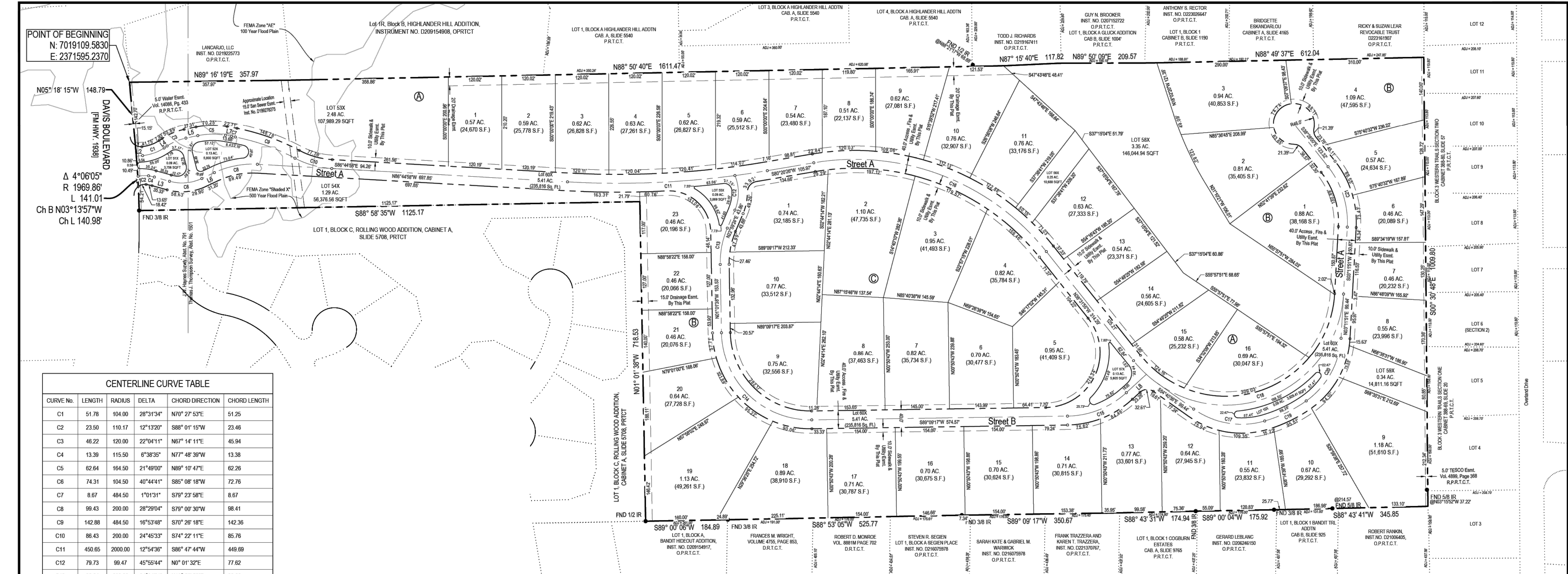


USER: DREW GUTHRIE
PLOTTED ON: 11/20/2024 2:57 PM
FILE NAME: N:\BARRON STARK\SWIFT\ENG551 - HOLMES BUILDERS\10387 - ARMSTRONG HILLS\10387 C1.1 PLAT.DWG



CENTERLINE CURVE TABLE				
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C1	51.78	104.00	28°31'34"	N70° 27' 53"E
C2	23.50	110.17	12°13'20"	S88° 01' 15"W
C3	46.22	120.00	22°04'11"	N67° 14' 11"E
C4	13.39	115.50	6°38'35"	N77° 48' 36"W
C5	62.64	164.50	21°49'00"	N89° 10' 47"E
C6	74.31	104.50	40°44'41"	S85° 08' 18"W
C7	8.67	484.50	1°01'31"	S79° 23' 58"E
C8	99.43	200.00	28°29'04"	S79° 00' 30"W
C9	142.88	484.50	16°53'48"	S70° 26' 18"E
C10	86.43	200.00	24°45'33"	S74° 22' 11"E
C11	450.65	2000.00	12°54'36"	S86° 47' 44"W
C12	79.73	99.47	45°55'44"	N0° 01' 32"E
C13	83.84	200.00	24°01'01"	N10° 58' 53"E
C14	313.52	200.00	89°49'05"	N45° 56' 11"W
C15	145.53	200.00	41°41'24"	S68° 18' 34"W
C16	586.78	550.00	61°07'40"	N89° 05' 45"W
C17	167.30	186.00	51°32'03"	S80° 26' 57"E
C18	639.52	265.00	138°16'14"	S72° 19' 58"W
C19	104.08	313.00	19°03'07"	N64° 15' 28"E
C20	167.30	186.00	51°32'03"	N28° 57' 52"E

CENTERLINE CURVE TABLE				
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C21	145.44	200.00	41°39'51"	S17° 38' 05"E

LINE TABLE		
LINE No.	BEARING	LENGTH
L1	S84°53'09"W	0.83
L2	N84°43'40"E	14.69
L3	N74°29'21"W	35.33
L4	N58°12'06"E	7.93
L5	N78°16'17"E	27.31
L6	S84°45'58"W	31.20
L7	S79°54'44"E	13.68
L8	S47°27'52"W	60.87

NOTES:
1) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202).
2) ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY. ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, DATED 08/17/14 MAP NO. 48430000A, A PORTION OF THE PROPERTY DESCRIBED HEREIN DOES APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

NOTE:
○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED BARRON STARK
● SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED

I, the undersigned, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision.

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSES

Charles F. Stark
Registered Professional Land Surveyor
Texas Registration No. 5084



Date

Preliminary Plat

Armstrong Hills Addition

Lots 1 Thru 16, Block A, Lot 1 Thru 23, Block B,
Lots 1 Thru 10, Block C & Lots 51X Thru 60X, Blocks A Thru C
Being 48.34 Acres
situated in the Thomas J. Thompson Survey,
Abstract No. 1501 & J.W. Haynes Survey, Abst No. 791

Currently Zoned - SF-36

Owner: The LLB Armstrong Family, LP,
705 Bedford Court W., Hurst, Texas 76053,
(XXX) XXX-XXXX

Developer: Holmes Builders, 225 E Hwy 121,
Suite 120, Coppell, Texas 75019, (817) 504-7416

Surveyor: Charles F. Stark, 6221 Southwest Boulevard,
Suite 100 Fort Worth, Texas 76132, (817) 231-8100

July 2024

PROJECT NO. 551-10387 DRAWN:ZDS SHEET 1 OF 2

REVISIONS		DATE
NO.	DESCRIPTION	

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com



FOR INTERIM REVIEW
ONLY

NOT FOR BIDDING, PERMIT OR
CONSTRUCTION PURPOSES, PLANS
PREPARED BY CHARLES F. STARK, P.E.
REGISTRATION NO. 57357,

11-8-2024

PRELIMINARY PLAT
ARMSTRONG HILLS
CITY OF KELLER
TARRANT COUNTY, TEXAS

CLIENT No.	551
PROJECT No.	10387
DESIGN:	DRG
DRAWN:	DRG
CHECKED:	WWS
DATE:	JULY 2024

SHEET

C1.1

USER: DREW GUTHRIE
PLOTTED ON: 11/20/2024 2:58 PM
FILE NAME: N:\BARRON STARK\SWIFT\ENG551 - HOLMES BUILDERS\10387 - ARMSTRONG HILLS\KELLER00 CAD\00 DWG\551-10387 C1.L PLAT.DWG

GENERAL NOTES:

- All lots in this subdivision are subject to the following building line setbacks:

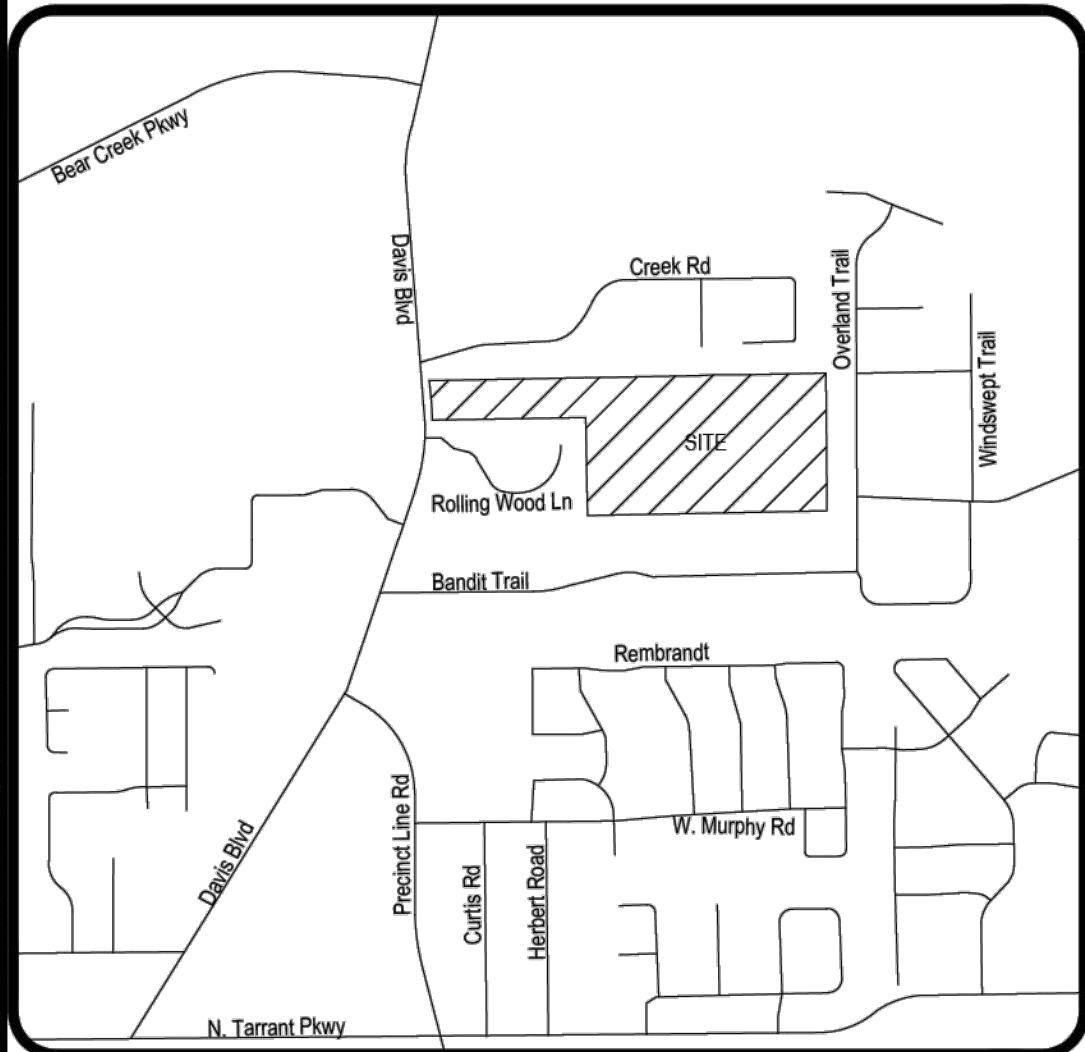
Front Building Line = 40 Feet

Rear Building Line = 15 Feet

Side Building Line = 10 Feet
- Unless noted otherwise on the face of the plat, all lots within this subdivision have XX' utility easement along lot frontage.
- Project is not located in ETJ of any municipality.
- Total Number of Single Family Residential Lots = 50
- Lot sizes range from 0.09 acres to 3.35 acres.
- The subdivision final plat and the PID or property owners association documents shall contain language that the PID or association and the residents as the owner of the streets, agree to release, indemnify, defend and hold harmless the City, any government or public utility for damages to the private streets occasioned by the reasonable use of the private street by the City, government, or public utility; for damages or injury (including death) arising out of the condition of said private street; for damages or injury (including death) arising out of the use by the City, government, or public utility of any restricted access gate or entrance; and for damages and injury (including death) arising out of the use of the subdivision by the City, government, or public utility. The indemnifications contained in this paragraph apply whether or not such damages and injury (including death) are caused by the negligent act of omission of the City, government, or public utility, or their representative officers, employees or agents. Those portions of the PID or homeowners association's documents pertaining to the subject matter contained in this paragraph shall not be amended without the approval of the City Council.
- Water, sewer and drainage facilities, landscaping, screening walls, street lights, and signs placed within the private street right-of-way or public utility easement shall be built to City standards. Unless otherwise stated on the plat or within the development agreements, all maintenance and operation costs of landscaping, street lights, screening walls, and signage shall be the responsibility of the PID, homeowners association, or homeowners, whichever is applicable. The City of Keller will maintain the public water, sanitary sewer, and storm drainage infrastructure.
- Lot 55X is to be dedicated in its entirety to be a private access, drainage & utility easement.
- Lots 54X, 56X & 57X are to be dedicated in their entirety as green space.
- Lots 51X, 52X & 53X are to be dedicated in their entirety as green space & drainage easements.

Vicinity Map

NOT TO SCALE



6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

OWNER: The LLB
Armstrong Family, LP
705 Bedford Court W,
Hurst, Tx 76053

NOTE:

- OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED BARRON STARK
- SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED

NOTES:

1.) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL ZONE 4202).

2.) ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, DATED 08/17/14 MAP NO. 48430208K, A PORTION OF THE PROPERTY DESCRIBED HEREIN DOES APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

I, the undersigned, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision.

**PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSES**

Charles F. Stark
Registered Professional Land Surveyor
Texas Registration No. 5084



Date _____

DEDICATION
STATE OF TEXAS {}
COUNTY OF PARKER {}

WHEREAS, Holmes Builders, are the Owners of the herein described property:
48.34 acres being more particularly described, as follows:

Being a 48.34 acre tract of land being situated in the Thomas J. Thompson Survey, Abstract No. 1501 & J.W. Haynes Survey, Abstract No. 791 Tarrant County, Texas and being all of that certain tract of land conveyed to LLB Armstrong Family LP as recorded in deed number recorded under Instrument Number D211233155, Deed Records, Tarrant County, Texas (O.P.R.T.C.T.) and being more particularly described by metes and bounds as follows.

BEGINNING at a 1/2 inch capped iron rod inscribed "Barron Stark" set for southwest corner of Lancarjo, LLC as recorded under Instrument Number D219225773 Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.);

THENCE NORTH 89°16'19" EAST, a distance of 357.97 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark";

THENCE NORTH 88°50'40" EAST, a distance of 1611.47 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark" from which a 1/2 inch iron rod found for southeast corner of Lot 4, Block A Highlander Hill Addition Cab A, Slide 5540 Plat Records, Tarrant County, Texas (P.R.T.C.T.) bears NORTH 88°21'17" WEST, a distance of 68.88 feet;

THENCE NORTH 87°15'40" EAST, a distance of 117.82 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark"

THENCE NORTH 89°50'09" EAST, a distance of 209.57 to a set 1/2 inch capped iron rod inscribed "Barron Stark";

THENCE NORTH 88°49'37" EAST, a distance of 612.04 to a set 1/2 inch capped iron rod inscribed "Barron Stark" set for southeast corner of the tract described in the deed to Ricky & Suzan Lear Revocable Trust as recorded under Instrument Number D223161907 (O.P.R.T.C.T.);

THENCE SOUTH 00°30'48" EAST, a distance of 1009.80 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark" from which a found 5/8 inch iron rod bears NORTH 03°15'52" WEST, a distance of 37.22 feet;

THENCE SOUTH 88°43'41" WEST, passing a found 5/8 inch iron rod at 214.57 feet continuing in all a distance of 345.85 feet to a found 3/8 inch iron rod found in the north line of the tract described in the deed to Gerard Leblanc as recorded under Instrument Number D206246150 (O.P.R.T.C.T.);

THENCE SOUTH 89°00'04" WEST, a distance of 175.92 feet to a 3/8 inch iron rod found in the north line of the Lot 1, Block 1 Cogburn Estates, as recorded in Cabinet A, Slide 9765 (P.R.T.C.T.)

THENCE SOUTH 88°43'31" WEST, a distance of 174.94 feet to a 1/2 inch capped iron rod inscribed "Barron Stark" set in the north line of the Frank Trazzera And Karen T. Trazzera as recorded under Instrument Number D221370767 (O.P.R.T.C.T.);

THENCE SOUTH 89°09'17" WEST, a distance of 350.67 to a 3/8 inch iron rod found in the north line of Lot 1, Block A, Segien Place as recorded under Instrument Number D216075978 (O.P.R.T.C.T.)

THENCE SOUTH 88°53'05" WEST, a distance of 525.77 feet to a 3/8 inch iron rod found at the northeast corner of Lot 1, Block A Bandit Hideout Addition as recorded under Instrument Number D209154917 (O.P.R.T.C.T.);

THENCE SOUTH 89°00'06" WEST, a distance of 184.89 feet to a 1/2 inch iron rod found at the southeast corner of Lot 1, Block C, Rolling Wood Addition as recorded in Cabinet A, Slide 5708 (P.R.T.C.T.);

THENCE with the common line of the said Lot 1, Block C the following callings:

NORTH 01°01'38" WEST, a distance of 718.53 feet to a set 1/2 inch capped iron rod inscribed "Barron Stark" set at the northeast corner Rolling Wood Addition;

SOUTH 88°58'35" WEST, a distance of 1125.17 feet to a 3/8 inch iron rod found at the northwest corner of Rolling Wood Addition and being in the west right-of-way line of Davis Blvd same being the beginning of a curve to the left having a radius of 1969.86 feet;

THENCE continuing along the arc of said curve to the left an arc distance of 141.01 feet, passing through a central angle of 04°08'05" (having a chord bearing of NORTH 03°13'57" WEST, a chord distance of 140.98 feet) to a "X" Cut set in the west right-of-way line of Davis Blvd;

THENCE NORTH 05°18'15" WEST, a distance of 146.79 feet returning to the **POINT OF BEGINNING** and enclosing 48.34 Acres (2,105,657 Square Feet) more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, The LLB Armstrong Family, LP , Owners, do hereby adopt that plat designating the hereinabove described property as Lots 1 Thru 17, Block 1, Lots 1 Thru 23, Block 2, Lots 1 Thru 10, Block 3 & Lots 50X-59X, Blocks 1 Thru 3, an addition to the City of Keller and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, or other improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. Trees and shrubs further than five-feet from the utility lines shall remain. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Keller, Texas.

Witness our Hands This the _____ Day of _____, 2024

Printed Name

Signature

STATE OF TEXAS }
COUNTY OF _____ }

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this __ day of _____, 20__.

Notary Public in and for The State of Texas

My Board Expires On: _____

Preliminary Plat

Armstrong Hills Addition

Lots 1 Thru 17, Block 1, Lot 1 Thru 23, Block 2,
Lots 1 Thru 10, Block 3 & Lots 51X Thru 59X, Blocks 1 Thru 3
Being 48.34 Acres
situated in the Thomas J. Thompson Survey,
Abstract No. 1501 & J.W. Haynes Survey, Abst No. 791

Currently Zoned - SF-36

Owner: The LLB Armstrong Family, LP,
705 Bedford Court W, Hurst, Texas 76053,
(XXX) XXX-XXXX

Developer: Holmes Builders, 225 E Hwy 121,
Suite 120, Coppell, Texas 75019, (817) 504-7416

Surveyor: Charles F. Stark, 6221 Southwest Boulevard,
Suite 100 Fort Worth, Texas 76132, (817) 231-8100

July 2024

PROJECT NO. 551-10387 DRAWN:ZDS SHEET 2 OF 2

NO.	REVISIONS	DESCRIPTION	DATE

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com



FOR INTERIM REVIEW
ONLY

NOT FOR BIDDING, PERMIT OR
CONSTRUCTION PURPOSES, PLANS
PREPARED BY CHARLES F. STARK, P.E.
REGISTRATION No. 57357,

11-8-2024

PRELIMINARY PLAT
ARMSTRONG HILLS
CITY OF KELLER
TARRANT COUNTY, TEXAS

CLIENT No. 551

PROJECT No. 10387

DESIGN: DRG

DRAWN: DRG

CHECKED: WWS

DATE: JULY 2024

SHEET

C1.2

PLANTING GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL EASEMENTS, UNDERGROUND UTILITIES & STRUCTURES IN THE FIELD PRIOR TO CONSTRUCTION OR INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
2. CONTRACTOR RESPONSIBLE FOR FINE GRADING IN ALL AREAS TO BE LANDSCAPED. FINE GRADE SHALL INCLUDE REMOVAL OF DEBRIS & OBSTRUCTIONS FROM THE SITE TO ENSURE POSITIVE DRAINAGE IN ALL AREAS.
3. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE CONDITIONS SUITABLE FOR PLANTING. FINAL GRADE SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT.
4. ALL TREE LOCATIONS AND SHRUB/GROUNDCOVER BEDS SHALL BE STAKED IN FIELD FOR APPROVAL BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
5. CONTRACTOR TO INSTALL STEEL EDGING BETWEEN PLANT BEDS, LAWNS, NATIVE GRASS AND GRAVEL AREAS.
6. CONTRACTOR TO NOTIFY OWNER AND OWNERS REPRESENTATIVE OF ANY CONDITIONS FOUND ON THE SITE THT PROHIBIT INSTALLATION AS SHOWN ON THE PLANS.
7. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
8. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND/OR REMOVED.
9. QUANTITIES LISTED ON THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES.

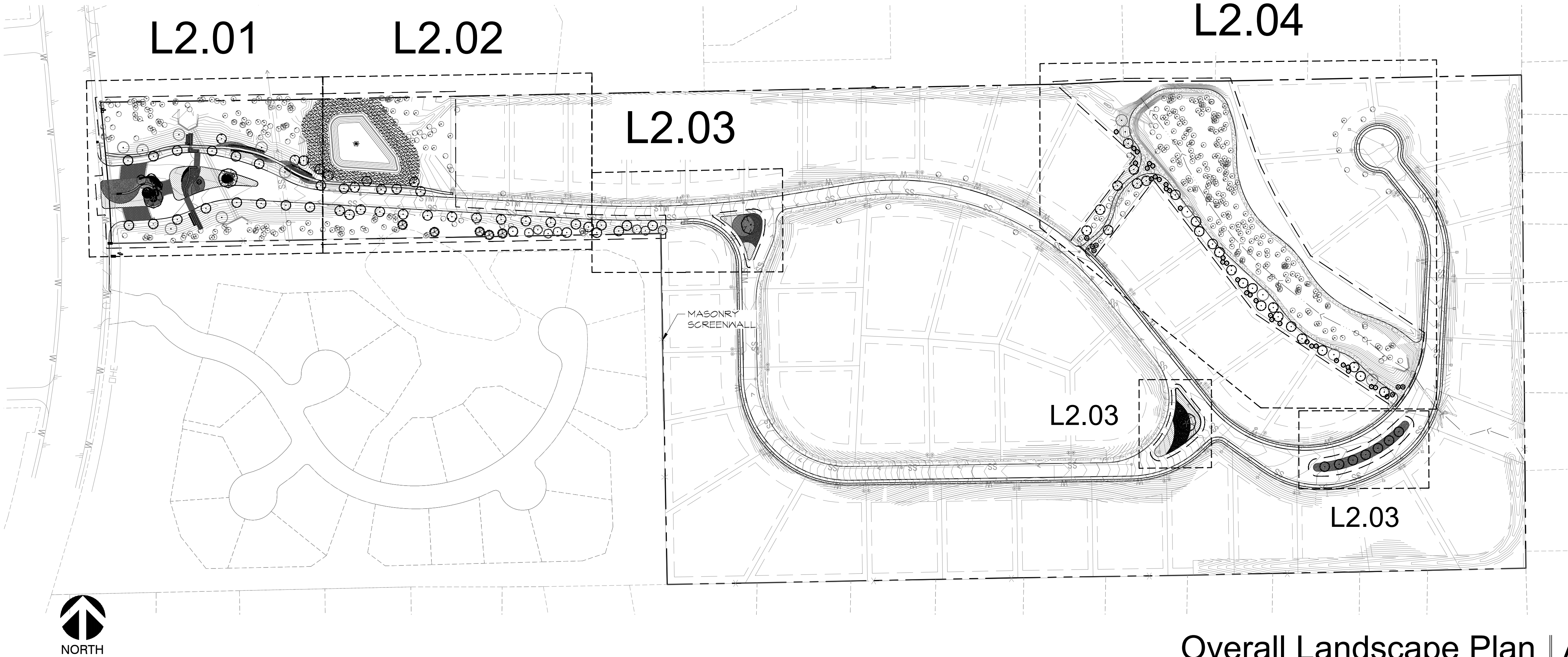
10. A FULLY AUTOMATED IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANTING AREAS AND IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
11. PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC. FOR CALIPER, HEIGHT, AND ROOTBALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
12. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN, UNLESS OTHERWISE SPECIFIED. ANY SUBSTITUTIONS BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
13. BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE. CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS TAKING CARE TO NOT DAMAGE THE ROOTBALL.
14. TREES OVERHANGING INTO THE PUBLIC R.O.W. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14) FEET OVER STREETS, DRIVE AISLES, ALLEYS AND FIRE LANES. TREES OVERHANGING PRIVATE STREETS, WALKS AND/OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
15. CONTRACTOR RESPONSIBLE FOR PROVIDING AND INSTALLING ALL ITEMS PER DRAWINGS & SPECIFICATIONS. IF ANY DISCREPANCIES WITH PLAN AND MATERIALS SHOULD OCCUR, CONTRACTOR IS TO VERIFY WITH OWNERS REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
16. ALL QUANTITIES PROVIDED ARE TO BE VERIFIED AND ARE THE RESPONSIBILITY OF THE CONTRACTOR. NOTIFY OWNERS REPRESENTATIVE OF ANY MAJOR DISCREPANCIES.
17. BASE INFORMATION HAS BEEN PROVIDED TO THE LANDSCAPE ARCHITECT BY THE PROJECT CIVIL ENGINEER. REFER TO CIVIL ENGINEERS PLANS FOR ADDITIONAL INFORMATION.
18. CONTRACTOR SHALL REFER TO SPECIFIC DETAILS AND MATERIALS SCHEDULES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND DETAILS.

NOTE:
1. ALL LANDSCAPED AREAS TO BE IRRIGATED. DETAILED IRRIGATION PLANS WILL BE SUBMITTED WITH CONSTRUCTION PLANS.
2. ALL LANDSCAPED AREAS TO BE MAINTAINED IN ACCORDANCE WITH CITY REGULATIONS.
3. RE: CIVIL FOR TREE PRESERVATION/MITIGATION

NOTE:
CONTRACTOR RESPONSIBLE FOR VERIFYING ALL PLANT AND LANDSCAPE MATERIALS QUANTITIES

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL
TREES					
	AT	7	SHANTUNG MAPLE / ACER TRUNCATUM	B & B	4" CAL
	IV	34	YAUPOH HOLLY / ILEX VOMITORIA	30 GAL	2" CAL
	JE	7	EASTERN REDCEDAR / JUNIPERUS VIRGINIANA	30 GAL	
	QH	13	CHINKAPIN OAK / QUERCUS MUEHLBERGII	100 GAL	
	QV	40	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA	45 GAL	3" CAL
	QV2	4	SPECIMEN SOUTHERN LIVE OAK / QUERCUS VIRGINIANA	MACHINE MOVED	10"
	TD	3	BALD CYPRESS / TAXODIUM DISTICHUM	B & B	4" CAL
	UC	36	CEDAR ELM / ULMUS CRASSIFOLIA	45 GAL	3" CAL
	VC2	10	CHASTE TREE / VITEX AGNUS-CASTUS	45 GAL	3" CAL
SHRUBS					
	AR	60	ROSE CREEK ABELIA / ABELIA X ROSE CREEK	7 GAL	36" o.c.
	IG	17	INKBERRY HOLLY / ILEX GLABRA	5 GAL	42" o.c.
	MC	292	PINK MUHLY GRASS / MUHLBERGIA CAPILLARIS	7 GAL	36" o.c.
GRASSES					
	GT2	101	TEXAS SEDGE / CAREX TENENSIS	1 GAL	12" o.c.
	MS	44	ADAGIO EULALIA GRASS / MISCANTHUS SINENSIS 'ADAGIO'	7 GAL	36" o.c.
	MM	8	MORNING LIGHT EULALIA GRASS / MISCANTHUS SINENSIS 'MORNING LIGHT'	7 GAL	48" o.c.
	ML	403	LINDHEIMER'S MUHLY / MUHLBERGIA LINDHEIMERI	7 GAL	36" o.c.
PERENNIALS					
	NA	46	WALKER'S LOW CATMINT / NEPETA X WALKER'S LOW	3 GAL	24" o.c.
	RH2	62	RUDBECKIA / RUDBECKIA HIRTA	1 GAL, FULL	12" o.c.
	SH	31	HENRY DUELBERG MEALY SAGE / SALVIA FARINACEA 'HENRY DUELBERG'	1 GAL	24" o.c.
	SL	44	MEXICAN BUSH SAGE / SALVIA LEUCANTHA	3 GAL	36" o.c.
GROUND COVERS					
	BG	2,434	BLONDE AMBITION BLUE GRAMA GRASS / BOULEDOIA GRACILIS 'BLONDE AMBITION'	1 GAL	24" o.c.
	CN	3,654	TEXAS SEDGE / CAREX RETROFLEXA TENENSIS	1 GAL	8" o.c.
SOD/SEED					
	CD	8,384 SF	BERMUDA GRASS / CYNODON DACTYLON	SOD	
	SM	20,488 SF	NATIVE SEED MIX / NATIVE SEED MIX	HYDRO-MULCH	



KATIE UNICORN
SERVICES
1200 Main St.
#1504
Dallas, TX 75202
713.553.7217 tel



SEAL:

NOT FOR
CONSTRUCTION

ISSUE:
SITE PLAN REVIEW

Issue Date: 11.15.2024
Project No: 24005

Armstrong Hills

Keller, Texas

REVISIONS/ADDENDA:

Rev.	Date	Remarks

SHEET TITLE:
Overall Landscape
Plan, Reference Notes
& Schedules

SHEET NO:

L2.00

Overall Landscape Plan | A

Scale: NTS

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KATIE UNICORN
SERVICES
1200 Main St.
#1504
Dallas, TX 75202
713.553.7217 tel

SEAL:

NOT FOR
CONSTRUCTION

ISSUE:
SITE PLAN REVIEW

Issue Date: 11.15.2024
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Armstrong Hills

Keller, Texas

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REVISIONS/ADDENDA:

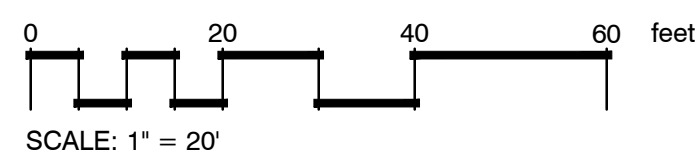
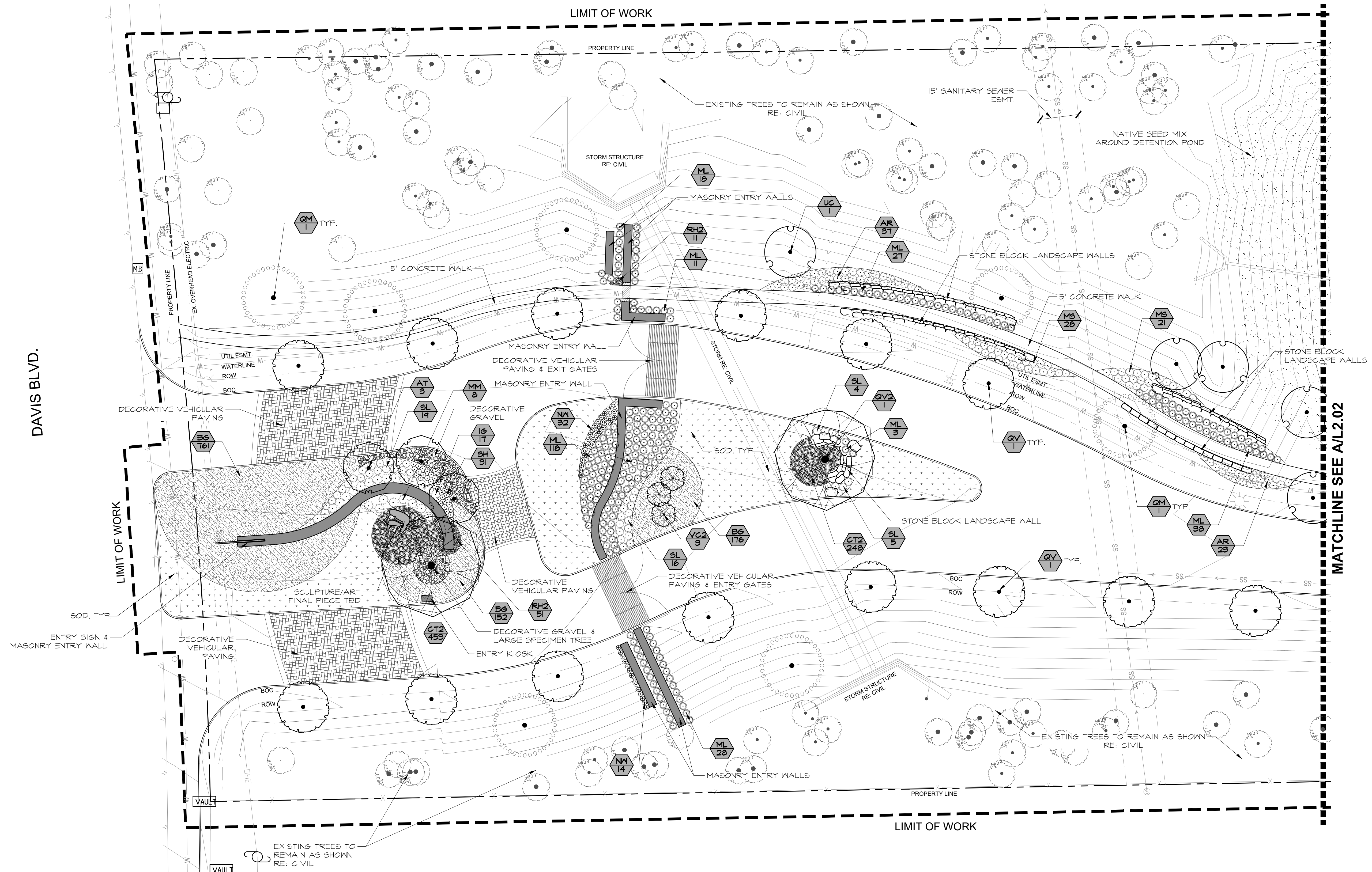
[illegible]

SHEET TITLE:

Planting Layout Plan

SHEET NO:

L2.01



Planting Plan | A

Scale: 1"=20'

KATIE UNICORN
SERVICES
1200 Main St.
#1504
Dallas, TX 75202
713.553.7217 tel

SEAL:

ISSUE:
SITE PLAN REVIEW

Armstrong Hills

Keller, Texas

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REVISIONS/ADDENDA:

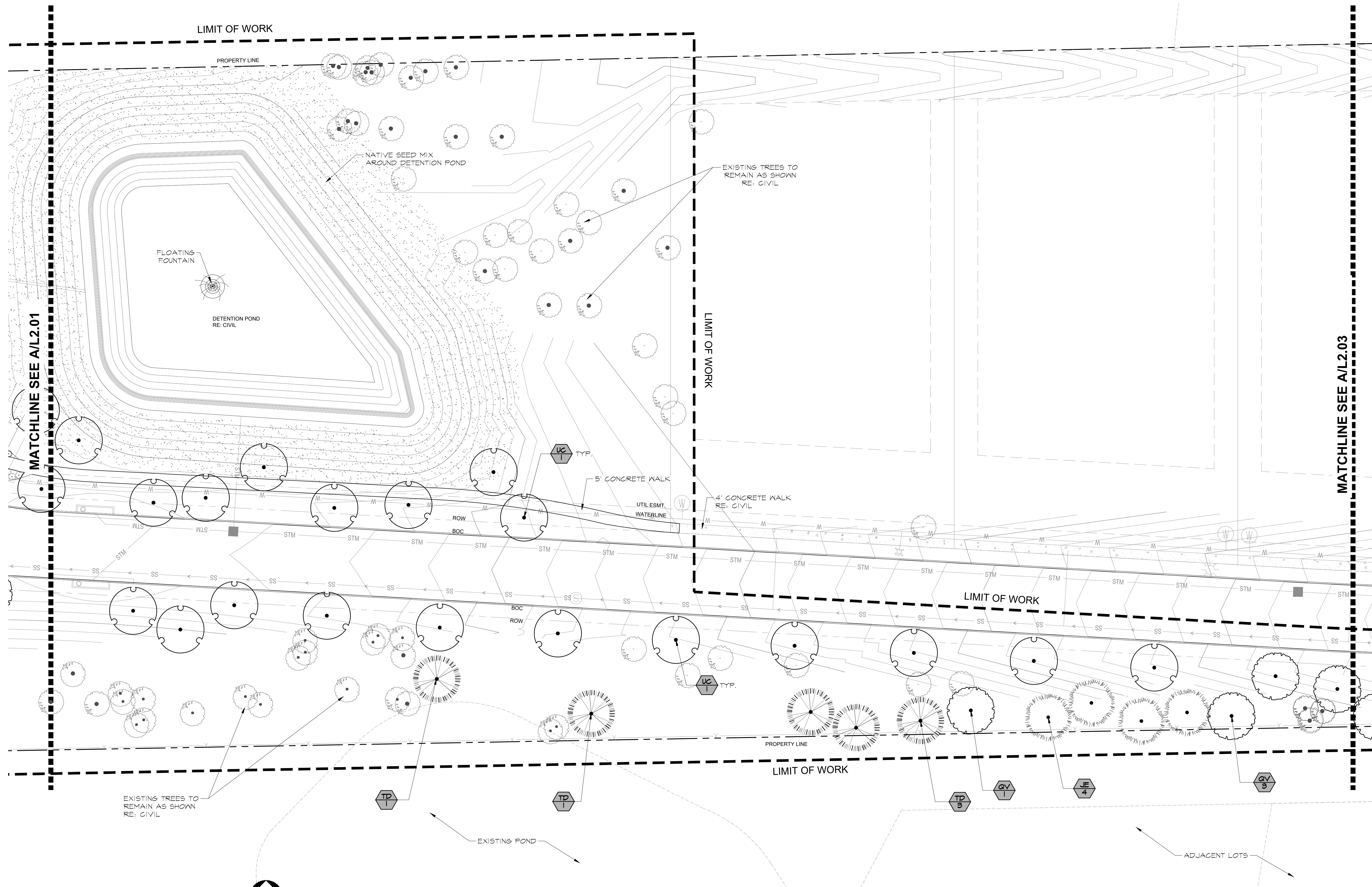
[illegible]

SHEET TITLE:

Planting Layout Plan

SHEET NO:

L2.02



0 20 40 60 feet

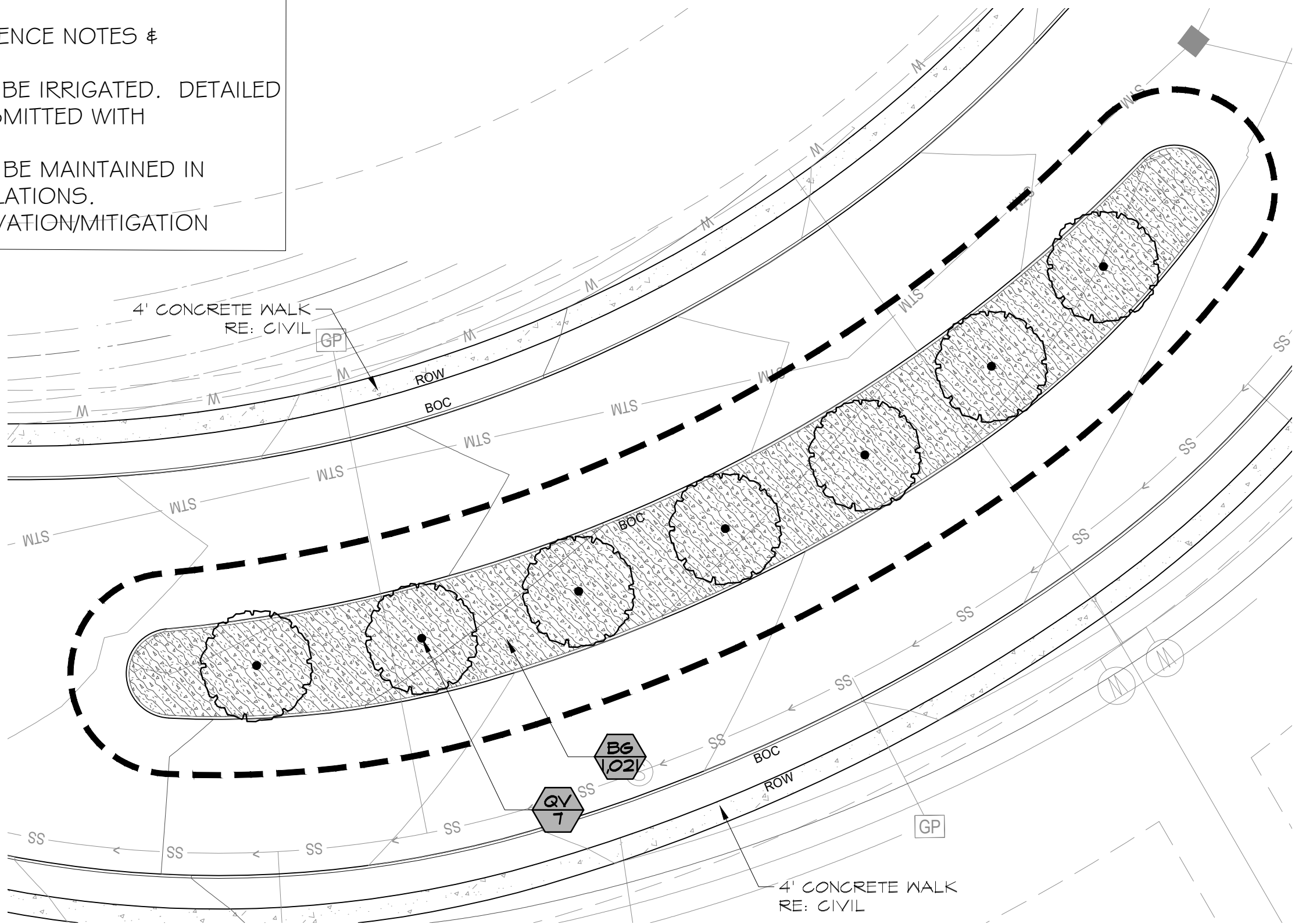
SCALE: 1" = 20'



Planting Plan | A

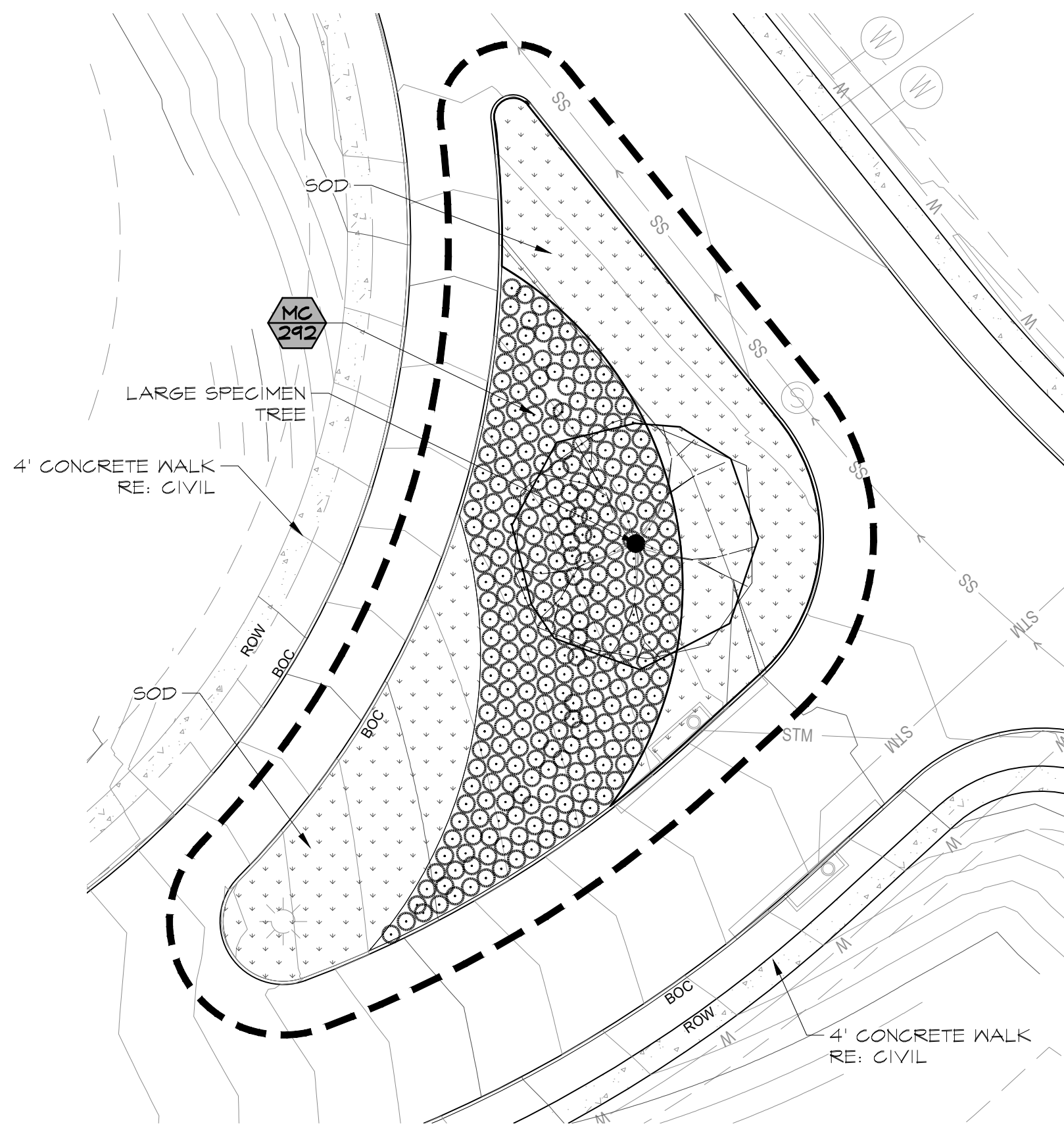
Scale: 1"=20'

NOTE:
1. RE: SHEET L2.00 FOR REFERENCE NOTES & SCHEDULES
2. ALL LANDSCAPED AREAS TO BE IRRIGATED. DETAILED IRRIGATION PLANS WILL BE SUBMITTED WITH CONSTRUCTION PLANS.
3. ALL LANDSCAPED AREAS TO BE MAINTAINED IN ACCORDANCE WITH CITY REGULATIONS.
4. RE: CIVIL FOR TREE PRESERVATION/MITIGATION



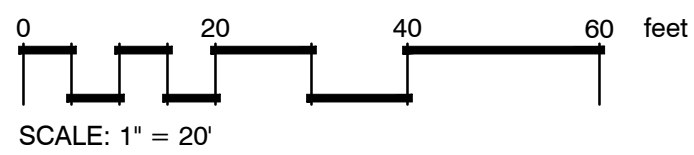
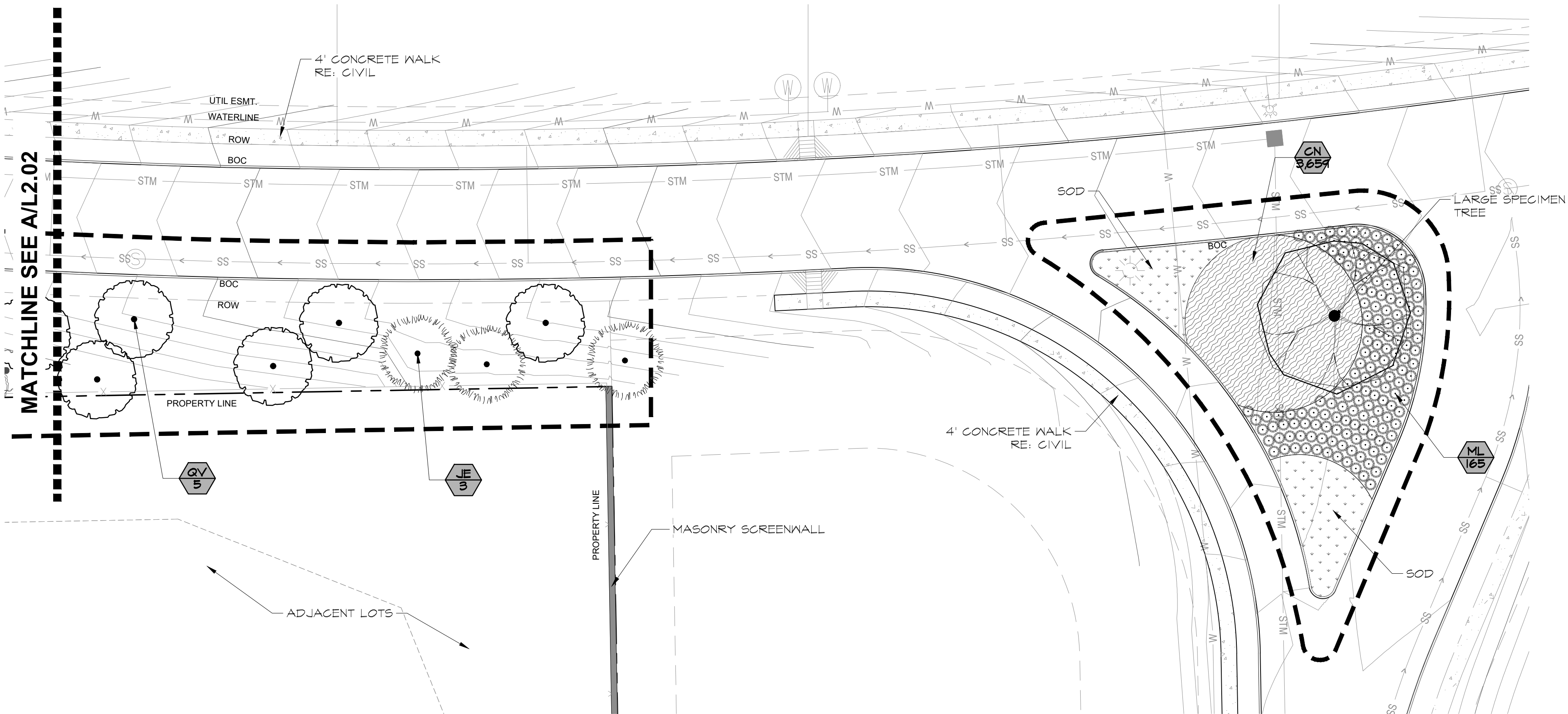
Roadway Island - Planting Plan | C

Scale: 1"=20'



Roadway Island - Planting Plan | B

Scale: 1"=20'



Planting Plan | A

Scale: 1"=20'

KATIE UNICORN
SERVICES
1200 Main St.
#1504
Dallas, TX 75202
713.553.7217 tel



SEAL:

NOT FOR
CONSTRUCTION

ISSUE:
SITE PLAN REVIEW

Issue Date: 11.15.2024
Project No: 24005

Armstrong Hills

Keller, Texas

REVISIONS/ADDENDA:

Rev.	Date	Remarks

SHEET TITLE:
Planting Layout Plan

SHEET NO:

L2.03

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2. ALL LANDSCAPED AREAS TO BE IRRIGATED. DETAILED IRRIGATION PLANS WILL BE SUBMITTED WITH CONSTRUCTION PLANS.
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1200 Main St.
#1504
Dallas, TX 75202
713.553.7217 tel



SEAL:

NOT FOR
CONSTRUCTION

ISSUE:
SITE PLAN REVIEW

Issue Date: 11.15.2024
Project No: 24005

Armstrong Hills

Keller, Texas

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REVISIONS/ADDENDA:

Rev.	Date	Remarks

SHEET TITLE:
Planting Layout Plan

SHEET NO:

L2.04

Planting Plan | A

Scale: 1"=30'

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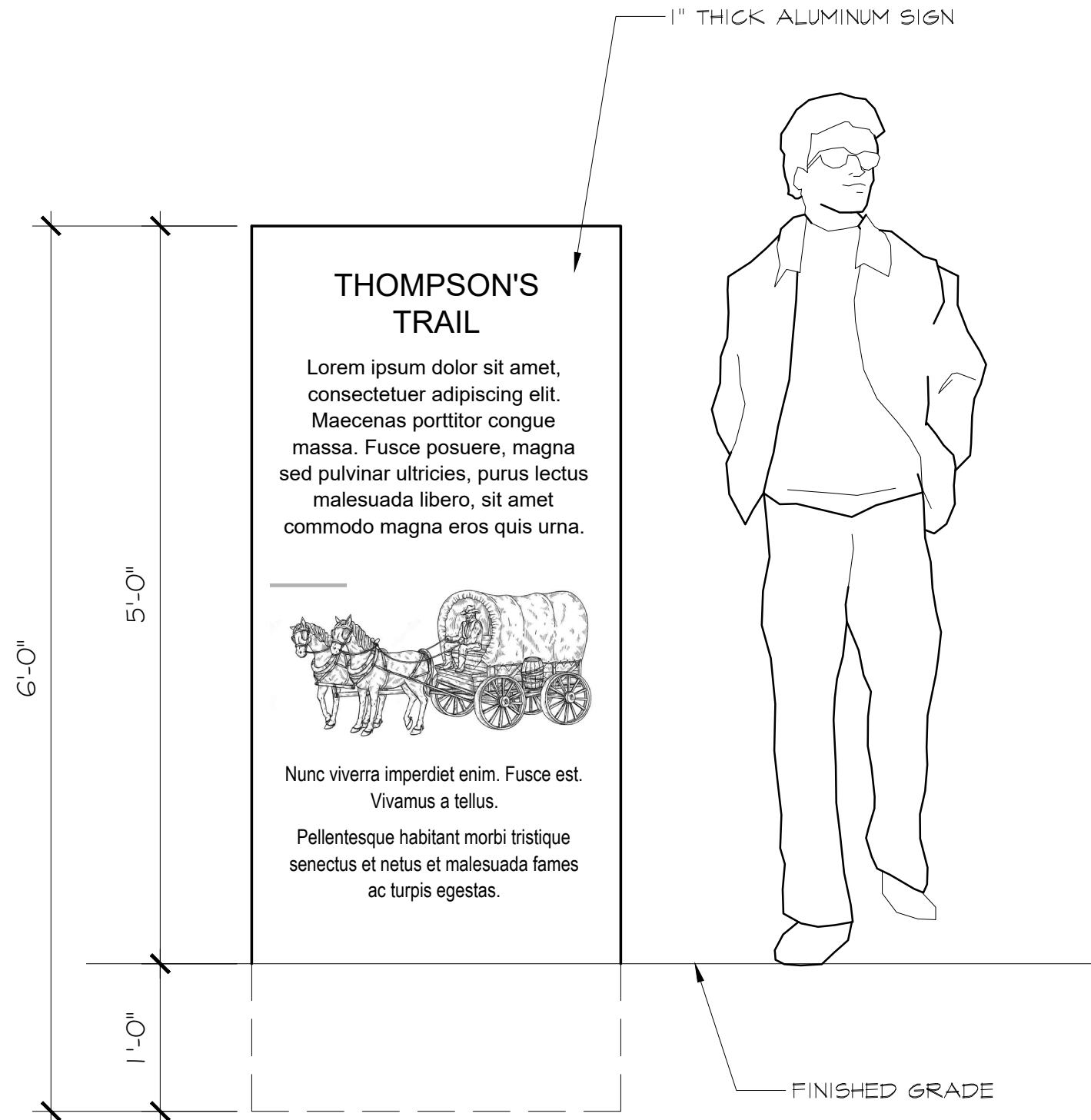
SEAL:

NOT FOR
CONSTRUCTION

ISSUE:
SITE PLAN REVIEW

Issue Date: 11.15.2024
Project No: 24005

NOTE:
1. SIGN GRAPHICS SHOWN ARE CONCEPTUAL IN
NATURE. FINAL GRAPHICS AND TEXT TBD.



Schematic Trail Sign - Elevation | A

Scale: 1"=1'

Armstrong Hills
Keller, Texas

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REVISIONS/ADDENDA:

Rev.	Date	Remarks

SHEET TITLE:
Schematic Trail Sign

SHEET NO:

L2.05

Block	Lot	Lot Width	Lot Depth
A	Lot 1	120.19	200.60
A	Lot 2	120	210.20
A	Lot 3	120	219.43
A	Lot 4	120	226.55
A	Lot 5	120	226.58
A	Lot 6	121	219.32
A	Lot 7	122	204.64
A	Lot 8	120	187.10
A	Lot 9	109	186.74
A	Lot 10	112	217.41
A	Lot 11	123	246.64
A	Lot 12	108	209.20
A	Lot 13	120	195.20
A	Lot 14	125	192.58
A	Lot 15	156	211.82
A	Lot 16	309	194.32

Block	Lot	Lot Width	Lot Depth
B	Lot 1	316	232.62
B	Lot 2	139	194.93
B	Lot 3	96	194.93
B	Lot 4	135	236.22
B	Lot 5	87	167.89
B	Lot 6	108	157.81
B	Lot 7	120	157.81
B	Lot 8	112	165.92
B	Lot 9	94	212.69
B	Lot 10	96	185.99
B	Lot 11	125	185.99
B	Lot 12	153	180.28
B	Lot 13	106	211.73
B	Lot 14	155	198.86
B	Lot 15	154	198.86
B	Lot 16	154	198.86
B	Lot 17	154	199.55
B	Lot 18	123	200.28
B	Lot 19	95	249.00
B	Lot 20	102	168.13
B	Lot 21	112	158.10
B	Lot 22	127	158.10
B	Lot 23	258	158.12

Block	Lot	Lot Width	Lot Depth
C	Lot 1	310	182.21
C	Lot 2	197	281.13
C	Lot 3	180	228.01
C	Lot 4	231	145.31
C	Lot 5	453	145.31
C	Lot 6	144	183.45
C	Lot 7	145	235.88
C	Lot 8	154	253.00
C	Lot 9	303	200.39
C	Lot 10	160	203.87

Barron Stark Engineers

September 18th, 2024

City of Keller
Keller Town Hall, 1100 Bear Creek Pkwy
Keller, TX 76244

Adjacent Property Owners Notification/Discussion Log

RE: Armstrong Hills Development – 8740 Davis Blvd.

8/27/2024

Terry Holmes (Developer) met with Sherry and London Frazer, owners of the 14-acre property along Creek Dr. to the North of the development site.

Summary of Discussion:

1. Discussed fences and preferences of building wooden stockade fence or 6' wrought iron fence. The Frazers also expressed interest in splitting the cost of stone wall.
2. Frazers did not like potential of 2nd floor windows looking onto their property but understand it is largely out of their control. Discussion of them providing survey of their homes so future structures can be designed to decrease lines of sight directly onto their property/into their windows.
3. Overall, the Frazers have no major issues with the Armstrong Hills development as planned.

8/28/2024

Terry Holmes (Developer) met with Rolling Wood HOA board and HOA President Rob McNair. Residents were also invited to attend the meeting.

Summary of Discussion:

1. HOA would possibly like to partner with Developer to address existing pond outfall condition and standing water at their pond. Developer agreed to investigate relocation of pond inlet and ponding water at Davis Blvd.
2. HOA requested that Developer implement a landscape buffer at Lots 37-39 to provide some privacy between proposed homes and existing homes.
3. Discussion regarding implementation of dark sky streetlights with proposed development.
4. Overall, the Rolling Wood HOA and residents have no major issues with Armstrong Hills development.

Trip Generation Data Form (Part I)

Land Use/Building Type: <u>Single Family Detached Housing</u>		ITE Land Use Code:	
Source: <u>ITE Trip Generation 6th Edition Volume 1 of 3</u>		Source No. (by ITE):	
Name of Development: <u>Armstrong Hills</u>		Day of the Week:	
City: <u>Keller</u>	State/Province: <u>TX</u>	Zip/Postal Code: <u>75228</u>	Month: _____ Year: _____
Country: <u>United States</u>	Metropolitan Area:		

1. For fast-food land use, please specify if hamburger- or nonhamburger-based.

Location Within Area:		Detailed Description of Development: ³	
☐ (1) CBD	☐ (3) Suburban (Non-CBD)	☐ (5) Rural	50-unit, large lot single-family development
☐ (2) Urban (Non-CBD)	☐ (4) Suburban CBD	☐ (6) Freeway Interchange Area (Rural)	
Independent Variable: (include data for as many as possible) ²		☐ (7) Not Given	
_____ (1) Employees (#)	☐ _____ (10) Parking Spaces (#)	Actual _____ Estimated _____	
_____ (2) Persons (#)	☐ _____ (11) Occupied Beds (#)	☐ _____	
_____ (3) Units (#)	☐ _____ (12) Seats (#)	☐ _____	
_____ (4) Occupied Units (#)	☐ _____ (13) Servicing Positions/Vehicle Fueling Positions	☐ _____	
_____ (5) Building Area (gross sq. ft.)	☐ _____ (14) Shopping Center % Out-parcels/pads	☐ _____	
_____ (% of development occupied _____)	☐ _____ (15) AM Peak Hour Volume of Adjacent Street Traffic	☐ _____	
_____ (6) Net Rentable Area (sq. ft.)	☐ _____ (16) PM Peak Hour Volume of Adjacent Street Traffic	☐ _____	
_____ (7) Gross Leasable Area (sq. ft.)	☐ _____ (17) Other _____	☐ _____	
_____ (8) Occupied Gross Leasable Area (sq. ft.)	☐ _____ (18) Other _____	☐ _____	
_____ (9) Acres			

2. Definitions for several independent variables can be found in the Trip Generation User's Guide.

3. Please provide all pertinent information that helps to describe the subject project. If necessary, attach a detailed report.

Other Data:		Transportation Demand Management (TDM) Information:	
Vehicle Occupancy (#) AM _____ PM _____ 24-hour % _____ Percent by Transit: AM % _____ PM % _____ 24-hour % _____ Percent by Carpool/Vanpool: AM % _____ PM % _____ 24-hour % _____ Full-time Employees by Shift: First Shift: Start Time _____ End Time _____ Employees (#) _____ Second Shift: Start Time _____ End Time _____ Employees (#) _____ Third Shift: Start Time _____ End Time _____ Employees (#) _____ Parking Cost on Site: Hourly _____ Daily _____		At the time of this study, was there a TDM program (that may have impacted the trip generation characteristics of this site) under way? ☐ No ☐ Yes (If yes, please check appropriate box(es), describe the nature of this TDM program(s) and provide a source for any studies that may help quantify this impact. Attach additional sheets if necessary) ☐ (1) Transit Services ☐ (2) Carpool Programs ☐ (3) Vanpool Programs ☐ (4) Bicycle/Pedestrian Facilities and Site Improvements ☐ (5) Employer Support Measures ☐ (6) Preferential HOV Treatments ☐ (7) Transit and Ridesharing Incentives ☐ (8) Parking Supply and Pricing Management ☐ (9) Tolls and Congestion Pricing ☐ (10) Variable Work Hours/Compressed Work Weeks ☐ (11) Telecommuting ☐ (12) Other _____	

Please Complete Form on Other Side

Trip Generation Data Form (Part 2)

Summary of Driveway Volumes

(All = All Vehicles Counted; Trucks = Heavy Duty Trucks & Buses)

	Average Weekday (M-F)						Saturday						Sunday					
	Enter		Exit		Total		Enter		Exit		Total		Enter		Exit		Total	
	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks
24-Hour Volume																		
A.M. Peak Hour of Adjacent Street Traffic (7 - 9) Time:																		
P.M. Peak Hour of Adjacent Street Traffic (4 - 6) Time:																		
A.M. Peak Hour: Generator ² Time:	29		85		114		27		23		50		32		28		60	
P.M. Peak Hour: Generator Time:	95		54		149		27		23		50		32		28		60	
No. of Days Counted																		

1, 2. Please refer to the Trip Generation User's Guide for a definition of the terms.

Detailed Driveway Volumes—Average Weekday (M-F)

A.M. Period	Enter		Exit		Total		Mid-Day Period		Enter		Exit		Total		P.M. Period		Enter		Exit		Total	
	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks	All	Trucks
8:00-8:15							11:00-11:15								3:00-3:15							
8:15-8:30							11:15-11:30								3:15-3:30							
8:30-8:45							11:30-11:45								3:30-3:45							
8:45-9:00							11:45-12:00								3:45-4:00							
9:00-9:15							12:00-12:15								4:00-4:15							
9:15-9:30							12:15-12:30								4:15-4:30							
9:30-9:45							12:30-12:45								4:30-4:45							
9:45-10:00							12:45-1:00								4:45-5:00							
10:00-10:15							1:00-1:15								5:00-5:15							
10:15-10:30							1:15-1:30								5:15-5:30							
10:30-10:45							1:30-1:45								5:30-5:45							
10:45-11:00							1:45-2:00								5:45-6:00							
11:00-11:15															6:00-6:15							
11:15-11:30															6:15-6:30							

Please attach any additional site information or comments regarding special site characteristics, if available.
☐ Check if additional information is attached.

Survey conducted by: Name:

Organization:

Address:

City/State/Zip:

Telephone #:

Fax #:

E-mail: