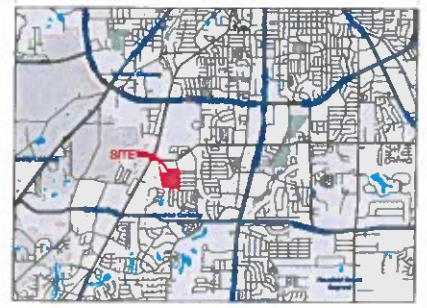
SCALE: 1" = 80'

80 0 80 160
SCALE IN FEET

VICINITY MAP: (NOT TO SCALE)



SITE INFORMATION:

PROPERTY OWNERS: 17.368 ACRES	MIDIAN SHIP, LLC 1600 BRANDYWINE DRIVE TYLER, TX 75703 & SOUTHERN PINES PLANTATION, LLC 11631 COUNTY ROAD 166 TYLER, TX 75703
15.025 ACRES	VAUGHN, RINA NEGEM, ET AL 760 FAIRMONT TYLER, TX 75701
PROPERTY ADDRESS:	5555 PLANTATION DRIVE TYLER, TX 75703
EXISTING ZONING:	R-2 & R-MF
PROPOSED ZONING:	PUR
DEVELOPER:	DANTIN BRUCE DEVELOPMENT 4469 BLUEBONNET BLVD BATON ROUGE, LA 70809
ACREAGE:	±27.393 AC RESIDENTIAL DEVELOPMENT ±5.000 AC WELL SITE
PROJECT DENSITY:	±6.21 U/AC

PLAN INFORMATION:

PARKING:	RESIDENCES – 2 SP/UNIT (GARAGE AND DRIVEWAY) CLUBHOUSE – 12 SP GUEST PKG – 50-75 SP (TBD BY COs)
LANDSCAPING:	SEE PLAN FOR CONCEPTUAL LANDSCAPE. FINAL LANDSCAPE PLANS TO BE DETERMINED DURING FINAL CONSTRUCTION DRAWINGS.
SCREENING:	ANY DUMPSTER(S) SHALL BE SCREENED WITH A MINIMUM 6-FT TALL PRIVACY FENCE AND/OR PLANTING.
SIGNAGE:	SEE PLAN FOR CONCEPTUAL SIGN LOCATION. FINAL SIGNAGE PLANS, LOCATION, AND ELEVATIONS TO BE DETERMINED DURING FINAL CONSTRUCTION DRAWINGS. SIGN SHALL BE FREESTANDING AND/OR WALL/FENCE SIGNAGE.

USE INFORMATION:

PROPOSED USES:	DUPLEXES – 85 BUILDINGS; 170 UNITS NEIGHBORHOOD CLUBHOUSE W/AMENITIES

GREENSPACE / LANDSCAPE:

GREENSPACE AREAS: 8.782 AC (±32%)

LANDSCAPE AREAS: FINAL PLANTING AND LANDSCAPE LAYOUT TO BE DETERMINED BY CONSTRUCTION DRAWINGS. LANDSCAPE WILL CONSIST OF TREES, SHRUBS, GROUNDCOVER, SOD AND/OR SEED TO MEET TYLER, TX LANDSCAPE REQUIREMENTS.

NOTES:

1.) THIS SITE PLAN HAS BEEN PREPARED FOR THE PURPOSE OF IDENTIFYING, FOR APPROVAL, A PRELIMINARY PLAN FOR THE DEVELOPMENT OF A NEW RESIDENTIAL DEVELOPMENT. DIMENSION, BUILDING, AND INFRASTRUCTURE LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO CHANGE AS DICTATED BY A DETAILED SURVEY AND DESIGN.

2.) THIS MAP SHOWS EXISTING FEATURES AND SURVEY DATA FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT REPRESENT A PLAN COMPLYING WITH CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 3, STANDARD LAND SURVEY AND A CATEGORY 6, CONDITION 2, TOPOGRAPHIC SURVEY.

3.) ACCORDING TO FIRM MAP PANEL NO. 48423C0365D, DATED APRIL 16, 2014, MAJORITY OF THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

4.) PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE PER SITE CONDITIONS, CIVIL, SURVEY, AND OTHER PERTINENT DATA. FINAL DESIGN AND LAYOUT TO BE DETERMINED AND APPROVED IN THE CONSTRUCTION DOCUMENTS.

LEGAL DESCRIPTION (CONCEPTUAL):

Lot 1-A, N.C.B. 1535, Lot 1, N.C.B. 1535-B Lots 1-A, 2-A, 3, 4, 5 & 8, N.C.B. 1535-A Woodcreek, Unit 4, First Amendment Marshall University Survey, Abstract No. 624 M. M. Long Survey, Abstract No. 561 City of Tyler, Smith County, Texas; and a 10.025 acre portion of the designated 15.025 acre tract, N.C.B. 1434, Marshall University Survey, Abstract No. 624 City of Tyler, Smith County, Texas

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A SURVEY DOCUMENT. DATA COMPILED FROM PREVIOUS SURVEYS AND IS BEING USED IN A CONCEPTUAL NATURE. FINAL SURVEY DATA WILL BE VERIFIED AND STAMPED BY A LICENSED LAND SURVEYOR."

APPLICANT INFORMATION:

APPLICANT:	DANTIN BRUCE DEVELOPMENT 4469 BLUEBONNET BLVD BATON ROUGE, LA 70809
DEVELOPMENT PLAN PREPARED BY:	CHRIS FERRIS, PLA DANTIN BRUCE DEVELOPMENT 4469 BLUEBONNET BLVD BATON ROUGE, LA 70809

DANTIN BRUCE DEVELOPMENT
4469 BLUEBONNET BLVD
BATON ROUGE, LOUISIANA 70809
(225) 302-5488

CYPRESS GROVE: DUPLEXES

SITE DEVELOPMENT PLAN for PUR REZONING

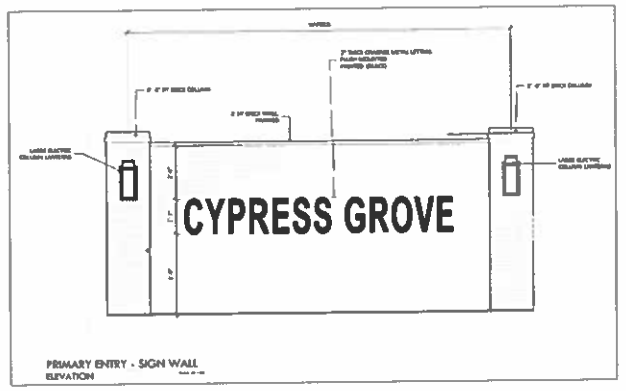
Combination of Lot 1-A, Lot 1 and Lots 1-A, 2-A, 3, 4, 5 & 8, Woodcreek, Unit 4, First Amendment, and a 10.025 acre portion of the designated 15.025 acre tract into the 27.393 acre Cypress Grove, a Residential development, City of Tyler, Smith County, Texas

E:\Cypress Grove Dantin\Cypress Grove - Site Plan - PUR 2026.dwg

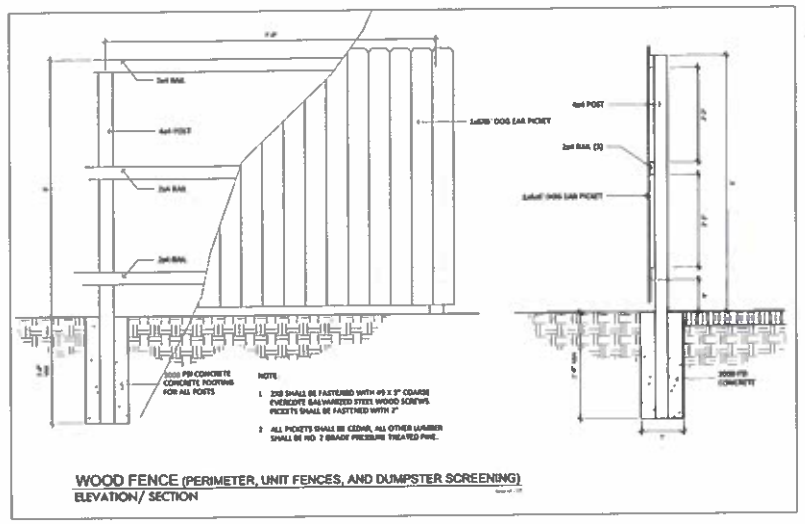
PRELIMINARY
05/18/2026

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, OR CONVEYANCE, SALES, OR AS BASIS FOR THE ISSUANCE OF A PERMIT.

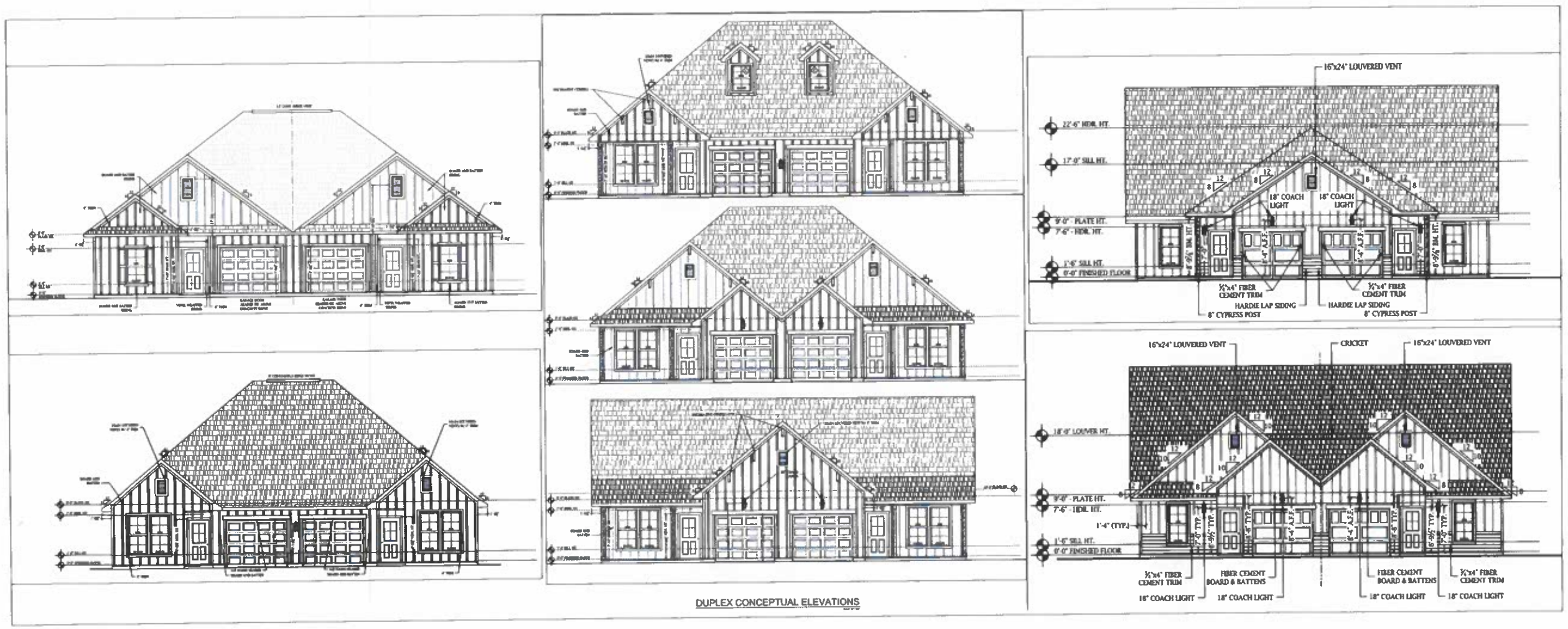
MAY 2026
CGTX
CCF



PRIMARY ENTRY - SIGN WALL
ELEVATION



WOOD FENCE (PERIMETER, UNIT FENCES, AND DUMPSTER SCREENING)
ELEVATION/ SECTION



DUPLEX CONCEPTUAL ELEVATIONS

*PRELIMINARY, THIS DOCUMENT SHOWS CONCEPTUAL ELEVATIONS AND DETAILS. FINAL DESIGN ELEMENTS ARE SUBJECT TO CHANGE TO FIT SITE AND DESIGN INTENT AND SHALL BE DETERMINED BY THE CONSTRUCTION DOCUMENTS (BY A REGISTERED ARCHITECT, WHERE APPLICABLE) *

DANTIN BRUCE DEVELOPMENT
4469 BLUEBONNET BLVD
BATON ROUGE, LA 70809
(225) 302-5488

CYPRESS GROVE:
DUPLEXES

ELEVATIONS & DETAILS

Combination of Lot 1-A, Lot 1 and Lots 1-A, 2-A, 3-A, 5 & 6, Woodbrook, Unit 4, First Amendment, and a 10.025 acre portion of the designated 15.025 acre tract into the 27.393 acre Cypress Grove, a Residential development, City of Tyler, Smith County, Texas

PRELIMINARY
05/18/2026

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, SALES, OR RECORDING OR THE ISSUANCE OF A PERMIT

DATE: MAY 2026
PROJECT NO: CGTX
DRAWN BY: CCF

2 OF 2

CYPRESS GROVE