

GREEN BRANCH RIDGE HOMEOWNERS' ASSOCIATION, INC

LANDSCAPING POLICY

STATE OF TEXAS §

COUNTY OF BRAZOS §

WHEREAS, the property encumbered by this Landscaping Policy is that property initially restricted by the Declaration of Covenants, Conditions and Restrictions for Green Branch Ridge, recorded with the Brazos County Clerk's office. File #1433201, Volume 17283, Page 11, as same has been or may be amended from time to time ("Declaration"), and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Green Branch Ridge Homeowners'

This policy provides refinement to the existing Section II.B. General Restrictions included in the Green Branch Ridge Homeowners Association's Declaration of Covenants, Conditions and Restrictions. The Architectural Control Committee shall not unduly burden homeowners but shall enforce minimum landscape standards to mitigate soil erosion runoff and promote a cohesive look within the HOA boundaries.

1. General Restriction: "Landscaping for each **LOT** in the **SUBDIVISION** shall include a grass lawn surrounding the entire residence on such **LOT** or **PARCEL**."

Refinements:

- a. Ensure coverage in areas between the house and the street that are not otherwise landscaped to prevent soil erosion;
- b. Landscaping shall not be utilized to display language or content.
- c. Accent lighting along the driveways, "landing strip" style is discouraged. Two lights may be placed at the end of each driveway as needed for architectural accent, wayfinding, etc.
- d. Refer to attached Exhibit A – Planting List for examples of lawn grasses.

2. General Restriction: "All lawns and any vacant **LOTS** shall be mowed and maintained at all times..."

Refinements:

- a. Lawn maintenance includes regular mowing as appropriate for the season, edging and trimming around all trees, along fences, meter boxes, gas markers, etc.
- b. Flower bed and landscaped area maintenance includes regular weed control, replacement of unhealthy or dead plants, and pruning as needed to ensure a neat appearance.
- c. Vacant lots shall be mowed throughout the mowable area, including the street right of way.

3. General Restriction: "...**LOT** shall include a flower bed extending across the front and down one side of the residence."

Refinements:

- a. River rock and mulch may be used interchangeably in bed areas.
- b. Landscaping shall not be utilized to display language or content.

4. General Restriction: "A minimum of two (2) trees must be planted and maintained in the front yard of each LOT. Each such tree must be two to three inches combined trunk caliber purchased in a 30-gallon container."

Refinements:

- a. Refer attached Exhibit A – Planting List for recommendations.

I. CERTIFICATION

I hereby certify that, as President of the Green Branch Ridge Homeowner's Association, Inc., the foregoing Fencing Policy was approved on the 18th day of October, in the year 2023, at a meeting of the Board of Directors at which a quorum was present.

DATED this the 18th day of October 2023

Signature: _____

Print Name: JOE HEGWOOD

Title: President

STATE OF TEXAS §

COUNTY OF BRAZOS §

BEFORE ME, on this day personally appeared Joseph Hewood, President of the Green Branch Ridge Homeowners' Association, Inc by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes herein expressed and in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal this the 18th day of October, 2023.



J. Myers
Notary Public, State of Texas

After Recording, Please Return To:
Toni Myers
Beal Properties
3363 University Dr East Suite 215
Bryan Texas 77802

GREEN BRANCH RIDGE HOMEOWNERS' ASSOCIATION



LANDSCAPING POLICY EXHIBIT "A"



Brazos County

Suggested Landscape Plants for Brazos County

2019 edition

Contributors: Brazos County Horticulturist, Master Gardeners & AgriLife Extension Specialists

- Brazos County's physical features are predominantly **alkaline, loamy, dark surface soils and clay subsoils**.
- The climate includes **39.1 inches** average annual rainfall, average January **minimum temperature of 39° F**, average July **maximum temperature of 94° F**, the average first freeze date is **November 29** and the average last freeze date is **February 27** but temperatures can and have dipped into the mid to upper 30s throughout those months.
- The county is in USDA **Hardiness Zone 8b** and AHS **Plant Heat Zone 9**, with 120-150 days at or above 88° F.
- Water, whether municipal or well, is typically alkaline and has a Total Dissolved Solids averaging 500-550 parts per million, of which a little over 200 parts per million is dissolved sodium.
- Criteria: 1) selection of plants is based on availability, with some less available, underutilized good selections included. 2) For convenience, shrubs that have dwarf varieties are listed separately, in appropriate size category. 3) Selection assumes that user has alkaline soil and does not include plants requiring acidic soil, ie. azalea. 4) Size is average for the species based on local weather conditions. 5) Water needs assume that plant is established, as all plants require more water when first planted.

2619 Highway 21 West Bryan, TX 77803 Tel. 979.823.0129 <http://brazosmg.com> <http://brazos.agrilife.org> www.facebook.com/brazosmg

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Suggested Landscape Plants for Brazos County

Edging and Groundcover							
Common Name(s)	Botanical Name	Size	Light	Water Needs	Flower Color	Blooms	Description/Notes
Ajuga or Carpet Bugleweed	<i>Ajuga reptans</i>	4" - 6"	PS Sh	M-H	blue	spr	Evergreen matlike groundcover. Bronze leaf varieties: 'Bronze Beauty'; 'Caitlin's Giant' (8" flower spikes). 'Burgundy Glow' (cream, pink foliage).
Asiatic Jasmine	<i>Trachelospermum asiaticum</i>	12" - 18"	S PS Sh	L	white	spr	Small, dark green, leathery leaf; creates a dense, fast growing, evergreen groundcover.
Asparagus Fern	<i>Asparagus spp.</i>	1' - 2'	PS Sh	M	white	sum	Long arching stems with airy, light green foliage. Not a true fern. Cold tender groundcover.
Aztec Grass	<i>Liriope muscari</i>	1' - 2'	PS Sh	L	white	sum	Evergreen perennial; grass-like edging/groundcover; green and silver variegated foliage
Dalea, Gregg*	<i>Dalea greggii</i>	6" - 12"	S	L	purple	sum-fall	Silver-green airy foliage. Useful on slopes; winter hardy; well-drained dry soils; open growth.
Juniper	<i>Juniperus conferta</i>	≤18" x 6'	S PS	L	NA	NA	Spreading evergreen shrub. Dense blue-green needled foliage; cold tolerant. Variety: 'Blue Pacific'.
Juniper	<i>Juniperus procumbens 'Nana'</i>	1' x 6'	S PS	L	NA	NA	Dwarf evergreen shrub like a groundcover. Spiny blue- or gray-green needles. Variety: 'Green Mound'.
Liriope	<i>Liriope muscari</i>	10" - 18"	PS Sh	M	purple spikes	sum	Grass-like evergreen edging/groundcover. Shear in spring. Varieties: 'Majestic', 'Variegata', 'Big Blue'. <i>Liriope spicata</i> is aggressive.
Mondo Grass	<i>Ophiopogon japonicus</i>	8" - 16"	PS Sh	M	white	sum	Grass-like edging/groundcover; requires fertile, well-drained soil. Dwarf form available.
Purple Heart	<i>Setcreasea pallida</i>	12" - 18"	S Sh	L	pale pink	spr-fall	Sprawling cold tender groundcover; deep purple foliage; small flowers.
Rain Lily	<i>Zephyranthes candida</i>	8" - 10"	S PS	M	white, pink	sum-fall	Evergreen edging or border plant; long, thin foliage. Blooms after rain. Planted as bulbs that naturalize with some re-seeding.
Silver Ponyfoot	<i>Dichondra argentea</i>	2" x 3'	S PS	L	NA	NA	Silver round leaved foliage on runners; requires good drainage; can grow aggressively; can over winter in mild years, otherwise perennial.
Verbena	<i>Verbena x hybrida</i>	1' x 3'	S	L	purple	spr-sum	Perennial evergreen trailing groundcover. 'Homestead Purple' is a Texas Superstar.
Vinca or Periwinkle	<i>Vinca minor</i>	6" - 12"	PS Sh	L	purple, white, blue	spr-sum	Dark green-leaved groundcover. Spreads by trailing rooting shoots. <i>Vinca major</i> is aggressively growing form (pink, red, white flowers)
Wedelia	<i>Wedelia trilobata</i>	1' - 3'	S PS	L	yellow	sum-fall	Vigorous creeping evergreen groundcover; forms thick mat that can be maintained at 2'-3' tall.
Woolly Stemodia*	<i>Stemodia lanata</i>	1' x 2'	S PS	L	white, lavender	spr-fall	Evergreen groundcover with silvery whitish grey foliage. Needs good drainage. Delicate tiny blooms.

* = Native Plant

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Water needs noted "L" are considered drought tolerant, once established

Suggested Landscape Plants for Brazos County

Ornamental Grasses							
Common Name	Botanical Name	Size	Light	Water Needs	Flower Color	Blooms	Description/Notes
Bluestem, Little*	<i>Schizachyrium scoparium</i>	2'	S	L	tan	fall	Bunchgrass with slender blue-green foliage; fine textured, finger-like seed heads; striking, mahogany fall color.
Feathergrass, Mexican	<i>Nassella tenuissima</i>	1' - 2'	S	L	NA	NA	Bunching grass with hairlike foliage that yellows with age. Re-seeds summer to fall.
Fountain Grass, Dwarf	<i>Pennisetum alopecuroides</i>	2' - 3'	S	L-M	white seed heads	sum, fall	Small, tender; for mass plantings, borders. Needs moisture in dry periods. Varieties: 'Hameln', 'Little Bunny' (1'x2'), 'Piglet' (2'x3').
Fountain Grass, Purple	<i>Pennisetum setaceu</i>	3' - 4'	S PS Sh	L	tan	fall	Lush, deep-purple foliage; in ground or container; cold tender perennial.
Inland Sea Oats*	<i>Chasmanthium latifolium</i>	2' - 4'	PS Sh	M	green	sum	Graceful drooping oat-like seed heads; freely re-seeds; useful in woodland areas; tolerates moisture.
Maiden Grass	<i>Miscanthus sinensis</i>	varies	S PS	L	varies	sum-fall	Clump-forming; slender, 1/2" wide leaves arch from the ground. Varietal heights range from 2' to 8'.
Muhly, Bamboo	<i>Muhlenbergia dumosa</i>	4' - 5'	S PS	L	tan	late sum-win	Delicate, light green, airy foliage. Attractive, tall mounding shape. Cold tender. Fine textured seed stalks.
Muhly, Deer*	<i>Muhlenbergia rigens</i>	3' - 4'	S PS	L	yellow	late sum-fall	Robust, drought tolerant grass, aka Meadow Muhly; upright blooms, resembles a small pampas grass.
Muhly, Gulf*	<i>Muhlenbergia capillaris</i>	18" - 3'	S PS	L	feathery pink seed heads	fall	Narrow blade foliage with wispy, pink plumes in late summer to fall. Re-seeds.
Muhly, Lindheimer's*	<i>Muhlenbergia lindheimeri</i>	2' - 6'	S PS	L	feathery seed heads	fall	Blue-green foliage. Purplish flower spikes that age to silvery beige. Cold tolerant.
Napier Grass	<i>Pennisetum hybrid</i>	4' - 6'	S	L	blooming spp are invasive		Wide deep-purple leaves. No seeds. Heat/drought tolerant. Texas Superstar 'Princess Caroline' - no bloom.
Switchgrass*	<i>Panicum virgatum</i>	3' - 8'	S	L	beige	fall	Tall blue- or olive-green foliage. Delicate flower spike. Can grow aggressively. Tolerates wet conditions.

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Suggested Landscape Plants for Brazos County

Small Shrubs (1ft to 3ft)							
Common Name	Botanical Name	Size	Light	Water Needs	Flower Color	Blooms	Description/Notes
Boxwood, Small-leaved	<i>Buxus sinica var. insularis</i>	2' - 4'	S PS	M	yellow	spr	Glossy evergreen; tolerates pruning; best sited in morning sun. Avoid disturbing shallow roots. Varieties: 'Wintergreen', 'Winter Gem', 'Baby Gem'. Japanese and Korean cultivars are suggested.
Indian Hawthorne	<i>Rhaphiolepis indica</i>	2' - 3'	S PS	M	pink, white	spr	Mounding evergreen with dark green leathery foliage. Varieties: 'Minor', 'Georgia Petite', 'Indian Princess'.
Juniper, Japanese	<i>Juniperus procumbens 'Nana'</i>	1' x 8'	S PS	L	NA	NA	Evergreen, with needled blue-green foliage; slow, horizontal growth. Varieties: 'Blue Shore', 'Blue Creeper'.
Nandina, Dwarf	<i>Nandina domestica</i>	1' - 3'	PS Sh	M	NA	NA	Attractive foliage, grows densely. Varieties: 'Harbour Dwarf', 'Nana Purpurea' (reddish-purple), 'Nana', 'Fire Power' colorful evergreen foliage.
Rosemary, Prostrate	<i>Rosmarinus officinalis 'Prostratus'</i>	1' - 3'	S	L-M	blue, lavender	sum	Evergreen with aromatic, needle-like foliage, trailing growth habit. Many varieties.
Yaupon Holly, Dwarf*	<i>Ilex vomitoria 'Nana'</i>	3' - 4'	S PS	L-M	NA	NA	Dense evergreen with round form; some size variation among varieties: 'Compacta', 'Bordeaux'-aka-'Condeaux', 'Nana', 'Stokes'-aka-'Schillings'.
Shrub-like:							
Aspidistra or Cast-Iron Plant	<i>Aspidistra elatior</i>	2' - 3'	PS Sh	L	NA	NA	Evergreen perennial, grows in clumps of long 18-20", dark green, broad, erect leaves.
Holly Fern	<i>Cytomium falcatum</i>	2' - 3'	PS Sh	L-M	NA	NA	Evergreen fern with dark-green shiny fronds of holly-like leaflets; cold hardy.
Red Yucca*	<i>Hesperaloe parviflora</i>	2' - 3'	S	L	pink, red, salmon	NA	Evergreen, dark green rosette of long, thin leaves rising fountain-like from the base; long bloom spikes.
Foxtail Fern	<i>Asparagus densiflorus 'Myersii'</i>	2' - 3'	PS Sh	L-M	white	NA	Semi-evergreen, erect, bottlebrush-like stems hold soft, needle-like leaves; red berries in fall; useful in containers.

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Suggested Landscape Plants for Brazos County

Medium Shrubs (3ft to 6ft)							
Common Name	Botanical Name	Size	Light	Water Needs	Flower Color	Blooms	Description/Notes
Abelia	<i>Abelia grandiflora</i>	3' - 6'	S PS	M	pink, white	sum - fall	Evergreen or variegated. Light pruning required. Varieties: 'Frances Mason', 'Edward Goucher', 'Sherwoodii', 'Canyon Creek', 'Mardi Gras', 'Compact'.
American Beautyberry*	<i>Callicarpa americana</i>	4' - 6'	PS Sh	L	pink	sum	Attractive, light green, deciduous; magenta-colored berries in fall. Small, delicate flower clusters. Prefers dependable moisture.
Barbados Cherry, dwarf*	<i>Malpighia glabra</i>	3' - 6'	S PS	L	pink	spr - fall	Delicate, semi-evergreen foliage grows in mound-like form. Small pink flowers are followed by bright red fruits favored by birds.
Bottlebrush, dwarf	<i>Callistemon citrinus</i>	3' - 4'	S	L-M	red	spr, sum, fall	Cold-tender; whorled blue-green foliage. Variety 'Little John' is small version of standard size. Cold hardy with some leaf damage below freezing.
Cotoneaster, Grey Leaf	<i>Cotoneaster glaucophyllus</i>	3' - 5'	S PS	L-M	white	spr	Evergreen, with small greyish green leaves; very small flowers; red berries persist through winter.
Holly, dwarf Burford	<i>Ilex cornuta</i>	4' - 6'	S PS	M	white	spr	Compact form of 'Burford Holly', dark evergreen foliage with red berries.
Indian Hawthorn	<i>Rhaphiolepis indica</i>	3' - 5'	S PS Sh	L-M	white, pink	spr	Rounded form evergreen. Compact growth habit. Varieties with some disease resistance: 'Clara', 'Snow White', 'Ballerina', 'Pinkie', 'Springtime'.
Juniper	<i>Juniperus chinensis</i>	4' - 6'	S PS	L	NA		Compact, evergreen with fountain-like form. Arching branches of dark, mint-green foliage. Variety: 'Sea Green'.
Nandina	<i>Nandina domestica</i>	3' - 5'	PS Sh	L-M	white	spr	Evergreen; bronze-colored new growth turns reddish in winter. Varieties: 'Compacta' (red berries) and 'Gulf Stream'.
Palmetto, Texas dwarf*	<i>Sabal minor</i>	4' - 5'	PS Sh	M	white	spr	Ground-hugging, rugged palm; pale green to bluish fan-like evergreen leaves on spineless stems.
Pittosporum, dwarf	<i>Pittosporum tobira</i>	3' - 4'	S PS	M	cream	spr	Evergreen compact shrub, with a low, rounded form, 'Wheeler's Dwarf'. Variegated form available.
Rose, Earth-Kind	<i>Rosa</i>	3' - 5'	S PS	M	varies	spr, sum, fall	Disease- & pest-resistant. Varieties to prune to size: 'Knock Out', 'Marie Daly', 'The Fairy', 'Belinda's Dream', 'Perle d' Or'. http://earthkind.tamu.edu .
Rosemary, upright	<i>Rosmarinus officinalis</i>	3' - 5'	S	L	blue, white	spr - fall	Woody perennial herb, fragrant evergreen, needle-like leaves; well-drained soil; cold tolerant. Varieties: 'Arp', 'Hill Hardy'.
Texas Sage or Cenizo*	<i>Leucophyllum frutescens</i>	4' - 6'	S	L	purple, pink	sum - fall	Flowers periodically. Silver foliage. Evergreen; drought tolerant; well-drained soil. Varieties: 'Compacta', 'Silverado'; <i>L. langmaniae</i> 'Lowery's Legacy'.
Thryallis 'Golden Showers'	<i>Galphimia glauca</i>	4' - 5'	S	M	yellow	spr - frost	Semi-evergreen; handsome bronzy foliage. Upright, open form. Cold hardy
Viburnum, Walter	<i>Viburnum obovatum</i>	4' - 5'	PS Sh	M	white clusters	late winter	Semi-evergreen to deciduous; dense small leaves; flower clusters followed by shiny red to black berries. 'Mrs. Schiller's Delight' 2-4 feet
Wax Myrtle, dwarf*	<i>Myrica pusilla</i>	4' - 5'	S PS	L	white	spr	Airy, aromatic evergreen, with yellow-green foliage. Variety: 'Don's Dwarf'.

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Suggested Landscape Plants for Brazos County

Large Shrubs (6ft to 20ft)							
Common Name	Botanical Name	Size	Light	Water Needs	Flower Color	Blooms	Description/Notes
Abelia	<i>Abelia grandiflora</i>	6' - 8'	S PS	M	white with pink tinge	spr to sum	Semi-evergreen; glossy dark green leaves. Fragrant funnel-shaped flowers. Variety: 'Glossy Abelia'. Persistent ornamental sepals.
Bottlebrush	<i>Callistemon citrinus</i>	10' - 15'	S	M	red	spr, sum	Drought tolerant in well drained soil. Blue-green whorled, semi-evergreen foliage. Many varieties. Some foliage damage in sub-freezing temperatures.
Cleyera	<i>Temstroemia gymnanthera</i>	6' - 8'	PS Sh	M	white	spr	Glossy, evergreen leathery leaves with new growth turning from red to bronze as the leaves age.
Elaeagnus or Silverberry	<i>Elaeagnus pungens</i>	8' - 12'	S PS	L	silver-white	fall	Evergreen, olive-gray leaves, on long arching branches in a mounded form; grows aggressively.
Holly	<i>Ilex x</i>	10' - 12'	S PS	M	white	spr	Dark green serrated evergreen leaves and loads of red berries. More berries with a male pollinizer. Look for: 'Patriot Red', 'Liberty', or 'Robin'.
Holly, Nellie R. Stevens	<i>Ilex cornuta x aquafolium</i>	10' - 15'	S PS	L-M	white	spr	Dense evergreen, pyramidal form, red berries with pollinator, May be pruned as a tree form or used as hedge.
Holly, Chinese (Burford)	<i>Ilex cornuta 'Burfordii'</i>	8' - 10'	S PS	M	white	spr	Dense evergreen with dark green leaves. Bright red berries, last into winter. Some varieties do not reliably produce berries.
Holly, Foster's	<i>Ilex x attenuata 'Fosteri'</i>	15' - 20'	S PS	M	white	spr	Vigorous spreading evergreen. Bears abundant, large, orange-red berries. 'Savannah' or 'East Palatka'.
Jasmine, Primrose	<i>Jasminum mesnyi</i>	6' - 7'	S PS	L	yellow	late winter to spr	Old-fashioned evergreen, with fountain-like, long, slender arching stems. Fast growing.
Juniper, Chinese	<i>Juniperous chinensis</i>	7' - 10'	S PS	L	NA	NA	Pyramidal form, extremely dense branching, blue-green, needle and scale-like foliage 'Blue Point'.
Myrtle, Southern Wax	<i>Myrica cerifera</i>	10' - 15'	S PS	M	white	sum	An evergreen, upright shrub with small leaves. Ideal for hedge and may be pruned.
Oleander	<i>Nerium oleander</i>	varies	S	L	pink, yellow, apricot, red	sum	Typically large, rounded, dense evergreen, semi-upright shrubs. Some dwarf varieties available. Heat and drought tolerant. All parts poisonous.
Photinia, Redtip	<i>Photinia x Fraseri</i>	10' - 15'	S	L	white	spr	Evergreen shrub with bright red new growth. Susceptible to fungal disease. Useful as hedge; may be pruned.
Pineapple Guava	<i>Acca sellowiana</i>	8' - 12'	S PS	L-M	pink	spr or early sum	Handsome evergreen, with grey green foliage; can be trained as a small tree; edible fruit.
Pittosporum	<i>Pittosporum tobira</i>	8' - 12'	S PS	L	white	spr	Tough, evergreen shrub growing in a mounded form with whorled foliage; salt tolerant; well drained soil.
Pomegranate	<i>Punica granatum</i>	12' - 15'	S PS	M	orange	sum	Semi-evergreen, dense shrub. Some varieties bear edible fruit. Dwarf and non-fruited varieties available.
Senna, Flowering	<i>Cassia corymbosa</i>	5' - 6'	S	M	yellow	sum to fall	Semi-evergreen, dark green leaves. Showy bloomer. Attracts butterflies. Cold hardy. Re-seeds.
Viburnum, Walter	<i>Viburnum obovatum</i>	8' - 20'	PS Sh	L	white	late winter	Evergreen. Handsome foliage can be pruned or sheared; many cultivars.
Wax Myrtle, Southern*	<i>Myrica cerifera</i>	10' - 12'	S PS	L-M	white	spr	Broadly rounded evergreen shrub or small tree. Aromatic, glossy olive-green foliage, with grayish-white fruit.
Yew, Japanese	<i>Podocarpus macrophyllus</i>	10' - 20'	S PS Sh	M	light yellow	spr	Evergreen, columnar form shrub that takes well to shearing. Flat, needle like, dark green leaves. Height varies: 'Maki' does not grow as tall as species.

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Suggested Landscape Plants for Brazos County

Small Trees (10ft to 20ft)							
Common Name	Botanical Name	Size	Light	Water Needs	Flower Color	Blooms	Description/Notes
Buckeye, Mexican*	<i>Ungnadia speciosa</i>	8' - 12'	S PS	L	pink, purple	early spr	Deciduous; open multi-stemmed. Interesting seed pods. Dry site preferred.
Chaste Tree or Vitex	<i>Vitex agnus-castus</i>	10' - 20'	S PS	L	lilac, pink, blue, white	sum	Deciduous; multi-trunk large shrub/small tree. Terminal spikes of fragrant flowers. Self-seeding.
Cherry Laurel*	<i>Prunus caroliniana</i>	25' - 30'	PS Sh	L	white, cream	late winter to spr	Evergreen; fast growing; clusters of small white flowers. Excellent tall hedge. May be pruned.
Chinese Fringe Tree	<i>Chionanthus retusus</i>	15' - 20'	PS Sh	M	white	spr	Deciduous. Upright branching, deciduous "tree" with shrublike growth. Both male and females bloom, with small fruit on females.
Crapemyrtle	<i>Lagerstroemia indica</i> <i>Lagerstroemia x Fauiei</i>	<3' - >20'	S PS	M	many	sum	Deciduous. Multi-trunked. Bark exfoliates on some varieties. Long bloom period. Variety lists: http://www.clemson.edu/crapemyrtle ; http://aggie-horticulture.tamu.edu/databases/crapemyrtle
Cypress, Arizona	<i>Cupressus arizonica</i>	15' - 20'	S	L	NA	NA	Evergreen. Tightly growing; silvery blue; conical. Widely adapted. Look for 'Blue Ice'.
Holly, Possumhaw*	<i>Ilex decidua</i>	10' - 15'	S PS	L	red berries	spr	Deciduous; multi-trunked, with leaves similar to yaupon holly. Persistent red berries on female plants from November to March.
Holly, Yaupon*	<i>Ilex vomitoria</i>	15' - 25'	S PS	L	red berries	spr	Evergreen; multi-trunked. Red berries during winter on female plants. Flowers are not notable.
Hop Tree	<i>Ptelea trifoliata</i>	15' - 20'	S PS	M	greenish-white	spr	Deciduous. Blooms have a citrus scent. Host plant for caterpillars. Adapted to most soils. Attracts butterflies.
Kidneywood, Texas	<i>Eysenhardtia texana</i>	up to 15'	S	L	white	sum	Deciduous. Open, airy, shrublike tree with finely divided leaves. Fragrant flowers of 3-4 inch bloom spikes. Attractive bark.
Mountain Laurel, Texas*	<i>Sophora secundiflora</i>	10' - 12'	S PS	L	purple	spr	Evergreen. Slow growing. Often multi-trunked, with shrublike form. Exceptionally fragrant, pendulous blooms. Requires well drained soil.
Plum, Mexican*	<i>Prunus mexicana</i>	15' - 20'	PS Sh	L-M	white	spr	Deciduous. Edible fruit. Needs good drainage. Best grown as an under-story tree.
Redbud, 'Oklahoma'	<i>Cercis reniformis</i> 'Oklahoma'	10' - 15'	PS Sh	M	pinkish purple	spr	Deciduous. Moderate grower. Blossoms cover the branches in spring. Attractive glossy leaves.
Redbud, Texas*	<i>Cercis canadensis var.texensis</i>	10' - 15'	PS Sh	M	pink to magenta	spr	Deciduous. Vivid pink flowers cover the branches in spring. Very glossy, dark-green foliage has wavy edges.
Viburnum, Rusty Blackhaw*	<i>Viburnum rufidulum</i>	15' - 20'	PS Sh	L	white	late spr	Deciduous. Glossy leaves; fragrant flowers, blue berries, and fall color.
Whitebud, Texas*	<i>Cercis canadensis var.texensis alba</i>	10' - 15'	PS Sh	L	white	spr	Deciduous. White flowering form of the Texas Redbud.

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Suggested Landscape Plants for Brazos County

Trees							
Common Name	Botanical Name	Size	Light	Water Needs	Flower Color	Blooms	Description/Notes
Ash, Texas*	<i>Fraxinus texensis</i>	40' - 50'	S	L	not noteworthy		Deciduous; relatively fast growing tree that requires good drainage. Note: 'Arizona Ash (<i>Fraxinus velutina</i>) is not suggested.
Cedar, Eastern Red*	<i>Juniperus virginiana</i>	40' - 50'	S	M	not noteworthy		Evergreen juniper with upright growth form. Good screen plant. Foliage turns bronze in cold weather.
Chinese Pistache	<i>Pistacia chinensis</i>	50' - 60'	S PS	L	not noteworthy		Deciduous; noted for fall color; moderately fast growth, with male specimens preferred for overall performance.
Cypress, Bald*	<i>Taxodium distichum</i>	40' - 60'	S PS	L-H	not noteworthy		Deciduous; likes deep, moist soils. Foliage may brown in heat and drought; notable fall color. Small conelike fruit.
Cypress, Montezuma	<i>Taxodium mucronatum</i>	40' - 60'	S PS	L-H	not noteworthy		Semi-evergreen; likes deep, moist soils. Foliage may brown in heat and drought; notable fall color. Small conelike fruit.
Desert Willow*	<i>Chilopsis linearis</i>	15' - 30'	S PS	L	white, pink or burgundy	spr to fall	Deciduous airy foliage; trumpet-shaped 3" long flower; well-drained site; open form.
Elm, Cedar*	<i>Ulmus crassifolia</i>	to 90'	S PS	L	not noteworthy		Deciduous; upright growing; can withstand heavy, poorly drained or compacted clay soils. Fall color.
Elm, Lacebark	<i>Ulmus parvifolia</i>	40' - 50'	S	M	not noteworthy		Deciduous; grows relatively fast; fall color. Draping shape requires formative pruning. Handsome bark. Variety 'Drake'.
Oak, Bur*	<i>Quercus macrocarpa</i>	to 70'	S	L-M	not noteworthy		Deciduous and very adaptable. Needs lots of space and deep soil. Moderate growth rate.
Oak, Chinquapin*	<i>Quercus muehlenbergii</i>	to 70'	S	M	not noteworthy		Deciduous. Stately form. Good for deeper soils. Requires additional water until established. Moderate growth rate.
Oak, Live*	<i>Quercus virginiana</i>	to 80'	S	M	not noteworthy		Evergreen; best used in large, open spaces. Main leaf drop is in early spring.
Oak, Mexican/ Monterrey*	<i>Quercus polymorpha</i>	to 40'	S	M	not noteworthy		Semi-evergreen with medium sized leaves. Prefers deep soil. Sheds some leaves in spring when new leaves emerge.
Pecan*	<i>Carya illinoensis</i>	to 100'	S	H	not noteworthy		Deciduous; nut-producing. Best in good, deep soils. Performs better with deep watering. State Tree of Texas.
Sycamore, Mexican	<i>Platanus mexicana</i>	50' - 60'	S PS	M	not noteworthy		Deciduous; upright; fairly rapid growth. Handsome, peeling bark, large leaves with silvery underside and round, ping-pong ball sized fruit.

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Suggested Landscape Plants for Brazos County

Agave-Cacti-Succulents							
Common Name	Botanical Name	Size	Light	Water Needs	Flower Color	Blooms	Description/Notes
Agave, Century Plant	<i>Agave americana</i>	6' - 10'	S PS	L	white	spr	Temperatures below 15° can cause damage. Plant blooms rarely and then dies. Watch out for leaf tip spines. Habitat for birds and small animals.
Hens and Chicks	<i>Graptopetalum paraguayense</i>	6-12" x 20"	S PS	L	white	spr	Silvery, blue-gray, fleshy foliage in a rosette form, grows at the tips of stems. Good as groundcover and in containers.
Cactus, Prickly Pear*	<i>Opuntia spp.</i>	3' - 4'	S	L	yellow	late spr to sum	Pads (edible flattened stems) covered in spines, grow in clumps or mounds. Prefers well-drained alkaline soil. Some species are spineless.
Iceplant	<i>Aptenia cordifolia</i> x <i>A. haeckeliana</i> hybrid	6" x 3'	S	L	red	late spr to fall	Mat-forming perennial. Heart-shaped green leaves; bright red multi-rayed flowers. Well-drained soil. Should be covered if frost is expected.
Sotol*	<i>Dasyliirion wheeleri</i>	5' - 6'	S	L	yellow	sum	Drought tolerant desert plant. Rosette of arching, blue-green leaves with toothed margins. Requires good drainage. 10' flower spikes.
Yucca, Softleaf*	<i>Yucca recurvifolia</i>	3' - 4'	S PS	M	white to pale green	sum	Soft, pliable foliage. Deer eat blooms but not foliage.

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Suggested Landscape Plants for Brazos County

Vines							
Common Name	Botanical Name	Size	Light	Water Needs	Flower Color	Blooms	Description/Notes
Blue Sky Flower	<i>Thunbergia grandiflora</i>	to 20'	S PS	M	blue	sum	Vigorous evergreen. This plant can climb 20' onto supporting structures or trees.
Butterfly Vine	<i>Mascagnia macroptera</i>	6' x 12'	S PS	L	yellow	sum to fall	Thrives in the heat. Prefers well-drained soil; very drought tolerant. Semi-evergreen depending on winter temperatures.
Carolina Jessamine*	<i>Gelsemium sempervirens</i>	6' - 20'	S PS	L	yellow	early spr	Twining vine. Flowers in late winter-early spring. Attracts hummingbirds.
Clematis	<i>Clematis spp</i>	4' - 30'	S PS	M	blue, pink, red, white	spr to fall	Deciduous to semi-evergreen. Many species and cultivars. Keep roots cool in shade, top in sun. Provide a structure for climbing.
Coralvine	<i>Antigonon leptopus</i>	6' - 30'	S PS	L	white or rose pink	late sum and fall	Rapidly growing climber that holds on by tendrils. Quickly covers a structure. Dies back in winter.
Crossvine*	<i>Bignonia capreolata</i>	6' - 30'+	S PS	M	yellow or coral	spr	Tendrill vine attaches to trellis. Aggressive climber. Attracts hummingbirds. 'Tangerine Beauty'.
Fig Ivy	<i>Ficus pumila</i>	25' - 30'	S PS	M	NA	NA	Evergreen, self-clinging, vigorous dense foliage clings firmly to surface.
Honeysuckle, Coral*	<i>Lonicera sempervirens</i>	6' - 12'	S PS	L	coral	spr to sum	Tubular blooms attract hummingbirds. Suitable for smaller structures. Semi-evergreen.
Jasmine, Confederate	<i>Trachelospermum jasminoides</i>	12' - 16'	S PS	L	white	spr to sum	Fragrant bloom. Glossy leaves. Aggressive in shady areas. Semi-evergreen.

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Suggested Landscape Plants for Brazos County

Perennials							
Common Name	Botanical Name	Size	Light	Water Needs	Flower Color	Blooms	Description/Notes
Artemisia	<i>Artemisia sp</i>	2' - 3'	S PS	L	not noteworthy	NA	Aromatic, lace-like, blue-gray foliage. Low maintenance.
Black-eyed Susan*	<i>Rudbeckia fulgida</i>	2' - 2'	S PS	L-M	yellow with dark centers	sum	Large daisy-like blooms. Butterfly nectar. 'Goldsturm'.
Bulbine	<i>B. frutescens</i>	1' - 2'	S PS	L	orange and yellow	winter to spr	Aloe-like sword-shaped leaves. Cold tender.
Butterfly Weed	<i>Asclepias tuberosa</i>	3' - 4'	S	L	red yellow	sum	Showy plant with brilliant flowers that attract butterflies. Dark green lance shaped leaves.
Canna	<i>Canna x generalis</i>	4' - 5'	S	L-M	red, orange, yellow	sum	Large, broad leafed, tropical looking foliage; flowers similar to lily or iris are borne on tall stalks emerging from the center easily grown.
Cast-Iron Plant	<i>Aspidistra elatior</i>	2' - 3'	Sh	L	NA	NA	Long (3-4" wide) evergreen leaves. Slow growing. Good understory plant for dry shade.
Chile Pequin*	<i>Capsicum annuum</i>	2' - 4'	S PS	L	white	sum to fall	Red peppers are very hot. Perennial only in mild winter. Reseeds. Birds love the red fruit.
Chrysanthemum, Garden	<i>Chrysanthemum sp</i>	10" - 18"	S	L	many colors	fall	Dense, evergreen foliage; daisy-like flowers; easily grown.
Columbine, Texas Gold*	<i>Aquilegia chrysantha Hinckleyana</i>	1' - 2'	PS Sh	M	yellow	spr	Prefers moist, well-drained soil. Reseeds. Dormant in summer without water. Semi-evergreen, attracts hummingbirds. 'Texas Gold'.
Coreopsis*	<i>Coreopsis grandiflora</i>	1' - 2'	S	L-M	yellow	spr to sum	Upright flowers above rosette like foliage. 'Sunray' and 'Baby Sun' are tighter, more compact.
Cuphea	<i>Cuphea ilavea</i>	1' - 3'	S PS	L-M	red/purple	spr to frost	Compact, shrub-like form. Very heat tolerant. Cold tender. Masses of unique flowers. Variety: 'Batface'.
Cuphea	<i>Cuphea micropetala</i>	2' - 3'	S	M	orange/red	sum to fall	Rounded, bushy sub-shrub. Cigar shaped flowers. Prefers well drained soil. Winter hardy.
Daisy, Blackfoot	<i>Melampodium leucanthum</i>	10" - 2'	S	L	white with yellow centers	spr and sum	Small, daisy-like blooms with loose, open growth. Requires dry conditions. Excellent rock garden plant.
Daisy, Copper Canyon	<i>Tagetes lemmonii</i>	3' - 4'	S	L	yellow	fall	Bushy, semi-evergreen shub with daisy-like flower. Strongly scented leaves.
Day Lily	<i>Hemerocallis sp</i>	1' - 3'	S	L	many colors	late spr - sum	Clumps of long, narrow evergreen leaves; trumpet shaped, large flowers borne on tall stalks; thousands of varieties.
Esperanza, Yellow Bells*	<i>Tecoma stans</i>	4' - 6'	S	L-M	yellow or orange	sum to fall	Showy trumpet shaped blooms. Dark green leaves. Heat tolerant but cold tender. 'Gold Star'.
Fall Aster*	<i>Aster oblongifolium</i>	2' - 3'	S PS	L	purple/ lavender	fall	Bushy mounding growth. Gray green leaves. Fine textured flowers covered with purple, daisy like flowers.
Fern, River	<i>Theylypteris kunthii</i>	3' - 3'	PS Sh	M-H	NA	NA	Bright green, arching fronds. Tolerates wet conditions. Prefers rich soil.
Firebush	<i>Hamelia patens</i>	3' - 5'	S	M	orange-red	sum to fall	Handsome foliage. Shrub form. Long blooming easy care tropical. Tubular flowers attract hummingbirds. Cold tender.
Gaura*	<i>Gaura lindheimeri</i>	2' - 3'	S PS	L	pink or white	spr to fall	Flowers borne on tall, thin stems above clump form growth. Repeat blooms.

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Suggested Landscape Plants for Brazos County

Perennials							
Common Name	Botanical Name	Size	Light	Water Needs	Flower Color	Blooms	Description/Notes
Gayfeather	<i>Liatris mucronata</i>	1' - 3'	S	L	lavender or white	Aug. to frost	Stiff, upright, unbranched stems, small purple flowers. Flowers borne on long wandlike spikes.
Hardy Hibiscus	<i>Hibiscus moscheutos</i>	2' - 6'	S	M	Many colors	sum to frost	8-12" strikingly beautiful blooms give a tropical effect. Many cultivars available. Hummingbirds.
Honeysuckle, Mexican	<i>Justicia spicigera</i>	2' - 4'	S PS	M	orange	year round	Evergreen with yellow-green leaves; moderate-fast growing. Hardy to 28°. Attracts hummingbirds.
Indigo Spires	<i>Salvia</i>	4' - 5'	S PS	L	blue/purple	spr to frost	Sprawling growth habit.
Iris, Bearded	<i>Iris germanica</i>	1' - 3'	S	L - M	variety	spr	Flowers with stunning blooms. Spreads slowly. Needs well drained soil. <i>Iris albicans</i> - cemetery white.
Iris, Louisiana	<i>Iris sp</i>	2' - 5'	S PS	M-H	Many colors	spr	Graceful, flattish blossoms on 2-5 foot tall stems, carried above and among long, narrow, semi-evergreen, sword shaped leaves.
Lantana	<i>Lantana x hybrida</i>	2' - 4'	S	L	multi-colored	spr to frost	May be used as a deciduous groundcover. Low maintenance. Prolific blooming. Can be cold tender.
Lantana, Trailing	<i>Lantana montevidensis</i>	1' - 4'	S	L	lavender or white	spr to frost	May be used as a groundcover. Very tolerant of poor, dry soil. Attracts butterflies.
Maximilian Sunflower	<i>Helianthus maximiliani</i>	to 10'	S	M-H	yellow	sum - fall	Tall stems clumps that spread to 3' wide. Narrow spires of 3" flowers.
Mexican Mint Marigold	<i>Tagetes lucida</i>	2' - 3'	S PS	L	yellow/orange	fall	Tarragon-flavored culinary herb. Spreads over time.
Oregano, Mexican	<i>Poliomintha longiflora</i>	3' - 4'	S PS	L	lavender/pink	sum	Aromatic foliage. Shear to maintain form.
Penstemon, Gulf Coast *	<i>Penstemon tenuis</i>	1' - 1.5'	PS Sh	M - H	lavendar white	spr	Handsome, rich green foliage grows in rosette form. Flowers borne on tall stalks. Attracts hummingbirds.
Phlox	<i>Phlox paniculata</i>	1' - 3'	S	M	pinks	sum	Heat tolerant, erect growing form topped with multi-flower clusters. 'John Farick' is Texas Superstar.
Plumbago	<i>Plumbago auriculata</i>	3' - 6'	S PS	M	sky blue or white	sum	Light green foliage. Does best with morning sun and afternoon shade. Attracts hummingbirds. Cold tender.
Pride of Barbados	<i>Caesalpinia pulcherrima</i>	5' - 6'	S	M	red/orange	sum to fall	Showy flowers for hot weather. Attractive dense foliage. Tender, tropical-like.
Purple Coneflower*	<i>Echinacea angustifolia</i>	15" - 2'	S	M	pink	sum	Native variety outperforms hybridized varieties. Large, daisy shaped flowers with cone-shaped center borne on tall stalks above rosette foliage. Butterfly attractant.
Rock Rose*	<i>Pavonia lasiopetala</i>	2' - 3'	S PS	L	pink or white	some until fall	Small, open growth shrub-like form. Very few blooms after spring.
Sage, Autumn*	<i>Salvia greggii</i>	2' - 3'	S		red, pink, white or coral	spr to frost	1" long blooms. Hummingbirds attractor. Many varieties available. Small, compact shrub-like growth.
Sage, Blue*	<i>Salvia farinacea</i>	3' - 3'	S		dark blue	spr to sum	Variety of native blue sage but better adapted to home landscape. Adapted to most soils. Flowers attract butterflies and bees.
Sage, Mexican Bush	<i>Salvia leucantha</i>	4' - 5'	S	L	purple and white	late sum to fall	Silver-green, lance-like foliage. An all purple variety is available.

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Perennials							
Common Name	Botanical Name	Size	Light	Water Needs	Flower Color	Blooms	Description/Notes
Shrimp Plant	<i>Beloperone guttata</i>	2' - 3'	S PS	L - M	coral-red, yellow-green	sum-fall	Open growth form, with shrimp-shaped blooms borne above light green foliage.
Skullcap	<i>Scutellaria suffrutescens</i>	1' - 3'	S PS	L	many colors	sum	Low growing covered in small blooms. Mounding plant with tidy appearance.
Sky Flower or Duranta	<i>Duranta erecta</i>	4' - 10'	S PS	M	blue, white, yellow	sum	Fine texture. Prefers well-drained soil. More flowers in full sun. Cold tender.
Society Garlic	<i>Tulbaghia violacea</i>	1' - 2'	S PS		pink, lavender, white	spr to sum	Dainty heads of flowers on stalks rise above clumps of foliage. Brushing against plants gives garlic fragrance.
Sweet Violet	<i>Viola odorata</i>	6" - 8"	PS Sh	L	violet	winter to spr	Evergreen, becoming semi-dormant during summer, but comes back in cool temperatures; prefer moist, well drained rich soil.
Spiderwort*	<i>Tradescantia spp.</i>	1' - 3'	PS Sh	M	purple, pink, white	spr	Clump forming sword-shaped leaves; flowers borne on talk stalks. Dormant summer to fall, with winter emergence.
Turk's Cap*	<i>Malva viscus drummondii</i>	3' - 4'	PS Sh	L	red, white	late spr to fall	Light, open growth form. Unique shaped flowers; spreads via underground rhizomes.
Verbena, Tall	<i>Verbena bonariensis</i>	3' - 5'	S	L	violet	sum-fall	Rapid growing, clump forming, tender perennial; dark green foliage. Flowers borne on very tall stems above leaves. Butterfly attractant.
Verbena	<i>Verbena x hybrida</i>	8" - 10"	S PS	M	purple	spr- sum	Multi-stemmed, creeping plant. Hardy perennial. Foliage may last through mild winter. Variety: 'Homestead Purple'
Yarrow	<i>Achillea spp.</i>	1' - 2'	S PS	L	white, yellow, red, pink	late spr and sum	Forms solid mat groundcover with finely-cut, fern-like leaves. Attracts butterflies.
Bulbs							
Amaryllis, Johnson's or Hardy Amaryllis	<i>Hippeastrum x johnsonii</i>	24"	S PS	L	red with white	spr	Large trumpet shaped flowers with white star centers; semi-evergreen foliage; carefree.
Crinum	<i>Crinum sp</i>	2' - 3'	S PS	L	many colors	spr, sum, fall	stalk rising above foliage. Most common form is 'Milk and Wine' - deep burgundy with white stripe.
Narcissus	<i>Narcissus sp.</i>	18" - 24"	S PS	L	white, yellow	winter	Easily grown varieties that naturalize in Zone 8b: 'Grand Primo' 'Erlcheer' 'Italicus' 'Golden Dawn' 'Winston Churchill'.
Oxblood Lily	<i>Rhodophiala bifida</i>	12" - 16"	S PS	L	red, pink	late sum	Brightly colored red funnel-shaped flowers appear first, followed by long green, grass like foliage. Easily grown.
Snowflake	<i>Leucojum aestivum</i>	18" - 24"	S PS	L	white	winter	Naturalizing bulb, bell shaped delicate flower of white petal with green dot; cut foliage when it yellows; prefer dryness in summer.
Spider Lily	<i>Lycoris radiata</i>	16" - 20"	S PS	L	coral, yellow, pink, white	late sum, early fall	Stems are topped with spider-like flowers with wavy-edged segments and long stamens. Wide, strappy foliage follows flowering. Easily grown.

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VG-267-2023-1514258

Brazos County
Karen McQueen
County Clerk

Instrument Number: 1514258
Volume : 18893
Real Property Recordings

Recorded On: October 20, 2023 10:09 AM

Number of Pages: 16

" Examined and Charged as Follows: "

Total Recording: \$82.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

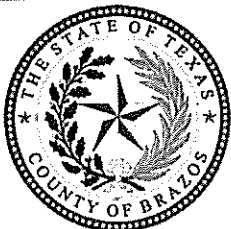
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1514258
Receipt Number: 20231020000031
Recorded Date/Time: October 20, 2023 10:09 AM
User: Lana G
Station: CCLERK09

Record and Return To:

BEAL PROPERTIES
3363 UNIVERSITY DR E SUITE 215
BRYAN TX 77802



STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX