



1333 w. loop south suite 1450 houston, tx 77027

[713] 439-0027 tbgpartners.com



babcock big haus

permit set

multi-family units

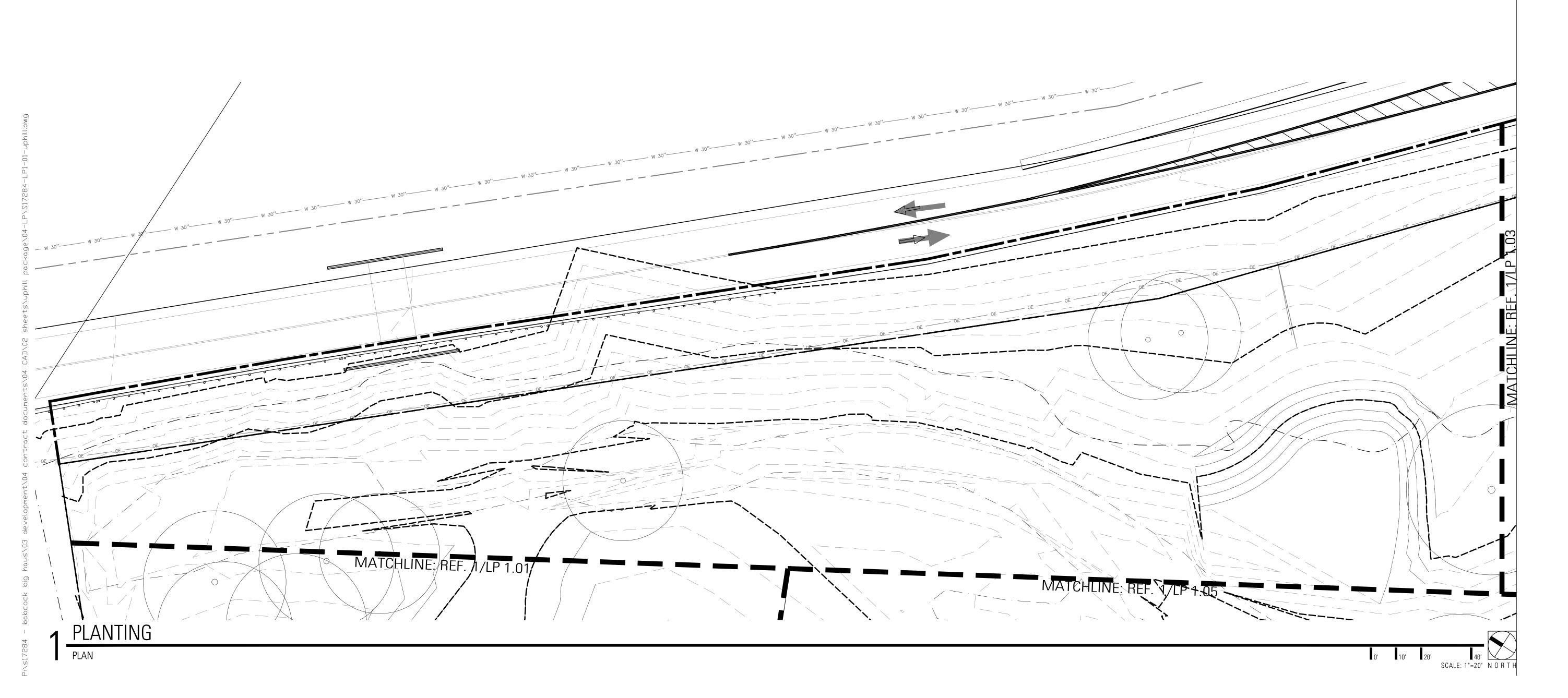
place. san antonio, texas

project number S17284

issue date august 17, 2020

designed: JW, KS, WC drawn: JW, KS, WC reviewed: WC, MK

planting plan





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MATCHLINE: REF. 1/LP 1.08A

2 PLANTING
PLAN



landscape architects, planners & designers

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- 1.) CONTRACTOR SHALL RECEIVE SITE AT APPROXIMATE FINAL GRADE. ALL SLOPES SHALL BE SMOOTH AND UNIFORM WITH A MAXIMUM SLOPE OF 3:1 UNLESS OTHERWISE NOTED. TIE INTO EXISTING ADJACENT GRADES SMOOTHLY AND FINE GRADE FOR POSITIVE DRAINAGE TO PREVENT WATER FROM STANDING. CUT SWALES TO DIRECT WATER AWAY FROM ALL STRUCTURES AND PROPERTY LINES, AND TOWARDS STORM SEWER INLETS. DO NOT DRAIN ANY WATER TOWARDS LOTS/EASEMENTS. FINAL LOCATION AND HEIGHT OF BERMS TO BE APPROVED BY LANDSCAPE ARCHITECT IN FIELD.
- 2.) SHRUB BEDS: REFERENCE SPECIFICATIONS AND DETAILS FOR PLANTING REQUIREMENTS, MATERIALS, AND EXECUTION, INCLUDING PLANT PIT DIMENSIONS AND BACKFILL REQUIREMENTS. SHRUBS AND GROUNDCOVER TO BE TRIANGULARLY SPACED (SPACING PER PLANS AND PLANT LIST). SHOVEL CUT EDGE SHALL BE INSTALLED TO SEPARATE ALL BEDS FROM TURF AREAS UNLESS NOTE OTHERWISE. REFERENCE PLANTING BED DETAIL FOR DRAINAGE REQUIREMENT OF ALL BEDS OCCURRING DIRECTLY AT THE BACK OF

BACKFILL ALL SHRUB PITS WITH SPECIFIED PLANTING MIX. INCORPORATE 5 LBS OF 13-13-13 FERTILIZER PER CU. YD. OF MIX INTO ALL PLANTING BEDS OR AS DETERMINED BY SOIL ANALYSIS. ALL BEDS SHALL RECEIVE MIN. 2" DEEP COMPOSTED HARDWOOD BARK MULCH.

SHRUB BEDS SHOWN AS A HATCH ON THE PLAN DOCUMENTS TO HAVE A MINIMUM OF TWO (2) ROWS OF PLANTS.

3.) TREE PLANTING: REFERENCE SPECIFICATIONS AND DETAILS FOR PLANTING REQUIREMENTS, MATERIALS, AND EXECUTION, INCLUDING STAKING METHODS, PLANT PIT DIMENSIONS, AND BACKFILL REQUIREMENTS. GUY ALL TREES 4" CALIPER AND GREATER, AND STAKE ALL TREES SMALLER THAN 4" CALIPER UNLESS MACHINE MOVED. STAKE ALL MACHINE MOVED TREES WITH THREE (3) METAL "T" STAKES PER DETAIL.

BACKFILL ALL TREE PITS WITH SPECIFIED PLANTING MIX AND INCORPORATE 5 LBS OF 13-13-13 FERTILIZER PER CU. YD. OF MIX INTO ALL TREE PITS. ALL TREE WATER RETENTION BASINS SHALL RECEIVE MIN. 2" DEEP COMPOSTED HARDWOOD BARK MULCH.

- 4.) TREES SHALL BE LOCATED MINIMUM OF 6'-0" FROM WALLS, OVERHEADS, WALKS, EDGING, CURBS AND OTHER TREES WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT MAY RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.
- 5.) ALL PLANT MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
- 6.) LAWN INSTALLATION: PRIOR TO APPLICATION OF HYDROMULCH, CONTRACTOR SHALL APPLY CONTACT HERBICIDE (RECOMMENDED MIXTURE OF IMAGE AND ROUNDUP) TO REMOVE ALL EXISTING WEEDS AS NECESSARY, SCARIFY EXISTING SOIL TO SPECIFIED DEPTHS. REMOVE ALL LUMPS, CLODS, TRASH AND STICKS GREATER THAN I". FINE GRADE TO PROVIDE POSITIVE DRAINAGE AND SMOOTH LAWN AREAS AND CUT SWALES AS NECESSARY TO ENSURE NO PONDING OF WATER. LAY BERMUDA SOD STRIP ALONG BACK OF CURB AND HYDROMULCH BERMUDA PER SPECIFICATIONS WITHIN APPROXIMATE LIMITS SHOWN ON PLANS. FINISHED GRADE OF LAWN AND PLANTING BED AREAS TO BE MINIMUM 1/2" BELOW FINISHED GRADE OF ADJACENT PAVEMENT.
- 7.) CONTRACTOR SHALL APPLY RECOMMENDED PRE-EMERGENT HERBICIDE FOR PREVENTION OF NUTGRASS AND WEEDS UPON ESTABLISHMENT OF BERMUDA LAWN APPROXIMATELY ONE MONTH AFTER SOD INSTALLATION. FERTILIZE AT SPECIFIED RATES FOR DURATION OF MAINTENANCE PERIOD.

EXISTING TREE

REF. PLAN

- PROPOSED WALK, REF. PLAN

4'-0" MIN.
UNLESS APPROVED

- MINIMIZE FILL WITHIN ROOT ZONE OF EXISTING TREES

- RAISE SIDEWALK TO MINIMIZE CUT INTO TREE ROOT ZONE

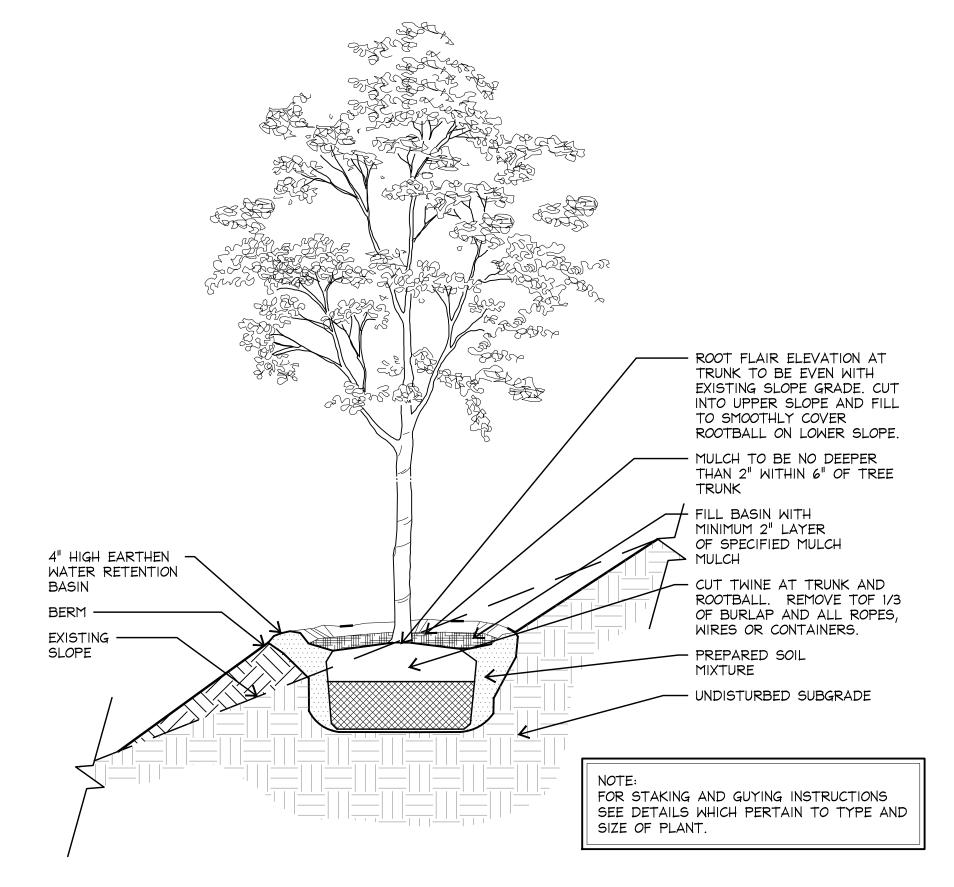
8.) WILDFLOWER MIXES

EDGE OF EXCAVATION SHALL BE SHARP \$

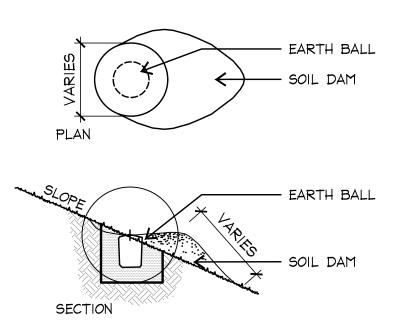
CLEAN. DO NOT TEAR

7 WALK NEAR TREE

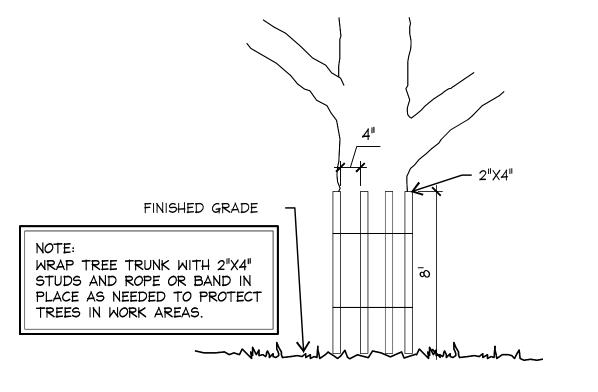
POLYETHYLENE SHEET CONTINUOUS WITHIN DRIPLINE OF TREES



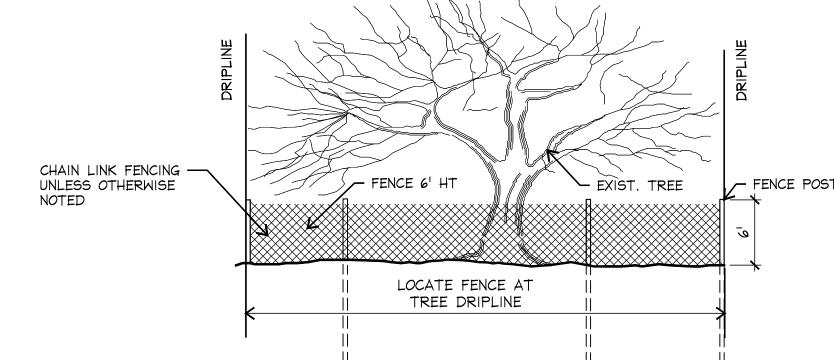
6 TREE PLANTING ON SLOPE SECTION SCALE: 1/2"=1'-0"



5 PLANTING ON SLOPE PLAN/SECTION SCALE: 1/2"=1'-0"



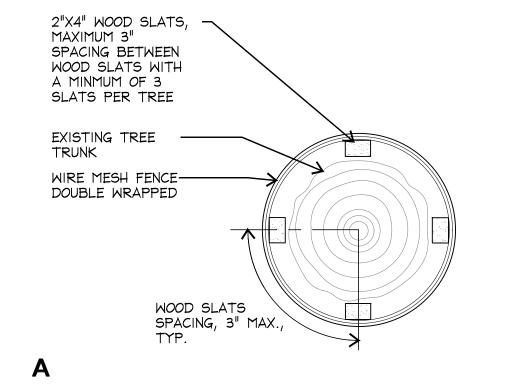
3 TREE PROTECTION - TRUNK SECTION



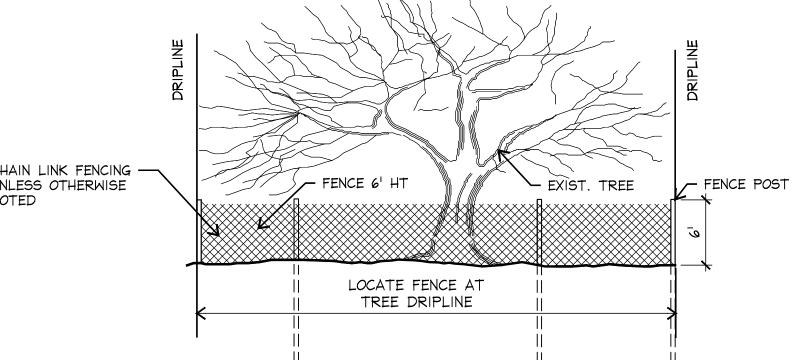
TREE PROTECTION FENCE

2"X4" WOOD SLATS, MAXIMUM 3" SPACING BETWEEN WOOD SLATS WITH A MINMUM OF 3 SLATS PER TREE 41 WIRE MESH FENCE EXISTING GROUND

EXISTING TREE



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



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

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

LANDSCAPE PLANTING NOTES:

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babcock bighaus

multifamily

sa bighausland, llc 1722 broadmoor drive, suite 208, bryan, texas 77802

project number S17284

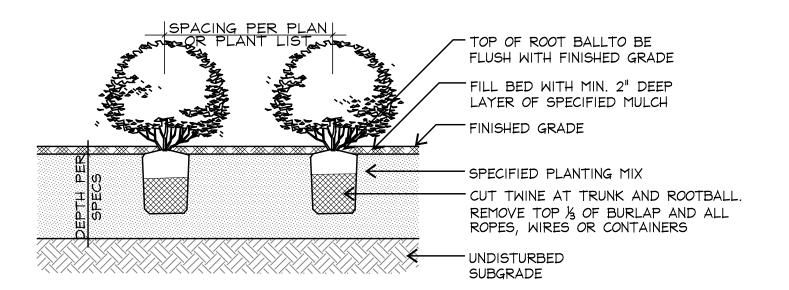
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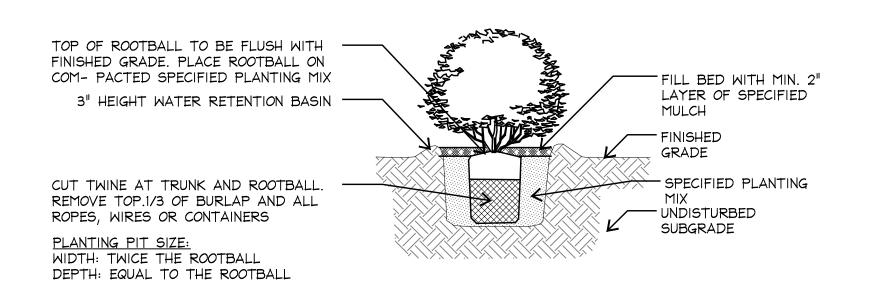
& details

LP 2.01



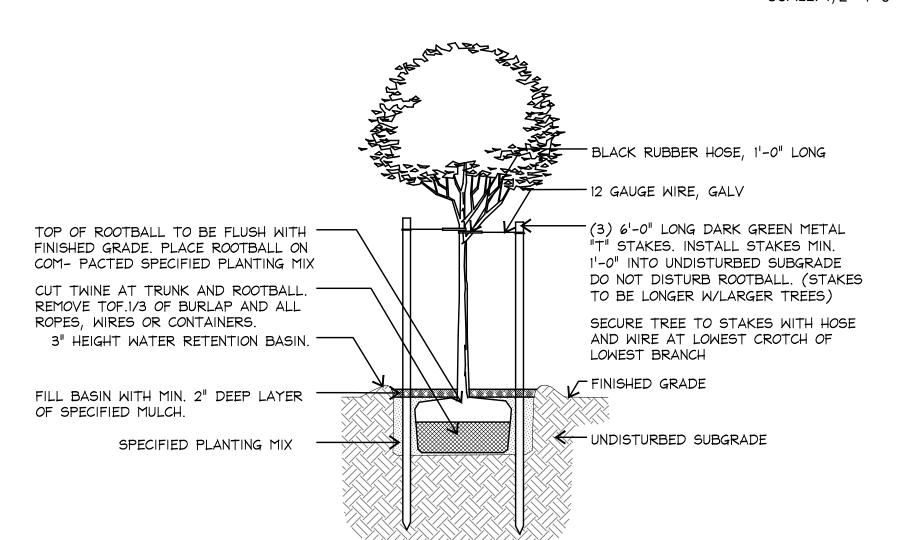
4 SHRUB & GROUNDCOVER PLANTING SECTION

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



3 SHRUB PLANTING DETAIL SECTION

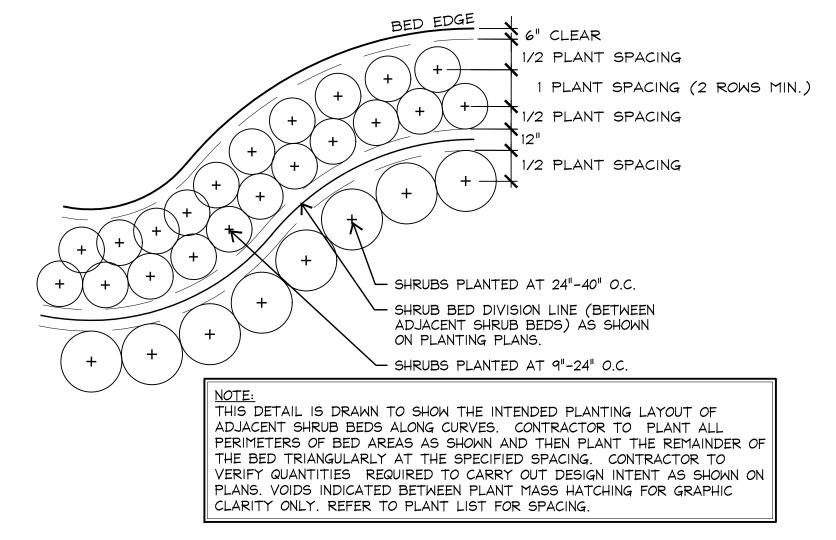
SCALE: 1/2"=1'-0"



2 TREE STAKING DETAIL SECTION

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

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



5 ADJACENT SHRUB BED PLANT PLAN

- BLACK RUBBER HOSE, MIN. 1'-0" LONG - 12 GAUGE WIRE, GALV TOP OF ROOTBALL TO BE FLUSH WITH FINISHED (3) 6'-0" LONG DARK GREEN GRADE. PLACE ROOTBALL METAL "T" STAKES. INSTALL ON COMPACTED SPECIFIED STAKES MIN. 1'-0" INTO PLANTING MIX ---UNDISTURBED SUBGRADE. DO NOT CUT TWINE AT TRUNK AND DISTURB ROOTBALL. (STAKES TO ROOTBALL. REMOVE TOP.1/3 OF BURLAP AND ALL ROPES, BE LONGER W/ LARGER TREES.) WIRES OR CONTAINERS-SECURE TREE TO STAKES WITH HOSE AND WIRE AT LOWEST CROTCH OF LOWEST BRANCH 3" HEIGHT WATER RETENTION ALONG 3 PRIMARY TRUNKS - FINISHED GRADE FILL BASIN WITH MIN. 2" DEEP LAYER OF SPECIFIED MULCH UNDISTURBED SUBGRADE SPECIFIED PLANTING MIX

MULTI-TRUNK TREE STAKING DETAIL

SCAL

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

SHADE TREES	S		PLANT LIST		
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
0	QVI	LIVE OAK	QUERCUS VIRGINIANA	6" CAL., 18' HT. MIN., 15' SPRD. MIN.	SINGLE STRAIGHT LEADER, FULL CANOPY, CLEAR TRUNK TO 6', DARK GREEN, B\$B LIVE OAK. MACHINE MOVED SPECIMEN, TO BE SELECTED LANDSCAPE ARCHITECT
ORNAMENTAL	. TREE	S		1	
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
(1)	CL8	DESERT WILLOW	CHILOPSIS LINEARIS	8' HT; 4' MIN. SPRD.	MULTI-TRUNK; 3-5 TRUNKS; 1-1/2" M CANE CALIPER; FULL, UNIFORM CANO CONTAINER GROWN
+	LC	CRAPE MYRTLE 'CATAWBA'	LAGERSTROEMIA INDICA 'CATAWBA'	30 GAL., 8-10' HT. 8 CAL.	MULATI S prid nki, 5 fmini. Canc py, Dark Green, Matched, container Grown, Clear Trunk to 36"
•	LN	CRAPE MYRTLE 'NATCHEZ'	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	45 GAL., 2" MIN. CANE CAL., 10'-12' HT, 5-6' SPRD.	WHITE FLOWERING, MULTI-TRUNK, FU CANOPY, DARK GREEN, MATCHED, CONTAINER GROWN
•	OE	MAJESTIC BEAUTY FRUITLESS OLIVE	OLEA EUROPAEA 'MAJESTIC BEAUTY'	200 GAL	FULL CANOPY, DARK GREEN, MULTI TRUNK, MIN. 3 TRUNKS, CONTAINER GROWN, FRUITLESS VARIETY
*	PD8C	PALO VERDE, THORNLESS	PARKINSONIA X 'DESERT MUSEUM'	8' HT.; 4' MIN. SPRD.	MULTI-TRUNK; 3-5 TRUNKS; 1-1/2" M CANE CALIPER; FULL, UNIFORM CANC CONTAINER GROWN; STANDARD GRAI
Δ	PG	HONEY MESQUITE	PROSOPIS GLANDULOSA	65 GAL, 2" CAL., 8' HT. MIN., 6' SPRD. MIN.	SINGLE TRUNK, FULL CANOPY, CONTAINER GROWN
•	558	TEXAS MOUNTAIN LAUREL	SOPHORA SECUNDIFLORA	8' HT; 5' MIN. SPRD.	MULTI-TRUNK; 3-5 TRUNKS; 1-1/2" M CANE CALIPER; HEAVILY BRANCHED; MAX. CLEAR TRUNK; FULL, UNIFORM CANOPY; CONTAINER GROWN
•	US	MEXICAN BUCKEYE	UNGNADIA SPECIOSA		FULL CANOPY, BRIGHT GREEN, MULT TRUNK, MIN. 3 TRUNKS, CONTAINER GROWN, PURPLE FLOWER
*	VA	VITEX	VITEX AGNUS - CASTUS	45 GAL., 3-4.5" CAL., 13' HT. \$ 8-9' SPRD.	PURPLE FLOWERING, FULL CANOPY, DARK GREEN, CONTAINER GROWN, MULTI-TRUNK
		TAL GRASSES, AND		Τ.	
GRAPHIC	KEY AP	COMMON NAME Durango soft agave	SCIENTIFIC NAME AGAVE PEDUNCULIFERA	SIZE 3 GAL	REMARKS FULL POT, GREEN-BLUE FOLIAGE,
\bigcirc	DQ	THORNLESS SOTOL	DASYLIRION QUADRANGULATUM	5 GAL.	PLANT 36" O.C. Full pot, green foliage, plant 6 O.C.
	HP	YELLOW YUCCA	HESPERALOE PARVIFLORA	3 GAL., 18" HT. \$ SPRD. MIN.	FULL POT, GRAY GREEN FOLIAGE, YELLOW FLOWER, PLANT 36" O.C.
				2 6 4 10 11 11 4	FULL POT, BLUE-GREEN FOLIAGE,
	LF	'DESPERADO' TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'GREADO'	3 GAL., 18" HT. \$ SPRD. MIN.	PURPLE FLOWER, PLANT 42" O.C., 4-1/2" TALL AND WIDE
$\overline{}$	LF MCP	SAGE			
		SAGE REGAL MIST PINK MUHLY PNK AUTUMN SAGE	FRUTESCENS 'GREADO' MUHLENBERGIA CAPILLARIS 'LENCA' SALVIA GREGGII 'SIERRA LINDA'	SPRD. MIN. 3 GAL., 2.5'-3.5' HT. MIN., 2'-3' SPRD. MIN. 3 GAL., 2' HT. \$ SPRD. MIN.	4-1/2" TALL AND WIDE FULL POT, PLANT 24" O.C., GREEN, PINK PLUME FULL POT, GREEN FOLIAGE, PINK FLOWERS, PLANT 30" O.C., 3' TALL AND WIDE
	MCP SG TS	SAGE REGAL MIST PINK MUHLY PNK AUTUMN SAGE DWARF YELLOW BELLS	FRUTESCENS 'GREADO' MUHLENBERGIA CAPILLARIS 'LENCA' SALVIA GREGGII 'SIERRA LINDA' TECOMA STANS 'NANA'	SPRD. MIN. 3 GAL., 2.5'-3.5' HT. MIN., 2'-3' SPRD. MIN. 3 GAL., 2' HT. \$ SPRD. MIN. 3 GAL.	4-1/2" TALL AND WIDE FULL POT, PLANT 24" O.C., GREEN, PINK PLUME FULL POT, GREEN FOLIAGE, PINK FLOWERS, PLANT 30" O.C., 3' TALL AND WIDE FULL POT, GREEN FOLIAGE, YELLOW FLOWER, PLANT 30" O.C., 3' TALL A WIDE.
	MCP SG TS	REGAL MIST PINK MUHLY PNK AUTUMN SAGE DWARF YELLOW BELLS PALE LEAF YUCCA	FRUTESCENS 'GREADO' MUHLENBERGIA CAPILLARIS 'LENCA' SALVIA GREGGII 'SIERRA LINDA' TECOMA STANS 'NANA' YUCCA PALLIDA	SPRD. MIN. 3 GAL., 2.5'-3.5' HT. MIN., 2'-3' SPRD. MIN. 3 GAL., 2' HT. \$ SPRD. MIN.	4-1/2" TALL AND WIDE FULL POT, PLANT 24" O.C., GREEN, PINK PLUME FULL POT, GREEN FOLIAGE, PINK FLOWERS, PLANT 30" O.C., 3' TALL AND WIDE FULL POT, GREEN FOLIAGE, YELLOW FLOWER, PLANT 30" O.C., 3' TALL A
B X PERENNIALS,	MCP SG TS YP	REGAL MIST PINK MUHLY PNK AUTUMN SAGE DWARF YELLOW BELLS PALE LEAF YUCCA NDCOVERS, AND ANI	FRUTESCENS 'GREADO' MUHLENBERGIA CAPILLARIS 'LENCA' SALVIA GREGGII 'SIERRA LINDA' TECOMA STANS 'NANA' YUCCA PALLIDA	SPRD. MIN. 3 GAL., 2.5'-3.5' HT. MIN., 2'-3' SPRD. MIN. 3 GAL., 2' HT. \$ SPRD. MIN. 3 GAL. 5 GAL.	4-1/2" TALL AND WIDE FULL POT, PLANT 24" O.C., GREEN, PINK PLUME FULL POT, GREEN FOLIAGE, PINK FLOWERS, PLANT 30" O.C., 3' TALL AND WIDE FULL POT, GREEN FOLIAGE, YELLOW FLOWER, PLANT 30" O.C., 3' TALL A WIDE. FULL POT, BLUE-GREEN FOLIAGE, WHITE FLOWER, PLANT 24" O.C.
	MCP SG TS	REGAL MIST PINK MUHLY PNK AUTUMN SAGE DWARF YELLOW BELLS PALE LEAF YUCCA	FRUTESCENS 'GREADO' MUHLENBERGIA CAPILLARIS 'LENCA' SALVIA GREGGII 'SIERRA LINDA' TECOMA STANS 'NANA' YUCCA PALLIDA	SPRD. MIN. 3 GAL., 2.5'-3.5' HT. MIN., 2'-3' SPRD. MIN. 3 GAL., 2' HT. \$ SPRD. MIN. 3 GAL. 5 GAL.	4-1/2" TALL AND WIDE FULL POT, PLANT 24" O.C., GREEN, PINK PLUME FULL POT, GREEN FOLIAGE, PINK FLOWERS, PLANT 30" O.C., 3' TALL AND WIDE FULL POT, GREEN FOLIAGE, YELLOW FLOWER, PLANT 30" O.C., 3' TALL A WIDE. FULL POT, BLUE-GREEN FOLIAGE,
B X PERENNIALS,	MCP SG TS YP GROU KEY	REGAL MIST PINK MUHLY PNK AUTUMN SAGE DWARF YELLOW BELLS PALE LEAF YUCCA NDCOVERS, AND AND COMMON NAME	FRUTESCENS 'GREADO' MUHLENBERGIA CAPILLARIS 'LENCA' SALVIA GREGGII 'SIERRA LINDA' TECOMA STANS 'NANA' YUCCA PALLIDA NUALS SCIENTIFIC NAME CONOCLINIUM	SPRD. MIN. 3 GAL., 2.5'-3.5' HT. MIN., 2'-3' SPRD. MIN. 3 GAL., 2' HT. \$ SPRD. MIN. 3 GAL. 5 GAL.	4-1/2" TALL AND WIDE FULL POT, PLANT 24" O.C., GREEN, PINK PLUME FULL POT, GREEN FOLIAGE, PINK FLOWERS, PLANT 30" O.C., 3' TALL AND WIDE FULL POT, GREEN FOLIAGE, YELLOW FLOWER, PLANT 30" O.C., 3' TALL A WIDE. FULL POT, BLUE-GREEN FOLIAGE, WHITE FLOWER, PLANT 24" O.C. REMARKS FULL POT, 6" HT
B X PERENNIALS,	MCP SG TS YP GROU KEY BF	REGAL MIST PINK MUHLY PNK AUTUMN SAGE DWARF YELLOW BELLS PALE LEAF YUCCA NDCOVERS, AND AND COMMON NAME BLUE MISTFLOWER	FRUTESCENS 'GREADO' MUHLENBERGIA CAPILLARIS 'LENCA' SALVIA GREGGII 'SIERRA LINDA' TECOMA STANS 'NANA' YUCCA PALLIDA NUALS SCIENTIFIC NAME CONOCLINIUM COELESTINUM CHASMANTHIUM	SPRD. MIN. 3 GAL., 2.5'-3.5' HT. MIN., 2'-3' SPRD. MIN. 3 GAL., 2' HT. \$ SPRD. MIN. 3 GAL. 5 GAL.	4-1/2" TALL AND WIDE FULL POT, PLANT 24" O.C., GREEN, PINK PLUME FULL POT, GREEN FOLIAGE, PINK FLOWERS, PLANT 30" O.C., 3' TALL AND WIDE FULL POT, GREEN FOLIAGE, YELLOW FLOWER, PLANT 30" O.C., 3' TALL A WIDE. FULL POT, BLUE-GREEN FOLIAGE, WHITE FLOWER, PLANT 24" O.C. REMARKS FULL POT, 6" HT FULL POT, GREEN FOLIAGE, PLANT 3 O.C. FULL POT, GREEN FOLIAGE, YELLOW
B X PERENNIALS,	MCP SG SG TS GROU KEY BF	REGAL MIST PINK MUHLY PNK AUTUMN SAGE DWARF YELLOW BELLS PALE LEAF YUCCA NDCOVERS, AND AND COMMON NAME BLUE MISTFLOWER INLAND SEA OATS	FRUTESCENS 'GREADO' MUHLENBERGIA CAPILLARIS 'LENCA' SALVIA GREGGII 'SIERRA LINDA' TECOMA STANS 'NANA' YUCCA PALLIDA NUALS SCIENTIFIC NAME CONOCLINIUM COELESTINUM LATIFOLIUM	SPRD. MIN. 3 GAL., 2.5'-3.5' HT. MIN., 2'-3' SPRD. MIN. 3 GAL., 2' HT. \$ SPRD. MIN. 3 GAL. 5 GAL. 5 GAL. 1 GAL. 1 GAL.	4-1/2" TALL AND WIDE FULL POT, PLANT 24" O.C., GREEN, PINK PLUME FULL POT, GREEN FOLIAGE, PINK FLOWERS, PLANT 30" O.C., 3' TALL AND WIDE FULL POT, GREEN FOLIAGE, YELLOW FLOWER, PLANT 30" O.C., 3' TALL A WIDE. FULL POT, BLUE-GREEN FOLIAGE, WHITE FLOWER, PLANT 24" O.C. REMARKS FULL POT, 6" HT FULL POT, GREEN FOLIAGE, PLANT 3 O.C.
B X PERENNIALS,	MCP SG SG TS GROU KEY BF CL	REGAL MIST PINK MUHLY PNK AUTUMN SAGE DWARF YELLOW BELLS PALE LEAF YUCCA NDCOVERS, AND ANI COMMON NAME BLUE MISTFLOWER INLAND SEA OATS DAMIANITA	FRUTESCENS 'GREADO' MUHLENBERGIA CAPILLARIS 'LENCA' SALVIA GREGGII 'SIERRA LINDA' TECOMA STANS 'NANA' YUCCA PALLIDA NUALS SCIENTIFIC NAME CONOCLINIUM COELESTINUM CHASMANTHIUM LATIFOLIUM CHRYSACTINIA MEXICANA	SPRD. MIN. 3 GAL., 2.5'-3.5' HT. MIN., 2'-3' SPRD. MIN. 3 GAL., 2' HT. \$ SPRD. MIN. 3 GAL. 5 GAL. 5 GAL. 1 GAL. 1 GAL. 1 GAL.; 12" HT; 12"	4-1/2" TALL AND WIDE FULL POT, PLANT 24" O.C., GREEN, PINK PLUME FULL POT, GREEN FOLIAGE, PINK FLOWERS, PLANT 30" O.C., 3' TALL AND WIDE FULL POT, GREEN FOLIAGE, YELLOW FLOWER, PLANT 30" O.C., 3' TALL A WIDE. FULL POT, BLUE-GREEN FOLIAGE, WHITE FLOWER, PLANT 24" O.C. REMARKS FULL POT, GREEN FOLIAGE, PLANT 3 O.C. FULL POT, GREEN FOLIAGE, YELLOW FLOWER, PLANT 24" O.C. PLANT 12" O.C.
B X PERENNIALS,	MCP SG SG TS YP GROU KEY BF CL CM CT	REGAL MIST PINK MUHLY PNK AUTUMN SAGE DWARF YELLOW BELLS PALE LEAF YUCCA NDCOVERS, AND AND COMMON NAME BLUE MISTFLOWER INLAND SEA OATS DAMIANITA TEXAS SEDGE	FRUTESCENS 'GREADO' MUHLENBERGIA CAPILLARIS 'LENCA' SALVIA GREGGII 'SIERRA LINDA' TECOMA STANS 'NANA' YUCCA PALLIDA NUALS SCIENTIFIC NAME CONOCLINIUM COELESTINUM CHASMANTHIUM LATIFOLIUM CHRYSACTINIA MEXICANA CAREX TEXENSIS	SPRD. MIN. 3 GAL., 2.5'-3.5' HT. MIN., 2'-3' SPRD. MIN. 3 GAL., 2' HT. \$ SPRD. MIN. 3 GAL. 5 GAL. 5 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL.	4-1/2" TALL AND WIDE FULL POT, PLANT 24" O.C., GREEN, PINK PLUME FULL POT, GREEN FOLIAGE, PINK FLOWERS, PLANT 30" O.C., 3' TALL AND WIDE FULL POT, GREEN FOLIAGE, YELLOW FLOWER, PLANT 30" O.C., 3' TALL A WIDE. FULL POT, BLUE-GREEN FOLIAGE, WHITE FLOWER, PLANT 24" O.C. REMARKS FULL POT, GREEN FOLIAGE, PLANT 3 O.C. FULL POT, GREEN FOLIAGE, YELLOW FLOWER, PLANT 24" O.C. PLANT 12" O.C. FULL POT, BLUE FOLIAGE, PLANT 48 O.C. FULL POT, DARK GREEN FOLIAGE,
® ® PERENNIALS,	MCP SG SG TS TS GROU KEY BF CL CM DA	REGAL MIST PINK MUHLY PNK AUTUMN SAGE DWARF YELLOW BELLS PALE LEAF YUCCA NDCOVERS, AND ANI COMMON NAME BLUE MISTFLOWER INLAND SEA OATS DAMIANITA TEXAS SEDGE SILVER PONYFOOT	FRUTESCENS 'GREADO' MUHLENBERGIA CAPILLARIS 'LENCA' SALVIA GREGGII 'SIERRA LINDA' TECOMA STANS 'NANA' YUCCA PALLIDA NUALS SCIENTIFIC NAME CONOCLINIUM COELESTINUM CHASMANTHIUM LATIFOLIUM CHRYSACTINIA MEXICANA CAREX TEXENSIS DICHONDRA ARGENTEA MALVAVISCUS DRUMMONDII 'ALBA'	SPRD. MIN. 3 GAL., 2.5'-3.5' HT. MIN., 2'-3' SPRD. MIN. 3 GAL., 2' HT. \$ SPRD. MIN. 3 GAL. 5 GAL. 5 GAL. 1 GAL.	4-1/2" TALL AND WIDE FULL POT, PLANT 24" O.C., GREEN, PINK PLUME FULL POT, GREEN FOLIAGE, PINK FLOWERS, PLANT 30" O.C., 3' TALL AND WIDE FULL POT, GREEN FOLIAGE, YELLOW FLOWER, PLANT 30" O.C., 3' TALL AI WIDE. FULL POT, BLUE-GREEN FOLIAGE, WHITE FLOWER, PLANT 24" O.C. REMARKS FULL POT, GREEN FOLIAGE, PLANT 3 O.C. FULL POT, GREEN FOLIAGE, YELLOW FLOWER, PLANT 24" O.C. PLANT 12" O.C. FULL POT, BLUE FOLIAGE, PLANT 48 O.C.



landscape architects, planners & designers

1333 w. loop south suite 1450 houston, tx 77027

[713] 439-0027 tbgpartners.com



babcock bighaus

multifamily

sa bighausland, Ilc 1722 broadmoor drive, suite 208, bryan, texas 77802

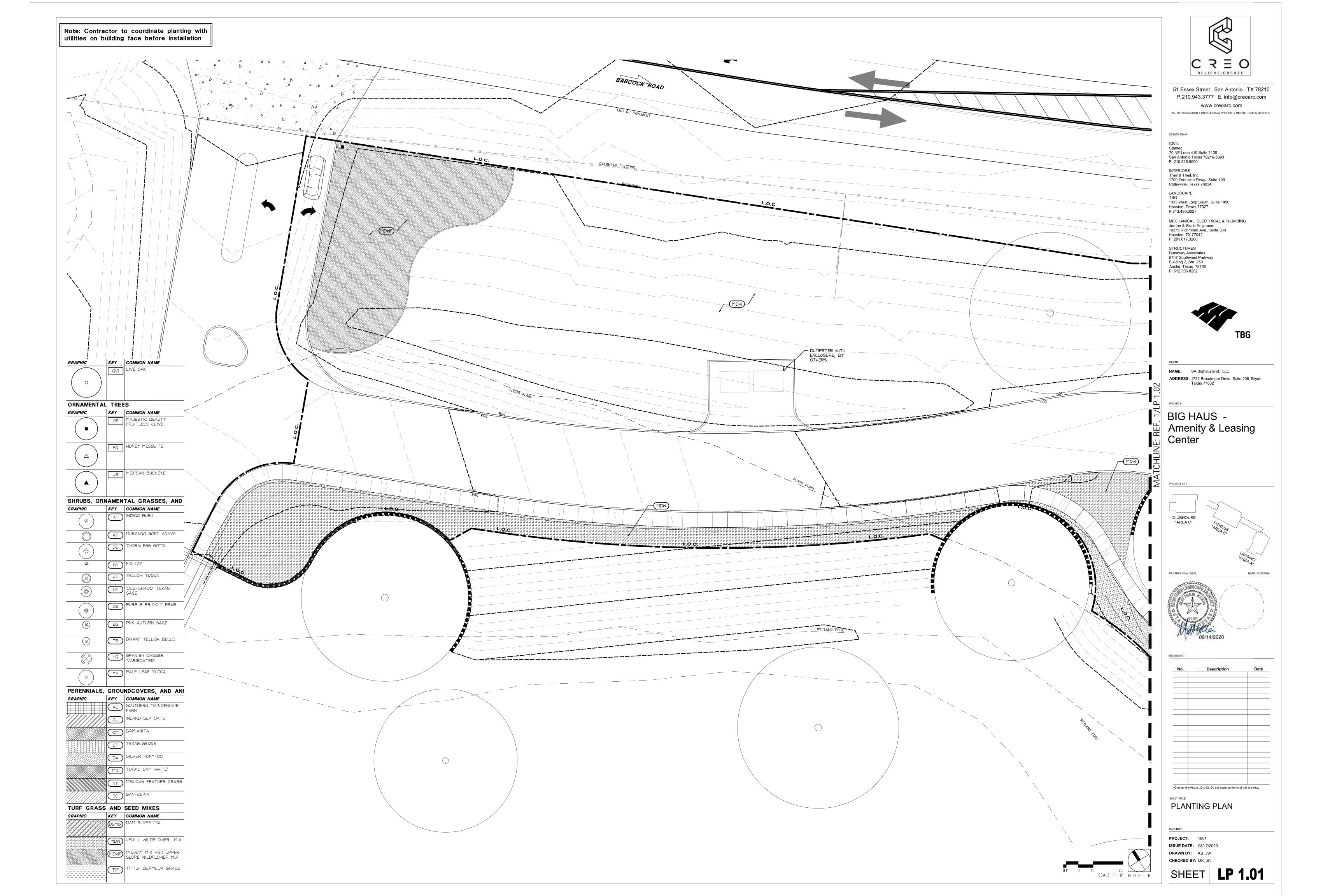
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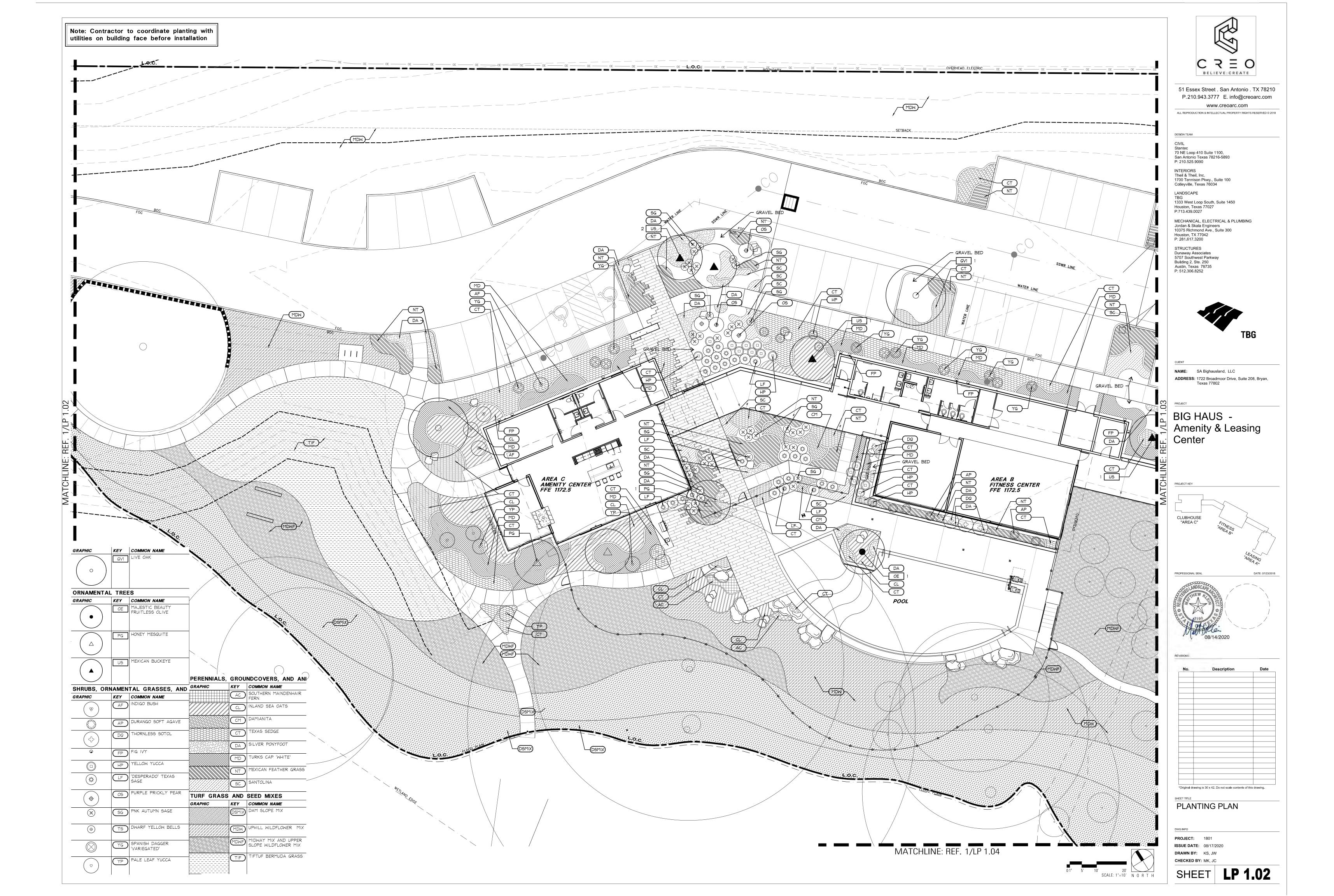
issue date

designed: JW, KS, WC drawn: JW, KS, WC reviewed: WC, MK

planting details & schedule

LP 2.02





Note: Contractor to coordinate planting with utilities on building face before installation KEY COMMON NAME GRAPHIC BELIEVE: CREATE 0 51 Essex Street . San Antonio . TX 78210 P.210.943.3777 E. info@creoarc.com ORNAMENTAL TREES www.creoarc.com KEY COMMON NAME GRAPHIC OE MAJESTIC BEAUTY FRUITLESS OLIVE ALL REPRODUCTION & INTELLECTUAL PROPERTY RIGHTS RESERVED © 2018 PG HONEY MESQUITE CIVIL Stantec 70 NE Loop 410 Suite 1100, San Antonio Texas 78216-5893 P: 210.525.9090 US MEXICAN BUCKEYE INTERIORS Theil & Theil, Inc. 1700 Tennison Pkwy., Suite 100 Colleyville, Texas 76034 LANDSCAPE SHRUBS, ORNAMENTAL GRASSES, AND 1333 West Loop South, Suite 1450 Houston, Texas 77027 P:713.439.0027 KEY COMMON NAME GRAPHIC AF INDIGO BUSH MECHANICAL, ELECTRICAL & PLUMBING Jordan & Skala Engineers 10375 Richmond Ave., Suite 300 AP DURANGO SOFT AGAVE MDW)-Houston, TX 77042 DQ THORNLESS SOTOL P: 281.617.3200 STRUCTURES
Dunaway Associates
5707 Southwest Parkway
Building 2, Ste. 250
Austin, Texas 78735
P: 512.306.8252 HP YELLOW YUCCA LF DESPERADO TEXAS SAGE OS PURPLE PRICKLY PEAR SG PNK AUTUMN SAGE TS DWARF YELLOW BELLS YG SPANISH DAGGER 'VARIEGATED' WATER LINE YP PALE LEAF YUCCA NAME: SA Bighausland, LLC **ADDRESS:** 1722 Broadmoor Drive, Suite 208, Bryan, Texas 77802 PERENNIALS, GROUNDCOVERS, AND ANI GRAPHIC KEY COMMON NAME AC SOUTHERN MAINDENHAIR FERN CL INLAND SEA OATS BIG HAUS -CM DAMIANITA Amenity & Leasing CT TEXAS SEDGE MDWF Center DA SILVER PONYFOOT MD TURKS CAP 'WHITE' MEXICAN FEATHER GRASS TURF GRASS AND SEED MIXES GRAPHIC KEY COMMON NAME DSMIX) DAM SLOPE MIX US CLUBHOUSE "AREA C" (MDW) UPHILL WILDFLOWER MIX MDWF MIDWAY MIX AND UPPER SLOPE WILDFLOWER MIX AREA C LEASING CENTER FFE 1172.5 TIFTUF BERMUDA GRASS *Original drawing is 30 x 42. Do not scale contents of this drawing. PLANTING PLAN

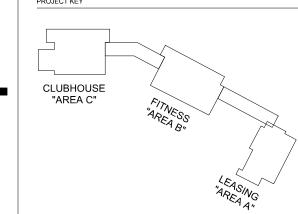
MATCHLINE: REF. 1/LP 1.04

ISSUE DATE: 08/17/2020 DRAWN BY: KS, JW

SHEET **LP 1.03**

Note: Contractor to coordinate planting with utilities on building face before installation BELIEVE: CREATE www.creoarc.com ALL REPRODUCTION & INTELLECTUAL PROPERTY RIGHTS RESERVED © 2018 DESIGN TEAM CIVIL Stantec 70 NE Loop 410 Suite 1100, San Anno Toro Toros P: 210.525.9090 INTERIORS Theil & Theil, Inc. 1700 Tennison Pkwy., Suite 100 Colleyville, Texas 76034 LANDSCAPE 1333 West Loop South, Suite 1450 Houston, Texas 77027 P:713.439.0027 MECHANICAL, ELECTRICAL & PLUMBING Jordan & Skala Engineers 10375 Richmond Ave., Suite 300 Houston, TX 77042 P: 281.617.3200 STRUCTURES Dunaway Associates 5707 Southwest Parkway Building 2, Ste. 250 Austin, Texas 78735 P: 512.306.8252 KEY COMMON NAME GRAPHIC NAME: SA Bighausland, LLC **ADDRESS:** 1722 Broadmoor Drive, Suite 208, Bryan, Texas 77802 ORNAMENTAL TREES GRAPHIC KEY COMMON NAME OE MAJESTIC BEAUTY FRUITLESS OLIVE BIG HAUS -Amenity & Leasing PG HONEY MESQUITE Center US MEXICAN BUCKEYE SHRUBS, ORNAMENTAL GRASSES, AND GRAPHIC KEY COMMON NAME MATCHLINE: REF. 1/LP 1.02 MATCHLINE: REF. 1/LP 1.03 CLUBHOUSE "AREA C" AP DURANGO SOFT AGAVE DQ THORNLESS SOTOL FP FIG IVY HP YELLOW YUCCA DATE: 07/23/2018 PROFESSIONAL SEAL LF 'DESPERADO' TEXAS SAGE OS PURPLE PRICKLY PEAR SG PNK AUTUMN SAGE TS DWARF YELLOW BELLS YG SPANISH DAGGER 'VARIEGATED' YP PALE LEAF YUCCA PERENNIALS, GROUNDCOVERS, AND ANI GRAPHIC KEY COMMON NAME AC SOUTHERN MAINDENHAIR FERN CM DAMIANITA CHECKE CHECKE CT TEXAS SEDGE DA SILVER PONYFOOT MD TURKS CAP 'WHITE' MEXICAN FEATHER GRASS TURF GRASS AND SEED MIXES PLANTING PLAN KEY COMMON NAME DSMIX DAM SLOPE MIX MDW UPHILL WILDFLOWER MIX PROJECT: 1801 MDWF MIDWAY MIX AND UPPER SLOPE WILDFLOWER MIX **ISSUE DATE:** 08/17/2020 DRAWN BY: KS, JW TIF TIFTUF BERMUDA GRASS CHECKED BY: MK, JC SHEET **LP 1.04**

51 Essex Street . San Antonio . TX 78210 P.210.943.3777 E. info@creoarc.com





No.	Description	Date
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'Original drawing	is 30 x 42. Do not scale contents of	of this drawing.
EET TITLE		

LANDSCAPE PLANTING NOTES:

1.) CONTRACTOR SHALL RECEIVE SITE AT APPROXIMATELY FINAL GRADE WITH THE EXCEPTION OF ENTRY FEATURE AREA. LANDSCAPE CONTRACTOR SHALL FILL AREA AROUND WALLS PER TYPICAL WALL SECTION, PLAN AND LANDSCAPE GRADING NOTES WITH BACKFILL PROVIDED BY CONTRACTOR. ALL SLOPES SHALL BE SMOOTH AND UNIFORM WITH A MAXIMUM SLOPE OF 3:1 UNLESS OTHERWISE NOTED. TIE INTO EXISTING ADJACENT GRADES SMOOTHLY AND FINE GRADE FOR POSITIVE DRAINAGE AND TO PREVENT WATER FROM STANDING. CUT SWALES TO DIRECT WATER AWAY FROM ALL STRUCTURES AND PROPERTY LINES, AND TOWARDS STORM SEWER INLETS. DO NOT DRAIN ANY WATER TOWARDS LOTS/EASEMENTS. FINAL LOCATION AND HEIGHT OF BERMS TO BE APPROVED BY LANDSCAPE ARCHITECT IN FIELD. NOTE: PROVIDE MINIMUM 8" OF GRANULAR FILL WRAPPED IN FILTER FABRIC BEHIND WALLS AND TO A DEPTH BELOW WEEP HOLES TO ALLOW FOR PROPER DRAINAGE (REFERENCE TYPICAL WALL SECTION, PLANTING DETAIL SHEET).

2.) SHRUB BEDS: REFERENCE SPECIFICATIONS AND DETAILS FOR PLANTING REQUIREMENTS, MATERIALS, AND EXECUTION, INCLUDING PLANT PIT DIMENSIONS AND BACKFILL REQUIREMENTS. SHRUBS AND GROUNDCOVER TO BE TRIANGULARLY SPACED (SPACING PER PLANS AND PLANT LIST). RYERSON 3/16" X 4" STEEL EDGING (DARK GREEN) SHALL BE INSTALLED TO SEPARATE ALL BEDS FROM TURF AREAS. REFERENCE PLANTING BED DETAIL FOR DRAINAGE REQUIREMENT OF ALL BEDS OCCURRING DIRECTLY AT THE BACK OF CURB. NOTE: BACKFILL ALL SHRUB PITS WITH SPECIFIED PLANTING MIX. INCORPORATE 5 LBS OF 13-13-13 FERTILIZER PER CU. YD. OF MIX INTO ALL PLANTING BEDS . ALL BEDS SHALL RECEIVE MIN. 2" DEEP COMPOSTED HARDWOOD BARK MULCH.

3.) TREE PLANTING: REFERENCE SPECIFICATIONS AND DETAILS FOR PLANTING REQUIREMENTS, MATERIALS, AND EXECUTION, INLUDING STAKING METHODS, PLANT PIT DIMENSIONS, AND BACKFILL REQUIREMENTS. GUY ALL TREES 4" CALIPER AND GREATER, AND STAKE ALL TREES SMALLER THAN 4" CALIPER UNLESS MACHINE MOVED. STAKE ALL MACHINE MOVED TREES WITH THREE (3) METAL T STAKES PER DETAIL. NOTE: BACKFILL ALL TREE PITS WITH SPECIFIED PLANTING MIX AND INCORPORATE 5 LBS OF 13-13-13 FERTILIZER PER CU. YD. OF MIX INTO ALL TREE PITS. ALL TREE WATER RETENTION BASINS SHALL RECEIVE MIN. 2" DEEP COMPOSTED HARDWOOD BARK MULCH.

4.) TREES SHALL BE LOCATED MINIMUM OF 5' - 0" FROM WALLS, OVERHEADS, WALKS, EDGING, CURBS AND OTHER TREES WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT MAY RESULT IN CONTRACTOR'S LIABILITY TO

-A PROTECTIVE BARRIER, BEGINNING AT THE OUTSIDE OF THE DRIP LINE OF THE TREE, TO PROTECT THE ROOT PROTECTION ZONE SHALL BE ERECTED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED.

-DURING CONSTRUCTION, NO EXCESS SOIL, ADDITIONAL FILL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED INSIDE THE PROTECTIVE BARRIER, UPON THE ROOT PROTECTION ZONE, NOR SHALL ANY SOIL BE REMOVED FROM WITHIN THE BARRIER.

-THE PROPOSED FINISHED GRADE AND ELEVATION OF LAND WITHIN THE ROOT PROTECTION ZONE OF ANY TREE TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THAN TWO (2) INCHES. WELLING AND RETAINING METHODS ARE ALLOWED OUTSIDE THE ROOT PROTECTION ZONE AND SHALL BE DONE IN CONFORMANCE WITH THE TEXAS A MM UNIVERSITY, EXTENSION LANDSCAPE HORTICULTURE, "PROTECTING EXISTING LANDSCAPE TREES FROM CONSTRUCTION DAMAGE DUE TO GRADE CHANGES, EVERETT E. JANNE AND DOUGLAS F. WELCH, PHD., AUTHORS.

-THE ROOT PROTECTION ZONE FOR EACH PRESERVED TREE SHALL REMAIN UNPAVED AND SHALL HAVE A TWO-TO FOUR-INCH LAYER OF MULCH INSTALLED TO HELP RETAIN MOISTURE AND TO PREVENT EROSION.

5.) ALL PLANT MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 5 DAYS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.

6.) LAWN INSTALLATION: PRIOR TO APPLICATION OF HYDROMULCH, CONTRACTOR SHALL APPLY CONTACT HERBICIDE (RECOMMENDED MIXTURE OF IMAGE AND ROUNDUP) TO REMOVE ALL EXISTING WEEDS AS NECESSARY, SCARIFY EXISTING SOIL TO SPECIFIED DEPTHS. REMOVE ALL LUMPS, CLODS, TRASH AND STICKS GREATER THAN 1". FINE GRADE TO PROVIDE POSITIVE DRAINAGE AND SMOOTH LAWN AREAS AND CUT SWALES AS NECESSARY TO ENSURE NO PONDING OF WATER. LAY BERMUDA SOD STRIP ALONG BACK OF CURB AND EDGE OF WALK IN TURF AREAS, AND WITHIN APPROXIMATE LIMITS SHOWN ON PLANS. FINISHED GRADE OF LAWN AND PLANTING BED AREAS TO BE MINIMUM 1/2" BELOW FINISHED GRADE OF ADJACENT PAVEMENT. NOTE: CONTRACTOR SHALL APPLY RECOMMENDED PRE-EMERGENT HERBICIDE FOR PREVENTION OF NUTGRASS AND WEEDS UPON ESTABLISHMENT OF BERMUDA LAWN APPROXIMATELY ONE MONTH AFTER HYDROMULCH APPLICATION. FERTILIZE AT SPECIFIED RATES MONTHLY DURING 90 DAY MAINTENANCE PERIOD.

PLANT LIST

SHADE TREE Graphic	Ī	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
SKAPHIC	KEY	LIVE OAK	QUERCUS VIRGINIANA	6" CAL., 18' HT.	SINGLE STRAIGHT LEADER, FULL
	QV1	LIVE OAK	WOLKEOS VIKGINIANA	MIN., 15' SPRD.	CANOPY, CLEAR TRUNK TO 6', DARK
				MIN.	GREEN, B\$B LIVE OAK. MACHINE MOVED SPECIMEN, TO BE SELECTED B
					LANDSCAPE ARCHITECT
ORNAMENTA	L TREE	ES			
RAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	OE	MAJESTIC BEAUTY FRUITLESS OLIVE	OLEA EUROPAEA 'MAJESTIC BEAUTY'	200 GAL	FULL CANOPY, DARK GREEN, MULTI
(•)		FRUITLESS OLIVE	MAJESTIC BEAUTT		TRUNK, MIN. 3 TRUNKS, CONTAINER GROWN, FRUITLESS VARIETY
	PG	HONEY MESQUITE	PROSOPIS GLANDULOSA	65 GAL 2" CAL 8	SINGLE TRUNK, FULL CANOPY,
	FG			HT. MIN., 6'	CONTAINER GROWN
				SPRD. MIN.	
	<u> </u>				
	US	MEXICAN BUCKEYE	UNGNADIA SPECIOSA	45 GAL, 3" CAL., 10' HT. MIN., 7'	FULL CANOPY, BRIGHT GREEN, MULTI TRUNK, MIN. 3 TRUNKS, CONTAINER
(🔺)				SPRD. MIN.	GROWN, PURPLE FLOWER
SHRUBS. OR	NAMEN	TAL GRASSES, AND	VINES		
RAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	AF	INDIGO BUSH	AMORPHA FRUTICOSA	5 GAL.	FULL POT, DARK GREEN FOLIAGE, BLU
(\otimes)					FLOWER, PLANT 60" O.C.
		DUDANCO COET ACAVE	ACAME PERMACULUEERA	2.641	FILL DOT CREEN BLUE FOLLACE
	(AP)	DURANGO SOFT AGAVE	AGAVE PEDUNCULIFERA	3 GAL	FULL POT, GREEN-BLUE FOLIAGE, PLANT 36" O.C.
	DQ	THORNLESS SOTOL	DASYLIRION	5 GAL.	FULL POT, GREEN FOLIAGE, PLANT 60"
(\Leftrightarrow)	ر يت		QUADRANGULATUM		o.c.
<u> </u>		FIG IVY	FICUS PUMILA	1 GAL	FULL POT, DARK GREEN, PLANT 4' - 6
	(FP)		FICOS FOITILA	GAL	TALL AND WIDE
	(HP)	YELLOW YUCCA	HESPERALOE PARVIFLORA	3 GAL., 18" HT. \$	FULL POT, GRAY GREEN FOLIAGE,
			L ELICOPINAL LINA	SPRD. MIN.	YELLOW FLOWER, PLANT 36" O.C.
	LF)	'DESPERADO' TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'GREADO'	3 GAL., 18" HT. \$ SPRD. MIN.	FULL POT, BLUE-GREEN FOLIAGE, PURPLE FLOWER, PLANT 42" O.C.,
					4-1/2" TALL AND WIDE
	OS)	PURPLE PRICKLY PEAR	OPUNTIA SANTA-RITA	3 GAL.	FULL POT, PURPLE PADS, YELLOW FLOWER, PLANT 60" O.C. 6' X 6' TALL
$\left(\bullet \right)$					AND WIDE
(X)	(SG)	PNK AUTUMN SAGE	SALVIA GREGGII 'SIERRA	3 GAL., 2' HT. \$	FULL POT, GREEN FOLIAGE, PINK
			LINDA'	SPRD. MIN.	FLOWERS, PLANT 30" O.C., 3' TALL AND WIDE
	TS	DWARF YELLOW BELLS	TECOMA STANS 'NANA'	3 GAL.	FULL POT, GREEN FOLIAGE, YELLOW
\bigoplus					FLOWER, PLANT 30" O.C., 3' TALL AND
	(×c)	SPANISH DAGGER	YUCCA GLORIOSA	3 GAL.	WIDE. FULL POT, GREEN WITH YELLOW
\otimes	(YG)	'VARIEGATED'	'VARIEGATA'	9 47.12.	STRIPES, PLANT 42" O.C., 4' - 5' TALI
		DALE LEVE ANCOV	YUCCA PALLIDA	5 GAL.	AND WIDE
	(YP)	PALE LEAF YUCCA	TUCCA PALLIDA	5 GAL.	FULL POT, BLUE-GREEN FOLIAGE, WHITE FLOWER, PLANT 24" O.C.
					, , , , , , , , , , , , , , , , , , , ,
PERENNIALS,	GROU	INDCOVERS, AND AN	NUALS		
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	(AC)	SOUTHERN MAINDENHAIR	ADIANTUM	1 GAL.	FULL POT, BRIGHT GREEN FOLIAGE,
		FERN CATC	CAPILLIUS-VENERIS	1.64	PLANT 15" O.C.
		INLAND SEA OATS	CHASMANTHIUM LATIFOLIUM	1 GAL.	FULL POT, GREEN FOLIAGE, PLANT 36" O.C.
	(CM)	DAMIANITA	CHRYSACTINIA MEXICANA	1 GAL.	FULL POT, GREEN FOLIAGE, YELLOW
					FLOWER, PLANT 24" O.C.
	(CT)	TEXAS SEDGE	CAREX TEXENSIS	1 GAL.; 12" HT; 12"	PLANT 12" O.C.
		CH VED DONYEGOT	DICHONDRA ARCENTEA	SPRD.	
		SILVER PONYFOOT	DICHONDRA ARGENTEA	GAL.	FULL POT, BLUE FOLIAGE, PLANT 48" O.C.
	(MD)	TURKS CAP 'WHITE'	MALVAVISCUS	1 GAL., 2'-3' HT. \$	FULL POT, DARK GREEN FOLIAGE,
			DRUMMONDII 'ALBA'	2' SPRD. MIN.	WHITE FLOWER, PLANT 42" O.C.
	NT	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GAL.	FULL POT, GREEN FOLIAGE, PLANT 24"
		SANTOLINA	SANTOLINA	1 GAL.	O.C. FULL POT, BLUE FOLIAGE, YELLOW
		JANTULINA	SANTOLINA CHAMAECYPARISSUS	JI GAL.	FLOWER, PLANT 36" O.C.
TURF GRASS	AND	SEED MIXES		1	· · · · · · · · · · · · · · · · · · ·
RAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	(DSMIX)	DAM SLOPE MIX			NATIVE AMERICAN SEED - SEED
enteraturitaria (n. 1844).	עאוויפטן 🖁				DISTURBED AREAS - MINUS SWITCH
		HIDDEL COED SOL			GRASS , ADD INLAND SEA OATS
	1. M. M. M. I. I. I	UPHILL WILDFLOWER MIX			NATIVE AMERICAN SEED - SEED DISTURBED AREAS
	HDM)				NATIVE AMERICAN SEED - MIX OF
		MIDWAY MIX AND UPPER			INATIVE ALIEKICAN SEED TIIN OF
	MDWF	MIDWAY MIX AND UPPER SLOPE WILDFLOWER MIX			MIDWAY MIX AND OVERSEEDED WITH
	MDWF	XII		SOD	MIDWAY MIX AND OVERSEEDED WITH UPPER SLOPE WILDFLOWER MIX
		SLOPE WILDFLOWER MIX		SOD	MIDWAY MIX AND OVERSEEDED WITH



51 Essex Street . San Antonio . TX 78210 P.210.943.3777 E. info@creoarc.com

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DESIGN TEAM

CIVIL 70 NE Loop 410 Suite 1100, San Antonio Texas 78216-5893 P: 210.525.9090

INTERIORS Theil & Theil, Inc. 1700 Tennison Pkwy., Suite 100 Colleyville, Texas 76034

LANDSCAPE 1333 West Loop South, Suite 1450 Houston, Texas 77027 P:713.439.0027

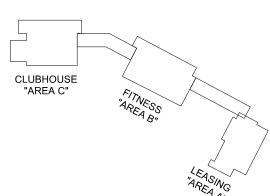
MECHANICAL, ELECTRICAL & PLUMBING Jordan & Skala Engineers 10375 Richmond Ave., Suite 300 Houston, TX 77042 P: 281.617.3200

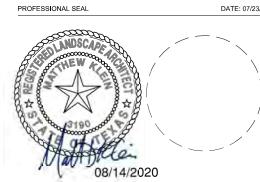
STRUCTURES Dunaway Associates 5707 Southwest Parkway Building 2, Ste. 250 Austin, Texas 78735 P: 512.306.8252



NAME: SA Bighausland, LLC ADDRESS: 1722 Broadmoor Drive, Suite 208, Bryan, Texas 77802

BIG HAUS -Amenity & Leasing Center



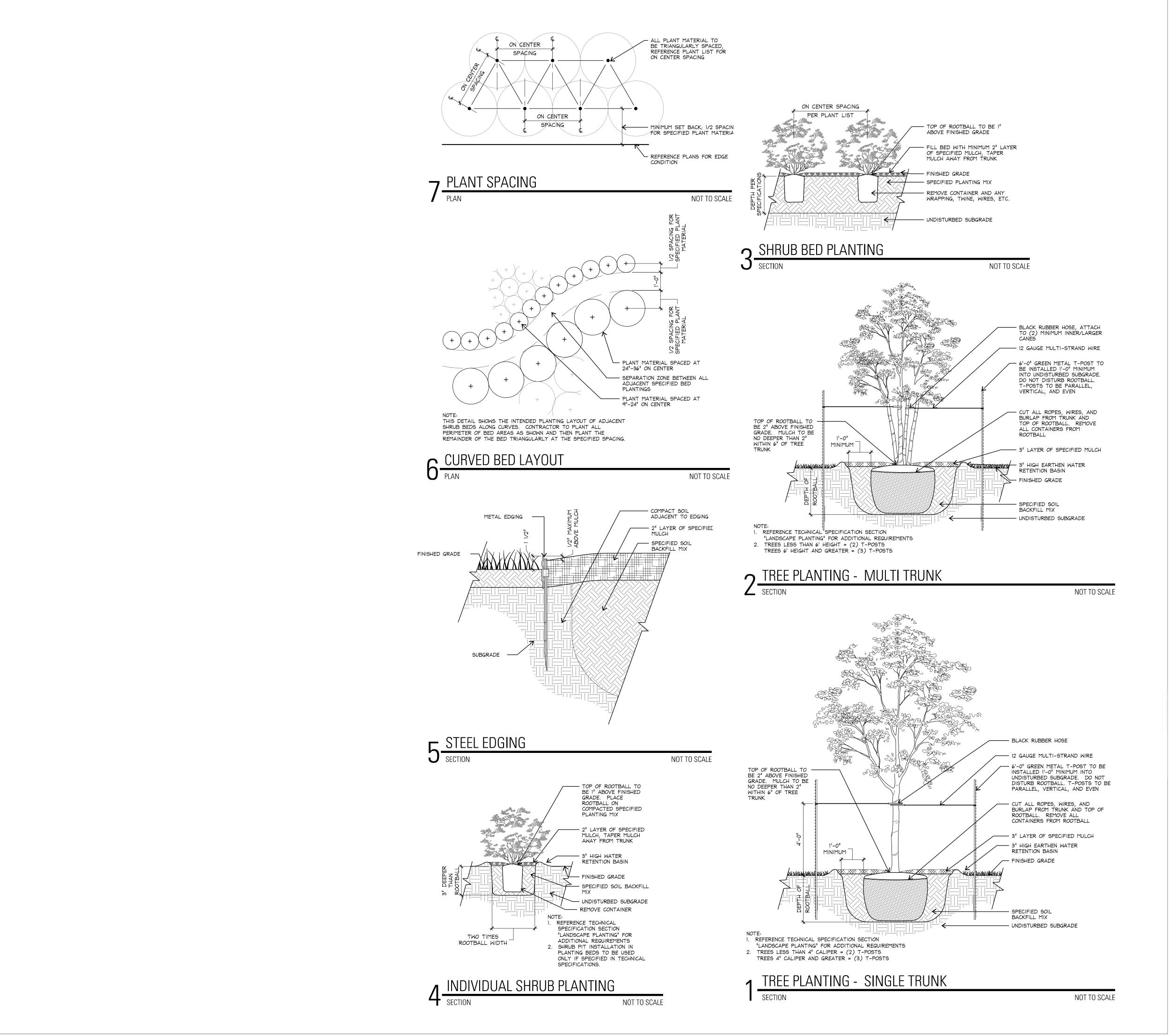


No.	Description	Date

PLANTING NOTES AND LEGEND

ISSUE DATE: 08/14/2020

SHEET **LP 2.01**





51 Essex Street . San Antonio . TX 78210 P.210.943.3777 E. info@creoarc.com

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DESIGN TEAM

CIVIL Stantec 70 NE Loop 410 Suite 1100, San Antonio Texas 78216-5893 P: 210.525.9090

INTERIORS Theil & Theil, Inc. 1700 Tennison Pkwy., Suite 100 Colleyville, Texas 76034

LANDSCAPE
TBG
1333 West Loop South, Suite 1450
Houston, Texas 77027
P:713 439 0027

P:713.439.0027

MECHANICAL, ELECTRICAL & PLUMBING Jordan & Skala Engineers 10375 Richmond Ave., Suite 300 Houston, TX 77042 P: 281.617.3200

P: 281.617.3200

STRUCTURES
Dunaway Associates
5707 Southwest Parkway
Building 2, Ste. 250
Austin, Texas 78735
P: 512.306.8252

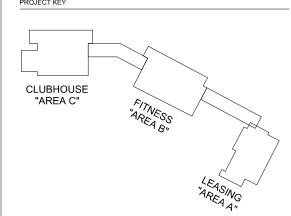


NAME: SA Bighausland, LLC
ADDRESS: 1722 Broadmoor Drive, Suite 208, Bryan, Texas 77802

PROJECT

BIG HAUS -Amenity & Leasing Center

PROJECT KEY



ESSIONAL SEAL DATE: 07/23/2018



REVISIONS

No.	Description	Date

PLANTING DETAILS

DWG INFO

PROJECT: 1801
ISSUE DATE: 08/14/2020
DRAWN BY: KS, JW
CHECKED BY: MK, JC

SHEET **LP 2.01**



January 30, 2020

EXHIBIT 6

Mr. James McKnight Brown & Ortiz, P.C. 112 E. Pecan Street, Suite 1360 San Antonio, Texas 78205

RE: Request for Amendment to Variance Granted by the San Antonio Water System, that concerns a Variance to Section 34-914 of the City Code of San Antonio (the "City Code"), for Property Described as CB 4565, P-1 and CB 4718, P-2, in the Extraterritorial Jurisdiction of the City of San Antonio, Texas, (the "Subject Property;" see Exhibit "A"); Our File No.9968.001. SA Bighausland, LLC

Dear Mr. McKnight:

On January 13th, 2020, the Aquifer Protection and Evaluation Section of the San Antonio Water System received a written request from you that is dated January 6, 2020 (the "Amendment Request), on behalf of SA Bighausland, LLC (Applicant) to amend a variance concerning the Subject Property that was previously granted by the San Antonio Water System by letter dated February 1, 2019 (the "Variance"), under the provisions of Chapter 34, Article VI, Division 6, Section 34-980 of the City Code. Applicant has requested that conditions 2, 3, and 5 of the existing Variance be amended.

The amendments proposed by Applicant are as following:

- 1. The amendment of Condition 2: That a maximum of 36.5% impervious cover be allowed within the floodplain buffer zone that is located as depicted in Exhibit "D" that is attached to the enclosed copy of the Amendment Request. This is a reduction from the previously approved 38.9% impervious cover that was allowed in the floodplain buffer.
- 2. The amendment of Condition 3: A maximum of 319 dwelling units and no more than 6.93 dwelling units per acre allowed on the Subject Property, and generally within the areas depicted in Exhibit "D" that is attached to the enclosed copy of the Amendment Request. This is a 12 dwelling unit increase, but the proposed increase will not affect the previously approved total impervious cover.
- 3. The amendment of Condition 5: Applicant will not remove, damage, or destroy any trees in the area of the Property "up- slope" of the area that will be developed for the use of 319 dwelling units, which "up-slope" and dwelling unit areas that are generally depicted in Exhibit "3" that was included in the enclosed copy of the Amendment Request. This is a 12 dwelling unit increase, but the proposed increase will not affect the previously approved total impervious cover.

Applicant's request for approval of amendments to Conditions 2, 3 and 5 of the existing Variance as previously described in this letter is hereby approved, subject to the following terms and conditions:

The Applicant will sign and return a copy of this letter to me within ten (10) days after the date of this letter, which will constitute the agreement of the Applicant to the terms and conditions of this grant of an amendment to the existing Variance that are stated in this letter. Failure to sign and return a copy of this letter as required by this paragraph will result in the denial of this grant of an amendment without any further action by the San Antonio Water System.

All other terms and conditions of the existing Variance shall remain in full force and effect.

Applicant and the San Antonio Water System must agree upon the terms of an Amended Declaration of Covenants, Conditions and Restrictions, in form similar to the instrument that was previously recorded in connection with the existing Variance that incorporates the terms of the amendments granted in this letter. Applicant must record the amended document in the Real Property Records of Bexar County, Texas and return a copy of the recorded document bearing the recorder's stamp and filing information to the San Antonio Water System within thirty (30) days after the date of this letter. Applicant's failure to comply with all of the terms and conditions of this paragraph will result in the denial of this grant of an amendment without any further action by the San Antonio Water System.

Sincerely,

Robert R. Puente

President/Chief Executive Officer

ALKAN+

Enc. as stated

Agreed to by SA Bighausland, LLC

By: Dan Leverett, Manager

Date: 31 JANUARY 2020

KENNETH W. BROWN, AICP DANIEL ORTIZ JAMES B. GRIFFIN



JAMES MCKNIGHT
CAROLINE MCDONALD
KEVIN DEANDA

PAUL M. JUAREZ

112 E. PECAN STREET
SUITE 1360
SAN ANTONIO, TEXAS 78205
TELEPHONE: 210.299.3704
FAX: 210.299.4731

January 6, 2020

Mr. Scott Halty
Director, Resource Protection & Compliance Department
San Antonio Water System, City of San Antonio
2800 US Hwy 281 North
San Antonio, Texas 78298

Via Hand Delivery

RE: Request for Amendment to Variance Granted by Mr. Robert Puente, as a Variance to Section 34-914 of the City Code of San Antonio (the "City Code"), for Property Described as CB 4565, P-1 and CB 4718, P-2, in the Extraterritorial Jurisdiction of San Antonio, Texas, (the "Subject Property;" see Exhibit "A"); Our File No. 9968.001.

Dear Mr. Halty:

The purpose for this correspondence is to request an amendment to a variance previously granted by SAWS from the "Floodplain Buffer Zone" requirements of the "Drainage Area" according to Secs. 34-913 and 914 of the "Water Quality Ordinance" of the City Code. In a letter dated February 1, 2019, Mr. Puente granted an appeal to the Applicant for the Subject Property and "Project," which allowed a 28.9% variance from the allowable impervious cover percentage (10%) within the floodplain buffer zone in the Drainage Area of the Project (the "Approval Letter;" see Exhibit "B" for letter and included exhibits). The Approval Letter contained nine (9) conditions including the following:

- Condition 2: A maximum of 38.9% impervious cover allowed within the floodplain buffer zone, location as depicted in Exhibit "2" attached therein;
- Condition 3: A maximum of 307 dwelling units and no more than 6.7 dwelling units per acre allowed on the Subject Property, and generally within the areas depicted in Exhibit "3" attached therein;
- Condition 6: That the Applicant file within thirty (30) days of SAWS approval in the Real Property Records of Bexar County, a Declaration of Covenants, Conditions, and Restrictions containing conditions 1-5 from the Approval Letter.

The Approval Letter was executed on February 11, 2019, and the Declaration required therein was recorded on March 4, 2019, within the 30-day time limit (see Exhibit "C").

As the Applicant continued development of the Subject Property, it became clear that a reconfiguration of the multi-family units was needed. This created the need for an additional twelve (12) units, increasing the overall unit number from 307 to 319; however, it did not create an increase in the total number of multi-family buildings (there were 26 buildings as of the date of the Approval Letter and there are still 26 buildings proposed- see Exhibit "D"). The reconfiguration also meant relocating one of the multi-family buildings out of the floodplain buffer area (see previously referenced Exhibit "D"). In doing so, this actually reduced the impervious cover planned within the floodplain buffer area from 38.9% to 36.5% (see previously referenced Exhibit "D"). At this time, we are requesting that the variance granted by SAWS according to the Approval Letter be amended as to the following conditions:

- Condition 2: That a maximum of 36.5% impervious cover be allowed within the floodplain buffer zone, location as depicted in Exhibit "D" attached herein to this amendment and variance request;
- Condition 3: A maximum of 319 dwelling units and no more than 6.93 dwelling units per acre allowed on the Subject Property, and generally within the areas depicted in Exhibit "D" attached herein to this amendment and variance request;
- Condition 5: Although we are proposing no substantive change to this condition, it references 307 units. It would be helpful to keep consistency and amend the count to 319 units in this condition.

All other conditions of approval, if granted, would remain, including Condition 6 to record a Declaration of Covenants, Conditions, and Restrictions within 30 days of an approval. This condition will require an additional step on the Applicant's part to record an amendment to the Declaration, in a form satisfactory to SAWS, updating the total allowable units and overall allowable impervious cover in the floodplain buffer area.

In the original variance request, the purpose was only to increase the allowable impervious cover within the floodplain buffer area for the Project. As discussions about additional conditions progressed, a restriction on the total number of allowable units was added, however, our understanding was that the impervious cover limit was the paramount concern. With this amendment and variance request, we are asking to increase the total allowable units by only twelve (12), a mere 4% increase, although not by adding additional building area. Furthermore, we are actually proposing to decrease the impervious cover within the floodplain buffer area. Overall, the amendment request is a relatively minor adjustment and even lessens the potential impacts to the environment originally proposed.

For the reasons stated above, we respectfully request an amendment to the variance granted by the Approval Letter, a variance to Sec. 34-914 of the Water Quality Ordinance to allow for a 26.5% variance to the allowable impervious cover within the floodplain buffer zone. The Applicant is proposing a total of 36.5% impervious cover within the floodplain buffer zone of the Subject

Property. Pease do not hesitate to contact our office should you have any questions or need any additional regarding the above.

Very truly yours,

BROWN & ORTIZ, P.C.

BY:

Enclosures: As stated

James McKnight

3 | P a g e

ALTA/ACSM LAND TITLE SURVEY ALTA/ACSM LAND TITLE SURVEY OF A 40.6 ACRE TRACT OF LAND STUATED IN BEAUX COUNTY, TEXAS BEING OUT OF THE CRESCENCIO SAN MIGUEL SURVEY NO. 227 1/3. ABSTRACT 728, T. T. Ry. & CO. SURVEY NO. 333, ABSTRACT 847, AL SMITH SURVEY NO. 1002 1/2. ABSTRACT 1122, AND THE C. ELIJOT SURVEY NO. 1002 1/2. ABSTRACT 1122, AND THE C. ELIJOT SURVEY NO. 1002 1/2. ABSTRACT NO. 218, SUBJECT TRACT BOWD LOTS: I. & Z. C. 8456, B.C.CX 10° THE 4.38 ACRE BASCOCX NO. - COMMENCIAL SUBJUNSON OF RECORD IN VOLUME 9721. PAGE 207 OF THE MAP AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND THE REMANDER OF A 48.037 ACRE TRACT OF AND CONVEYED TO TEXAS LAND FUND NO. 8, UP., OF RECORD IN VOLUME 13439, PAGE 107 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. 140 SCALE : 1" = 140" ADDRESS: 19479 BABCOCK ROAD HELOTES, TEXAS 78023 NOTES:

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4. SUPPONDED TO SUBJECT TO BESEN COUNTY OFFDINADES AND RESTRICTIONS.

5. PROPERTY SYSTEMS TO BESEN COUNTY OFFDINADES AND RESTRICTIONS.

6. MAPROVEMENTS OTHER THAN RITEROR PENCES AND UNDERSTOOD ROADS ARE SHOWN. 10F. TORS AND PROVISORS OF UTULTY SERVICE AGRETANT, RECORDED IN VOLUME 13458, PAGE 1, REAL PROPERTY RECORDS, BEAUX COUNTY, TEXAS (DOES AFFECT SUBJECT TRACT).

10C. TOUNIANT TORSLING UNITS, CONVEYED TO TEXAS LAND FUND HO, 8, L.F., PAY DEED RECORDED IN VOLUME 13458, PAGE 107, REAL PROPERTY RECORDS, BEAUX COUNTY, TEXAS (DOES AFFECT SUBJECT TRACT).

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13468, PAGE 107 Par فعما 1/3" FIGH ROD FOUND W/ CAP "CLARK GEOGRA AT 3-1/2" PIPE ZONE A 46.06 ACRES
TEXAS LAND FUND NO. 7, LP
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VOLUME 13458, PAGE 107 EASEMENT SENER FUTURE FLOOD CONCRETE DRAWAGE S. Dr. Str. Str. C. Da. NOC 32,07 E A. 100 YEAR FLOOD ZONE PER FEMA FIRM MAP, COMMUNITY PANEL NO. 48028002100 EFFECTIVE DATE OF SEPTEMBER 29, 2010. ZONE—A TRACT 1 - 438 ACRES ZONE A FLOOD STATMENT.
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TOTA 5810 CONSULTANTS INC. CONSULTING. THE PARTY 1°=140° C.A.W. SAND 12-12-17 SHEET 1 OF 1 PO. BOX 1805 401 S. COLLMBUS ST. FREDERICKSBURG, TEXAS 78824 PH. (830) 609-7753 P.O. 80X 209 MASCH, TEXAS 76856 830-862-0864 DATE OF PLAT OR MAP: DECEMBER 18, 2017 12-12-15





February 1, 2019

Mr. James McKnight
Brown & Ortiz, P.C.
112 E. Pecan Street, Suite 1360
San Antonio, Texas 78205

Via U.S. and electronic mail to: jmcknight@brownortiz.law

Re: Appeal from a decision of the San Antonio Water System Resource Protection and Compliance Department denying a variance to City Code §34-914

Property described as approximately 46.06 acres of land; CB 4565, P-1 and CB 4718, P-2, in the extra-territorial jurisdiction of the City of San Antonio, Texas (the "Property" as shown Exhibit 1, enclosed with this letter)

Dear Mr. McKnight:

I received your letter that is dated January 11, 2019, in which you appeal the above-referenced decision on behalf of SA Bighausland, LLC (the "Applicant"). The appeal of the denial of the variance is granted, and a variance to the requirements of §34-914 of the City Code is granted on the following terms and conditions:

- 1. A maximum total of 29% impervious cover, as defined in City Code §34-908, will be allowed on the Property.
- 2. A maximum of 38.9% impervious cover, as defined in City Code §34-908, will be allowed in the floodplain buffer zone that is required by City Code §34-913 for the Property. The location of the applicable floodplain buffer zone is generally depicted in Exhibit 2 that is enclosed with this letter.
- 3. A maximum of 307 dwelling units and no more than 6.7 dwelling units per acre will be constructed on the Property, and in the areas generally depicted on Exhibit 3 that is enclosed with this letter.
- 4. Applicant will preserve and will not remove, damage or destroy 123 caliper inches of Heritage Trees (as defined in the §35-523, City of San Antonio Unified Development Code) in the area "up-slope" of the area where the dwelling units will be constructed, which "up-slope" area is generally depicted on Exhibit 3 that is enclosed with this letter.
- 5. Applicant will not remove, damage, or destroy any trees in the area of the Property "upslope" of the area that will be developed for the use of 307 dwelling units, which "up-slope" and

Mr. James McKnight Brown & Ortiz, P.C. Page 2

dwelling unit areas are generally depicted in Exhibit 3 that is enclosed with this letter. This provision does not include restrictions against removal of understory.

- 6. Not later than thirty (30) days after the date of this letter, and in any event before any transfer of all or any part of the Property to another person or entity, Applicant will file in the Real Property Records of Bexar County, Texas a Declaration of Covenants, Conditions and Restrictions, in a form that is satisfactory to the San Antonio Water System that contains all of the agreements, restrictions and prohibitions that are described in the preceding paragraphs 1 through and including 5. Failure to file the instrument within the time required by this paragraph will result in a denial of this grant of a variance without any further action by the San Antonio Water System.
- 7. Applicant will implement Best Management Practices, as defined in 30 Tex. Admin. Code §213.3 and in conformance with Texas Commission on Environmental Quality Guidance Document RG-348 to treat all stormwater runoff from the property and will comply with the requirements of City Code §34-960. Prior to the commencement of construction, Applicant will submit a plan to SAWS' Resource Protection and Compliance Department demonstrating compliance with these requirements and that describes the best management practices that will be implemented and the calculations supporting the implementation of these practices. SAWS must approve the plan prior to the commencement of construction, which approval will not be unreasonably withheld if such plan meets applicable regulations as stated herein.
- 8. Within ten (10) days after the date of this letter Applicant will deliver to the San Antonio Water System (SAWS) an instrument, in form satisfactory to SAWS, that prohibits all construction, or development activity within the approximately 4.6 acre tract of land described as Potential Edwards Aquifer Contributing Zone Conservation Preserve on Exhibit 4 that is enclosed with this letter. These restrictions will be covenants running with the land and will be enforceable by SAWS. Following approval by SAWS, and in no event later than thirty (30) days after the date of this letter, the instrument must be filed for record in the Real Property Records of Bexar County, Texas. Failure to provide the instrument, or to file it as required by this paragraph will result in a denial of this grant of a variance without any further action by the San Antonio Water System.
- 9. The Applicant will sign and return a copy of this letter to me within ten (10) days after the date of this letter, which will constitute the agreement of the Applicant to the terms and conditions of this grant of a variance to City Code §34-914. Failure to return a signed copy of this letter as required by this paragraph will result in a denial of this grant of a variance without any further action by the San Antonio Water System.

Mr. James McKnight Brown & Ortiz, P.C. Page 3

Sincerely,

Robert R. Puente

President/Chief Executive Officer

Agreed to by SA Bighausland, LLC

By: Dan Leverett, Manager

Date: 11 FEB 2019





8.471 ACRES (369,009 SQ. FT.) 2223-11059ex2.dwg

Fn. No. 2220-11059-2 March 01, 2019 JOB NO. 222011059.913

FIELD NOTE DESCRIPTION

Being a 8.471 acre tract of land situated in the City of San Antonio, Bexar County, Texas, being out of and a portion of a called 41.68 acre tract of land situated in C.B. 4565, Bexar County, Texas as recorded in Volume 18909, Page 2016 of the Official Public Records of Bexar County, Texas; said 8.471 acres being more particularly described as follows, with all bearings being referenced to the North American Datum of 1983, Texas State Plane coordinate system, South Central Zone;

Commencing, at a found 1/2-inch iron rod on the Southwesterly right-of-way line of Babcock Road (86' R.O.W.) for the most Northerly corner of said 41.68 acres; said point also being the Northeast corner of a called 17.407 acre tract, conveyed to the City of San Antonio in Volume 10503, Page 659 of the Official Public Records of Bexar County, Texas;

Thence, along the Westerly lines of said 41.68 acre tract and the Easterly lines of said 17.407 acre tract as follows:

- S 48° 23' 10" W, 282.52 feet, to a found 1/2-inch iron rod for corner;
- S 00° 32′ 50″ W, 107.02 feet to the most Northerly corner and **Point of Beginning** for the herein described tract of land;

Thence, into and crossing said 41.68 acre tract of land as follows:

- S 11° 28' 08" E, 557.21 feet, to a point for corner;
- S 00° 32' 50" W, 289.59 feet, to a point for corner;
- S 23° 25' 54" E, 1030.27 feet, to a point on the South line of said 41.68 acre tract, for the Southeast corner of the herein described tract of land; said point also being on the North line of a called 239.5 acre tract as conveyed to the City of San Antonio in Volume 8851, Page 1537 of the Official Public Records of Real Property, Bexar County, Texas;

Thence, N 88° 27' 48" W, 534.79 feet, along the South line of said 41.68 acre tract and the North line of said 239.8 acre tract, to a found 1/2-inch iron rod at the Southeast corner of said 17.407 acre tract, for the Southwest corner of the herein described tract of land;

Thence, N 00° 32′ 50″ E, 1766.71 feet, along the West line of said 41.68 acre tract and the East line of said 17.407 acre tract, to the **Point of Beginning**, containing 8.471 acres (369,009 square feet) of land, more or less.

Note: A sketch of even date accompanies this Legal Description.

Hal B. Lane III

Registered Professional Land Surveyor

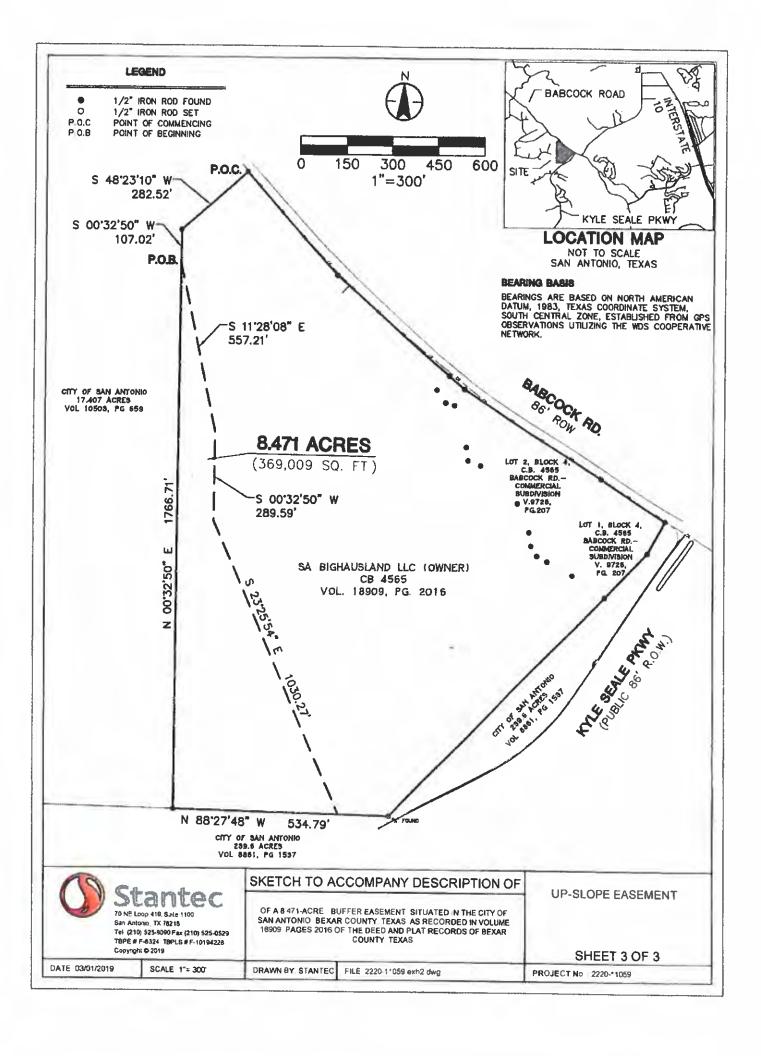
Texas Registration Number 4690

Stantec Consulting Services, Inc.

70 NE Loop 410, Suite 1100 San Antonio, Texas 78216

210/525-9090

TBPLS Firm No.: 10194228



4.6-ACRE NON-DEVELOPMENT



DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION, made as of the date hereinafter set forth by SA BIGHAUSLAND, LLC, a Texas limited liability company ("DECLARANT").

WITNESSETH:

WHEREAS, DECLARANT is the owner of that certain 46.06-acre property (hereinafter referred to as the "Property") in Bexar County, Texas, located generally west and south of the intersection of Kyle Seale Pkwy. and Babcock Road, the Property being more particularly described in <u>Exhibit A</u> attached hereto and made a part hereof for all purposes;

WHEREAS, the Property includes that certain 4.6-acre area that runs along the boundary of the Property (hereinafter referred to as the "Non-Development Land"), being more particularly described in <u>Exhibit B</u> attached hereto and made a part hereof for all purposes;

WHEREAS, the DECLARANT intends to develop or cause to develop a portion of the Property for a mixed-use residential and commercial project (the "Project"), which development requires an approved variance from the San Antonio Water System ("SAWS");

WHEREAS, SAWS has approved the variance requested for the Project, subject to a condition that DECLARANT agree to prohibit all construction or development activity on the Non-Development Land, described as "potential Edwards Aquifer Contributing Zone Conservation Preserve" in the form of a restrictive covenant;

WHEREAS, DECLARANT intends to preserve the variance granted by SAWS through conformance with the condition described above;

NOW, THEREFORE, DECLARANT hereby declares that all of the Non-Development Land shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which shall run with the Non-Development Land and be binding upon all parties having right, title or interest in the Non-Development Land or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner of any portion of the Property, and to SAWS.

ARTICLE I GENERAL

Section 1. <u>Definitions</u>. The following words, when used in this Declaration, unless the context shall prohibit, shall have the following meanings:

- a. "Property" shall refer to the approximately 46-acre tract of land generally located west and south of the intersection of Kyle Seale Pkwy. and Babcock Rd. in the extraterritorial jurisdiction of the City, Bexar County, Texas, more specifically described in Exhibit A, attached hereto and incorporated for all purposes.
- b. "Non-Development Land" shall refer to the approximately 4.6-acre tract of land included within the Property, more specifically described in <u>Exhibit B</u>, attached hereto and incorporated for all purposes.
- c. "SAWS" shall refer to the San Antonio Water System, including employees of the City of San Antonio that are acting on behalf of SAWS.

ARTICLE II RESTRICTIONS

- Section 1. <u>Development/Construction Restriction</u>. DECLARANT herein agrees that the Non-Development Land shall be preserved in its natural, open and scenic state and protected against all construction and development activity, including but not limited to quarrying or removal of trees, and DECLARANT hereby prohibits all such construction and development activity within the Non-Development Land, save and except for removal of trees or vegetation that become a threat to health or safety as determined by or agreed to by SAWS, or such removal is required by law.
- Section 2. <u>Termination</u>, <u>Release or Amendment</u>. The Development/Construction Restrictions contained herein shall be a restrictive covenant running with the land and shall be binding on all future owners, heirs, successors, administrators, assigns, lessees, or other occupiers and users of the Non-Development Land. This Declaration may only be terminated, released, or amended by express, written agreement between the then current owners of the affected Non-Development Land and SAWS set forth in a duly authorized, notarized and recorded instrument.
- Section 3. Enforcement. This Declaration may be enforced by SAWS or a successor in interest to all or any part of the Property in an action at law or equity against any person violating or attempting to violate the restrictions contained herein. Any forbearance on the part of SAWS or such successor in interest to all or any part of the Property to exercise these rights in the event of a violation shall not be deemed or construed to be a waiver of rights under this Declaration in the event of any subsequent failure to comply with the above restrictions. No provision of this Declaration is intended to or shall create any rights with respect to the subject matter of the Declaration in any third party.

ARTICLE III GENERAL PROVISIONS

Section 1. Severability. DECLARANT agrees that invalidation of any of these covenants or

restrictions by judgment or court order shall in no way effect any other provision, and all other provisions shall remain in full force and effect.

Section 2. <u>Headings</u>. The headings and other captions contained in this Declaration are for convenience of reference only and shall not be used in interpreting, construing or enforcing any of the provisions of this Declaration.

Section 3. <u>Unintended Omission</u>. If any punctuation, word, clause, sentence, or provision necessary to give meaning, validity, or effect to any other word, clause, sentence, or provision appearing in this Declaration shall be omitted, then it is hereby declared that such omission was unintentional and that the omitted punctuation, word, clause, sentence or provision shall be supplied by inference.

Section 4. <u>Term</u>. This Declaration shall be of perpetual duration except as may be amended or terminated as provided in Article II, Section 2 hereinabove.

[SIGNATURE PAGE(S) TO FOLLOW]

EFFECTIVE as of the date DECLARANT executes the Declaration.

DECLARANT:

SA BIGHAUSLAND, LLC

BY: DAN LEVERETT TITLE: MANAGER

STATE OF TEXAS

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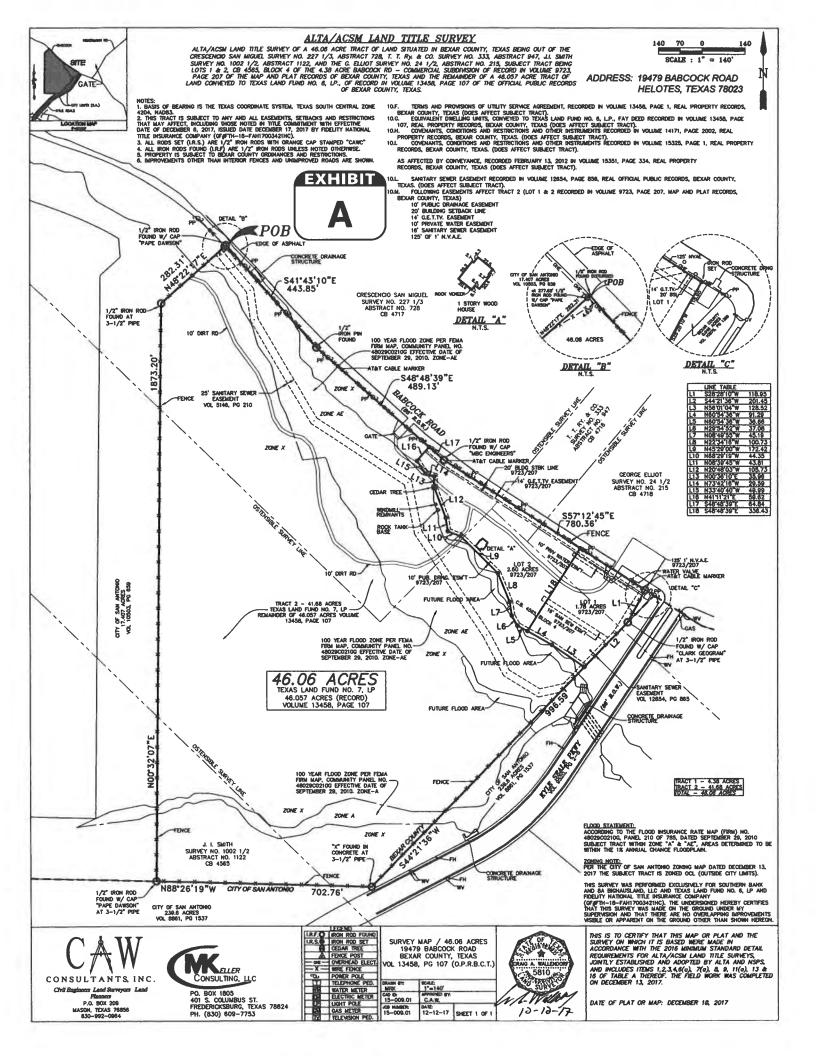
COUNTY OF BRAZOS

8 8

The foregoing instrument was acknowledged before me this day of MARCH, 2019, by DAN LEVERETT, as Manager of SA BIGHAUSLAND, LLC, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that she or he executed the same for the purposes and consideration set forth therein.

otary Public

STACY K GRAY Notary ID #11896282 My Commission Expires July 5, 2021







4.600 ACRES (200,376 SQ. FT.) 2223-11059ex1R.dwg Fn. No. 2220-11059-1R February 6, 2019 JOB NO. 222011059.913

FIELD NOTE DESCRIPTION

Being a 4.600 acre tract of land situated in the City of San Antonio, Bexar County, Texas, being out of and a portion of a called 41.68 acre tract of land situated in C.B. 4565, Bexar County, Texas as recorded in Volume 18909, Page 2016 of the Official Public Records of Bexar County, Texas; said 4.600 acres being more particularly described as follows, with all bearings being referenced to the North American Datum of 1983, Texas State Plane coordinate system, South Central Zone;

Commencing, at a found 1/2-inch iron rod on the Southwesterly right-of-way line of Babcock Road (86' R.O.W.) for the most Northerly corner of said 41.68 acres; said point also being the Northeast corner of a called 17.407 acre tract, conveyed to the City of San Antonio in Volume 10503, Page 659 of the Official Public Records of Bexar County, Texas;

Thence, along the Westerly lines of said 41.68 acre tract and the Easterly lines of said 17.407 acre tract as follows:

- S 48° 23' 10" W, 282.52 feet, to a found 1/2-inch iron rod for corner;
- S 00° 32' 50" W, 107.26 feet to the most Northerly corner and **Point of Beginning** for the herein described tract of land;

Thence, into and crossing said 41.68 acre tract of land as follows:

- S 11° 28' 08" E, 528.39 feet, to a point for corner;
- S 00° 32' 50" W, 1053.40 feet, to a point for corner;
- S 58° 58' 56" E, 402.59 feet, to a point for on the South line of said 41.68 acre tract, for the Southeast corner of the herein described tract of land; said point also being on the North line of a called 239.5 acre tract as conveyed to the City of San Antonio in Volume 8851, Page 1537 of the Official Public Records of Real Property, Bexar County, Texas;

Page 2 of 3

Thence, N 88° 27' 48" W, 457.06 feet, along the South line of said 41.68 acre tract and the North line of said 239.8 acre tract, to a found 1/2-inch iron rod at the Southeast corner of said 17.407 acre tract, for the Southwest corner of the herein described tract of land;

Thence, N 00° 32' 50" E, 1766.47 feet, along the West line of said 41.68 acre tract and the East line of said 17.407 acre tract, to the **Point of Beginning**, containing 4.600 acres (200,376 square feet) of land, more or less.

Note: A sketch of even date accompanies this Legal Description.

Hal B. Lane III

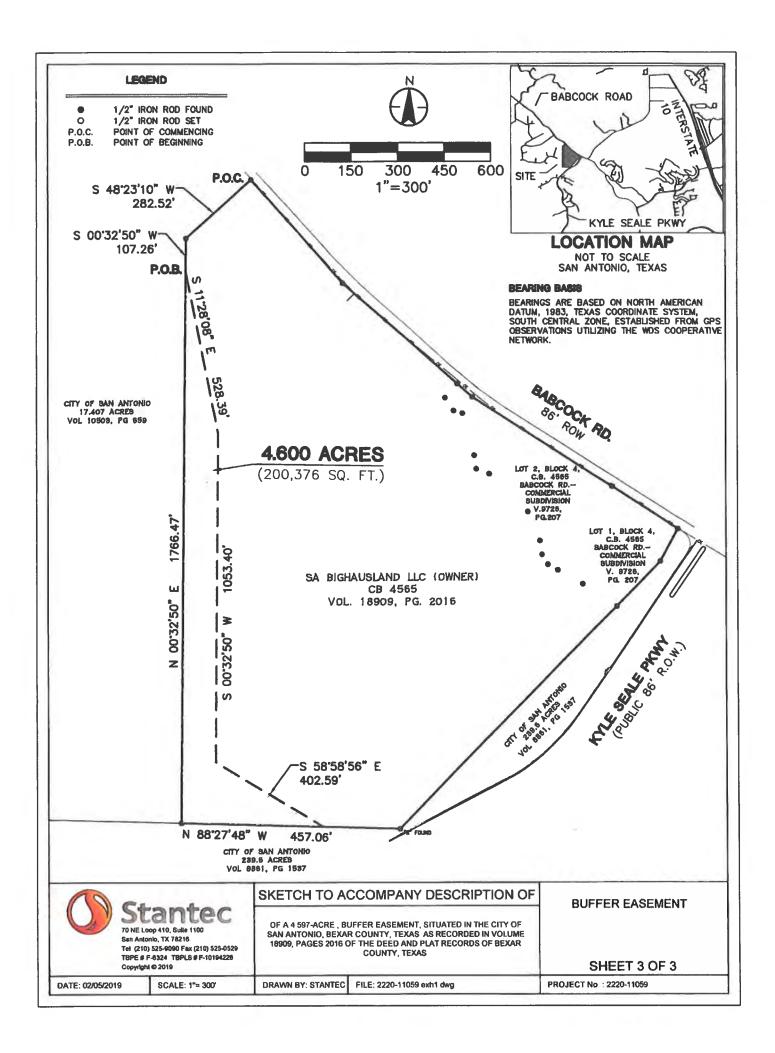
Registered Professional Land Surveyor

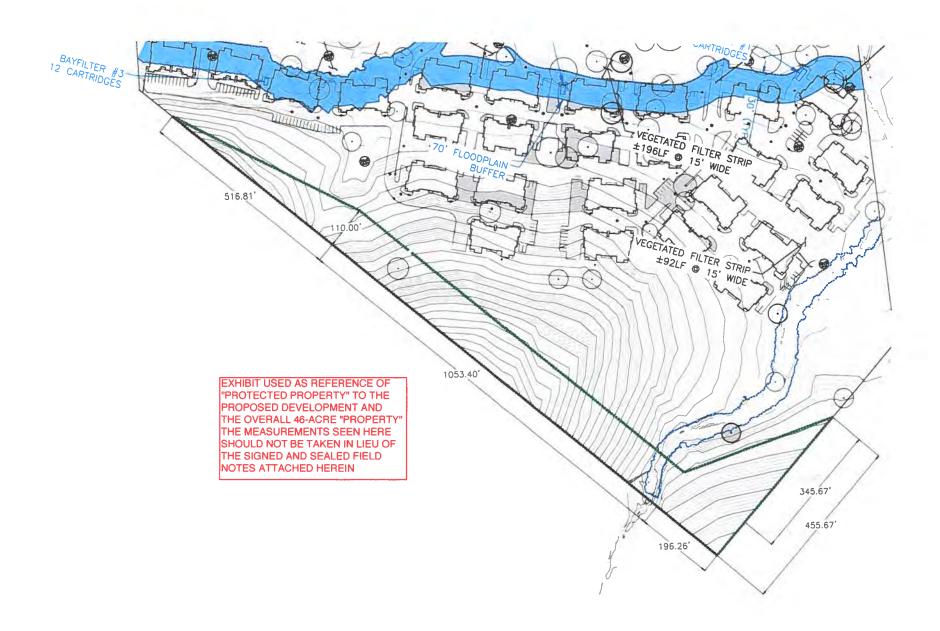
Texas Registration Number 4690 Stantec Consulting Services, Inc.

70 NE Loop 410, Suite 1100 San Antonio, Texas 78216

210/525-9090

TBPLS Firm No.: 10194228







File Information

FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY LUCY ADAME-CLARK, BEXAR COUNTY CLERK

Document Number:

20190038180

Recorded Date:

March 04, 2019

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Total Pages:

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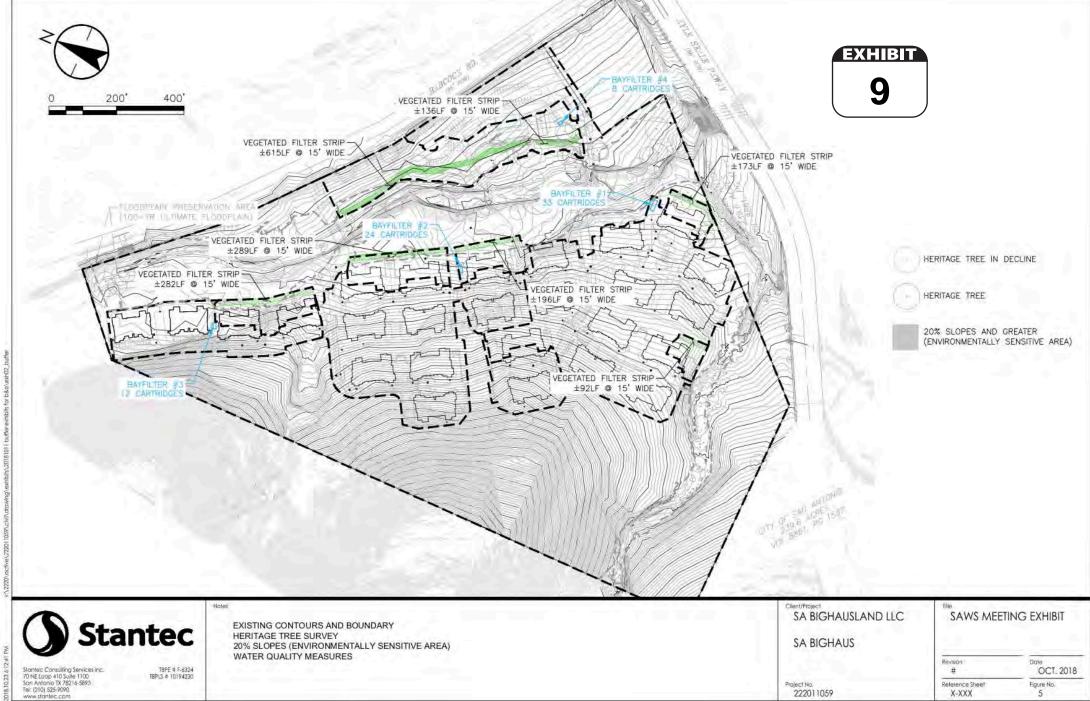
** Do Not Remove **

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on: 3/4/2019 3:38 PM





X-XXX

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