



AGENDA
CITY OF GRAPEVINE
SITE PLAN REVIEW COMMITTEE MEETING
THURSDAY, JUNE 12, 2025 AT 2:00 P.M.
PLANNING AND ZONING CONFERENCE ROOM
2ND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

- I. CALL TO ORDER
- II. CITIZEN COMMENTS

Any person who is not scheduled on the agenda may address the Committee under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the staff. A member of the public may address the Committee regarding an item on the agenda either before or during the Committee's consideration of the item, upon being recognized by the Chairman or upon the consent of the Committee. In accordance with the Texas Open Meetings Act, the Committee is restricted in discussing or taking action during Citizen Comments.

- III. NEW BUSINESS

- A. Site Plan Review Committee to consider a public hearing relative to tree removal permit **TR25-01** [Grapevine Springs] addressed as 1600 West Northwest Highway, and consideration of same. **THIS REQUEST WAS TABLED FROM THE JUNE 4, 2025 SITE PLAN REVIEW COMMITTEE MEETING.**

- IV. MINUTES

- A. Site Plan Review Committee to consider the minutes of June 4, 2025, regular meeting.

- V. ADJOURNMENT

IF YOU PLAN TO ATTEND THIS PUBLIC HEARING AND YOU HAVE A DISABILITY THAT REQUIRES SPECIAL ARRANGEMENTS AT THE MEETING, PLEASE CONTACT THE OFFICE OF PLANNING SERVICES AT (817) 410-3155 AT LEAST 24 HOURS IN ADVANCE. REASONABLE ACCOMMODATIONS WILL BE MADE TO ASSIST YOUR NEEDS.

IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, CHAPTER 551.001 et seq. ACTS OF THE 1993 TEXAS LEGISLATURE, THE SITE PLAN REVIEW COMMITTEE MEETING AGENDA WAS PREPARED AND POSTED ON THIS 6TH DAY OF JUNE 2025 AT 5:00 P.M.



ERICA MAROHNIC, AICP
PLANNING SERVICES DIRECTOR

TO: SITE PLAN REVIEW COMMITTEE MEMBERS

FROM: ALBERT L. TRIPLETT, JR. PLANNER II

DATE: JUNE 4, 2025

SUBJECT: TREE REMOVAL PERMIT TR25-01, GRAPEVINE SPRINGS,
1600 WEST NORTHWEST HIGHWAY

RECOMMENDATION

Staff recommends the Site Plan Review Committee (SPRC) consider the proposed tree removal permit to allow clearing and grading for an approved single-family residential development, Block 1, Lots 1-5 & 6x, Block 2, Lots 1-12, 13x, and Block 3, Lots 1-4, 5x, Grapevine Springs, Z24-05 and CP24-01 (Ord. 2024-062). The property is zoned “R-7.5”, and “R-12.5”, Single-Family Districts and is owned by Hatcreek Development.

REQUEST

The applicant is seeking approval for a Tree Removal Permit related to a proposed 21-lot residential subdivision located at 1600 West Northwest Highway. The property has notable topographic variations, necessitating extensive grading operations, including both cut and fill, to prepare for future streets, utilities, and infrastructure improvements required for the subdivision.

As part of the preliminary site work, the applicant plans to remove a total of 8,724 caliper inches of trees to enable necessary grading for roadway alignment, utility trenching, and site stabilization. This tree removal is stated by the applicant as essential early in the project timeline to facilitate the construction of public improvements and to create suitable building pads in the steeply sloped areas of the site.

According to the Tree Preservation Ordinance, a building permit must be obtained before any trees can be removed from a building pad or vehicle use areas on a lot. Therefore, the applicant is requesting approval for this tree removal permit prior to submitting individual building permits for each of the 21 residential lots, addressing concerns related to the site's topography.

	Trees Removed		Trees Preserved
	Roads, Utilities, & Easement	Residential Lots	Drainage Area/ Open Space
	4,024 inches	4,696 inches	3,386 inches (38%)
TOTAL	8,724 inches (62%)		

BACKGROUND INFORMATION

The subject property and the property to the west were zoned “R-1”, Single-Family District prior to the 1984 City-wide Rezoning at which time the property was rezoned to “PO”, Professional Office District.

- On March 25, 1995, City Council approved zone change request Z95-01 (Ord. 1995-16) within the subject site rezoning 5.306 acres from “PO”, Professional Office District to “CC”, Community Commercial District for a proposed retail development that never occurred.
- On June 17, 2003, City Council approved zone change request Z2003-02 (Ord. 2003-39) on the subject site rezoning 7.64 acres from “PO”, Professional Office District to CC”, Community Commercial District for office and retail development.
- On April 19, 2005, the City Council approved conditional use request CU05-16 (Ord. 2005-29) to allow for the development of a financial institution with drive-through service and additional signage along Northwest Highway for a portion of Lot 1, Block 1, Grapevine Office Park Addition.
- On July 6, 2016, the Site Plan Review Committee (SPRC) approved additional signage along West Northwest Highway for an existing financial institution with a drive-through service.
- On November 21, 2023, City Council denied zone change request Z23-03 to allow for the development of 32 single-family detached residences built to “R-7.5”, Single-Family District and “R-5.0”, Zero-Lot Line District standards. The Council also denied planned development overlay request PD23-02 to allow for private streets in a single-family/zero-lot-line residential development; a reduction in minimum lot area, minimum lot depth, and front-yard building setbacks for the “R-5.0”, Zero-Lot-Line lots.
- On July 16, 2024, City Council approved zone change request Z24-01 and concept plan CP24-01 for the development of 21 single-family detached residences built to “R-7.5”, Single-Family District and “R-12.5”, Single-Family District standards and three open space lots.

/em

City of Grapevine
Tree Removal Application

1. Applicant/Agent Name: **Eason Maykus**
Company Name: **Hatcreek Development**
Address: **604 East Northwest Highway**
City: **Grapevine** State: **Texas** Zip: **76051**
Phone #: **817-329-3111** Fax #: **-----**

2. Applicant's interest in subject property:
Owner seeking to do grading for approved development.

3. Property owner(s) name: **SAME**
Address: **SAME**
City: **SAME** State: **SAME** Zip: **SAME**
Phone #: **SAME** Fax #: **N/A**

4. Address of subject property: **Grapevine Springs**
(TAD address: West Northwest Highway)
Legal Description: Lots: **1-6X, 1-13x, 1-4** Blocks: **1, 2, 3**
Addition: **Grapevine Springs Addition**

MAY 05 2025
TR25-01

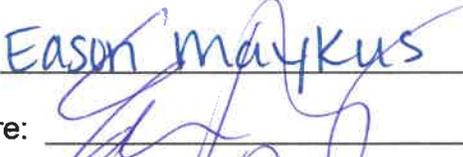
5. Location of all existing or proposed structures, improvements such as streets, alleyways, etc. and site uses, properly dimensioned and referenced to property lines, setback and yard requirements and special relationships.
6. Date, scale, north point, and the names, addresses and telephone numbers of both property owner and the person preparing the plan.
7. Existing and proposed site elevations, grades and major contours.
8. Location of existing and proposed utility easements and drainage easements on the lot
9. Location and dimensions of visibility triangles on the lot.
10. Survey locating Protected Trees on the site to remain that are three (3) inch caliper or greater when measured at a point four and one-half (4-1/2) feet above the ground level. Protected Trees to remain shall be designated by a circle.
11. Survey locating trees on the site to be removed that are three (3) inch caliper or greater when measured at point four and one-half (4-1/2) feet above the ground level. Protected Trees to be removed shall be designated by a triangle.
12. Tree information required above shall be summarized in legend form on the plan and shall include the reason for the proposed removal. This same summary shall also be submitted on an 8.5" x 11" sheet of paper.
13. Protected Tree Replacement Plan: The plan shall exhibit the location of Protected Trees proposed to be replaced and include a legend indicating the species, caliper size and height of proposed tree replacement. Replacement trees shall be designated by a square. The legend shall also be submitted on an 8.5" x 11" sheet of paper.
 - (a) No replacement tree may be planted within a visibility triangle, a water course, or an existing or proposed street or alley.
 - (b) A replacement tree must have a minimum caliper of at least three (3) inches when measured at six (6) inches above ground level.
 - (c) A replacement tree that dies within two years of the date it was planted must be replaced by another replacement tree that complies with the Tree Preservation Permit.
14. Tree Protection Plan: The plan shall describe how existing healthy Protected Trees proposed to be retained will be protected from damage during construction.

MAY 05 2025
TR25-01

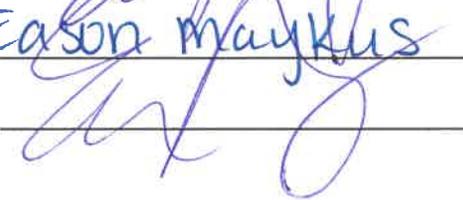
THE DEVELOPMENT SERVICES STAFF WILL DETERMINE THE AGENDA FOR EACH OF THE PUBLIC HEARING DATES. BASED ON THE SIZE OF THE AGENDA, YOUR APPLICATION MAY BE RESCHEDULED TO A LATER DATE.

15. SIGNATURE TO AUTHORIZE A TREE REMOVAL PERMIT REQUEST.

Applicant (print): Eason maykus

Applicant signature: 

Owner (print): Eason maykus

Owner signature: 

MAY 05 2025
TR25-01

The State of Texas

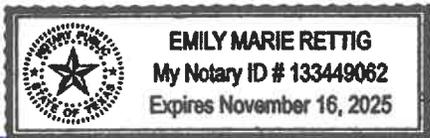
County of Tarrant

Before me Emily Rettig on this day personally appeared Eason maykus known to me (or proved to me on the oath of DL or through _____

(description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 2 day of May, A.D. 2025.

SEAL



Emily Rettig
Notary Signature

The State of Texas

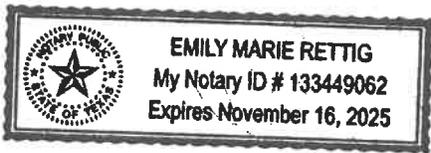
County of Tarrant

Before me Emily Rettig on this day personally appeared Eason maykus known to me (or proved to me on the oath of DL or through _____

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Given under my hand and seal of office this 2 day of May, A.D. 2025.

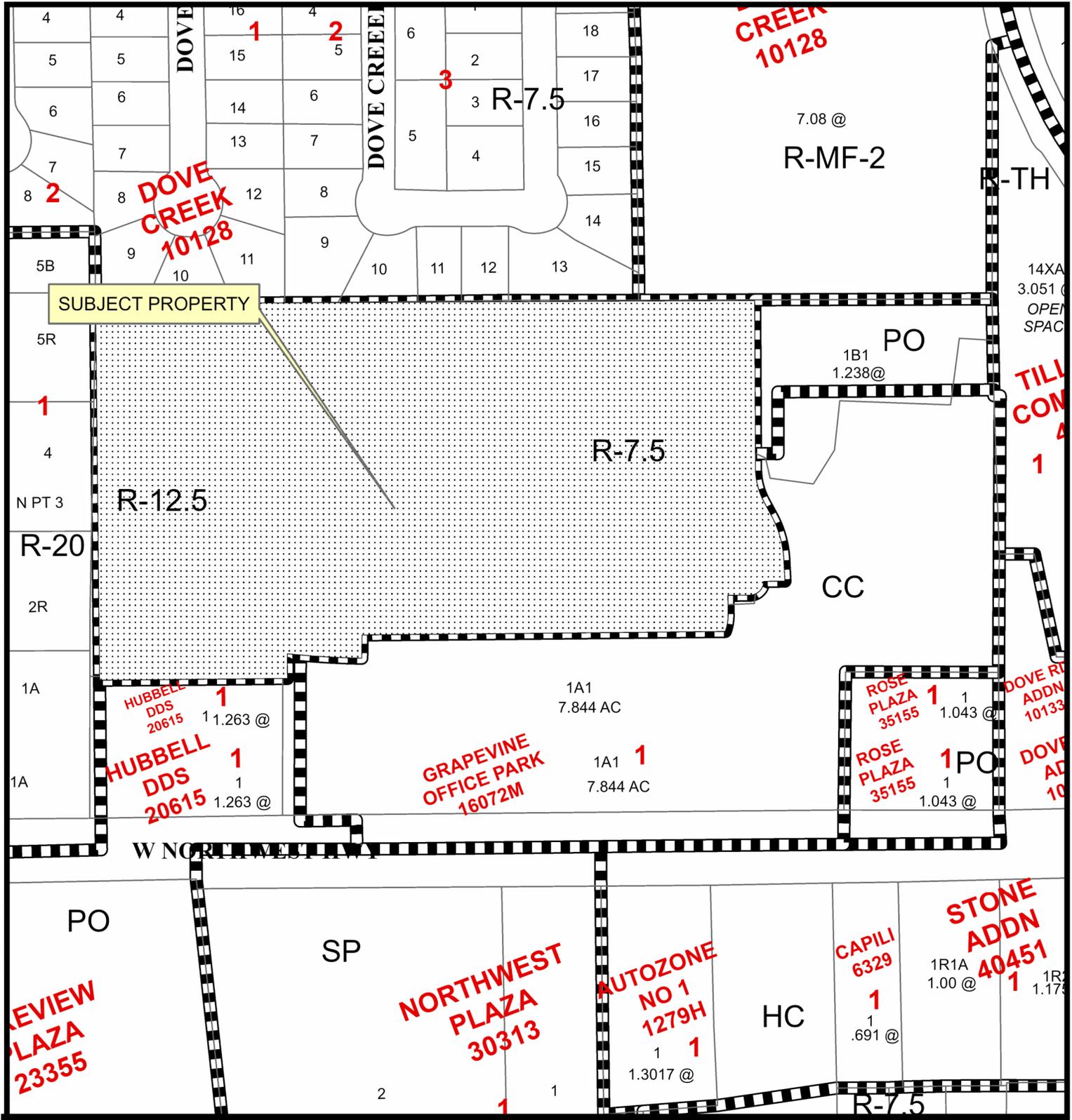
SEAL



Emily Rettig
Notary Signature

MAY 05 2025

TR25-01



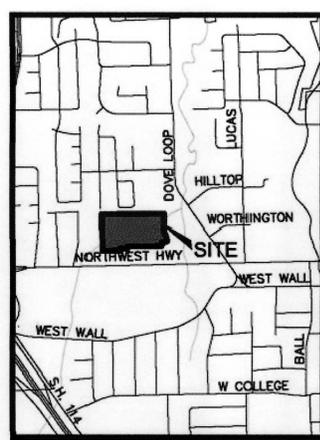
**TR25-01; Grapevine Springs
1600 West Northwest Highway**



Date Prepared: 5/27/2025

This data has been compiled by the City of Grapevine IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

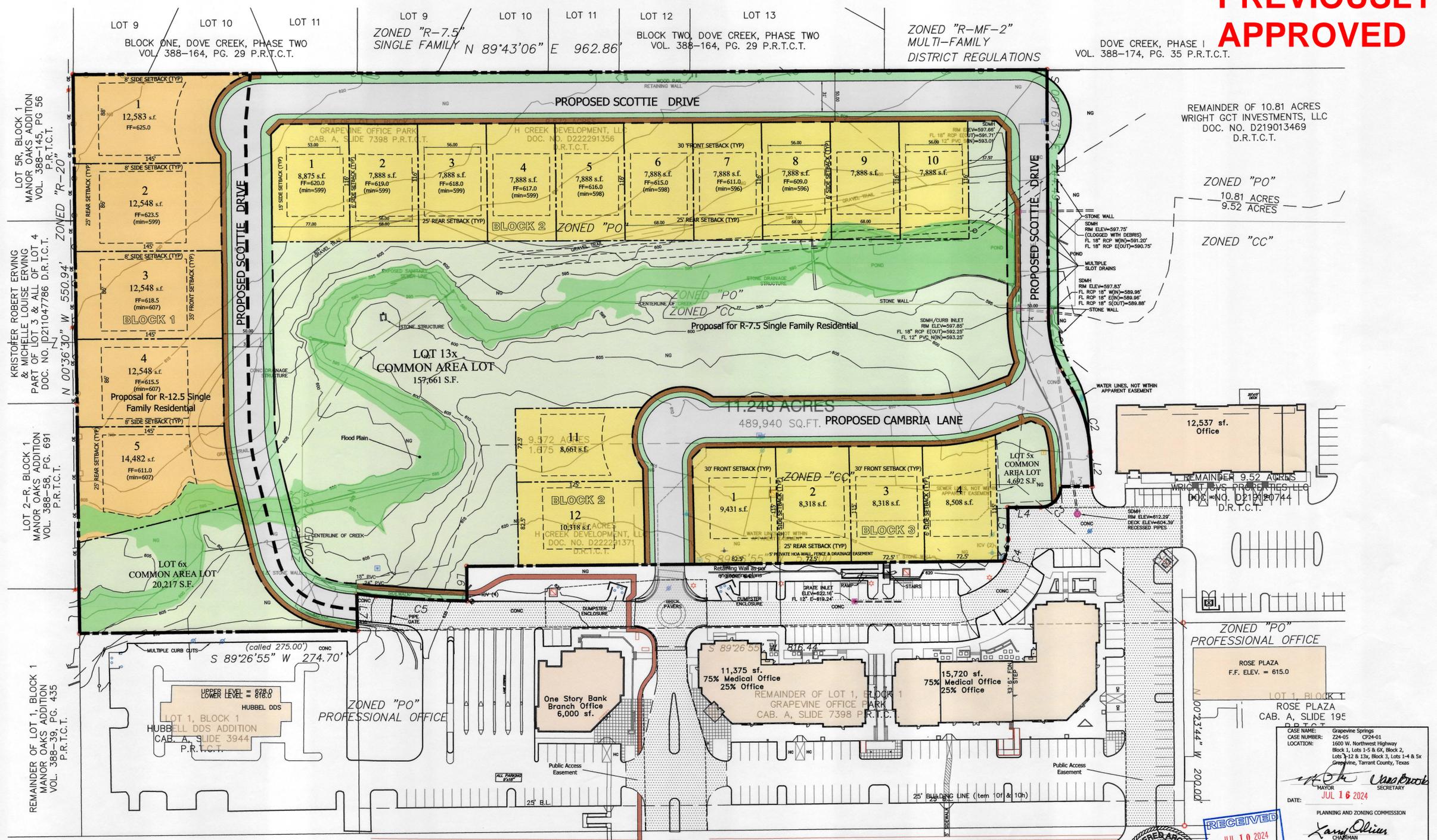
PREVIOUSLY APPROVED



Vicinity Map

Note:

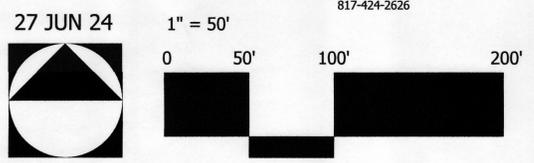
The purpose of this zone change request is to rezone 11.248 acres from the "PO", Professional Office District and "CC", Community Commercial District to "R-7.5", Single-Family District and R-12.5, Single-Family District, to develop 21 single-family detached lots and three open space lots.



Applicant:
H Creek Development, LLC
P.O. Box 92747
Southlake, Texas 76092
Tel: 817-329-3111
Contact: Eason Maykus

Engineer:
Deotte, Inc.
420 Johnson Rd., ste. 303
Keller, TX 76248
TEL: 817-337-8899
Contact: Richard DeOtte, P.E.

Planner:
SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626



Item	Required	Proposed	Required	Proposed
Proposed Zoning	R-7.5	R-7.5	R-12.5	R-12.5
Land Use	Single-family Detached Residences	Single-family Detached Residences	Single-family Detached Residences	Single-family Detached Residences
Total Land Area for Development	8.957 acres		2.291 acres	
Typical Total Lot Area	7,500 sq. ft.	7,800 sq. ft.	12,500 sq. ft.	12,500 sq. ft.
Typical First-Floor Building Footprint Area	40% max.	40% max.	40% max.	40% max.
Typical Total Building Area	1,200 sq. ft. min.	2,000 sq. ft. min.	1,400 sq. ft. min.	2,200 sq. ft. min.
Maximum Building Height (feet/#stories)	35 ft./2 stories	35 ft./2 stories	35 ft./2 stories	35 ft./2 stories
Maximum Floor Area Ratio				
Residential Units				
Total # of Residences	N/A	16	N/A	5
Minimum Lot Width	65 ft.	65 ft.	80 ft.	85 ft.
Minimum Lot Depth	100 ft.	114 ft.	100 ft.	145 ft.
Minimum Front Yard Setback	30 ft.	30 ft.	35 ft.	35 ft.
Minimum Side Yard Setbacks	6 ft.	6 ft.	8 ft.	8 ft.
Building Distance Separation	12 ft.	12 ft.	16 ft.	16 ft.
Residential Density (Units/Net Acreage)	4 Dus/acre	1.78 DU/ac	3 Dus/acre	2.18 DU/ac

RECEIVED
JUL 10 2024

27 JUN 24

Concept Plan
For
Grapevine Springs
Case Number: Z24-05 CP24-01
1600 W. Northwest Highway Block 1, Lots 1-5 & 6X,
Block 2, Lots 1-12 & 13x, Block 3, Lots 1-4 & 5x
Thomas Mahan Survey, A-1050
City of Grapevine, Tarrant County, Texas
11.248 Acres (489,940 s.f.)
Existing zoning: "PO", Professional Office District and "CC",
Community Commercial District
Proposed zoning: "R-7.5" & "R-12.5", Single Family Residential
Date of Preparation: Jun 27, 2024

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.
PLANNING SERVICES DEPARTMENT

May 20, 2025

**TR25-01
Grapevine Springs Tree Removal Permit
Grapevine, Texas**

NARRATIVE

The Grapevine Springs residential development, approved for 22 lots by the Grapevine City Council in 2024, is a unique, treed site featuring a major creek crossing from west to east, significant elevation changes, slopes, and numerous oak trees. This picturesque setting will provide an attractive environment for residents from the moment they move in.

Several factors influence the site's grading requirements, including challenging topography, city standards for roads, drainage, and utilities, roadway slope requirements for fire equipment, relocation of a main sewer line running through the property, drainage needs, an existing bridge integral to the development's infrastructure, and a floodplain.

On the west side, five lots zoned R-12.5 receive stormwater runoff from the west, necessitating drainage improvements in the back of the lots. These include constructing a retaining wall and grading to ensure proper drainage. To avoid conflicts between contractors or homeowners and ensure a functional drainage system, these improvements must be completed during subdivision construction rather than left to individual home builders. Tree removal is required to facilitate these improvements.

A sewer line running west to east through the property is being relocated partially to eliminate exposures at creek crossings. A retaining wall along the back of Lots 1-10 of Block 2 will protect the floodplain, accommodate the grades of Scottie Drive and Lots 1-10, and safeguard the sewer line from excess fill while preserving trees in the open space. Leaving this retaining wall's construction to individual home builders is not advisable, as it risks inconsistent quality and potential conflicts.

Lots 11 and 12 of Block 2 are near an area of erosion concern along the creek. Proposed gabion improvements within the creek will be constructed as part of the subdivision's infrastructure. The grade of Cambria Lane is constrained by fire access requirements, and grading these lots, along with associated tree removal, is recommended during subdivision construction to respect grading limits and prevent negative impacts on the creek bank.

The construction of Cambria Lane will create a bowl-shaped area at Lots 1-4 of Block 3 unless these lots are graded concurrently with the street. While no trees are present within these lots, a few trees will be affected by Cambria Lane's construction.

To ensure consistent construction quality, protect public infrastructure, minimize conflicts between contractors and homeowners, promote long-term drainage, preserve remaining trees, and safeguard the creek, all grading and associated tree removal for this project should occur simultaneously.

There are 4,024 caliper inches of trees to be removed as part of the rights-of-way and easements. There are 4,696 caliper inches of trees to be removed within the lots. There are 3,386 inches of trees that will remain. Tree replacement is not proposed except for installation of trees as part of each lot.

TREE PROTECTION NOTES

- GENERAL CONSTRUCTION NOTES: REFER TO SHEET CO.5 "GENERAL CONSTRUCTION NOTES" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- TREE PROTECTION IDENTIFICATION: PRIOR TO GRADING, BRUSH REMOVAL, OR SITE CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH THE DEVELOPER AND/OR ENGINEER AT THE SITE TO ASCERTAIN THE AREAS OF THE EXISTING TREES TO BE PROTECTED AND PRESERVED. THE CONTRACTOR SHALL THEN CLEARLY TAG OR MARK ALL TREES TO BE PROTECTED AND PRESERVED. NO TREES SHALL BE CUT AND/OR REMOVED FROM THE PROJECT SITE UNTIL SPECIFICALLY AUTHORIZED IN WRITING BY THE GOVERNING AUTHORITY AND/OR DEVELOPER.
- TREE PROTECTION FENCE: THE CONTRACTOR SHALL ERECT A FENCE (PER DETAILS) AROUND EACH TREE TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE OF THE TREE. THE TREE PROTECTION FENCE LOCATION SHOWN ON THE PLAN IS SCHEMATIC IN NATURE.
- TREE CANOPY RESTRICTIONS: DURING CONSTRUCTION, THE CONTRACTOR SHALL PROHIBIT CLEANING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE CONTRACTOR SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., IN THE CANOPY AREA.
- TREE ATTACHMENT RESTRICTIONS: NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- FILL RESTRICTIONS: NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED WITHOUT AN APPROVED PLAN FOR USE OF TREE WELLS OR RETAINING WELLS. CHANGES OF GRADE SIX (6) INCHES OR GREATER SHALL REQUIRE ADDITIONAL MEASURES TO MAINTAIN PROPER OXYGEN AND WATER EXCHANGE WITH THE ROOT SYSTEM. IN ADDITION, THE FOLLOWING GUIDELINES ARE TO PROTECT THE TREES TO BE PRESERVED.
 - WITH MAJOR GRADE CHANGES, A RETAINING WALL OR TREE WELL OF A DESIGN APPROVED BY THE GOVERNING AUTHORITY SHALL BE CONSTRUCTED AROUND THE TREE NO CLOSER THAN HALF THE DISTANCE BETWEEN THE TRUNK AND THE DRIP LINE. THE RETAINING WALL SHOULD BE CONSTRUCTED SO AS TO MAINTAIN THE EXISTING GRADES AROUND THE TREE OR GROUP OF TREES.
 - AT NO TIME SHALL A WALL, PAVEMENT OR POROUS PAVEMENT BE PLACED LESS THAN FIVE (5) FEET OR ONE (1) FOOT FOR EVERY TWO (2) INCHES IN CALIPER, WHICHEVER IS GREATER, TO THE TRUNK OF THE TREE.
 - ROOT PRUNING WILL BE REQUIRED WHEN THE CRITICAL ROOT ZONE IS TO BE DISTURBED. THIS IS IN AREAS WHERE PAVING OR THE BUILDING PAD EXTENDS TO OR BENEATH THE DRIP LINE OF THE TREE.

BUILDING AREA PLUS 5' FRONT AND BACK AND SIDE YARDS

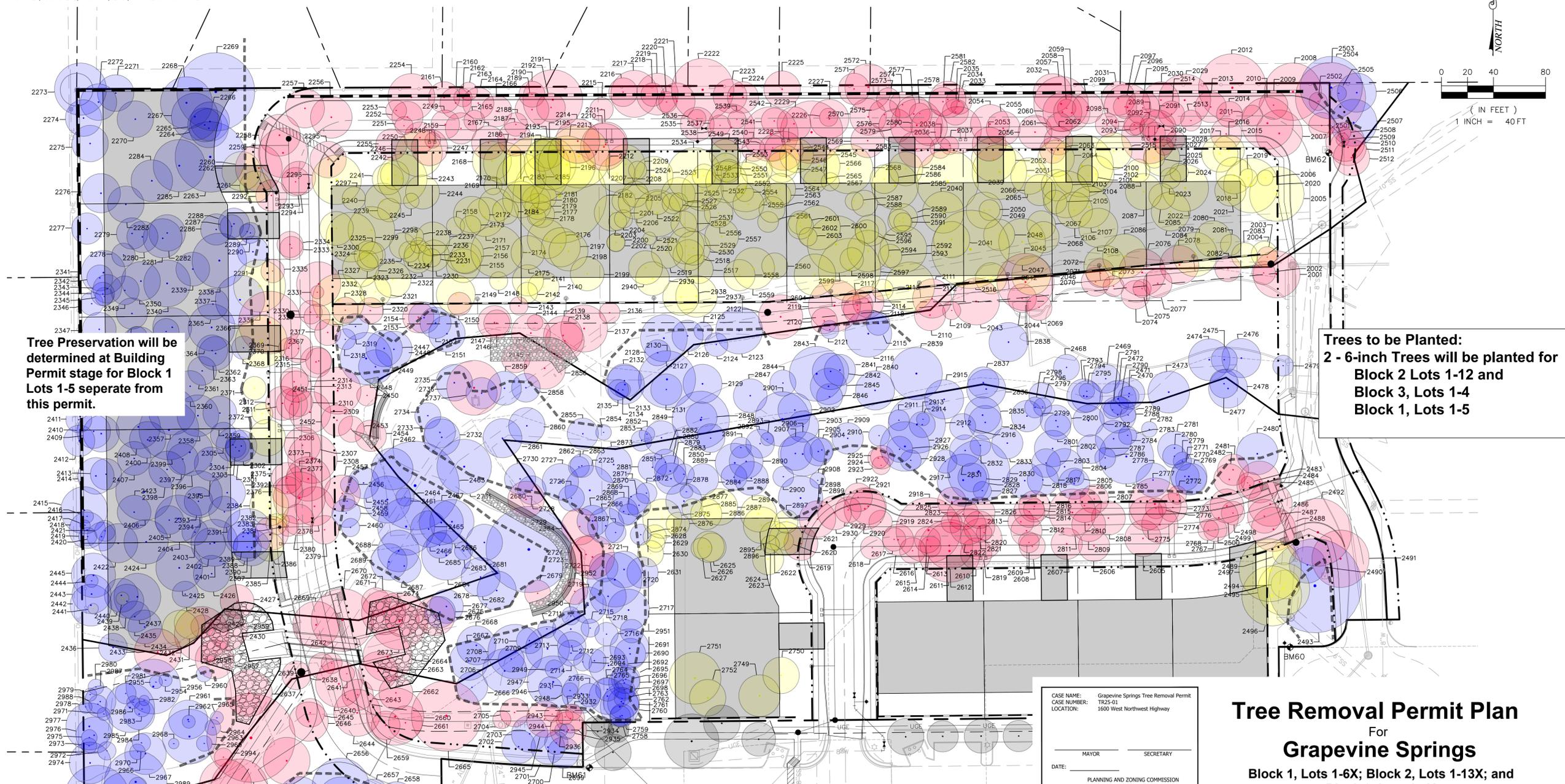
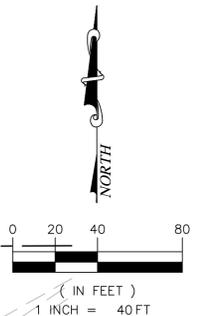
SUGGESTED POSSIBLE DRIVEWAY LOCATIONS (MAY BE ALTERED PENDING HOME DESIGN)

LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED (R.O.W. & EASEMENTS FOR PUBLIC WORKS CONSTRUCTION)
- TREE TO BE REMOVED (LOT AREA)
- ▬ TREE PROTECTION FENCE

WARNING

CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. DEOTTE INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.



Tree Preservation will be determined at Building Permit stage for Block 1 Lots 1-5 separate from this permit.

Trees to be Planted:
2 - 6-inch Trees will be planted for Block 2 Lots 1-12 and Block 3, Lots 1-4 Block 1, Lots 1-5

The purpose of this tree removal permit is to authorize the removal of existing trees from future residential lots in order to facilitate site grading, topographic balancing, and preparation for subsequent residential development.

CASE NAME: Grapevine Springs Tree Removal Permit
 CASE NUMBER: TR25-01
 LOCATION: 1600 West Northwest Highway

DATE: _____

MAYOR _____ SECRETARY _____

PLANNING AND ZONING COMMISSION

CHAIRMAN _____

DATE: _____

SHEET: 1 OF 5

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

DEPARTMENT OF DEVELOPMENT SERVICES

Tree Removal Permit Plan
 For
Grapevine Springs
 Block 1, Lots 1-6X; Block 2, Lots 1-13X; and
 Block 3, Lots 1-5X
 1600 W. Northwest Highway
 Thomas Mahan Survey, A-1050
 City of Grapevine, Tarrant County, Texas
 11.248 Acres (489,940 sq. ft.)
 Existing Zoning: "R-7.5 and R-12.5"
 Date of Preparation: Rev. June 4, 2025



TREE PRESERVATION PLAN
GRAPEVINE SPRINGS
GRAPEVINE, TEXAS

BENCHMARKS:

SITE BM60
 N: 7029423.66
 E: 2400712.22
 ELEV = 613.12

SITE BM61
 N: 7029331.50
 E: 2400173.73
 ELEV = 625.78

SITE BM62
 N: 7029801.82
 E: 2400742.01
 ELEV = 597.79

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION. BY: Richard W. Deotte, Reg. No. 74326 (TX), Date: 6/05/2025

Drawn By: DSM
 Reviewed By: RWD
 Project: 202210600

SHEET
1 of 5

DOI PROJECT No. 202210600 - GRAPEVINE SPRINGS - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - GRAPEVINE, TEXAS

TREES TO BE REMOVED – R.O.W. & EASEMENTS

Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species
2001	18" OAK	2163	7" ELM	2433	18" OAK	2647	18" OAK
2002	9" CEDAR	2164	12" OAK	2450	8" OAK	2659	11" OAK
2003	8" OAK	2165	8" OAK	2451	18" OAK	2660	22" OAK
2007	18" OAK	2166	12" OAK	2452	12" OAK	2661	13" OAK
2008	22" OAK	2167	13" OAK	2453	10" OAK	2662	13" OAK
2009	11" OAK	2187	13" OAK	2454	12" OAK	2663	15" OAK
2010	20" OAK	2188	9" ELM	2457	14" OAK	2664	19" OAK
2011	8" OAK	2189	13" OAK	2481	12" OAK	2665	27" OAK
2012	26" OAK	2190	10" OAK	2482	12" ELM	2669	18" OAK
2013	12" OAK	2191	23" OAK	2483	2x5" OAK	2670	24" OAK
2014	10" ELM	2192	11" HACKBERRY	2484	10" CEDAR	2671	11" OAK
2015	12" HACKBERRY	2210	18" OAK	2485	16" ELM	2672	17" OAK
2027	7" OAK	2211	17" OAK	2486	17" OAK	2673	22" OAK
2028	7"+4" CEDAR	2214	17" OAK	2487	13" ELM	2674	13" OAK
2029	20" OAK	2215	9" ELM	2488	17" ELM	2676	15" OAK
2030	14" OAK	2216	11" OAK	2491	22" OAK	2679	10" ELM
2031	13" OAK	2217	18" OAK	2492	26" OAK	2704	7" OAK
2032	15"+10" OAK	2218	9" CEDAR	2498	9" OAK	2705	11" ELM
2033	10" OAK	2219	16" OAK	2499	13" OAK	2723	17" OAK
2034	5" CEDAR	2220	2x8" OAK	2500	15" ELM	2724	14" OAK
2035	10" OAK	2221	14" OAK	2501	10" ELM	2729	14" OAK
2036	18" CEDAR	2222	24"+7" CEDAR	2502	7" ELM	2736	21" OAK
2037	7" OAK	2223	13" OAK	2503	27" OAK	2738	12" OAK
2038	8" OAK	2224	12" BOIS D'ARC	2508	5" ELM	2767	9" ELM
2043	18" ELM	2225	14" OAK	2509	5" ELM	2768	8" ELM
2044	11" HACKBERRY	2226	7" HACKBERRY	2510	15" OAK	2772	7" OAK
2045	22" ELM	2227	15" OAK	2511	14" OAK	2773	11" OAK
2053	13" OAK	2228	24" OAK	2512	14" OAK	2774	14" OAK
2054	15" OAK	2229	2x13" OAK	2513	8" ELM	2775	13" OAK
2055	13" OAK	2247	14" OAK	2514	10" ELM	2776	8" OAK
2056	13" ELM	2248	6" OAK	2535	13" OAK	2777	20" OAK
2057	21" OAK	2249	11" ELM	2536	7" OAK	2807	11" OAK
2058	7" OAK	2250	12" OAK	2537	8" MAPLE	2808	13" ELM
2059	14" OAK	2251	7" ELM	2538	2x18" OAK	2809	13" ELM
2060	15" OAK	2252	12" OAK	2539	7" OAK	2810	13" ELM
2061	10" OAK	2253	8" OAK	2540	9" OAK	2811	18" OAK
2062	11" OAK	2254	18" MAPLE	2541	10" CEDAR	2812	12" ELM
2063	10" OAK	2255	12" OAK	2542	21" OAK	2813	10" ELM
2069	10" HACKBERRY	2256	16" ELM	2543	10" OAK	2814	12" CEDAR
2070	11" MULBERRY	2257	15" OAK	2544	15" OAK	2815	8" CEDAR
2071	11" OAK	2258	16" OAK	2569	2x13" OAK	2816	12" CEDAR
2073	8" MULBERRY	2259	19" OAK	2570	14" OAK	2819	16" OAK
2074	11" MULBERRY	2260	18" OAK	2571	12" OAK	2820	6" OAK
2075	7" OAK	2292	12" OAK	2572	18" OAK	2821	12" OAK
2076	18" OAK	2293	11" OAK	2573	9" OAK	2822	14"+7" BOIS D'ARC
2077	11" MULBERRY	2294	13" OAK	2574	10" OAK	2823	12" OAK
2078	15" OAK	2295	14" OAK	2575	12"+9" OAK	2824	8" OAK
2082	10" ASH	2307	13" OAK	2576	13" OAK	2825	11" ELM
2089	21" OAK	2308	19" OAK	2577	14" OAK	2826	12" OAK
2090	8" OAK	2309	16" OAK	2578	8" OAK	2856	16" COTTON WOOD
2091	14" OAK	2310	11" OAK	2579	20" OAK	2857	11" ELM
2092	7" MULBERRY	2311	12" OAK	2580	14" OAK	2864	14" OAK
2093	5" OAK	2312	13" OAK	2581	11" OAK	2898	14" OAK
2094	8" OAK	2313	12" OAK	2582	14" OAK	2918	25" ELM
2095	13" BOIS D'ARC	2314	11" OAK	2583	14" OAK	2919	9" CEDAR
2096	18" OAK	2315	12" OAK	2605	14" CEDAR	2920	16" OAK
2097	9" ASH	2316	10"+6" OAK	2606	12" OAK	2921	14" OAK
2098	9" OAK	2317	10" OAK	2607	12" CEDAR	2922	11" OAK
2099	12" OAK	2320	10" OAK	2608	10" ELM	2923	7" OAK
2109	7" ELM	2328	10" CEDAR	2609	8" ELM	2924	8" OAK
2110	12" ELM	2329	10" OAK	2610	12" OAK	2925	9" OAK
2111	15" OAK	2330	9" OAK	2611	24" OAK	2929	2x10" OAK
2114	12" OAK	2331	5" OAK	2612	18" OAK	2930	13" OAK
2117	11" OAK	2332	17" OAK	2613	8" OAK	2932	6" ELM
2118	12" OAK	2333	9" OAK	2614	10" ELM	2933	11" OAK
2119	20" OAK	2334	10" OAK	2615	10" BOIS D'ARC	2934	14" OAK
2120	10" OAK	2335	9" OAK	2616	12" OAK	2943	6" OAK
2122	17" OAK	2366	24" OAK	2617	9" ELM	2944	6" BOIS D'ARC
2136	8" OAK	2369	8" OAK	2618	9" OAK	2945	14" OAK
2137	18" OAK	2370	11" BOIS D'ARC	2619	13" OAK	2952	10" ELM
2138	15" OAK	2373	17" OAK	2632	22" OAK	2957	15" COTTON WOOD
2139	15" OAK	2374	12" OAK	2635	20" COTTON WOOD	2958	4" BOIS D'ARC
2143	7" OAK	2375	12" LOCUST	2636	34" OAK	2959	15" COTTON WOOD
2144	6" OAK	2376	12" OAK	2637	18" OAK	2994	7" HACKBERRY
2145	15" OAK	2377	20" OAK	2638	11" CHINABERRY		
2146	10" CEDAR	2378	15" OAK	2639	10" OAK		
2147	13" OAK	2379	3x11" OAK	2640	18" OAK		
2150	9" CEDAR	2380	12" OAK	2641	6" HACKBERRY		
2154	12" OAK	2381	8" OAK	2642	8" HACKBERRY		
2159	12"+7" OAK	2385	13" OAK	2643	12" ELM		
2160	12" OAK	2427	13" OAK	2644	18" OAK		
2161	12" OAK	2429	9" OAK	2645	11" OAK		
2162	7" OAK	2430	21" OAK	2646	15" OAK		

Trees to be Removed for R.O.W. and Easement for this permit: 325 Trees
4,139 Caliper Inches

TREES TO BE REMOVED – LOT AREA

Tree #	Size & Species						
2004	10" OAK	2169	7" OAK	2306	14" OAK	2561	8" OAK
2005	21" OAK	2170	13" OAK	2321	12" OAK	2562	10" OAK
2006	6" ELM	2171	15" OAK	2322	14" OAK	2563	10" OAK
2016	12" OAK	2172	14" OAK	2323	8" OAK	2564	12" OAK
2017	14" OAK	2173	8" OAK	2324	11" OAK	2565	9" OAK
2018	14" OAK	2174	20" OAK	2325	10" OAK	2566	16" OAK
2019	7" OAK	2175	13" OAK	2326	14" OAK	2567	7" BOIS D'ARC
2020	21" OAK	2176	15"+10" OAK	2327	20" OAK	2568	19" OAK
2021	12" OAK	2177	10" OAK	2336	20" OAK	2584	13" OAK
2022	18" OAK	2178	7" OAK	2367	20" OAK	2585	18" ELM
2023	8" CEDAR	2179	10" OAK	2371	9" OAK	2586	11" OAK
2024	7" CEDAR	2180	11" OAK	2372	8" OAK	2587	7" OAK
2025	14" OAK	2181	10" OAK	2382	5" OAK	2588	10" OAK
2026	8" CEDAR	2182	36" OAK	2383	8" OAK	2589	11" OAK
2029	24" OAK	2183	14" OAK	2384	15" OAK	2590	9" OAK
2040	16"+10" OAK	2184	10" OAK	2386	11" ELM	2591	7" OAK
2041	14" OAK	2185	19" OAK	2431	2x12" OAK	2592	18" OAK
2042	12" HACKBERRY	2186	16" OAK	2432	14" OAK	2593	9" OAK
2046	15" OAK	2193	12" OAK	2439	5" BOIS D'ARC	2594	16" OAK
2047	18" OAK	2194	12" OAK	2441	4" ASH	2595	12" OAK
2048	12" OAK	2195	20" OAK	2489	9" OAK	2596	9" OAK
2049	14" OAK	2196	26" OAK	2494	11" OAK	2597	24" OAK
2050	8" CEDAR	2197	15" ELM	2495	13" OAK	2598	9" OAK
2051	21" OAK	2198	15" OAK	2496	23" OAK	2599	22" OAK
2052	17" OAK	2199	13" OAK	2497	24" OAK	2600	17"+13" OAK
2054	14" OAK	2200	7" OAK	2515	14" OAK	2601	9" OAK
2065	14" OAK	2201	14" OAK	2516	30" ELM	2602	10" OAK
2066	12" OAK	2202	7" OAK	2517	11" OAK	2603	7" MAPLE
2067	11" BOIS D'ARC	2203	7" OAK	2518	12" OAK	2604	16" OAK
2068	12" CEDAR	2204	7" OAK	2519	12" OAK	2620	7" OAK
2072	16" OAK	2205	9" OAK	2520	5" OAK	2621	13" OAK
2079	17" OAK	2206	13" OAK	2521	18" OAK	2622	11" OAK
2080	2x14" OAK	2207	10" OAK	2522	9" BOIS D'ARC	2623	7" OAK
2081	8" OAK	2208	14" OAK	2523	15" OAK	2624	12" OAK
2083	10" OAK	2209	15" OAK	2524	7" OAK	2625	11" OAK
2084	15" OAK	2212	24" OAK	2525	13"+8" OAK	2626	12" OAK
2085	10" OAK	2213	22" OAK	2526	8" OAK	2627	8" OAK
2086	17" OAK	2230	12" OAK	2527	7" OAK	2628	9" OAK
2087	14" OAK	2231	7" OAK	2528	10" OAK	2629	7" OAK
2088	9" OAK	2232	11" OAK	2529	8" OAK	2630	10" OAK
2100	24" OAK	2233	11" OAK	2530	13" OAK	2749	16" OAK
2101	8" CEDAR	2234	8" OAK	2531	12" OAK	2750	14" OAK
2102	14" OAK	2235	10" OAK	2532	16" OAK	2751	20" OAK
2103	12" ELM	2236	6" OAK	2533	9" BOIS D'ARC	2752	14" OAK
2104	18" ASH	2237	13" OAK	2534	21" OAK	2875	15" OAK
2105	9" ELM	2238	7" OAK	2545	13" OAK	2876	9" OAK
2106	14" OAK	2239	9" OAK	2546	12" OAK	2885	8" OAK
2107	16" OAK	2240	14" OAK	2547	12" OAK	2886	12" OAK
2108	2x15" OAK	2241	12" OAK	2548	12" OAK	2887	14" OAK
2112	19" OAK	2242	11" OAK	2549	12" OAK	2895	14" OAK
2113	8" MULBERRY	2243	19" OAK	2550	11" OAK	2896	14"+6" OAK
2140	12" OAK	2244	2x13" OAK	2551	9" BOIS D'ARC	2897	9" OAK
2141	2x12" OAK	2245	6" OAK	2552	16" OAK	2937	16" OAK
2142	8" OAK	2246	18" OAK	2553	19" OAK	2938	14" OAK
2148	7" OAK	2261	2x12"+10" OAK	2554	7" OAK	2939	13" OAK
2149	15" OAK	2262	15" OAK	2555	12" OAK	2940	13" OAK
2155	13" OAK	2296	19" OAK	2556	11" OAK		
2156	12" OAK	2297	9" OAK	2557	13" OAK		
2157	15" OAK	2298	18" OAK	2558	12" OAK		
2158	2x7" OAK	2299	19" OAK	2559	16" OAK		
2168	15" OAK	2300	13" OAK	2560	10" CEDAR		

Trees to be Removed for Lots for this permit: 3,062 Caliper Inches

TOTAL CALIPER INCHES TO BE REMOVED (564 Trees)
PROTECTED 6,936
UNPROTECTED 265

% OF CALIPER INCHES TO BE PRESERVED COMPARED TO THOSE TO BE REMOVED (PROTECTED) – 73.7%

PRESERVED 5,110
REMOVED 6,936

The purpose of this tree removal permit is to authorize the removal of existing trees from future residential lots in order to facilitate site grading, topographic balancing, and preparation for subsequent residential development.

TREES TO REMAIN

Tree #	Size & Species	Tree #	Size & Species</
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GENERAL CONSTRUCTION NOTES

1. CONSTRUCTION MATERIALS AND METHODS SHALL BE PER NCTCOG STANDARDS AS AMENDED BY THE GOVERNING BODY'S DESIGN STANDARDS AND DETAILS, WHICH ARE THE DETAILS INCLUDED AND MADE PART OF THESE DRAWINGS.
2. LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON PUBLICLY AVAILABLE RECORDS. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITIES BOTH VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

GRADING NOTES

1. ALL GRADES ARE TO GUTTER OR TOP OF PAVEMENT UNLESS OTHERWISE NOTED. SEE GRADING LEGEND FOR ADDITIONAL NOTATION.
2. HUNDREDS PLACE HAS BEEN OMITTED ON SPOT ELEVATIONS FOR PLAN READABILITY.
3. FINISHED GRADES SHOWN HEREON REPRESENT TOP OF PAVING, TOP OF SOD AND/OR LANDSCAPING UNLESS OTHERWISE NOTED.
4. SOD OR LANDSCAPING SHALL NOT BE PLACED ABOVE THE FINISHED FLOOR. FINAL GRADE SHALL BE VERIFIED TO ENSURE POSITIVE FLOW AWAY FROM ALL STRUCTURES.
5. ROUGH GRADING SHALL BE WITHIN 0.1 FT +/- OF FINISHED GRADES SHOWN. UNDER PAVEMENT AND/OR FINISHED FLOORS, GRADES SHALL BE CONSTRUCTED TO THE TOP OF SUBGRADE.
6. CONTOURS REPRESENT FINISHED GRADES.
7. ALL SIDEWALKS SHALL BE BACKFILLED AS NECESSARY TO PREVENT THE IMPEDENCE OF DRAINAGE.
8. RETAINING WALL ELEVATIONS ARE CALLED FROM TOP OF WALL TO FINISHED GRADE AT BOTTOM OF WALL. STRUCTURAL DESIGN OF RETAINING WALLS TO BE PERFORMED BY OTHERS.

AMERICANS WITH DISABILITIES ACT COMPLIANCE

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ADA ACCESSIBILITY COMPLIANCE. IN THE EVENT OF A CONFLICT BETWEEN THE PLANS AND TAS/ADA ACCESSIBILITY GUIDELINES, THE DISCREPANCY SHALL BE REPORTED IMMEDIATELY, IN WRITING, TO THE ENGINEER, PRIOR TO CONSTRUCTION.
2. ALL SIDEWALKS AND PAVED AREAS REQUIRING ADA ACCESS SHALL BE CONSTRUCTED AT A 5% MAXIMUM RUNNING SLOPE AND 2% MAXIMUM CROSS SLOPE.

GRADING LEGEND

- FFE = FINISHED FLOOR
- TP = TOP OF PAVEMENT
- TI = TOP OF INLET
- G = CUTTER
- TC = TOP OF CURB
- TW = TOP OF WALL
- BW = BOTTOM OF WALL
- FL = FLOW LINE
- HP = HIGH POINT
- FLOW DIRECTION
- - - HIGH POINT
- SWALE

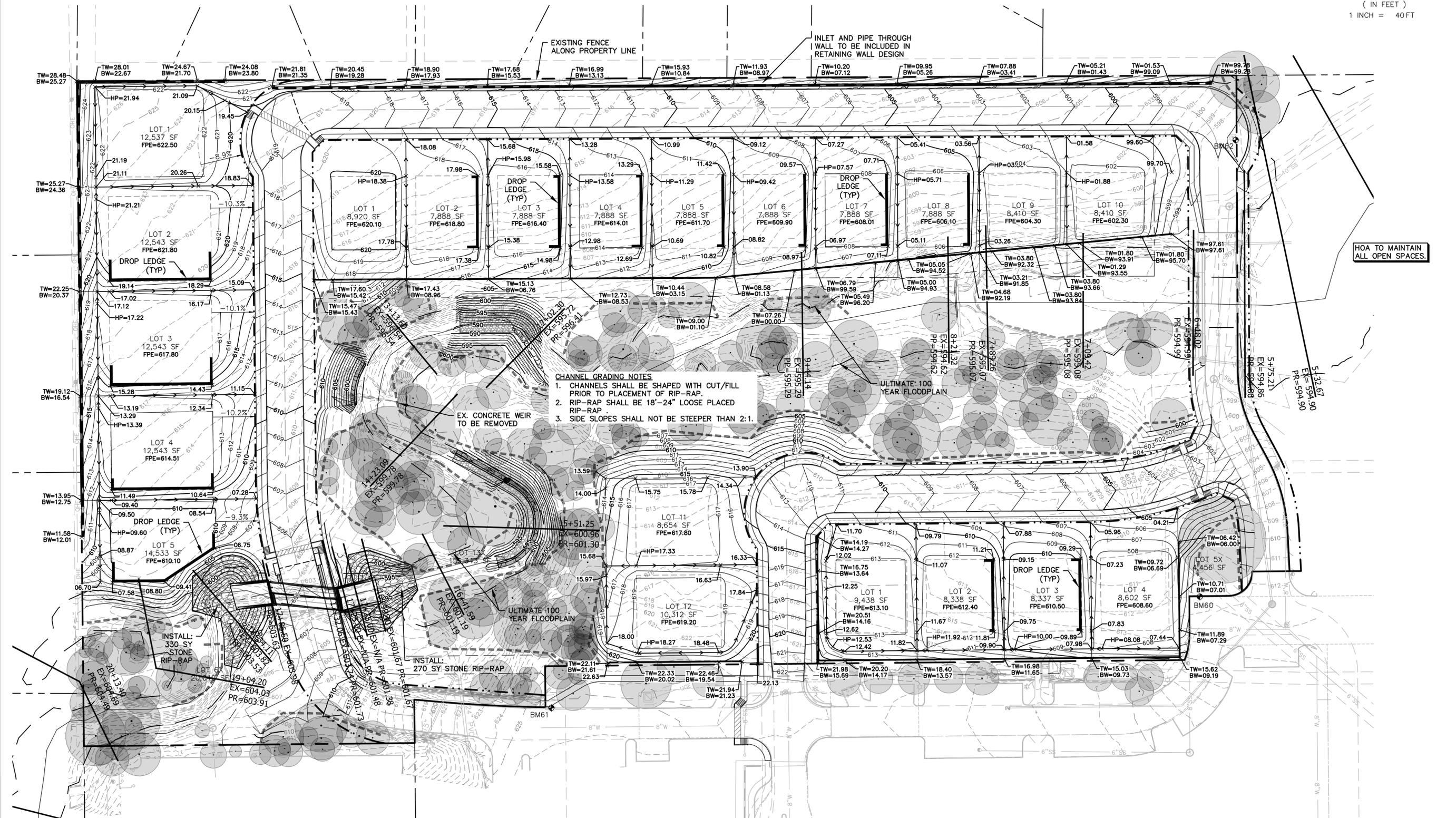
WARNING

CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. DEOTTE, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

NORTH

0 20 40 80

(IN FEET)
1 INCH = 40 FT



CHANNEL GRADING NOTES

1. CHANNELS SHALL BE SHAPED WITH CUT/FILL PRIOR TO PLACEMENT OF RIP-RAP.
2. RIP-RAP SHALL BE 18"-24" LOOSE PLACED RIP-RAP.
3. SIDE SLOPES SHALL NOT BE STEEPER THAN 2:1.

HOA TO MAINTAIN ALL OPEN SPACES.

DEOTTE, INC.
 CIVIL ENGINEERING | TEXAS REG. NO. E-000116
 404 EAST NORTHWEST HIGHWAY
 SUITE 100 | GRAPEVINE, TEXAS 76049
 PHONE: (817) 325-3111

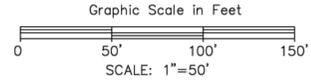
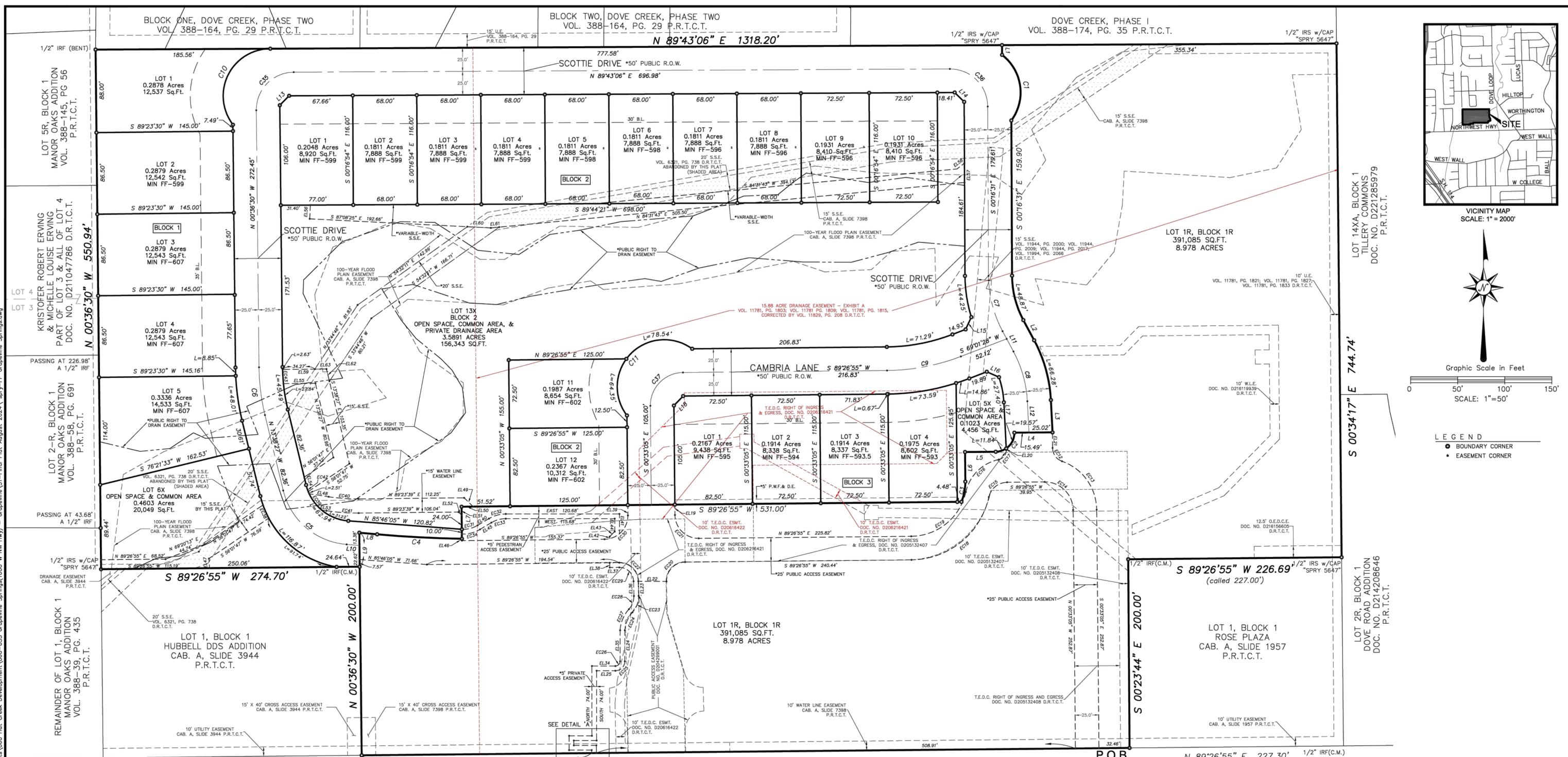
**GRADING PLAN
 GRAPEVINE SPRINGS
 GRAPEVINE, TEXAS**

BENCHMARKS:

SITE BM60	N: 7029423.66	E: 2400712.22	ELEV = 613.12
SITE BM61	N: 7029331.50	E: 2400173.73	ELEV = 623.78
SITE BM62	N: 7029301.82	E: 2400742.01	ELEV = 597.79

THIS DOCUMENT IS FOR INTERIM REVIEW ONLY. IT IS NOT TO BE USED FOR BIDDING OR PERMIT PURPOSES.
 Drawn By: DSM
 Reviewed By: RWD
 Project No.: 202210600
 Date: 5/01/2025

DOI PROJECT No. 202210600 - GRAPEVINE SPRINGS - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - GRAPEVINE, TEXAS



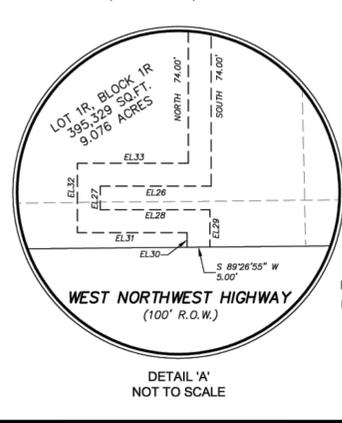
- LEGEND**
- BOUNDARY CORNER
 - EASEMENT CORNER

LINE	BEARING	DISTANCE
L1	S 00°16'31" E	10.38'
L2	S 28°18'31" E	24.44'
L3	S 02°57'34" E	34.29'
L4	S 89°26'55" W	40.51'
L5	S 89°26'55" W	32.59'
L6	S 00°33'05" E	31.36'
L7	S 00°33'05" E	34.00'
L8	N 84°57'08" W	19.01'
L9	S 00°36'30" E	36.00'
L10	N 89°46'05" W	13.64'
L11	S 28°18'31" E	24.44'
L12	S 02°57'34" E	33.26'
L13	N 44°33'18" E	14.10'
L14	S 45°16'43" E	14.14'
L15	S 24°58'05" W	14.37'
L16	S 66°14'55" E	14.21'
L17	S 02°57'34" E	48.80'
L18	S 44°26'55" W	14.14'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	77.91'	70.27'	S 08°02'44" E	89°16'49"
C2	20.00'	31.22'	28.28'	S 44°28'55" W	90°00'00"
C3	55.00'	21.99'	21.85'	S 10°54'16" W	22°54'42"
C4	1250.00'	90.17'	90.15'	N 87°01'07" W	4°08'00"
C5	75.00'	94.41'	88.30'	N 49°21'16" W	72°07'38"
C6	225.00'	51.18'	51.07'	N 07°02'29" W	13°01'57"
C7	125.00'	61.09'	60.48'	S 14°16'31" E	28°00'00"
C8	125.00'	55.23'	54.78'	S 15°37'03" E	25°18'57"
C9	225.00'	80.21'	79.78'	S 79°14'12" W	20°25'27"
C10	50.00'	111.00'	88.57'	N 26°17'12" E	127°11'48"
C11	50.00'	142.89'	88.89'	S 44°26'55" W	163°44'23"
C13	40.00'	63.06'	56.73'	N 44°33'18" E	90°19'36"
C36	40.00'	62.84'	56.57'	S 45°16'43" E	90°00'23"
C37	35.00'	54.98'	49.50'	S 44°26'55" W	90°00'00"

LINE	BEARING	DISTANCE
EL34	EAST	24.90'
EL35	NORTH	32.81'
EL36	N 01°15'35" W	15.57'
EL37	S 89°26'55" W	10.12'
EL38	NORTH	5.00'
EL39	S 00°33'05" E	11.00'
EL40	N 59°13'00" E	10.67'
EL41	SOUTH	21.05'
EL42	NORTH	2.25'
EL43	N 45°00'00" E	7.39'
EL44	NORTH	13.69'
EL45	S 59°13'00" W	14.01'
EL46	N 00°33'05" W	2.00'
EL47	S 03°19'20" E	10.18'
EL48	S 81°02'27" E	20.96'
EL49	S 45°36'21" E	13.27'
EL50	S 89°26'55" W	12.19'
EL51	S 00°33'05" E	9.02'
EL52	N 45°36'21" W	4.80'
EL53	N 81°08'27" W	5.26'
EL54	N 13°38'27" W	30.01'
EL55	S 89°23'30" W	33.94'
EL56	S 02°57'34" E	14.60'
EL57	N 00°16'30" E	20.41'
EL58	N 82°34'03" E	10.05'
EL59	N 89°23'30" E	46.63'
EL60	N 87°08'25" E	25.07'
EL61	N 84°31'43" E	8.81'
EL62	N 13°38'27" W	13.32'
EL63	S 89°23'30" W	12.35'

LINE	BEARING	DISTANCE
EC12	15.00'	18.47'
EC13	55.00'	67.35'
EC14	30.00'	47.12'
EC15	20.00'	26.86'
EC16	45.00'	51.75'
EC17	10.00'	13.71'
EC18	85.00'	114.14'
EC19	60.00'	80.57'
EC20	20.00'	31.77'
EC21	25.00'	39.27'
EC22	20.00'	31.27'
EC23	25.00'	19.10'
EC24	30.91'	21.29'
EC25	10.91'	15.71'
EC26	5.00'	7.85'
EC27	35.91'	24.74'
EC28	20.00'	15.28'
EC29	15.00'	23.45'
EC30	25.00'	39.27'
EC31	30.00'	17.52'
EC32	35.00'	18.80'
EC33	30.00'	16.12'
EC34	35.00'	20.16'
EC35	100.00'	15.26'
EC36	50.00'	21.89'
EC37	192.50'	31.80'
EC38	207.50'	34.28'
EC42	50.00'	7.33'
EC43	200.00'	15.02'



- ABBREVIATIONS**
- D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
 - VOL. VOLUME
 - PG. PAGE
 - CAB. CABINET
 - DOC. NO. DOCUMENT NUMBER
 - P.O.C. POINT OF COMMENCING
 - P.O.B. POINT OF BEGINNING
 - C.M. CONTROLLING MONUMENT
 - IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - R.O.W. RIGHT-OF-WAY
 - B.L. BUILDING LINE
 - G.S.B. GARAGE SET BACK
 - D.&U.E. DRAINAGE & UTILITY EASEMENT
 - S.D.&U.E. STREET, DRAINAGE & UTILITY EASEMENT
 - P.A.D.&U.E. PEDESTRIAN ACCESS, DRAINAGE & UTILITY EASEMENT
 - P.W.F.&D.E. PRIVATE WALL, FENCE & DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - T.E.D.C. TAXI ELECTRIC DELIVERY COMPANY
 - O.E.D.C.E. ONCOR ELECTRIC DELIVERY COMPANY EASEMENT

OWNER—GRAPEVINE SPRINGS:
H CREEK DEVELOPMENT, LLC
604 E. Northwest Highway #102
Grapevine, TX 76051
Ph: 817-329-3111
Contact: Eason Maykus

OWNER—GRAPEVINE OFFICE PARK:
WRIGHT GVS PROPERTIES, LLC
601 W. Wall Street
Grapevine, TX 76051

ENGINEER:
DEOTTE, INC.
420 Johnson Rd, Suite 303
Keller, Texas 76248
Ph: 817-337-8899
Contact: Richard DeOtte, P.E.

SURVEYOR:
Spry Surveyors
8241 Mid-Cities Boulevard, Suite 102
North Richland Hills, TX 76182
Firm Reg. No. 10112000 Ph. 817-776-4049
spr@sprysurveyors.com www.sprysurveyors.com
Project Number 066-033-30

This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY

David Carlton Lewis
R.P.L.S. No. 5647
Date: OCTOBER 9, 2024

FINAL PLAT OF
LOTS 1-5 & 6X, BLOCK 1, LOTS 1-12 & 13X, BLOCK 2
and LOTS 1-4 & 5X, BLOCK 3
GRAPEVINE SPRINGS
and LOT 1R, BLOCK 1R
GRAPEVINE OFFICE PARK

AN ADDITION TO THE CITY OF GRAPEVINE, WHICH IS 20.32 ACRES, WHICH IS A REPLAT OF LOT 1, BLOCK 1, GRAPEVINE OFFICE PARK IN THE THOMAS MAHAN SURVEY, A-1050 CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
BLOCK 1 ZONED R-12.5
BLOCK 2 AND 3 ZONED R-7.5 AND
BLOCK 1R ZONED PO & CC

DATE: OCTOBER 2024

**AVIGATION RELEASE
STATE OF TEXAS
COUNTY OF TARRANT**

WHEREAS, **H CREEK DEVELOPMENT, LLC**, and **WRIGHT GVS PROPERTIES, LLC**, hereinafter called "Owner" (whether one or more), is the owner of that certain parcel of land situated in the City of Grapevine, Tarrant County, Texas, being said property as described as shown on this plat.

NOW THEREFORE, in consideration of the sum of ONE AND 00/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise and quitclaim to the City of Grapevine, Tarrant County, Texas, the Dallas-Fort Worth International Airport Board, the Cities of Dallas, Texas and Fort Worth, Texas, their successors and assigns, hereinafter called "Cities", for the use and benefit of the public and its agencies, any and all claims for damages of any kind to persons or property that Owner may suffer by reason of the passage and flight of all aircraft in the air space above Owner's property above the height restriction as presently established by Ordinance No. 73-50 for the City of Grapevine, known as the Airport Zoning Ordinance of the Dallas-Fort Worth International Airport, to an infinite height above same, whether such damage shall originate from noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft, landing at, or taking off from, or operating at or on the Dallas-Fort Worth International Airport. This instrument does not release the owners or operators of aircraft from liability for damage to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel, and lubricant particles.

It is agreed that this Release shall be binding upon said owner and his heirs and assigns, and successors in interest to said property, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of the county or counties in which the property is situated.

EXECUTED at _____, Texas, this ____ day of _____, 20____.

Eason Maykus
for H Creek Development, LLC Title

**NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT**

Before me, the undersigned authority, on this day personally appeared **Eason Maykus**, known to me to be the person(s) whose name is subscribed to the above and foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration expressed and in the capacity therein stated, and as the act and deed therein stated.

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

Notary Signature Notary Stamp:

Printed Name Commission Expires

Lemoine Wright
for Wright GVS Properties, LLS Title

**NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT**

Before me, the undersigned authority, on this day personally appeared **Lemoine Wright**, known to me to be the person(s) whose name is subscribed to the above and foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration expressed and in the capacity therein stated, and as the act and deed therein stated.

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

Notary Signature Notary Stamp:

Printed Name Commission Expires

**OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF TARRANT**

Whereas **H Creek Development, LLC** is the owner of all that certain 11.248 acres of land, which is all of the 9.572 acre tract by virtue of the deed recorded in Document Number D222291356 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and all of the 1.675 acre tract by virtue of the deed recorded in Document Number D22291371, D.R.T.C.T., which is out of Lot 1, Block 1, Grapevine Office Park, recorded in Cabinet A, Slide 7398, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.) and whereas **Wright GVS Properties, LLC**, is the owner of all that certain 9.076 acre tract, by virtue of the deed recorded in Document Number D219120744 and Document Number D223136284, D.R.T.C.T, for a NET TOTAL ACREAGE of 20.32 acres, which is Lot 1, Block 1, Grapevine Office Park recorded in Cabinet A, Slide 7398 P.R.T.C.T., in the Tomas Mahan Survey, A-1050, City of Grapevine, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 5/8" iron rod with a cap stamped "Sempco" found for the most southerly southeast corner of said Lot 1, Block 1, Grapevine Office Park, common to the southwest corner of Lot 1, Block 1, Rose Plaza, recorded in Cabinet A, Slide 1957 P.R.T.C.T., and in the north right-of-way line of West Northwest Highway (100' R.O.W.), from which a 1/2" iron rod found for the southeast corner of said Lot 1, Block 1, Rose Plaza, bears North 89° 26' 55" East - 227.30';

THENCE South 89° 26' 55" West - 815.70' along the north right-of-way line of said West Northwest Highway, to an "X" set in concrete for the most southerly southwest corner of the herein described tract, common to the southeast corner of Lot 1, Block 1, Hubbell DDS Addition, recorded in Cabinet A, Slide 3944, P.R.T.C.T.;

THENCE North 00° 36' 30" West - 200.00' to a 1/2" iron rod found an angle corner of the herein described tract, common to the northeast corner of said Lot 1, Block 1, Hubbell DDS Addition;

THENCE South 89° 26' 55" West - 274.70' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the most westerly southwest corner of the herein described tract, common to the northwest corner of said Lot 1, Block 1, Hubbell DDS Addition, and in the east line of Block 1, Manor Oaks Addition, recorded in Volume 388-39, Page 435 P.R.T.C.T.;

THENCE North 00° 36' 30" West, passing at a distance of 43.68' a 1/2" iron rod found for the southeast corner of Lot 2-R, Block 1, Manor Oaks Addition, recorded in Volume 388-58, Page 691 P.R.T.C.T., passing at a distance of 266.98' a 1/2" iron rod found for the northeast corner of Lot 2-R, Block 1, Manor Oaks Addition, and continuing along the east line of said Block 1, Manor Oaks Addition for a total distance of 550.94' to 1/2" iron rod (bent) found for the northwest corner of said Lot 1, Block 1, Grapevine Office Park, common to the northwest corner of the herein described tract, and the southwest corner of Dove Creek, Phase Two, recorded in Volume 388-164, Page 29 P.R.T.C.T.;

THENCE North 89° 43' 06" East - 1318.20' along the north line of said Lot 1, Block 1, Grapevine Office Park, common to the south line of said Dove Creek, Phase Two and the south line of Dove Creek, Phase 1 recorded in Volume 388-174, Page 35 P.R.T.C.T., to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northeast corner of the herein described tract, in the west line of Lot 14XA, Block 1, Tillery Commons, recorded in Document Number D221285979 P.R.T.C.T.;

OWNER'S DEDICATION (CONTINUE)

THENCE South 00° 34' 17" East - 744.74' along the east line of said Lot 1, Block 1, Grapevine Office Park, to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the most easterly southeast corner of the herein described tract, common to the northeast corner of said Lot 1, Block 1, Rose Plaza, and in the west line of Lot 2R, Block 1, Dove Road Addition, recorded in Document Number D214208646, P.R.T.C.T.;

THENCE South 89° 26' 55" West - 226.69'(called 227.00') to a 1/2" iron rod found for an angle corner of the herein described tract, common to the northwest corner of said Lot 1, Block 1, Rose Plaza;

THENCE South 00° 23' 44" East - 200.00' to the POINT OF BEGINNING and containing 20.32 (885,268 sq. ft.) of land.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS,

THAT **H CREEK DEVELOPMENT, LLC**, does hereby adopt this plat of **LOTS 1-5 & 6X, BLOCK 1, LOTS 1-12 & 13X, BLOCK 2, AND LOTS 1-4 & 5X, BLOCK 3, GRAPEVINE SPRINGS**, an addition to the City of Grapevine, Tarrant County, Texas, and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The owner shall be responsible for all maintenance and repair of the paving and drainage facilities lying outside of dedicated public street right-of-way. The owner shall be responsible for all maintenance and repair of drainage facilities and control structures including check dams within public "right to drain" easements and other private drainage easements, said maintenance and repair shall include but not be limited to continued and unimpeded passage of flows, repair of retaining walls, erosion, and scour damage, and tree removal. The owner shall be responsible for all repair and maintenance of sanitary sewer crossings. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use the same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all City or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

"I have reviewed the City's findings concerning dedications and I do agree that the statements are true and correct."

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Grapevine, Texas.

Witness my hand this the _____ day of _____, 20____.

Eason Maykus
for H Creek Development, LLC Title

**NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT**

Before me, the undersigned authority, on this day personally appeared **Eason Maykus**, known to me to be the person(s) whose name is subscribed to the above and foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration expressed and in the capacity therein stated, and as the act and deed therein stated.

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

Notary Signature Notary Stamp:

Printed Name Commission Expires

THAT **WRIGHT GVS PROPERTIES, LLC** does hereby adopt this plat of **LOT 1R, BLOCK 1R, GRAPEVINE OFFICE PARK**, an addition to the City of Grapevine, Tarrant County, Texas, and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. The easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. The owner shall be responsible for all maintenance and repair of the paving and drainage facilities lying outside of dedicated public street right-of-way. The owner shall be responsible for all maintenance and repair of drainage facilities and control structures including check dams within public "right to drain" easements and other private drainage easements, said maintenance and repair shall include but not be limited to continued and unimpeded passage of flows, repair of retaining walls, erosion, and scour damage, and tree removal. The owner shall be responsible for all repair and maintenance of sanitary sewer crossings. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using, or desiring to use the same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all City or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone.

"I have reviewed the City's findings concerning dedications and I do agree that the statements are true and correct."

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Grapevine, Texas.

Witness my hand this the _____ day of _____, 20____.

Signature of Owner
for Wright GVS Properties, LLC Title

**NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT**

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name is subscribed to the above and foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration expressed and in the capacity therein stated, and as the act and deed therein stated.

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

Notary Signature Notary Stamp:

Printed Name Commission Expires

NOTES

- H CREEK DEVELOPMENT, LLC, is the owner of the hereon shown property per the deed recorded in Document Number D221086819, in the Deed Records of Tarrant County, Texas.
- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647".
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
- According to the Flood Insurance Rate Map No. 48439C0105K, published by the Federal Emergency Management Agency, dated: September 25, 2009, a portion of the surveyed property shown hereon lies within the special flood hazard area designated as Zone"AE", inundated by the 100-year flood. A portion also lies within the special flood hazard area designated as shaded Zone "X", defined as areas between the limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths of less than one (1) foot or where the contributing drainage area is less than one (1) square mile, or areas protected by levees from the base flood; further, local permitting agencies may require actual topographic support data for final determination of flood limits regarding construction permits.
- All retaining walls to be maintained by Grapevine Springs (H.O.A.).
- Lots 6X, Block 1; 13X, Block 2; 5X, Block 3 are dedicated and maintained by the Homeowner's Association"
- Asterisk (*) indicates an easement dedicated by this plat.

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of Grapevine, Texas.

This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY

David Carlton Lewis
R.P.L.S. No. 5647
Date: OCTOBER 9, 2024

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC
8241 Mid Cities Blvd Ste 102
North Richland Hills, TX 76182



GRAPEVINE CITY COUNCIL

Date Approved: _____

Mayor: _____

City Secretary: _____

PLANNING & ZONING COMMISSION

Date Approved: _____

Chairman: _____

Secretary: _____

OWNER-GRAPEVINE SPRINGS:
H CREEK DEVELOPMENT, LLC
604 E. Northwest Highway #102
Grapevine, TX 76051
Ph: 817-329-3111
Contact: Eason Maykus

OWNER-GRAPEVINE OFFICE PARK:
WRIGHT GVS PROPERTIES, LLC
601 W. Wall Street
Grapevine, TX 76051

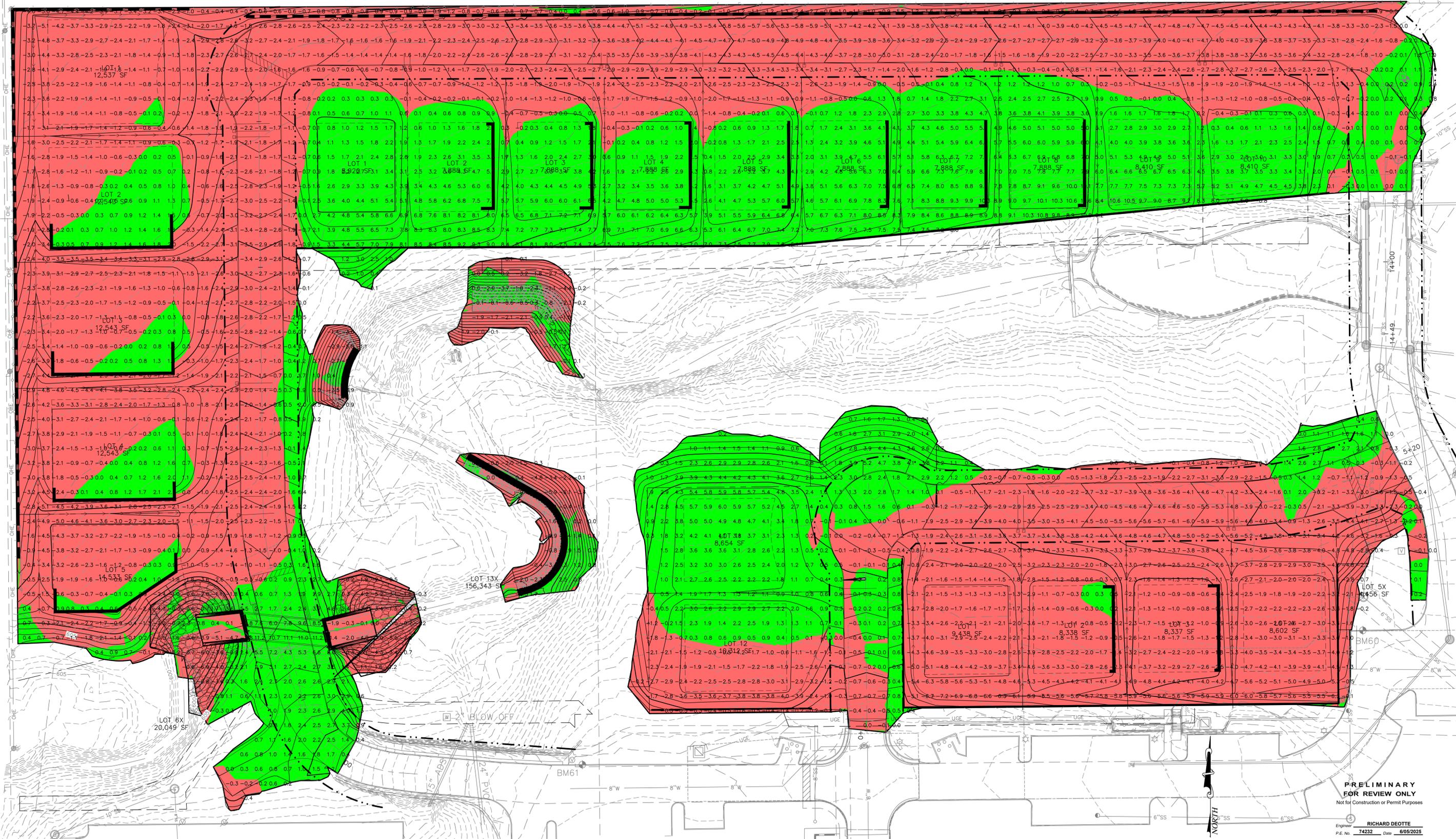
ENGINEER:
DEOTTE, INC.
420 Johnson Rd, Suite 303
Keller, Texas 76248
Ph: 817-337-8899
Contact: Richard DeOtte, P.E.

SURVEYOR:
Spry Surveyors
8241 Mid-Cities Boulevard, Suite 102
North Richland Hills, TX 76182
Firm Reg. No. 10112000 Ph. 817-776-4049
spry@sprysurveyors.com www.sprysurveyors.com
Project Number 066-033-30

FINAL PLAT OF
LOTS 1-5 & 6X, BLOCK 1, LOTS 1-12 & 13X, BLOCK 2
and LOTS 1-4 & 5X, BLOCK 3
GRAPEVINE SPRINGS
and LOT 1R, BLOCK 1R

GRAPEVINE OFFICE PARK
AN ADDITION TO THE CITY OF GRAPEVINE,
WHICH IS 20.32 ACRES, WHICH IS A REPLAT OF LOT 1,
BLOCK 1, GRAPEVINE OFFICE PARK
IN THE THOMAS MAHAN SURVEY, A-1050
CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS
BLOCK 1 ZONED R-12.5
BLOCK 2 AND 3 ZONED R-7.5 AND
BLOCK 1R ZONED PO & CC

DATE: OCTOBER 2024



PRELIMINARY FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: **RICHARD DEOTTE**
P.E. No. 74232 Date: 6/05/2025

GRAPEVINE SPRINGS
CUT-FILL EXHIBIT
GRAPEVINE, TX

DEOTTE, INC.
112 Keystone Drive
Southlake, Texas 76092
Phone: (817) 946-6888

DRAWN BY: CTR SCALE: 1"=30' DATE: 6/05/2025 PROJECT NO.: 1035-02 SHEET: 1 OF 1



CITY OF GRAPEVINE
SITE PLAN REVIEW COMMITTEE MEETING MINUTES
WEDNESDAY, JUNE 4, 2025 AT 2:00 P.M.

The Site Plan Review Committee of the City of Grapevine, Texas met in Session, on this the 4TH day of May 2025, in the Planning and Zoning Conference Room, 200 South Main Street, Second Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chair
Sharron Rogers	Member
Erica Marohnic	Member

With no members absent, constituting a quorum and the following City Staff:

Albert Triplett, Jr.	Planner II
Lindsay Flores	Planner I
Ashlee Mosley	Planning Technician
Bryan Beck	Director of Public Works

I. CALL TO ORDER – 2:00 P.M. – Planning and Zoning Conference Room

II. CITIZEN COMMENTS

Any person who is not scheduled on the agenda may address the Committee under Citizen Comments or on any other agenda item by completing a Citizen Appearance Request form with the staff. A member of the public may address the Committee regarding an item on the agenda either before or during the Committee's consideration of the item, upon being recognized by the Chairman or upon the consent of the Committee. In accordance with the Texas Open Meetings Act, the Committee is restricted in discussing or taking action during Citizen Comments.

No one signed up to speak.

III. NEW BUSINESS

- A. Site Plan Review Committee to consider a public hearing relative to Conditional Use Request **CU25-21** [Blooming Colors Nursery] addressed as 2221 Ira E. Woods Avenue and consideration of the same.

Albert presented **CU25-21** and answered questions. The Committee discussed.

Motion was made to **approve** conditional use request **CU25-21** [Blooming Colors Nursery] addressed as 2221 Ira E. Woods Avenue:

Motion: Marohnic
Second: Rogers
Nays: None
Approved: 3-0

- B. Site Plan Review Committee to consider a public hearing relative to Conditional Use Request **TR25-01** [Grapevine Springs] addressed as 1600 West Northwest Highway, and consideration of the same.

Albert presented **TR25-01** and answered questions. The Committee discussed.

Motion was made to **table** tree removal permit **TR25-01** [Grapevine Springs] addressed as 1600 West Northwest Highway to the June 12, 2025 SPRC meeting to allow the applicant to revise the proposed plans and provide additional information:

Motion: Rogers
Second: Marohnic
Nays: None
Approved: 3-0

IV. MINUTES

- A. Site Plan Review Committee to consider the minutes of May 7, 2025, regular meeting.

Motion was made to **approve** the **minutes** from May 7, 2025, regular Site Plan Review Committee meeting:

Motion: Oliver
Second: Marohnic
Nays: None
Abstain: Rogers
Approved: 2-0-1

ADJOURNMENT

Oliver made a motion to adjourn the meeting at **2:48 P.M.**

PASSED AND APPROVED BY THE SITE PLAN REVIEW COMMITTEE OF THE CITY OF GRAPEVINE, TEXAS ON THIS 12th DAY OF JUNE 2025.

APPROVED:

LARRY OLIVER
CHAIRMAN

ATTEST:

ALBERT TRIPLETT
PLANNER II