



LEGEND

C.R.F.	Capped Rebar Found	—○—	Overhead Power Lines
C.R.S.	Capped Rebar Set	—○—	Down Guy Wire
C.M.	Control Monument	—○—	443 Existing Contours
Mon.	Monument	—○—	445 Proposed Contours
BM	Benchmark	—○—	Concrete Pavement
FH	Fire Hydrant	—○—	Asphalt Pavement
WM	Water Meter	—○—	Wood Fence
WV	Water Valve	—○—	Chain Link Fence
W/L	Water Line	—○—	Wire Fence
ICV	Irrigation Control Valve	—○—	Masonry Wall
SSMH	Sanitary Sewer Manhole	—○—	Existing Tree
CO	Sanitary Sewer Cleanout	—○—	(FL) Flowline
UP	Utility Pole	—○—	Centerline of Creek, Swale, or Waterway
LP	Light Pole	—○—	Creek, Swale, or Waterway Embankment
TC	Top of Curb	—○—	
TP	Top of Pavement	—○—	
TW	Top of Wall	—○—	
FG	Finished Grade	—○—	
U.E.	Utility Easement	—○—	
D.E.	Drainage Easement	—○—	
B.L.	Building Line	—○—	
R.O.W.	Right-of-Way	—○—	
D.R.	Deed Records	—○—	
P.R.	Plat Records	—○—	
		—○—	EX. FEMA Floodplain

NOTES:

- PURSUANT TO ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION, MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR OTHER PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY OR DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION, MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAYS COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.
- LOT 37X, BLOCK C IS TO BE DEDICATED AS A DRAINAGE EASEMENT TO BE MAINTAINED BY THE HOA FOR DRAINAGE AND OPEN SPACE PURPOSES.
- LOT 6X, BLOCK A, LOTS 11X AND 12X, BLOCK B, AND LOT 39X, BLOCK C ARE TOWN REQUIRED LANDSCAPE BUFFER LOTS DEDICATED TO AND MAINTAINED BY THE HOA.
- LOT 38X, BLOCK C IS TO BE DEDICATED AS AN OPEN SPACE EASEMENT TO BE MAINTAINED BY THE HOA FOR OPEN SPACE PURPOSES.
- ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
- NO FLOOD ZONE ANALYSIS HAS BEEN PERFORMED ON THE SUBJECT PROPERTY BY G&A CONSULTANTS, LLC.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE ABSTRACT OF TITLE MAY DISCLOSE.
- ALL EXISTING OVERHEAD UTILITIES LOCATED ON PRIVATE PROPERTY WILL BE REMOVED OR RELOCATED UNDERGROUND.

MASTER PLAN FEATURES

Land Use Plan	Low Density Residential & Medium Density Residential
Specific Plan	Not in Specific Plan Area
Urban Design Plan	Long Prairie District
Parks and Trail	Existing 8' Multi-Use Trail along Gerault
Open Space Plan	Not a conservation development
Thoroughfare Plan	FM 3040 & Gerault - Major Arterial
Water Plan	Long Prairie District
Wastewater Plan	Long Prairie District

SITE PLANNING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
 LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hillside Drive - Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
 611 Dallas Drive, Suite 114 - Rowlett, TX 75087 • P: 972.351.9712 • F: 972.351.9715
 T&E Firm No. 1087770

EDGEWOOD
 28,995 Acres
 in the
R. BAKER SURVEY, ABSTRACT NO. 49
 TOWN OF FLOWER MOUND
 DENTON COUNTY, TEXAS

DEVELOPMENT PLAN

PRELIMINARY PLANS
 THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
 G&A CONSULTANTS, F-1798
 KYLE D. HOGUE,
 P.E. #96517
 DATE 8/30/2013

Drawn By:	TAC
Date:	07/15/13
Scale:	1"=80'
Revisions:	
	08/08/13
	08/30/13

12182

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OWNER/DEVELOPER
 CADG FM30, LLC
 1221 NORTH I-35E, SUITE 200
 CARROLLTON, TEXAS
 Ph. (469) 892-7200
 Contact: JACK DAWSON

File: 2:\2013\20130703\0105 - Prelim\Drawings\DEVELOPMENT PLAN
 Printed: 8/20/2013 8:05 AM, by Core Baker. Sheet: 8/20/2013 8:02 AM, by core