GARDEN WALK

LUXURY URBAN TOWNHOMES

2020 E. CANTON DRIVE, EDINBURG, TX

DECLARANT CONSTRUCTION PLANS

ARCHITECTURAL CONTROLS HANDBOOK



How to Use This Guide

This document is intended solely to communicate design and architectural guidelines. Nothing contained herein shall be construed as approval to deviate from applicable building codes, ordinances, or regulations. All construction must meet or exceed the minimum requirements of the local governing authority and any applicable code enforcement agency. Nothing in this manual relieves the reader of the obligation to read and comply with the subdivision's CCRs (the Declaration). In the event of any conflict between this manual and the CCRs, please direct any questions to the Declarant, i.e. the developer.

SITE PLAN & MANDATORY SETBACKS & DRIVEWAY LOCATIONS EXHIBIT ..... **Pg. # 6**

This exhibit shows the **required front, rear, side, and fence setbacks** for the community. These standards are intended to create a cohesive, well-designed neighborhood with visual variety.

Front Setbacks: The required front setbacks **may differ from those shown on the recorded plat and must be followed as stated on this exhibit and in the recorded CCRs**. They are designed to vary building depth across the community (avoiding a continuous "wall" effect) and to maintain required fire-code separation.

Side Yard Setbacks: Side yard setbacks as shown in this exhibit **may differ from those shown on the recorded plat but are nonetheless mandatory per this exhibit and in the recorded CCRs.** The following Lots have a 10' side yard setback: 8-9, 16-17, 24-25, 32-33, 40-41, 50-51, 58-59. Lot 43 must have a 5' side yard setback on both the south and north property lines. Lot 44 – 49 must have a 5' side yard setback from the north property line.

Driveway Locations: Driveway **placement (which side of the lot it sits on) is predetermined and mandatory,** as shown on this exhibit. Locations were set to coordinate with installed water meter boxes and to avoid directly adjacent front entrances..

Fence Setbacks: Residences with 10' side yards that begin and end the blocks of eight residences are known as "end-caps". The portion of the fence and/or gates at these end-caps that face an internal subdivision street must be set back a minimum of 30' from the front property line. Fence setbacks for Lots 43 – 49 must be setback 10' from the front elevation of the residence. Fence setbacks for Lots 67, 72 and 77 must be setback 20' setback from the front elevation of the residence. Lot 71, 10' setback from the front elevation of the residence. Note that per the Fire Department of the City of Edinburg, fences in rear yards that encroach on the rear five foot (5') Emergency Access Easements shall include pedestrian access gates in such fencing, equipped with breakable locks or other approved locking mechanisms, to allow emergency passage through adjoining yards.

Refer to your lot on this exhibit for all required setbacks, driveway locations and fence setbacks before planning and designing your residence.

RENDERINGS & FAÇADE EXHIBITS ..... **Pg. # 11**

There are **five façade types (A–E)**. Each type has **two variations (1 or 2). No two adjacent homes may use the same façade type**, even if the variations differ. Example: if the neighboring home is Type A, your home must be **Type B, C, or D** (not A1 or A2).
A Type = Ebony, B Type = Mesquite, C Type = Anacua, D Type = Oak, E Type = End Cap.

Type E is available only on end-cap lots (lots that begin or end a continuous block of eight townhomes), specifically lots: **1, 8, 9, 16, 17, 24, 25, 32, 33, 40, 41, 42, 50, 51, 58, 59, 66, 67, 71, 72, 77**. The **Type E variation is dictated by driveway location** (per the Site Plan & Mandatory Setbacks & Driveway Location Exhibit):

- E1 = left-hand driveway
- E2 = right-hand driveway

Façade selections are first-come, first-served.

Renderings are provided to show the design intent for all **10 façade variations** and should guide your planning.

Façade Exhibits provide detailed dimensions and material specifications for your selected façade. They are provided to:

- help your designer draft plans that the Architectural Control Committee can approve on the first review, and
- identify roof/soffit penetration zones that help avoid City of Edinburg building department issues.

Refer to your chosen façade on these exhibits before planning and designing your residence.

TYPE A RENDERING & FAÇADE EXHIBIT ..... **Pg. # 11**

TYPE B RENDERING & FAÇADE EXHIBIT ..... **Pg. # 14**

TYPE C RENDERING & FAÇADE EXHIBIT ..... **Pg. # 17**

TYPE D RENDERING & FAÇADE EXHIBIT ..... **Pg. # 20**

TYPE E RENDERING & FAÇADE EXHIBIT ..... **Pg. # 23**

SPECIFICATIONS CHART ..... **Pg. # 27**

The Façade Exhibits use **color and/or pattern callouts** labeled **Specifications 1–6**. The **Specifications Chart** matches each callout to the exact product requirements, including **manufacturer, approved color options**, and (where applicable) l**ocal material**

How to Use This Guide (Cont'd)

suppliers. The chart also lists required standards for other façade elements, including **garage doors, soffits, fascia, entry doors, windows**, and related components.

Refer to your chosen façade and this Specifications Chart before planning and designing your residence.

FRONT GARDEN EXHIBITS ..... **Pg. # 28**

Front Garden Designation Plan
Garden Walk has **three standard Front Garden designs**. To create variety and maintain long-term property values, **each lot is assigned a specific Front Garden design**, as shown in this exhibit. Your front garden must be installed **on the designated side of the lot** to avoid adjacent homes having side-by-side entry doors.

Confirm your lot's assigned front garden design and placement on this exhibit before planning or designing your residence.

Front Garden Design Legend ..... **Pg. # 29**
Use this legend in coordination with following Front Garden Designs to identify the planting material being called for on your lot(s), as per the Front Garden Designation Plan.

DESIGN 1 ..... **Pg. # 30**

DESIGN 2 ..... **Pg. # 31**

DESIGN 3 ..... **Pg. # 32**

Water Meter Landscape Strip Options ..... **Pg. # 33**
On some lots, the **water meter box is located along a side property line in the driveway area**, where no front garden is installed. In those cases, you must install a **16-inch-wide landscaped strip**, running the **same length as the adjacent neighbor's front garden**, to protect the water meter from damage. You may choose **one of two approved options** for this strip.

Refer to your lot on the Front Garden Designation Exhibit to determine if your lot requires a Water Meter Landscape Strip before planning and designing your residence.

Non-Standard Designs ..... **Pg. # 34**
The following lots **require alterations to the standard Front Garden Designs** but still have a specified garden design per the Front Garden Designation Plan: **Lot 39, Lot 40, Lot 41. The altered designs are provided here.**

LOT 39 ..... **Pg. # 34**

LOT 40 ..... **Pg. # 35**

LOT 41 ..... **Pg. # 36**
The **following lots must install the landscape design shown here, in the exact location indicated**. These lots also **include additional green space** fronting an internal subdivision street beyond what this design covers. The **Architectural Controls Committee will review and approve landscape plans for those additional areas**.

LOT 42 ..... **Pg. # 37**

LOT 43 ..... **Pg. # 38**

LOT 44 ..... **Pg. # 39**

LOT 79 ..... **Pg. # 40**

LOT 80 ..... **Pg. # 41**
Refer to these landscape designs and provide them to your designer.

GARBAGE ENCLOSURE EXHIBIT ..... **Pg. # 42**
Each residence must install a **two-container trash/recycling enclosure** aligned with its **front garden**. The designs provided here are sized to fit the City of Edinburg's receptacles. The enclosure walls must be built with **4" block to fit two containers. If you use block wider than 4", two containers will not fit**. You may choose from **four design options**. This exhibit provides the required **dimensions and materials** for each.

Standard dimensions and requirements:
- 6' wide (to match the front garden width)
- Max 4' tall and max 4' deep
- The 4" block wall must extend to the face of the residence at the lot line to form a privacy wall between neighboring homes.

MANDATORY LOT FINISH GRADE EXHIBIT ..... **Pg. # 43**
This exhibit lists the **required finished-grade elevations** for each lot corner. Your lot **must be graded to these elevations** to maintain the community's stormwater management plan. Failing to comply increases the risk of **flooding and property damage** to your home and neighboring homes.

Garden Walk, LLC is not liable for damage resulting from noncompliance, and you may be personally liable for damages caused by grading outside these requirements.

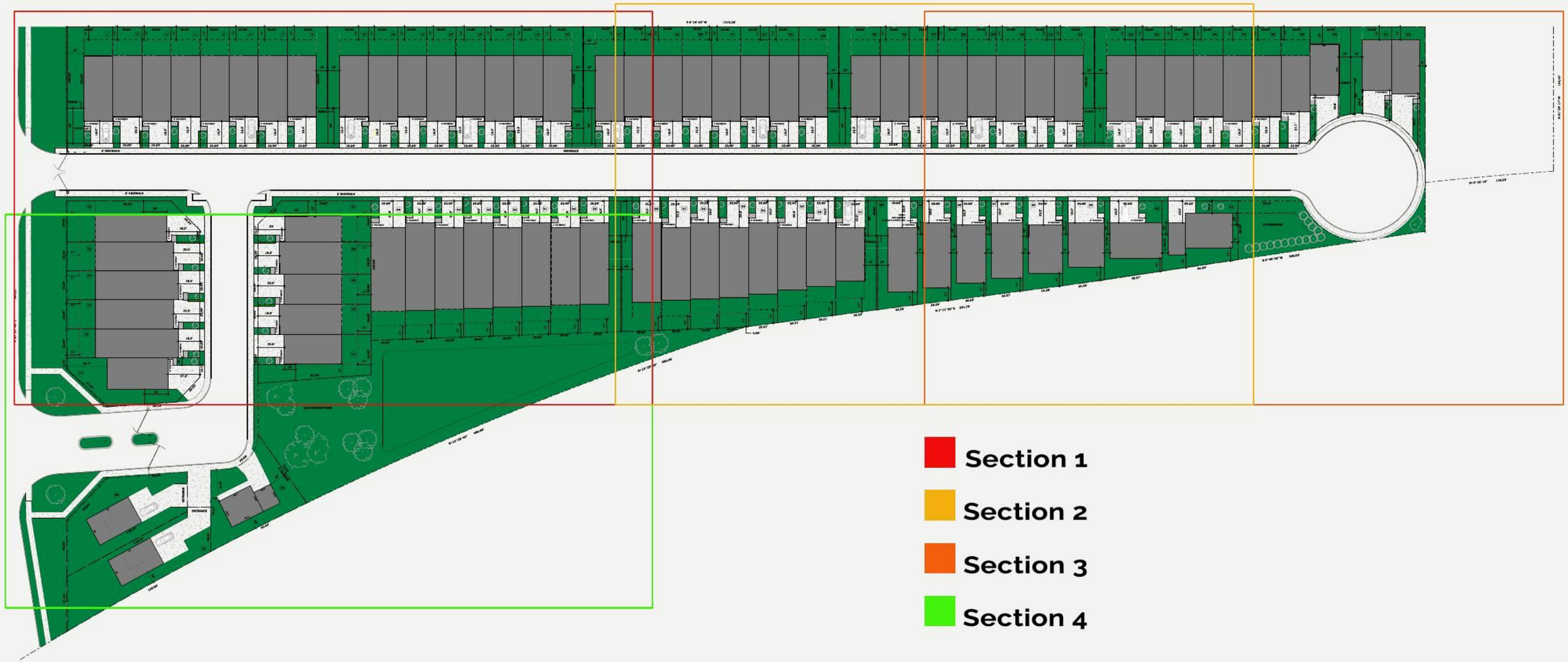
Declarant Construction Plans: Exhibits Matrix by Lot

Lot	Front Setback for Residence (from front Property Line unless otherwise noted)	Fence Setback (from Property Line unless otherwise noted)	Side Yard Setback	Driveway Placement	Front Garden Placement	Front Garden Design
	per Site Plan & Mandatory Setbacks Exhibit & CCRs	per Site Plan & Mandatory Setbacks Exhibit & CCRs	per Site Plan & Mandatory Setbacks Exhibit & CCRs	per Site Plan & Mandatory Setbacks Exhibit & CCRs	per Site Plan & Mandatory Setbacks Exhibit & CCRs	per Site Plan & Mandatory Setbacks Exhibit & CCRs
Lot 1	18' 6"	30'	15' from north property line	South Lot Line	North Side Yard Setback Line	Design 1
Lot 2	22' 6"	n/a	n/a	South Lot Line	North Lot Line	Design 2 + Water Meter Strip
Lot 3	18' 6"	n/a	n/a	South Lot Line	North Lot Line	Design 1
Lot 4	22' 6"	n/a	n/a	South Lot Line	North Lot Line	Design 3 + Water Meter Strip
Lot 5	18' 6"	n/a	n/a	South Lot Line	North Lot Line	Design 1
Lot 6	22' 6"	n/a	n/a	South Lot Line	North Lot Line	Design 2 + Water Meter Strip
Lot 7	18' 6"	n/a	n/a	South Lot Line	North Lot Line	Design 1
Lot 8	22' 6"	30'	10' from south property line	South Side Yard Setback Line	North Lot Line	Design 3
Lot 9	22' 6"	30'	10' from south property line	North Side Yard Setback Line	South Lot Line	Design 2
Lot 10	18' 6"	n/a	n/a	North Lot Line	South Lot Line	Design 1
Lot 11	22' 6"	n/a	n/a	North Lot Line	South Lot Line	Design 3 + Water Meter Strip
Lot 12	18' 6"	n/a	n/a	North Lot Line	South Lot Line	Design 1
Lot 13	22' 6"	n/a	n/a	North Lot Line	South Lot Line	Design 2 + Water Meter Strip
Lot 14	18' 6"	n/a	n/a	North Lot Line	South Lot Line	Design 1
Lot 15	22' 6"	n/a	n/a	North Lot Line	South Lot Line	Design 3 + Water Meter Strip
Lot 16	18' 6"	30'	10' from south property line	North Lot Line	South Side Yard Setback Liine	Design 1
Lot 17	18' 6"	30'	10' from south property line	South Lot Line	North Side Yard Setback Line	Design 1
Lot 18	22' 6"	n/a	n/a	South Lot Line	North Lot Line	Design 2 + Water Meter Strip
Lot 19	18' 6"	n/a	n/a	South Lot Line	North Lot Line	Design 1
Lot 20	22' 6"	n/a	n/a	South Lot Line	North Lot Line	Design 3 + Water Meter Strip
Lot 21	18' 6"	n/a	n/a	South Lot Line	North Lot Line	Design 1
Lot 22	22' 6"	n/a	n/a	South Lot Line	North Lot Line	Design 2 + Water Meter Strip
Lot 23	18' 6"	n/a	n/a	South Lot Line	North Lot Line	Design 1
Lot 24	22' 6"	30'	10' from south property line	South Side Yard Setback Line	North Lot Line	Design 3
Lot 25	22' 6"	30'	10' from south property line	North Side Yard Setback Line	South Lot Line	Design 2
Lot 26	18' 6"	n/a	n/a	North Lot Line	South Lot Line	Design 1
Lot 27	22' 6"	n/a	n/a	North Lot Line	South Lot Line	Design 3 + Water Meter Strip
Lot 28	18' 6"	n/a	n/a	North Lot Line	South Lot Line	Design 1
Lot 29	22' 6"	n/a	n/a	North Lot Line	South Lot Line	Design 2 + Water Meter Strip
Lot 30	18' 6"	n/a	n/a	North Lot Line	South Lot Line	Design 1
Lot 31	22' 6"	n/a	n/a	North Lot Line	South Lot Line	Design 3 + Water Meter Strip
Lot 32	18' 6"	30'	10' from south property line	North Lot Line	South Side Yard Setback Liine	Design 1
Lot 33	18' 6"	30'	10' from south property line	South Lot Line	North Side Yard Setback Line	Design 1
Lot 34	22' 6"	n/a	n/a	South Lot Line	North Lot Line	Design 2 + Water Meter Strip
Lot 35	18' 6"	n/a	n/a	South Lot Line	North Lot Line	Design 1
Lot 36	22' 6"	n/a	n/a	South Lot Line	North Lot Line	Design 3 + Water Meter Strip
Lot 37	18' 6"	n/a	n/a	South Lot Line	North Lot Line	Design 1
Lot 38	22' 6"	n/a	n/a	South Lot Line	North Lot Line	Design 2 + Water Meter Strip
Lot 39	27' (from the nearest parallel front property line)	n/a	n/a	South Lot Line	North Lot Line	See Front Garden Design Exhibit - Lot 39
Lot 40	18' 9" (from nearest property corner)	30'	30'	South Side Yard Setback Line	North Lot Line	See Front Garden Design Exhibit - Lot 40

Declarant Construction Plans: Exhibits Matrix by Lot (Cont'd)

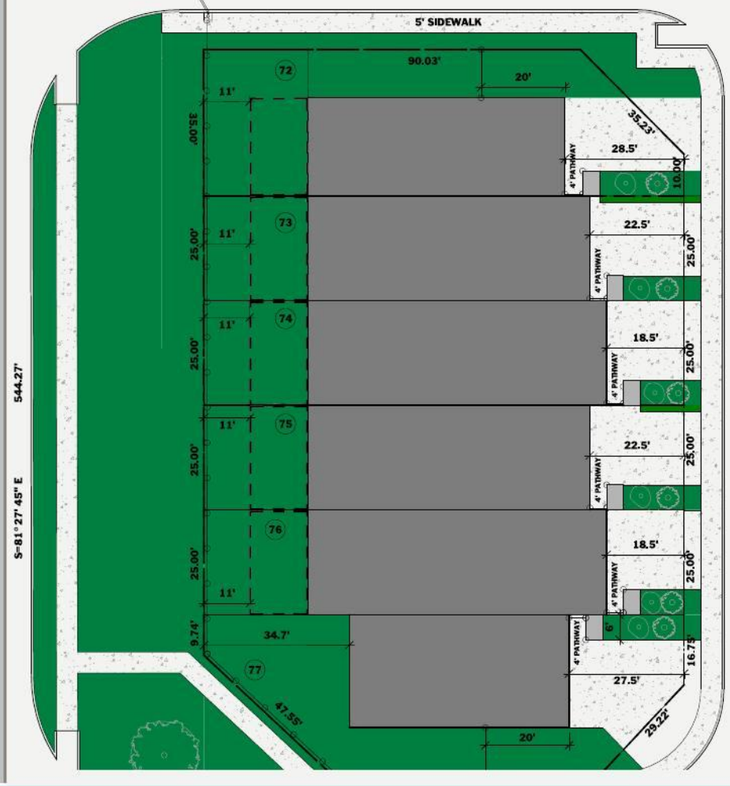
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Lot 41	19' 6" (from nearest property corner)	30'	10' from north property line	North Side Yard Setback Line	South Lot Line	See Front Garden Design Exhibit - Lot 41
Lot 42	23' (from nearest property corner)	n/a	5' from south property line	North Lot Line	South Side Yard Setback Liine	See Front Garden Design Exhibit - Lot 42
Lot 43	10' 6" (living) / 18' 6" (garage) (from the nearest parallel front property line)	10' from front elevation	10' from south property line	North Side Yard Setback Line	See Front Garden Exhibit	See Front Garden Design Exhibit - Lot 43
Lot 44	18' 6"	10' from front elevation	10' from south property line	North Side Yard Setback Line	See Front Garden Exhibit	See Front Garden Design Exhibit - Lot 44
Lot 45	18' 6"	10' from front elevation	10' from south property line	North Side Yard Setback Line	South Lot Line	Design 1
Lot 46	20' 6"	10' from front elevation	10' from south property line	North Side Yard Setback Line	South Lot Line	Design 3
Lot 47	18' 6"	10' from front elevation	10' from south property line	North Side Yard Setback Line	South Lot Line	Design 1
Lot 48	20' 6"	10' from front elevation	10' from south property line	North Side Yard Setback Line	South Lot Line	Design 2
Lot 49	18' 6"	10' from front elevation	10' from south property line	North Side Yard Setback Line	South Lot Line	Design 1
Lot 50	22' 6"	30'	10' from south property line	North Side Yard Setback Line	South Lot Line	Design 3
Lot 51	22' 6"	30'	10' from south property line	South Side Yard Setback Liine	North Lot Line	Design 2
Lot 52	18' 6"	n/a	n/a	South Lot Line	North Lot Line	Design 1 + Water Meter Strip
Lot 53	22' 6"	n/a	n/a	South Lot Line	North Lot Line	Design 3
Lot 54	18' 6"	n/a	n/a	South Lot Line	North Lot Line	Design 1 + Water Meter Strip
Lot 55	22' 6"	n/a	n/a	South Lot Line	North Lot Line	Design 2
Lot 56	18' 6"	n/a	n/a	South Lot Line	North Lot Line	Design 1 + Water Meter Strip
Lot 57	22' 6"	n/a	n/a	South Lot Line	North Lot Line	Design 3
Lot 58	18' 6"	30'	10' from south property line	South Lot Line	North Side Yard Setback Line	Design 1 + Water Meter Strip
Lot 59	18' 6"	30'	10' from south property line	South Side Yard Setback Liine	North Lot Line	Design 1
Lot 60	22' 6"	n/a	n/a	South Lot Line	North Lot Line	Design 2 + Water Meter Strip
Lot 61	18' 6"	n/a	n/a	South Lot Line	North Lot Line	Design 1
Lot 62	22' 6"	n/a	n/a	South Lot Line	North Lot Line	Design 3 + Water Meter Strip
Lot 63	18' 6"	n/a	n/a	South Lot Line	North Lot Line	Design 1
Lot 64	22' 6"	n/a	n/a	South Lot Line	North Lot Line	Design 2 + Water Meter Strip
Lot 65	18' 6"	n/a	n/a	South Lot Line	North Lot Line	Design 1
Lot 66	22' 6"	n/a	n/a	South Lot Line	North Lot Line	Design 3 + Water Meter Strip
Lot 67	22' 6" (from the nearest parallel front property line)	20' from front elevation	13' from south property line	East Side Yard Setback Line	West Lot Line	Design 1
Lot 68	18' 6"	n/a	n/a	East Lot Line	West Lot Line	Design 1 + Water Meter Strip
Lot 69	22' 6"	n/a	n/a	East Lot Line	West Lot Line	Design 3
Lot 70	18' 6"	n/a	n/a	East Lot Line	West Lot Line	Design 1 + Water Meter Strip
Lot 71	22' 6" (from the nearest parallel front property line)	n/a	10' from south property line	East Lot Line	West Side Yard Setback Line	Design 2
Lot 72	28' 6" (from the nearest parallel front property line)	20' from front elevation	13' from south property line	East Side Yard Setback Line	West Lot Line	Design 2
Lot 73	22' 6"	n/a	n/a	East Lot Line	West Lot Line	Design 3 + Water Meter Strip
Lot 74	18' 6"	n/a	n/a	East Lot Line	West Lot Line	Design 1
Lot 75	22' 6"	n/a	n/a	East Lot Line	West Lot Line	Design 2 + Water Meter Strip
Lot 76	18' 6"	n/a	n/a	East Lot Line	West Lot Line	Design 1
Lot 77	27' 6" (from the nearest parallel front property line)	20' from front elevation	10' from south property line	West Side Yard Setback Line	East Lot Line	Design 3
Lot 78	TBD in consult with Architectural Controls Committee	TBD in consult with Architectural Controls Committee	TBD in consult with Architectural Controls Committee	West Side Yard Setback Line	See Front Garden Design Exhibit - Lot 77	See Front Garden Design Exhibit - Lot 77
Lot 79	TBD in consult with Architectural Controls Committee	TBD in consult with Architectural Controls Committee	TBD in consult with Architectural Controls Committee	West Side Yard Setback Line	See Front Garden Design Exhibit - Lot 78	See Front Garden Design Exhibit - Lot 78
Lot 80	TBD in consult with Architectural Controls Committee	TBD in consult with Architectural Controls Committee	TBD in consult with Architectural Controls Committee	West Side Yard Setback Line	See Front Garden Design Exhibit - Lot 80	See Front Garden Design Exhibit - Lot 80

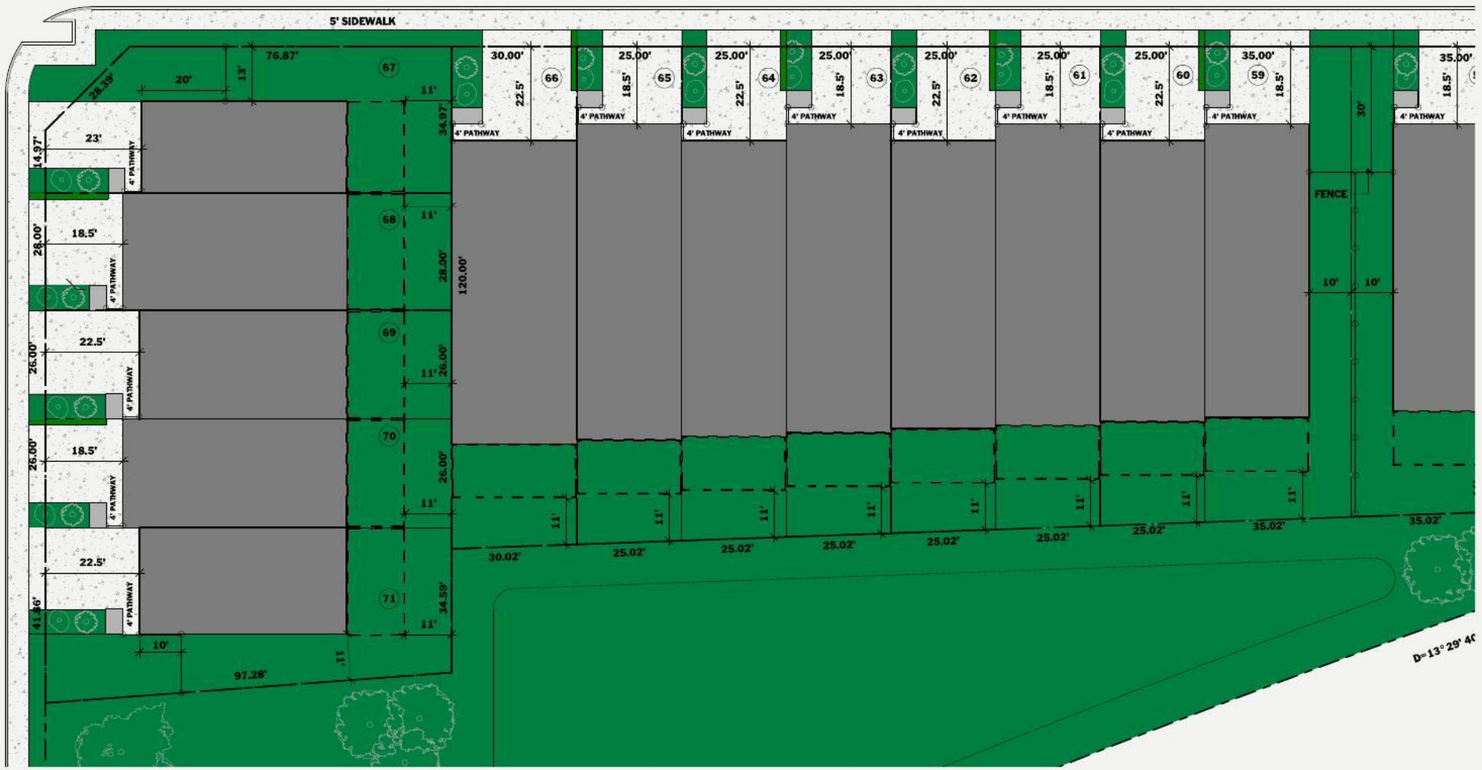
Site Plan & Mandatory Setbacks & Driveway Locations Exhibit



Site Plan & Mandatory Setbacks & Driveway Locations Exhibit

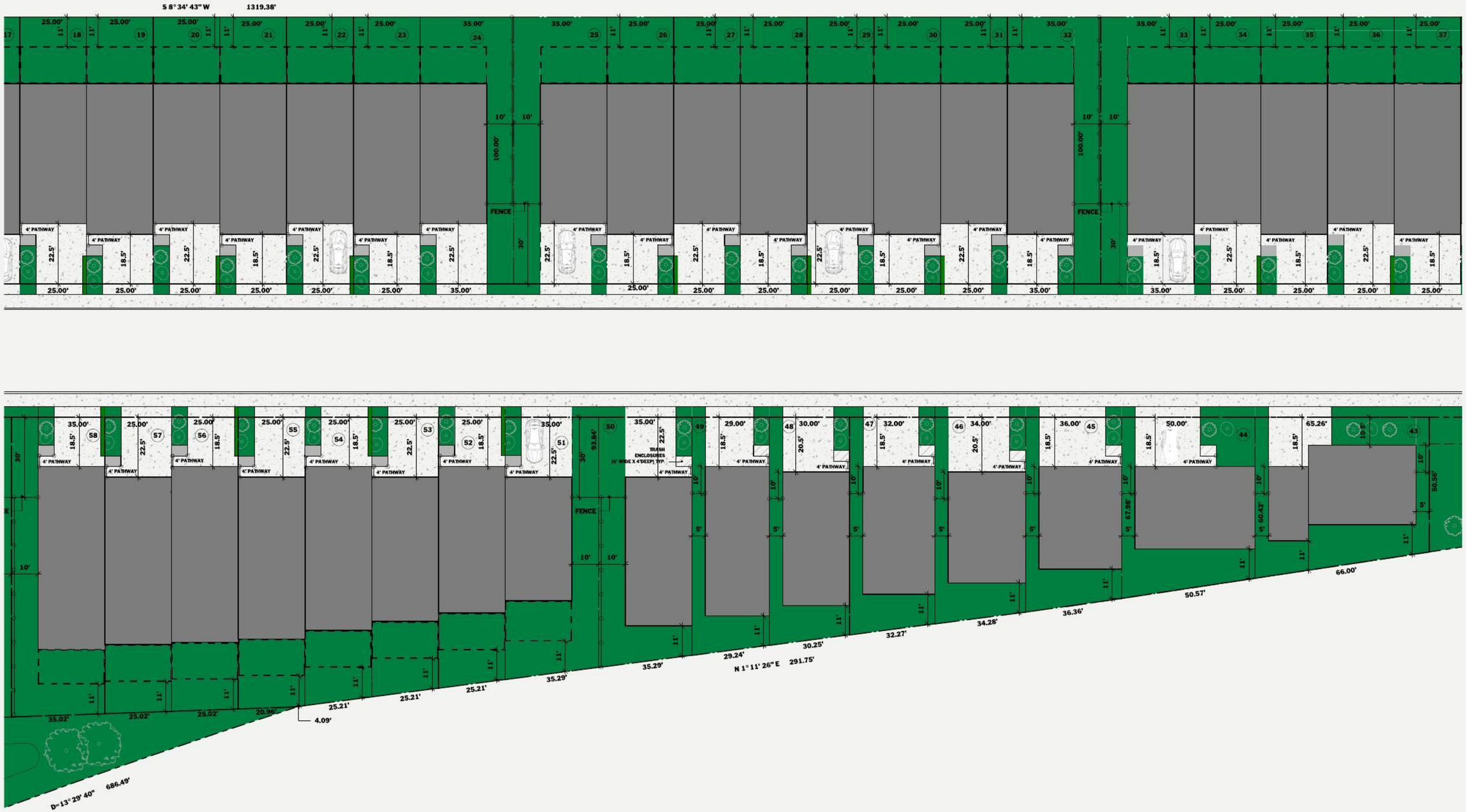






DEVIATIONS PERMITTED ONLY WITH APPROVAL OF THE ARCHITECTURAL CONTROLS COMMITTEE

Site Plan & Mandatory Setbacks & Driveway Locations Exhibit



DEVIATIONS PERMITTED ONLY WITH APPROVAL OF THE ARCHITECTURAL CONTROLS COMMITTEE

Site Plan & Mandatory Setbacks & Driveway Locations Exhibit



Site Plan & Mandatory Setbacks & Driveway Locations Exhibit



DEVIATIONS PERMITTED ONLY WITH APPROVAL OF THE ARCHITECTURAL CONTROLS COMMITTEE

Renderings & Façade Exhibits

Type A / Ebony Rendering



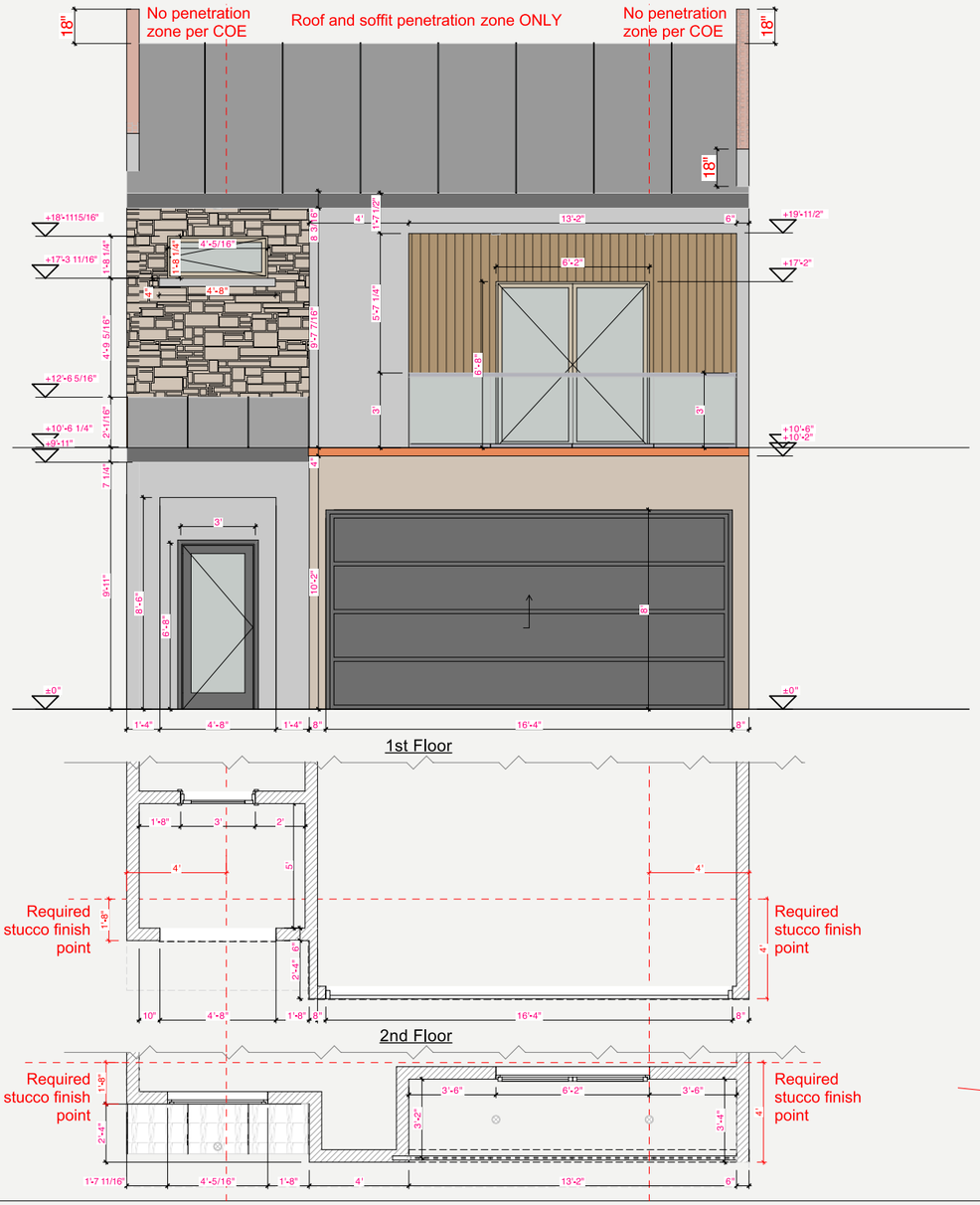
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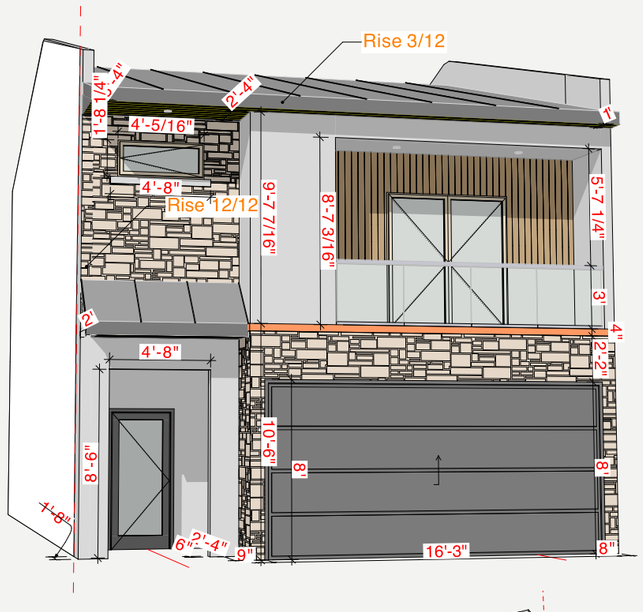
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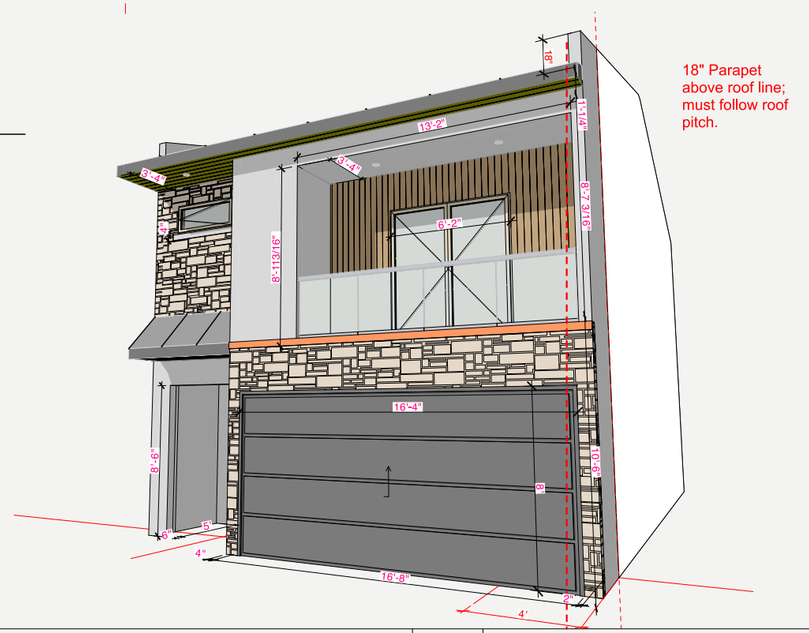


Renderings & Façade Exhibits

Type A1 / Ebony Façade Exhibit





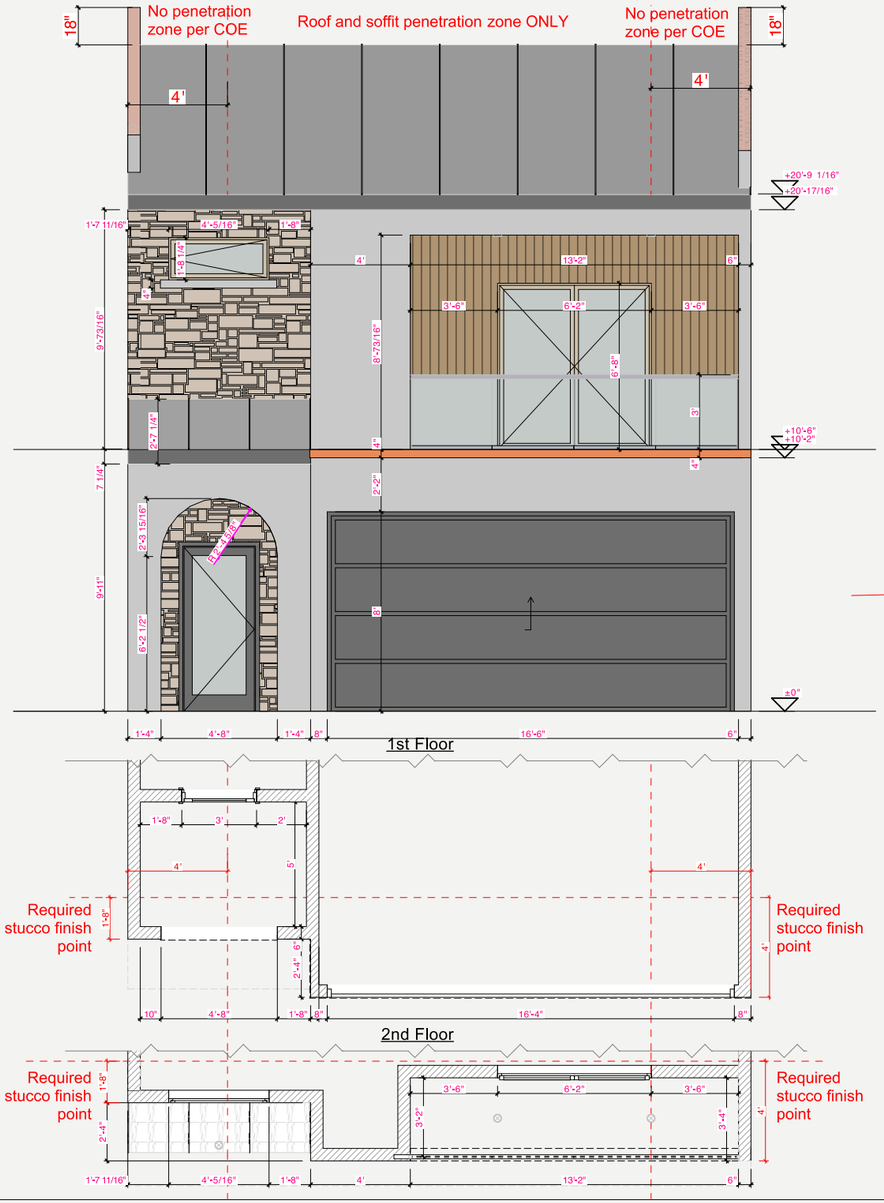


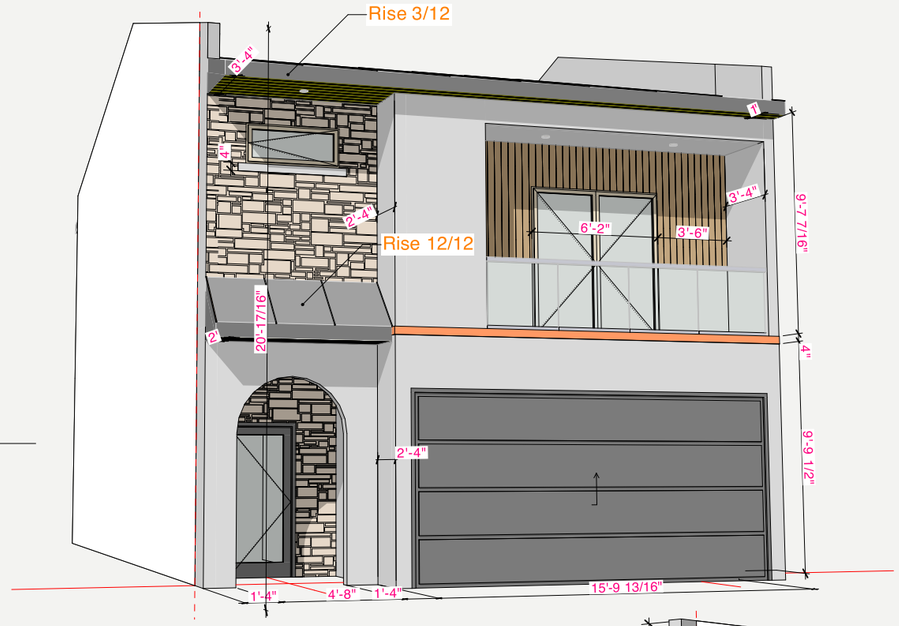
Spec 1 | Spec 2 | Spec 3 | Spec 4 | Spec 5 | Spec 6

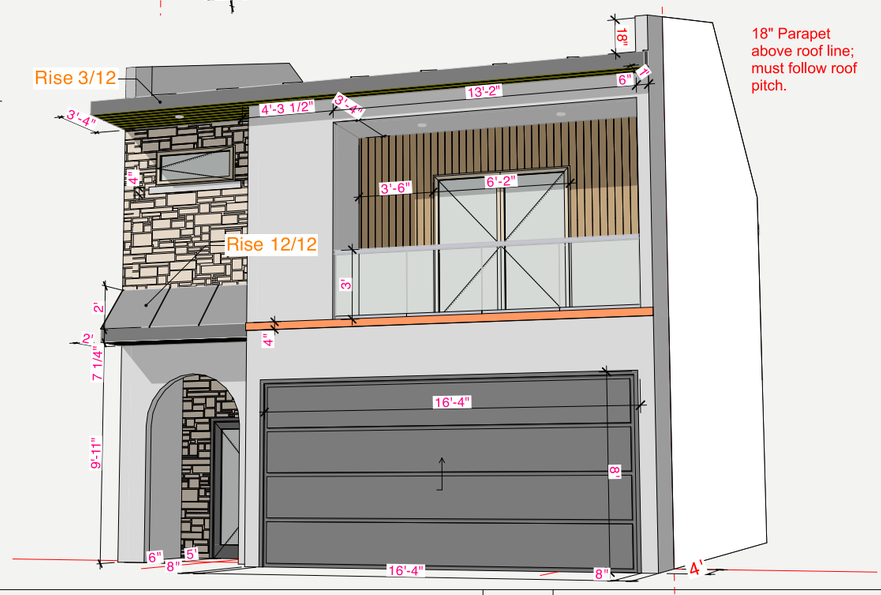
	A1		
04.02.20 26		01.2	01.2

Renderings & Façade Exhibits

Type A2 / Ebony Façade Exhibit







Spec 1 | Spec 2 | Spec 3 | Spec 4 | Spec 5 | Spec 6

	A2
04.02.20 26	01.3 / 01.3

Renderings & Façade Exhibits

Type B / Mesquite Rendering

Model: **B1**

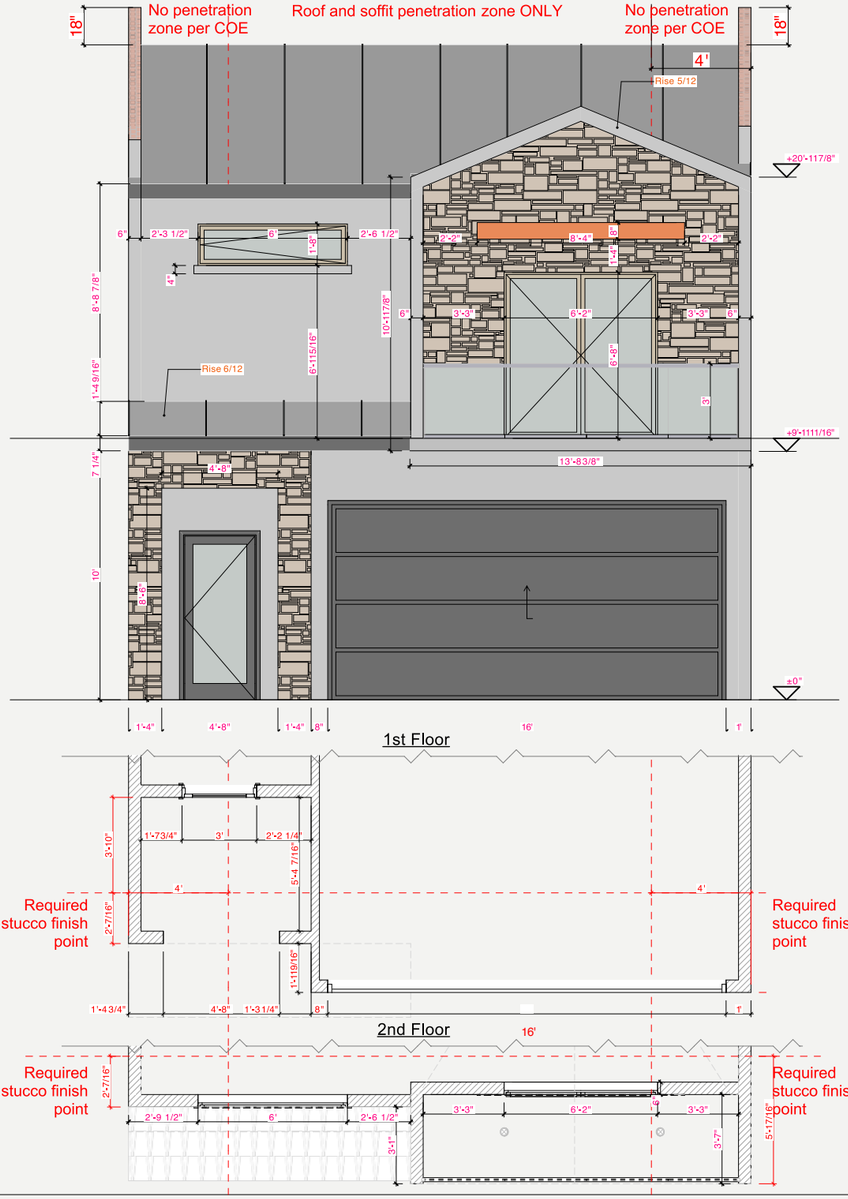


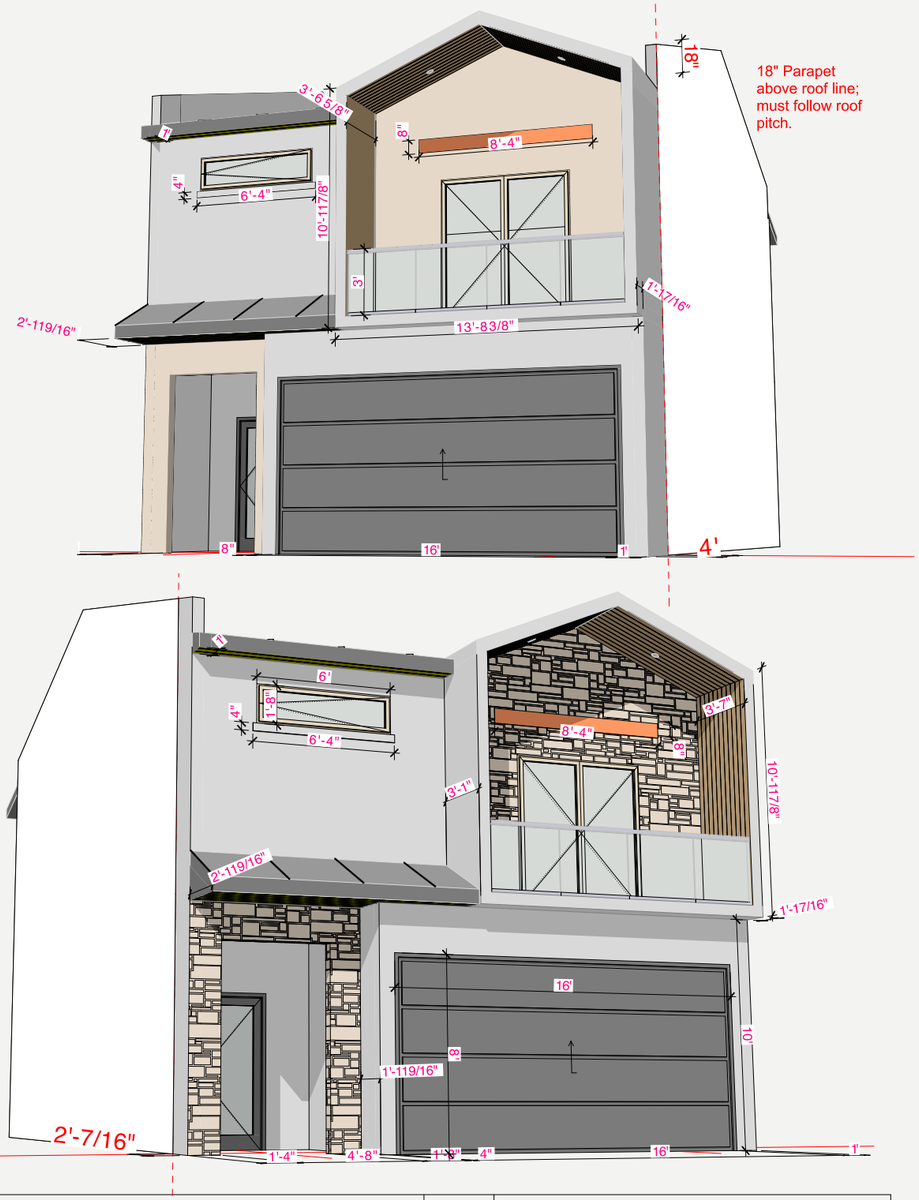


Model: **B2**

Renderings & Façade Exhibits

Type B1 / Mesquite Façade Exhibit



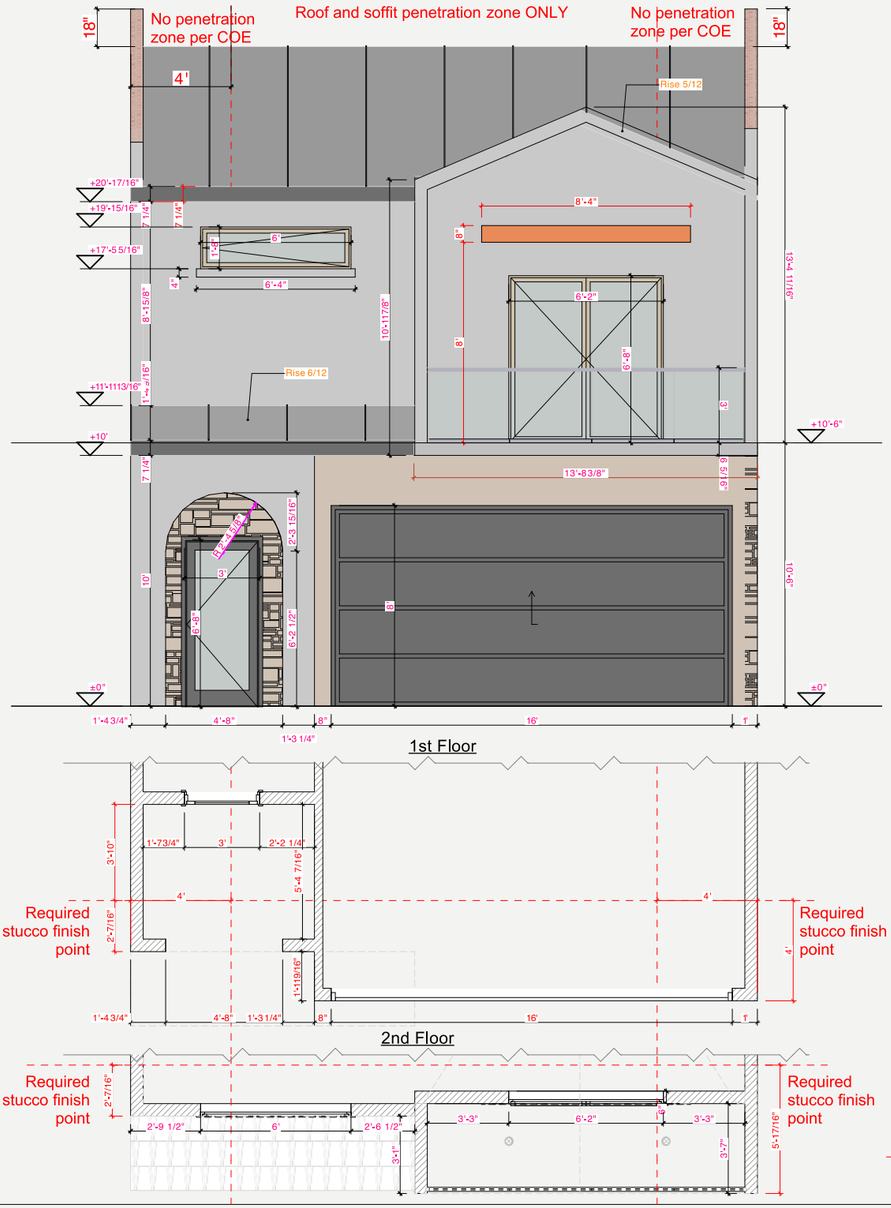


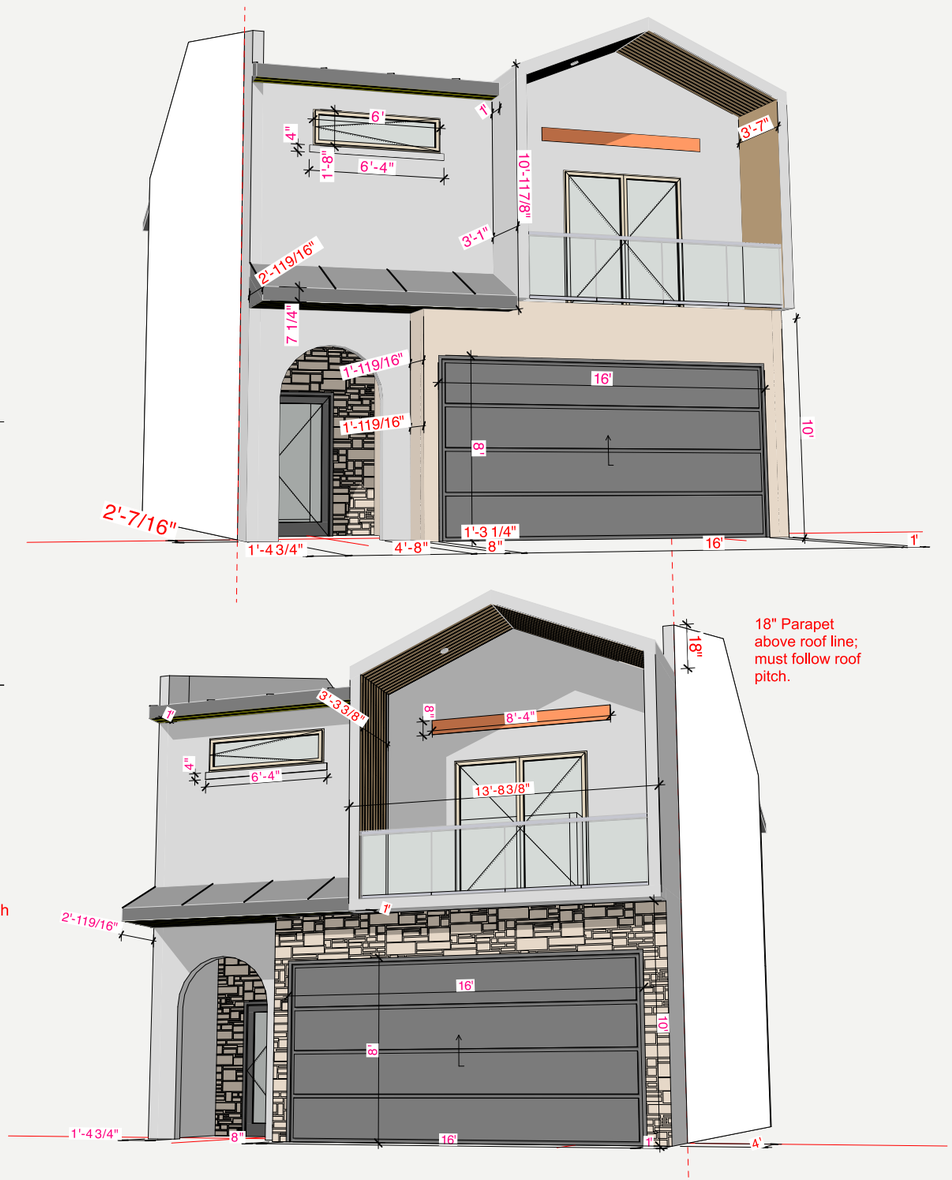
Spec 1 | Spec 2 | Spec 3 | Spec 4 | Spec 5 | Spec 6

	B1		
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Renderings & Façade Exhibits

Type B2 / Mesquite Façade Exhibit





Spec 1 | Spec 2 | Spec 3 | Spec 4 | Spec 5 | Spec 6

	B2		
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Renderings & Façade Exhibits

Type C / Anacua Rendering



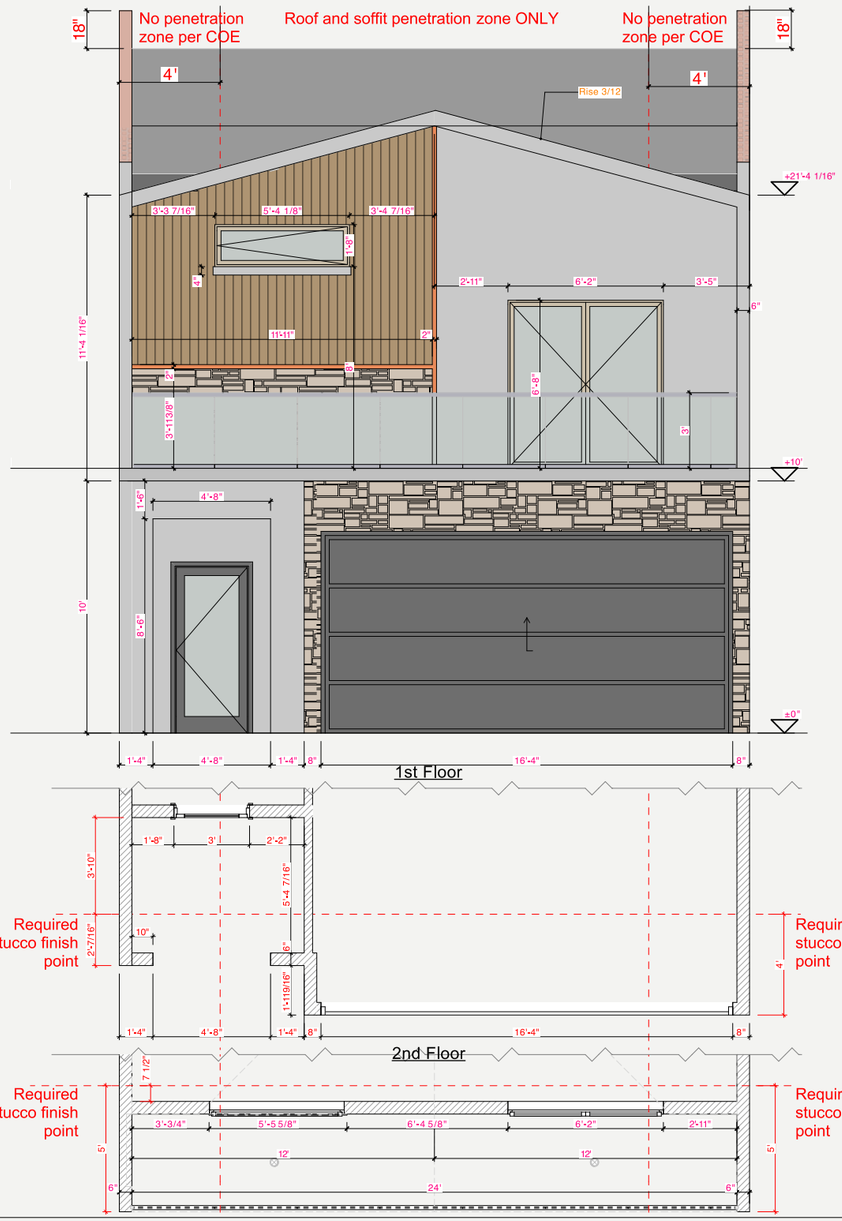
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Model: **C2**



Renderings & Façade Exhibits

Type C1 / Anacua Façade Exhibit



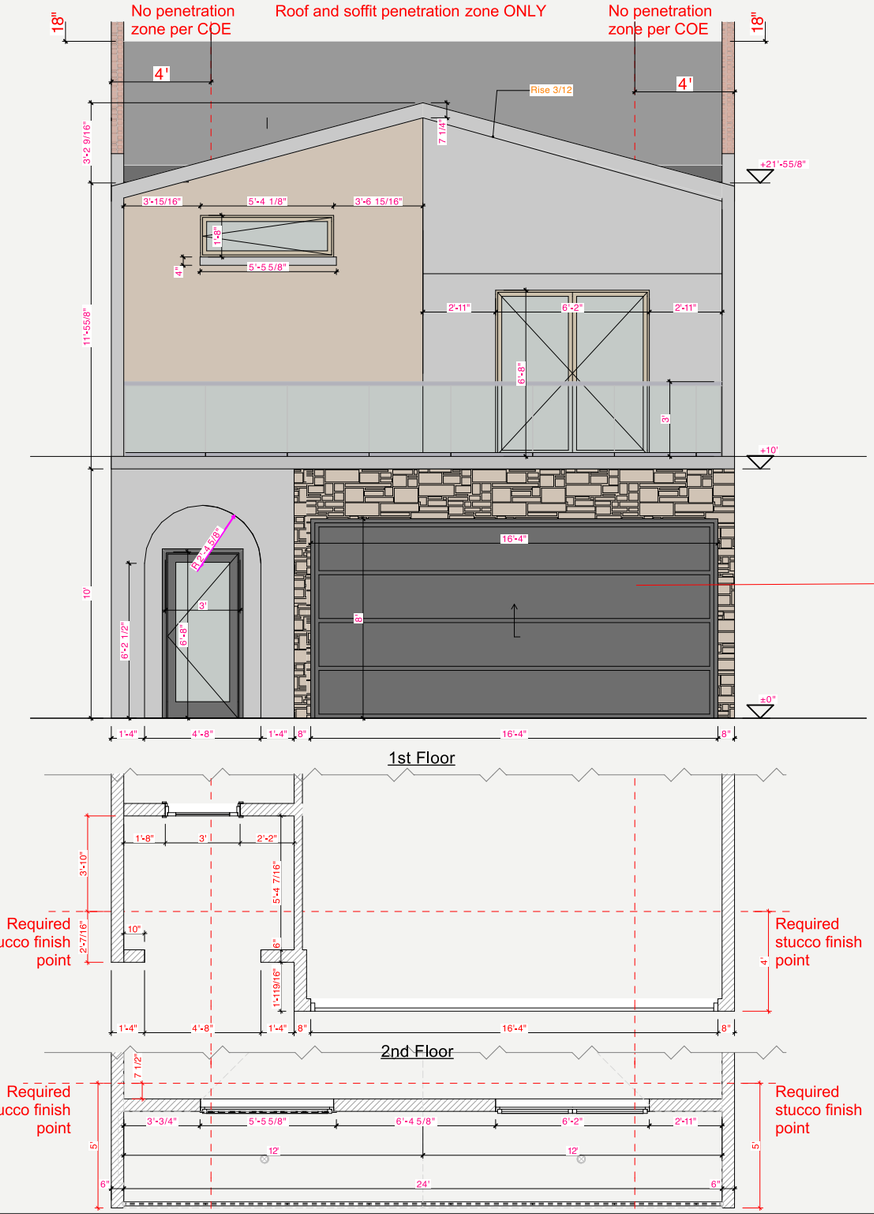


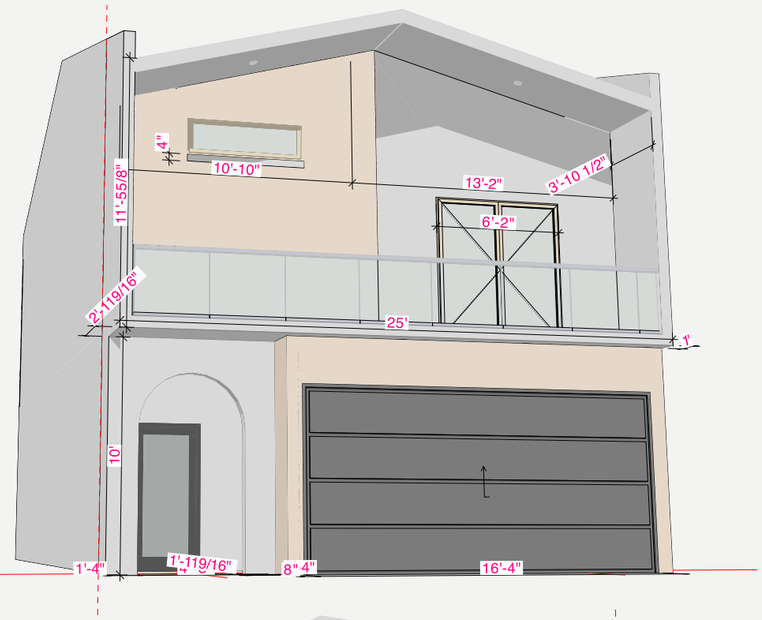
Spec 1 Spec 2 Spec 3 Spec 4 Spec 5 Spec 6

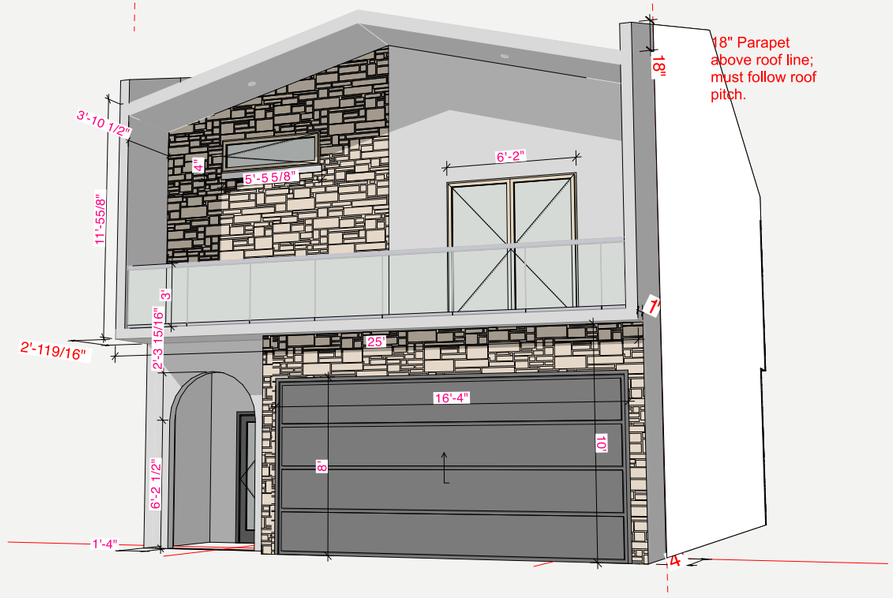
	C1		
04.02.2026			01.6	01.6

Renderings & Façade Exhibits

Type C2 / Anacua Façade Exhibit







Spec 1 | Spec 2 | Spec 3 | Spec 4 | Spec 5 | Spec 6

	C2		
04.02.2026		01.7	01.7

Renderings & Façade Exhibits

Type D / Oak Rendering

Model: **D1**

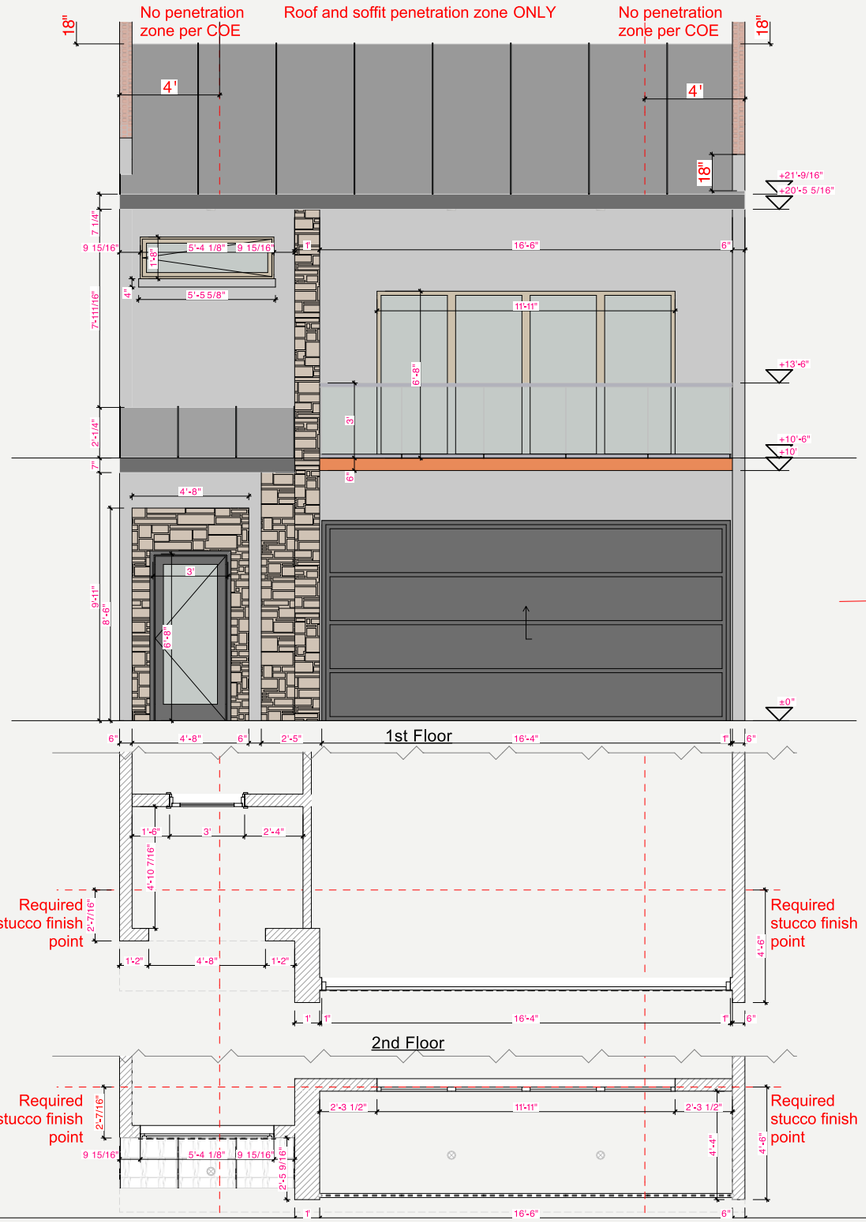


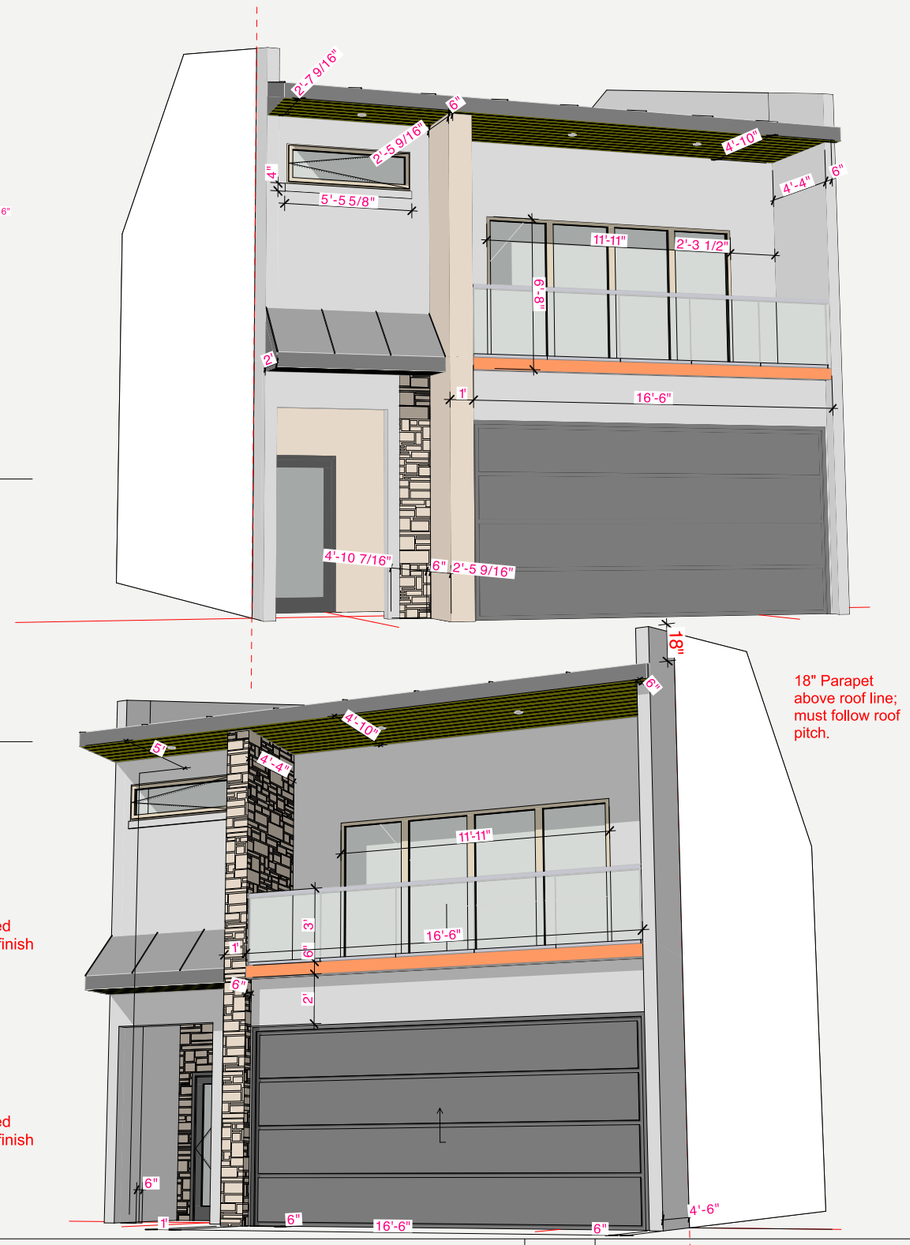


Model: **D2**

Renderings & Façade Exhibits

Type D1 / Oak Façade Exhibit





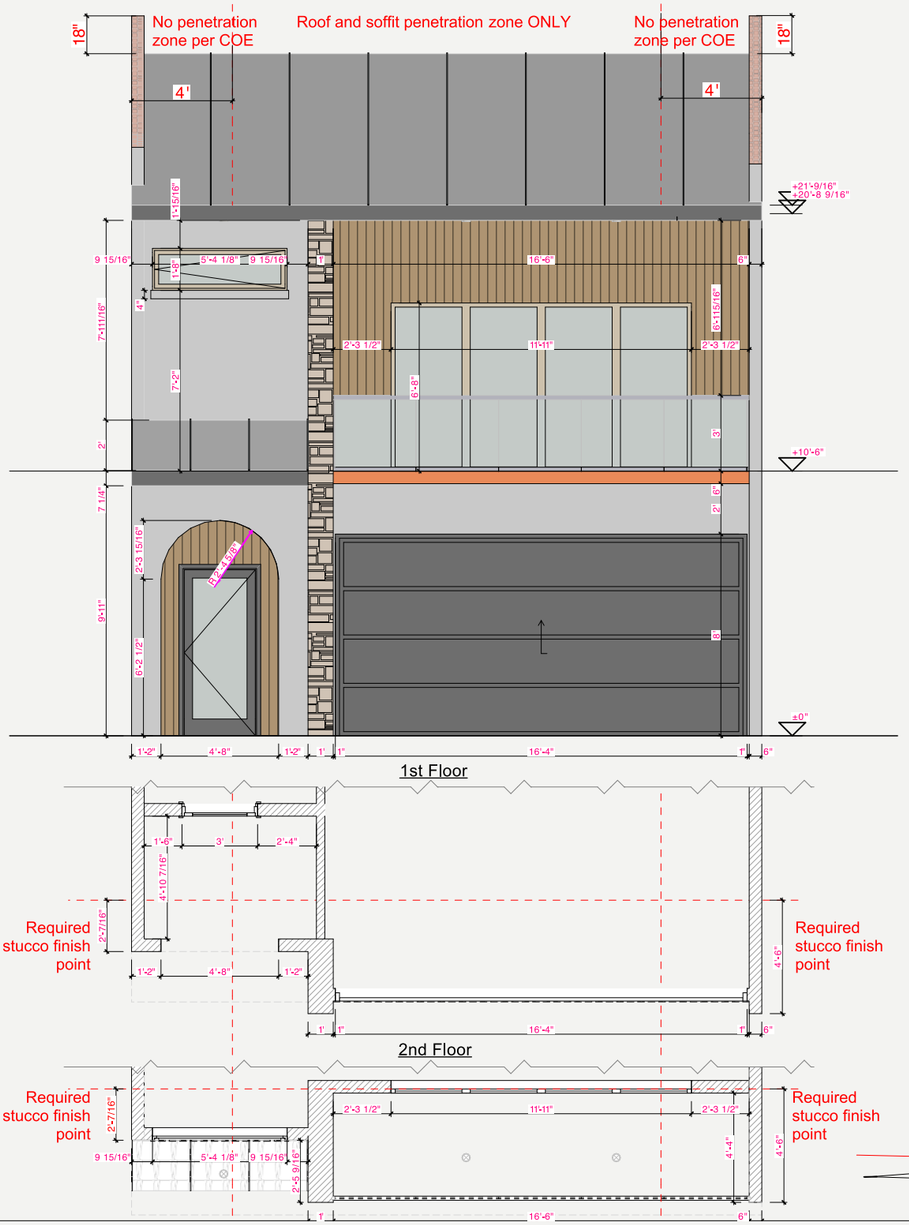
18" Parapet above roof line; must follow roof pitch.

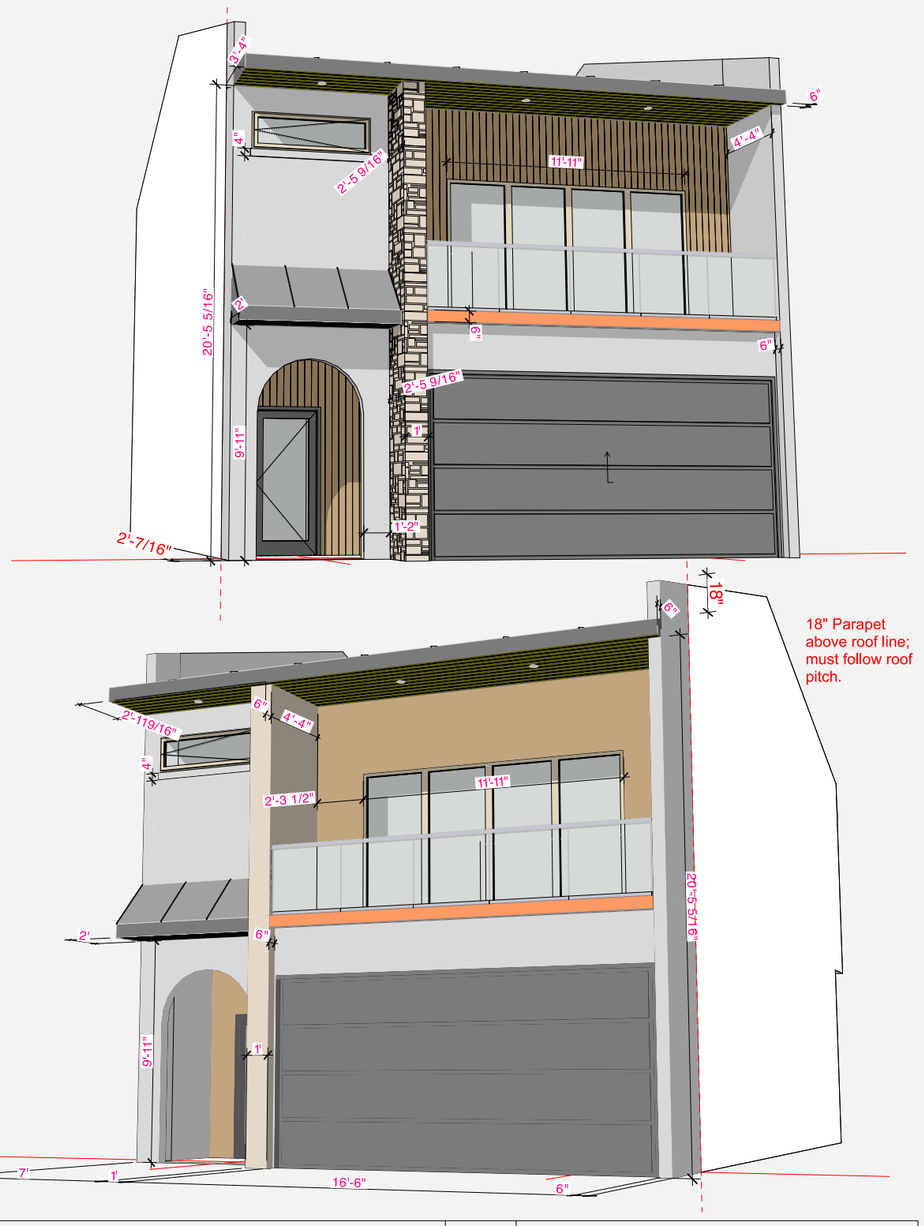
Spec 1 Spec 2 Spec 3 Spec 4 Spec 5 Spec 6

	D1		
04.02.2026		01.8	01.8

Renderings & Façade Exhibits

Type D2 / Oak Façade Exhibit





Spec 1 | Spec 2 | Spec 3 | Spec 4 | Spec 5 | Spec 6

	D2		
04.02.2026		01.9	01.9

Renderings & Façade Exhibits

Type E / End Cap Rendering



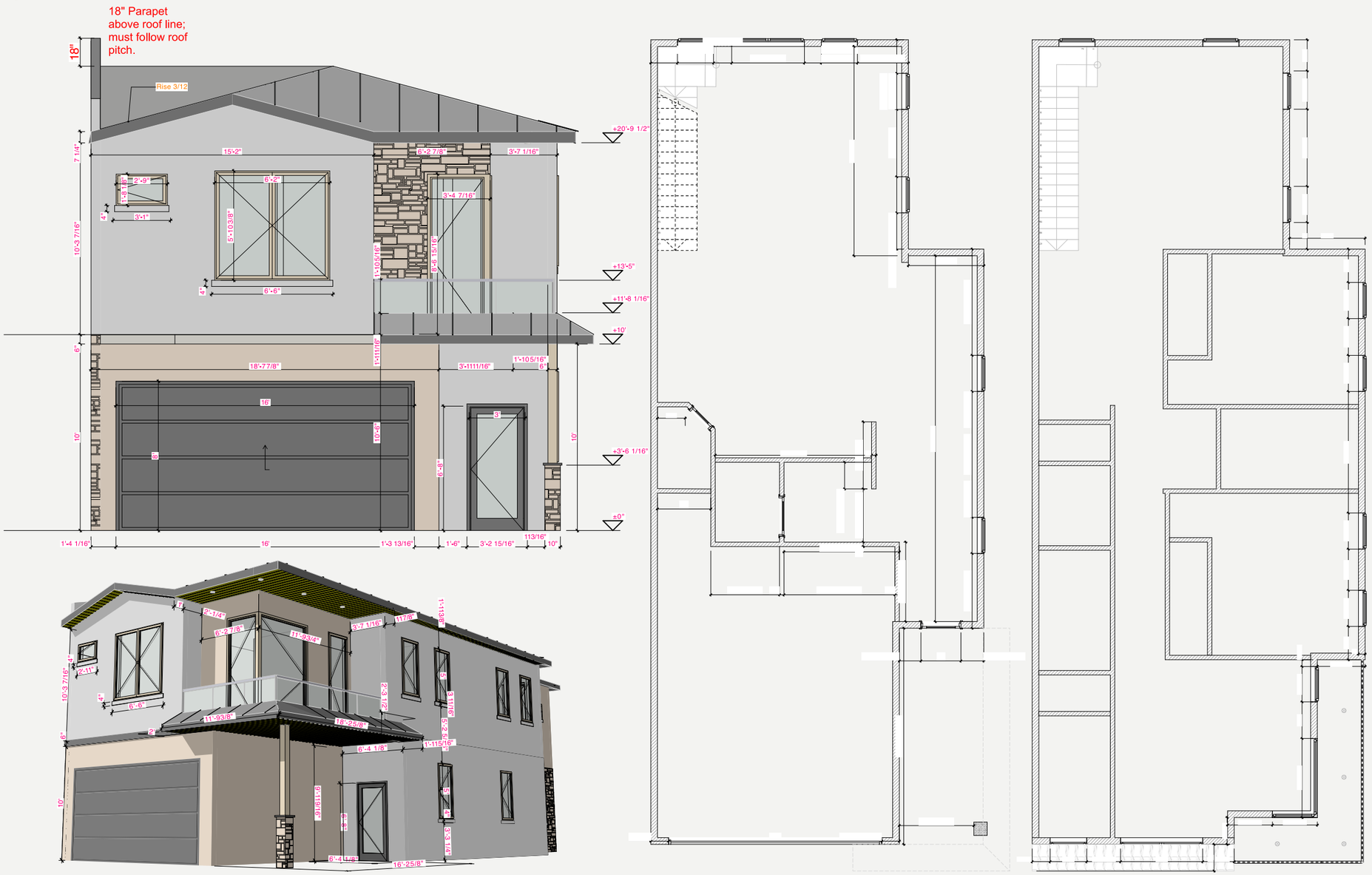
Model: **E1**

Model: **E2**



Renderings & Façade Exhibits

Type E1 / End Cap Façade Exhibit

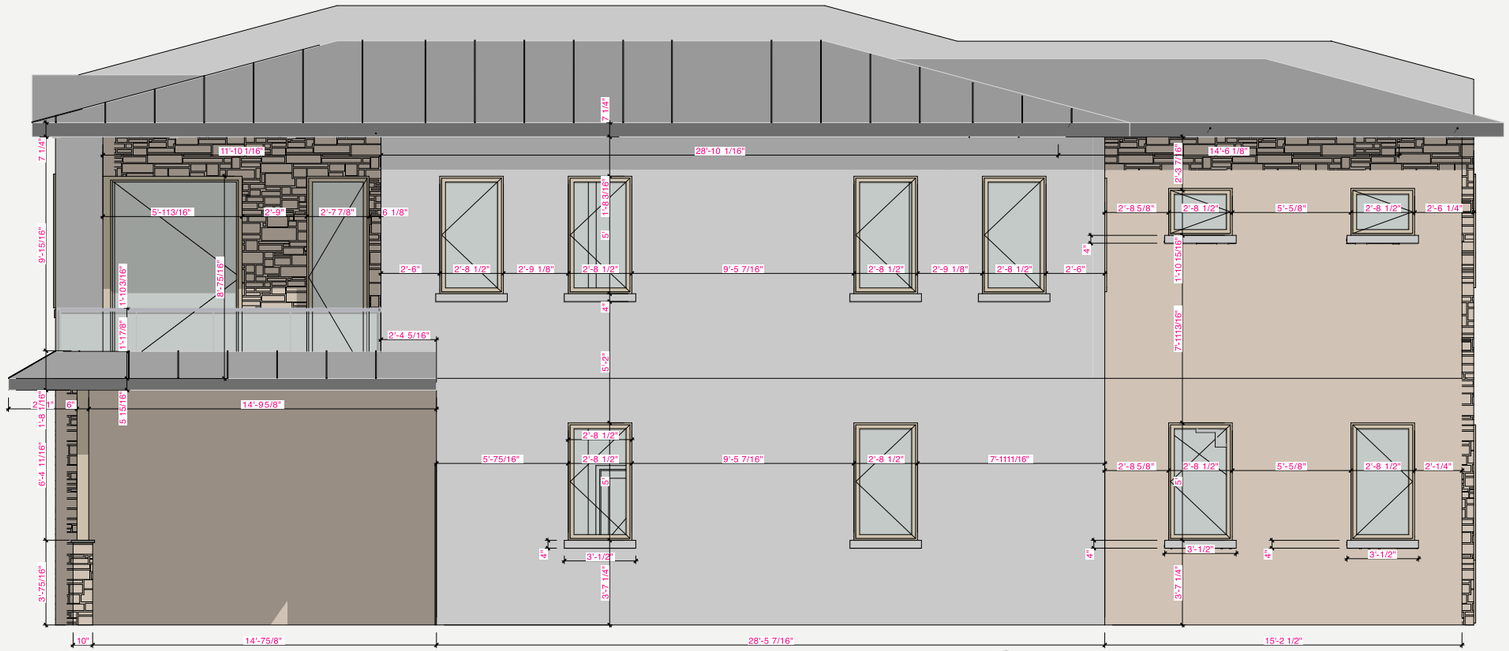


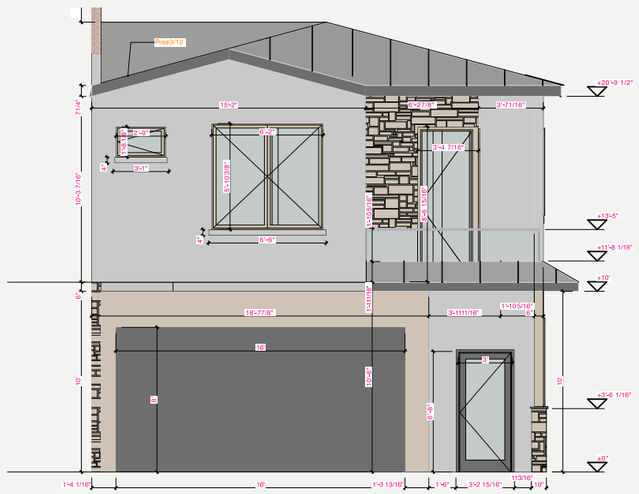
Spec 1	Spec 2	Spec 3	Spec 4	Spec 5	Spec 6

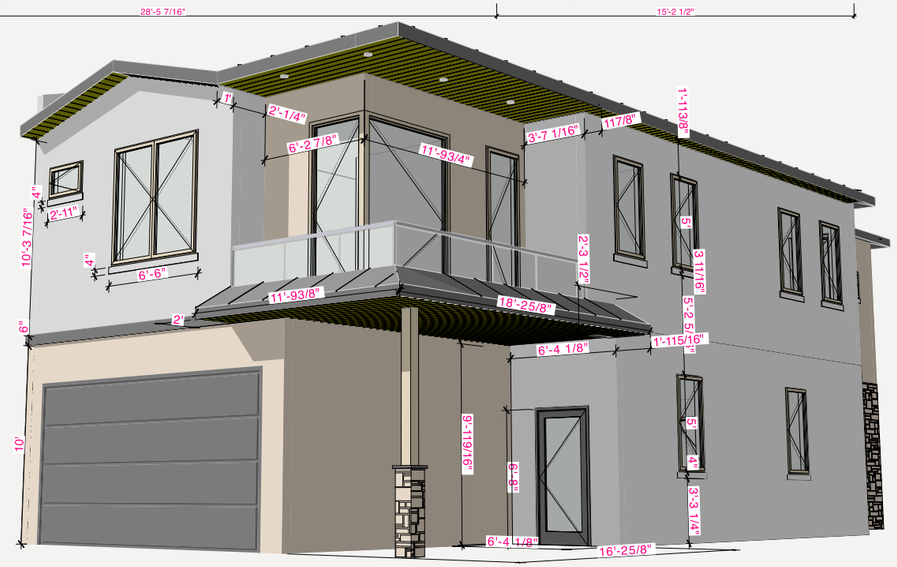
	E1		
04.02.20 26		01.10	01.10

Renderings & Façade Exhibits

Type E1 / End Cap Façade Exhibit, Side View







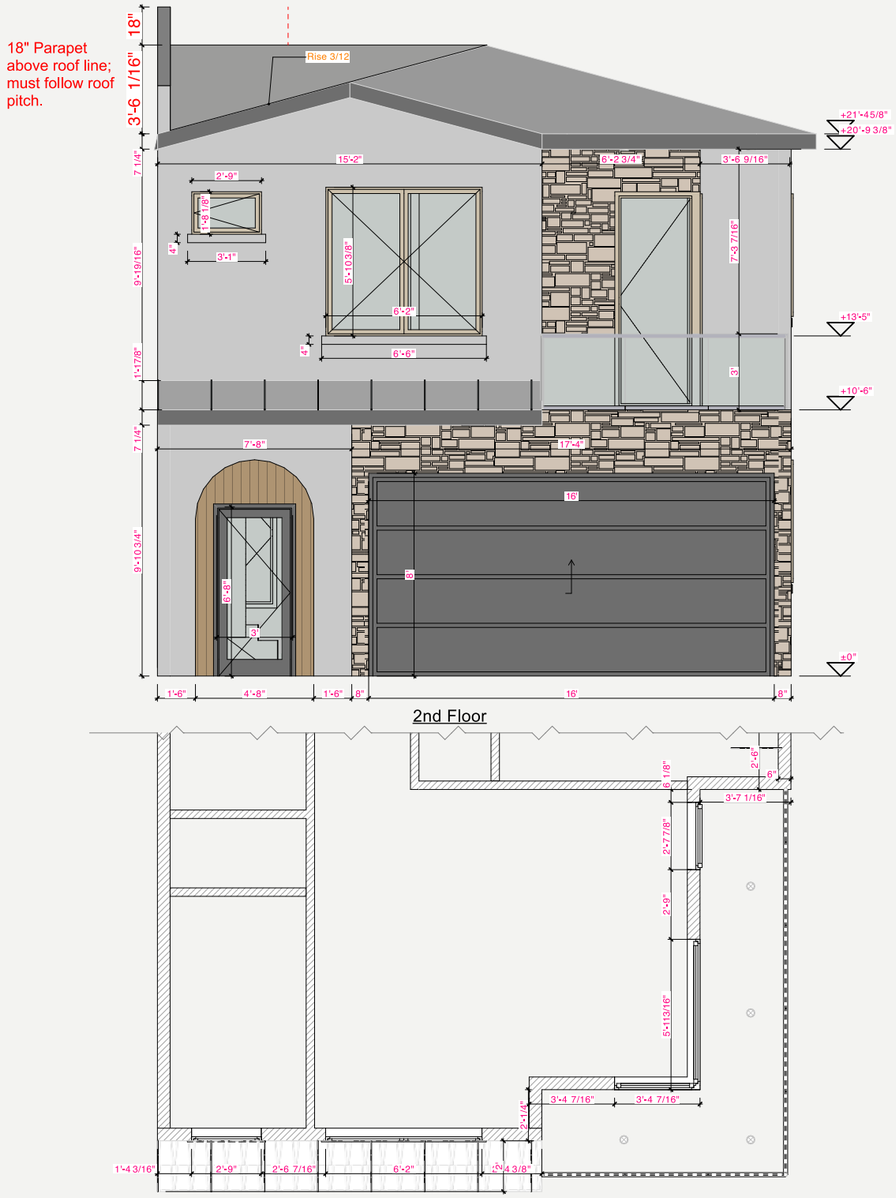
Spec 1 | Spec 2 | Spec 3 | Spec 4 | Spec 5 | Spec 6

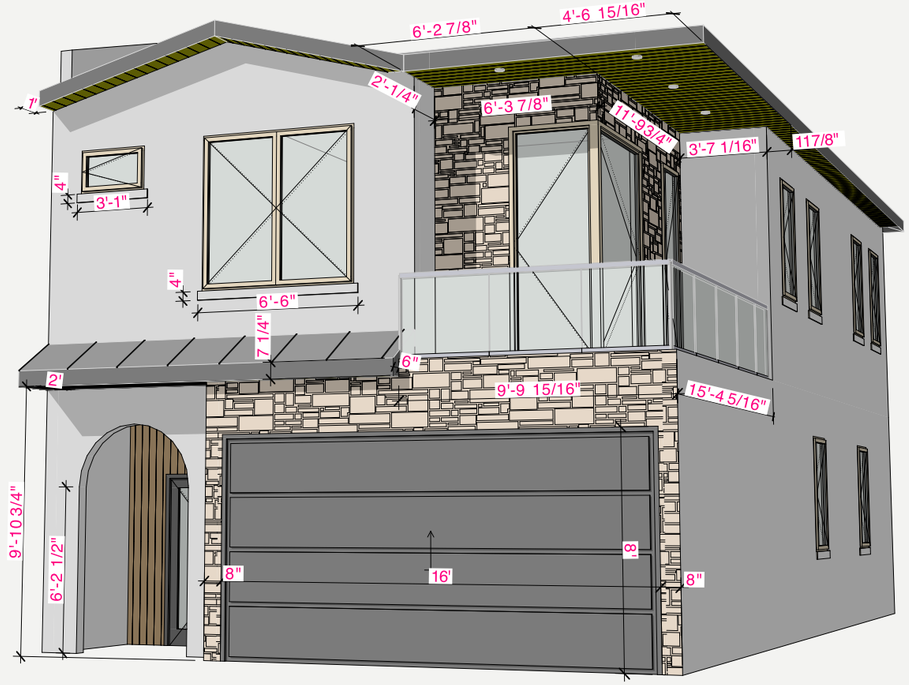
	E1		
04.02.2026		01.11	01.11

Renderings & Façade Exhibits

Type E2 / End Cap Façade Exhibit

18" Parapet above roof line; must follow roof pitch.





Spec 1 | Spec 2 | Spec 3 | Spec 4 | Spec 5 | Spec 6

	E2		
04.02.2026		01.12	01.12

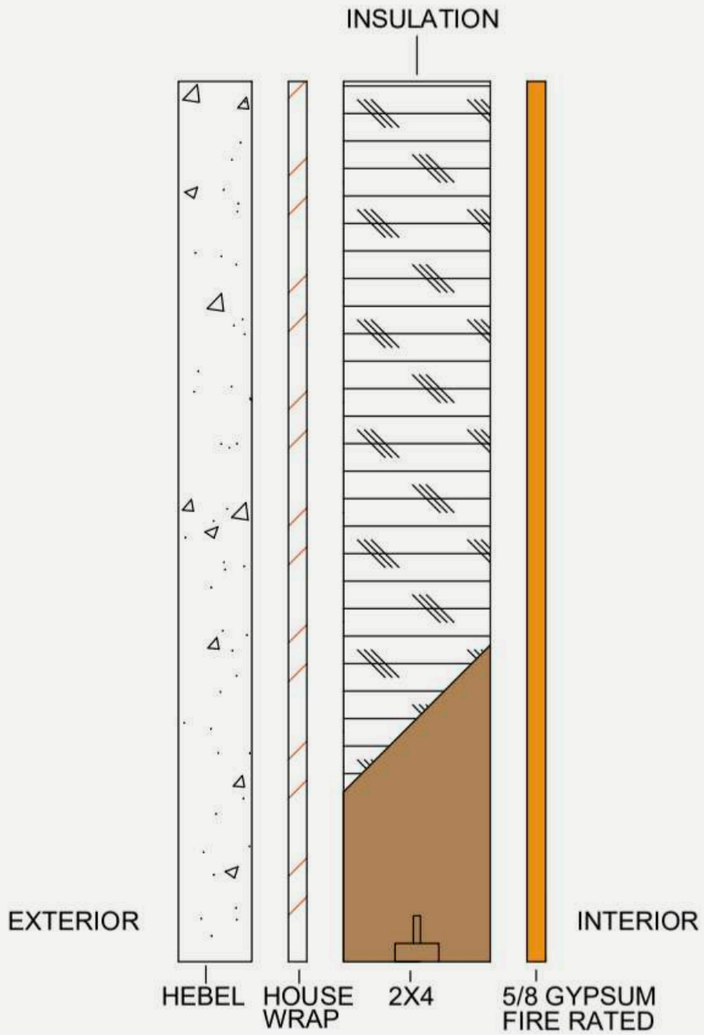
Separation Wall Assembly Exhibit

Per the City of Edinburg, there are three assembly options for separation walls between townhouses at Garden Walk.
Choose your preferred assembly based upon site conditions and your preferences.

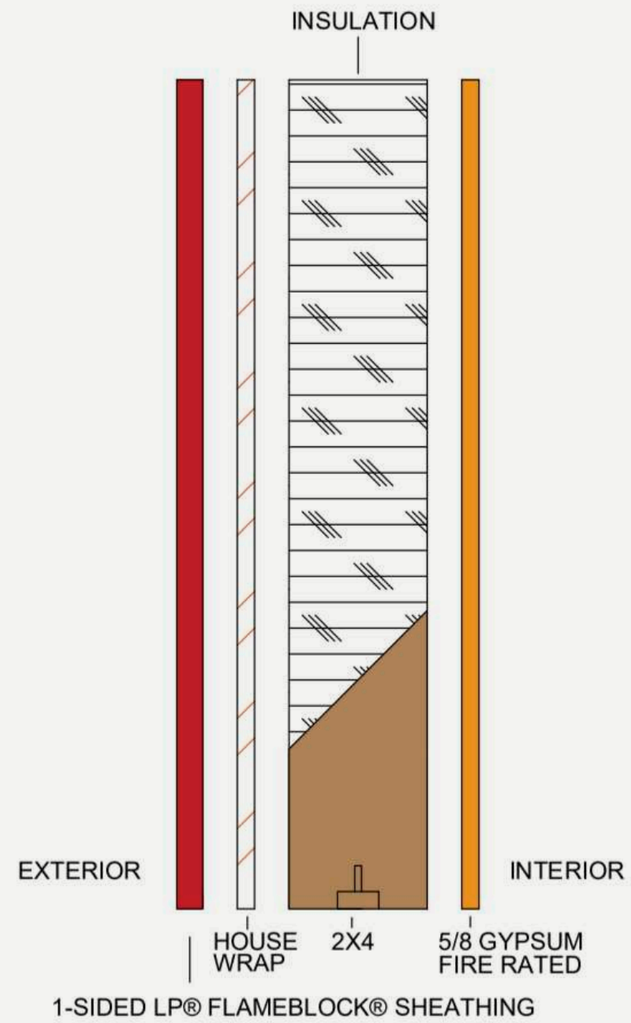
Option 1: 6” Cinderblock

See City Code

Option 2: Hebel Panel



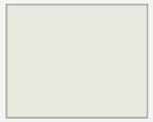
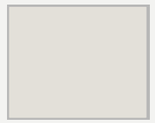
Option 3: Flameblock Sheathing



Product Specifications: **HERE**. Builder First Source, McCoy’s

Notes: 1.) All visible exterior wall must be stucco finished. 2.) Per City of Edinburg requirements: provide an 18-inch parapet at the separation wall extending above the roofline, and install 5/8-inch fire- rated gypsum board at the underside of roof sheathing for a 4-foot distance inboard from the separation wall.

Specifications Chart

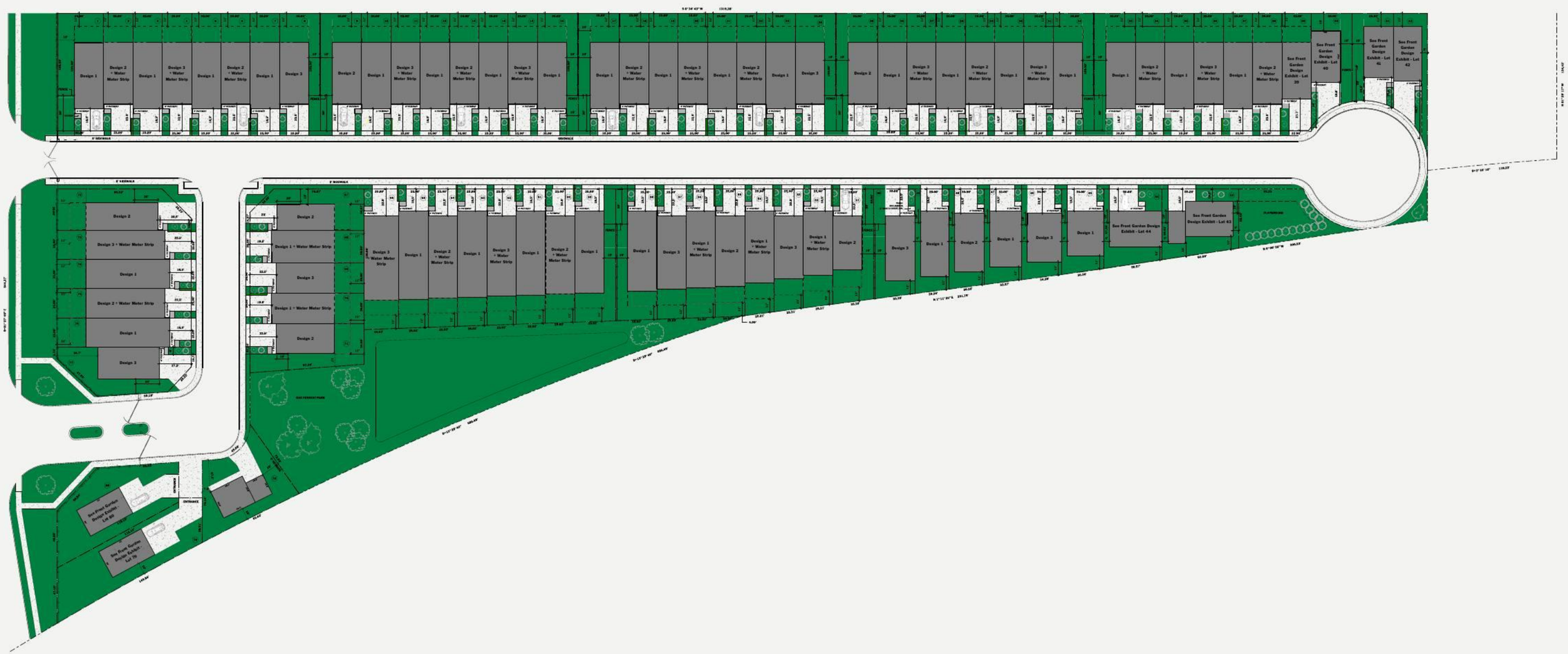
Elevation Exhibits	Image	Material	Color/Finish	Pattern or Texture	Manufacturer	Model No. or Name	Suggested Supplier	Notes:
Specification 1 Option 1		Stucco	STO White 80 9433	Texture: Sand, Stone, or Lace ONLY	STO Stucco Brand	N/A	N/A	
Option 2		Stucco	French Vanilla 79 10609	Texture: Sand, Stone, or Lace ONLY	STO Stucco Brand	N/A	N/A	
Option 3		Stucco	White Linen 73 6050	Texture: Sand, Stone, or Lace ONLY	STO Stucco Brand	N/A	N/A	
Specification 2		Austin Quarry Stone	Cream or Pinto	Pattern: Rustic Ashlar Must consist of a minimum of 3 size stones (ex. 4",6',8")	N/A	N/A	N/A	
Specification 3		Manufactured Wood Slats	Teak	Per stated model name.	N/A	Lambrin Teka	Materiales El Valle	
Specification 4		Manufactured Wood Board (PVC Grade)	Teak or Ipe		N/A	N/A	Materiales El Valle	Match to Specification 3 and 6.
Specification 4 Alternative		Wood	Minwax Special Walnut					
Specification 5		Metal Roof*	Matte Black or Cocoa Brown	Snap Lock Standing Seam	N/A	N/A	N/A	
Specification 5 Alternative		Composite Shingle	Onyx Black	Architectural	Owens Corning	30 Year Minimum Warranty ONLY	N/A	On main roof ONLY. All shed roofs over entrance ways, patios and garages must be standing seam metal.
Specification 6		Manufactured Wood Rain Screen	Teak	Per stated model name.	N/A	Plafon Teka	Materiales El Valle	

Specifications Chart

Other Specifications	Image	Material	Color/Finish	Pattern or Texture	Manufacturer	Model No. or Name	Suggested Supplier	Notes:
Garage Door	See requirements →	Metal	Sherwin Williams 7025  or Sherwin Williams 7020 	Flush Panel	N/A	N/A	N/A	Size: 16'W x 8'T Other: Insulated
Front Door	See requirements →	N/A	N/A	N/A	N/A	N/A	N/A	Size: 3'W x 6'T minimum
All other Doors, including Sliding Glass Door	See requirements →	Aluminum or Vinyl	Front Façades/ Elevations Only: Black	N/A	N/A	N/A	N/A	Size: per Façade Exhibits. 6'T minimum
Window Frames	See requirements →	Aluminum or Vinyl	Front Façades/ Elevations Only: Black	N/A	N/A	Lambrin Teka	Materiales El Valle	Size: per Façade Exhibits
Fascia			Sherwin Williams 7020 or stained Minwax Special Walnut					
Soffit			Sherwin Williams 7020 or stained Minwax Special Walnut (oil-base) or Specification 6 from Elevation Exhibits					
Balcony Lighting	See requirements →	Exterior Rated	Light tempera-ture 2000k - 4000k only	Recessed	N/A	N/A	N/A	Size: No greater than 4" Diameter No less than 1 per 6' of balcony linear feet.
Soffit Lighting	See requirements →	Exterior Rated	Light tempera-ture 2000k - 4000k only					Size: No greater than 4" Diameter Maximum of 4 on front elevation
Sconce Lights @ Exterior Foyer Entrance	See requirements →	Exterior Rated	Light tempera-ture 2000k - 4000k only	Sconce	N/A	N/A	N/A	To be approved by Garden Walk Architectural Control Committee.
Balcony Railings		Tempered Glass or Metal Trim with Tempered Glass						See Elevation Exhibits
Property Line Walls		City of Edinburg approved materials: Fire Block, 6" Block or Hebel Panel (see illustrative details)						Finished with base coat and 1 coat of primer Lots with 28' Setbacks must finish side walls with stucco at 4' return to adjacent TH front façades with 32' setbacks

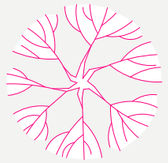
Front Garden Exhibits

Front Garden Designation Plan Exhibit



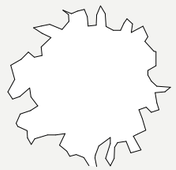
Front Garden Exhibits

Design Legend

1 

CREPE MYRTLE TREE

Natchez, Muskogee or Scarlet
25 Gallon
Minimum 10’ Tall
Minimum Caliper: 1.5”

2 

LIVE OAK TREE

25 Gallon
Minimum 10’ Tall
Minimum Caliper: 1.5”

3 

JAPANESE BOXWOOD HEDGE

3 Gallon

4 

FIRECRACKER PLANT RED

3 Gallon

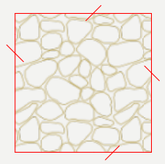
5 

PURPLE TEXAS SAGE

3 Gallon

6 

ST. AUGUSTINE / BERMUDA GRASS MIX

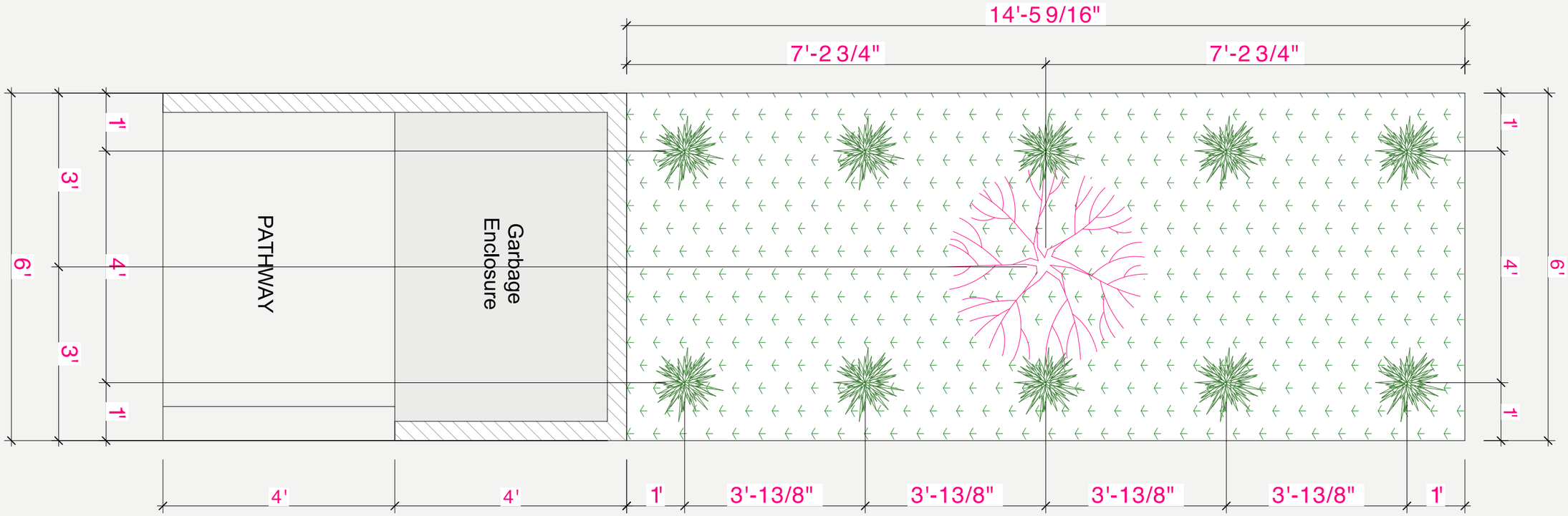
7 

TEXAS RIVER STONE TOP

ALL FRONT GARDENS INCLUDING WATER METER LANDSCAPE STRIPS AND SIDE YARDS WITHIN VIEW OF INTERNAL SUBDIVISION STREETS MUST BE SPRINKLERED

Front Garden Exhibits

Design 1

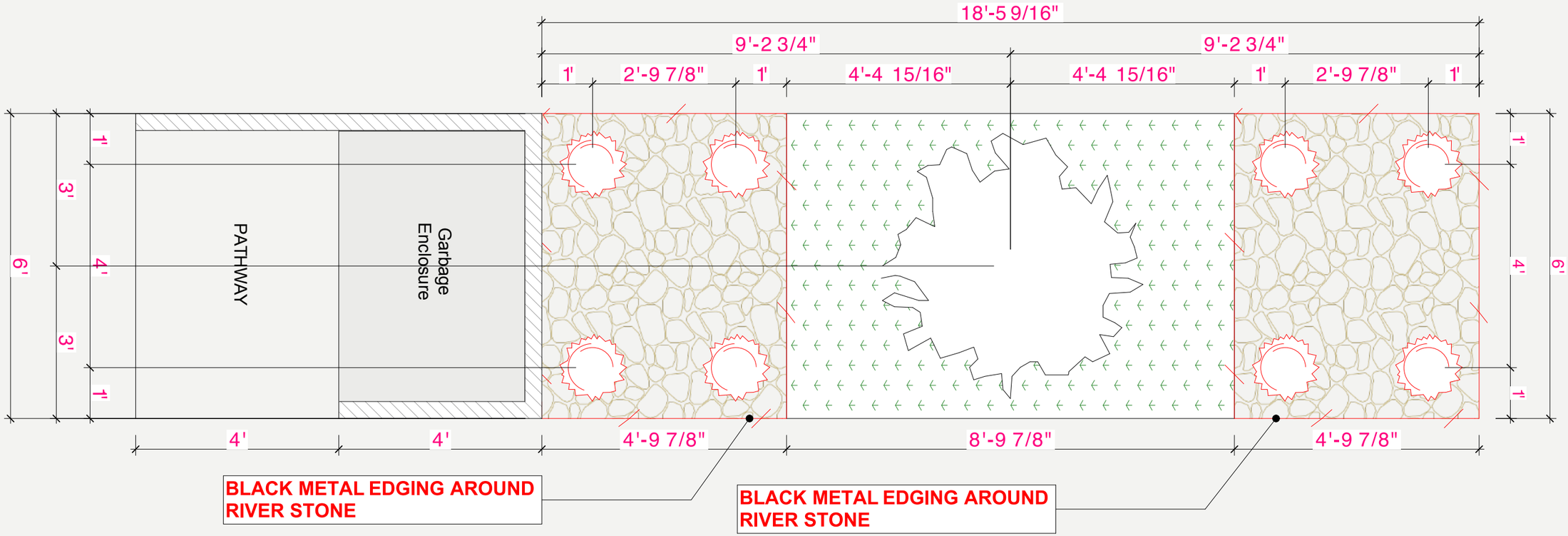


ALL FRONT GARDENS INCLUDING WATER METER LANDSCAPE STRIPS AND SIDE YARDS WITHIN VIEW OF INTERNAL SUBDIVISION STREETS MUST BE SPRINKLERED

*PRIVACY WALL SHALL BE BUILT TO HEIGHT OF GARBAGE ENCLOSURE (SEE GARBAGE ENCLOSURE EXHIBIT) AND CONNECT TO THE FRONT FOYER OF ENTRANCE ON PROPERTY LINE. POSITION ON LEFT OR RIGHT PER SITE PLAN EXHIBIT.

Front Garden Exhibits

Design 2

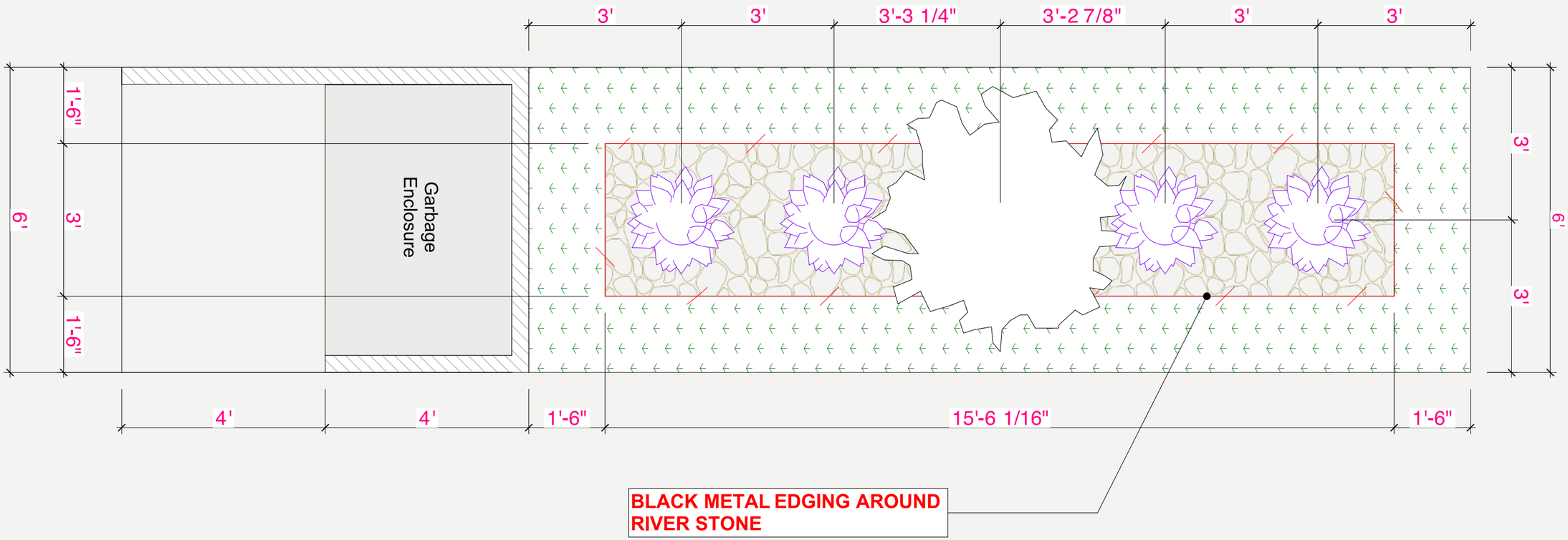


ALL FRONT GARDENS INCLUDING WATER METER LANDSCAPE STRIPS AND SIDE YARDS WITHIN VIEW OF INTERNAL SUBDIVISION STREETS MUST BE SPRINKLERED

*PRIVACY WALL SHALL BE BUILT TO HEIGHT OF GARBAGE ENCLOSURE (SEE GARBAGE ENCLOSURE EXHIBIT) AND CONNECT TO THE FRONT FOYER OF ENTRANCE ON PROPERTY LINE. POSITION ON LEFT OR RIGHT PER SITE PLAN EXHIBIT.

Front Garden Exhibits

Design 3



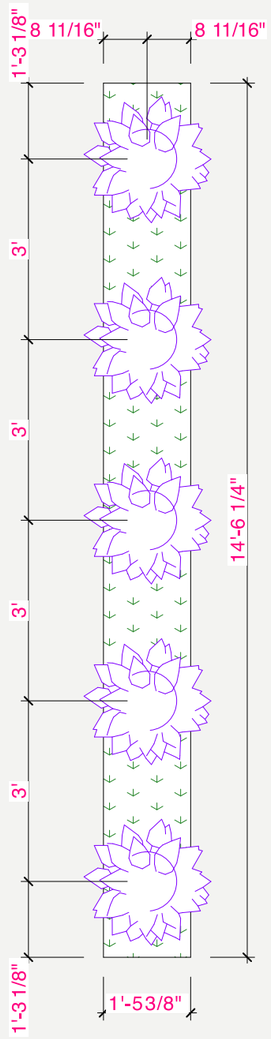
ALL FRONT GARDENS INCLUDING WATER METER LANDSCAPE STRIPS AND SIDE YARDS WITHIN VIEW OF INTERNAL SUBDIVISION STREETS MUST BE SPRINKLERED

*PRIVACY WALL SHALL BE BUILT TO HEIGHT OF GARBAGE ENCLOSURE (SEE GARBAGE ENCLOSURE EXHIBIT) AND CONNECT TO THE FRONT FOYER OF ENTRANCE ON PROPERTY LINE. POSITION ON LEFT OR RIGHT PER SITE PLAN EXHIBIT.

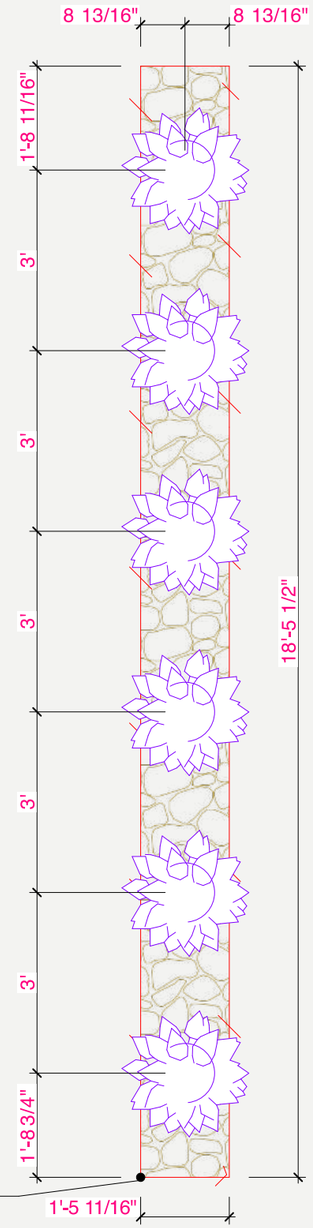
Front Garden Exhibits

Water Meter Landscape Strip Options

OPTION 1



OPTION 2



ALL FRONT GARDENS INCLUDING WATER METER LANDSCAPE STRIPS AND SIDE YARDS WITHIN VIEW OF INTERNAL SUBDIVISION STREETS MUST BE SPRINKLERED

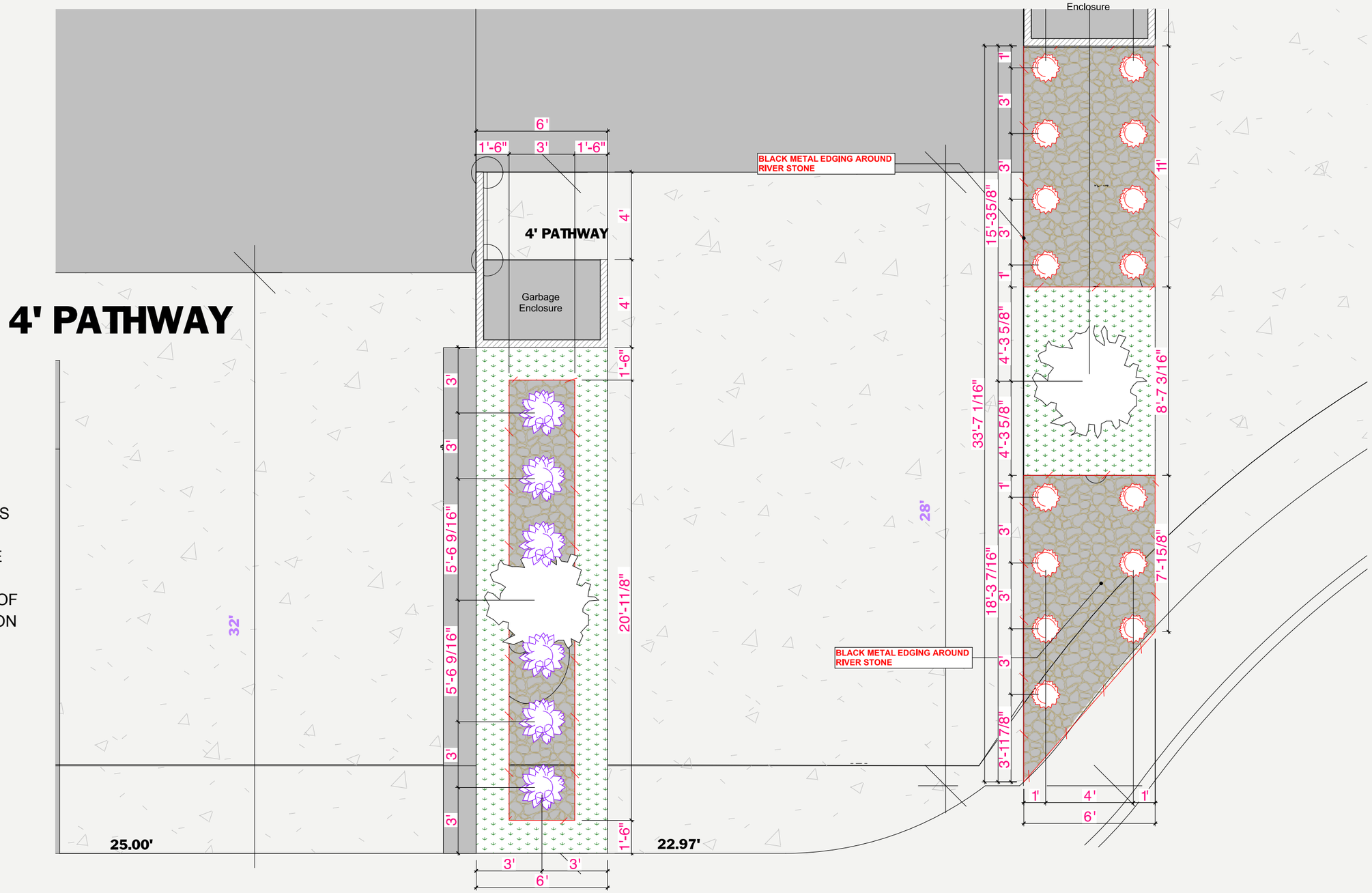
BLACK METAL EDGING AROUND RIVER STONE

*PRIVACY WALL SHALL BE BUILT TO HEIGHT OF GARBAGE ENCLOSURE (SEE GARBAGE ENCLOSURE EXHIBIT) AND CONNECT TO THE FRONT FOYER OF ENTRANCE ON PROPERTY LINE. POSITION ON LEFT OR RIGHT PER SITE PLAN EXHIBIT.

Front Garden Exhibits

Non-Standard Designs, Lot 39

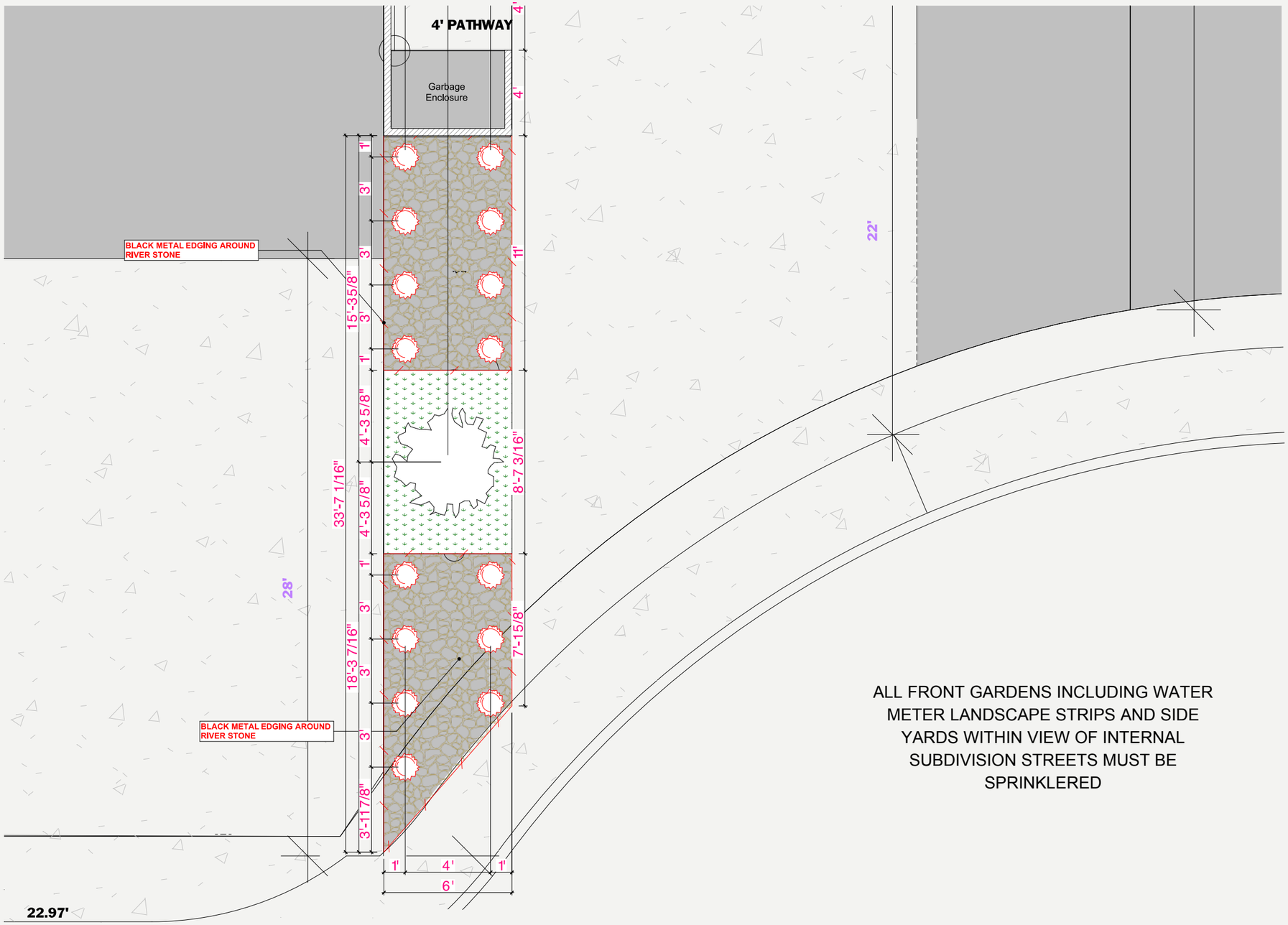
ALL FRONT GARDENS INCLUDING WATER METER LANDSCAPE STRIPS AND SIDE YARDS WITHIN VIEW OF INTERNAL SUBDIVISION STREETS MUST BE SPRINKLERED



*PRIVACY WALL SHALL BE BUILT TO HEIGHT OF GARBAGE ENCLOSURE (SEE GARBAGE ENCLOSURE EXHIBIT) AND CONNECT TO THE FRONT FOYER OF ENTRANCE ON PROPERTY LINE. POSITION ON LEFT OR RIGHT PER SITE PLAN EXHIBIT.

Front Garden Exhibits

Non-Standard Designs, Lot 40

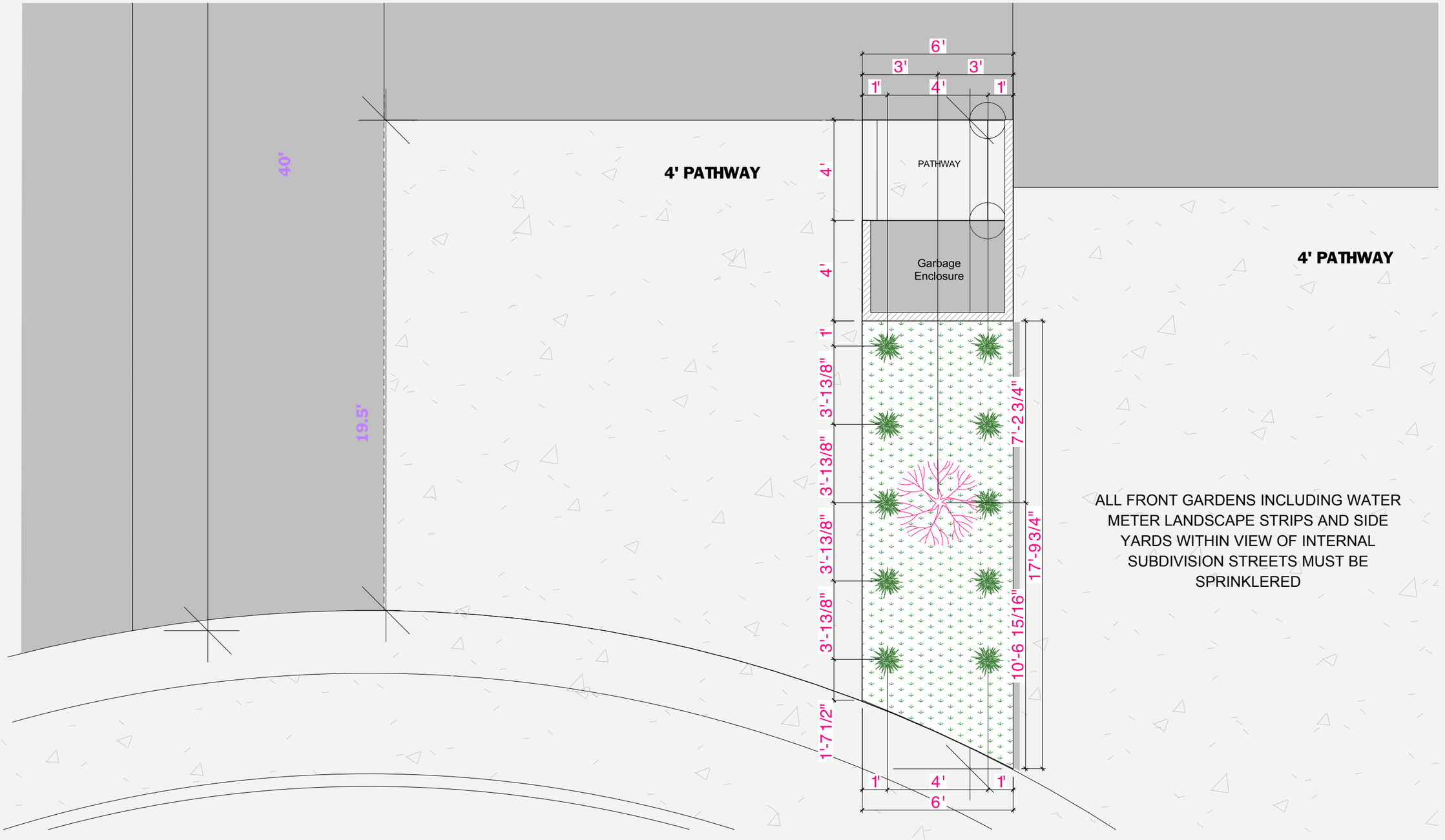


ALL FRONT GARDENS INCLUDING WATER METER LANDSCAPE STRIPS AND SIDE YARDS WITHIN VIEW OF INTERNAL SUBDIVISION STREETS MUST BE SPRINKLERED

*PRIVACY WALL SHALL BE BUILT TO HEIGHT OF GARBAGE ENCLOSURE (SEE GARBAGE ENCLOSURE EXHIBIT) AND CONNECT TO THE FRONT FOYER OF ENTRANCE ON PROPERTY LINE. POSITION ON LEFT OR RIGHT PER SITE PLAN EXHIBIT.

Front Garden Exhibits

Non-Standard Designs, Lot 41

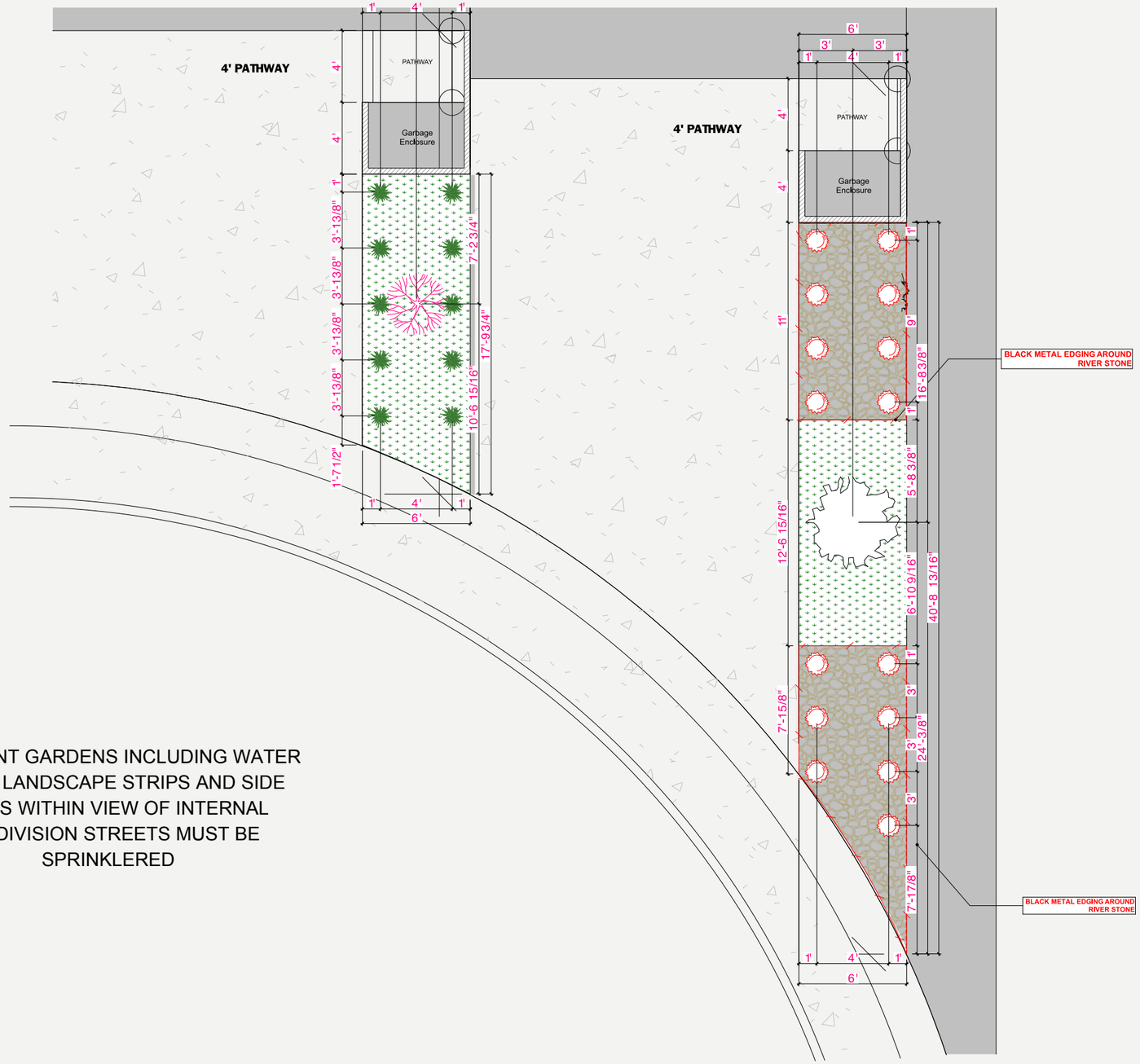


ALL FRONT GARDENS INCLUDING WATER METER LANDSCAPE STRIPS AND SIDE YARDS WITHIN VIEW OF INTERNAL SUBDIVISION STREETS MUST BE SPRINKLERED

*PRIVACY WALL SHALL BE BUILT TO HEIGHT OF GARBAGE ENCLOSURE (SEE GARBAGE ENCLOSURE EXHIBIT) AND CONNECT TO THE FRONT FOYER OF ENTRANCE ON PROPERTY LINE. POSITION ON LEFT OR RIGHT PER SITE PLAN EXHIBIT.

Front Garden Exhibits

Non-Standard Designs, Lot 42

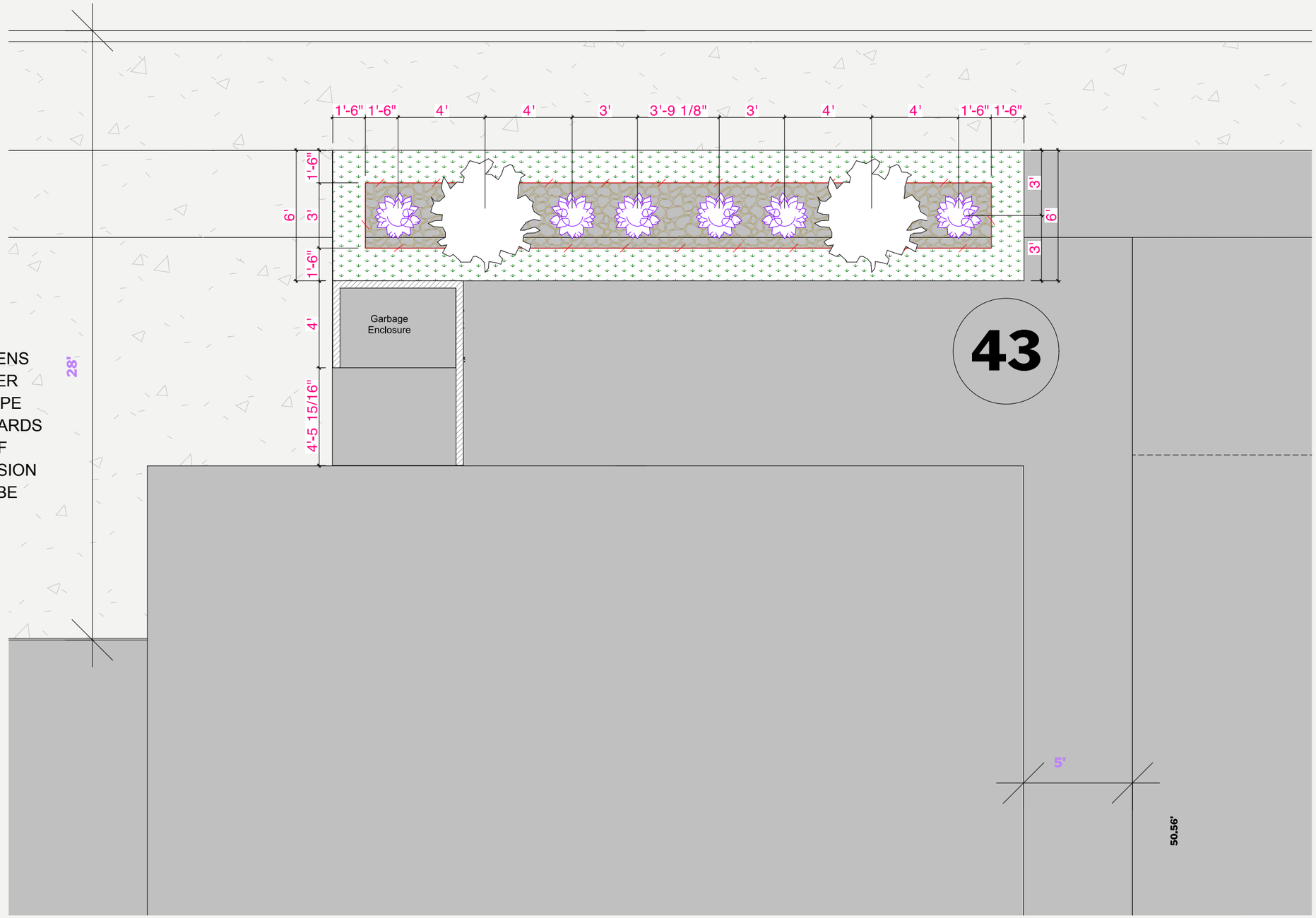


ALL FRONT GARDENS INCLUDING WATER METER LANDSCAPE STRIPS AND SIDE YARDS WITHIN VIEW OF INTERNAL SUBDIVISION STREETS MUST BE SPRINKLERED

*PRIVACY WALL SHALL BE BUILT TO HEIGHT OF GARBAGE ENCLOSURE (SEE GARBAGE ENCLOSURE EXHIBIT) AND CONNECT TO THE FRONT FOYER OF ENTRANCE ON PROPERTY LINE. POSITION ON LEFT OR RIGHT PER SITE PLAN EXHIBIT.

Front Garden Exhibits

Non-Standard Designs, Lot 43



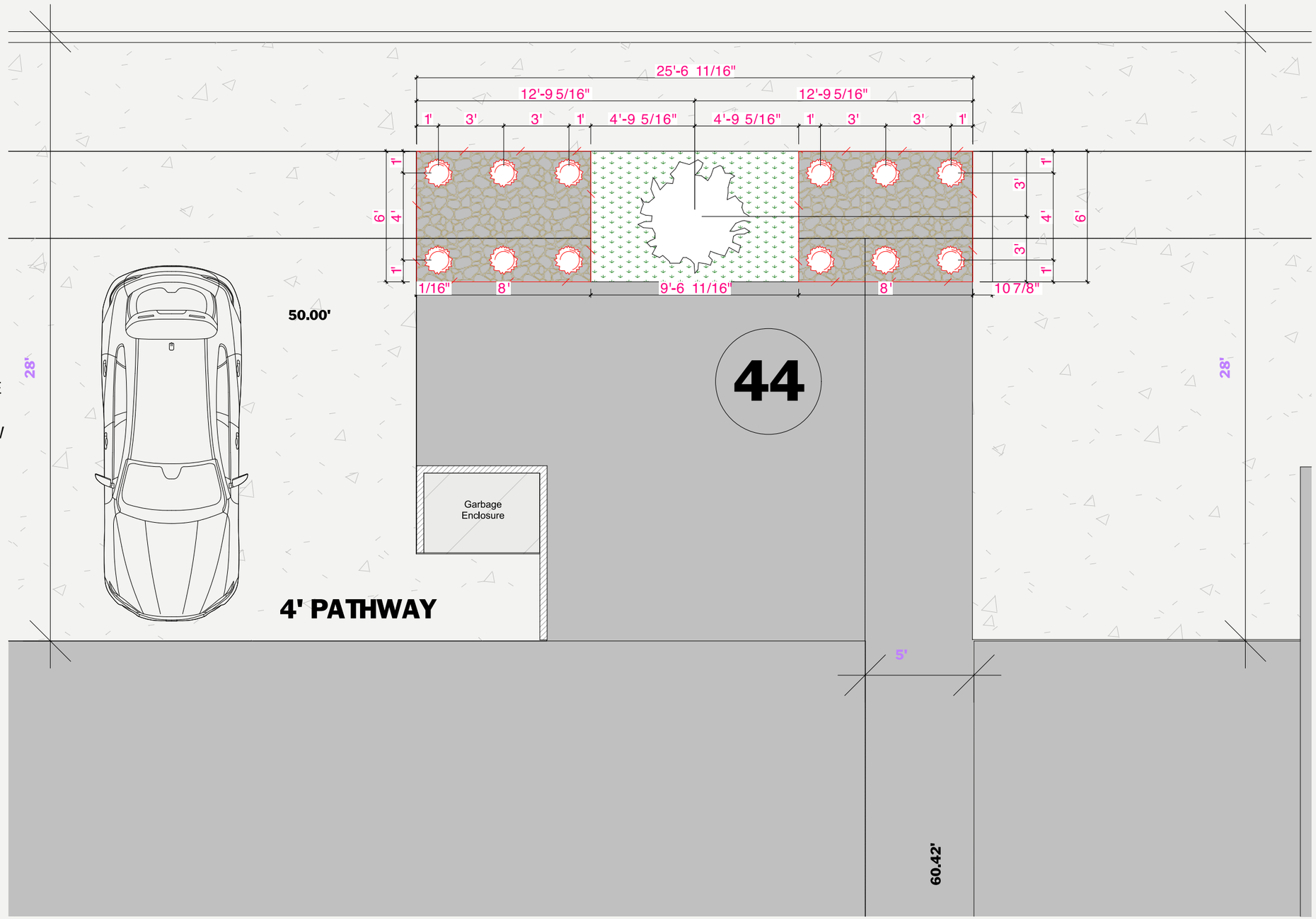
ALL FRONT GARDENS INCLUDING WATER METER LANDSCAPE STRIPS AND SIDE YARDS WITHIN VIEW OF INTERNAL SUBDIVISION STREETS MUST BE SPRINKLERED

*PRIVACY WALL SHALL BE BUILT TO HEIGHT OF GARBAGE ENCLOSURE (SEE GARBAGE ENCLOSURE EXHIBIT) AND CONNECT TO THE FRONT FOYER OF ENTRANCE ON PROPERTY LINE. POSITION ON LEFT OR RIGHT PER SITE PLAN EXHIBIT.

Front Garden Exhibits

Non-Standard Designs, Lot 44

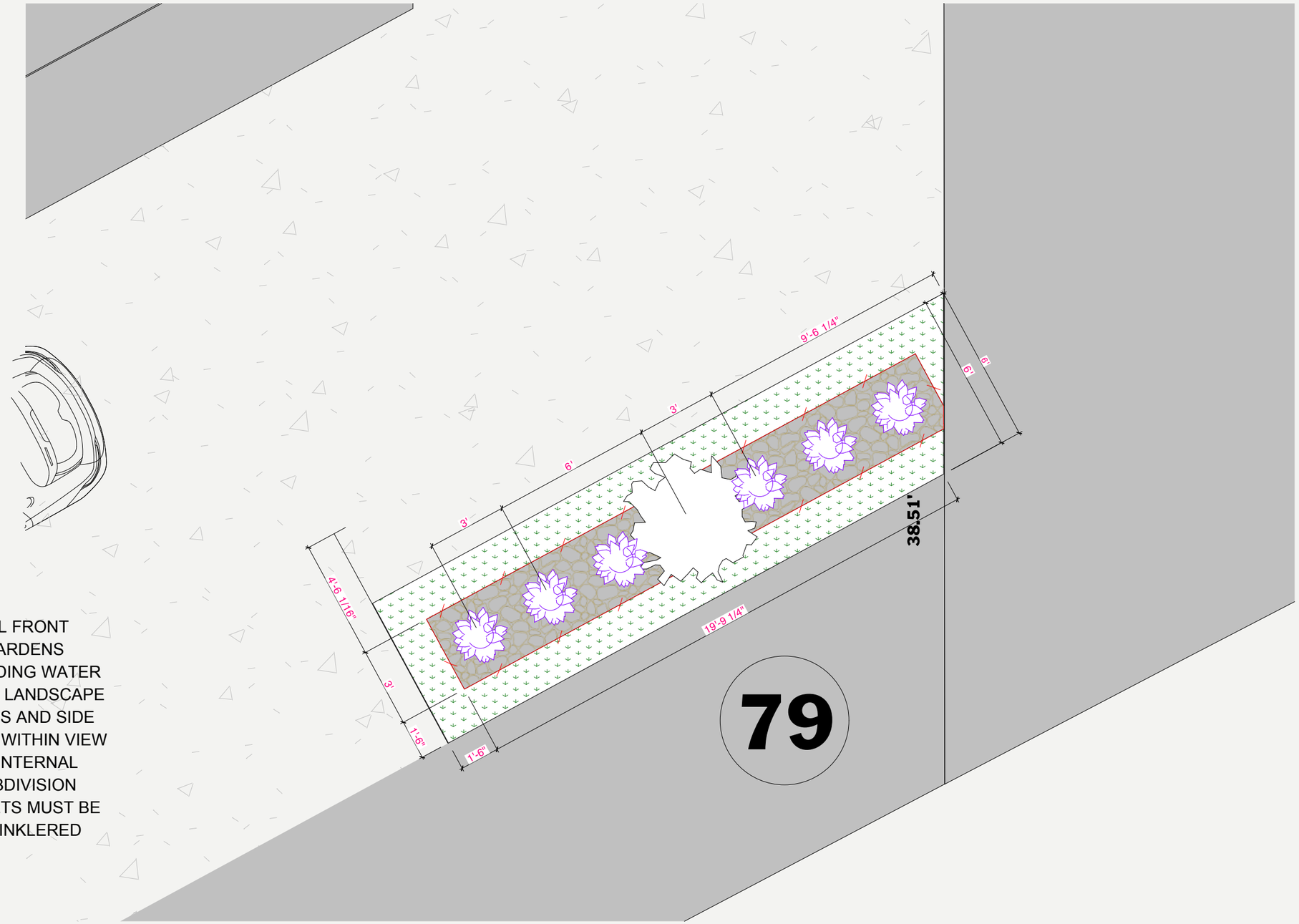
ALL FRONT GARDENS INCLUDING WATER METER LANDSCAPE STRIPS AND SIDE YARDS WITHIN VIEW OF INTERNAL SUBDIVISION STREETS MUST BE SPRINKLERED



*PRIVACY WALL SHALL BE BUILT TO HEIGHT OF GARBAGE ENCLOSURE (SEE GARBAGE ENCLOSURE EXHIBIT) AND CONNECT TO THE FRONT FOYER OF ENTRANCE ON PROPERTY LINE. POSITION ON LEFT OR RIGHT PER SITE PLAN EXHIBIT.

Front Garden Exhibits

Non-Standard Designs, Lot 79

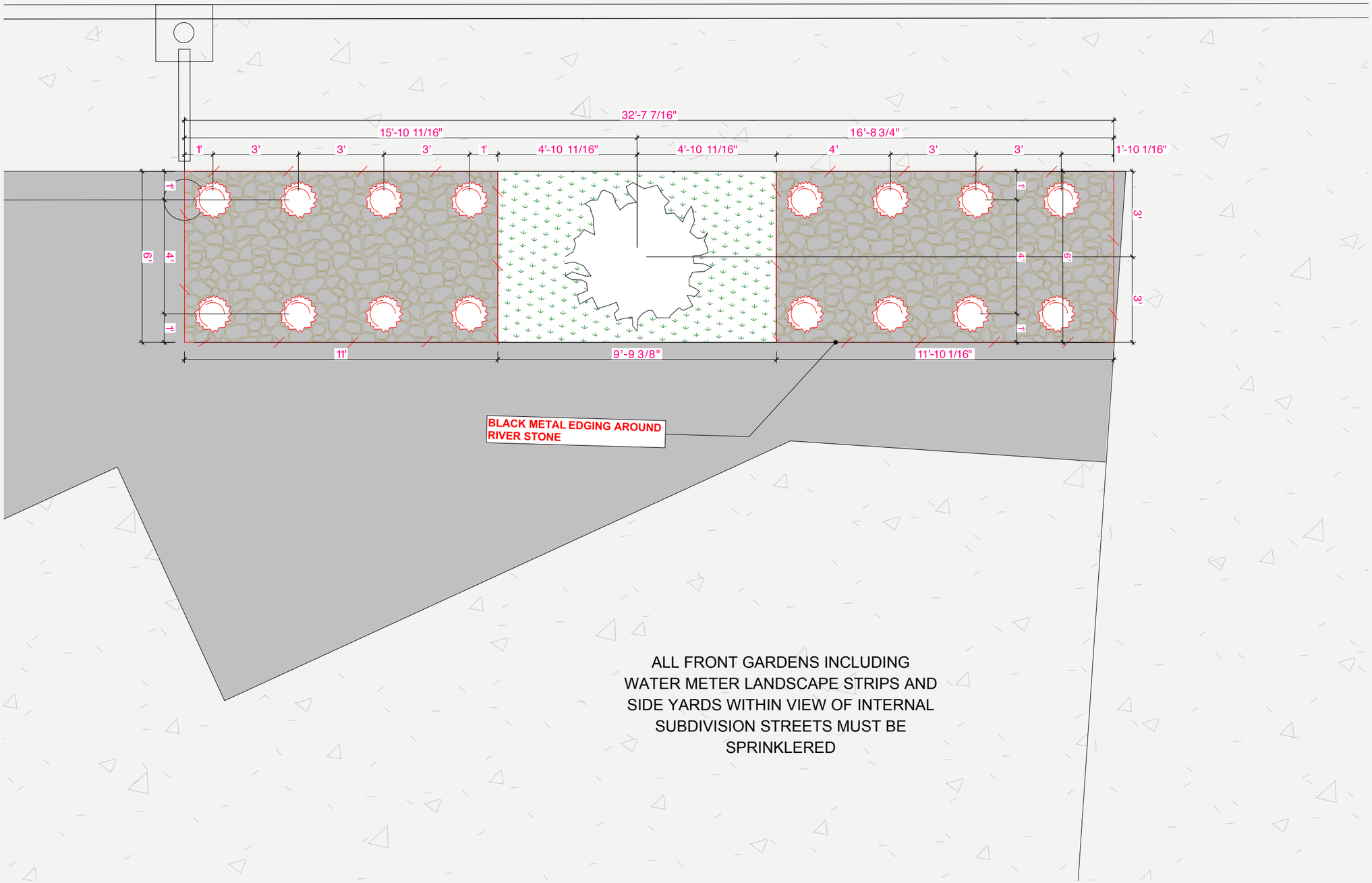


ALL FRONT GARDENS INCLUDING WATER METER LANDSCAPE STRIPS AND SIDE YARDS WITHIN VIEW OF INTERNAL SUBDIVISION STREETS MUST BE SPRINKLERED

*PRIVACY WALL SHALL BE BUILT TO HEIGHT OF GARBAGE ENCLOSURE (SEE GARBAGE ENCLOSURE EXHIBIT) AND CONNECT TO THE FRONT FOYER OF ENTRANCE ON PROPERTY LINE. POSITION ON LEFT OR RIGHT PER SITE PLAN EXHIBIT.

Front Garden Exhibits

Non-Standard Designs, Lot 80



ALL FRONT GARDENS INCLUDING WATER METER LANDSCAPE STRIPS AND SIDE YARDS WITHIN VIEW OF INTERNAL SUBDIVISION STREETS MUST BE SPRINKLERED

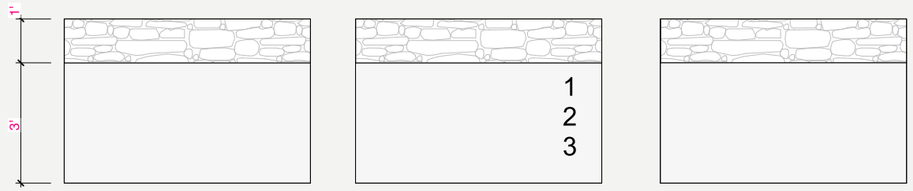
*PRIVACY WALL SHALL BE BUILT TO HEIGHT OF GARBAGE ENCLOSURE (SEE GARBAGE ENCLOSURE EXHIBIT) AND CONNECT TO THE FRONT FOYER OF ENTRANCE ON PROPERTY LINE. POSITION ON LEFT OR RIGHT PER SITE PLAN EXHIBIT.

Garbage Enclosure Exhibit

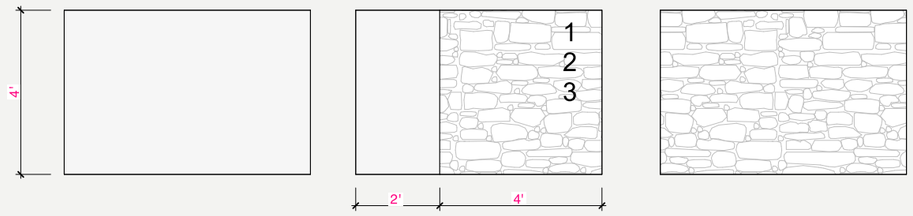
Garbage Enclosure Options

LEFT FRONT RIGHT

Option 1



Option 2

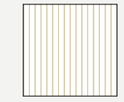




SPEC 1

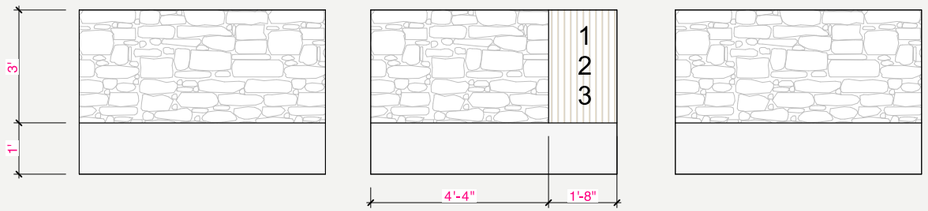


SPEC 2

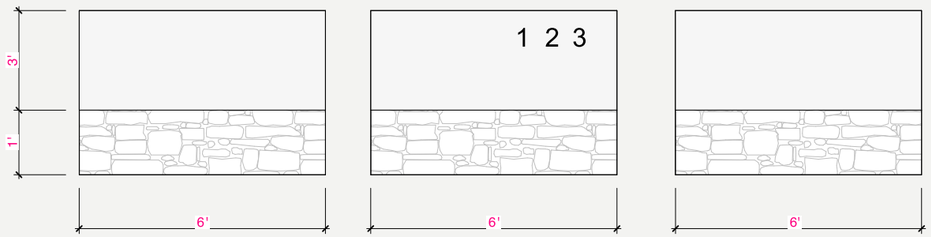


SPEC 3

Option 3



Option 4

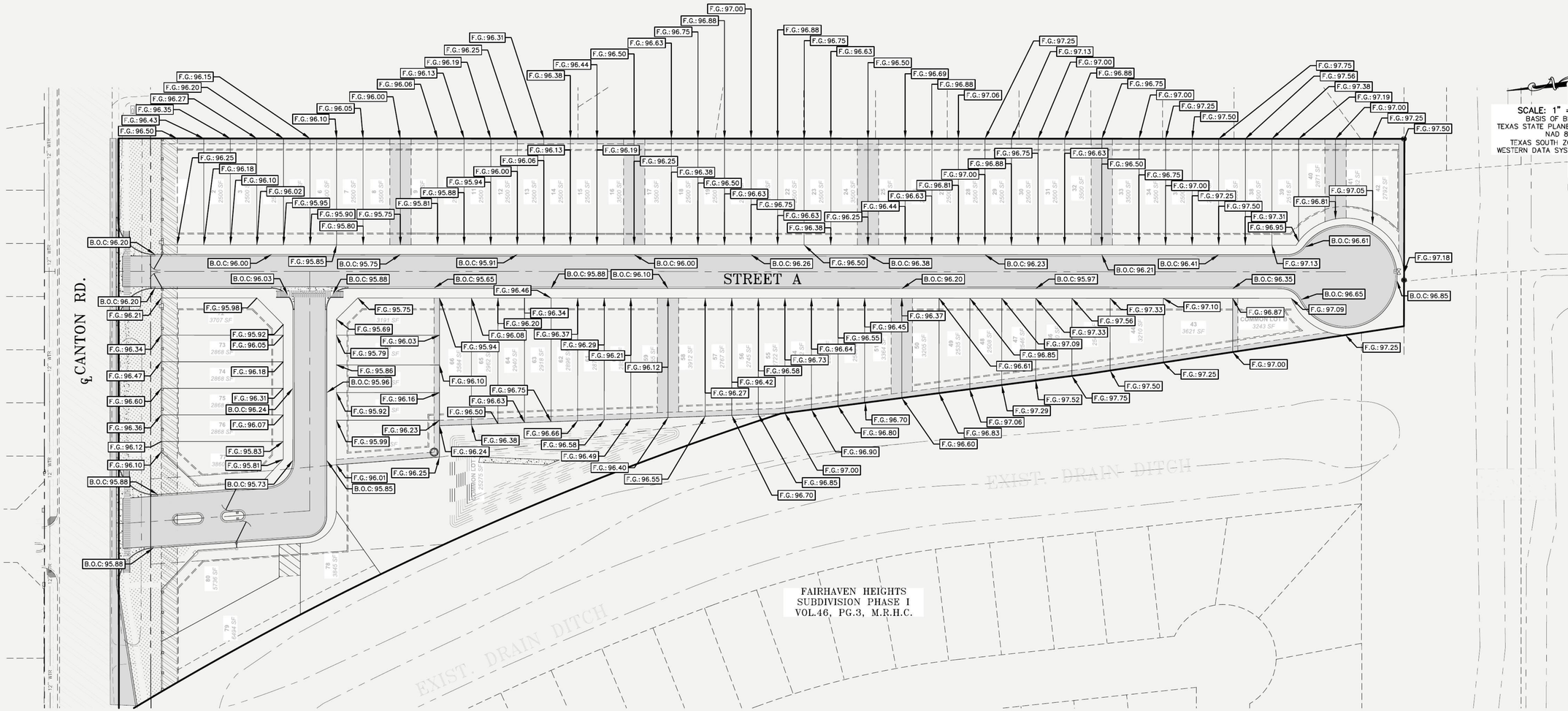


All 6' Wide to outside edges (to match front yard width) x 4' Tall x 4' Deep. 4" Block Wall on Slab on grade, rebar and cells filled per City of Edinburg Code. Side facing entrance can be left open.

*PRIVACY WALL SHALL BE BUILT TO HEIGHT OF GARBAGE ENCLOSURE AND CONNECT TO THE FRONT FOYER OF ENTRANCE ON PROPERTY LINE. POSITION ON LEFT OR RIGHT PER SITE PLAN EXHIBIT.

Mandatory Lot Finish Grade Exhibit

Finished Grade Plan



RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED PROFESSIONAL ENGINEER

ISSUED FOR:
CONSTRUCTION

PROJECT:
LOT FINISH GRADE LAYOUT
GARDEN WALK AT CANTON SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	H.G, F.R.
SCALE:	1"=50'
DATE:	JANUARY 14, 2026
PROJECT:	SUB 24 034
REVISIONS:	
PAGE NO:	SHT 9B

Y:\RGE SUBDIVISIONS 2024\SUB 24.034- MICHALE CANTU - CANTON TOWNHOMES\DWG\SUB 24.034_SHT 09 DRAINAGE LAYOUT.dwg GABRIEL 1/14/2026 2:50 PM

THANK YOU for being part of Garden Walk!



GARDEN WALK

BE PART OF THIS EXCITING NEW COMMUNITY IN THE HEART OF EDINBURG!

Call **Today** To Reserve Your Lot!

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