EXHIBIT E2

EXHIBIT F

TYPICAL STREET SECTION AND UTILITY LOCATION EXHIBIT 41 FT R.O.W. WITH MOUNTABLE CURBS AND 6' UTILITY EASEMENT

N.T.S.

