

ORDINANCE NO. 7372

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) A CHANGE IN ZONING FROM PLANNED DEVELOPMENT (PD) DISTRICT 85-50 AND COMMUNITY OFFICE (CO) DISTRICT TO A PLANNED DEVELOPMENT (PD) DISTRICT FOR SINGLE-FAMILY ATTACHED (SFA) USES AND (2) A DETAIL PLAN FOR SINGLE-FAMILY ATTACHED (SFA) DEVELOPMENT ON A 21.105-ACRE TRACT OF LAND LOCATED AT 2200 AND 2302 WEST CAMPBELL ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 12th day of September, 2022, the Plan Commission did consider and make recommendations on a certain request for (1) a Change in Zoning from Planned Development (PD) District 85-50 and Community Office (CO) District to a Planned Development (PD) District for Single-Family Attached (SFA) Uses and (2) a Detail Plan for Single-Family Attached (SFA) development by **Grenadier Investments, Inc.**; and

WHEREAS, The City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, THAT:

Section 1

The Garland Development Code is hereby amended by approving (1) a Change in Zoning from Planned Development (PD) District 85-50 and Community Office (CO) District to a Planned Development (PD) District for Single-Family Attached (SFA) Uses and (2) a Detail Plan for Single-Family Attached (SFA) development located at 2200 and 2302 West Campbell Road, and being more particularly described in Exhibit "A," attached hereto and made a part hereof.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code.

Section 3

That a violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

Section 4

NOTICE OF CONDITIONS OF COMPLIANCE: Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in Exhibit "A". All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

Section 5

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 7

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

PASSED AND APPROVED this 18th day of October, 2022.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 22-20

TRACT 1

BEING a 8.184-acre tract of land situated in the Delilah C. Manning Survey, Abstract No. 945, City of Garland, Dallas County, Texas, and being a portion of the remainder of a called 95.14 acre tract of land described as Second Tract in a deed to Peter W. Baldwin, Trustee, as recorded in Volume 69079, Page 483 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found for the northernmost corner of a called 28.046 acre tract of land described as Tract One in a deed to City of Garland, as recorded in Volume 95168, Page 4277 of the Deed Records of Dallas County, Texas, same being on the southerly right-of-way line of Campbell Road, a variable width right-of-way, and at the beginning of a non-tangent curve to the right with a radius of 1,036.00 feet, a central angle of 14°17'23", and a chord bearing and distance of North 70°46'10" East, 257.71 feet;

THENCE in a southerly direction along the southerly right-of-way line of said Campbell Road, and with said non-tangent curve to the right, an arc distance of 258.38 feet to a 5/8 inch iron rod found at the beginning of a non-tangent curve to the right with a radius of 1,036.00 feet,

ZONING FILE NUMBER Z 22-20

a central angle of $17^{\circ}43'22''$, and a chord bearing and distance of North $88^{\circ}28'52''$ East, 319.18 feet;

THENCE in a southerly direction continuing along the southerly right-of-way line of said Campbell Road, and with said non-tangent curve to the right, an arc distance of 320.46 feet to a 1/2 inch iron rod with plastic cap stamped "WAI" found for corner, from which, a 1/2 inch iron rod found for witness bears South $44^{\circ}14'$ West, 2.57 feet;

THENCE South $82^{\circ}39'27''$ East, continuing along the southerly right-of-way line of said Campbell Road, a distance of 130.55 feet to a 1/2 inch iron rod with plastic cap stamped "WAI" found for the north end of a corner clip at the intersection of the southerly right-of-way line of said Campbell Road with the westerly right-of-way line of Shiloh Road, a variable width public right-of-way;

THENCE South $41^{\circ}46'11''$ East, departing the southerly right-of-way line of said Campbell Road and along said corner clip, a distance of 98.28 feet to a 1/2 inch iron rod with plastic cap stamped "WAI" found for the south end of said corner clip, same being on the westerly right-of-way line of said Shiloh Road;

THENCE South $00^{\circ}52'54''$ East, along the westerly right-of-way line of said Shiloh Road, a distance of 160.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South $02^{\circ}06'14''$ East, continuing along the westerly right-of-way line of said Shiloh Road, a distance of 374.35

EXHIBIT A

feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South $00^{\circ}52'54''$ East, continuing along the westerly right-of-way line of said Shiloh Road, a distance of 180.85 feet to the northeast corner of said 28.046 acre tract, from which, a 1/2 inch iron rod with plastic cap stamped "WAI" found for witness bears North $82^{\circ}53'$ West, 0.24 feet;

THENCE departing the westerly right-of-way line of said Shiloh Road and along the northeasterly line of said 28.046 acre tract, the following courses and distances:

South $89^{\circ}08'13''$ West, a distance of 64.84 feet to a 1/2 inch iron rod with plastic cap stamped "WAI" found at the beginning of a non-tangent curve to the left with a radius of 300.00 feet, a central angle of $21^{\circ}07'45''$, and a chord bearing and distance of North $39^{\circ}10'22''$ West, 110.01 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 110.63 feet to a 1/2 inch iron rod with plastic cap stamped "WAI" found for corner;

North $49^{\circ}19'54''$ West, a distance of 451.07 feet to a 1/2 inch iron rod with plastic cap stamped "WAI" found at the beginning of a non-tangent curve to the right with a radius of 1,007.00 feet, a central angle of $17^{\circ}34'28''$, and a chord bearing and distance of North $40^{\circ}41'37''$ West, 307.67 feet;

In an easterly direction, with said non-tangent curve to the right, an arc distance of 308.88 feet to a 1/2 inch iron rod with plastic cap stamped "WAI" found at the

ZONING FILE NUMBER Z 22-20

beginning of a non-tangent curve to the left with a radius of 310.00 feet, a central angle of 26°16'31", and a chord bearing and distance of North 44°47'16" West, 140.92 feet;

In a southerly direction, with said non-tangent curve to the left, an arc distance of 142.16 feet to the POINT OF BEGINNING and containing 8.184 acres (356,505 square feet) of land, more or less.

TRACT 2

BEING a 12.921-acre tract of land situated in the P.H. Rice Survey, Abstract No. 1241, City of Garland, Dallas County, Texas, and being a portion of the remainder of a called 95.14 acre tract of land described as Second Tract in a deed to Peter W. Baldwin, Trustee, as recorded in Volume 69079, Page 483 of the Deed Records of Dallas County, Texas, and also being the remainder of a called 1.812 acre tract of land described as Tract B in a deed to Outer Loop Joint Venture, Peter Baldwin, Trustee, as recorded in Volume 99134, Page 6900 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3 inch aluminum disk found for the northwest corner of Shoal Creek, according to the plat thereof recorded in Document No. 200600361138 of the Official Public Records of Dallas County, Texas, same being on the southerly right-of-way line of Campbell Road, a variable width right-of-way, and the easterly line of said 95.14 acre tract;

EXHIBIT A

ZONING FILE NUMBER Z 22-20

THENCE South 00°10'00" West, departing the southerly right-of-way line of said Campbell Road, along the easterly line of said 95.14 acre tract, the easterly line of said Tract B, and the westerly line of said Shoal Creek, a distance of 563.47 feet to a 5/8 inch iron rod with a busted plastic cap found for the northeast corner of Lot 1, Block 1 of Replat of Equinox Apartments, according to the plat thereof recorded in Instrument No. 200001020307 of the Plat Records of Dallas County, Texas;

THENCE South 89°14'50" West, departing the easterly line of said Tract B and the westerly line of said Shoal Creek, along the northerly line of said Lot 1, Block 1 and crossing said Tract B, a distance of 970.80 feet to a 5/8 inch iron rod found for the northwest corner of said Lot 1, Block 1, same being on the westerly line of said Tract B and the easterly right-of-way line of Shiloh Road, a variable width right-of-way;

THENCE North 00°52'54" West, along the westerly line of said Tract B and the easterly right-of-way line of said Shiloh Road, a distance of 523.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the south end of a corner clip at the intersection of the easterly right-of-way line of said Shiloh Road with the southerly right-of-way line of said Campbell Road;

THENCE North 44°50'35" East, departing the easterly right-of-way line of said Shiloh Road and along said corner clip, a distance of 90.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the north end of said

EXHIBIT A

ZONING FILE NUMBER Z 22-20

corner clip, same being on the southerly right-of-way line of said Campbell Road;

THENCE along the southerly right-of-way line of said Campbell Road, the following courses and distances:

South 89°25'57" East, a distance of 160.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°20'35" East, a distance of 374.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner, from which, a 1/2 inch iron rod found for witness bears South 78°07' East, 10.50 feet;

South 89°25'57" East, a distance of 107.46 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°34'03" West, a distance of 10.30 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner, from which, a 5/8 inch iron rod with plastic cap stamped "BGE INC" found for witness bears South 34°24' West, 0.62 feet;

South 89°25'57" East, a distance of 274.73 feet to the POINT OF BEGINNING and containing 12.921 acres (562,818 square feet) of land, more or less.

EXHIBIT A

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-20

2200 and 2302 West Campbell Road

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for one hundred and fifty-six (156) Single-Family Attached (Townhouse) and eighteen (18) HOA lots.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Single-Family-Attached (SFA) District, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Single-Family-Attached(SFA) District as set forth in Chapter 2 of the Garland Development Code included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Detail Plan: Development shall conform to the Site Plan and Landscape Plan set forth in Exhibit C, Exhibit D, and Exhibit E; however, in the event of conflict between the Detail Plan and the written conditions contained in this ordinance, the written conditions shall control.

V. Specific Conditions:

- A. Permitted Uses:** Only Dwelling, Single-Family-Attached (SFA) units are permitted.
- B. Maximum Number of Lots:** A total of one-hundred and fifty-five (155) single-family attached units shall be permitted. Ninety-three (93) single-family attached units shall be permitted on the eastern tract and sixty-two (62) shall be permitted on the western tract.
- C. Minimum Lot Area:** The minimum lot area shall be 1,600 square feet and as reflected in Exhibit C.
- D. Minimum Lot Depth:** The minimum lot depth shall be seventy-five (75) feet and the lot depth is measured between the lot lines.

- E. Minimum Dwelling Size: The minimum dwelling size shall be 1400 square feet.
- F. Lot Orientation: Mews type lots shall be permitted as reflected in Exhibit C.
- G. Minimum Lot Width: The minimum lot width for interior lots shall be twenty-two (22) feet and the minimum lot width for end lots shall be twenty-seven (27) feet.
- H. Garages:
- Front entry garages shall be allowed.
 - A street-facing garage door shall have a minimum of twenty (20) feet from the applicable street right of way line. However, the offset front entry with garage door setback at least five feet behind the building façade shall not be required.
 - "J" and "Swing" drives shall not be required.
 - Regardless of other setbacks, a street-facing garage door must have a minimum setback of twenty (20) feet from the applicable street right of way line.
 - The driveway depth shall be twenty (20) feet for all street facing garages and five (5) feet depth for all alley facing garages except for lots facing West Campbell Road, North Shiloh Road, and the floodplain on the east as shown on the site plan (Exhibit C).
- I. Alleys: Alleys shall not be required for thirty-five (35) single-family attached lots.
- J. Roof Pitch: Each dwelling unit must be constructed with a minimum roof pitch of 4:12.
- K. Screening and Landscaping: Screening and landscaping shall be in conformance with the Landscape Plan set forth in Exhibit D.
- L. Open Space and Amenities: Open Space and Amenities shall be provided as shown in Exhibit D.

EXHIBIT B

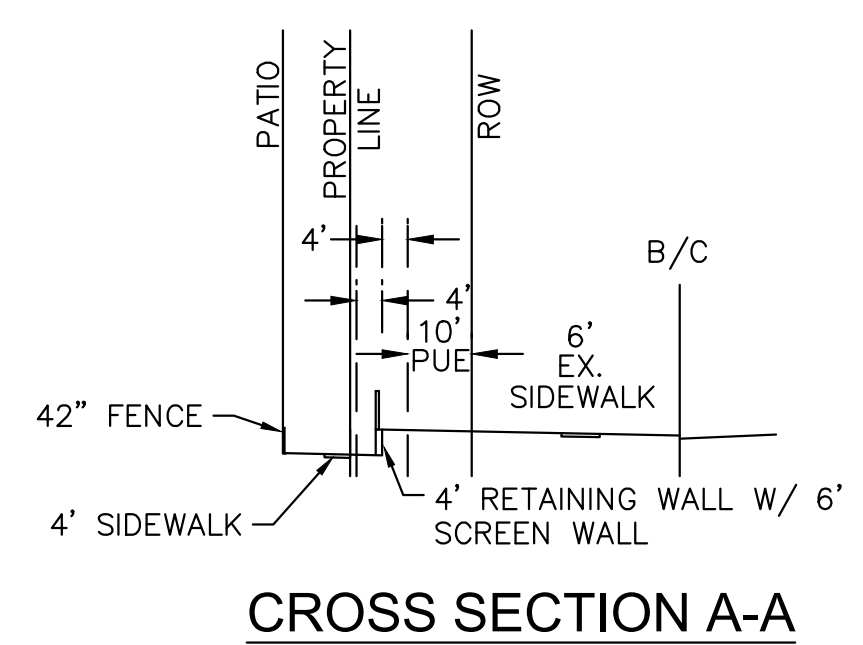
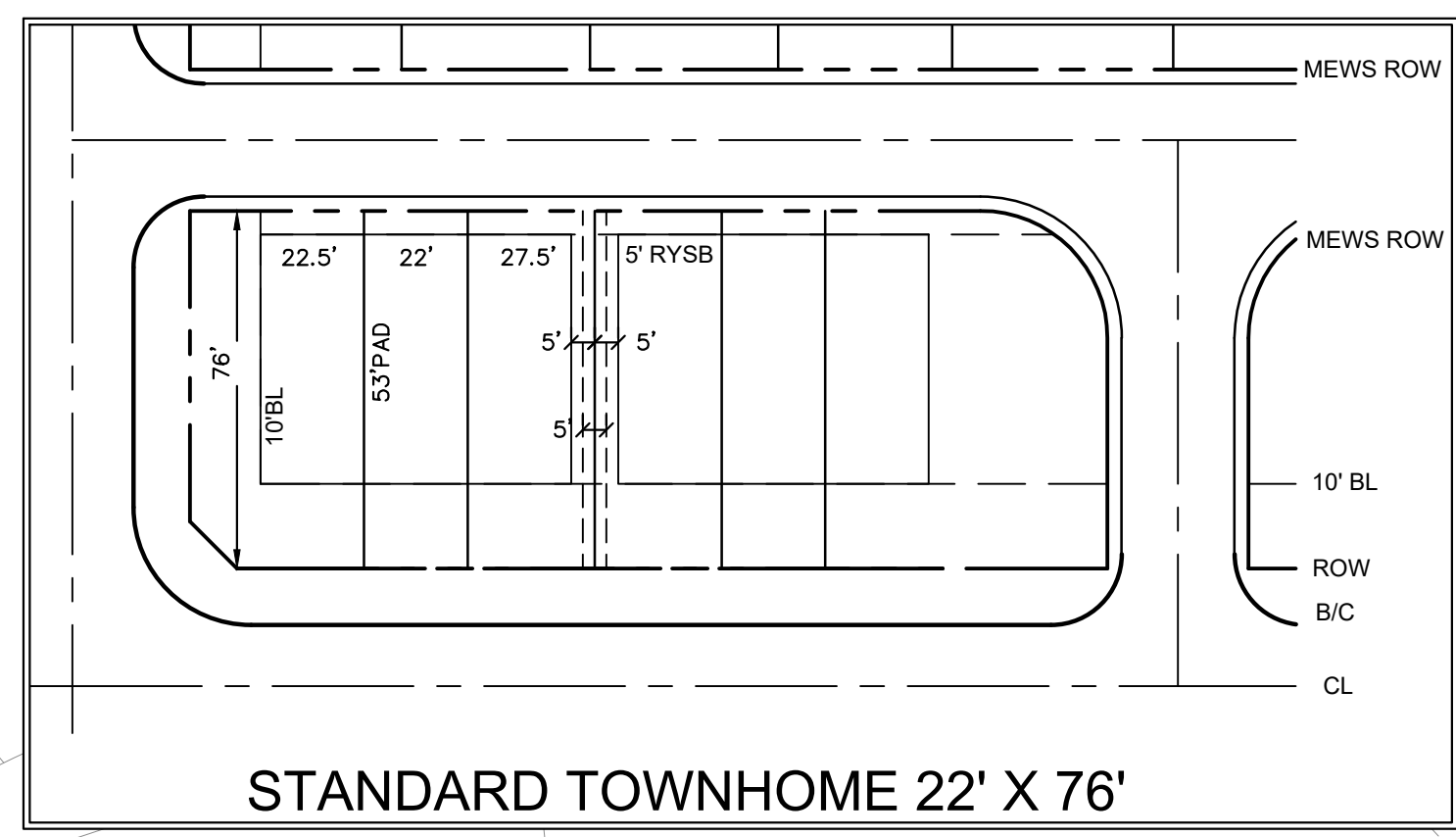
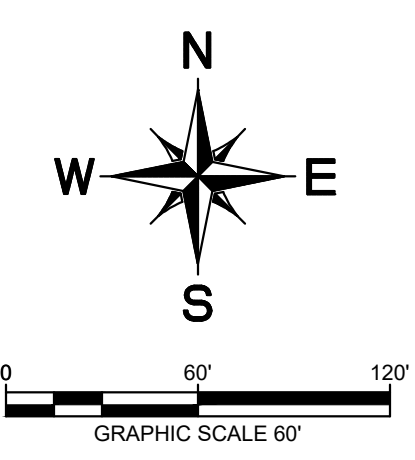
- M. Trail: A trail connection to the City's trail system shall be provided as shown in Exhibit D.
- N. Signage: All signs shall meet the Garland Development Code requirements.
- O. Architectural Elements: Each street elevation shall incorporate three (3) of the following elements: 1) Dormer that breaks main roof line 2) Fenced Courtyard having a minimum depth of 10 feet and width of 10 feet (at least 100 square feet of useable space) 3) Accent roof projection of at least 3 feet. 4) Front door with glass inserts. 5) Garage door with glass inserts 6) Stained pine or cedar T&G decorative soffit accent 7) Black or dark bronze colored window frames 8) Outdoor elevated terrace 9) Decorative arbor 10) 3 different exterior finish materials.
- P. Fencing: A forty-two (42)-inch high horizontal cedar front or rear yard fencing as depicted in Exhibit E shall be permitted up to the property line.
- Q. Arbors: Front or rear yards may have decorative arbors made of steel and/or cedar (as depicted in Exhibit E) that are not attached to the main structure and can extend past the front or rear building setback and be built up to the front or rear property line.
- R. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.
- S. Trash Containers: Trash containers and recycling bins must be stored inside the garage for all non-pick-up days.
- T. Homeowners Association: A Homeowners Association shall be incorporated, and each lot/homeowner shall be a mandatory member. The bylaws and/or declaration of this association shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; shall obligate the association, through assessment of homeowners, to maintain all open space areas; and other provisions as deemed appropriate to secure a sound and stable association.

EXHIBIT B

- U. Maintenance of Open/Common Space and Landscaped Areas, Entry Features, Access Easements, and Amenities in HOA Lots: Pursuant to the declaration for the Homeowner's Association, the Homeowners Association shall be obligated to repair and maintain all common areas of the community (including open/common space, landscaped areas, entry features, access easements, and amenities in HOA lots) and the bylaws and/or declaration for the association shall authorize the association to pay for the cost thereof through the assessment of homeowners within the community.
- V. Required Assessments and Reserves: The declaration for the Homeowner's Association shall provide that each homeowner owning a real property interest in a residential lot within the community land shall be obligated to pay assessments to the Homeowners Association to pay for the operation and common expenses of the association, including, without limitation, the repair and maintenance of association common areas, including repairing, maintaining or replacing the association screening walls and perimeter fences. If the Homeowners Association fails to perform the above-described maintenance due to lack of funds, the Homeowners Association shall assess members on a pro rata basis for the cost of performing such maintenance and shall thereafter promptly and diligently perform the maintenance required. To help ensure that funds will be available to perform such maintenance, the Homeowners Association shall establish and maintain a reserve fund for the periodic maintenance, repair and replacement of association improvements, which shall include adequate reserves for the expected future costs to repair, maintain and replace association screening walls and perimeter fences.
- W. City's Right to Enforce: The declaration for the Homeowner's Association shall contain a provision stating that if the Homeowner's Association fails to maintain an association screening wall or perimeter fence in good repair, then the City may send written notice to the Homeowner's Association demanding the proper repair and maintenance of such screening wall or perimeter fence. If the Homeowner's Association has not repaired or replaced such screening wall or

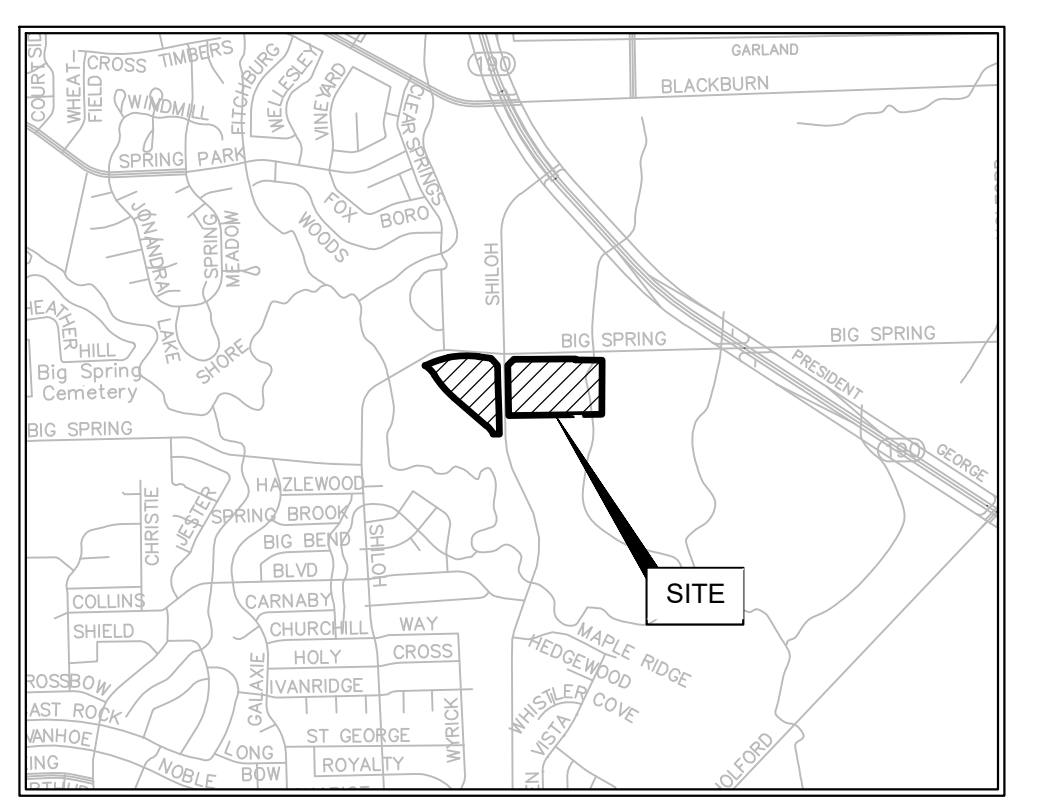
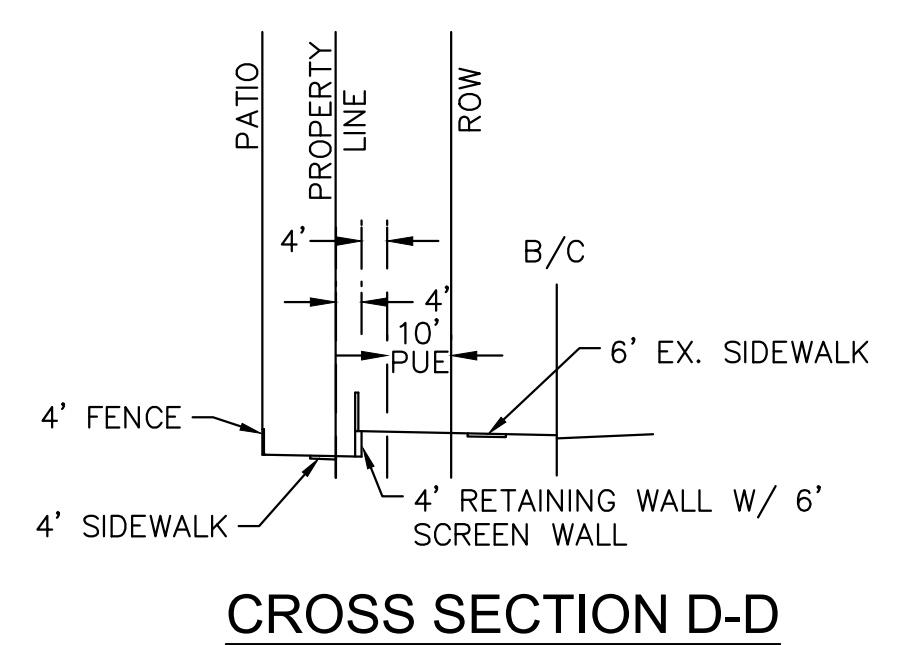
perimeter fence within 120 days after the date of the City's written notice to the Homeowner's Association, the City shall have the right, but not the obligation, to exercise all access easements and other rights of the Homeowners Association to repair and/or replace, as necessary, such screening wall or perimeter fence and to charge all reasonable costs incurred therefor to the Homeowners Association. The Homeowner's Association shall promptly pay such costs to the City upon completion of the repairs and/or replacement upon written demand by the City. If the reserves required by these conditions and the declaration are not sufficient to fully reimburse the City, the Homeowner's Association shall assess its members for the funds necessary to fully reimburse the City and to re-establish its required reserves. Such provision in the declaration for the Homeowner's Association shall further state that such provision may not be amended or modified without the prior written consent of the City.

PREPARED BY: BRADLEY W. HORN, P.E., 2025 S. W. 10TH AVENUE, SUITE 200, FORT WORTH, TEXAS 76104
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC., 2025 S. W. 10TH AVENUE, SUITE 200, FORT WORTH, TEXAS 76104
 LAST REVISED: 06/20/2025 (P.M.)
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

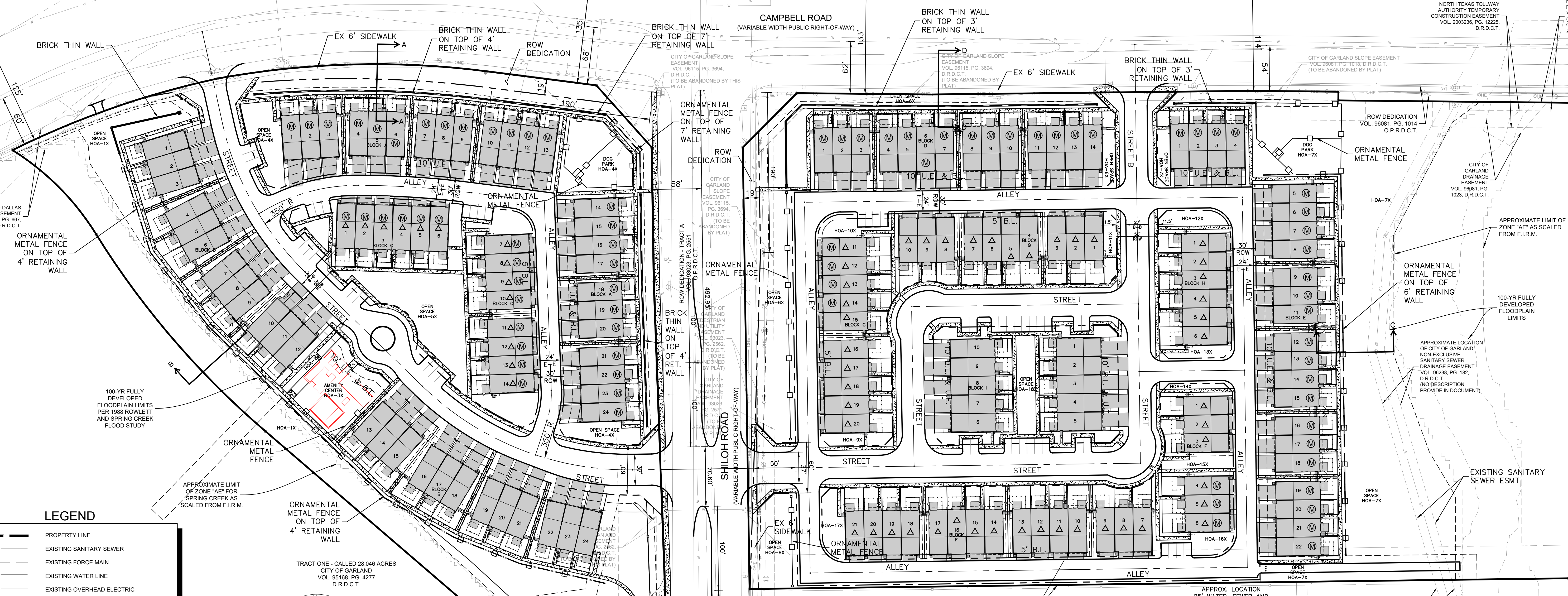


NOTE:

1. PARKING PAVING WITHIN THE RIGHT OF WAY SHALL BE MAINTAINED BY THE HOA AND A LICENSED AGREEMENT WILL BE REQUIRED FROM ENGINEERING AT THE TIME OF CONSTRUCTION.
2. LEFT TURN LANES TO BE CONSTRUCTED AT DEVELOPER'S EXPENSE PER CITY STANDARD DETAILS. EASEMENTS MUST BE ABANDONED BY THE SAME WAY THEY WERE CREATED. REFER TO TSM 3.08.
3. IF THE PROPOSED RETAINING WALL PARALLEL TO THE CAMPBELL AND SHILOH ROW IS LOCATED WITHIN THE ZONE OF INFLUENCE OF THE ROW, THE WALL SHALL BE A CONCRETE RETAINING WALL PER THE STD CITY DETAIL TYPE A CONCRETE RETAINING WALL OR EQUIVALENT AND SHALL NOT ENCR OACH INTO THE 10' P.U.E.



VICINITY MAP
SCALE: 1" = 2,000'



LEGEND

- PROPERTY LINE
- EXISTING SANITARY SEWER
- EXISTING FORCE MAIN
- EXISTING WATER LINE
- EXISTING OVERHEAD ELECTRIC
- PROPOSED ORNAMENTAL FENCE BY DEVELOPER
- PROPOSED SCREEN WALL BY DEVELOPER
- PROPOSED RETAINING WALL
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED INLET
- PROPOSED STREET LIGHT
- PROPOSED STOP SIGN
- PROPOSED STREET SIGN
- SIDEWALK TO BE BUILT BY DEVELOPER
- SIDEWALK TO BE BUILT BY HOME BUILDER
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- C.U.E. CITY UTILITY EASEMENT
- P.U.E. PRIVATE UTILITY EASEMENT
- HOA HOMEOWNERS ASSOCIATION
- B.L. BUILDING LINE
- G.S.L. GARAGE SETBACK LINE
- U.E. UTILITY EASEMENT
- W.E. WATER EASEMENT
- S.S.E. SANITARY SEWER EASEMENT

TRACT ONE - CALLED 28.046 ACRES
CITY OF GARLAND
VOL. 95168, PG. 4277
D.R.D.C.T.

Land Use Acreage Summary

Residential Lots / Residential Rights of Way / Street Dedication	12.5	59.4%
Open Space	6.1	29.1%
Amenity Center / Coach House	0.2	0.9%
Dog Park	0.2	0.9%
Flood Plain	2.1	9.7%
Total	21.1	100.0%
Tract 1 (West of Shiloh)	8.184 ac	
Tract 2 (East of Shiloh)	12.921 ac	

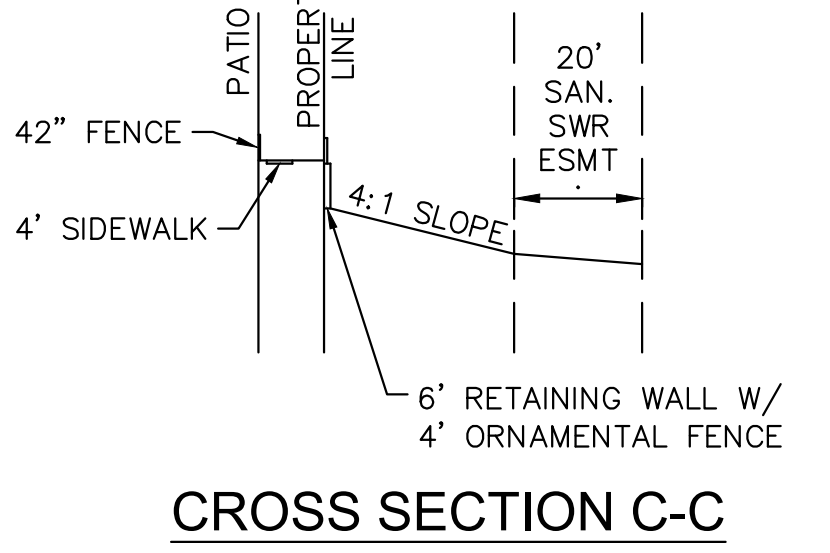
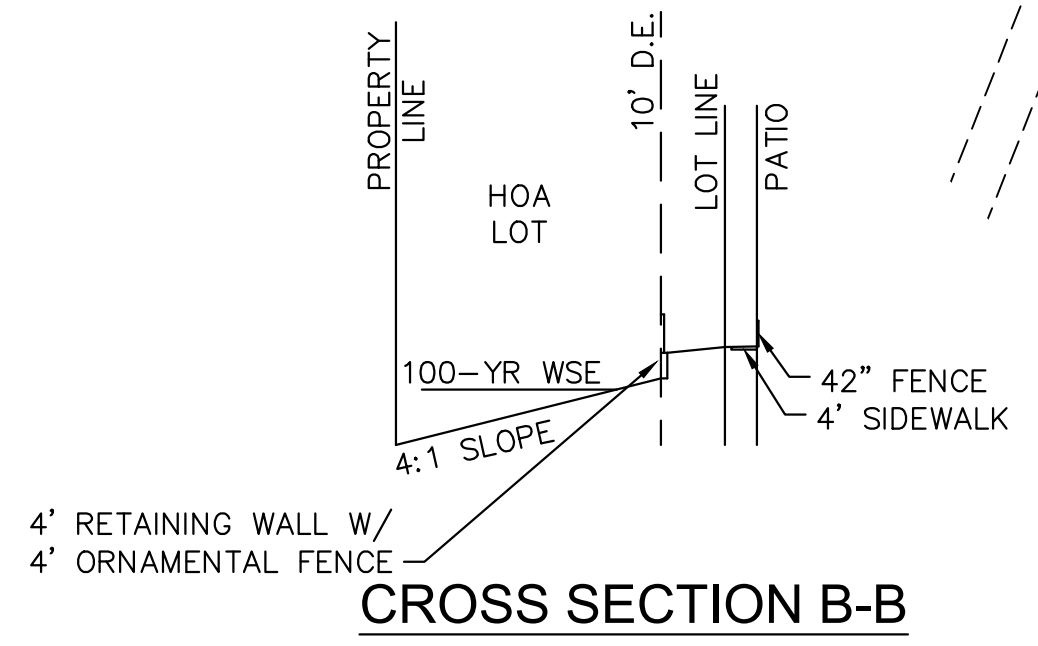
Lot Type Summary

	West	East	Total
22' x 76' Townhomes	62	93	155
HOA Lots	5	13	18
Lot Size (min.)	1600sf		
Parking Required (1 stall / 4 units)	16	23	38.8
Parking Provided	18	30	48
Enclosed Parking	2 per unit		
Front-loaded Lots	25	10	
Rear-loaded Lots	38	83	
Minimum dwelling size			1400 SF
Front Setback			10'
Rear (Garage) Setback Δ			5' or 20'
Side Setback (Interior lot)			5'
Side Setback at Street			10'
Side Setback Adjacent to Open Space			0'

Density Summary (Units per Acre)

Gross Density	7.3
Net Density	10.7

Δ Alley facing garages shall have a minimum five (5) foot setback where the front property line is no further than 150 feet from an interior street, as noted on this plan. In all other alley conditions, the garage setback shall be a minimum of twenty (20) feet.
 ⊗ Indicates lot with MEWS condition where front of lot faces common area lot.



CITY PROJECT NUMBER: 211014-2

DETAIL PLAN
FOR
OVERLOOK AT CAMPBELL LAKE
155 RESIDENTIAL LOTS / 17 OPEN SPACES / 1 AMENITY CENTER LOT
BEING 21.105 ACRES
OUT OF THE
DELILAH C. MANNING SURVEY, ABSTRACT NO. 945
AND THE
P. H. RICE SURVEY, ABSTRACT NO. 1241
IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

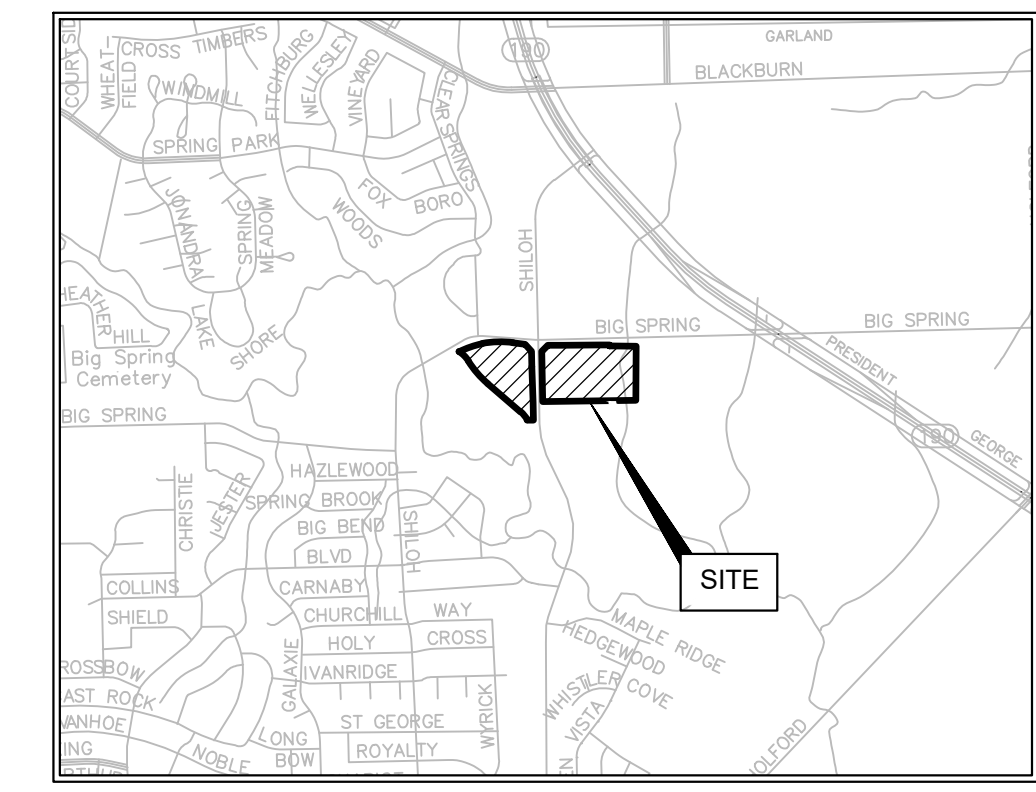
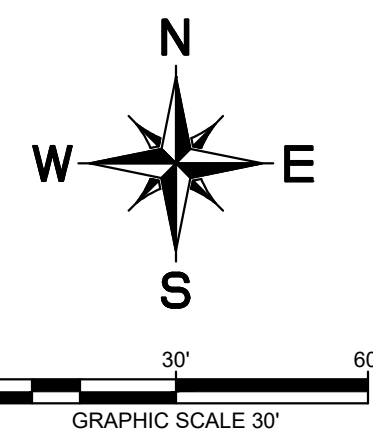
OWNER/DEVELOPER:
Grenadier Homes
5000 Quorum Drive, Suite 555
Dallas, TX 75254
Tel: (214) 794-5366
Contact: Anthony Natale

ENGINEER/SURVEYOR:
Kimley-Horn
6180 Warren Pkwy., Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: MATTHEW R. DUENWALD, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
BES	BES	MPD	AS SHOWN	SEPTEMBER	063258900

EXHIBIT C

PREPARED BY: BRADLEY BRYAN, LICENSED SURVEYOR
 DRAWN BY: KIMLEY-HORN
 LAST REVISED: 09/20/2022 2:04 PM



VICINITY MAP
 SCALE: 1" = 2,000'

LEGEND

	PROPERTY LINE
	EXISTING SANITARY SEWER
	EXISTING FORCE MAIN
	EXISTING WATER LINE
	EXISTING OVERHEAD ELECTRIC
	PROPOSED ORNAMENTAL FENCE BY DEVELOPER
	PROPOSED SCREEN WALL BY DEVELOPER
	PROPOSED RETAINING WALL
	EXISTING SANITARY MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED INLET
	PROPOSED STREET LIGHT
	PROPOSED STOP SIGN
	PROPOSED STREET SIGN
	SIDEWALK TO BE BUILT BY DEVELOPER
	SIDEWALK TO BE BUILT BY HOME BUILDER
	PEDESTRIAN ACCESS EASEMENT
	DRAINAGE EASEMENT
	CITY UTILITY EASEMENT
	PRIVATE UTILITY EASEMENT
	HOMEOWNERS ASSOCIATION
	BUILDING LINE
	GARAGE SETBACK LINE
	UTILITY EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT

MATCH LINE SEE P-3

MATCH LINE SEE THIS SHEET

6" BRICK THIN WALL WITH MASONRY COLUMNS SPACED 90' ON CENTER MAX IN FRONT OF LOTS FACING SHILOH ROAD (LOTS 14-24, BLOCK A), TO BE OWNED AND MAINTAINED BY THE HOA.

INSTALL BFR'S PER CITY DETAILS

CITY PROJECT NUMBER: 211014-2

DETAIL PLAN
 FOR
OVERLOOK AT CAMPBELL LAKE
 155 RESIDENTIAL LOTS / 17 OPEN SPACES / 1 AMENITY CENTER LOT BEING 21.105 ACRES
 OUT OF THE
 DELILAH C. MANNING SURVEY, ABSTRACT NO. 945
 AND THE
 P. H. RICE SURVEY, ABSTRACT NO. 1241
 IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

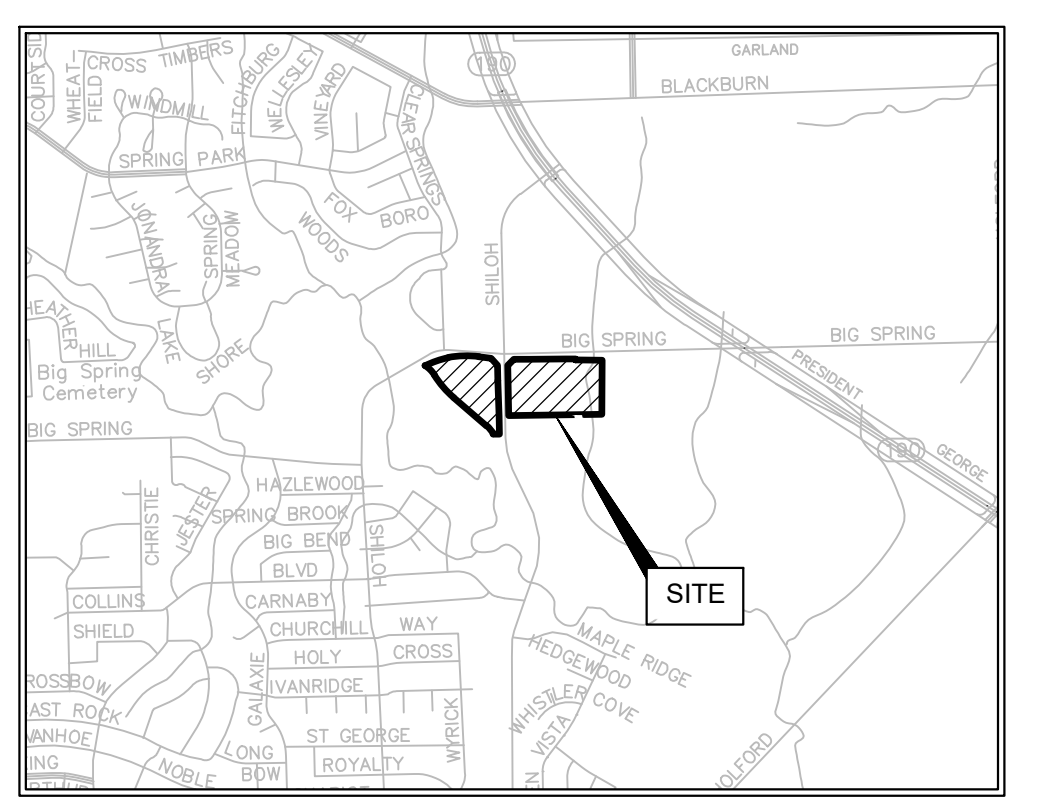
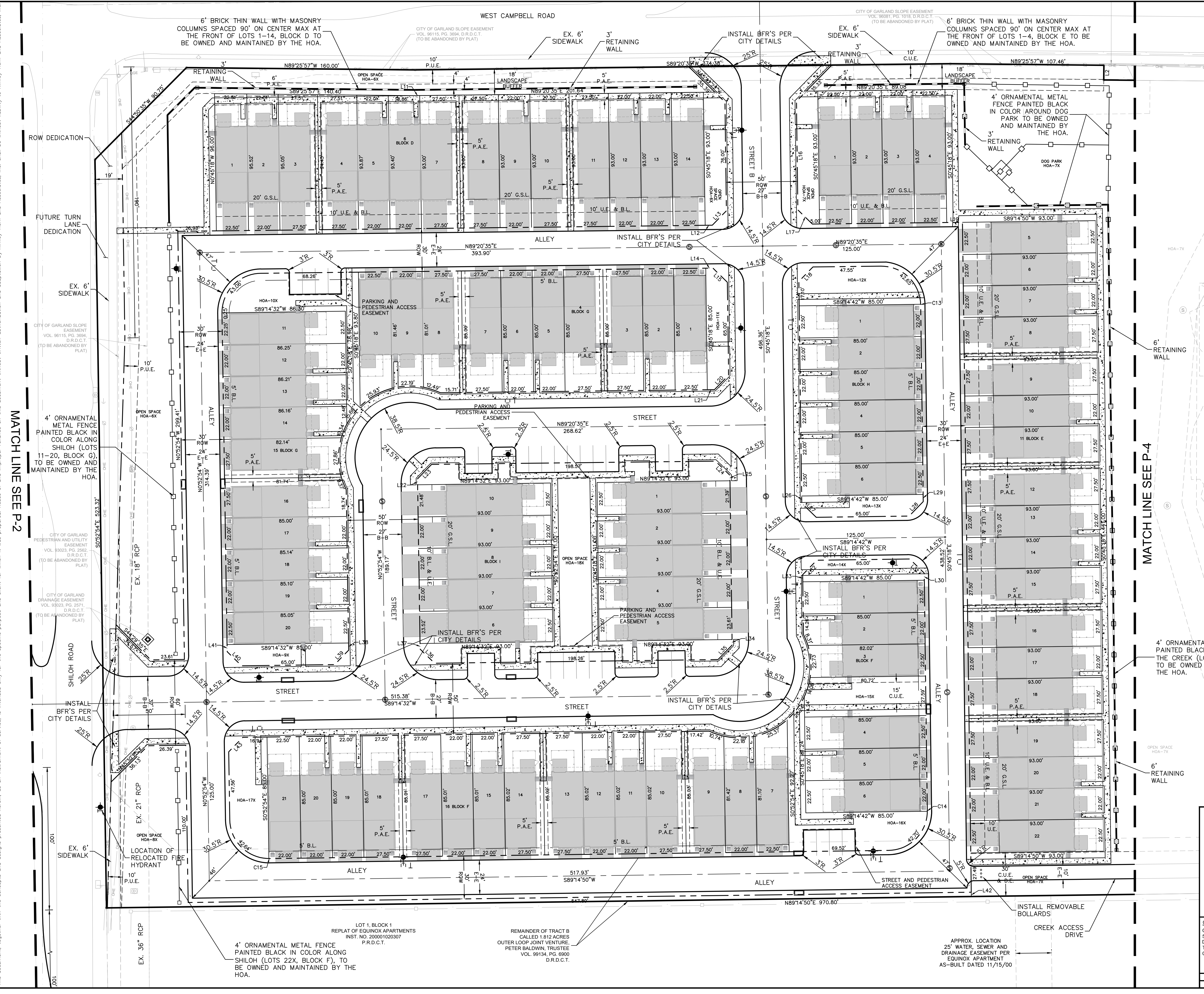
OWNER/DEVELOPER:
 Grenadier Homes
 5000 Quorum Drive, Suite 555
 Dallas, TX 75254
 Tel: (214) 794-5366
 Contact: Anthony Natale

ENGINEER/SURVEYOR:
Kimley-Horn
 6180 Warren Pkwy., Suite 210
 Frisco, TX 75034
 Tel: (972) 335-3580
 Contact: MATTHEW R. DUENWALD, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
BES	BES	MPD	AS SHOWN	SEPTEMBER	063259800

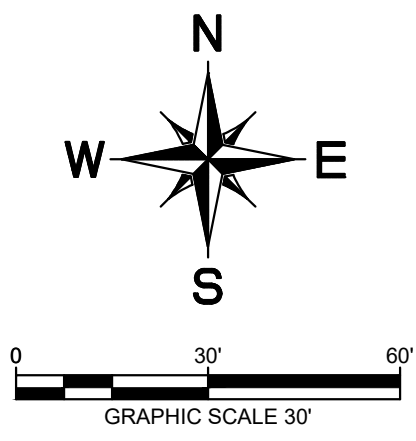
EXHIBIT C

PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC.
 DATE: 09/23/2022
 LAST REVISED: 09/23/2022
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



LEGEND

	PROPERTY LINE
	EXISTING SANITARY SEWER
	EXISTING FORCE MAIN
	EXISTING WATER LINE
	EXISTING OVERHEAD ELECTRIC
	PROPOSED ORNAMENTAL FENCE BY DEVELOPER
	PROPOSED SCREEN WALL BY DEVELOPER
	PROPOSED RETAINING WALL
	EXISTING SANITARY MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED INLET
	PROPOSED STREET LIGHT
	PROPOSED STOP SIGN
	PROPOSED STREET SIGN
	SIDEWALK TO BE BUILT BY DEVELOPER
	SIDEWALK TO BE BUILT BY HOME BUILDER
	PEDESTRIAN ACCESS EASEMENT
	DRAINAGE EASEMENT
	CITY UTILITY EASEMENT
	PRIVATE UTILITY EASEMENT
	HOMEOWNERS ASSOCIATION
	BUILDING LINE
	GARAGE SETBACK LINE
	UTILITY EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT



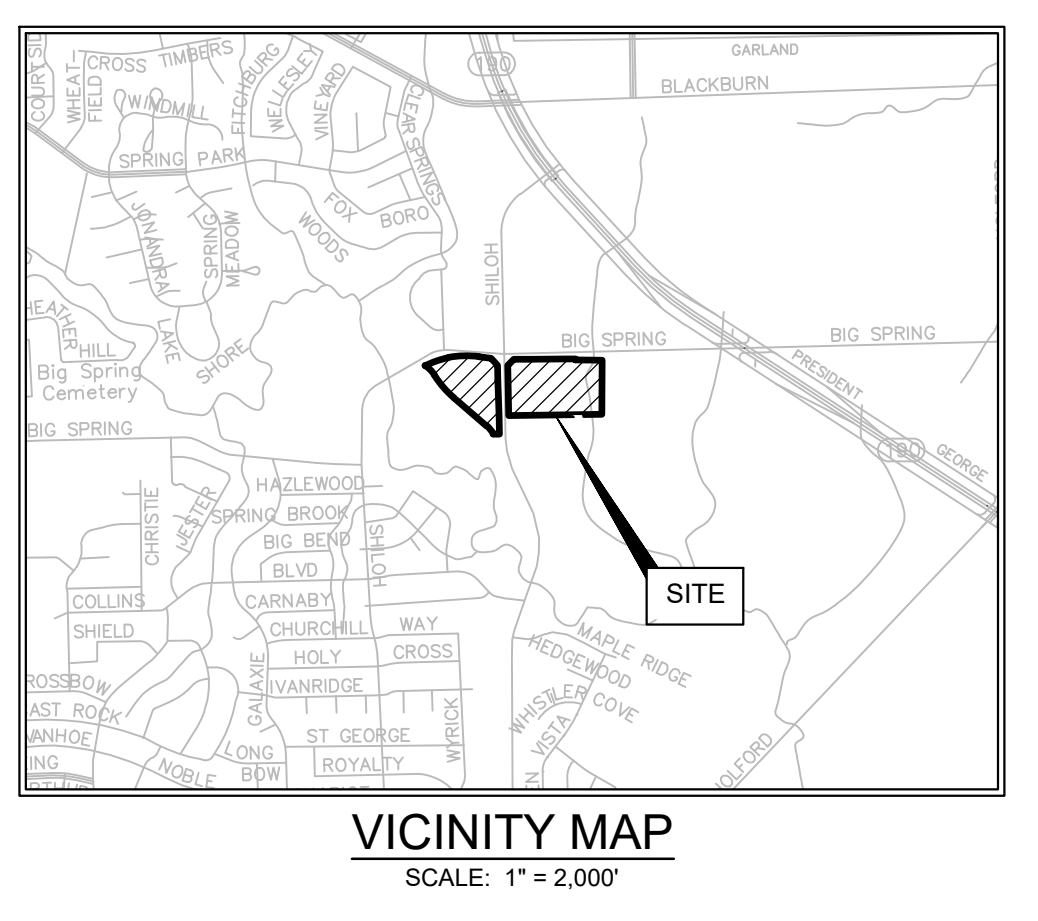
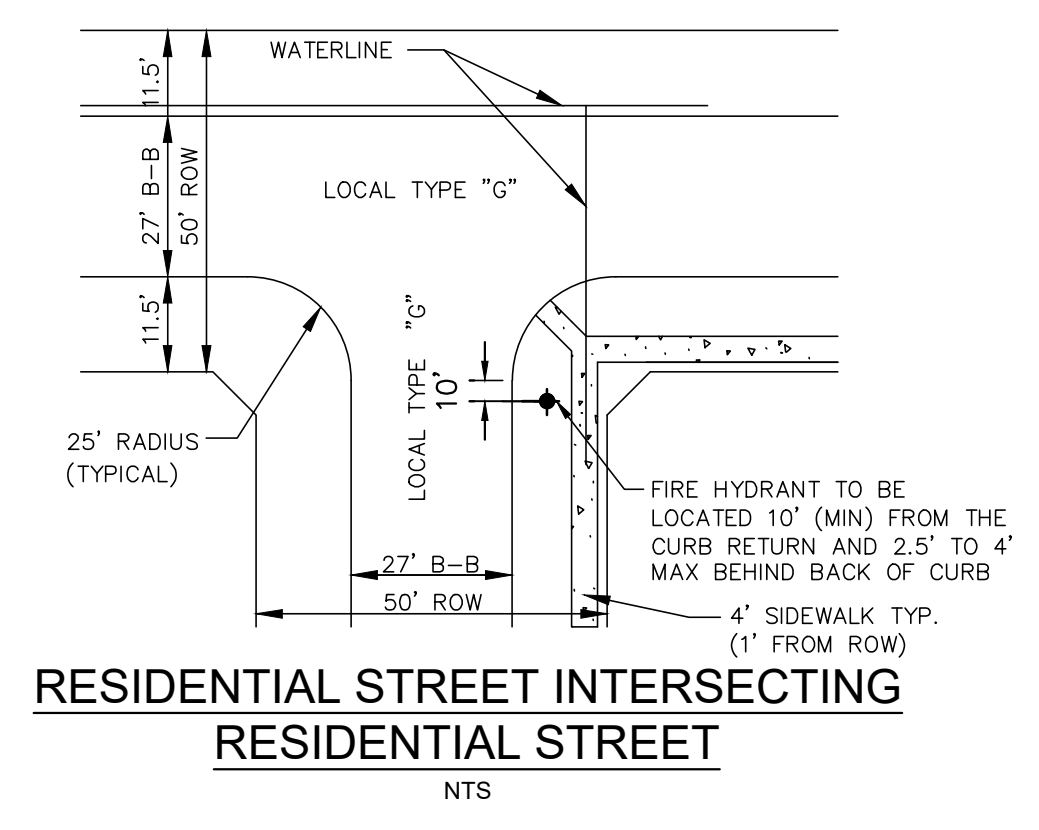
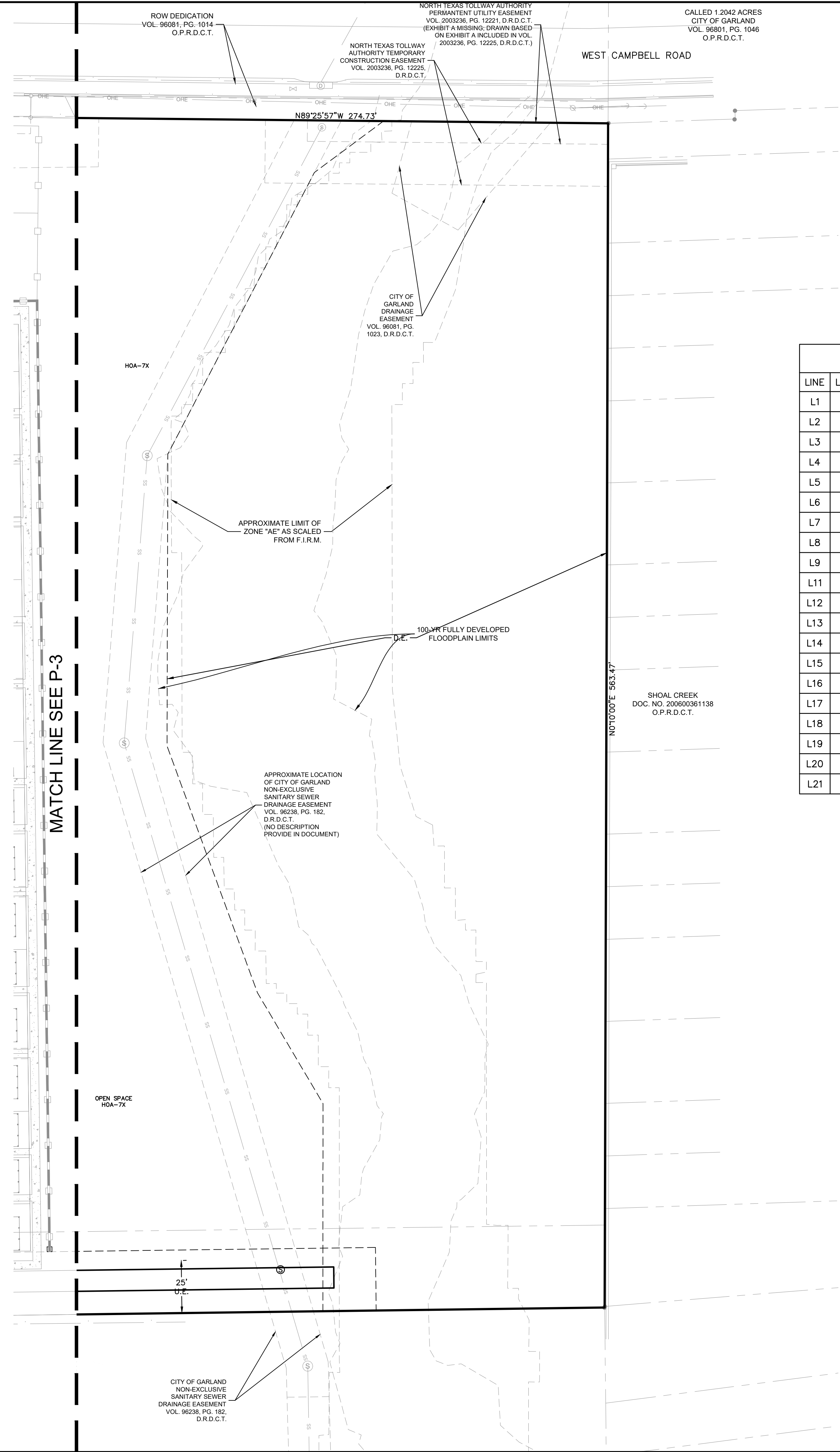
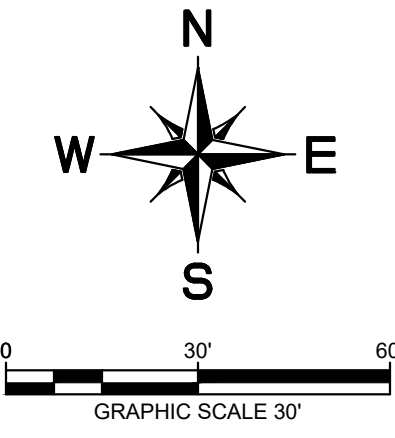
CITY PROJECT NUMBER: 211014-2

DETAIL PLAN
 FOR
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 155 RESIDENTIAL LOTS / 17 OPEN SPACES / 1 AMENITY CENTER LOT
 BEING 21.105 ACRES
 OUT OF THE
 DELILAH C. MANNING SURVEY, ABSTRACT NO. 945
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
BES	BES	MPD	AS SHOWN	SEPTEMBER	063258900

EXHIBIT C

PREPARED BY: MR. DANIEL BRYAN, LICENSED SURVEYOR, NO. 12454, DALLAS, TEXAS
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC., 5200 QUERUM DRIVE, SUITE 555, DALLAS, TEXAS 75254
 LAST MODIFIED: 09/20/2022 2:04 PM
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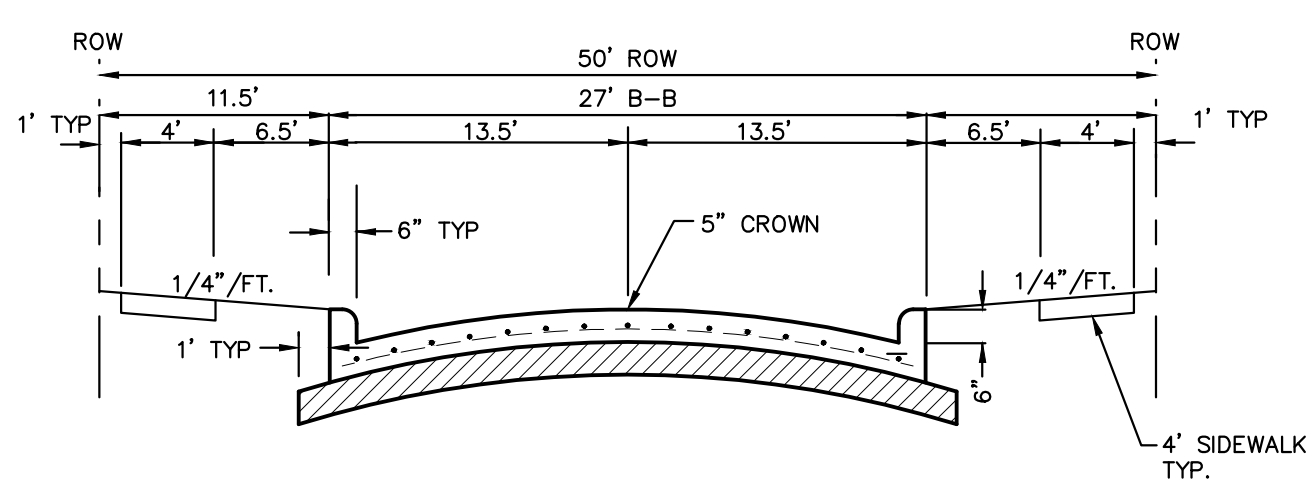
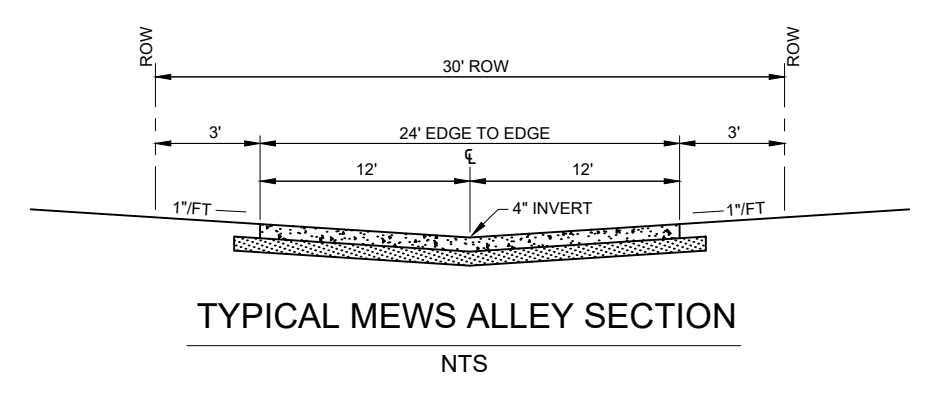
LINE	LENGTH	BEARING
L1	3.38	S58°39'53.66"W
L2	10.30	N0°34'02.94"E
L3	5.67	S12°25'21.81"E
L4	14.53	S71°22'34.51"E
L5	12.68	N15°34'45.47"E
L6	0.81	S2°06'14.06"E
L7	12.74	S32°06'04.08"E
L8	13.70	S65°06'36.23"W
L9	6.33	S38°14'28.92"E
L11	3.14	N89°20'34.94"E
L12	5.00	N89°20'34.94"E
L13	14.13	N44°17'38.30"E
L14	5.00	N89°20'34.94"E
L15	14.15	S45°42'21.70"E
L16	76.00	N0°45'18.33"W
L17	14.15	N45°42'21.70"W
L18	14.13	N44°17'38.30"E
L19	11.00	S89°20'34.94"W
L20	14.13	S44°17'38.30"W
L21	5.00	S89°20'34.94"W

LINE	LENGTH	BEARING
L22	4.14	N0°52'54.06"W
L23	14.11	N44°13'50.44"E
L24	14.15	S45°42'21.70"E
L25	3.85	S0°45'18.33"E
L26	5.00	N0°45'18.33"W
L27	14.14	N45°45'18.33"W
L28	14.14	S44°14'41.67"W
L29	5.00	S0°45'18.33"E
L30	5.00	S0°45'18.33"E
L31	14.14	S45°45'18.33"E
L32	14.14	N44°14'41.67"E
L33	5.00	N0°45'18.33"W
L34	3.89	S0°45'15.66"E
L35	14.14	S44°14'36.98"W
L36	14.16	N45°49'10.88"W
L37	3.98	N0°52'54.06"W
L38	5.00	S0°52'54.06"E
L39	14.13	S44°10'49.12"W
L40	14.16	N45°49'10.88"W
L41	5.00	N0°52'54.06"W

LINE	LENGTH	BEARING
L42	3.00	S0°45'09.57"E
L43	14.13	N44°10'49.12"E

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	350.00'	203.79'	S29°06'12"E	200.93'	33°21'41"	104.88'
C2	350.00'	274.73'	S68°16'15"E	267.73'	44°58'25"	144.88'
C3	220.00'	120.96'	S74°24'57"W	119.44'	31°30'07"	62.05'
C4	1074.00'	134.51'	N86°14'43"W	134.42'	7°10'33"	67.34'
C5	100.00'	35.69'	N8°07'17"E	35.50'	20°27'02"	18.04'
C6	1182.00'	242.17'	S88°31'37"E	241.75'	11°44'20"	121.51'
C7	205.00'	2.29'	N89°50'47"E	2.29'	0°38'26"	1.15'
C8	1182.00'	3.10'	S82°43'58"E	3.10'	0°09'02"	1.55'
C9	65.25'	1.41'	S82°59'52"E	1.41'	1°14'16"	0.70'
C10	85.00'	1.45'	S1°36'57"E	1.45'	0°58'34"	0.72'
C11	1050.83'	3.97'	S18°17'33"W	3.97'	0°12'59"	1.98'
C12	375.00'	5.08'	S45°23'47"E	5.08'	0°46'32"	2.54'
C13	26.86'	0.50'	S0°45'18"E	0.50'	1°03'54"	0.25'
C14	27.50'	0.50'	S0°14'03"E	0.50'	1°02'31"	0.25'
C15	69.89'	0.50'	S89°14'50"W	0.50'	0°24'32"	0.25'

LEGEND	
	PROPERTY LINE
	EXISTING SANITARY SEWER
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CITY PROJECT NUMBER: 211014-2

DETAIL PLAN
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OWNER/DEVELOPER: Grenadier Homes 5000 Quorum Drive, Suite 555 Dallas, TX 75254 Tel: (214) 794-5366 Contact: Anthony Natale	ENGINEER/SURVEYOR: Kimley-Horn 6180 Warren Pkwy., Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: MATTHEW R. DUENWALD, P.E.
--	---

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	P-4
BES	BES	MPD	AS SHOWN	SEPTEMBER 2022	063259800	

EXHIBIT D

PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 9/23/2022
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 9/23/2022
 CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 9/23/2022
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PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	PC	38	PISTACIA CHINENSIS / CHINESE PISTACHE
	QH	39	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	QV	38	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	UC	39	ULMUS CRASSIFOLIA / CEDAR ELM
ORNAMENTAL TREE	CODE	QTY	BOTANICAL / COMMON NAME
	IGG	18	ILEX X 'EAGLESTON' / EAGLESTON HOLLY
	IO	38	ILEX DECIDUA / POSSUMHAW HOLLY
	IS	45	ILEX X ATTENUATA 'SAVANNAH' / SAVANNAH HOLLY
	LA	36	LAGERSTROEMIA INDICA 'TUSCARORA' / CRAPE MYRTLE TUSCARORA
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	ABE	70	ABELIA X GRANDIFLORA / GLOSSY ABELIA
	ILB	173	ILEX CORNUTA 'BURFORDII' / BURFORD HOLLY
	INY	95	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY
	IXH	117	ILEX X 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY
	LEG	63	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM / GREEN CLOUD TEXAS RANGER
	MCW	225	MYRICA CERIFERA / WAX MYRTLE
	MDT	184	MALVAVISCUS DRUMMONDII / TURK'S CAP
	SGA	84	SALVIA GREGGII / AUTUMN SAGE
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	NAS	83	NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	LO	156	LIRIOPE MUSCARI 'EMERALD GODDESS' / EMERALD GODDESS LILYTURF
	RH	64	RUBRICKIA HIRTA / BLACK-EYED SUSAN
MISC	CODE	QTY	BOTANICAL / COMMON NAME
	SOD	TBD	CYNODON DACTYLON / COMMON BERMUDA
	MULCH	TBD	SHREDDED HARDWOOD MULCH
	STEEL EDGE	TBD	STEEL EDGING

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.

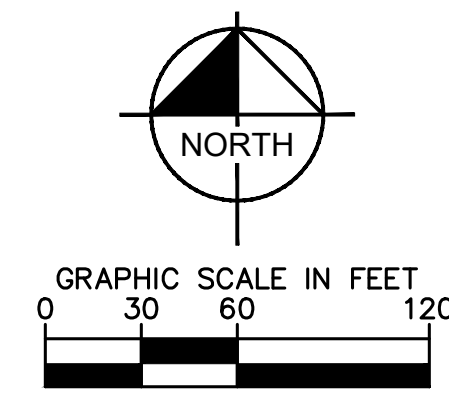
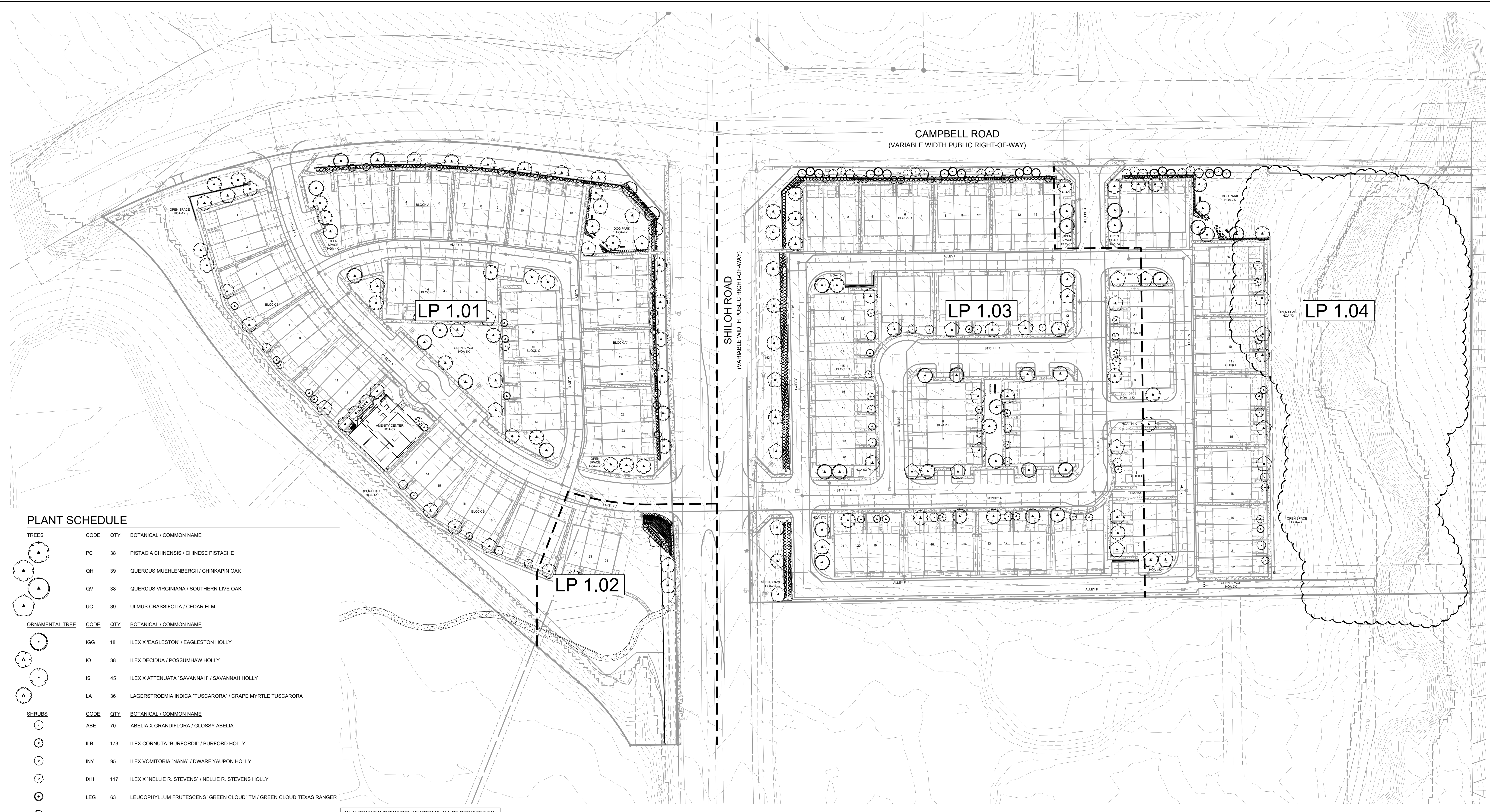
NOTE: NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY WITHOUT APPROVED CITY'S REAL PROPERTY IMPROVEMENT AUTHORIZATION FORM OR CITY'S LICENSE AGREEMENT.

NOTE: AT LEAST 50% OF TREES ON SITE TO BE CANOPY TREES.

291 TOTAL TREES ON SITE X 50% = AT LEAST 146 TREES TO BE CANOPY TREES.
156 CANOPY TREES PROVIDED ON SITE.
135 ORNAMENTAL TREES PROVIDED ON SITE.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD. NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

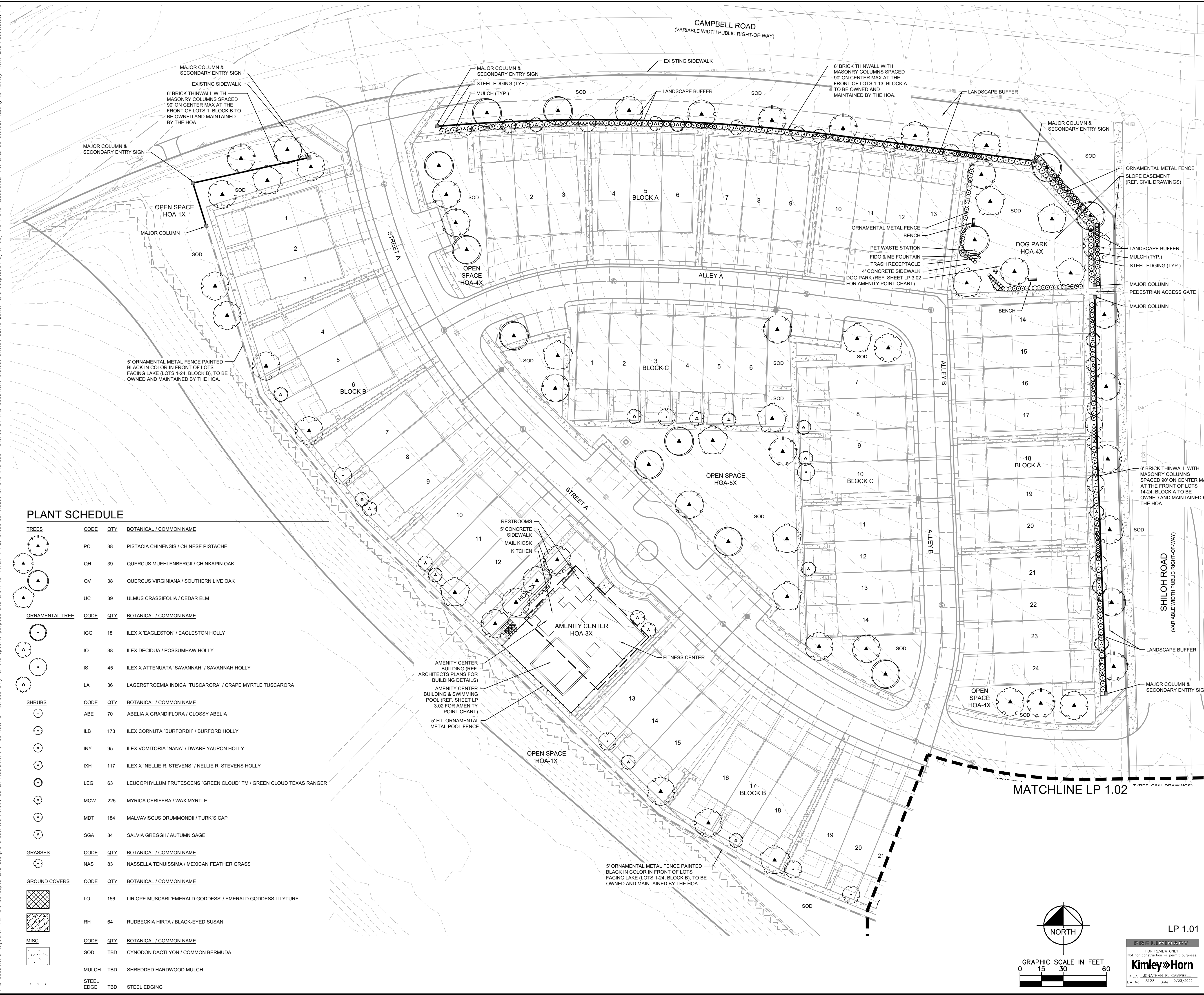


FOR REVIEW ONLY
 Not for construction or permit purposes.
Kimley»Horn
 P.L.A. JONATHAN R. CAMPBELL
 I.A. No. 3123 Date 9/23/2022

CITY PROJECT NUMBER: 211014-2
OVERALL SITE PLAN
 FOR
OVERLOOK AT CAMPBELL LAKE
 155 RESIDENTIAL LOTS / 17 OPEN SPACES / 1 AMENITY CENTER LOT
 BEING 21.105 ACRES
 OUT OF THE
 DELILAH C. MANNING SURVEY, ABSTRACT NO. 945
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 IN THE
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OWNER/DEVELOPER: Grandeur Homes 5500 Quorum Drive, Suite 555 Dallas, TX 75254 Tel: (469) 987-6970 Contact: Robert Swegler	LANDSCAPE ARCHITECT: Kimley»Horn 6160 Warren Parkway Suite 210 Frisco, TX 75034 Tel: (972) 335-3590 Contact: JONATHAN R. CAMPBELL, P.L.A.	ENGINEER/SURVEYOR: Kimley»Horn 6160 Warren Parkway Suite 210 Frisco, TX 75034 Tel: (972) 335-3590 Contact: MATTHEW R. DUENWALD, P.E.
DESIGNED: JRC DRAWN: SNE CHECKED: JRC SCALE: AS SHOWN DATE: SEPT. 2022	KH PROJECT NO.: 063259800	

PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) PROJECT NO. 211014-2
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) PROJECT NO. 211014-2
 CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) PROJECT NO. 211014-2
 DATE: 09/23/2022



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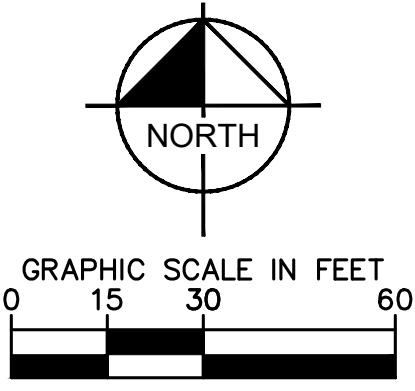
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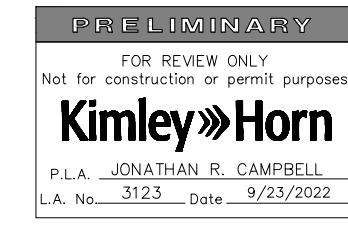
CITY PROJECT NUMBER: 211014-2

LANDSCAPE PLAN
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OWNER/DEVELOPER: Granadier Homes 5500 Quorum Drive, Suite 555 Dallas, TX 75254 Tel: (469) 987-6970 Contact: Robert Swegler	LANDSCAPE ARCHITECT: Kimley»Horn 6160 Warren Parkway Suite 210 Frisco, TX 75034 Tel: (972) 335-3590 Contact: JONATHAN R. CAMPBELL P.L.A. No. 3123 - Exp. 9/23/2022	ENGINEER/SURVEYOR: Kimley»Horn 6160 Warren Parkway Suite 210 Frisco, TX 75034 Tel: (972) 335-3590 Contact: MATTHEW R. DUENWALD, P.E.			
DESIGNED: JRC	DRAWN: SNE	CHECKED: JRC	SCALE: AS SHOWN	DATE: SEPT. 2022	KH PROJECT NO.: 063259800



LP 1.01



MATCHLINE LP 1.03

MATCHLINE LP 1.02

EXHIBIT D

PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 09/23/2022
 DRAWN BY: JRC DATE: 09/23/2022
 CHECKED BY: SNE DATE: 09/23/2022
 LAST SAVE: 09/23/2022 11:46 AM

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	INY	95	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY
	IXH	117	ILEX X 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY
	LEG	63	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM / GREEN CLOUD TEXAS RANGER
	MCW	225	MYRICA CERIFERA / WAX MYRTLE
	MDT	184	MALVAVISCUS DRUMMONDII / TURK'S CAP
	SGA	84	SALVIA GREGGII / AUTUMN SAGE
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	NAS	83	NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	LO	156	LIRIOPE MUSCARI 'EMERALD GODDESS' / EMERALD GODDESS LILYTURF
	RH	64	RUDBECKIA HIRTA / BLACK-EYED SUSAN
MISC	CODE	QTY	BOTANICAL / COMMON NAME
	SOD	TBD	CYNODON DACTYLON / COMMON BERMUDA
	MULCH	TBD	SHREDDED HARDWOOD MULCH
	STEEL EDGE	TBD	STEEL EDGING

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

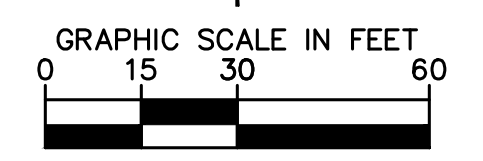
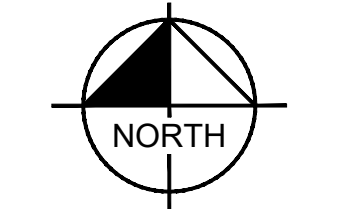
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NOTE: AT LEAST 50% OF TREES ON SITE TO BE CANOPY TREES.

291 TOTAL TREES ON SITE X 50% = AT LEAST 146 TREES TO BE CANOPY TREES.
 156 CANOPY TREES PROVIDED ON SITE.
 135 ORNAMENTAL TREES PROVIDED ON SITE.



LP 1.02

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Kimley-Horn

P.L.A. JONATHAN R. CAMPBELL
 L.A. No. 3123 Date: 9/23/2022

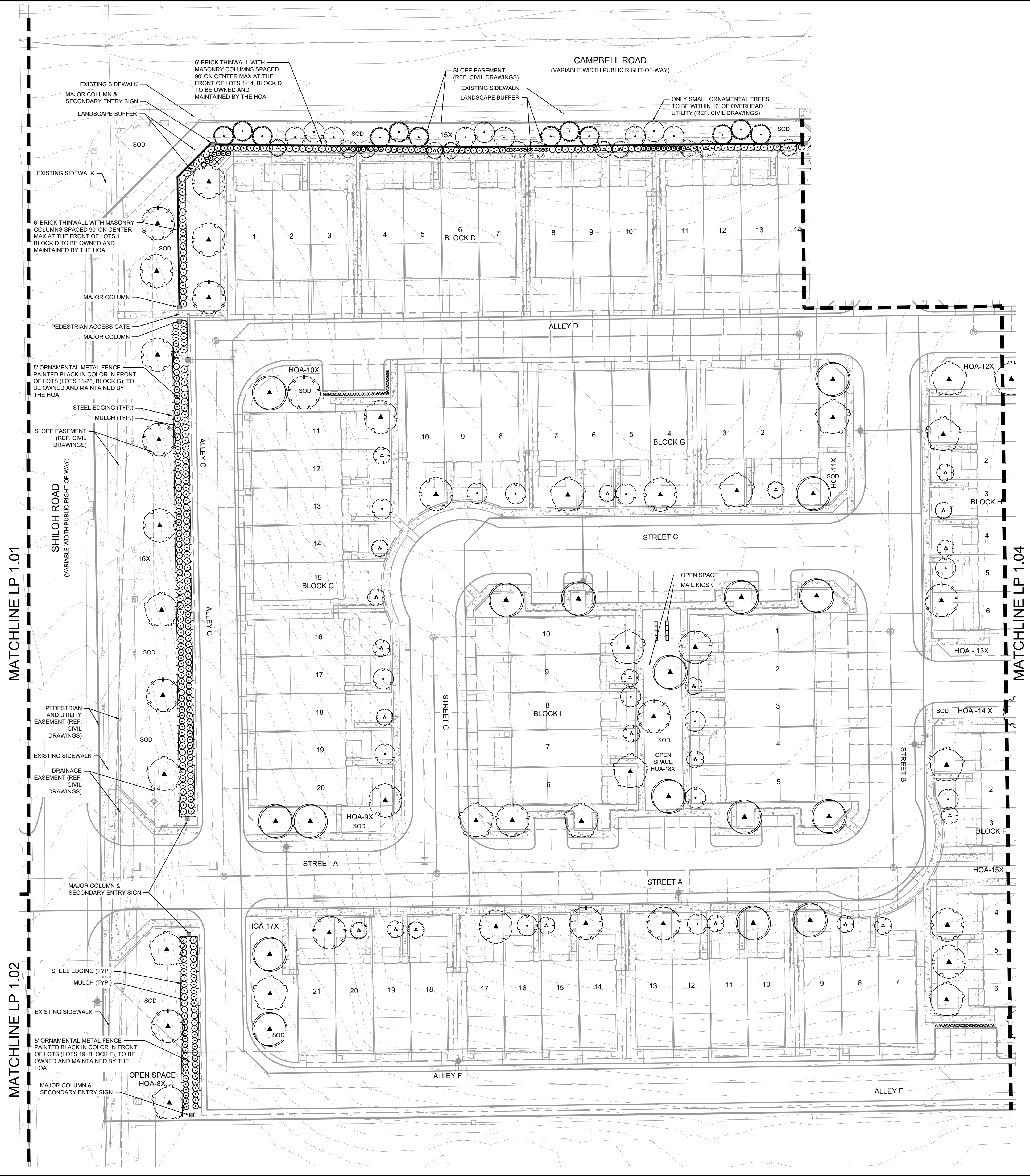
CITY PROJECT NUMBER: 211014-2

LANDSCAPE PLAN
 FOR
OVERLOOK AT CAMPBELL LAKE
 155 RESIDENTIAL LOTS / 17 OPEN SPACES / 1 AMENITY CENTER LOT
 BEING 21.105 ACRES
 OUT OF THE
 DELILAH C. MANNING SURVEY, ABSTRACT NO. 945
 AND THE
 P. H. RICE SURVEY, ABSTRACT NO. 1241
 IN THE
 CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER: Granadier Homes 5500 Quorum Drive, Suite 555 Dallas, TX 75254 Tel: (469) 867-6970 Contact: Robert Swegler	LANDSCAPE ARCHITECT: Kimley-Horn 6160 Warren Parkway Suite 210 Frisco, TX 75034 Tel: (972) 335-3590 Contact: JONATHAN R. CAMPBELL, P.L.A.	ENGINEER/SURVEYOR: Kimley-Horn 6160 Warren Parkway Suite 210 Frisco, TX 75034 Tel: (972) 335-3590 Contact: MATTHEW R. DUENWALD, P.E.			
DESIGNED: JRC	DRAWN: SNE	CHECKED: JRC	SCALE: AS SHOWN	DATE: SEPT. 2022	KH PROJECT NO.: 063259800

EXHIBIT D

PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. PROJECT: 211014-2
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 9/23/2022
 CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 9/23/2022
 LAST REVISED: 9/23/2022 11:46 AM
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PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	PC	38	PISTACIA CHINENSIS / CHINESE PISTACHE
	QH	39	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	QV	38	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	UC	39	ULMUS CRASSIFOLIA / CEDAR ELM
ORNAMENTAL TREE	CODE	QTY	BOTANICAL / COMMON NAME
	IGG	18	ILEX X 'EAGLESTON' / EAGLESTON HOLLY
	IO	38	ILEX DECIDUA / POSSUMHAW HOLLY
	IS	45	ILEX X ATTENUATA 'SAVANNAH' / SAVANNAH HOLLY
	LA	36	LAGERSTROEMIA INDICA 'TUSCARORA' / CRAPE MYRTLE TUSCARORA
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	ABE	70	ABELIA X GRANDIFLORA / GLOSSY ABELIA
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	MDT	184	MALVAVISCUS DRUMMONDII / TURK'S CAP
	SGA	84	SALVIA GREGGII / AUTUMN SAGE
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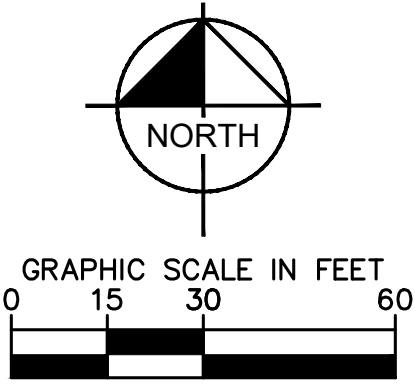
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LP 1.03

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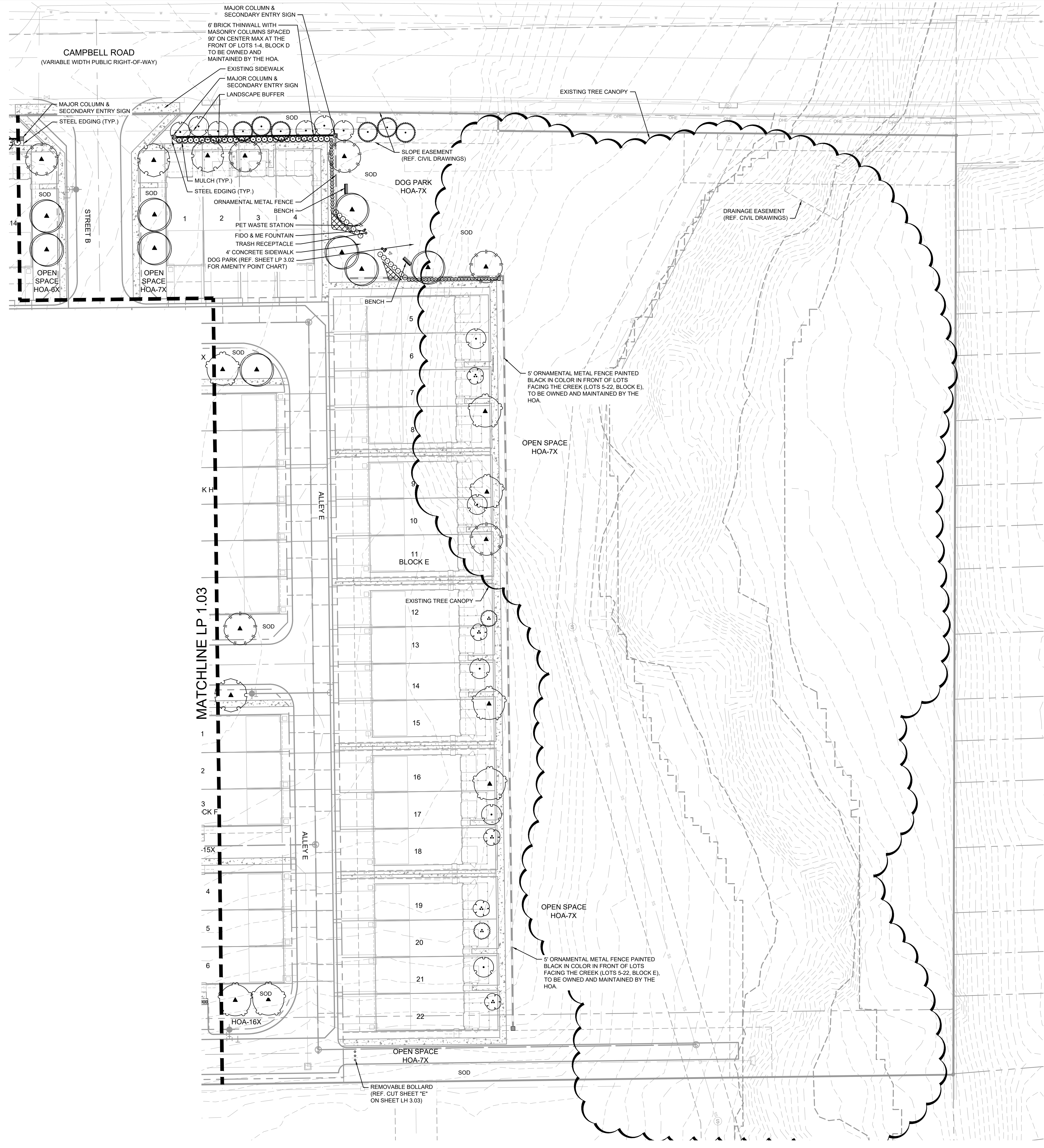
Kimley»Horn

P.L.A. JONATHAN R. CAMPBELL
 L.A. No. 3123 Date: 9/23/2022

CITY PROJECT NUMBER: 211014-2

LANDSCAPE PLAN
 FOR
OVERLOOK AT CAMPBELL LAKE
 155 RESIDENTIAL LOTS / 17 OPEN SPACES / 1 AMENITY CENTER LOT
 BEING 21.105 ACRES
 OUT OF THE
 DELILAH C. MANNING SURVEY, ABSTRACT NO. 945
 AND THE
 P. H. RICE SURVEY, ABSTRACT NO. 1241
 IN THE
 CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER: Granadier Homes 5500 Quorum Drive, Suite 555 Dallas, TX 75254 Tel: (469) 987-6970 Contact: Robert Swegler	LANDSCAPE ARCHITECT: Kimley»Horn 6160 Warren Parkway Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: JONATHAN R. CAMPBELL, P.L.A.	ENGINEER/SURVEYOR: Kimley»Horn 6160 Warren Parkway Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: MATTHEW R. DUENWALD, P.E.			
DESIGNED: JRC	DRAWN: SNE	CHECKED: JRC	SCALE: AS SHOWN	DATE: SEPT. 2022	KH PROJECT NO.: 063258600



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	PC	38	PISTACIA CHINENSIS / CHINESE PISTACHE
	QH	39	QUERCUS MUEHLENBERGII / CHINKAPIN OAK
	QV	38	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	UC	39	ULMUS CRASSIFOLIA / CEDAR ELM
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MISC	CODE	QTY	BOTANICAL / COMMON NAME
	SOD	TBD	CYNODON DACTYLON / COMMON BERMUDA
	MULCH	TBD	SHREDDED HARDWOOD MULCH
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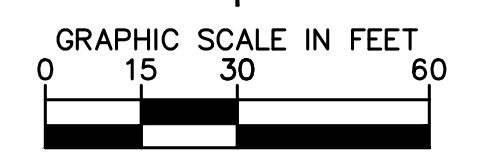
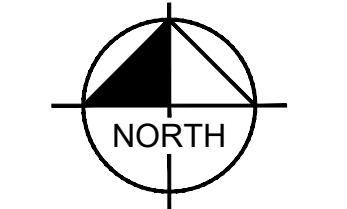
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LP 1.04

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Kimley»Horn

P.L.A. JONATHAN R. CAMPBELL
 L.A. No. 3123 Date: 9/23/2022

CITY PROJECT NUMBER: 211014-2

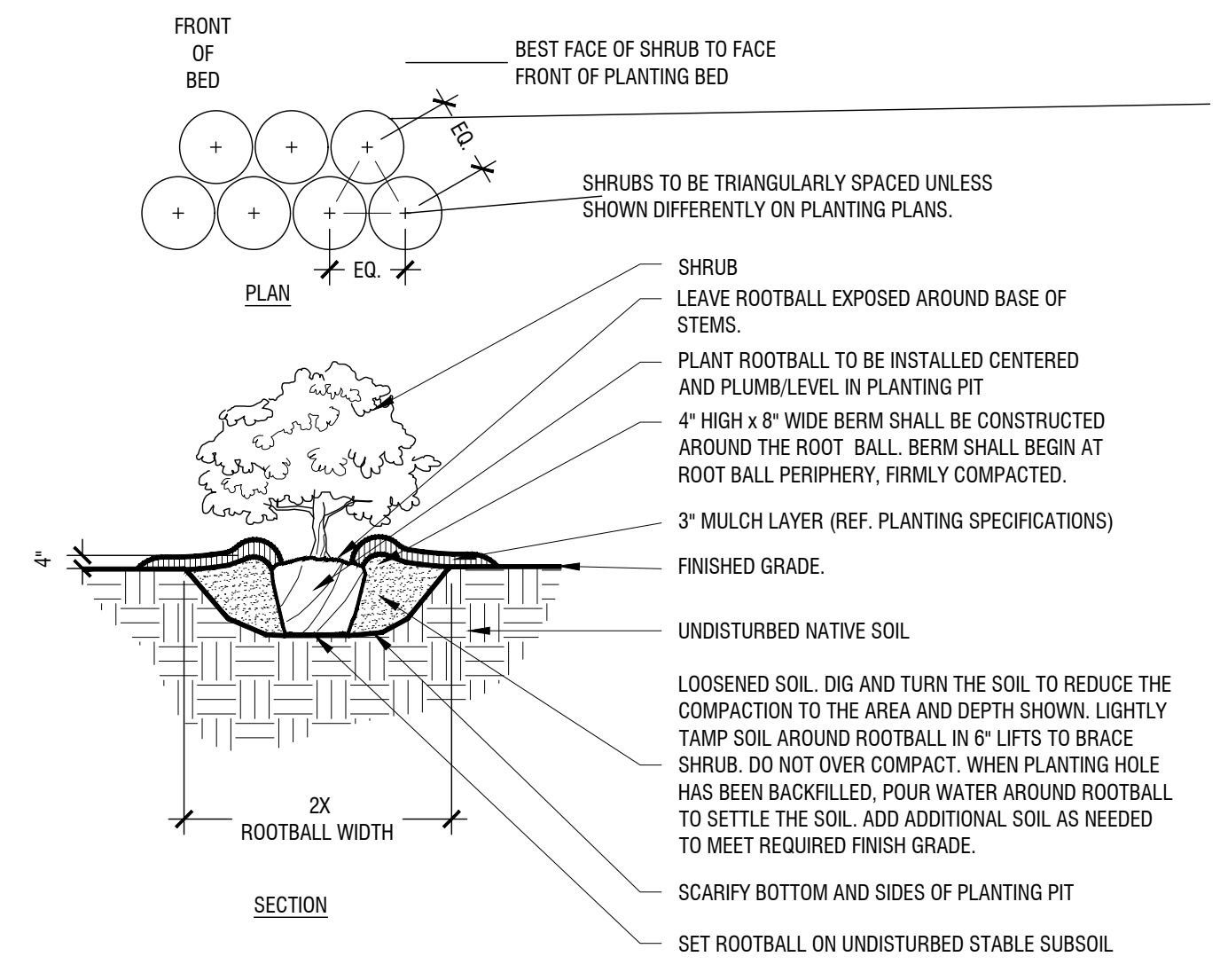
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DESIGNED: JRC	DRAWN: SNE	CHECKED: JRC
SCALE: AS SHOWN	DATE: SEPT. 2022	KH PROJECT NO.: 063259800

EXHIBIT D

PREPARED BY: JASON KANAKARIA, P.E. (9/23/2022) 11:46 AM
 DRAWN BY: KJRL (9/23/2022) 11:46 AM
 LAST SAVED: 9/23/2022 11:46 AM
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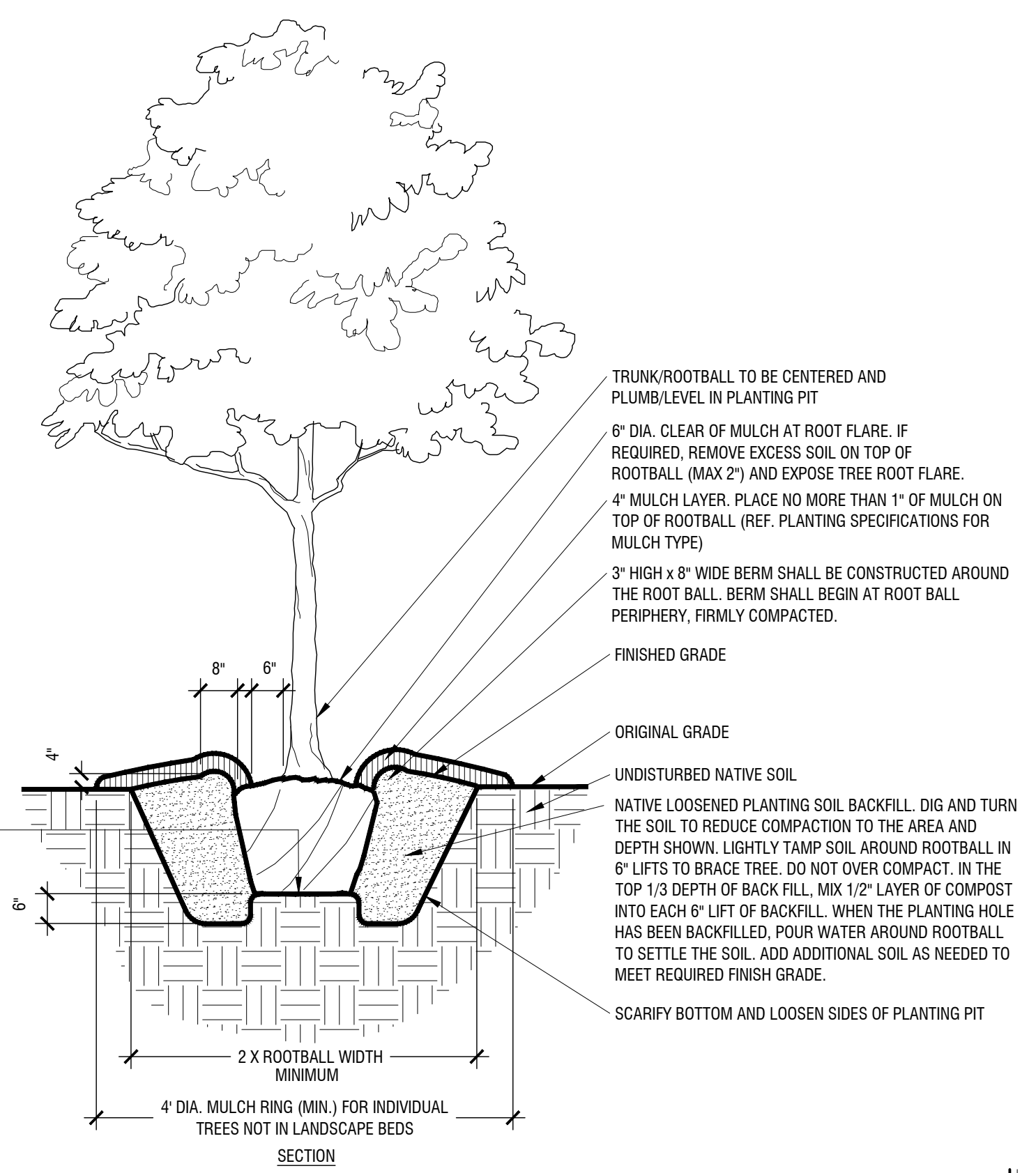
NOTES:
 1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. REF. TREE STAKING DETAIL THIS SHEET.



Typical Shrub Planting

Scale: NTS

B



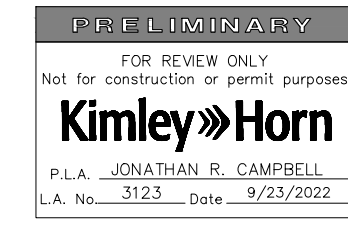
Typical Tree Planting (Up to 3" Caliper)

Scale: NTS

A

SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOTBALL IS 2-3" ABOVE FINISHED GRADE.
 STABILIZE/PLUMB TREE BY TAMPING SOIL FIRMLY AROUND THE LOWER 1/4 OF THE ROOTBALL.
 • FOR CONTAINER STOCK: REMOVE ENTIRE CONTAINER.
 • FOR B&B STOCK: COMPLETELY REMOVE TOP 1/2 OF THE ENTIRE WIRE BASKET. COMPLETELY REMOVE ALL BURLAP/SYNTHETIC FABRICS AND STRAPPING.

LP 3.01



CITY PROJECT NUMBER: 211014-2

LANDSCAPE DETAILS
 FOR
OVERLOOK AT CAMPBELL LAKE
 155 RESIDENTIAL LOTS / 17 OPEN SPACES/ 1 AMENITY CENTER LOT
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DESIGNED: JRC	DRAWN: SNE	CHECKED: JRC	SCALE: AS SHOWN	DATE: SEPT. 2022	KH PROJECT NO.: 063259800

PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 09/23/2022
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 09/23/2022
 CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 09/23/2022
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PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	PC	38	PISTACIA CHINENSIS / CHINESE PISTACHE	3" CAL, 12' HT, 4'-5" SPR	FULL, STRAIGHT, SINGLE LEADER
	QH	39	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	3" CAL, 14' HT, 5'-6" SPR	FULL, STRAIGHT, SINGLE LEADER
	QV	38	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	3" CAL, 16' HT, 6" SPR	FULL, STRAIGHT, SINGLE LEADER
	UC	39	ULMUS CRASSIFOLIA / CEDAR ELM	3" CAL, 14' HT, 6" SPR	FULL, STRAIGHT, SINGLE LEADER
ORNAMENTAL TREE	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	IGG	18	ILEX X 'EAGLESTON' / EAGLESTON HOLLY	2" CAL, 10' HT, 6" SPR	
	IO	38	ILEX DECIDUA / POSSUMHAW HOLLY	8'-10' HT, 3'-4" SPR	FULL, MULTI-TRUNK
	IS	45	ILEX X ATTENUATA 'SAVANNAH' / SAVANNAH HOLLY	12' HT, 4'-5" SPR	FULL
	LA	36	LAGERSTROEMIA INDICA 'TUSCARORA' / CRAPE MYRTLE TUSCARORA	8' HT, 5" SPR	FULL, MULTI-TRUNK
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	ABE	70	ABELIA X GRANDIFLORA / GLOSSY ABELIA	24" HT, 18" SPR, 36" OC	FULL
	ILB	173	ILEX CORNUTA 'BURFORDII' / BURFORD HOLLY	36" HT, 30" SPR, 42" OC	FULL
	INY	95	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	12" HT, 12" SPR, 18" OC	FULL
	IXH	117	ILEX X 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY	36" HT, 24" SPR, 48" OC	FULL
	LEG	63	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM / GREEN CLOUD TEXAS RANGER	24" HT, 24" SPR, 36" OC	FULL
	MCW	225	MYRICA CERIFERA / WAX MYRTLE	36" HT, 24" SPR, 48" OC	FULL
	MDT	184	MALVA VISCUS DRUMMONDII / TURK'S CAP	24" HT, 18" SPR, 24" OC	FULL
	SGA	84	SALVIA GREGGII / AUTUMN SAGE	18" HT, 12" SPR, 18" OC	FULL
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	NAS	83	NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS	18" HT, 24" OC	FULL
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	LO	156	LIRIOPE MUSCARI 'EMERALD GODDESS' / EMERALD GODDESS LILYTURF	12" HT, 12" SPR, 18" O.C.	FULL, 1 GALLON MIN.
	RH	64	RUDBECKIA HIRTA / BLACK-EYED SUSAN	12" HT, 12" SPR, 18" O.C.	FULL, 1 GALLON MIN.
MISC	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	SOD	TBD	CYNODON DACTYLON / COMMON BERMUDA	SOLID SOD, ROLLED TIGHT WITH SAND FILLED JOINTS, 100% WEED, DISEASE, AND PEST FREE	
	MULCH	TBD	SHREDDED HARDWOOD MULCH	3" DEPTH, TREES IN SOD TO RECEIVE 4" DIA. RING	
	STEEL EDGE	TBD	STEEL EDGING	3/16" X 6, BLACK	

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PLANTING NOTES

- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
- LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
- STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
- PLANTS MASSSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
- ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
- PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT, PROVIDE IRRIGATION AS NECESSARY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
- CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD AND IRRIGATED.
- ALL LANDSCAPE BEDS TO HAVE TOPSOIL/BEDDING MIX THAT MEETS LANDSCAPE SPECIFICATIONS. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
- ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, PH RANGE OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.
- ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BERMUDA SEED OR SOD AND IRRIGATED UNLESS OTHERWISE SHOWN ON PLANS.
- ALL TREES TO BE PLACED A MINIMUM OF 4' FROM ANY UTILITY.

City of Garland Zoning		
	Required	Provided
Townhouse Developments:		
At least 1 tree per townhouse unit 155 townhomes = 155 trees	155 Trees	155 Trees
At least 1 tree per every 2,500 sf of townhouse common areas not covered by building or other impervious activity 6.4 AC / 278,784 sf / 2,500 sf = 112 Trees	112 Trees	112 Trees
<i>At least 50% of the required trees must be large canopy trees</i>		
Perimeter Screening between Residential Development & Thoroughfares		
Residential development adjacent to Type D or larger thoroughfares		
Shiloh Road and Campbell Road - Type B Thoroughfare		
Campbell Road 1,158 LF / 50 = 23 Trees	23 Trees	12 Canopy Trees 33 Ornamental Trees*
Shiloh Road 759 LF / 50 = 15 Trees	15 Trees	17 Trees
*33 Ornamental Trees placed in lieu of 11 Canopy trees. Canopy trees not placed due to proximity to overhead electric utility lines.		
Amenities:	Required	Provided
At least 1 amenity to be provided for a townhouse development of 25 - 100 dwelling units. For townhouse developments having over 100, at least 1 additional amenity is required for every 50 residential units over 100. 164 townhouse units = 3 amenity points	3 points	3 points 1 point - Clubhouse (Approx. 3,500 sf) 1 point - Swimming Pool (1,260 sf) 1 point - Dog Park (Alternative)

CITY PROJECT NUMBER: 211014-2
PLANT SCHEDULE, NOTES & CODE CHART
 FOR
OVERLOOK AT CAMPBELL LAKE
 155 RESIDENTIAL LOTS / 17 OPEN SPACES/ 1 AMENITY CENTER LOT
 BEING 21.105 ACRES
 OUT OF THE
 DELILAH C. MANNING SURVEY, ABSTRACT NO. 945
 AND THE
 P. H. RICE SURVEY, ABSTRACT NO. 1241
 IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

LP 3.02

OWNER/DEVELOPER: Grenadier Homes 55000 Quorum Drive, Suite 555 Dallas, TX 75254 Tel: (469) 987-6970 Contact: Robert Swegler	LANDSCAPE ARCHITECT: Kimley»Horn 6160 Warren Parkway Suite 210 Frisco, TX 75034 Tel: (972) 335-3590 Contact: JONATHAN R. CAMPBELL	ENGINEER/SURVEYOR: Kimley»Horn 6160 Warren Parkway Suite 210 Frisco, TX 75034 Tel: (972) 335-3590 Contact: MATTHEW R. DUENWALD, P.E.
DESIGNED: JRC DRAWN: SNE CHECKED: JRC SCALE: AS SHOWN DATE: SEPT. 2022	FOR REVIEW ONLY Not for construction or permit purposes. Kimley»Horn P.L.A. JONATHAN R. CAMPBELL L.A. No. 3123 Date: 9/23/2022	K14 PROJECT NO. 063259800

DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 09/23/2022
 CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 09/23/2022
 PROJECT: 211014-2, CITY OF GARLAND, DALLAS COUNTY, TEXAS
 SHEET: 7 OF 10

EXHIBIT D



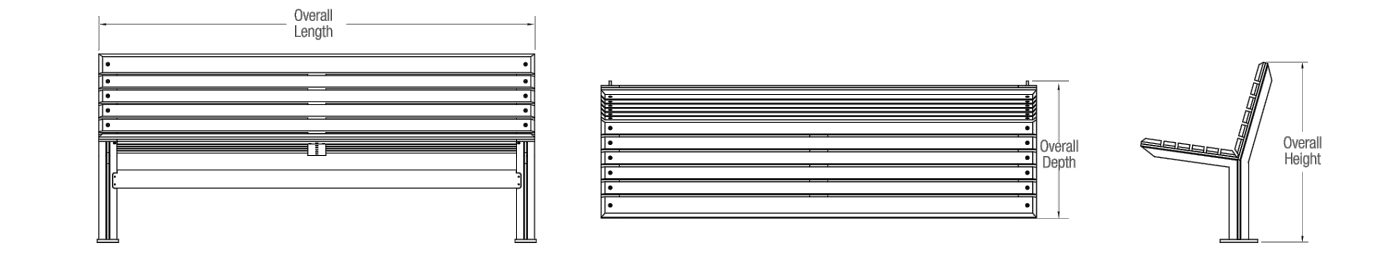
FIRE HYDRANT



FIDO & ME FOUNTAIN

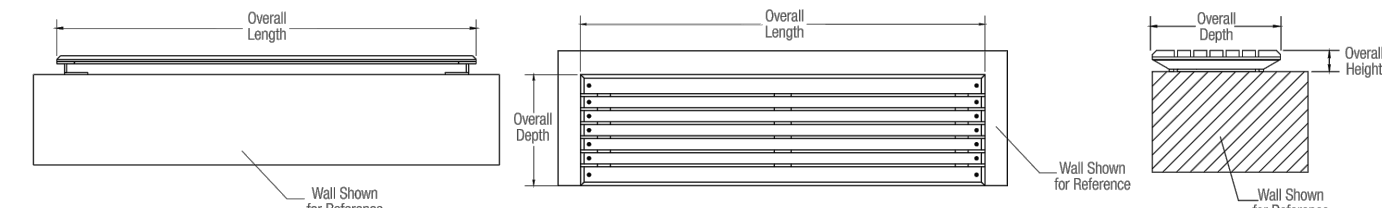
KNIGHT™ BENCH

NOMINAL DIMENSIONS, CONTINUED



MODEL	OVERALL LENGTH	OVERALL DEPTH	SEAT DEPTH	OVERALL HEIGHT	SEAT HEIGHT	ARMREST HEIGHT	WEIGHT*
SBKN-072B	72" (1829 mm)	21.9" (556 mm)	15.2" (386 mm)	31.1" (790 mm)	17.0" (455 mm)	20.8" (527 mm)	109.2 lbs (49.5 kg)
SBKN-072BT	72" (1829 mm)	21.9" (556 mm)	15.2" (386 mm)	31.1" (790 mm)	17.0" (455 mm)	20.8" (527 mm)	109.2 lbs (49.5 kg)
SBKN-072BA	72" (1829 mm)	21.9" (556 mm)	15.2" (386 mm)	31.1" (790 mm)	17.0" (455 mm)	20.8" (527 mm)	148.3 (67.3 kg)
SBKN-096B	96" (2438 mm)	21.9" (556 mm)	15.2" (386 mm)	31.1" (790 mm)	17.0" (455 mm)	20.8" (527 mm)	144.5 lbs (65.5 kg)
SBKN-096BA	96" (2438 mm)	21.9" (556 mm)	15.2" (386 mm)	31.1" (790 mm)	17.0" (455 mm)	20.8" (527 mm)	194.8 lbs (88.4 kg)

*Add 1.8 lbs (0.82 kg) for each additional optional end or intermediate armrest.



MODEL	OVERALL LENGTH	OVERALL DEPTH	SEAT DEPTH	OVERALL HEIGHT	SEAT HEIGHT	ARMREST HEIGHT	WEIGHT*
SBKN-072N-W	72" (1829 mm)	19.8" (503 mm)	19.8" (503 mm)	3.3" (790 mm)	3.3" (790 mm)	20.8" (527 mm)	77.2 lbs (35 kg)
SBKN-072NT-W	72" (1829 mm)	19.8" (503 mm)	19.8" (503 mm)	3.3" (790 mm)	3.3" (790 mm)	20.8" (527 mm)	77.2 lbs (35 kg)
SBKN-072NA-W	72" (1829 mm)	19.8" (503 mm)	19.8" (503 mm)	3.3" (790 mm)	3.3" (790 mm)	20.8" (527 mm)	90.7 lbs (41.1 kg)
SBKN-096N-W	96" (2438 mm)	19.8" (503 mm)	19.8" (503 mm)	3.3" (790 mm)	3.3" (790 mm)	20.8" (527 mm)	115.7 lbs (52.5 kg)
SBKN-096NA-W	96" (2438 mm)	19.8" (503 mm)	19.8" (503 mm)	3.3" (790 mm)	3.3" (790 mm)	20.8" (527 mm)	130.9 lbs (59.4 kg)

*Add 1.8 lbs (0.82 kg) for each additional optional end or intermediate armrest.

See Page 4 for complete model number descriptions.

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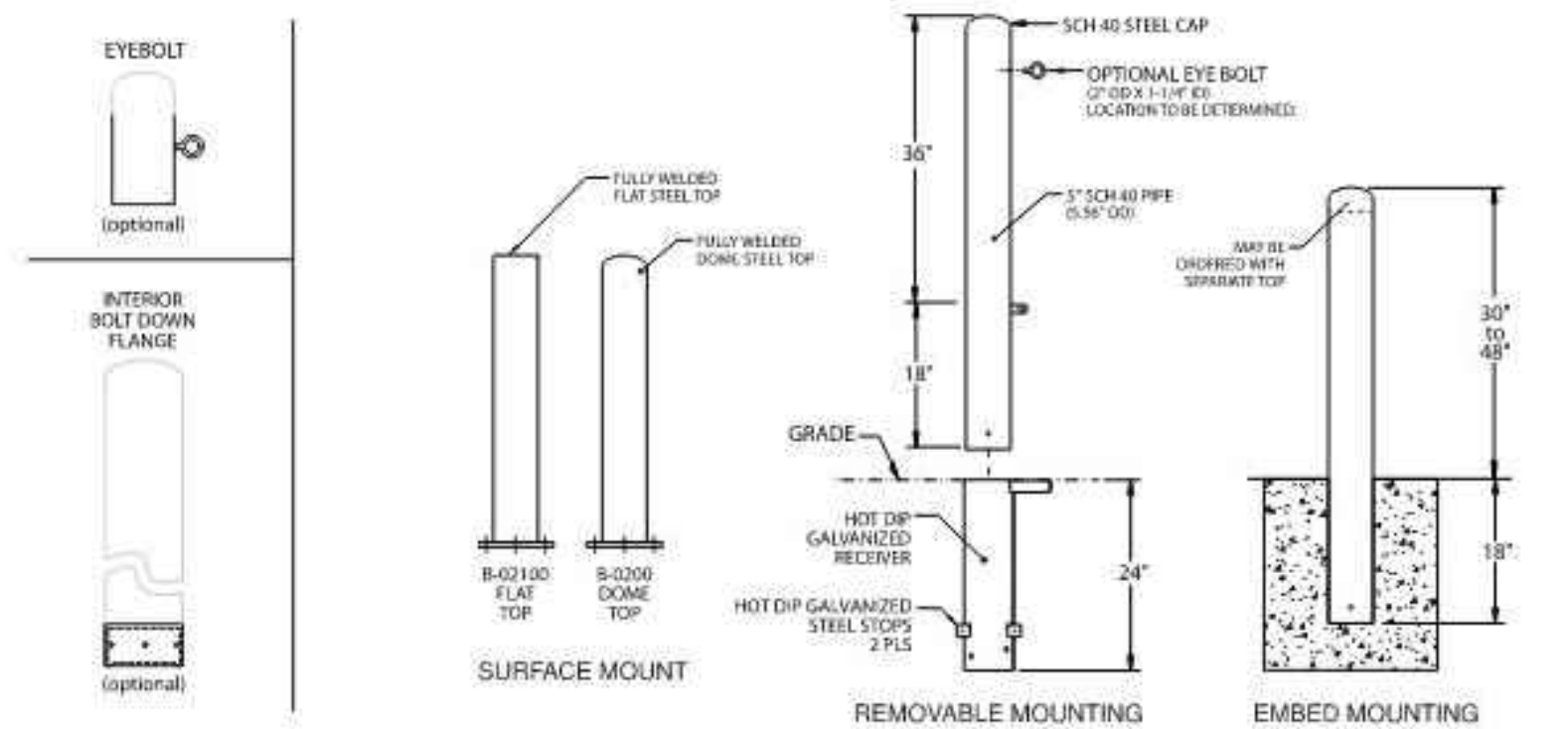
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page 2 of 4 | Rev. 11-24-21

Bollard Options

Part No.	Description	Size (W x H)	Weight	Mounting
Bollard Options				
B-REC4	4" Receiver for removable bollard		22	
B-RCC4	4" Receiver Cover for removable bollard		4	
B-REC6	6" Receiver for removable bollard		27	
B-RCC6	6" Receiver Cover for removable bollard		5	
B-REC8	8" Receiver for removable bollard		30	
B-RCC8	8" Receiver Cover for removable bollard		6	
B-LWC	Lockwell Cover		1	
B-EB	Eyebolt (each)		1	
B-PD	Brass Padlock		1	
B-TOP	Separate Top (for concrete, tied bollard)		0	
B-RLWC	Retro L Lockwell Cover		1	
B-IF	Interior Flange		0	



B-2 Bollards shown above in 5" pipe, also available in 8" dia. and in 30", 36", 42" and 48" removable bollard receivers sold separately.

Choose from several standard powder coat colors. Bollards will have a zinc rich undercoat applied and a polyester based powder coat on top.
 Bollard Options: Schedule 10, 40 or 80 pipe, eyebolts. On removable bollards: Receiver cover, lockwell cover and padlock. Mounting: Surface, removable or embed.

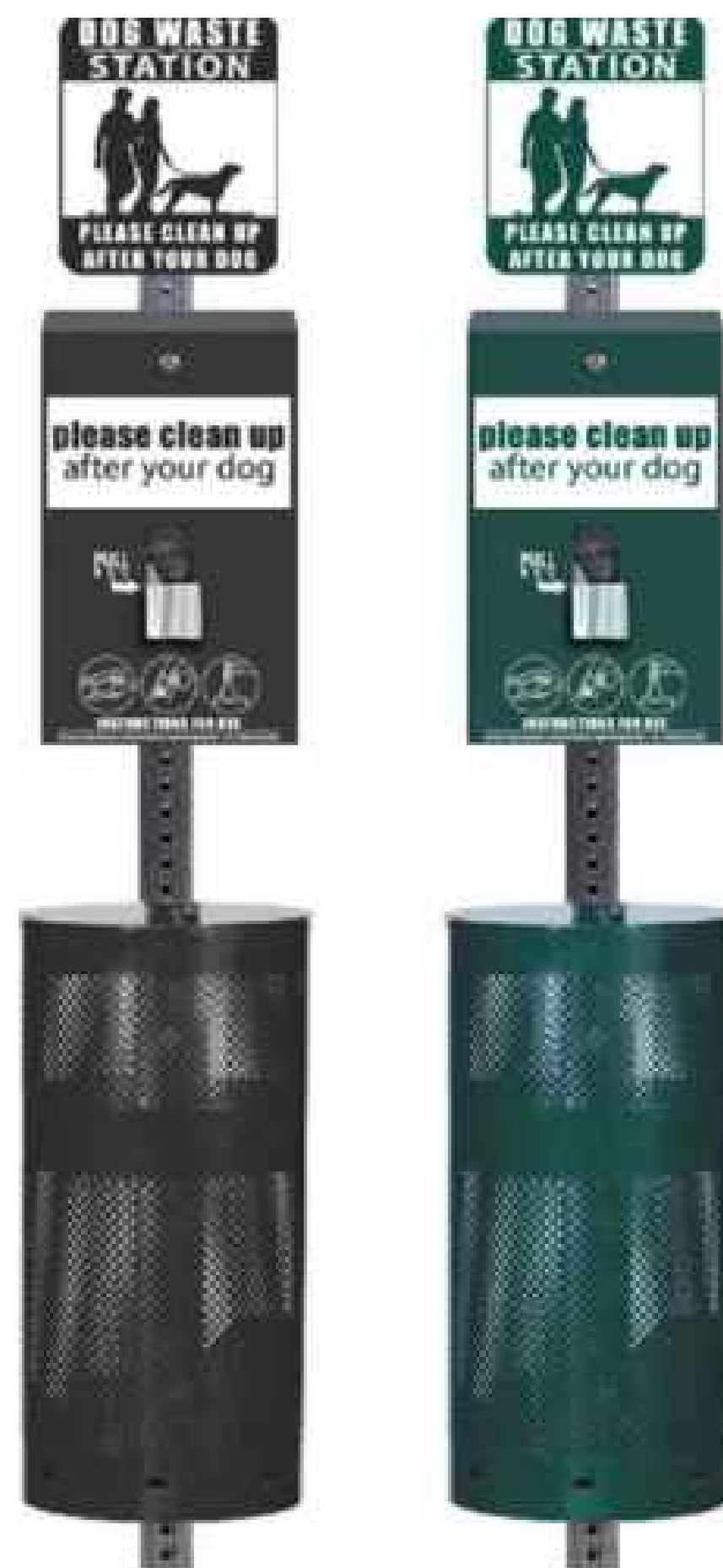
NOTE:
 1. Depth and diameter of installation hole may vary with soil conditions. Consult project engineer for correct dimensions.
 2. REMOVABLE BOLLARDS ONLY: Receiver must be installed in drainage rock. Improper installation will void the warranty.

For more information on our Traffic & Pedestrian Control products (including Planter Barriers, GFRC and Lit Bollards), see the website.



TourneSol SITENWORKS
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 2930 Faber Street, Union City, CA 94587 800-542-3400

REMOVABLE BOLLARD



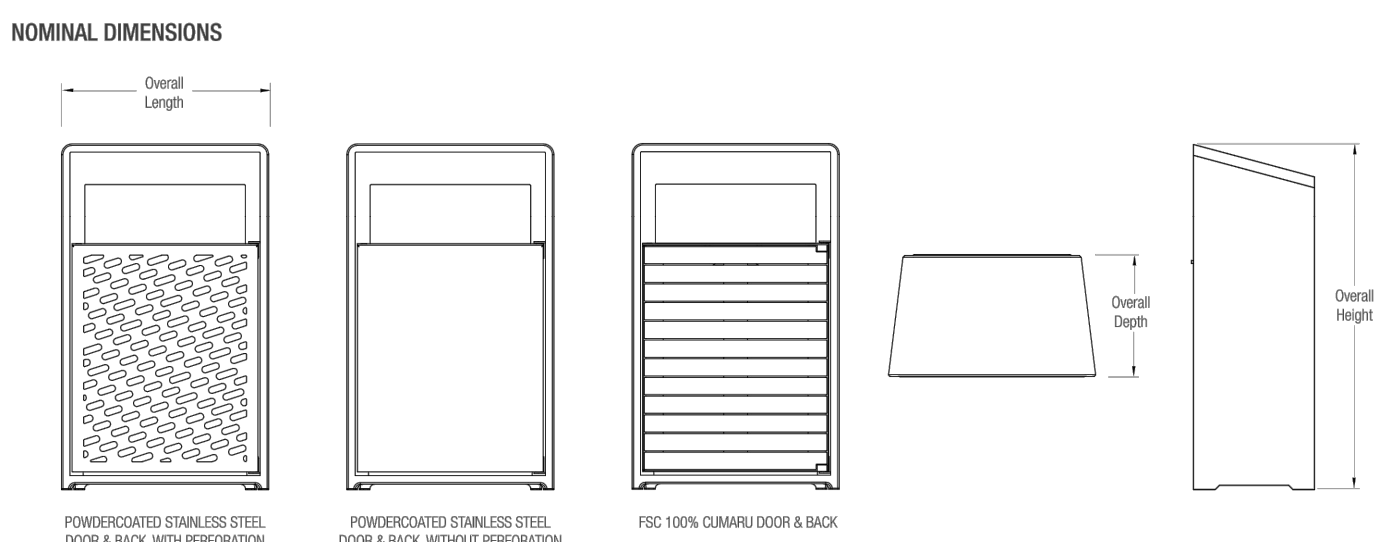
PET WASTE STATION

BEVEL™ LITTER RECEPTACLE

NOMINAL DIMENSIONS

The Bevel Litter Receptacle is an elegant side-opening design that complements the Bevel Bench. Receptacle bodies are cast of TENSIL Ultra High Performance Concrete (UHPC), a material known for its exceptional strength and durability. Doors and backs are available in powdercoated stainless steel or FSC 100% Cumaru hardwood slats—both options that can align with other materials and finishes used on a project. For visual variation, powdercoated stainless steel doors/backs can be specified with or without perforations; they can also be customized with site-specific branding and graphics. Pairing flexible design options and durable, low-maintenance materials, Bevel is a hardworking match for public spaces of all kinds.

MATERIAL & CONSTRUCTION DETAILS	INSTALLATION & MAINTENANCE
CONFIGURATION & LINER <ul style="list-style-type: none"> Bevel receptacles are available in a 22-gallon, single-stream configuration. Bevel uses replaceable internal liners designed to be used with or without plastic litter bags. Hand holes and slots to hold bags in place are included on all liners. Liners are molded from durable black polyethylene with a UL94HB fire rating. 	INSTALLATION <ul style="list-style-type: none"> Bevel Litter Receptacle can be freestanding or surface mounted. Stainless steel mounting hardware is sold separately.
DOOR & BACK <ul style="list-style-type: none"> Receptacle door and back are available in powdercoated stainless steel or FSC 100% Cumaru hardwood slats. (FSC License Code: FSC-C0004453) Powdercoated stainless steel doors are available with or without perforation. See the Forms+Surfaces Powdercoat Chart for details. Custom RAL colors are available for an upcharge. 	MAINTENANCE <ul style="list-style-type: none"> TENSIL and metal surfaces can be cleaned as needed using a soft cloth or brush with water and a mild detergent. Surfaces should be thoroughly rinsed and allowed to dry. Avoid abrasive cleaners. Cumaru hardwood can be maintained by re-oiling as needed with Penofin® hardwood finish or similar products.



MODEL	OVERALL LENGTH	OVERALL DEPTH	OVERALL HEIGHT	CAPACITY	WEIGHT (STAINLESS)	WEIGHT (CUMARU)
SLBL-122	25" (635 mm)	14" (356 mm)	40" (1016 mm)	22 gallons (83 liters)	160 lbs (72.6 kg)	162 lbs (73.5 kg)

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page 1 of 3 | Rev. 11-09-21

CITY PROJECT NUMBER: 211014-2

SITE FURNISHING
 FOR
OVERLOOK AT CAMPBELL LAKE
 155 RESIDENTIAL LOTS / 17 OPEN SPACES/ 1 AMENITY CENTER LOT
 BEING 21.105 ACRES
 OUT OF THE
 DELILAH C. MANNING SURVEY, ABSTRACT NO. 945
 AND THE
 P. H. RICE SURVEY, ABSTRACT NO. 1241
 IN THE
 CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER:	LANDSCAPE ARCHITECT:	ENGINEER/SURVEYOR:
Grenadier Homes 55000 Quorum Drive, Suite 555 Dallas, TX 75254 Tel: (469) 867-6970 Contact: Robert Swegler	Kimley»Horn 6160 Warren Parkway Suite 210 Frisco, TX 75034 Tel: (972) 335-3590 Contact: JONATHAN R. CAMPBELL, P.L.A.	Kimley»Horn 6160 Warren Parkway Suite 210 Frisco, TX 75034 Tel: (972) 335-3590 Contact: MATTHEW R. DUENWALD, P.E.
DESIGNED: JRC	DRAWN: SNE	CHECKED: JRC
SCALE: AS SHOWN	DATE: SEPT. 2022	KH PROJECT NO.: 063259800

LH 3.03

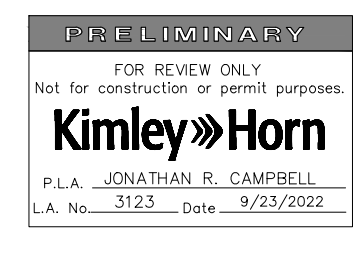
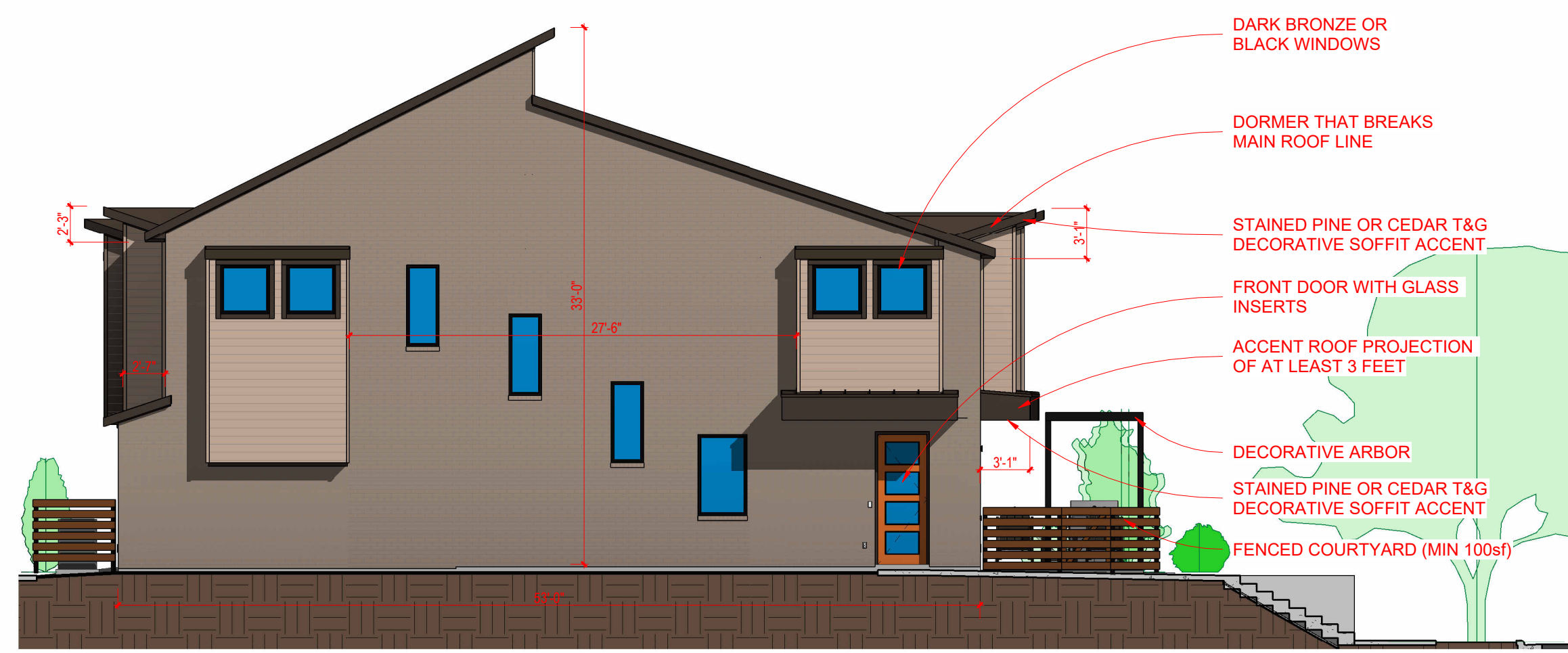


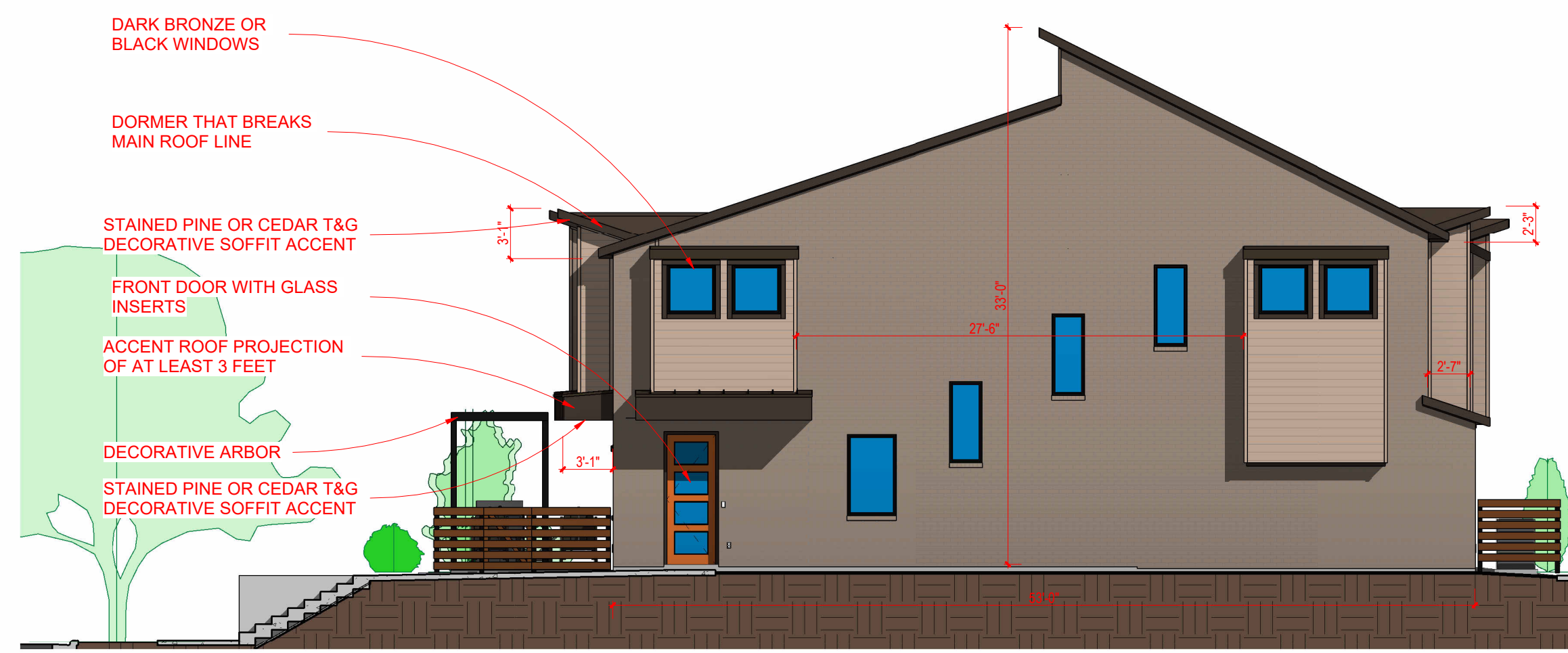
EXHIBIT E



TH PLAN #2222

BUILDING SIDE ELEVATION & CROSS-SECTION

1/8" = 1'-0"



TH PLAN #2222

BUILDING SIDE ELEVATION & CROSS-SECTION

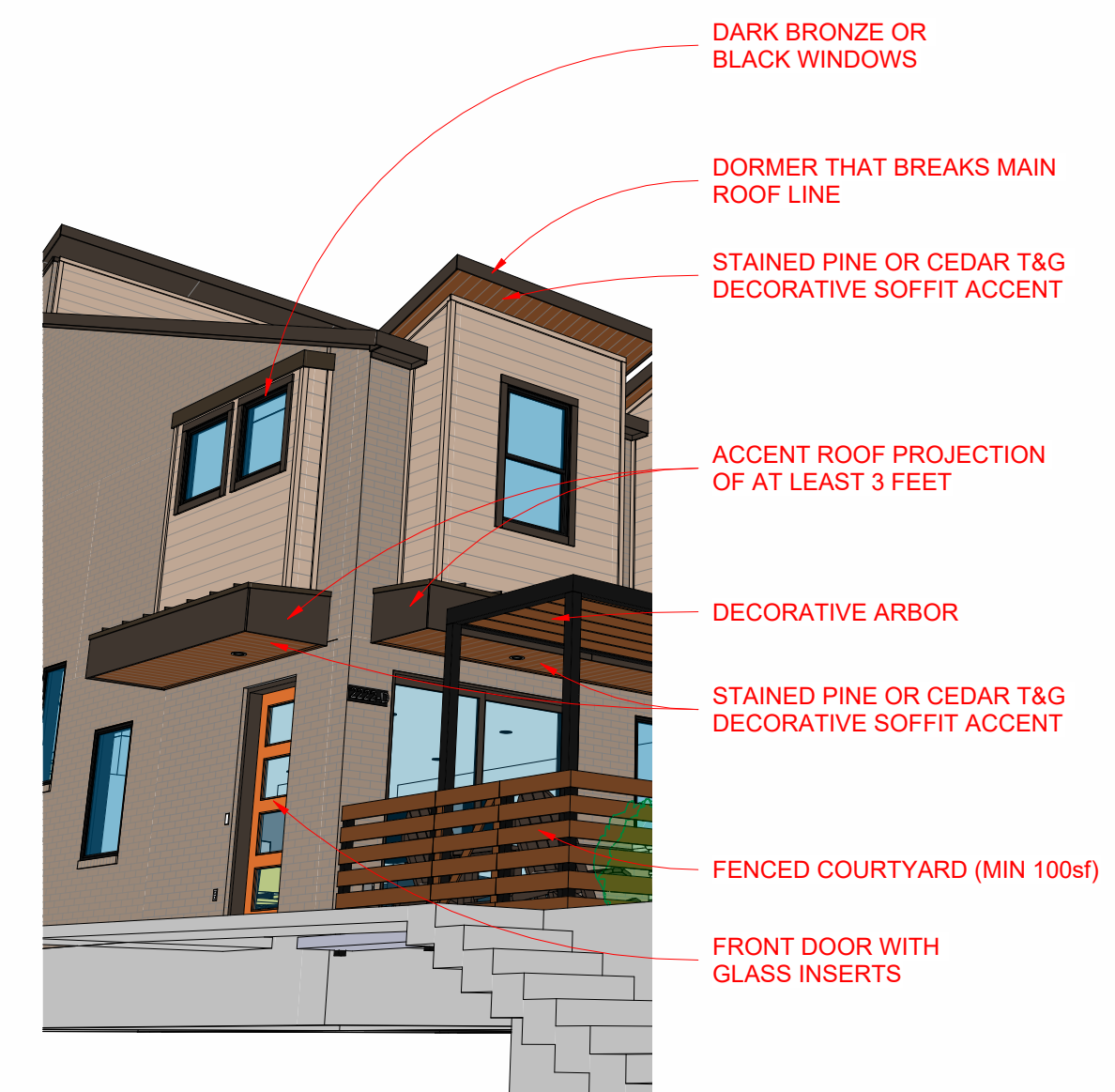
1/8" = 1'-0"



TH PLAN #2222 TH PLAN #2220 TH PLAN #2220 TH PLAN #2222

STREET FRONT BUILDING ELEVATION

1/8" = 1'-0"



GARAGE ELEVATION

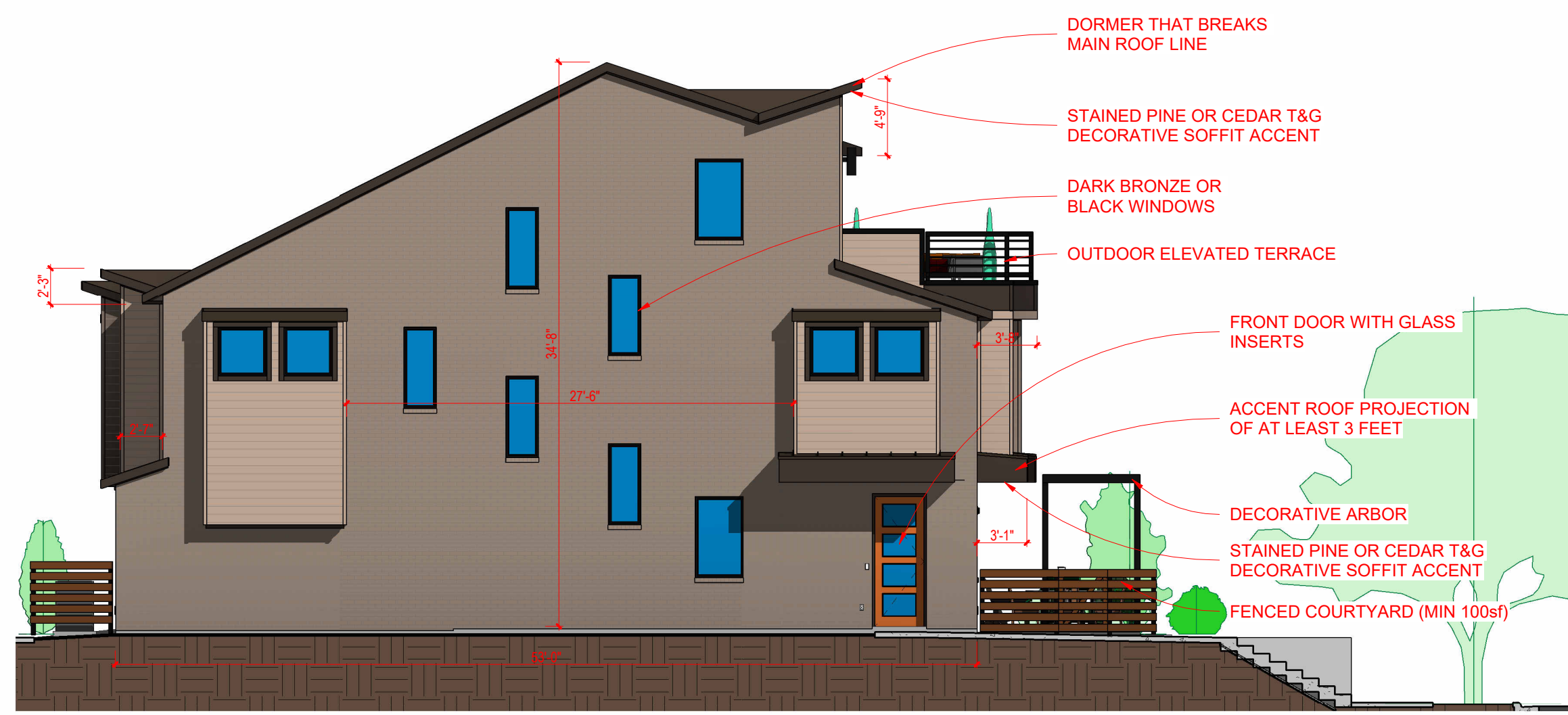
1/8" = 1'-0"

PROPOSED PD ARCHITECTURAL ELEMENTS

REVISIONS	Description	Date	No	By
DESIGNED BY	MJW			
DRAWN BY	CDG			
RELEASE DATE	08/10/2022			
© GRENADIER HOMES				
5000 QUORUM DR SUITE #555 DALLAS, TX 75254 (214) 224-0095				
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GRENADIER HOMES				
SUBDIVISION				
CAMPBELL LAKE				
4-PLEX 3BR 2FLR				
DESCRIPTION				
BUILDING ELEVATIONS				
SHEET NO.				
A1				
SET DATE - 08/10/2022				

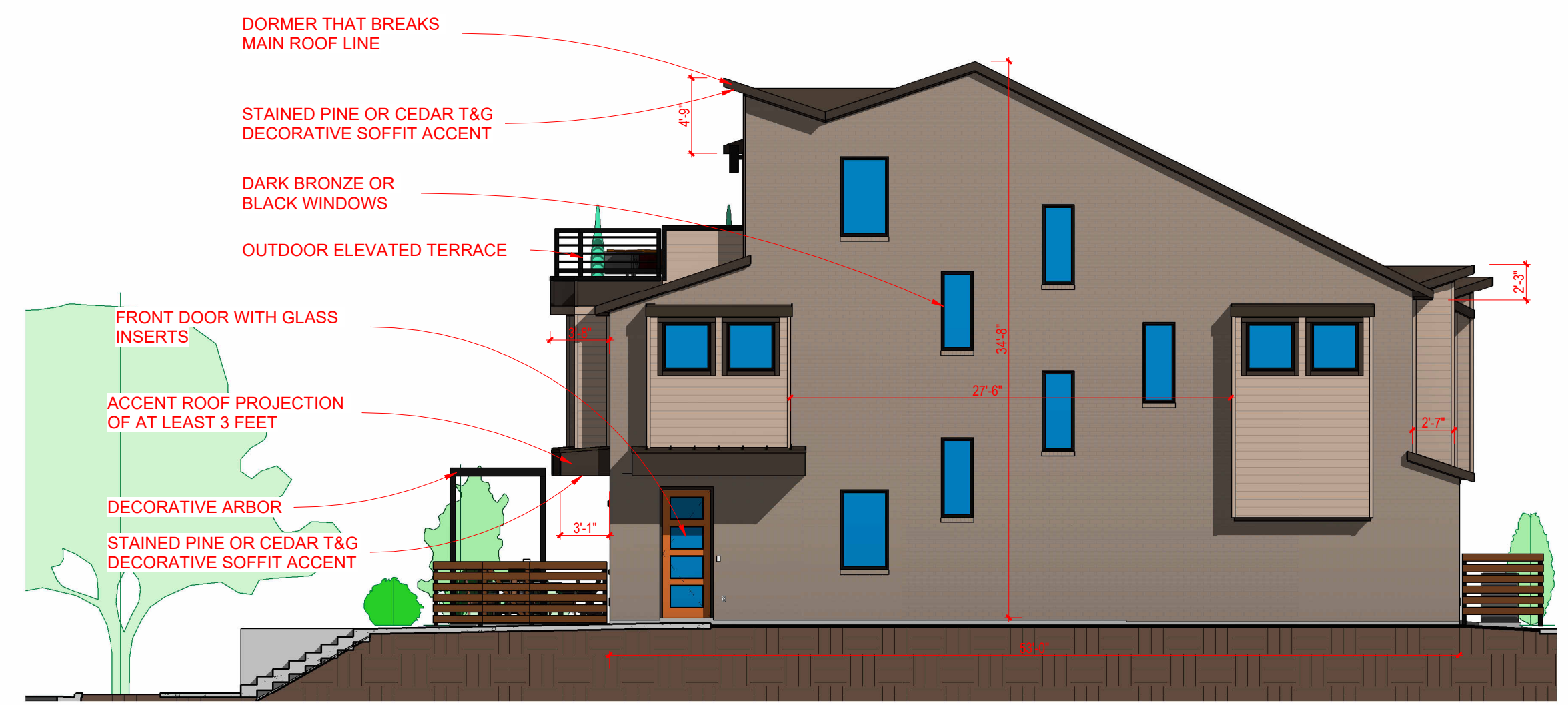
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EXHIBIT E



TH PLAN #2262

BUILDING SIDE ELEVATION & CROSS-SECTION
1/8" = 1'-0"



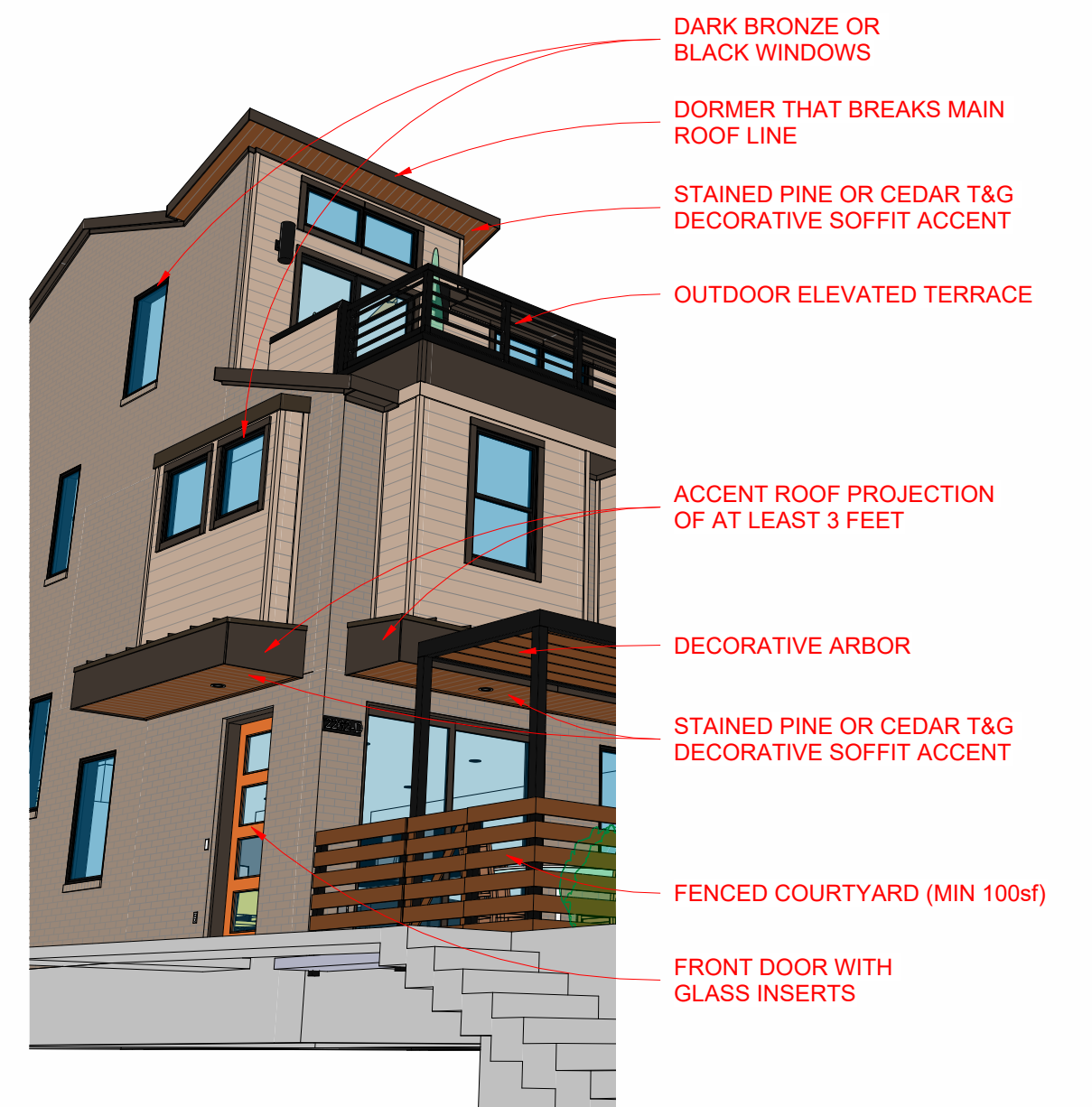
TH PLAN #2262

BUILDING SIDE ELEVATION & CROSS-SECTION
1/8" = 1'-0"



TH PLAN #2262 TH PLAN #2260 TH PLAN #2260 TH PLAN #2262

STREET FRONT BUILDING ELEVATION
1/8" = 1'-0"



GARAGE ELEVATION
1/8" = 1'-0"

PROPOSED PD ARCHITECTURAL ELEMENTS

By _____
Description _____
Date _____
No _____

DESIGNED BY MJW
DRAWN BY CDG
RELEASE DATE 08/10/2022
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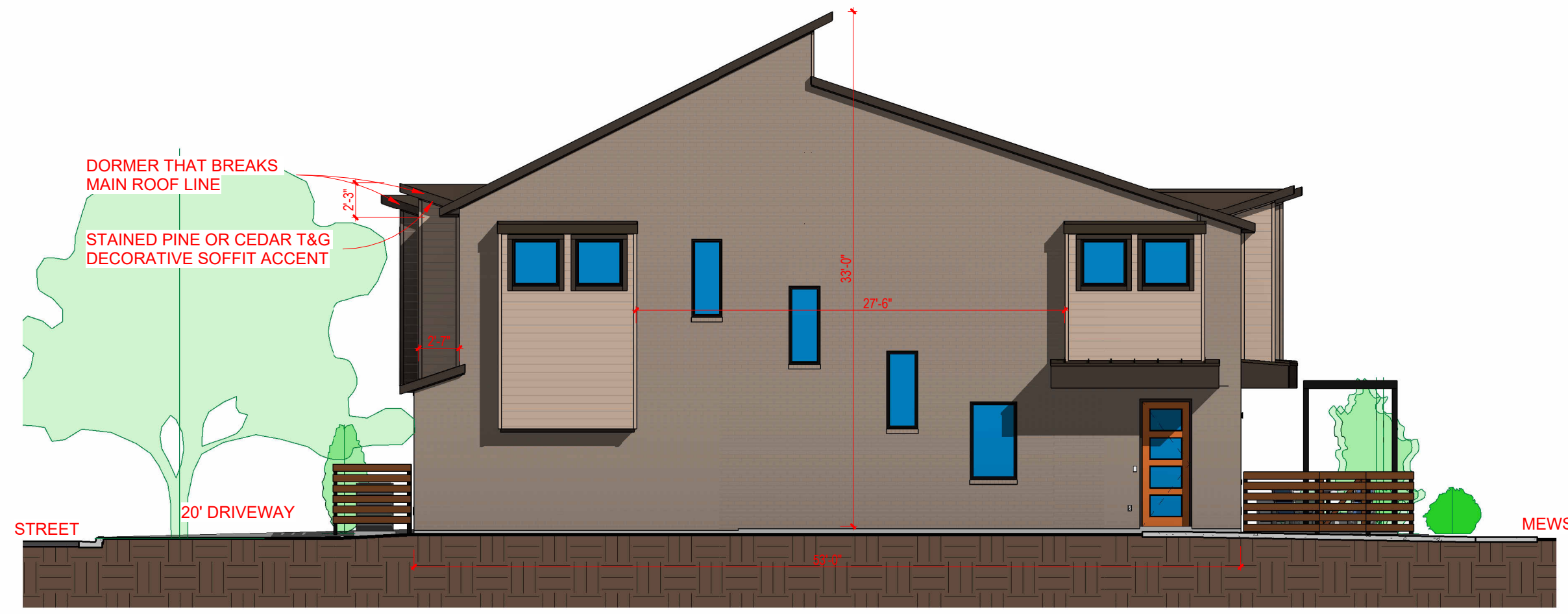
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GRENADIER HOMES

SET DATE - 08/10/2022

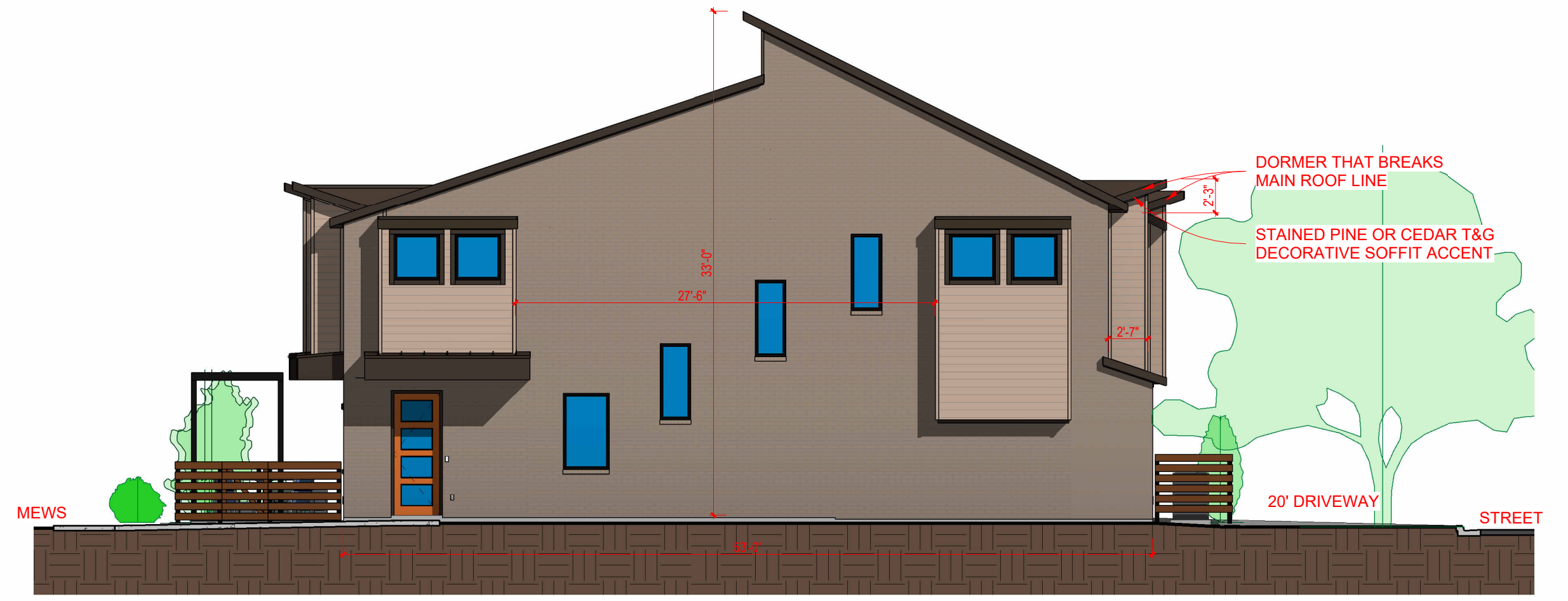
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BUILDING ELEVATIONS
SHEET NO. **A2**

EXHIBIT E



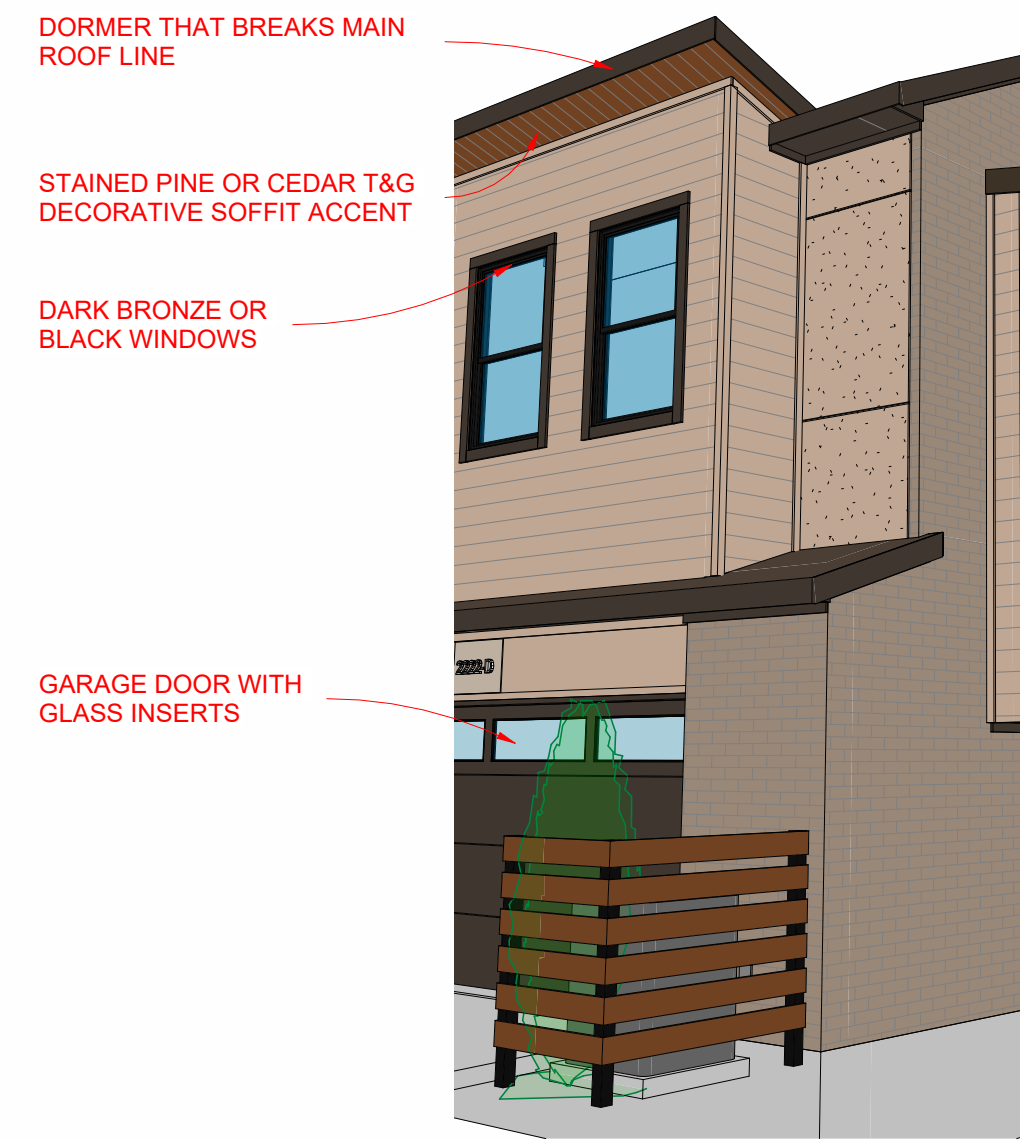
TH PLAN #2222

BUILDING SIDE ELEVATION & CROSS-SECTION
1/8" = 1'-0"



TH PLAN #2222

BUILDING SIDE ELEVATION & CROSS-SECTION
1/8" = 1'-0"



TH PLAN #2222

TH PLAN #2220

TH PLAN #2220

TH PLAN #2222

BUILDING STREET FRONT ELEVATION
1/8" = 1'-0"



BUILDING MEWS ELEVATION
1/8" = 1'-0"

PROPOSED PD ARCHITECTURAL ELEMENTS

REVISIONS	Description	Date	No	By

DESIGNED BY
MJW
DRAWN BY
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RELEASE DATE
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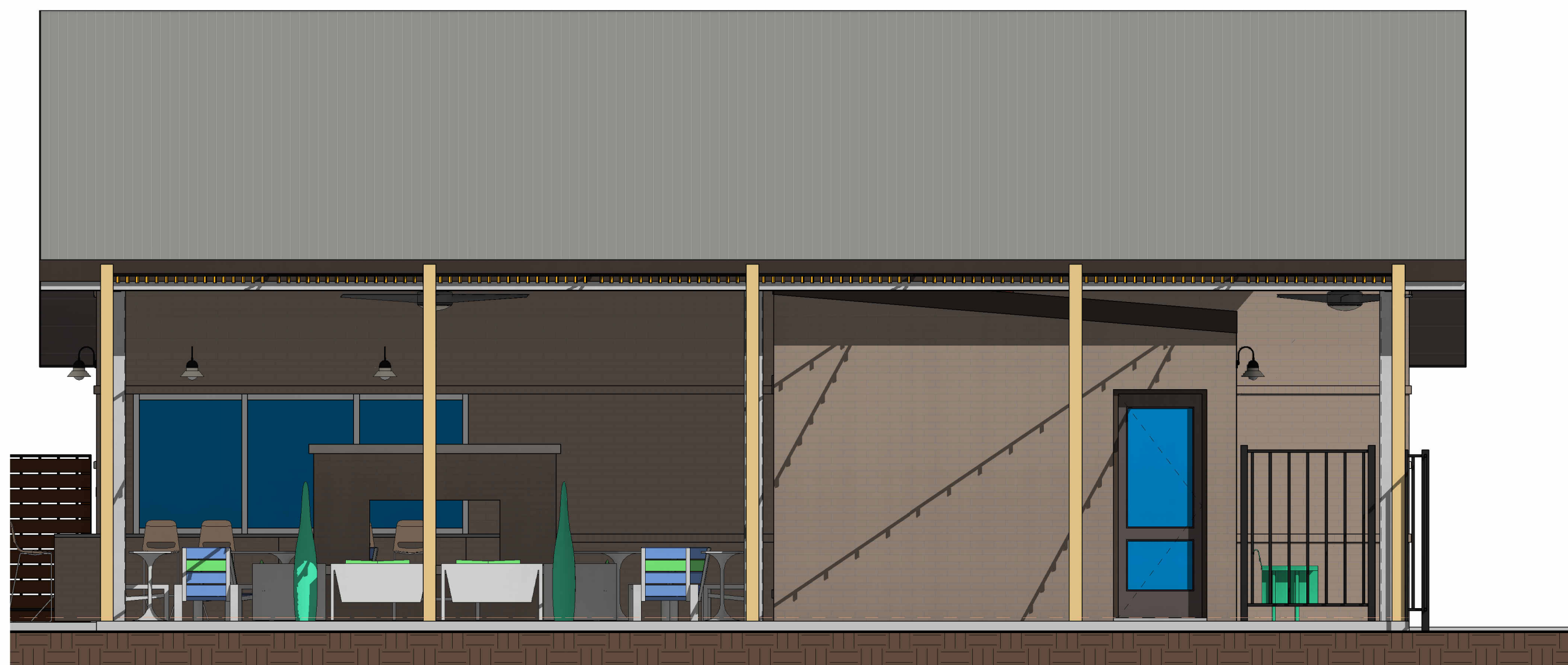
SUBDIVISION
CAMPBELL LAKE
4-PLEX 3BR 2FLR

DESCRIPTION
BUILDING ELEVATIONS
SHEET NO.

A3

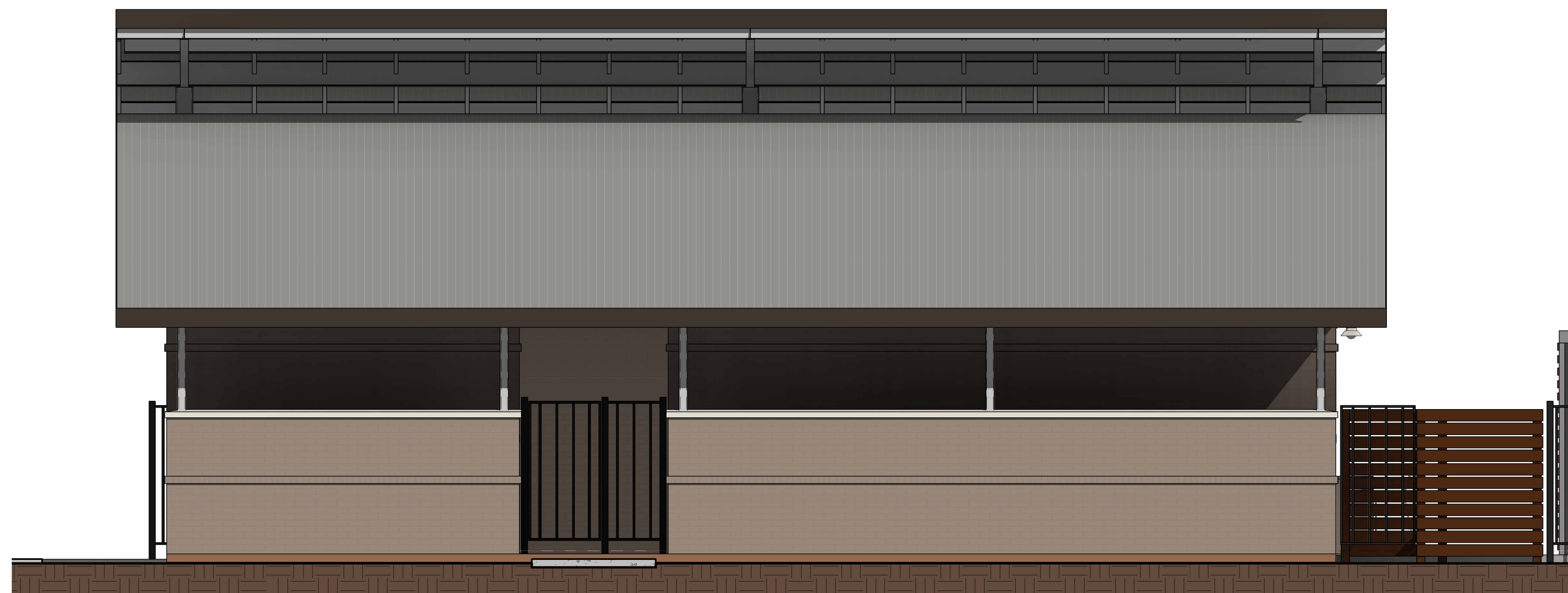
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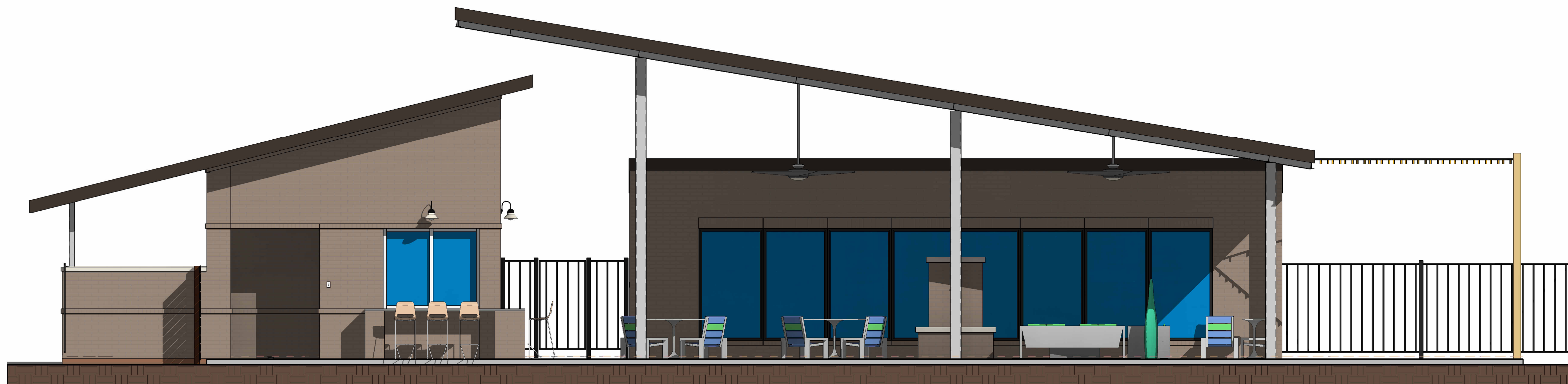
EXERCISE YARD ELEVATION

1/4" = 1'-0"



MAIL CENTER ELEVATION

1/4" = 1'-0"



POOL SIDE ELEVATION

1/4" = 1'-0"



STREET SIDE ELEVATION

1/4" = 1'-0"

PROPOSED PD ARCHITECTURAL ELEMENTS

No	Date	Description	By

DESIGNED BY	CDG
DRAWN BY	CDG
RELEASE DATE	08/10/2022

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SUBDIVISION
CAMPBELL LAKE
AMENITY CENTER

DESCRIPTION
 AMENITIES CENTER ELEVATIONS

SHEET NO.
A4

SHEET DATE - 08/10/2022