



## A G E N D A

**REGULAR MEETING OF THE  
PLANNING AND ZONING COMMISSION  
CITY OF HIGHLAND VILLAGE, TEXAS  
TUESDAY, AUGUST 19, 2025, 7:00 PM  
HIGHLAND VILLAGE MUNICIPAL COMPLEX  
CITY COUNCIL CHAMBERS  
1000 HIGHLAND VILLAGE ROAD, HIGHLAND VILLAGE, TEXAS**

1. **Call to Order/ Roll Call.**
2. **Consider Approval of the Minutes from the Regular meeting held on July 15, 2025.**
3. **Visitor's Comments.**  
*(Anyone wishing to address the Planning and Zoning Commission must complete a Speakers' Request form and return it to City Staff. In accordance with the Texas Open Meetings Act, the Commission is restricted in discussing or taking action on items not posted on the agenda. Action on your statement can only be taken at a future meeting.)*
4. **Review and Consider a Preliminary Plat for 4.364 ± Acre tract of land out of the Fred Hyatt Survey, Abstract 559, Part of Tract 4, Barnett Subdivision, generally located at 102 Barnett Boulevard (Magnolia Village Subdivision).**
5. **Receive Status Report on Various Projects.**
  - **Future P&Z Meetings**
6. **Adjournment.**

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed.

**I HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE PUBLIC BULLETIN BOARD AT THE MUNICIPAL COMPLEX, 1000 HIGHLAND VILLAGE ROAD, HIGHLAND VILLAGE, TEXAS IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE, CHAPTER 551, ON THE 15<sup>TH</sup> DAY OF AUGUST, 2025 NOT LATER THAN 5:00 P.M.**

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Autumn Aman  
Community Development Coordinator

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 899-5132 or Fax (972) 317-0237 for additional information.

Removed from posting on the \_\_\_\_\_ day of \_\_\_\_\_, 2025 at \_\_\_\_\_ by  
\_\_\_\_\_ at \_\_\_\_\_.

**DRAFT MINUTES**  
**REGULAR MEETING OF THE**  
**PLANNING AND ZONING COMMISSION CITY OF HIGHLAND VILLAGE, TEXAS**  
**HELD IN THE MUNICIPAL COMPLEX, 1000 HIGHLAND VILLAGE ROAD**  
**TUESDAY, JULY 15, 2025**

**1. Call to Order/Roll Call.**

Chairman Denver Kemery called the meeting to order at 7:00 p.m.

**ROLL CALL**

Present:	Denver Kemery	Chairman
	Brent Myers	Vice Chairman
	Kevin McMahan	Commissioner
	Spencer Wilk	Commissioner
	Scott Campbell	Alternate Commissioner
	Omer Tamir	Alternate Commissioner
Absent:	Misty Sedillo	Commissioner
Staff Members:	Autumn Aman	Community Development Coordinator
	Scott Kriston	Director of Public Works
	Kimberlie Huntley	Community Services Assistant

**2. Consider Approval of the Minutes from the Regular meeting held on February 18, 2025.**

Vice Chairman Brent Myers made a motion to approve the minutes as written. Commissioner Kevin McMahan seconded the motion.

**Motion Passed (5-0)**

**3. Visitor's Comments.**

There were no visitor comments.

**4. Conduct Public Hearing and Consider a request to amend the development and use of Lots 1 and 2, Block B, Edgewood Estates, commonly known as 234 Edgewood Drive by changing the zoning from Single Family Residential Zoning (SF-12) to a Planned Development Overlay District with Single Family Residential (SF-10) as the base zoning and approve special exceptions to the Subdivision Ordinance.**

Community Development Coordinator Autumn Aman stated an application was received to create a Planned Development for the property located at 234 Edgewood Drive. She stated the property owner would like to change the existing zoning from Single Family Residential (SF-12) to Single Family Residential (SF-10) along with requesting four (4) special exceptions to the Subdivision Ordinance and creating a total of six (6) lots for future residential construction on five (5) of the lots. The applicant is CCM Engineering on behalf of the property owner, Mr.

Jason Burket. Mr. Burket does live on the property which is approximate 4.138± acres. Per City Ordinance, you must have two (2) acres to create a Planned Development.

Ms. Aman stated on June 22, 2021, the City Council approved a replat of the property into two (2) lots that also included approval of an exception to the cul-de-sac length. Ms. Aman continued that the request for the special exceptions would allow the property to be consistent with the existing Edgewood Estates.

The exceptions requested are as follows:

- (1) the Property may be developed with a cul-de-sac street with a length greater than 600 feet - but not more than 800 feet;
- (2) the street may be constructed with asphalt material that complies with Division 300 Roadway Construction from the *Standard Specifications for Public Works Construction – North Central Texas Council of Governments - Fifth Edition* amended August 2023;
- (3) the Property may be constructed without sidewalks; and
- (4) The Property may be developed with drainage ditches in lieu of concrete curb and gutters

Ms. Aman stated that public hearings were required and notices had been sent to everyone within two hundred (200') feet of the said property and from those notices there were no inquiries. However, a resident who resides just outside the two hundred (200') feet did come to City Hall to review the application and did not have any issues with the request.

Ms. Aman concluded that the application being considered was a request to change the zoning only with the requested (4) exceptions. She informed the Commissioners if the application is approved by City Council, the Commissioners would see the property again at the Preliminary Plat stage.

Commissioner Wilk asked Director of Public Works Scott Kriston if there was any concern on adding new asphalt and any concern of sewer capacity.

Mr. Kriston responded that it would be best to match the existing subdivision that was asphalt and there was plenty of capacity for sewer.

Chairman Kemery, Ms. Aman, and Mr. Kriston briefly discussed lot sizes compared to existing subdivisions such as Tequesta, Clearwater, Lake Vista, and Village Estates.

Vice Chairman Myers questioned if the extension of the cul-de-sac would be something the City would maintain.

Mr. Kriston stated it would be dedicated as an asset.

Vice Chairman Myers stated there were concerns of the flood plain running through some of the lots.

Mr. Kriston stated they would not be able to building below the 537 elevation.

Commissioner McMahan questioned facilities, sewer, and flooding. Would a flood cause the sewer to leak back into the pond depending on where the pipes were located and if the property owner intended to sell the lots or build the homes?

Mr. Jason Burket, property owner, responded he would be selling the lots.

Scott Kriston spoke about the sewer, stating they would tie into the main line, which is outside of the flood plain and that there was only a truck line in the flood plain, not a main line.

Commissioner McMahan and Mr. Kriston discussed how the existing cul-de-sac would be straightened when it was designed by an engineer. The existing cul-de-sac would disappear, it would still be in the right-of-way but all would be fully designed per City specifications.

Chairman Kemery questioned the location of a fire hydrant with the new road.

Mr. Kriston stated it would be placed where the road ends; they would have to make sure it would be out of the bar ditch.

Vice Chairman Myers questioned if there was any concern on lot sizes.

Mr. Kriston responded there was no concern.

Commissioner McMahan stated the building itself cannot be in the flood plain, he had concerns with parking and street width.

Mr. Kriston stated all would be built per City specifications.

Vice Chairman Myers questioned if there was any concerns with a fire truck turning around in the cul-de-sac.

Mr. Kriston stated it would be built to City specifications and it would be an improvement.

Commissioner Wilk questioned the property owner on when the lake hits the spillway, how close does the water get to the house.

Mr. Burket stated he had lived on the property for five (5) years. He had conversations with the prior property owner, Mr. Trett, asking if there had ever been any flooding. The prior owner stated water would come up to the swimming pool berm, not into the pool or the home itself. Mr. Burket stated there might be some water on his driveway but no flooding.

Commissioner McMahan, Vice Chairman Myers, Mr. Kriston, and the property owner Mr. Burket discussed bar ditches and driveway culverts, the flood plain, how many lots possibly flood, the 537 elevation, elevation surveys, Army Corp of Engineers, FEMA and flood insurance, and the recent floods in Kerrville, Texas.

Chairman Kemery opened the Public Hearing at 7:20 p.m.

There were no speakers for the public hearing.

Chairman Kemery closed the Public Hearing at 7:20 p.m.

Vice Chairman Myers made a motion to recommend to City Council approval of the draft ordinance with the requested special exceptions as submitted. Commissioner Wilk seconded the motion.

**Motion Passed (5-0)**

**5. Receive Status Reports on Various Projects**

- **Discuss Future P&Z Meeting dates**

Community Development Coordinator Aman stated the next regular scheduled meeting would be held on August 19, 2025.

**6. Adjournment.**

Meeting adjourned at 7:24 p.m.

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Autumn Aman  
Community Development Coordinator

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Denver Kemery – Chairman  
Planning and Zoning



## PLANNING AND ZONING MEMORANDUM AGENDA ITEM 4

**MEETING DATE:** August 19, 2025

**SUBJECT:** Consider a Preliminary Plat for a 4.364± Acre tract out of the Fred Hyatt Survey, Abstract 559, Part of Tract 4, Barnett Subdivision, generally located at 102 Barnett Boulevard. (Magnolia Village Subdivision)

**PREPARED BY:** Autumn Aman – Community Development Coordinator

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### **BACKGROUND**

An application for review and consideration of the Preliminary Plat and Tree Plan was submitted for Magnolia Village. The approximate total of 4.364+ acre tract is currently owned by DJB Development, LLC (Dusty Broadway). Mr Broadway desires to develop the property for Residential Single Family Patio Homes consisting of twenty-five (25) lots.

On September 24, 2024, City Council approved changing the zoning on the property from Single Family Residential (SF-40) to a Planned Development District for Single Family Patio Homes.

The Preliminary Plat features the following:

1. Twenty-Five (25) lots for single-family patio homes
2. Sidewalks within the development.
3. The face of all garage doors shall be no closer than twenty feet (20') from the closest edge of any sidewalk.
4. Sidewalk to be constructed along Barnett Boulevard
5. Any trees proposed to be removed on the property shall be limited to locations within the dedicated public right-of-ways, easements, retaining wall locations, buildable lot area, and within close proximity to the building foundations. The builder will be responsible for planting a minimum of two (2) 4" caliper trees in the front yard of each house. The developer is proposing to plant Magnolia trees. The trees will be required to be planted prior to certificate of occupancy being issued for the home.

City Staff and the City's Engineer have reviewed the application as it pertains to drainage, utilities, the tree mitigation plan and have submitted comments back to the applicant. All comments have been addressed. Based on the review of the application, City Staff is of the opinion the application for preliminary plat complies with City Ordinances and the Planned Development Ordinance No. 2024-1313 that regulates the use and development of said property and is administratively complete.

Options are to approve the Preliminary Plat and Tree Plan as submitted, approve with conditions or disapprove with explanation. As a reminder, state law requires the approval of preliminary and final plats that otherwise comply with all state law and ordinances.

**BUDGETARY IMPACT**

**RECOMMENDATION**

City Staff recommends the Planning and Zoning Commission review the applicants request and make a recommendation to City Council on the approval of the Preliminary Plat.



PLOTTED BY: BLAKE SHELTON DATE: 8/10/2025 4:30 PM PATH: \\mima\mima\Projects\3892-00-01\000 Land Development\705 Preliminary Plats\PRELIMINARY PLAT.dwg



- NOTES:  
 1. THE CITY OF HIGHLAND VILLAGE ASSUMES NO RESPONSIBILITY FOR THE DESIGN OR MAINTENANCE OF ANY RETAINING WALL WITHIN THE LIMITS OF MAGNOLIA VILLAGE.  
 2. ALL REAR AND SIDE YARD DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	99.98'	530.08'	10° 48' 26"	S 13°53'01" W	99.84'

"PRELIMINARY PLAT"

APPROVED BY THE PLANNING AND ZONING COMMISSION

DATE \_\_\_\_\_

APPROVED BY THE CITY COUNCIL

DATE \_\_\_\_\_

SURVEYOR:  
 MMA  
 519 EAST BORDER  
 ARLINGTON, TX 76010  
 EMAIL: LWHITTEN@MMATEXAS.COM  
 CONTACT: LON WHITTEN

OWNER/DEVELOPER:  
 DJB DEVELOPMENT, LLC  
 1888 SINCLAIR COURT  
 LEWISVILLE, TX 75067  
 EMAIL: DUSTY@BROADWAYBLDRS.COM  
 CONTACT: DUSTY BROADWAY

MMA PROJECT NO. 3892-00-01

LEGAL DESCRIPTION

BEING a 4.365 acre tract of land situated in the Fred Hyatt Survey, Abstract No. 559, City of Highland Village, Denton County, Texas, being a portion of Tract 4, Barnett Subdivision, an addition within the Extra-Territorial Jurisdiction of the City of Highland Village, Denton County, Texas, according to the plat recorded in Cabinet F, Page 31, Plat Records, Denton County, Texas (PRDCT) and being all of a called 4.364 acre tract of land described in the deed to DJB Development, LLC, as recorded in County Clerk's Document No. 2022-175320, Official Records, Denton County, Texas (ORDCT). Said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found for the northeast corner of said Tract 4 and said called 4.364 acre tract, the northwest corner of Lot 3B1, Block 1, Barnett Subdivision, an addition to the City of Highland Village, Denton County, Texas, according to the plat recorded in County Clerk's Document No. 2023-408, ORDCT; in the south line of Tract 5 of said Barnett Subdivision (Cabinet F, Page 31) and in the centerline of Barnett Boulevard, a 60 foot wide right-of-way easement as recorded in Volume 3462, Page 771, Deed Records, Denton County, Texas (DRDCT);

THENCE South 00°18'17" East, with the east line of said Tract 4 and said called 4.364 acre tract and the west line of said Lot 3B1, a distance of 453.44 feet to an "X" cut in concrete found for the southeast corner of said called 4.364 acre tract;

THENCE South 87°17'08" West, with the south line of said called 4.364 acre tract, passing the northeast corner of Lot 1R, Tract 4, Barnett Subdivision, an addition to the City of Highland Village, Denton County, Texas, according to the plat recorded in Cabinet W, Page 430, PRDCT, at a distance of 18.33 feet, and continue with the south line of said called 4.364 acre tract and the north line of said Lot 1R, passing the monumented east line of Block 17, Briarhill Estates, Phase 3, an addition to the City of Highland Village, Denton County, Texas, according to the plat recorded in Cabinet K, Page 297, PRDCT, at a distance of 410.00 feet and continue with the common line of said called 4.364 acre tract and said Lot 1R for a total distance of 410.98 feet to a point for the southwest corner of said called 4.364 acre tract and the northwest corner of said Lot 1R, from which a 1/2" iron rod found for the most northerly southwest corner of said Lot 1R, bears south 00°16'36" east, a distance of 520.13 feet (plat 520.05 feet);

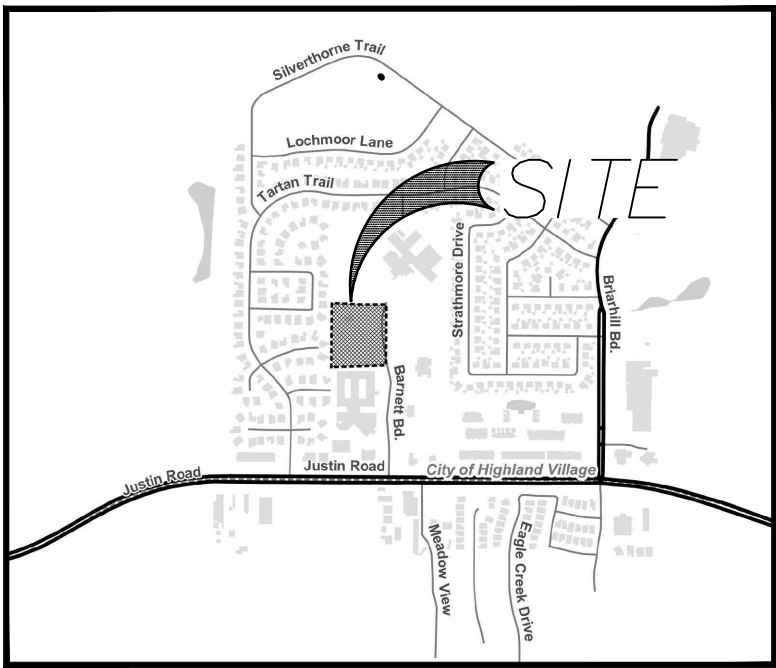
THENCE North 00°16'36" West, with the west line of said Tract 4 and said called 4.364 acre tract, a distance of 478.48 feet to a point for the northwest corner of said Tract 4 and said called 4.364 acre tract and the southwest corner of said Tract 5, from which a 5/8" capped iron rod stamped "Carter & Burgess" found for the northwest corner of said Tract 5, bears North 00°1°51" West, a distance of 657.72 feet (plat 657.62 feet);

THENCE South 87°48'24" East, with the north line of said Tract 4 and said called 4.364 acre tract and the south line of said Tract 5, passing a 1/2" iron rod found (disturbed), at a distance of 0.39 feet, and passing the monumented east line of said Block 17, Briarhill Estates, Phase 3, at a distance of 1.47 feet, and continue for a total distance of 226.28 feet (plat 226.50 feet) to a 1/2" iron rod found for an angle point;

THENCE North 89°02'38" East, with the north line of said Tract 4 and said called 4.364 acre tract and the south line of said Tract 5, a distance of 184.33 feet (plat 184.37 feet) to the POINT OF BEGINNING and containing 190,130 Square Feet or 4.365 Acres of Land, more or less.

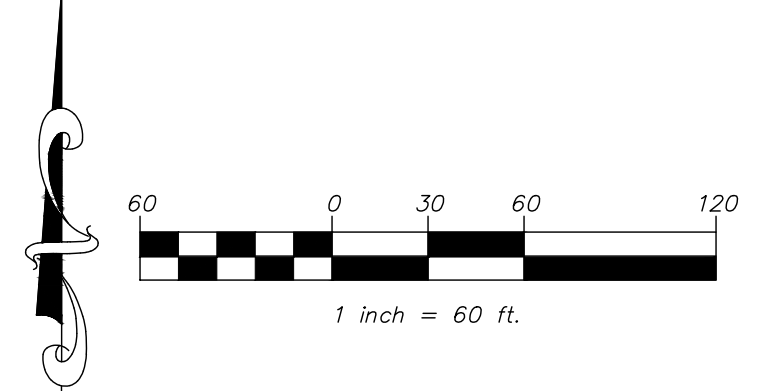
RIGHT-OF-WAY DEDICATION TABLE		
STREET NAME	STREET TYPE/SUFFIX	ROW (ACRES)
BROADWAY	LANE	0.323
PINYON PINE	WAY	0.173
HUCKLEBERRY	STREET	0.159
BARNETT	BOULEVARD	0.497

Block	LOTNumber	Area(sq.ft.)
Block1	LOT1	7301
Block1	LOT2	5388
Block1	LOT3	5519
Block1	LOT4	6559
Block2	LOT1	5218
Block2	LOT2	5363
Block2	LOT3	5025
Block2	LOT4	5375
Block2	LOT5	5025
Block2	LOT6	5400
Block2	LOT7	5025
Block2	LOT8	5375
Block2	LOT9	5603
Block3	LOT1	5722
Block3	LOT2	5055
Block3	LOT3	5059
Block3	LOT4	6448
Block4	LOT1	5578
Block4	LOT2	5100
Block4	LOT3	5100
Block4	LOT4	6261
Block4	LOT5	7232
Block4	LOT6	5100
Block4	LOT7	5100
Block4	LOT8	5578



VICINITY MAP

N.T.S.



LEGEND/ABBREVIATIONS

- IRF IRON ROD FOUND  
 CIRS 5/8" CAPPED IRON ROD SET  
 STAMPED "MMA"  
 OPRDCT OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS  
 PRDCT PLAT RECORDS, DENTON COUNTY, TEXAS  
 DRDCT DEED RECORDS, DENTON COUNTY, TEXAS  
 POB POINT OF BEGINNING  
 ESMT. EASEMENT  
 FND. FOUND  
 VOL. VOLUME  
 PG. PAGE  
 PFC POINT FOR CORNER  
 PADUE PEDESTRIAN ACCESS DRAINAGE UTILITY EASEMENT  
 UE UTILITY EASEMENT  
 DE DRAINAGE EASEMENT  
 LE LANDSCAPE EASEMENT  
 PE PEDESTRIAN EASEMENT  
 WE WATER LINE EASEMENT  
 ME MAINTENANCE EASEMENT  
 OE OVERHEAD ELECTRIC  
 SM STORM DRAIN MANHOLE  
 PP POWER POLE  
 GUY ANCHOR  
 ET ELECTRIC TRANSFORMER  
 GAS PIN FLAG  
 WV WATER VALVE  
 ZONING  
 OE OVERHEAD ELECTRIC  
 UGT UNDERGROUND TELEPHONE  
 UGE UNDERGROUND ELECTRIC  
 BOUNDARY LINE  
 ADJOINER LINE / LOT LINE  
 ORIGINAL LOT LINE / DEED LINE  
 EASEMENT LINE  
 ROADWAY CENTERLINE  
 SURVEY LINE


PRELIMINARY PLAT  
 MAGNOLIA VILLAGE

- BLOCK 1 LOTS 1-4,  
 BLOCK 2 LOTS 1-9,  
 BLOCK 3 LOTS 1-4,  
 BLOCK 4 LOTS 1-8

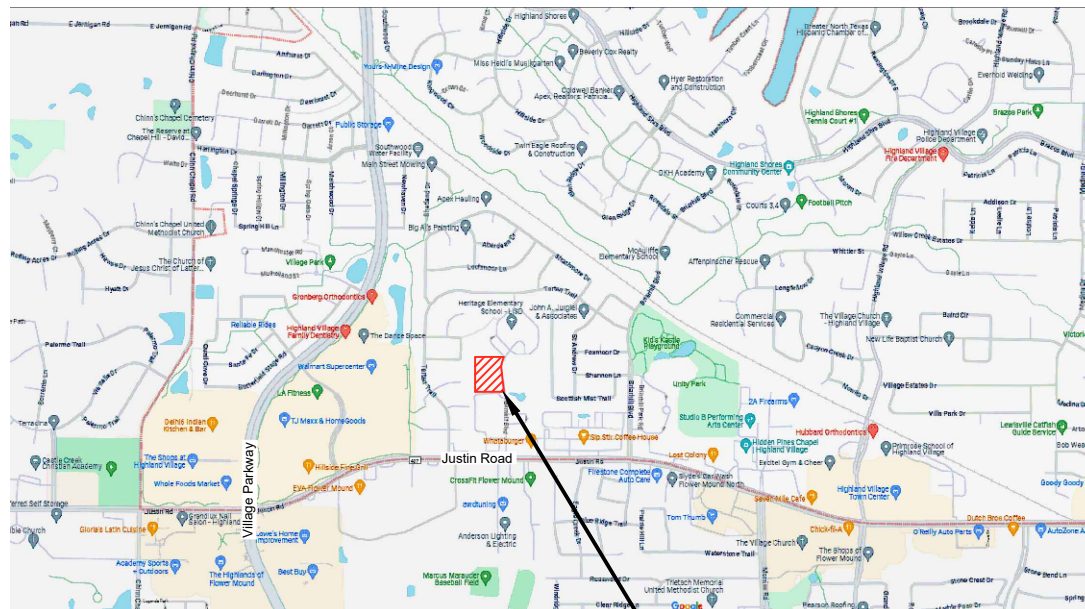
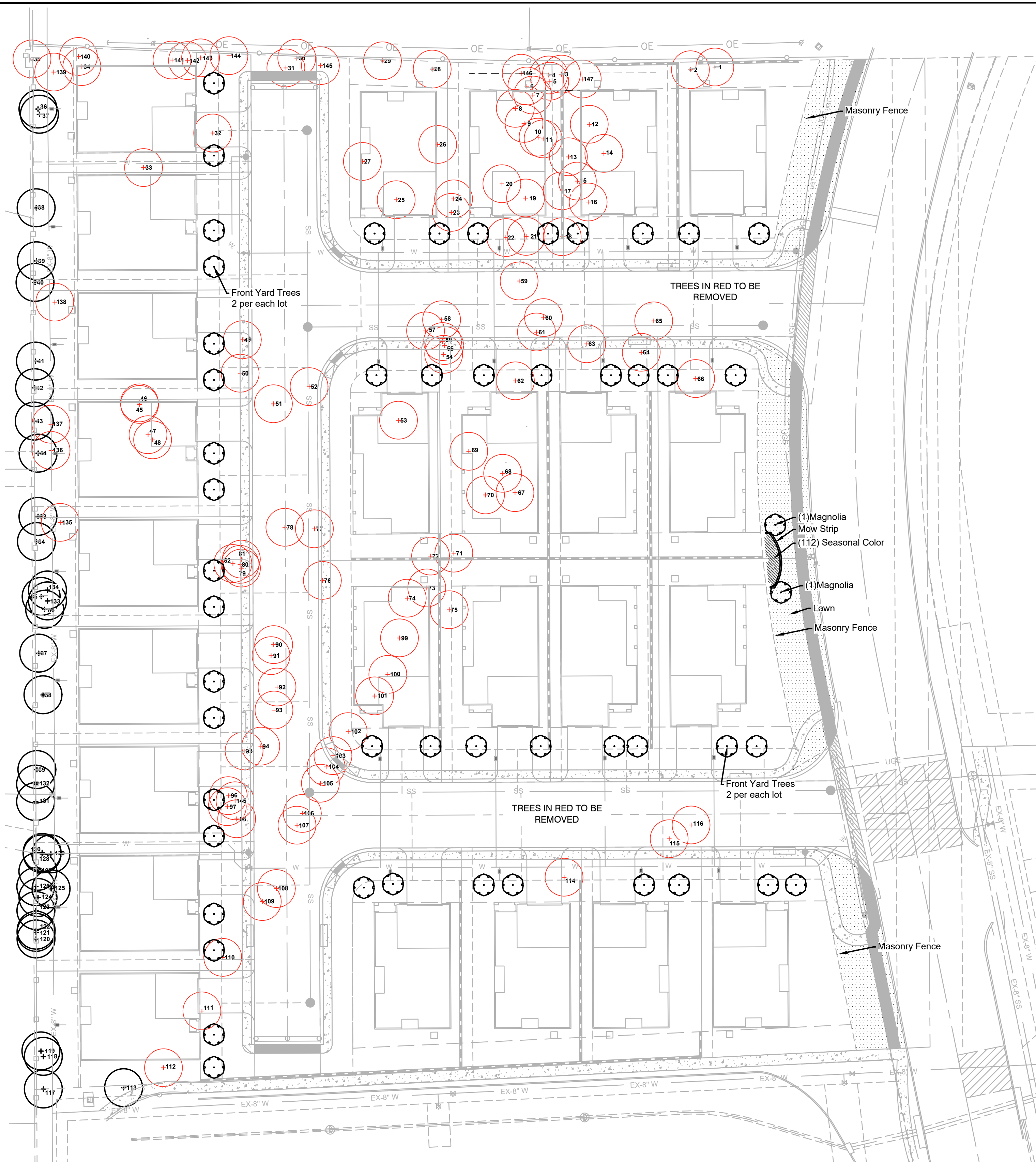
25 RESIDENTIAL LOTS

BEING 4.365 ACRES OF LAND.  
 FRED HYATT SURVEY, ABSTRACT 559  
 PART OF TRACT 4  
 BARNETT SUBDIVISION  
 CITY OF HIGHLAND VILLAGE  
 DENTON COUNTY, TEXAS  
 JANUARY 2025

ENGINEER:  
 CONTACT: ANDREA TAYLOR, P.E.

  
 civil engineering surveying landscape architecture planning  
 tlpets registration number: 1 - 2759  
 tlpets registration/license number: 10088000  
 519 east border  
 orlington, texas 76010  
 817-469-1671  
 fax: 817-274-8757  
 www.mmatexas.com  
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 SHEET 1 OF 1





NOTE:  
1. NEAREST CROSS STREET IS MAIN STREET LOCATED APPROXIMATELY 600 FEET SOUTH OF THE PROJECT SITE.  
2. SITE IS 4.365 ACRES.

**LAND OWNER**  
DJB DEVELOPMENT, LLC  
102 BARNETT BOULEVARD  
HIGHLAND VILLAGE, TEXAS 75077  
(214) 603-9525  
CONTACT: DUSTY BROADWAY

**LANDSCAPE ARCHITECT**  
SAGO DESIGN GROUP, LLC  
207 SOUTH HOUSTON  
KAUFMAN, TEXAS 75142  
(469) 410-4856  
CONTACT: JEREMY GREENHAW, R.L.A.

#### TREE SCHEDULE

TREE #	COMMON NAME	Tag #	BOTANICAL NAME	DBH	UNITS	PROTECTED	LOCATION	STATUS	REMARKS
1	Gum Bumelia	2322	Sideroxylon lanuginosum	6	INCHES	Yes	Building Lot	REMOVE	
2	Hackberry	2321	Celtis laevigata	14	INCHES	Yes	Building Lot	REMOVE	
3	Chinaberry	2320	Melia azedarach	7	INCHES	Yes	Building Lot	REMOVE	
4	American Elm	2318	Ulmus americana	7	INCHES	Yes	Building Lot	REMOVE	
5	Hackberry	2317	Celtis laevigata	11	INCHES	No	Building Lot	REMOVE	
6	Cedar	2316	Juniperus, spp.	13	INCHES	No	Building Lot	REMOVE	
7	Hackberry	2319	Celtis laevigata	6	INCHES	No	Building Lot	REMOVE	
8	Hackberry	2315	Celtis laevigata	12	INCHES	No	Building Lot	REMOVE	
9	Hackberry	2314	Celtis laevigata	12	INCHES	No	Building Lot	REMOVE	
10	Hackberry	2313	Celtis laevigata	10	INCHES	No	Building Lot	REMOVE	
11	Hackberry	2312	Celtis laevigata	10	INCHES	No	Building Lot	REMOVE	
12	Toothache Tree	2310	Zanthoxylum clava-herculis	10	INCHES	No	Building Lot	REMOVE	Specimen
13	Chinaberry	2309	Melia azedarach	9	INCHES	No	Building Lot	REMOVE	
14	Cedar	2311	Juniperus, spp.	9	INCHES	No	Building Lot	REMOVE	
15	Chinaberry	2307	Melia azedarach	10	INCHES	No	Building Lot	REMOVE	Multi-Trunk
16	Chinaberry	2306	Melia azedarach	7	INCHES	No	Building Lot	REMOVE	
17	Chinaberry	2308	Melia azedarach	6	INCHES	No	Building Lot	REMOVE	
18	Hackberry	2301	Celtis laevigata	7	INCHES	No	Building Lot	REMOVE	
19	Hackberry	2323	Celtis laevigata	14	INCHES	No	Building Lot	REMOVE	
20	Hackberry	2327	Celtis laevigata	12	INCHES	No	Building Lot	REMOVE	Multi-Trunk
21	Hackberry	2325	Celtis laevigata	9	INCHES	No	Building Lot	REMOVE	
22	Hackberry	2324	Celtis laevigata	10	INCHES	No	Building Lot	REMOVE	
23	Live Oak	2388	Quercus virginiana	10	INCHES	No	Building Lot	REMOVE	
24	Chinaberry	2389	Melia azedarach	15	INCHES	No	Building Lot	REMOVE	Multi-Trunk
25	Hackberry	2333	Celtis laevigata	31	INCHES	No	Building Lot	REMOVE	
26	Hackberry	2387	Celtis laevigata	9	INCHES	No	Building Lot	REMOVE	
27	Hackberry	2334	Celtis laevigata	17	INCHES	No	Building Lot	REMOVE	Multi-Trunk
28	Bois d'Arc	2390	Maclura pomifera	15	INCHES	Yes	Building Lot	REMOVE	
29	Bois d'Arc	2391	Maclura pomifera	15	INCHES	Yes	Building Lot	REMOVE	
30	Hackberry	2393	Celtis laevigata	8	INCHES	Yes	Open Space	REMOVE	
31	Box Elder	2392	Acer negundo	10	INCHES	No	Open Space	REMOVE	
32	Pine	2376	Pinus spp.	30	INCHES	No	Building Lot	REMOVE	
33	American Elm	2375	Ulmus americana	17	INCHES	No	Building Lot	REMOVE	
34	Hackberry	2374	Celtis laevigata	11	INCHES	No	Building Lot	REMOVE	
35	Hackberry	2373	Celtis laevigata	20	INCHES	Yes	Building Lot	REMOVE	Multi-Trunk
36	Hackberry	2372	Celtis laevigata	5	INCHES	Yes	Building Lot	PRESERVE	
37	Hackberry	2371	Celtis laevigata	7	INCHES	Yes	Building Lot	PRESERVE	
38	Hackberry	2370	Celtis laevigata	16	INCHES	Yes	Building Lot	PRESERVE	
39	Hackberry	2368	Celtis laevigata	10	INCHES	Yes	Building Lot	PRESERVE	
40	Hackberry	2369	Celtis laevigata	15	INCHES	Yes	Building Lot	PRESERVE	
41	Hackberry	2343	Celtis laevigata	7	INCHES	Yes	Building Lot	PRESERVE	
42	Hackberry	2344	Celtis laevigata	13	INCHES	Yes	Building Lot	PRESERVE	Multi-Trunk
43	Hackberry	2367	Celtis laevigata	7	INCHES	Yes	Building Lot	PRESERVE	
44	Hackberry	2342	Celtis laevigata	9	INCHES	Yes	Building Lot	PRESERVE	Multi-Trunk
45	Blackjack Oak	2360	Quercus marilandica	6	INCHES	No	Building Lot	REMOVE	
46	Hackberry	2361	Celtis laevigata	14	INCHES	No	Building Lot	REMOVE	Multi-Trunk
47	Cedar	2358	Juniperus, spp.	18	INCHES	No	Building Lot	REMOVE	Multi-Trunk
48	Cedar	2359	Juniperus, spp.	18	INCHES	No	Building Lot	REMOVE	Multi-Trunk
49	Hackberry	2363	Celtis laevigata	8	INCHES	No	Easement	REMOVE	
50	Blackjack Oak	2362	Quercus marilandica	17	INCHES	No	Easement	REMOVE	
51	Hackberry	2364	Celtis laevigata	19	INCHES	No	ROW	REMOVE	Multi-Trunk
52	Cedar	2365	Juniperus, spp.	23	INCHES	No	ROW	REMOVE	
53	Cedar	2366	Juniperus, spp.	17	INCHES	No	Building Lot	REMOVE	
54	Hackberry	2330	Celtis laevigata	7	INCHES	No	Easement	REMOVE	
55	Pine	2328	Pinus spp.	26	INCHES	No	Easement	REMOVE	Specimen
56	Hackberry	2329	Celtis laevigata	7	INCHES	No	Easement	REMOVE	
57	American Elm	2331	Ulmus americana	14	INCHES	No	ROW	REMOVE	Multi-Trunk
58	American Elm	2332	Ulmus americana	14	INCHES	No	ROW	REMOVE	Multi-Trunk
59	Hackberry	2326	Celtis laevigata	8	INCHES	No	ROW	REMOVE	
60	Toothache Tree	2305	Zanthoxylum clava-herculis	6	INCHES	No	ROW	REMOVE	
61	Blackjack Oak	2304	Quercus marilandica	6	INCHES	No	ROW	REMOVE	
62	Hackberry	2378	Celtis laevigata	11	INCHES	No	Building Lot	REMOVE	
63	Burr Oak	2302	Quercus macrocarpa	8	INCHES	No	Easement	REMOVE	
64	Bois d'Arc	2303	Maclura pomifera	8	INCHES	No	Easement	REMOVE	
65	Bois d'Arc	201	Maclura pomifera	24	INCHES	No	ROW	REMOVE	
66	Bois d'Arc	202	Maclura pomifera	14	INCHES	No	Building Lot	REMOVE	
67	Live Oak	204	Quercus virginiana	12	INCHES	No	Building Lot	REMOVE	
68	Hackberry	203	Celtis laevigata	9	INCHES	No	Building Lot	REMOVE	
69	Hackberry	2377	Celtis laevigata	9	INCHES	No	Building Lot	REMOVE	
70	Hackberry	205	Celtis laevigata	7	INCHES	No	Building Lot	REMOVE	
71	Blackjack Oak	2385	Quercus marilandica	12	INCHES	No	Building Lot	REMOVE	
72	Box Elder	2385	Acer negundo	12	INCHES	No	Building Lot	REMOVE	
73	Hackberry	2363	Celtis laevigata	8	INCHES	No	Building Lot	REMOVE	
74	Cedar	2382	Juniperus, spp.	7	INCHES	No	Building Lot	REMOVE	
75	Blackjack Oak	2386	Quercus marilandica	8	INCHES	No	Building Lot	REMOVE	
76	Hackberry	30762	Celtis laevigata	10	INCHES	No	Easement	REMOVE	
77	Cedar	2379	Juniperus, spp.	10	INCHES	No	ROW	REMOVE	
78	Cedar	2380	Juniperus, spp.	9	INCHES	No	ROW	REMOVE	
79	Cedar	2357	Juniperus, spp.	7	INCHES	No	Easement	REMOVE	
80	Blackjack Oak	2356	Quercus marilandica	10	INCHES	No	Easement	REMOVE	Multi-Trunk
81	Cedar	2355	Juniperus, spp.	8	INCHES	No	Easement	REMOVE	
82	Cedar	2354	Juniperus, spp.	8	INCHES	No	Easement	REMOVE	
83	Mulberry	2341	Morus spp.	12	INCHES	Yes	Building Lot	PRESERVE	Multi-Trunk
84	Hackberry	2339	Celtis laevigata	10	INCHES	Yes	Building Lot	PRESERVE	Multi-Trunk
85	Gum Bumelia	2338	Sideroxylon lanuginosum	21	INCHES	Yes	Building Lot	PRESERVE	Multi-Trunk
86	Gum Bumelia	2337	Sideroxylon lanuginosum	11	INCHES	Yes	Building Lot	PRESERVE	
87	Hackberry	2336	Celtis laevigata	11	INCHES	Yes	Building Lot	PRESERVE	
88	Hackberry	2335	Celtis laevigata	26	INCHES	Yes	Building Lot	PRESERVE	Multi-Trunk
89	Hackberry	2340	Celtis laevigata	6	INCHES	Yes	Building Lot	PRESERVE	
90	Hackberry	2353	Celtis laevigata	10	INCHES	No	ROW	REMOVE	
91	Hackberry	2352	Celtis laevigata	11	INCHES	No	ROW	REMOVE	
92	Hackberry	2351	Celtis laevigata	16	INCHES	No	ROW	REMOVE	Multi-Trunk

93	Hackberry	2350	Celtis laevigata	17	INCHES	No	ROW	REMOVE	Multi-Trunk
94	Cedar	221	Juniperus, spp.	10	INCHES	No	ROW	REMOVE	
95	Hackberry	220	Celtis laevigata	10	INCHES	No	Easement	REMOVE	
96	Elm	219	Ulmus spp.	10	INCHES	No	Easement	REMOVE	Diseased
97	Cedar	218	Juniperus, spp.	10	INCHES	No	Easement	REMOVE	
98	Hackberry	2345	Celtis laevigata	8	INCHES	No	Easement	REMOVE	
99	Live Oak	2381	Quercus virginiana	9	INCHES	No	Building Lot	REMOVE	
100	Cedar	2349	Juniperus, spp.	8	INCHES	No	Building Lot	REMOVE	
101	Toothache Tree	2348	Zanthoxylum clava-herculis	6	INCHES	No	Building Lot	REMOVE	
102	Cedar	2347	Juniperus, spp.	8	INCHES	No	Easement	REMOVE	
103	Post Oak	223	Quercus stellata	9	INCHES	No	Easement	REMOVE	
104	Cedar	222	Juniperus, spp.	10	INCHES	No	ROW	REMOVE	
105	Hackberry	2346	Celtis laevigata	7	INCHES	No	ROW	REMOVE	
106	Cedar	216	Juniperus, spp.	16	INCHES	No	ROW	REMOVE	
107	Cedar	215	Juniperus, spp.	20	INCHES	No	ROW	REMOVE	Multi-Trunk
108	Cedar	214	Juniperus, spp.	8	INCHES	No	ROW	REMOVE	
109	Cedar	213	Juniperus, spp.	9	INCHES	No	ROW	REMOVE	
110	American Elm	212	Ulmus americana	8	INCHES	No	Easement	REMOVE	
111	Cedar	211	Juniperus, spp.	8	INCHES	No	Building Lot	REMOVE	
112	Pine	209	Pinus spp.	15	INCHES	No	Building Lot	REMOVE	
113	Pine	210	Pinus spp.	14	INCHES	Yes	Building Lot	PRESERVE	
114	Cottonwood	208	Populus deltoides	20	INCHES	No	Easement	REMOVE	
115	Hackberry	207	Celtis laevigata	9	INCHES	No	ROW	REMOVE	
116	Cottonwood	206	Populus deltoides	12	INCHES	No	ROW	REMOVE	
117	Hackberry		Celtis laevigata	17	INCHES	Yes	Easement	PRESERVE	Multi-Trunk
118	Hackberry		Celtis laevigata	16	INCHES	Yes	Easement	PRESERVE	
119	Hackberry		Celtis laevigata	15	INCHES	Yes	Easement	PRESERVE	Specimen
120	Hackberry		Celtis laevigata	15	INCHES	Yes	Easement	PRESERVE	
121	Bois d'Arc		Maclura pomifera	17	INCHES	Yes	Easement	PRESERVE	Multi-Trunk
122	Bois d'Arc		Maclura pomifera	7	INCHES	Yes	Easement	PRESERVE	Multi-Trunk
123	Bois d'Arc		Maclura pomifera	5	INCHES	Yes	Easement	PRESERVE	
124	Blackjack Oak		Quercus marilandica	16	INCHES	Yes	Easement	PRESERVE	Multi-Trunk
125	Bois d'Arc		Maclura pomifera	7	INCHES	Yes	Easement	PRESERVE	Multi-Trunk
126	Mulberry		Morus spp.	10	INCHES	Yes	Easement	PRESERVE	
127	Blackjack Oak		Quercus marilandica	9	INCHES	Yes	Easement	PRESERVE	
128	Hackberry		Celtis laevigata	3	INCHES	Yes	Easement	PRESERVE	
129	Pine		Pinus spp.	2	INCHES	Yes	Easement	PRESERVE	
130	Hackberry		Celtis laevigata	3	INCHES	Yes	Easement	PRESERVE	
131	Hackberry		Celtis laevigata	4	INCHES	Yes	Easement	PRESERVE	
132	Bois d'Arc		Maclura pomifera	6	INCHES	Yes	Easement	PRESERVE	
133	Mulberry		Morus spp.	11	INCHES	Yes	Easement	PRESERVE	
134	Hackberry		Celtis laevigata	3	INCHES	Yes	Easement	PRESERVE	
135	Hackberry		Celtis laevigata	13	INCHES	No	Easement	REMOVE	
136	Hackberry		Celtis laevigata	9	INCHES	No	Easement	REMOVE	Multi-Trunk
137	Hackberry		Celtis laevigata	9	INCHES	No	Easement	REMOVE	Multi-Trunk
138	Hackberry		Celtis laevigata	6	INCHES	No	Easement	REMOVE	
139	Bois d'Arc		Maclura pomifera	4.5	INCHES	No	Easement	REMOVE	
140	Elm		Ulmus spp.	12	INCHES	No	Building Lot	REMOVE	Multi-Trunk
141	Hackberry		Celtis laevigata	5	INCHES	No	Building Lot	REMOVE	
142	Hackberry		Celtis laevigata	5	INCHES	No	Building Lot	REMOVE	
143	Hackberry		Celtis laevigata	10	INCHES	No	Building Lot	REMOVE	
144	Cedar		Juniperus, spp.	11	INCHES	Yes	Easement	REMOVE	
145	Hackberry		Celtis laevigata	11	INCHES	No	Easement	REMOVE	
146	Hackberry		Celtis laevigata	6	INCHES	Yes	Building Lot	REMOVE	
147	Hackberry		Celtis laevigata	6	INCHES	No	Building Lot	REMOVE	

Legend:  
Total Trees Removed: 112  
Total Trees to Remain: 35  
Specimen Trees: 2  
Specimen Trees to Remain: 1

- Existing Tree to Remain
- Existing Tree to be Removed
- New Tree to be Installed

THIS DOCUMENT IS  
"FOR REVIEW"  
Jeremy Greenhaw, Texas RLA  
No. 2673

Prepared by:  
Jeremy Greenhaw  
TX RLA No. 2673  
Texas L0006202  
469-410-4856  
jeremy@sagodesigngroup.com

25.08.06	R7

Magnolia Village  
Barnett Boulevard  
Highland Village, Texas

CAD #:  
2024.02  
SHEET No.

L100

## 1 CONCEPT LANDSCAPE & TREE PRESERVATION PLAN

