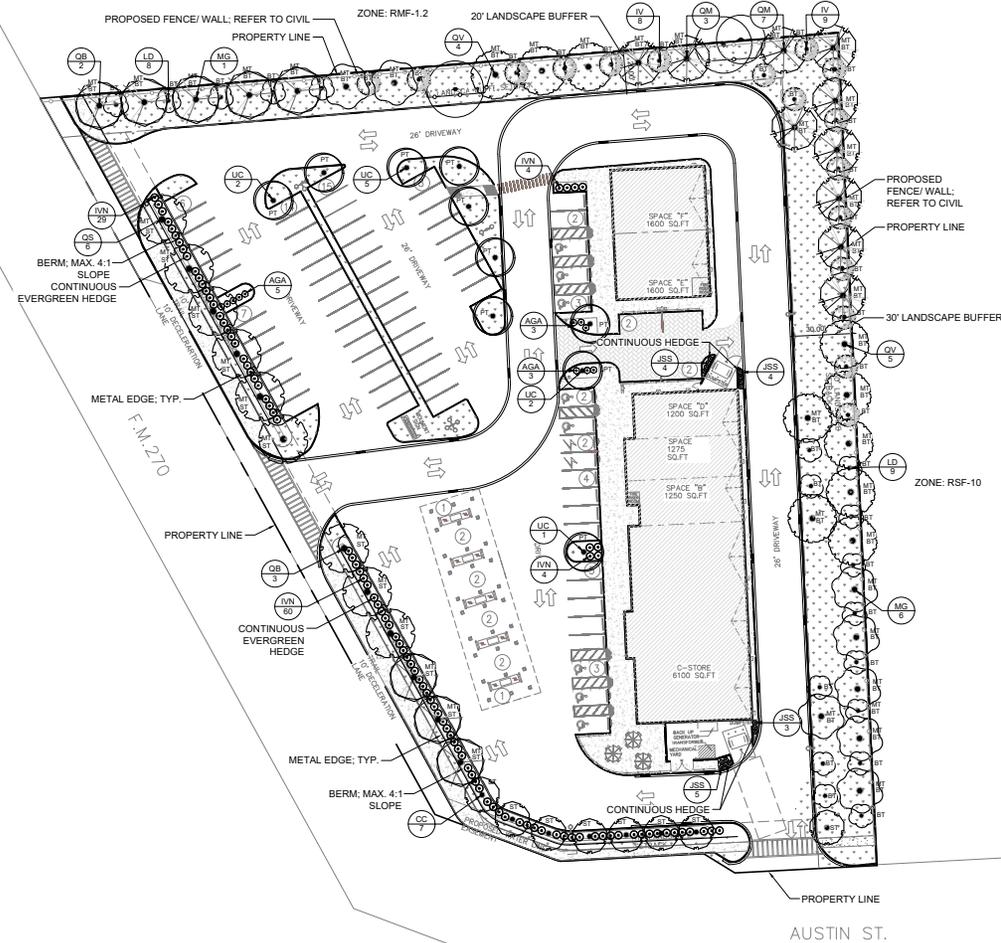
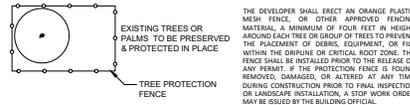


Exhibit B



LEGEND



ST - STREET FRONTAGE TREE
 PT - PARKING LOT TREE
 BT - LANDSCAPE BUFFER TREE
 MT - MITIGATION TREE

LANDSCAPE CALCULATIONS

OVERALL SITE: 128,886 SF (2.96 ACRES)
ZONING: CN, NEIGHBORHOOD COMMERCIAL
 NORTH RMF 1.2, EAST RSF-10
 (RESIDENTIAL MULTI-FAMILY 1.2, RESIDENTIAL SINGLE FAMILY 10)
 REQUIRED LANDSCAPE AREA (10% OF LOT SIZE): 12,889 SF
 PROVIDED LANDSCAPE AREA: 28,131 SF (22%)

LANDSCAPE RETAINMENT:
 10' W/ 10' TREE LANDSCAPE STRIP REQUIRED ALONG ALL STREET FRONTAGES
 (1) TREE REQUIRED / PER 30 LF MIN. 1" CAL.
 CONTINUOUS HEDGE MIN. 2' HT. (5 OR 5 CAL.), 2' OFFSET FROM BOC. BERM.
 F.M. 270

TREES REQUIRED: 389 LF
TREES PROVIDED: 13 TREES
CONTINUOUS HEDGE REQUIRED: 389 LF
CONTINUOUS HEDGE PROVIDED: 389 LF

AUSTIN ST.: 201 LF
TREES REQUIRED: 7 TREES
TREES PROVIDED: 7 TREES
CONTINUOUS HEDGE REQUIRED: 201 LF
CONTINUOUS HEDGE PROVIDED: 201 LF

PARKING AREA: 11 TREES PER 2 PARKING SPACES (MIN. 6" HT. 2" CAL.)
 PROPOSED PARKING SPACES: 10 TREES
 TREES PROVIDED: 10 TREES

BUFFER YARD:
NORTH SIDE: 411 LF
 REQUIRED BUFFER YARD W/ 10' CANOPY TREES PER 100 LF REQUIRED:
 CANOPY TREES PROVIDED: 17 CANOPY TREES
 (4) ORNAMENTAL TREES PER 100 LF REQUIRED:
 ORNAMENTAL TREES PROVIDED: 17 ORNAMENTAL TREES
 6" HT. FENCE/MASONRY WALL PROVIDED REFER TO CIVIL

EAST SIDE: 428 LF
 REQUIRED BUFFER YARD W/ 10' CANOPY TREES PER 100 LF REQUIRED:
 CANOPY TREES PROVIDED: 17 CANOPY TREES
 (4) ORNAMENTAL TREES PER 100 LF REQUIRED:
 ORNAMENTAL TREES PROVIDED: 17 ORNAMENTAL TREES
 6" HT. FENCE/MASONRY WALL PROVIDED REFER TO CIVIL

MITIGATION TREES: REFER TO PLANS FOR TREE INVENTORY AND CALCULATIONS
 MITIGATION INCHES REQUIRED: 136"
 136" / 48" BUFFER & STREET TREES @ 4.5" CAL. (1.5' TOWARD BUFFER STREET, 3' TOWARD MITIGATION)

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	QTY	REMARKS
CANOPY TREES							
	MG	Magnolia grandiflora	Southern Magnolia	4.5" Cal.	10 HT.	8	STREET TREE, PROTECTED TREE, BUFFER TREE, MITIGATION TREE
	QB	Quercus macrocarpa	Burr Oak	4.5" Cal.	10 HT.	8	STREET TREE, PROTECTED TREE, BUFFER TREE, MITIGATION TREE
	QM	Quercus muhlenbergii	Chickasaw Oak	4.5" Cal.	10 HT.	10	PROTECTED TREE, BUFFER TREE, MITIGATION TREE
	QS	Quercus shumardii	Shumard Oak	4.5" Cal.	10 HT.	9	STREET TREE, PROTECTED TREE, BUFFER TREE, MITIGATION TREE
	QV	Quercus virginiana	Southern Live Oak	4.5" Cal.	10 HT.	10	STREET TREE, PROTECTED TREE, BUFFER TREE, MITIGATION TREE
	UC	Ulmus crassifolia	Cedar Elm	2" Cal.	6 HT.	10	STREET TREE, PARKING LOT TREE
ORNAMENTAL TREES							
	CC	Cercis canadensis texensis	Texas Redbud	1.5" Cal.	7 HT.	8	STREET TREE, PROTECTED TREE, BUFFER TREE
	IV	Ilex vomitoria	Yaupon Holly	1.5" Cal.	8 HT.	17	BUFFER TREE
	LD	Lagerstroemia indica Dallas Red	Dallas Red Crape Myrtle	1.5" Cal.	8 HT.	18	STREET TREE, BUFFER TREE
SHRUBS							
	AGA	Abelia x grandiflora	Glossy Abelia	3 gal.	24" HT.	11	SEMI-EVERGREEN
	IVN	Ilex vomitoria Nana	Dwarf Yaupon Holly	3 gal.	24" HT.	97	EVERGREEN
	JSS	Juniperus scopulorum Skyrocket	Skyrocket Juniper	3 gal.	24" HT.	16	EVERGREEN
SYMBOL CODE BOTANICAL NAME COMMON NAME SIZE QTY REMARKS							
SOD/SEED							
	TRF	Cynodon dactylon x transvaalensis 'DT-1'	Trifolium Bermudagrass	seed		25,028 sf	

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CONCRETE" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO LANDSCAPE INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCLOSE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1/2" SHREDED WOOD MULCH, NATURAL, UNDYED, OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED. SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS.

PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE Drip IRRIGATED. SOODED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

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LANDSCAPE PLAN



01/12/2026
 PROJECT NUMBER
 DATE 01/12/2026
 DRAWN BY JC
 CHECKED BY SS

LP-1

