



HAGAR PACIFIC CALL CENTER - CONCEPTUAL LANDSCAPE PLAN

City of Farmers Branch, Texas

PROPERTY DESCRIPTION

Being a tract of land situated in the Francis Miller Survey, Abstract No. 926, in the City of Farmers Branch, Dallas County, Texas, being that same tract of land conveyed to Graham Mortgage Corporation, Texas corporation by Trustee's Deed recorded in instrument No. 201100087228, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found for corner, said point being in the Northwest line of Valley View Lane (a variable width right-of-way), and being the Southeast corner of a tract of land conveyed to One Bank and Trust, N.A., Tract III, by Substitute Trustee's Deed recorded in Instrument No. 201100031238, Official Public Records, Dallas County, Texas;

Thence N 13° 17' 20" W along the East line of said One Bank and Trust, N.A., Tract III, a distance of 749.40 feet to a 1/2 inch iron rod found for corner, said point being the Northeast corner of said One Bank and Trust, N.A., Tract III, and being in the South line of Keenan Bridge Road (a variable width right-of-way);

Thence N 83° 41' 32" E along the South line of said Keenan Bridge Road, a distance of 383.42 feet to a PK nail found for corner;

Thence S 70° 36' 21" E along the South line of said Keenan Bridge Road, a distance of 107.00 feet to a 1/2 inch iron rod with yellow cap stamped "TXHS" set for corner, said point being in the Southwest line of Keenan Bridge Road (a 64 foot right-of-way);

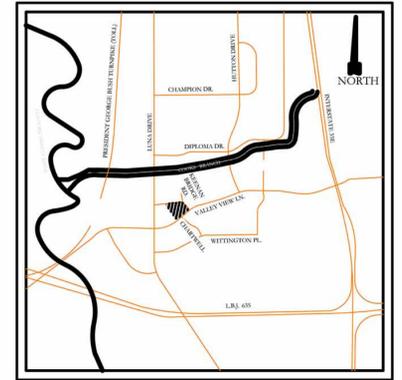
Thence S 44° 13' 08" E along the Southwest line of said Keenan Bridge Road, a distance of 309.62 feet to a 1/2 inch iron rod found for corner;

Thence S 05° 18' 17" W, a distance of 68.00 feet to a 1/2 inch iron rod found for corner, said point being in a curve to the left having a radius of 1,960.08 feet, a central angle of 07° 05' 43" and a chord bearing S 47° 56' 05" W, a distance of 242.57 feet, and being in the Northwest line of Valley View Lane (a variable width right-of-way);

Thence in a Southwesterly direction along the Northwest line of said Valley View Lane and curve to the left, an arc distance of 242.73 feet to a 1/2 inch iron rod for corner;

Thence S 44° 23' 14" W continuing along the Northwest line of said Valley View Lane, a distance of 38.10 feet to a 1/2 inch iron rod found for corner, said point being in a curve to the right, having a radius of 1,860.08 feet, a central angle of 12° 29' 01" and a chord bearing S 50° 37' 44" W, a distance of 404.47 feet;

Thence in a Southwesterly direction along said Valley View Lane and curve to the right, an arc distance of 404.48 feet to the Point of Beginning and containing 320,473 square feet or 7.357 acres of land.



LOCATION MAP NOT TO SCALE

NEW PARKING STALLS TOTAL: 615

CALLOUTS LEGEND:

- EXISTING TREES TO REMAIN
- TREES TO BE REMOVED
- ORNAMENTAL GRASS SCREEN (QTY. 236)
REQUIRED SPECIES: (PAMPUS GRASS, MAIDEN GRASS, LINDHEIMER'S MUHLY GRASS) MINIMUM 7 GALLON SIZE
- LIVING SCREEN PLANTING (QTY. 355)
REQUIRED SPECIES: (TEXAS SAGE, DWARF BURFORD HOLLY, GLOSSY ABELIA) MINIMUM 7 GALLON SIZE
- RAIN GARDEN PLANTING (11,625.00 SF)
PROPOSED SPECIES: (BUTTERFLY IRIS, TEXAS GOLD COLUMBINE, BUTTERFLY WEED, FOUNTAIN GRASS, UPRIGHT ROSEMARY, ANTHONY WATERER SPIREA, LAMBS EAR, TURKS CAP)
NOTE: 2" RIVER ROCK SHALL BE USED IN LINE OF MULCH IN ALL RAIN-GARDENS
- ORNAMENTAL GREEN PLANTING (16,355.00 SF)
PROPOSED SPECIES: (WEEPING LOVE GRASS, GULF MUHLY GRASS, TEXAS SAGE, CHERRY SAGE, RED YUCCA, LOROPETALUM, INDIAN HAWTHORNE 'SNOW')
- PROPOSED ROCK HARDLINE (4,510.00 SF)
DECOMPOSED GRANITE, NATIVE GRAVEL, OKLAHOMA MOSS ROCK BOULDERS
- BUFFALO SOD (60,807.00 SF)

ENLARGED PLANTING:

Scale: 1" = 20'-0"



LEGEND:

- Pampus Grass (*Cortaderia selloana*)
- Maiden Grass (*Miscanthus sinensis*)
- Lindheimer's Muhly Grass (*Muhlenbergia lindheimeri*)

LANDSCAPE ARCHITECT:

CODY JOHNSON STUDIO, LLC
9720 COIT ROAD SUITE 220-333
PLANO, TEXAS 75025
PH. (903) 570-0162

ENGINEER/APPLICANT:

DOWDEY, ANDERSON & ASSOCIATES, INC
5225 VILLAGE CREEK DRIVE
SUITE 200
PLANO, TEXAS 75093
PH. 972-931-0694
CONTACT: AARON HUNSAKER

PROPERTY ADDRESS:

1799 VALLEY VIEW LANE
FARMERS BRANCH, TX 75234

OWNER:

GRAHAM MORTGAGE CORP.
3838 OAK LAWN AVE.
SUITE 1250
PH: 214-522-6400
CONTACT: J. GRAHAM





Glossy Abelia
(*Linnaea x grandiflora*)
Living Screen Planting



Dwarf Burford Holly
(*Ilex cornuta 'Dwarf Burford'*)
Living Screen Planting



Butterfly Iris
(*Dietes grandiflora*)
Rain Garden Planting



Texas Gold Columbine
(*Aquilegia chrysantha*)
Rain Garden Planting



Butterfly Milkweed
(*Asclepias tuberosa*)
Rain Garden Planting



Fountain Grass
(*Pennisetum setaceum*)
Rain Garden Planting



Turks Cap
(*Malvastrum coccineum var. drummondii*)
Rain Garden Planting



Upright Rosemary
(*Rosmarinus officinalis*)
Rain Garden Planting



Anthony Waterer Spirea
(*Spiraea japonica 'Anthony Waterer'*)
Rain Garden Planting



Lambs Ear
(*Stachys byzantina*)
Rain Garden Planting



Weeping Love Grass
(*Eragrostis curvula*)
Ornamental Green Planting



Gulf Muhly Grass
(*Muhlenbergia capillaris*)
Ornamental Green Planting



Red Yucca
(*Hesperaloe parviflora*)
Ornamental Green Planting



Indian Hawthorne 'Snow'
(*Raphiolepis indica 'Snow'*)
Ornamental Green Planting



Cherry Sage
(*Salvia greggii*)
Ornamental Green Planting



Purple Diamond Loropetalum
(*Loropetalum chinensis 'Purple Diamond'*)
Ornamental Green Planting



Texas Sage
(*Leucophyllum frutescens*)
Ornamental Green/ Living Screen Planting



Pampus Grass
(*Cortaderia selloana*)
Ornamental Grass Screen



Maiden Grass
(*Miscanthus sinensis*)
Ornamental Grass Screen



Lindheimer's Muhly Grass
(*Muhlenbergia lindheimeri*)
Ornamental Grass Screen

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City of Farmers Branch, Texas

SHEET 2 OF 2
City Submittal 10-31-2019



CODY JOHNSON
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