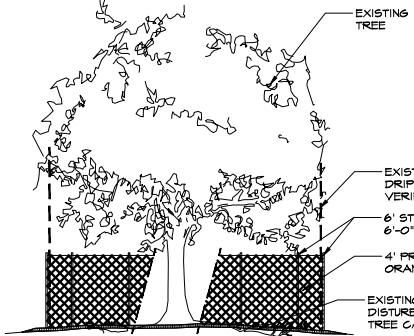


**Exhibit C1 - Tree Protection Plan  
Page 1 of 1**

**TREE PROTECTION NOTES:**

1. ALL EXISTING TREES TO REMAIN PROTECTED IN PLACE FOR THE DURATION OF CONSTRUCTION.
2. CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO MOBILIZATION OF CONSTRUCTION ACTIVITY. FENCING TO REMAIN IN PLACE FOR DURATION OF CONSTRUCTION.
3. CONTRACTOR TO ADHERE TO CITY OF GRAND PRAIRIE UDG ARTICLE 8, SECTION 8.4 FOR TREE PROTECTION MEASURES AND GUIDELINES.
4. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING, INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
5. NO FILL, EXCAVATION, GRADING OR NEW CONSTRUCTION SHALL BE ALLOWED WITHIN THE DRIP LINE OF PROTECTED TREES.
6. ANY TREE PRUNING OR ROOT PRUNING NEEDED TO BE DONE BY A CERTIFIED ARBORIST.

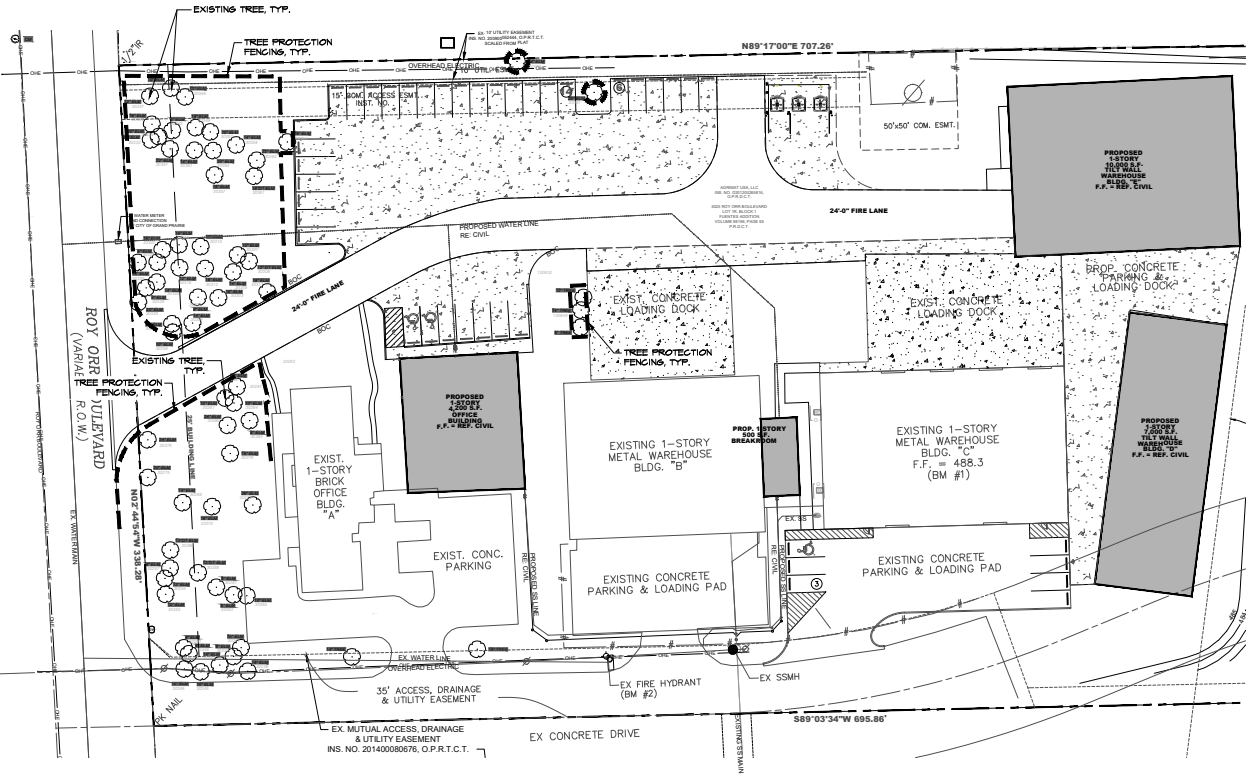


**TREE PROTECTION FENCING DETAIL B**  
SCALE: 1"=5'-0"

Tree Survey Table						
Tree #	DBH/Cal. inches	Species	Protected Species	Save or Remove	Mitigation Status	Condition
30346	12	Elm	Yes	Save	N/A	Unknown
30349	18	Elm	Yes	Save	N/A	Unknown
30351	14	Elm	Yes	Save	N/A	Unknown
30352	10	Elm	Yes	Save	N/A	Unknown
30354	24	Elm	Yes	Save	N/A	Unknown
30357	16	Elm	Yes	Save	N/A	Unknown
30358	14	Elm	Yes	Save	N/A	Unknown
30361	18	DT Elm	Yes	Save	N/A	Unknown
30362	22	Elm	Yes	Save	N/A	Unknown
30364	16	Elm	Yes	Save	N/A	Unknown
30372	14	Elm	Yes	Save	N/A	Unknown
30381	20	Elm	Yes	Save	N/A	Unknown
100649	14	TREE	Yes	Save	N/A	Unknown
NONE	14	TREE	Yes	Save	N/A	Unknown
NONE	16	TREE	Yes	Save	N/A	Unknown
NONE	8	TREE	Yes	Save	N/A	Unknown
NONE	12	TREE	Yes	Save	N/A	Unknown

Tree Survey Table						
Tree #	DBH/Cal. inches	Species	Protected Species	Save or Remove	Mitigation Status	Condition
30236	16	Elm	Yes	Save	N/A	Unknown
30238	8	Elm	Yes	Save	N/A	Unknown
30241	10	Elm	Yes	Save	N/A	Unknown
30242	14	Elm	Yes	Save	N/A	Unknown
30245	10	Elm	Yes	Save	N/A	Unknown
30246	10	Elm	Yes	Save	N/A	Unknown
30249	8	Elm	Yes	Save	N/A	Unknown
30250	8	Elm	Yes	Save	N/A	Unknown
30253	10	Elm	Yes	Save	N/A	Unknown
30254	12	Elm	Yes	Save	N/A	Unknown
30257	6	Elm	Yes	Save	N/A	Unknown
30258	12	DT Elm	Yes	Save	N/A	Unknown
30261	8	Elm	Yes	Save	N/A	Unknown
30262	8	Elm	Yes	Save	N/A	Unknown
30265	10	Elm	Yes	Save	N/A	Unknown
30266	12	DT Elm	Yes	Save	N/A	Unknown
30269	14	Elm	Yes	Save	N/A	Unknown
30270	16	Elm	Yes	Save	N/A	Unknown
30272	26	Elm	Yes	Save	N/A	Unknown
30275	20	Elm	Yes	Save	N/A	Unknown
30276	24	Elm	Yes	Save	N/A	Unknown
30279	16	Elm	Yes	Save	N/A	Unknown
30280	24	Elm	Yes	Save	N/A	Unknown
30283	8	Elm	Yes	Save	N/A	Unknown
30284	10	Elm	Yes	Save	N/A	Unknown
30287	10	Elm	Yes	Save	N/A	Unknown
30288	10	Elm	Yes	Save	N/A	Unknown
30295	10	Elm	Yes	Save	N/A	Unknown
30296	12	Elm	Yes	Save	N/A	Unknown
30299	14	Elm	Yes	Save	N/A	Unknown
30300	8	Elm	Yes	Save	N/A	Unknown
30303	16	Elm	Yes	Save	N/A	Unknown
30305	14	Elm	Yes	Save	N/A	Unknown
30307	12	Elm	Yes	Save	N/A	Unknown
30308	12	DT Elm	Yes	Save	N/A	Unknown
30311	18	Elm	Yes	Save	N/A	Unknown
30312	16	Elm	Yes	Save	N/A	Unknown
30315	10	Elm	Yes	Save	N/A	Unknown
30316	12	Elm	Yes	Save	N/A	Unknown
30319	14	Elm	Yes	Save	N/A	Unknown
30320	18	Elm	Yes	Save	N/A	Unknown
30323	8	Elm	Yes	Save	N/A	Unknown
30325	14	Elm	Yes	Save	N/A	Unknown
30326	4	Elm	Yes	Save	N/A	Unknown
30329	20	Elm	Yes	Save	N/A	Unknown
30330	14	Elm	Yes	Save	N/A	Unknown
30333	16	Elm	Yes	Save	N/A	Unknown
30334	16	Elm	Yes	Save	N/A	Unknown
30337	12	Elm	Yes	Save	N/A	Unknown
30338	20	Elm	Yes	Save	N/A	Unknown
30341	22	Elm	Yes	Save	N/A	Unknown
30342	8	Elm	Yes	Save	N/A	Unknown
30345	10	Elm	Yes	Save	N/A	Unknown

Total Protected  
Cal. Inches = 1,032"



**TREE PROTECTION PLAN A**  
SCALE: 1"=30' | L5.00

**NOT FOR CONSTRUCTION**

**OWNER:**  
AGRI MAT USA LLC,  
3025 ROY ORR BOULEVARD  
GRAND PRAIRIE, TEXAS 75050  
PHONE: (972) 974-2999  
E-MAIL: NNAVYAW@AGRIMATUS.COM

**FUENTES ADDITION**  
LOT 1R, BLOCK 1  
AN ADDITION TO THE CITY  
OF GRAND PRAIRIE, DALLAS COUNTY,  
TEXAS ACCORDING TO THE PLAT  
RECORDED IN VOLUME 98196, PAGE 65  
PLAT RECORDS OF DALLAS COUNTY, TEXAS  
SITUATED IN THE JOHN C. REED SURVEY  
ABSTRACT NO. 1183, CITY OF GRAND PRAIRIE,  
DALLAS COUNTY, TEXAS.



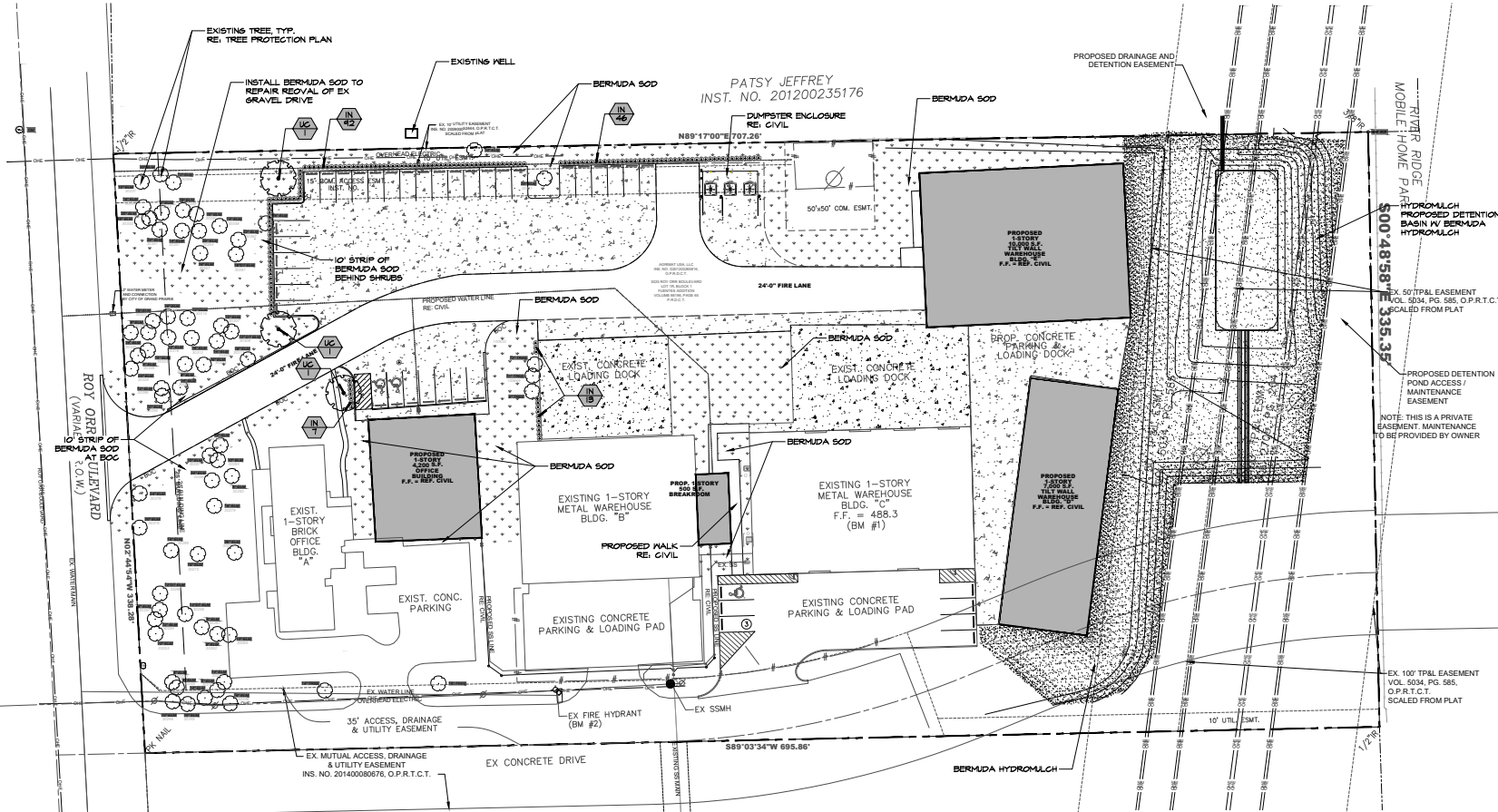
The drawing and the design shown is the property of Katia Unicorn Services, LLC. The reproduction, copying, or use of this drawing without the written consent of Katia Unicorn Services, LLC is prohibited.

DESIGNED BY DATE	DRAWN BY DATE	CHECKED BY DATE	PROJECT ADDRESS 3025 ROY ORR BOULEVARD GRAND PRAIRIE, TEXAS 75050
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**Exhibit C2 - Landscape Plan**  
Page 1 of 2

**PLANT SCHEDULE**

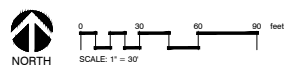
TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	CAL.
	UC	9	CEDAR ELM / ULMUS CRASSIFOLIA 8-10' CAL. MIN.; 6-8' HT. MIN X 4-5' SPR. MIN, WELL BRANCHED, STRONG CENTRAL LEADER	45 GAL	9' CAL
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	
	IN	150	DWARF YALPON HOLLY / ILEX VOMITORIA 'NANA' CONTAINER GROWN MIN. 18" HT X 18" SPRL, 50" O.C. SPACING; FULL & WELL ROOTED	5 GAL	
SOD/SEED	CODE	QTY	COMMON / BOTANICAL NAME	CONT.	
	CD-H	28,145 SF	BERMUDA GRASS HYDROMULCH / CYNODON DACTYLON	HYDRO-MULCH	
	CD	29,051 SF	BERMUDA GRASS / CYNODON DACTYLON	SOD	



**NOT FOR CONSTRUCTION**

OWNER:  
AGRI-MAT USA LLC  
3025 ROY ORR BOULEVARD  
GRAND PRAIRIE, TEXAS 75050  
PHONE: (972) 974-2996  
E-MAIL: NANA.YAW@AGRI-MATUSA.COM

FUENTES ADDITION  
LOT 1R, BLOCK 1  
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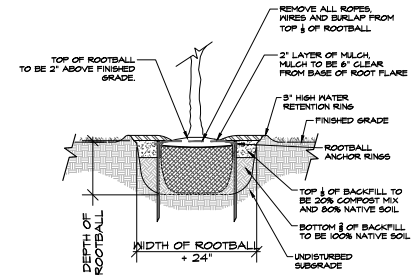
**LANDSCAPE PLAN | A**

PREPARED BY: KELLE UNICOM SERVICES 1101 W. WILSON DALLAS, TX 75202	DATE: 09-20-2023	DRAWN BY: JLW	PROJECT ADDRESS: 3025 ROY ORR BOULEVARD GRAND PRAIRIE, TEXAS 75050
SHEET NO.: L5.01	DATE: 09-20-2023	DRAWN BY: JLW	PROJECT ADDRESS: 3025 ROY ORR BOULEVARD GRAND PRAIRIE, TEXAS 75050

**Exhibit C2 - Landscape Plan**  
**Page 2 of 2**

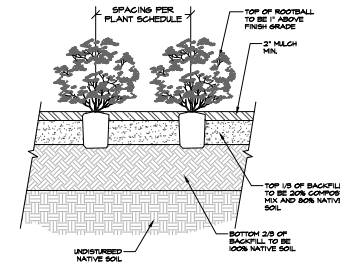
**PLANTING NOTES:**

- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINES IN THE FIELD PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE CONDITIONS SUITABLE FOR PLANTING. FINAL GRADE SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT.
- LOCATIONS OF ALL TREES AND SHRUB/GROUNDCOVER BEDS SHALL BE STAKED OUT BY THE CONTRACTOR PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY.
- CONTRACTOR TO INSTALL STEEL EDGING BETWEEN PLANTING BEDS, LAWNS, NATIVE GRASS AND GRAVEL AREAS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND/OR REMOVED.
- ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS.
- A FULLY AUTOMATED IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANTING AREAS AND IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC. CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER LOCAL CITY LANDSCAPE ORDINANCE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
- TREES OVERHANGING INTO THE PUBLIC R.O.W. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14) FEET OVER STREETS, DRIVE AISLES, ALLEYS AND FIRE LANES. TREES OVERHANGING PRIVATE STREETS, WALKS AND/OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
- LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24 HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN THE CONTRACTORS BASE BID AS A UNIT PRICE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (IE. SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER AND SHALL BE DONE SO IN WRITING. AT THIS TIME, CONTRACTOR CAN PROVIDE SUGGESTIVE SOLUTIONS OR ALTERNATIVE PLANT MATERIAL FOR SUBSTITUTION. SHOULD PLANT MATERIAL DIE BECAUSE OF ENVIRONMENTAL CONDITIONS DESCRIBED ABOVE THE LANDSCAPE CONTRACTOR ASSUMES ALL WARRANTY AND GUARANTY OF THE PLANT MATERIAL INSTALLED.
- SITE EASEMENTS, BUILDING SETBACKS, BUILDING LOCATIONS, STREETS, PARKING LOTS AND UTILITIES HAVE BEEN SUPPLIED TO THE LANDSCAPE ARCHITECT BY THE PROJECT CIVIL ENGINEER. REFER TO CIVIL ENGINEERS DRAWINGS FOR ADDITIONAL INFORMATION.



**(B) TYPICAL TREE PLANTING DETAIL**  
1/2" = 1'-0"  
P-CO-22004-01

CITY OF GRAND PRAIRIE ORDINANCE REQUIREMENTS			
PER UDC ARTICLE 8 & APPENDIX X			
SITE INFO:		QTY:	
PROPOSED BUILDING AREA		21,928 SQ.FT.	
PROPOSED PAVING AREA		39,522 SQ.FT.	
GROSS SITE AREA	5.423 Ac. / 236,225.88 sq.ft.		
REQUIRED LANDSCAPE AREA <i>*Per Article 8, Chart 'A'</i>	10% = 23,622.6 SQ.FT.		
SITE & REQUIREMENTS:	REQD. QTY.	PROVIDED	
LANDSCAPE AREA TOTAL	23,622.6 SQ.FT.	24,379 SQ.FT.	
SHRUBS/MULCH AREA		1,342 SQ.FT.	
TURF AREA		23,037 SQ.FT.	
STREET TREES: 1/50' Intervals along public ROW = 228 LF, minus entry drive	5	FULFILLED BY EX. TREES	
1 TREE/500 SQ.FT. <i>*Per Appendix X, Section 7</i>	47	FULFILLED BY EX. TREES	
1 SHRUB/150 SQ.FT. <i>*Per Appendix X, Section 7</i>	157	158	
LOADING DOCK SCREENING		FULFILLED BY EX. TREES	
PARKING SCREENING		✓	
PARKING LOT TREES		✓	



**(A) TYPICAL SHRUB PLANTING DETAIL**  
3/4" = 1'-0"  
P-CO-CBL-08

**NOT FOR CONSTRUCTION**

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<small>PREPARED BY:</small> <small>DATE:</small> <small>SCALE:</small> <small>PROJECT NO.:</small>	<small>DATE:</small> <small>SCALE:</small> <small>PROJECT NO.:</small>	<small>PROJECT ADDRESS:</small> <small>CITY:</small> <small>STATE:</small> <small>ZIP:</small>
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