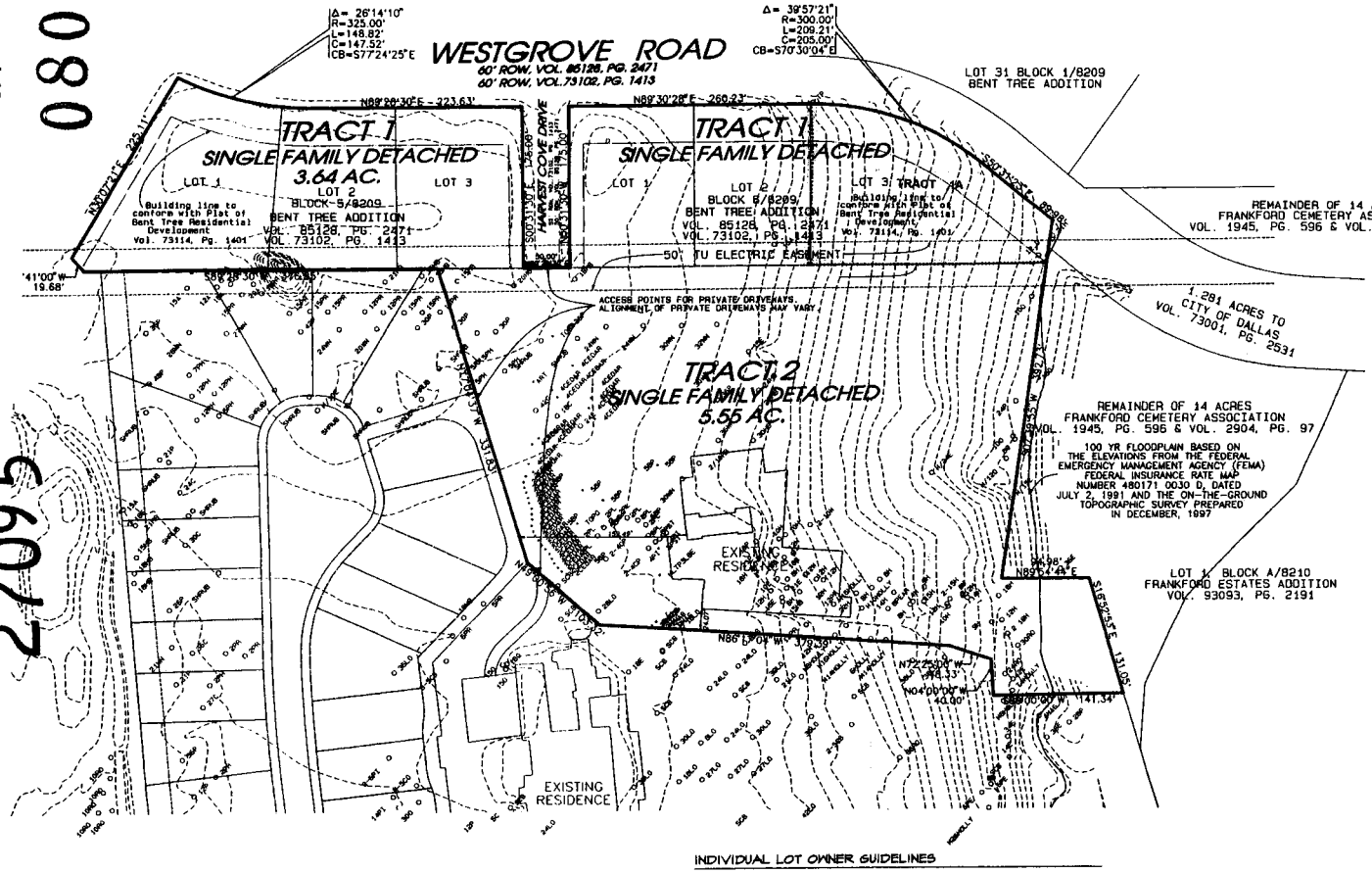
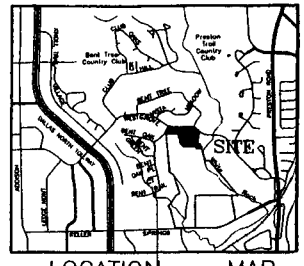
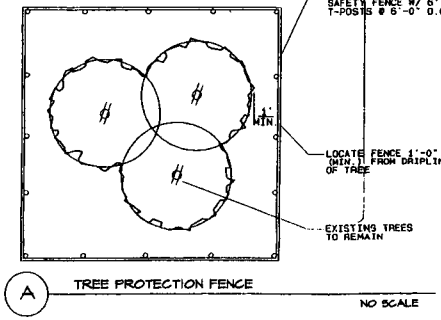
Exhibit 559A

080698

27095







INDIVIDUAL LOT OWNER GUIDELINES

1. Existing trees within the lots are as shown on the plan. Existing trees to be removed from within the lots limits (by future lot owner) shall be flagged at the site by the contractor. Contractor shall obtain written approval from the owner's representative and the landscape architect prior to removal of the tree.
2. All individual and groups of trees are to be preserved by erecting a tree protection fence per the detail shown on this plan. The fencing shall be erected prior to beginning of construction and shall remain in place through the completion of construction.
3. Contractors shall not clean, store or park any tools and/or equipment within the dripline of any existing trees. The contractor shall be responsible for repairing/replacing any plant materials damaged or or destroyed during the construction of this project.
4. A Tree Removal Permit issued by the City of Dallas is required for removal of any protected tree having a caliper of eight inches or more.

GENERAL NOTES

1. Plant materials will be installed on site by the Owner and will be in accordance with the City of Dallas landscape standards. Material referenced on this plan shall meet or exceed the requirements set forth by the City of Dallas Landscape Ordinances.
2. All plant material shall be maintained by the H.O.A. in a healthy and growing condition. If the plant are damaged, destroyed or removed, they shall be replaced with plant materials of similar variety and size.
3. All landscape areas to be watered by an automatic underground irrigation system. The irrigation system shall be installed and adjusted to provide head-to-head coverage and limit over spray onto adjacent roadways and conserve water to the greatest extent possible.
4. Disturbed permeable surfaces not occupied by trees, shrubs, planting beds, signs or other permitted fixtures shall receive Bermuda grass hydromulch.
5. Proposed fencing location, height and material shall be as shown on plan.
6. Each lot will have at least three trees with a caliper equal to or greater than two inches (2") each. At least two of these trees will be located in the front yard. Reference protected tree list in Section 51A-10.134(b).
7. Individual lot owners shall be responsible for the mitigation of trees that are removed during construction of the residential dwelling unit.
8. Existing trees located outside of the Right-of-Way will be preserved in accordance with the City of Dallas Tree Preservation Ordinance. Individual lot owners are responsible for following City requirements when developing the lot. Tree protection measures as shown on this plan shall be used to ensure compliance.

DEVELOPMENT PLAN

Z067-120(RB)

PBSJ
ENGINEERING PLANNING LANDSCAPE ARCHITECTURE SURVEYING
5999 Summerside Drive, Suite 202
Dallas, Texas 75252
972-380-2606 FAX 972-380-2609

OWNER:
LUCILLE G. MURCHISON
16250 DALLAS PARKWAY, SUITE 110
DALLAS, TX 75248
972-248-2200

APPLICANT:
KELLER SPRINGS PROPERTIES, LTD.
16475 DALLAS PARKWAY, SUITE 600
ADDISON, TX 75001
972-931-7400
CONTACT: DENNY HOLMAN

Date : JUNE 23, 1998
Revisions : SEPTEMBER 7, 1998
SEPTEMBER 16, 1998
SEPTEMBER 20, 1998
Sheet No. : 1 of 1
Job No. : 93147.40

0' 60' 120' 240'
GRAPHIC SCALE IN FEET

NORTH

Approved
City Plan Commission
January 10, 2007

Planned Development
District No. 559