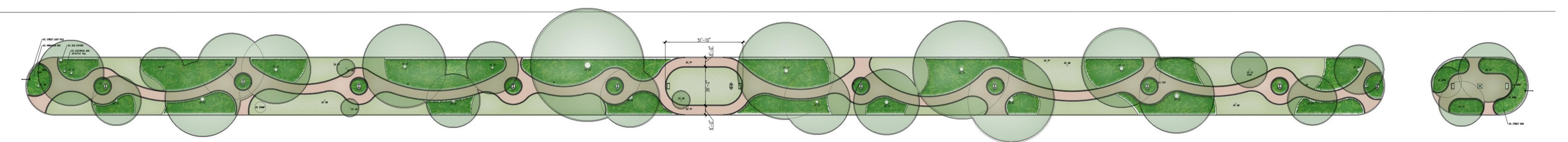
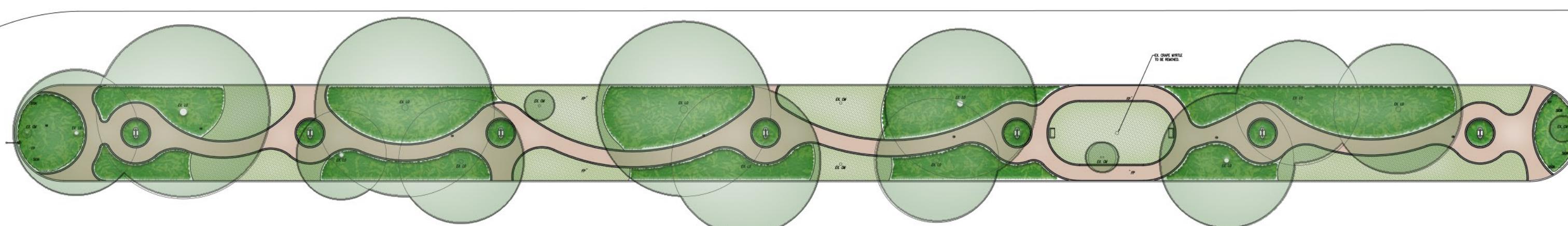
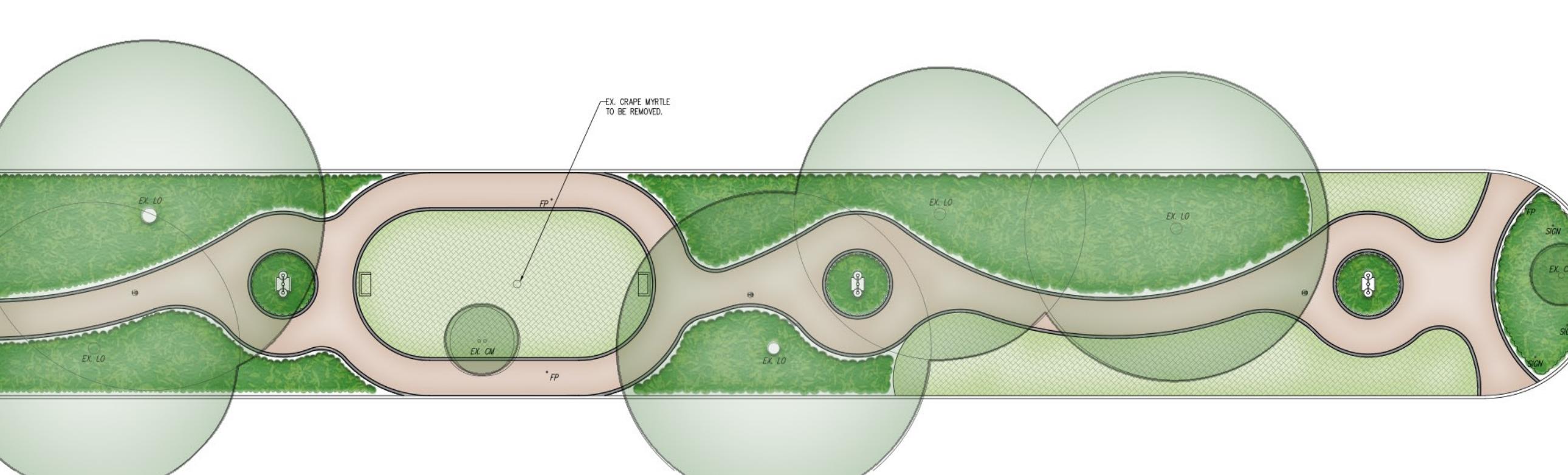
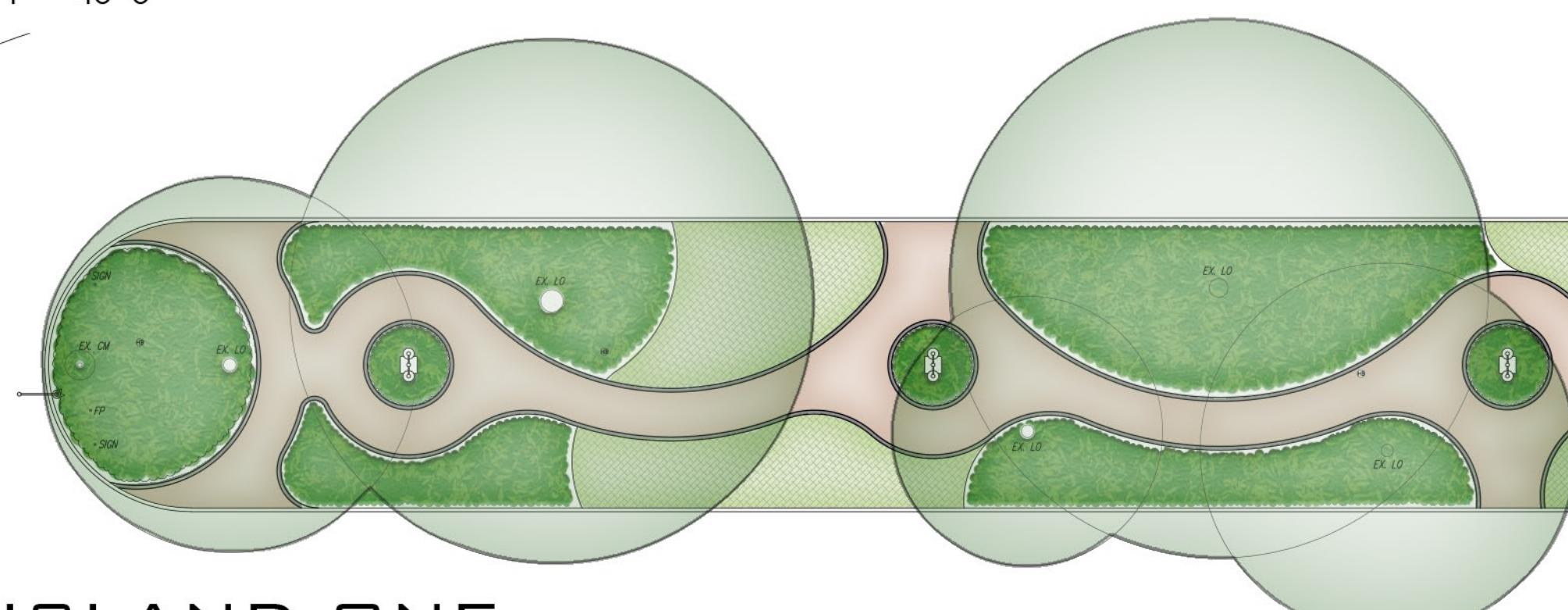


## OPTION 1



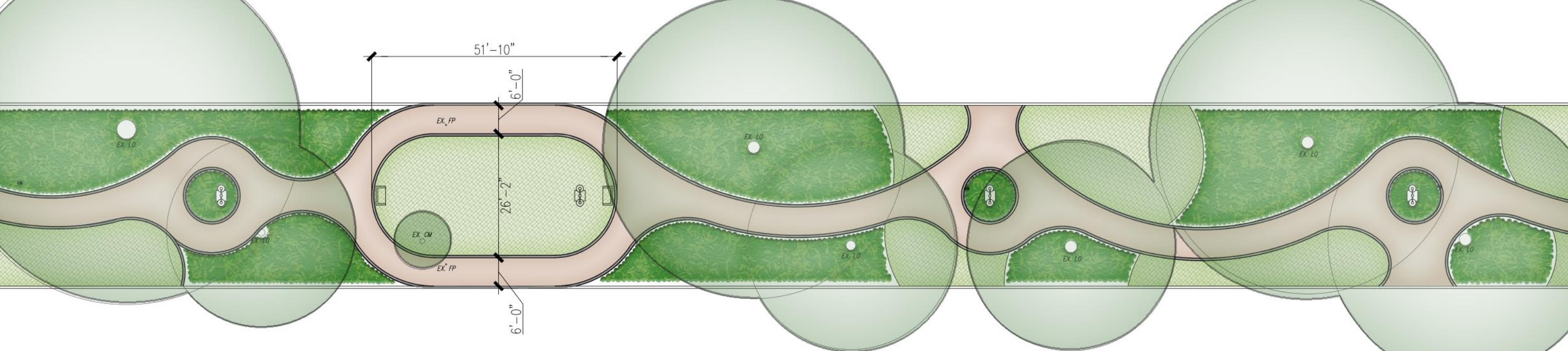
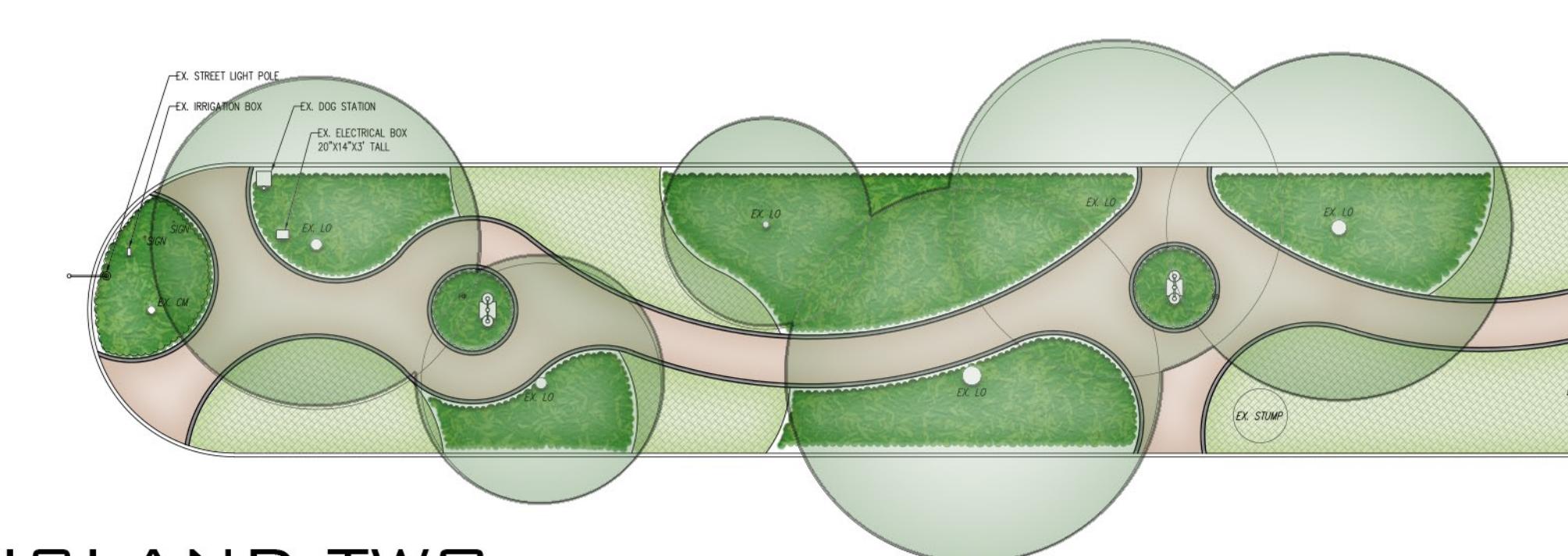
### FULL SITE

1" = 40'-0"



### ISLAND ONE

1" = 20'-0"



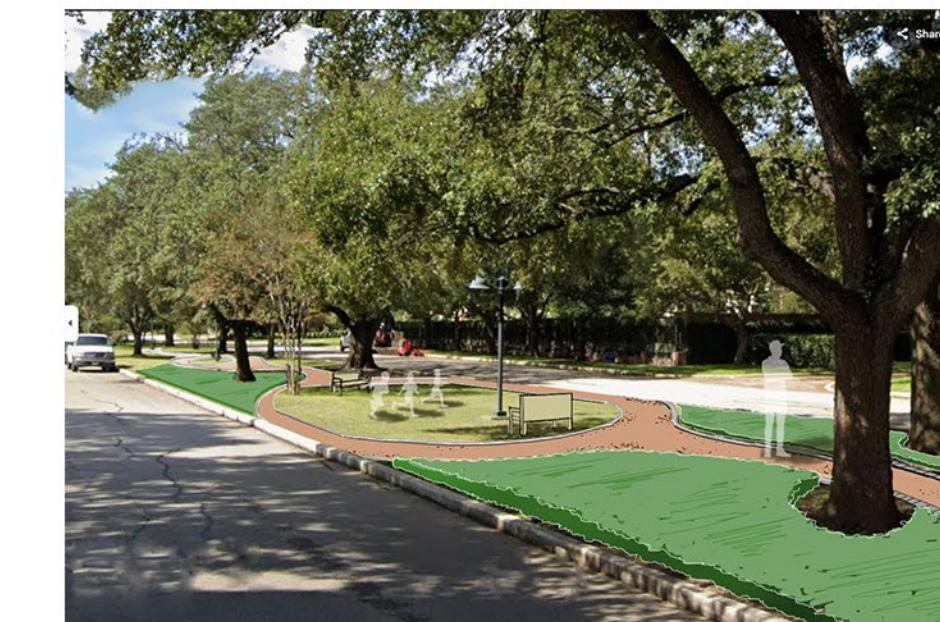
### ISLAND TWO

1" = 20'-0"

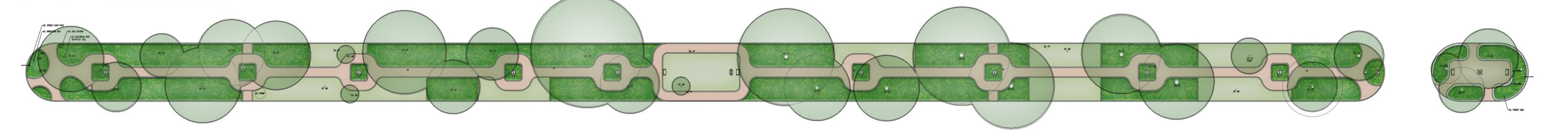
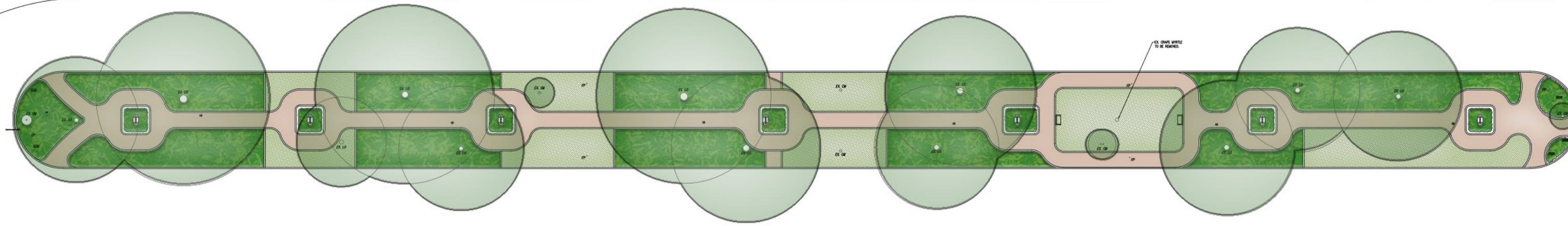


### ISLAND THREE

1" = 20'-0"

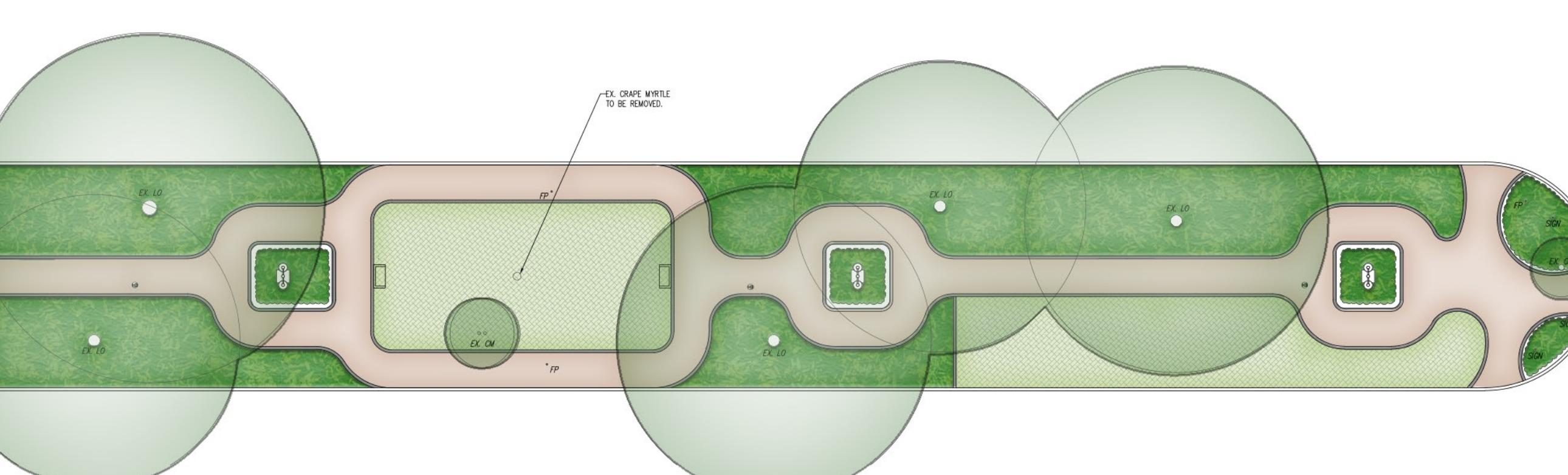
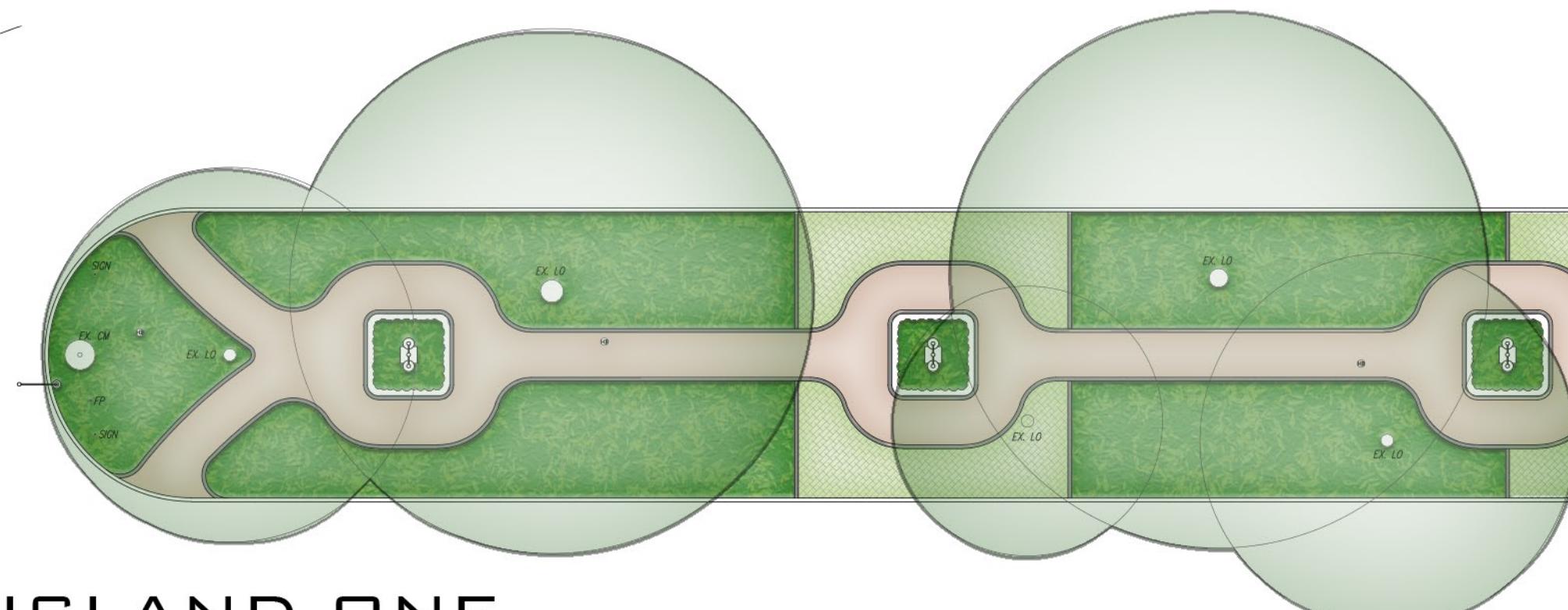


## OPTION 2



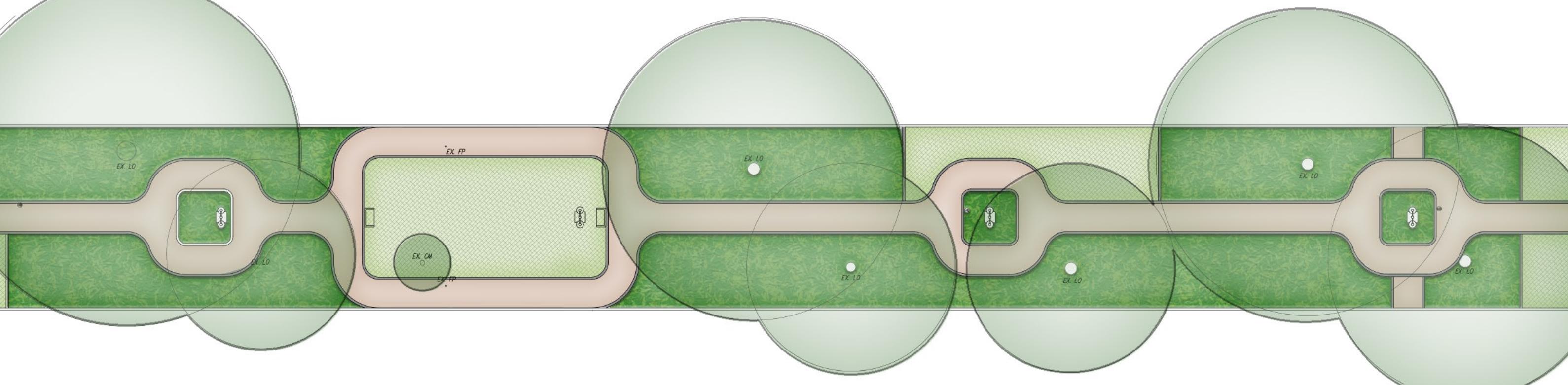
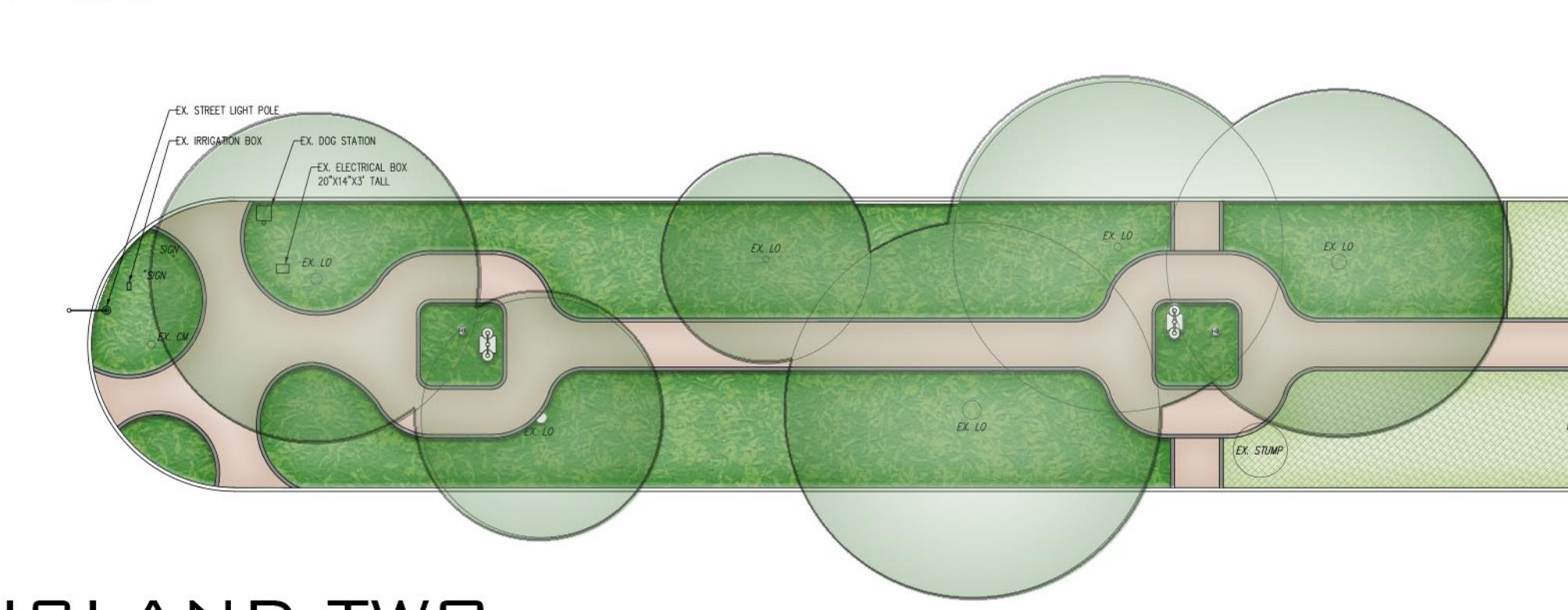
### FULL SITE

1" = 40'-0"



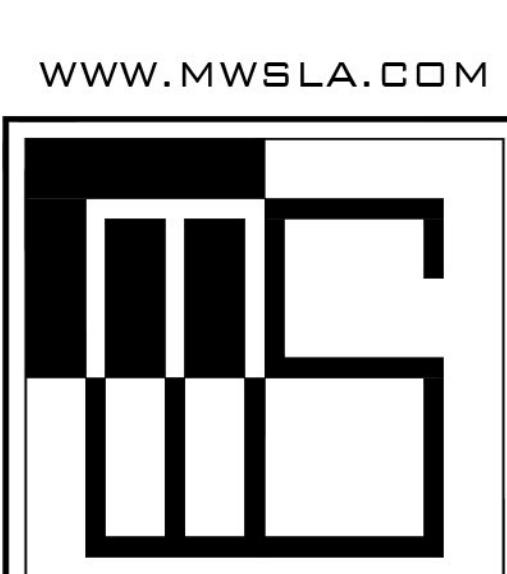
### ISLAND ONE

1" = 20'-0"



### ISLAND TWO

1" = 20'-0"



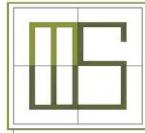
www.mwsla.com  
matt w. stevens  
LANDSCAPE ARCHITECT  
TERRELL HILLS, TX, 78209  
210.887.3694

### SITE PLAN

ESPLANADE ON GENESO 10.14.25

TERRELL HILLS, TX, 78209

210.887.3694



DESCRIPTION OF WORK: ISLAND ONE

1. SITE PREP BUDGET

Remove existing grass, vegetation, and steel edging per plan.	\$ 4,600.63
Scrape and level existing grade to be even and prepped for fill.	\$ 4,817.13
Remove (1) struggling crape myrtle as per plan.	\$ 487.13
Haul away debris.	\$ 1,244.88
Relocate (2) existing flag poles as per plan.	\$ 811.88
Relocate (5) existing hose bibs as per plan.	TBD, By Plumber
	TOTAL \$ 11,961.63

2. BED PREP BUDGET

200	Cubic Yards	4-way planting mix, 4" depth for beds and fill (17,050 sf)	\$ 21,108.75
60	Cubic Yards	Decomposed Granite, Compacted w/ stabilizer for ADA compliance, 3" depth (6,576 sf)	\$ 16,237.50
100	Cubic Yards	Dark hardwood mulch, 3" depth (10,442 sf)	\$ 9,742.50
17,018	Square Feet	Erosion control fabric (under planting and gravel walk)	\$ 3,409.88
1,882	Linear feet	Steel edging (brown or black)	\$ 17,316.75
		Material delivery	\$ 1,623.75
		TOTAL \$ 69,439.13	

3. PLANTING BUDGET

200	Flats	Giant Liriope (6,060 sf) 18" O.C.	\$ 10,825.00
100	Flats	Asian Jasmine (1,506 sf) 12" O.C.	\$ 5,412.50
1,265	1 Gallon	Berkeley Sedge, Carex Divulsa (2,875 sf) 18" O.C.	\$ 16,432.35
13	Pallets	St. Augustine Palmetto, Solid Sod (5,727 sf)	\$ 9,147.13
		Material delivery	\$ 433.00
		TOTAL \$ 42,249.98	

4. HARDCAPE BUDGET

2	Quantity	ADA concrete curb ramps w/ truncated domes. 6' wide.	\$ 2,165.00
		Curb cuts of existing 6" curb for ramps.	\$ 649.50
			TOTAL \$ 2,814.50

5. IRRIGATION BUDGET

Modify existing system to ensure 100% coverage with drip in beds, sprays in sod, and bubblers on existing trees.	\$ 40,000.00
	TOTAL \$ 40,000.00

6. OPTIONAL BUDGET (CHECK SELECTED ITEMS)

1,722	Linear feet	6"x6"x6" Cobblestone Landscape Edge, counter sunk to be flush with walkway.	\$ 49,397.72
*Note: Price represents upcharge for swapping a portion of steel edging above to cobblestone.			

7. CONTINGENCY & MANAGEMENT FEE

*Note: Without any Options selected	\$ 16,646.52
10% construction management fee to manage install of project.	\$ 8,323.26
5% contingency fee for unforeseen costs or quantity overruns.	
	TOTAL \$ 24,969.78

### SUMMARY-DESCRIPTION OF WORK

1. SITE PREP BUDGET	\$ 11,961.63
2. BED PREP BUDGET	\$ 69,439.13
3. PLANTING BUDGET	\$ 42,249.98
4. HARDSCAPE BUDGET	\$ 2,814.50
5. IRRIGATION BUDGET	\$ 40,000.00
	TOTAL \$ 166,465.23
6. OPTIONAL BUDGET	SELECTED TOTAL \$
7. CONTINGENCY & MANAGEMENT FEE	TOTAL \$ 191,435.01

### EXCLUSIONS

1. Permits and fees if required by city
2. Note: Any damages to unseen/buried electrical, gas, water or septic lines are not responsibility of contractor - Contractor will use all care and caution to avoid any damage to unforeseen lines.
3. Plant Warranty: 30 Day warranty on all plant material 5 Gallon and above and grass installation - Only valid with a working irrigation system. No irrigation or non-functioning irrigation system invalidates warranty. Warranty valid for a one-time replacement of plant, labor to be additional, on any plant failure due to improper planting - not valid for lack of water, over-watering, disease, Acts of God, etc.
4. All pricing, quantities, and items good for 30 days post-view/signing of agreement. Prices may vary based on cost of materials and
5. Changes made after contract approval are subject to additional design and labor/material fees.

### TERMS

25% Deposit with draws presented to Client as work is completed.

### TERMS OF PAYMENT

Payment to Matt W. Stevens Landscape Architect, L.L.C. for authorized services will be due upon presentation of statements by the Landscape Architect for such services. If, within 10 days of the date of any such statement, the owner should fail to pay Matt W. Stevens Landscape Architect, L.L.C. the full sum specified in any such statement, interest on any unpaid portion thereof at a rate of 12% per annum from the date of such statement until fully paid, which will fully liquidate any injury to Matt W. Stevens, L.L.C. arising from such delay in payments.

To accept this proposal, please sign below & send me a copy via email ([mstevens@mwsla.com](mailto:mstevens@mwsla.com)). Should you have any questions, or need additional information please feel free to contact me at **210.887.3694**.

Accepted: \_\_\_\_\_, 2025

Client

Thank you for allowing me the opportunity to work on this project with you.  
Sincerely,

*Matt*

Matt W. Stevens, RLA  
Landscape Architect LLC  
[mstevens@mwsla.com](mailto:mstevens@mwsla.com)  
(c) 210.887.3694



DESCRIPTION OF WORK: ISLAND TWO

1. SITE PREP BUDGET

Remove existing grass, vegetation, and steel edging per plan.	\$ 5,141.88
Scrape and level existing grade to be even and prepped for fill.	\$ 5,358.38
Remove (1) crape myrtle as per plan.	\$ 487.13
Haul away debris.	\$ 1,353.13
Relocate (2) existing flag poles as per plan.	\$ 811.88
Relocate (2) existing hose bibs and (1) valve box as per plan.	TBD, By Plumber
	<b>TOTAL \$ 13,152.38</b>

2. BED PREP BUDGET

300	<b>Cubic Yards</b>	4-way planting mix, 4" depth for beds and fill (25,151 sf)	\$ 31,663.13
90	<b>Cubic Yards</b>	Decomposed Granite, Compacted w/ stabilizer for ADA compliance, 3" depth (9,115 sf)	\$ 24,356.25
200	<b>Cubic Yards</b>	Dark hardwood mulch, 3" depth (13,370 sf)	\$ 19,485.00
22,485	<b>Square Feet</b>	Erosion control fabric (under planting and gravel walk)	\$ 4,546.50
2,743	<b>Linear feet</b>	Steel edging (brown or black)	\$ 3,312.45
		Material delivery	\$ 1,894.38
			<b>TOTAL \$ 85,257.70</b>

3. PLANTING BUDGET

200	<b>Flats</b>	Giant Liriope (5,030 sf) 18" O.C.	\$ 10,825.00
450	<b>Flats</b>	Asian Jasmine (7,051 sf) 12" O.C.	\$ 24,356.25
580	<b>1 Gallon</b>	Berkeley Sedge, Carex Divulsa (1,290 sf) 18" O.C.	\$ 7,534.20
24	<b>Pallets</b>	St. Augustine Palmetto, Solid Sod (10,495 sf)	\$ 16,887.00
		Material delivery	\$ 541.25
			<b>TOTAL \$ 60,143.70</b>

4. HARDCAPE BUDGET

2	<b>Quantity</b>	ADA concrete curb ramps w/ truncated domes. 6' wide.	\$ 2,165.00
		Curb cuts of existing 6" curb for ramps.	\$ 649.50
			<b>TOTAL \$ 2,814.50</b>

5. IRRIGATION BUDGET

Modify existing system to ensure 100% coverage with drip in beds, sprays in sod, and bubblers on existing trees.	\$ 57,870.00
	<b>TOTAL \$ 57,870.00</b>

6. OPTIONAL BUDGET (CHECK SELECTED ITEMS)

2,383	<b>Linear feet</b>	6"x6"x6" Cobblestone Landscape Edge, counter sunk to be flush with walkway.	\$ 68,359.33
*Note: Price represents upcharge for swapping a portion of steel edging above to cobblestone.			

7. CONTINGENCY & MANAGEMENT FEE

*Note: Without any Options selected	\$ 21,923.83
10% construction management fee to manage install of project.	\$ 10,961.91
5% contingency fee for unforeseen costs or quantity overruns.	
	<b>TOTAL \$ 32,885.74</b>



DESCRIPTION OF WORK: ISLAND THREE

1. SITE PREP BUDGET

Remove existing grass, vegetation, and steel edging per plan.	\$ 1,028.38
Scrape and level existing grade to be even and prepped for fill.	\$ 1,055.44
Haul away debris.	\$ 433.00
	<b>TOTAL</b> \$ 2,516.81

2. BED PREP BUDGET

15	<b>Cubic Yards</b>	4-way planting mix, 4" depth for beds and fill (1,203 sf)	\$ 1,583.16
8	<b>Cubic Yards</b>	Decomposed Granite, Compacted w/ stabilizer for ADA compliance, 3" depth (831 sf)	\$ 2,165.00
11	<b>Cubic Yards</b>	Dark hardwood mulch, 3" depth (1,132 sf)	\$ 1,071.68
2,124	<b>Square Feet</b>	Erosion control fabric (under planting and gravel walk)	\$ 568.31
466	<b>Linear feet</b>	Steel edging (brown or black)	\$ 4,287.78
		Material delivery	\$ 324.75
			<b>TOTAL</b> \$ 10,000.68

3. PLANTING BUDGET

18	<b>Flats</b>	Giant Liriope (613 sf) 18" O.C.	\$ 974.25
37	<b>Flats</b>	Asian Jasmine (570 sf) 12" O.C.	\$ 2,002.63
		Material delivery	\$ 108.25
			<b>TOTAL</b> \$ 3,085.13

4. HARDSCAPE BUDGET

1	<b>Quantity</b>	ADA concrete curb ramps w/ truncated domes. 6' wide.	\$ 1,082.50
		Curb cuts of existing 6" curb for ramps.	\$ 324.75
			<b>TOTAL</b> \$ 1,407.25

5. IRRIGATION BUDGET

Modify existing system to ensure 100% coverage with drip in beds, sprays in sod, and bubblers on existing trees.	\$ 5,670.00
	<b>TOTAL</b> \$ 5,670.00

6. OPTIONAL BUDGET (CHECK SELECTED ITEMS)

466	<b>Linear feet</b>	6"x6"x6" Cobblestone Landscape Edge, counter sunk to be flush with walkway.	\$ 13,367.79
*Note: Price represents upcharge for swapping a portion of steel edging above to cobblestone.			

\*Note: Without any Options selected

10% construction management fee to manage install of project.

5% contingency fee for unforeseen costs or quantity overruns.

<b>TOTAL</b>	\$ 3,401.98
--------------	-------------

### SUMMARY-DESCRIPTION OF WORK

1. SITE PREP BUDGET	\$ 2,516.81
2. BED PREP BUDGET	\$ 10,000.68
3. PLANTING BUDGET	\$ 3,085.13
4. HARDSCAPE BUDGET	\$ 1,407.25
5. IRRIGATION BUDGET	\$ 5,670.00
	TOTAL \$ 22,679.86
6. OPTIONAL BUDGET	SELECTED TOTAL \$
7. CONTINGENCY & MANAGEMENT FEE	TOTAL \$ 26,081.84

### EXCLUSIONS

1. Permits and fees if required by city
2. Note: Any damages to unseen/buried electrical, gas, water or septic lines are not responsibility of contractor - Contractor will use all care and caution to avoid any damage to unforeseen lines.
3. Plant Warranty: 30 Day warranty on all plant material 5 Gallon and above and grass installation - Only valid with a working irrigation system. No irrigation or non-functioning irrigation system invalidates warranty. Warranty valid for a one-time replacement of plant, labor to be additional, on any plant failure due to improper planting - not valid for lack of water, over-watering, disease, Acts of God, etc.
4. All pricing, quantities, and items good for 30 days post-view/signing of agreement. Prices may vary based on cost of materials and
5. Changes made after contract approval are subject to additional design and labor/material fees.

### TERMS

25% Deposit with draws presented to Client as work is completed.

### TERMS OF PAYMENT

Payment to Matt W. Stevens Landscape Architect, L.L.C. for authorized services will be due upon presentation of statements by the Landscape Architect for such services. If, within 10 days of the date of any such statement, the owner should fail to pay Matt W. Stevens Landscape Architect, L.L.C. the full sum specified in any such statement, interest on any unpaid portion thereof at a rate of 12% per annum from the date of such statement until fully paid, which will fully liquidate any injury to Matt W. Stevens, L.L.C. arising from such delay in payments.

To accept this proposal, please sign below & send me a copy via email ([mstevens@mwslla.com](mailto:mstevens@mwslla.com)). Should you have any questions, or need additional information please feel free to contact me at **210.887.3694**.

Accepted: \_\_\_\_\_, 2025

Client

Thank you for allowing me the opportunity to work on this project with you.  
Sincerely,

**Matt**

Matt W. Stevens, RLA  
Landscape Architect LLC  
[mstevens@mwslla.com](mailto:mstevens@mwslla.com)  
(c) 210.887.3694

### SUMMARY-DESCRIPTION OF WORK

1. SITE PREP BUDGET	\$ 13,152.38
2. BED PREP BUDGET	\$ 85,257.70
3. PLANTING BUDGET	\$ 60,143.70
4. Hardscape Budget	\$ 2,814.50
5. Irrigation Budget	\$ 57,870.00
	TOTAL \$ 219,238.28
6. OPTIONAL BUDGET	SELECTED TOTAL \$
7. CONTINGENCY & MANAGEMENT FEE	TOTAL \$ 252,124.02

### EXCLUSIONS

1. Permits and fees if required by city
2. Note: Any damages to unseen/buried electrical, gas, water or septic lines are not responsibility of contractor - Contractor will use all care and caution to avoid any damage to unforeseen lines.
3. Plant Warranty: 30 Day warranty on all plant material 5 Gallon and above and grass installation - Only valid with a working irrigation system. No irrigation or non-functioning irrigation system invalidates warranty. Warranty valid for a one-time replacement of plant, labor to be additional, on any plant failure due to improper planting - not valid for lack of water, over-watering, disease, Acts of God, etc.
4. All pricing, quantities, and items good for 30 days post-view/signing of agreement. Prices may vary based on cost of materials and
5. Changes made after contract approval are subject to additional design and labor/material fees.

### TERMS

25% Deposit with draws presented to Client as work is completed.

### TERMS OF PAYMENT

Payment to Matt W. Stevens Landscape Architect, L.L.C. for authorized services will be due upon presentation of statements by the Landscape Architect for such services. If, within 10 days of the date of any such statement, the owner should fail to pay Matt W. Stevens Landscape Architect, L.L.C. the full sum specified in any such statement, interest on any unpaid portion thereof at a rate of 12% per annum from the date of such statement until fully paid, which will fully liquidate any injury to Matt W. Stevens, L.L.C. arising from such delay in payments.

To accept this proposal, please sign below & send me a copy via email ([mstevens@mwsla.com](mailto:mstevens@mwsla.com)). Should you have any questions, or need additional information please feel free to contact me at **210.887.3694**.

Accepted: \_\_\_\_\_, 2025

**Client**

Thank you for allowing me the opportunity to work on this project with you.  
Sincerely,

**Matt**

Matt W. Stevens, RLA  
Landscape Architect LLC  
[mstevens@mwsla.com](mailto:mstevens@mwsla.com)  
(c) 210.887.3694