

1. 5:30 P.M. Agenda 10-5-2021

Documents:

[AGENDA 10-5-2021 FINAL SIGNED.PDF](#)

2. Packet 10-5-2021

Documents:

[PACKET.PDF](#)



Chris Amarante, Commissioner
Aaron Fowler, Commissioner
Zolaina Parker, Commissioner

Michaela Monson, Chairperson

Kristen Dixon, Commissioner
Jeff Nichols, Vice Chairperson
Danny Simpson, Commissioner

PLANNING & ZONING COMMISSION AGENDA

October 5, 2021

5:30 PM

Northlake Town Hall

1500 Commons Circle, Suite 300

Northlake, Texas 76226

A. CALL TO ORDER

B. BRIEFING

1. Briefing on Master Thoroughfare Plan Amendment and development agreement with Kenneth and Cathy Frisby

C. PUBLIC INPUT

This item is available for citizens to address the Planning & Zoning Commission on any issues that are not the subject of a public hearing. No action by law may be taken on the topic. The presiding officer reserves the right to impose a time limit on this portion of the agenda.

D. NEW BUSINESS

1. Consider approval of the minutes from regular Planning & Zoning Commission meeting held on August 31, 2021
2. Consider approval of a Preliminary Plat of Pecan Square, Phase 3&4 North, a proposed residential development consisting of 681 lots on a 202.57-acre tract of land in the F.W. Thornton Survey, Abstract No. 1244 and the A. McDonald Survey, Abstract No. 785. HP Gibbs, LP/ Pecan Square 1, LLC is the owner and the applicant developer. Kimley Horn is the engineer surveyor. Case # PP 21-004.
3. Consider approval of a Preliminary Plat of Pecan Square, Phase 3&4 South, a proposed residential development consisting of 541 lots on a 115.78-acre tract of land in the F.W. Thornton Survey, Abstract No. 1244 and the A. McDonald Survey, Abstract No. 785. HP Gibbs, LP/Pecan Square 1, LLC is the owner and the applicant developer. Kimley Horn is the engineer surveyor. Case # PP 21-005.
4. Consider approval of a Preliminary Plat of Harvest, Phase 11A, a proposed residential development consisting of 100 lots on a 19.220-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, in the extraterritorial jurisdiction of the Town of Northlake. Belmont 407, LLC is the owner/applicant/developer. Jones & Carter is the engineer/surveyor. Case # PP 21-006.
5. Consider approval of a Preliminary Plat of Canyon Falls LIV Development, a proposed multifamily residential development consisting of 300 units on a 15.730-acre tract of land in the W. Love Survey, Abstract No. 728, on the north side of FM 1171 approximately 1,100 feet west of Canyon Falls Drive, and zoned Mixed-Use Planned Development (MPD). NASH Canyon Falls, LLC is the owner. LIV Development, LLC is the applicant/developer. J. Volk Consulting is the engineer/surveyor. Case # PP-21-007.

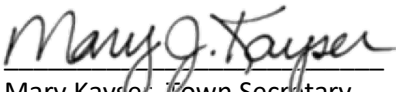


E. ADJOURNMENT

The Planning and Zoning Commission reserves the right to adjourn into Executive Session during the course of this meeting to discuss any item on the posted agenda as authorized by Chapter 551 of the Texas Government Code.

CERTIFICATION

I certify that the above notice was posted at Town Hall, 1500 Commons Circle, Suite 300, Northlake Texas 76226 on October 1, 2021, by 5:00 pm in accordance with Chapter 551, Texas Government Code.


Mary Kayser, Town Secretary



Chris Amarante, Commissioner
Aaron Fowler, Commissioner
Zolaina Parker, Commissioner

Michaela Monson, Chairperson

Kristen Dixon, Commissioner
Jeff Nichols, Vice Chairperson
Danny Simpson, Commissioner

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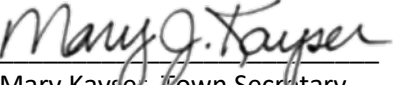


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Mary Kayser, Town Secretary

PLANNING & ZONING COMMISSIONER ITEM A

DATE: OCTOBER 5, 2021

ITEM: CALL TO ORDER



PLANNING & ZONING COMMISSISONER ITEM B

DATE: OCTOBER 5, 2021

ITEM: BRIEFING



NORTHLAKE PLANNING AND ZONING COMMISSION COMMUNICATION

DATE: OCTOBER 5, 2021

REF DOC.: NORTHLAKE 2016 MASTER THOROUGHFARE PLAN AND ZONING CASE PD-21-003

SUBJECT: PROPOSED FRISBY DEVELOPMENT AGREEMENT INCLUDING ZONING, RIGHT-OF-WAY AND OTHER CONSIDERATION



GOALS/OBJECTIVES:

- Responsibly Manage Growth; Adhere to the Comprehensive Plan (Council Goal)

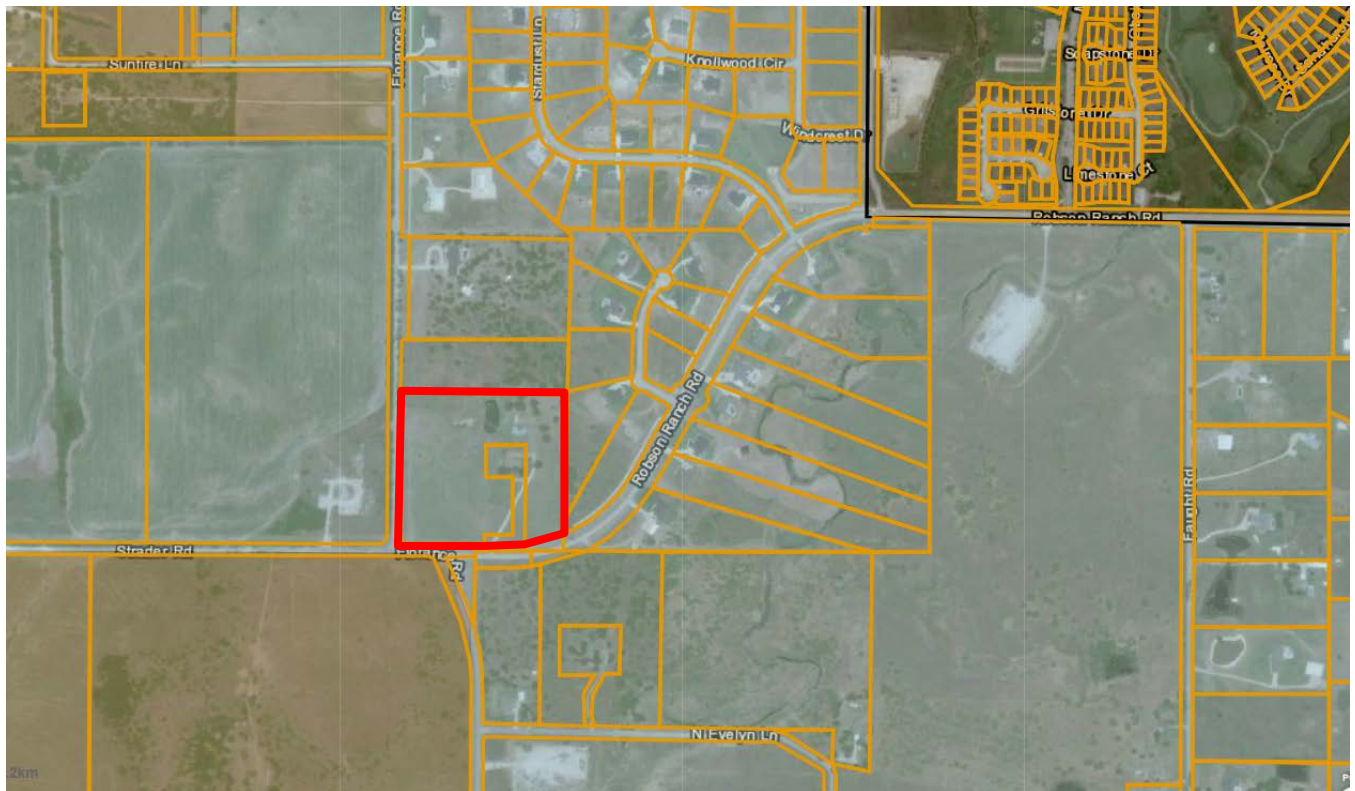
BACKGROUND INFORMATION:

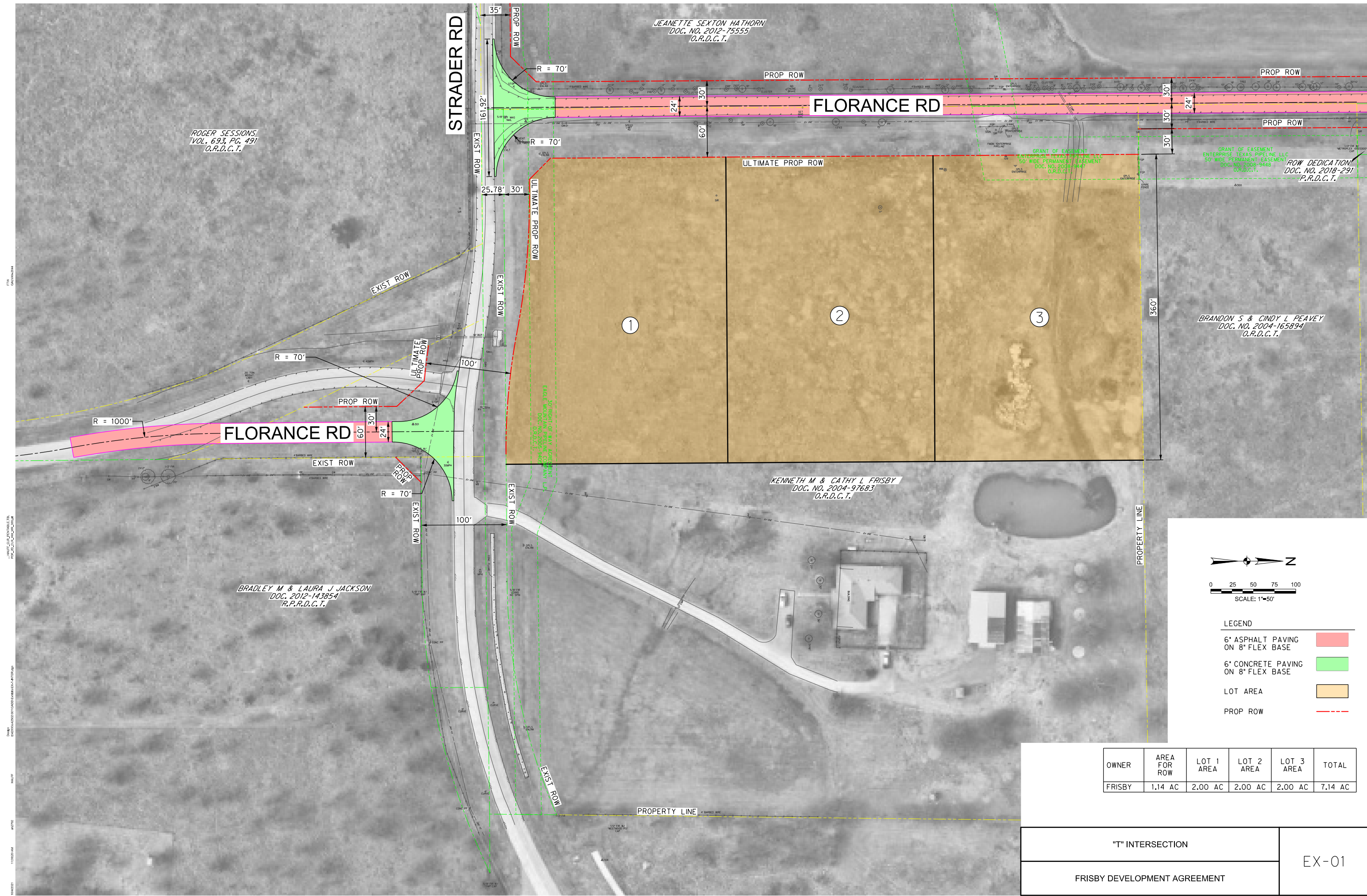
- Kenneth and Cathy Frisby requested rezoning from RR to RE-PD for three two-acre tracts
- June 29, 2021, Planning and Zoning Commission unanimously approved Frisby rezoning request
- July 22, 2021, Town Council held public hearing but tabled rezoning case
- August 12, 2021, Town Council denied rezoning request but directed staff develop solution
- Outstanding Issues:
 - o Master Thoroughfare Plan (MTP) curve through Frisby property bisecting area to be rezoned
 - o Town project to repave Florance Road north of Strader Road ongoing
 - o State mandated update of MTP initiated and due in December
 - o If rezoning as submitted approved, Frisby required to grant right-of-way (ROW) per MTP
- Proposed Plan:
 - o Adopt MTP amendment with Florance and Strader intersection with an offset intersection or two T-intersections similar to current alignment
 - o Enter into development agreement with Frisby with following deal points:
 - Town will consider rezone of property from RR to RE-PD to create three two-acre lots
 - Frisby dedicates ROW to Town for ultimate four lanes of Florance and Strader
 - Frisby constructs sidewalk along south and west perimeter of entire property
 - o P&Z and Council consider rezone application from RR to RE-PD with three two-acre tracts
 - o P&Z approved plat, ROW not needed as previously granted
 - o Update MTP per update process and P&Z recommendation

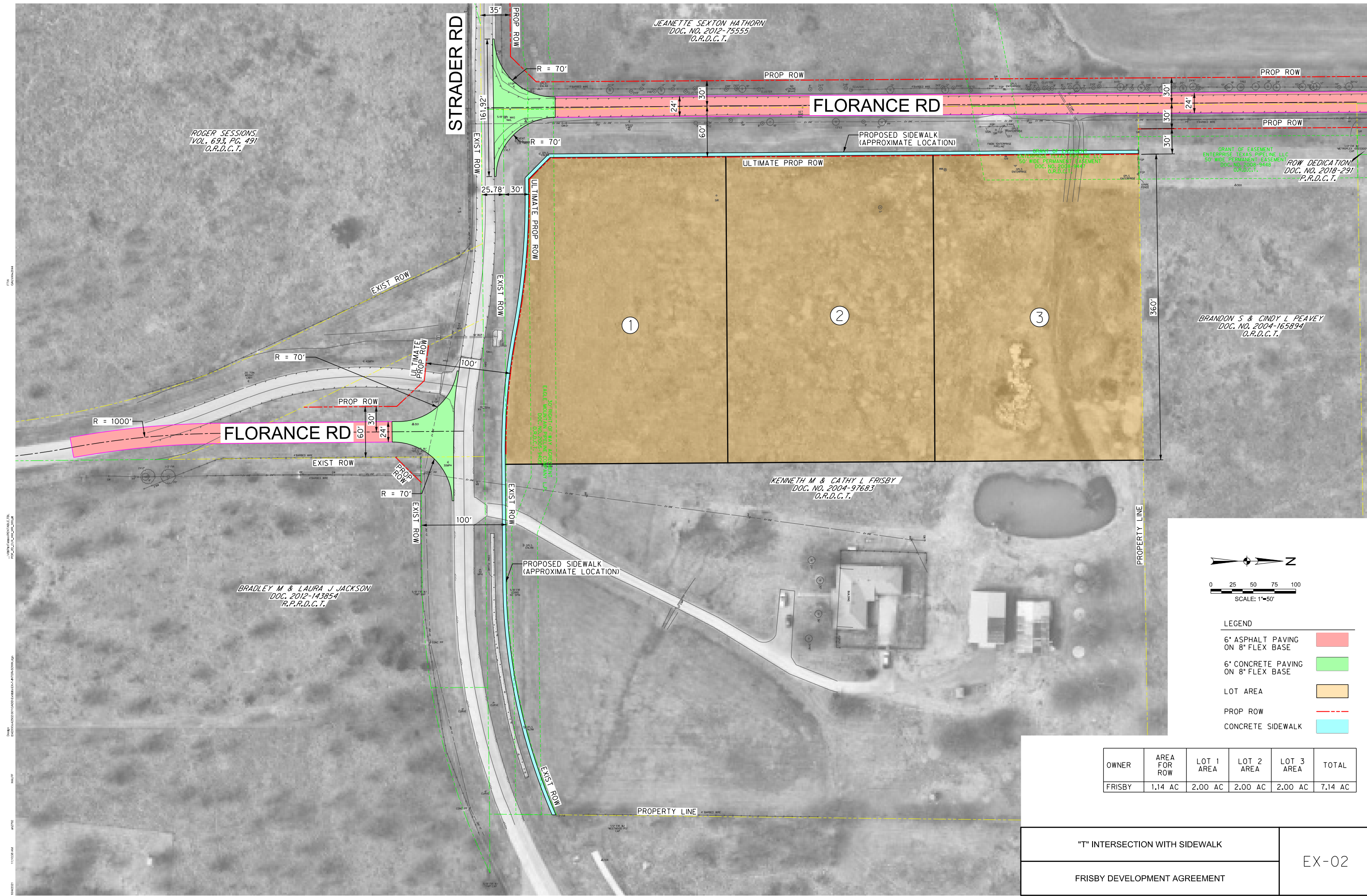
COMMISSION DIRECTION:

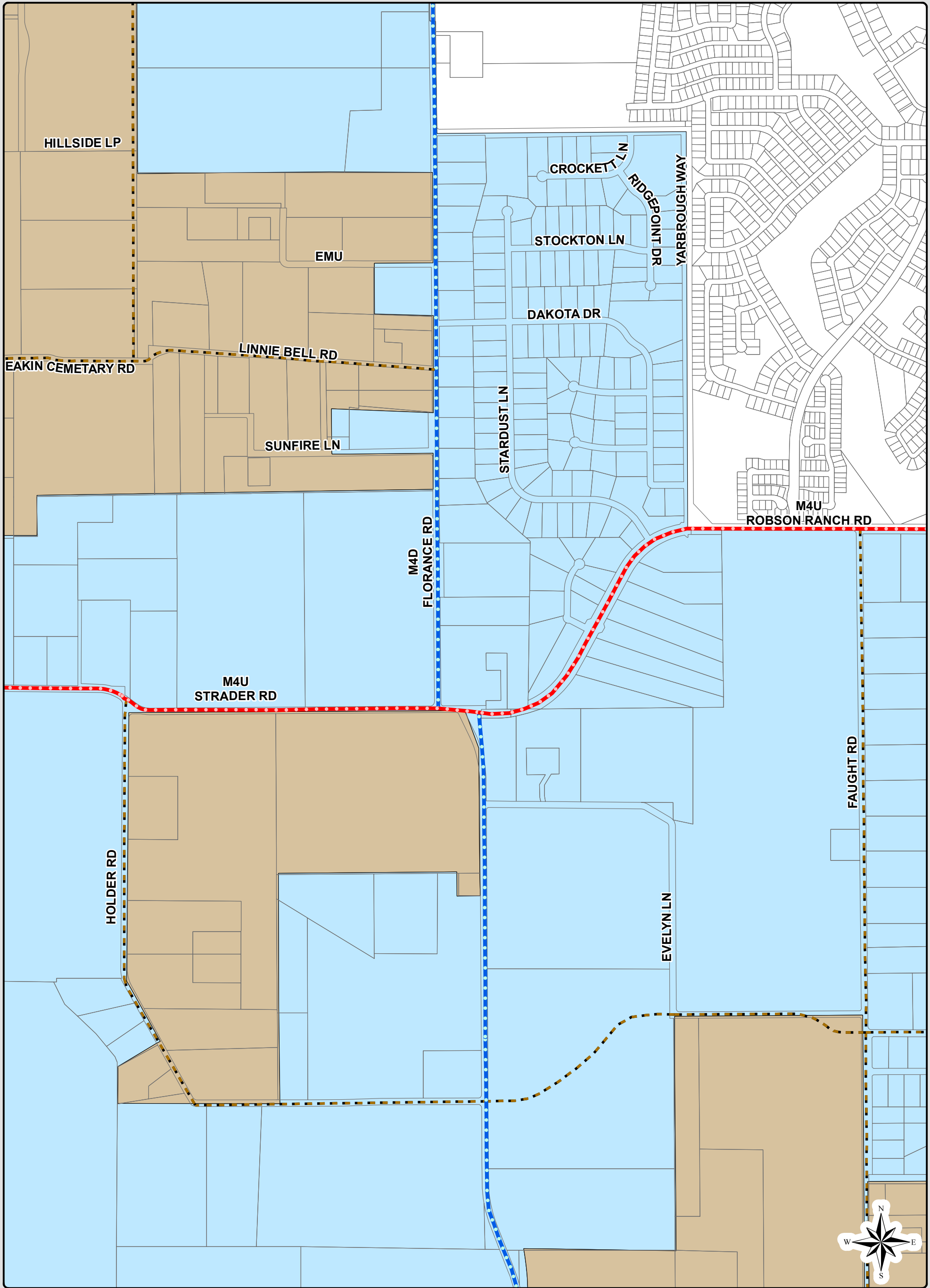
- Provide direction to staff on proposed plan

AERIAL VIEWS OF SITE:









Map Features

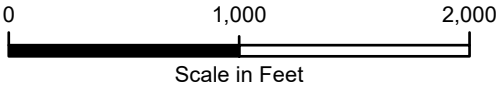
- Thoroughfare Type
- M4D
 - M4U
 - Collector Road
 - Major Roads
- Town of Northlake Incorporated Area
- Town of Northlake Extraterritorial Jurisdiction



DENTON COUNTY, TEXAS
MASTER THOROUGHFARE PLAN
PROPOSED REVISION

MTP Update Adopted by Ordinance 21-0722C on July 22, 2021

The MTP plan identifies existing and future roadways for the Town and its ETJ. It is recognized that classifications and/or locations of arterials may change based on future conditions. In areas, particularly in the ETJ, where the streets are not in place, the street alignments reflect corridors and not exact locations.



PLANNING & ZONING COMMISISONER ITEM C

DATE: OCTOBER 5, 2021

ITEM: PUBLIC INPUT



PLANNING & ZONING COMMISISONER ITEM D

DATE: OCTOBER 5, 2021

ITEM: NEW BUSINESS





Chris Amarante, Commissioner
Aaron Fowler, Commissioner
Zolaina Parker, Commissioner

Michaela Monson, Chairperson

Kristen Dixon, Commissioner
Jeff Nichols, Vice Chairperson
Danny Simpson, Commissioner

PLANNING & ZONING COMMISSION AGENDA

Meeting Minutes August 31, 2021

5:30 PM

Northlake Town Hall

1500 Commons Circle, Suite 300

Northlake, Texas 76226

- A. Vice Chairperson Jeff Nichols called the meeting to order at 5:32 p.m., quorum present.

Michaela Monson - absent
Kristin Dixon
Chris Amarante

Jeff Nichols
Aaron Fowler
Danny Simpson

Zee Parker - absent

B. BRIEFING

1. Development Director, Nathan Reddin provided a Master Thoroughfare Plan and Roadway Impact Fee Update and described the role of the Planning & Zoning Commission in the process by serving as the Capital Improvement Advisory Committee.

- C. Public Input – There was none.

D. NEW BUSINESS

1. Consider approval of the minutes from regular Planning & Zoning Commission meeting held on July 27, 2021

Motion was made by Commissioner Simpson and second by Commissioner Fowler to approve the minutes of the regular Planning and Zoning Commission meeting, July 27, 2021. Motion passed 5-0 (Monson and Parker absent)

2. Consider approval of a Preliminary Plat of Canyon Falls Commercial Tract 20B, a proposed commercial development consisting of 14 lots on an 8.422-acre tract of land in the W. Love Survey, Abstract No. 728, generally located on the east side of Canyon Falls Drive approximately 2,000 feet north of FM 1171, and zoned Mixed-Use Planned Development (MPD). NASH Canyon Falls LLC is the owner. Newland Real Estate Group, LLC is the applicant/developer. J. Volk Consulting is the engineer/surveyor. Case # PP-20-007

Motion was made by Commissioner Simpson and second by Commissioner Amarante to approve a Preliminary Plat of Canyon Falls Commercial Tract 20B, a proposed commercial development consisting of 14 lots on an 8.422-acre tract of land in the W. Love Survey, Abstract No. 728, generally located on the east side of Canyon Falls Drive approximately 2,000 feet north of FM 1171, and zoned Mixed-Use Planned Development (MPD). NASH Canyon Falls LLC is the owner. Newland Real Estate Group, LLC is the applicant/developer. J. Volk Consulting is the engineer/surveyor. Case # PP-20-007. Motion passed 5-0 (Monson and Parker absent)



E. Vice Chairperson Nichols adjourned the meeting at 5:55 p.m.

Passed and approved on this the 5th day of October, 2021.

Northlake Planning & Zoning Commission

Michael Monson, Chairperson

Attest:

Mary J. Kayser, Town Secretary

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: OCTOBER 5, 2021

REF DOC.: NORTHLAKE UNIFIED DEVELOPMENT CODE (UDC); ENGINEERING DESIGN MANUAL (EDM); PECAN SQUARE MPD ORDINANCES

SUBJECT: PECAN SQUARE PHASE 3&4 NORTH PRELIMINARY PLAT (PP-21-004)



GOALS/OBJECTIVES:

- Responsibly Manage Growth; Adhere to the Comprehensive Plan (Council Goal)

PRELIMINARY PLAT INFORMATION:

Applicant: Hillwood Communities

Owner: HP Gibbs, LP/Pecan Square 1, LLC

Engineer/Surveyor: Kimley-Horn & Associates

Current Zoning: Mixed-Use Planned Development (MPD)

Site: Approximately 202.57 acres out of the F.W. Thornton Survey, Abstract No. 1244, and the A. McDonald Survey, Abstract No. 785, generally located 1,000 feet south of FM 407 with internal access through previous phases of Pecan Square and extending south to Mulkey Lane.

Summary: This application is for preliminary plat of a phase of Pecan Square. It consists of 681 residential lots and 11 open space lots to be developed in three separate subphases, 3C, 4B, and 4C. The residential lots are located in the Lifestyle and Traditional Subdistricts of the MPD with a mix of 40' wide rear entry lots (104), 50' wide lots (229), 60' wide lots (278), 70' wide lots (15), and 100' wide lots (55).

Staff Analysis: The applicant has provided a preliminary plat application in accordance with requirements the Unified Development Code (UDC). The application was considered filed on September 9, 2021, and it will be approved on October 9, 2021, if no action is taken. The preliminary plat meets all zoning standards outlined in the MPD. Preliminary plans for storm drainage, water, sanitary sewer, and paving were also submitted with the preliminary plat for review and meet all engineering design requirements.

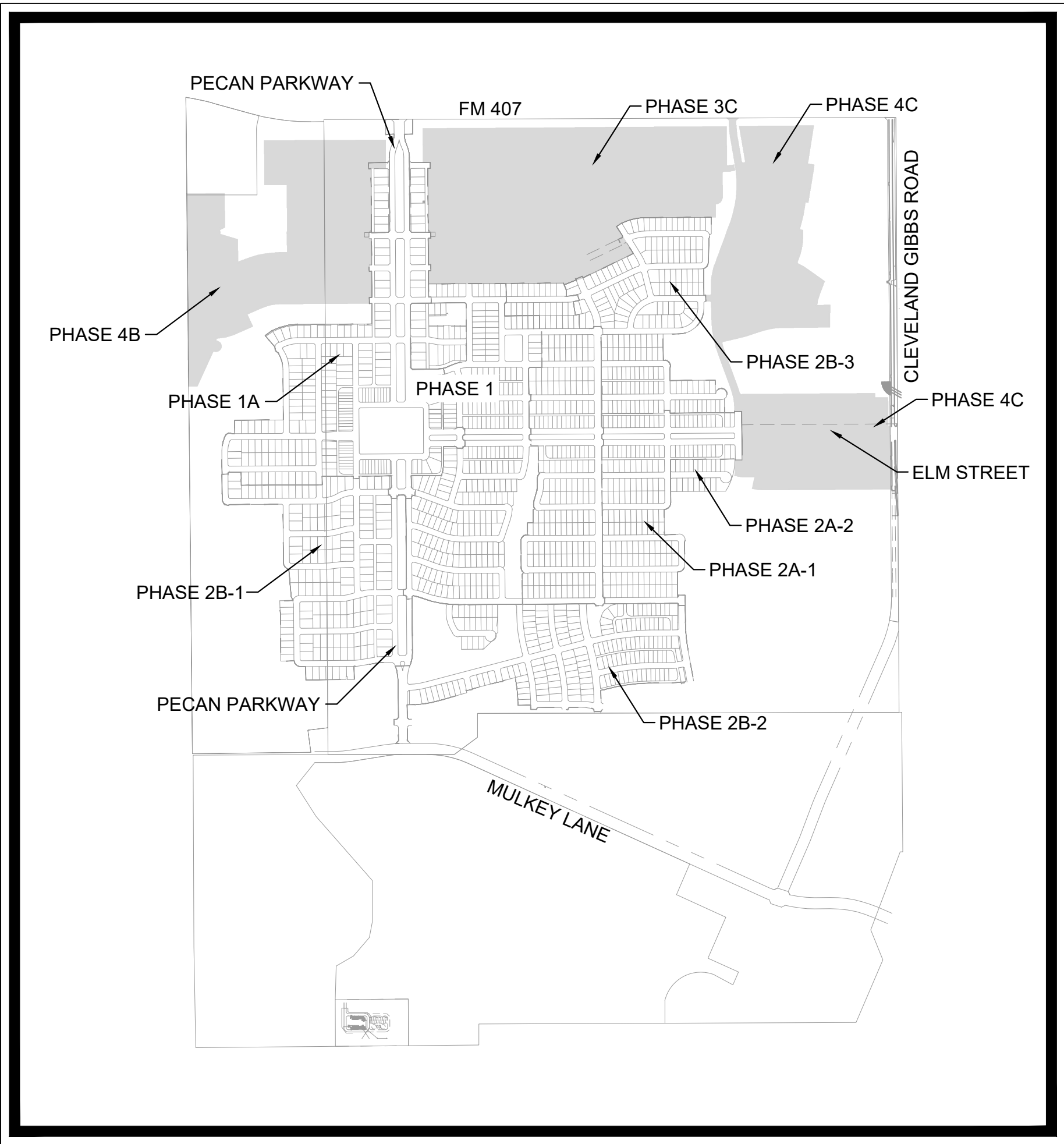
COUNCIL ACTIONS:

- Approve or take no action (results in approval on October 9th)

PECAN SQUARE PRELIMINARY PLAT

PHASE 3 & 4 NORTH

NORTHLAKE, DENTON COUNTY, TEXAS



VICINITY MAP

SCALE: 1" = 1,000'

MAY 2021

SHEET INDEX

Sheet Number	Sheet Title
C-01	COVER SHEET
C-02	PRELIMINARY PLAT KEY MAP
PP-1	PRELIMINARY PLAT
PP-2	PRELIMINARY PLAT
PP-3	PRELIMINARY PLAT
PP-4	PRELIMINARY PLAT
PP-5	PRELIMINARY PLAT
PP-6	PRELIMINARY PLAT
PP-7	PRELIMINARY PLAT
PP-8	PRELIMINARY PLAT
PP-9	PRELIMINARY PLAT
PP-10	PRELIMINARY PLAT
PP-11	PRELIMINARY PLAT
PP-12	PRELIMINARY PLAT
PP-13	PRELIMINARY PLAT
C-03	KEY MAP
D-1	STORM PLAN
D-2	STORM PLAN
D-3	STORM PLAN
D-4	STORM PLAN
D-5	STORM PLAN
P-1	PAVING PLAN
P-2	PAVING PLAN
P-3	PAVING PLAN
P-4	PAVING PLAN
W-1	WATER PLAN
W-2	WATER PLAN
W-3	WATER PLAN
W-4	WATER PLAN
S-1	OVERALL SANITARY SEWER BASIN
S-2	SANITARY SEWER PLAN
S-3	SANITARY SEWER PLAN
S-4	SANITARY SEWER PLAN
S-5	SANITARY SEWER PLAN

ENGINEER

Kimley»Horn

13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75240
TEL: (469) 914-8611
CONTACT: JMK, P.E.

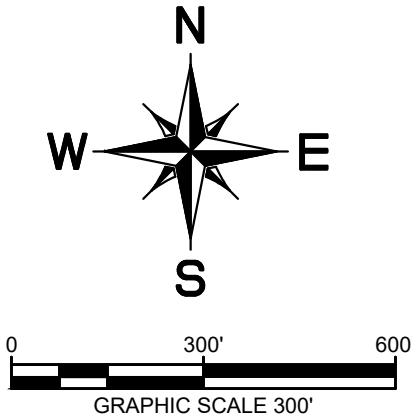
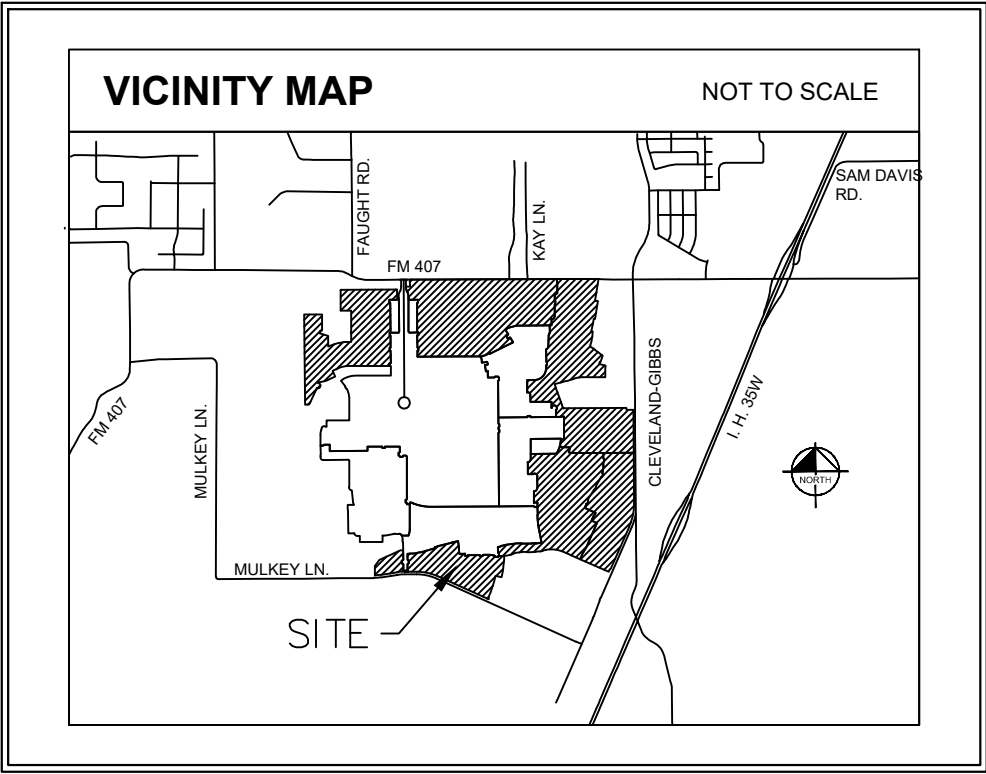
STATE OF TEXAS
REGISTRATION NO. F-928

OWNER/DEVELOPER

HP GIBBS, LP
3000 TURTLE CREEK BLVD.
DALLAS, TX 75219
TEL: (214) 303-5535

PLANNED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 05/25/2021 12:30 PM
DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 05/25/2021 12:30 PM
LAST SAVED: 5/25/2021 12:30 PM

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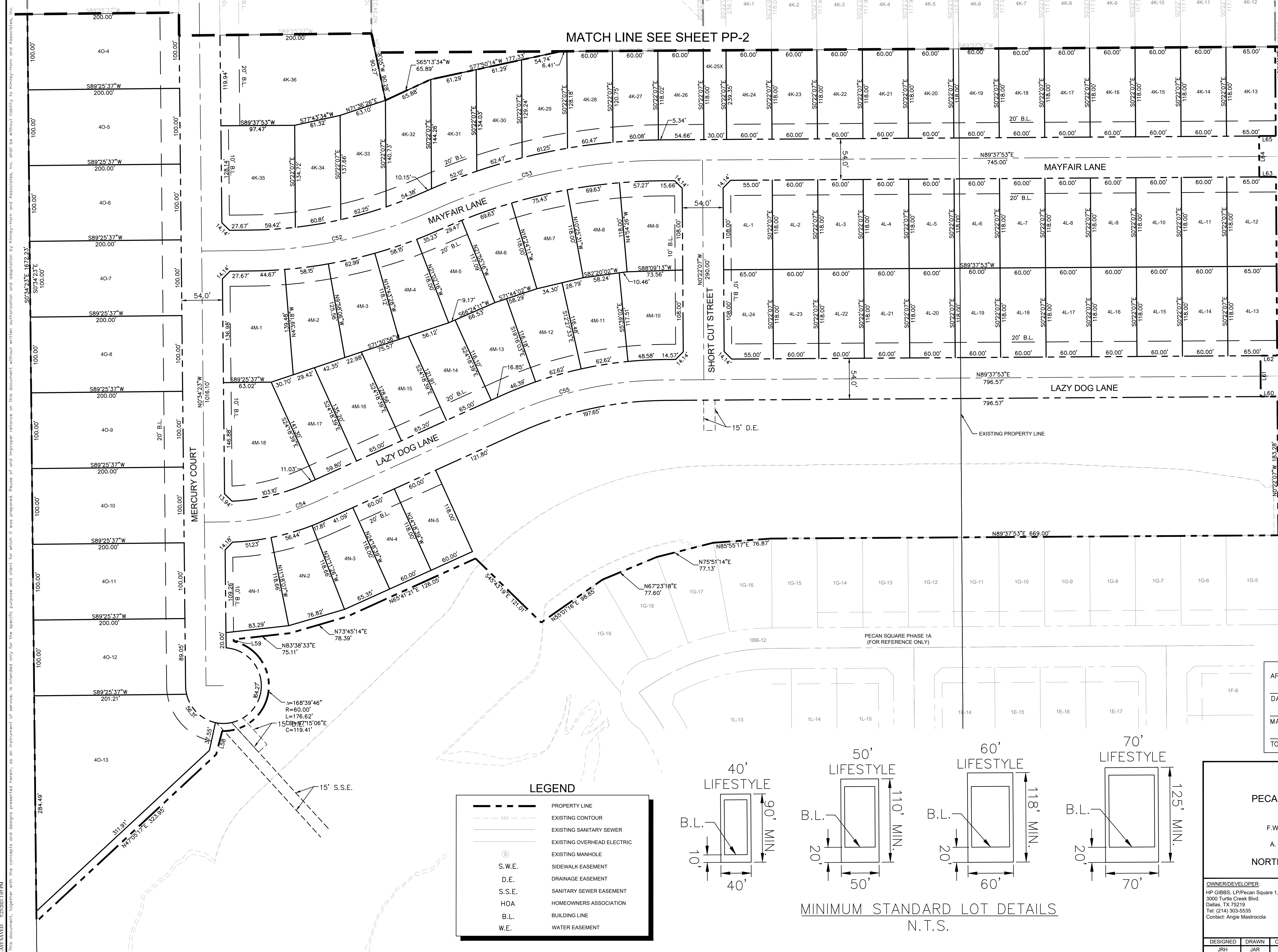
PRELIMINARY PLAT KEY MAP
FOR
PECAN SQUARE PHASE 3 & 4 NORTH
681 RESIDENTIAL LOTS
BEING 202.57 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
A. McDONALD SURVEY, ABSTRACT NO. 785
IN THE
NORTHLAKE, DENTON COUNTY, TEXAS

OWNER/DEVELOPER:
HP GIBBS, LP/Pecan Square 1, LLC
3000 Turtle Creek Blvd.
Dallas, TX 75219
Tel: (214) 303-5535
Contact: Angie Mastrocola

ENGINEER/SURVEYOR:
Kimley»Horn
13455 Noel Rd., Suite 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Jason Kaiser, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
JRH	JAR	JMK	AS SHOWN	MAY 2021	063226901	C-02

PLATTED BY: JENNIFER L. GIBBS, L.P., 12/21/2021, 2:16 PM
DRAWN BY: KIMLEY-HORN, L.P., 12/21/2021, 11:45 AM
LAST SAVID: 5/23/2021 10:58 PM
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11-2

11-3

11-1

PECAN SQUARE PHASE 1A
(FOR REFERENCE ONLY)

11-2

11-3

1G-1

1G-2

1G-3

1G-4

1F-6

NOTES:

1) MINIMUM LOT WIDTH IS MEASURED AT THE BUILDING LINE.

APPROVED BY THE TOWN COUNCIL ON:

DATE

MAYOR, TOWN OF NORTHLAKE

TOWN SECRETARY, TOWN OF NORTHLAKE

PRELIMINARY PLAT

FOR

PECAN SQUARE PHASE 3 & 4 NORTH

681 RESIDENTIAL LOTS
BEING 202.57 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
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OWNER/DEVELOPER:

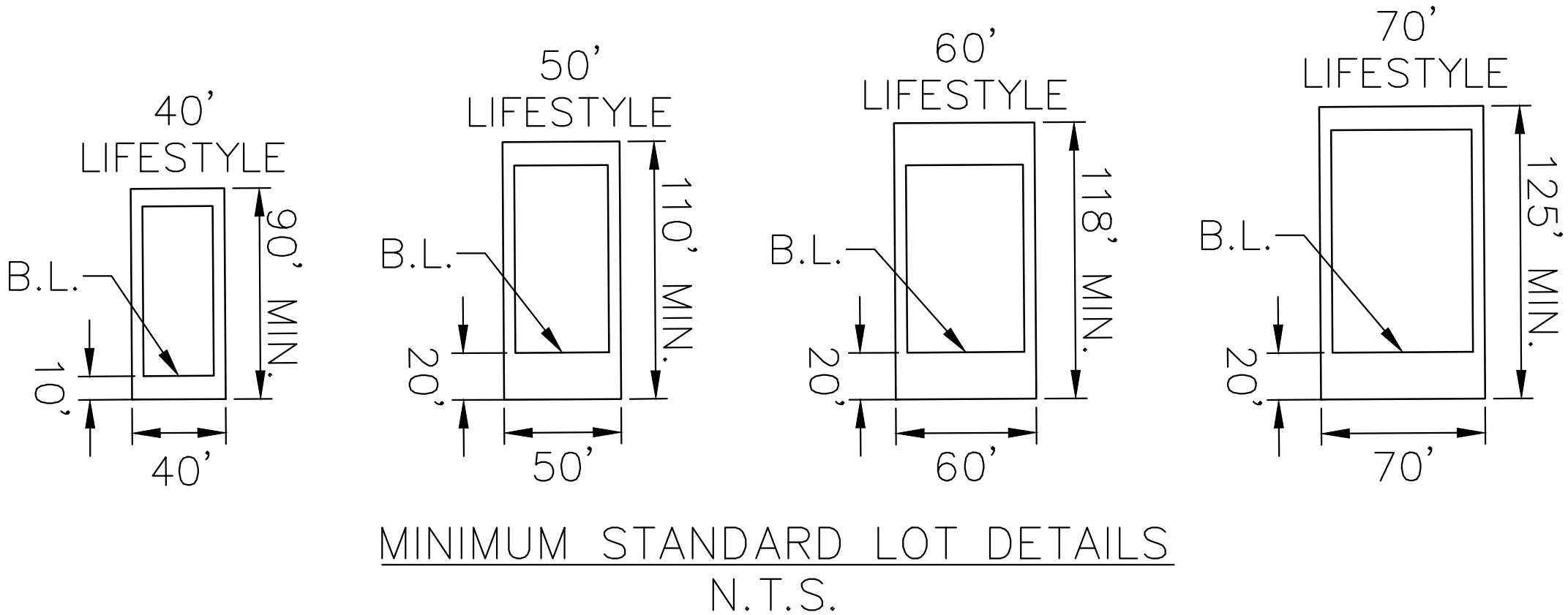
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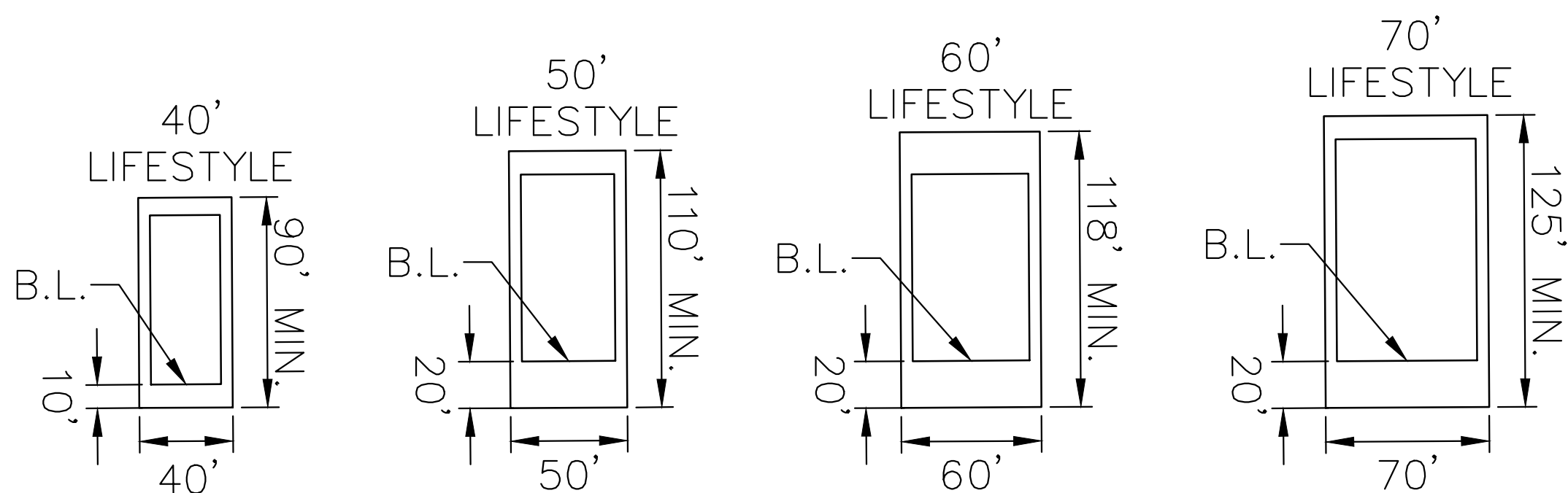
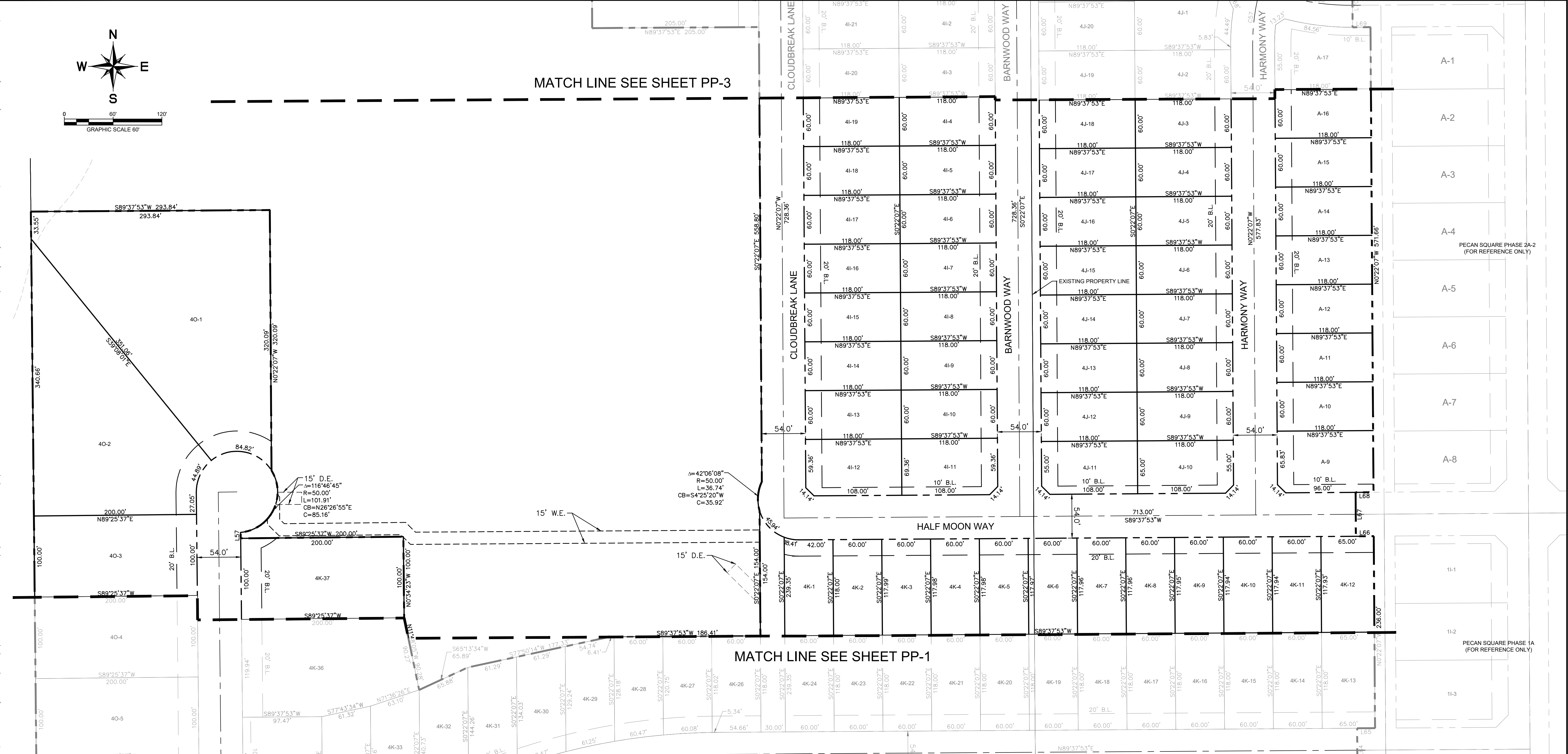
ENGINEER/SURVEYOR:

Kimley»Horn
13455 Noel Rd., Suite 700
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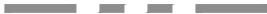
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	PP-1
JRH	JAR	JMK	AS SHOWN	MAY 2021	063226901	

LEGEND	
	PROPERTY LINE
	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD ELECTRIC
	EXISTING MANHOLE
	SIDEWALK EASEMENT
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	HOMEOWNERS ASSOCIATION
	BUILDING LINE
	WATER EASEMENT





MINIMUM STANDARD LOT DETAILS
N.T.S.

LEGEND	
	PROPERTY LINE
	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD ELECTRIC
	EXISTING MANHOLE
S.W.E.	SIDEWALK EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOMEOWNERS ASSOCIATION
B.L.	BUILDING LINE
W.E.	WATER EASEMENT

NOTES:
1) MINIMUM LOT WIDTH IS MEASURED AT THE BUILDING LINE.

APPROVED BY THE TOWN COUNCIL ON:

DATE _____

MAYOR, TOWN OF NORTHLAKE

TOWN SECRETARY, TOWN OF NORTHLAKE

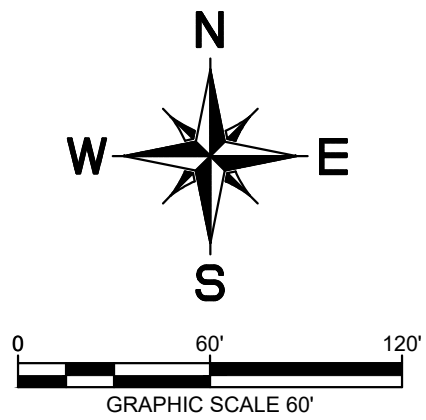
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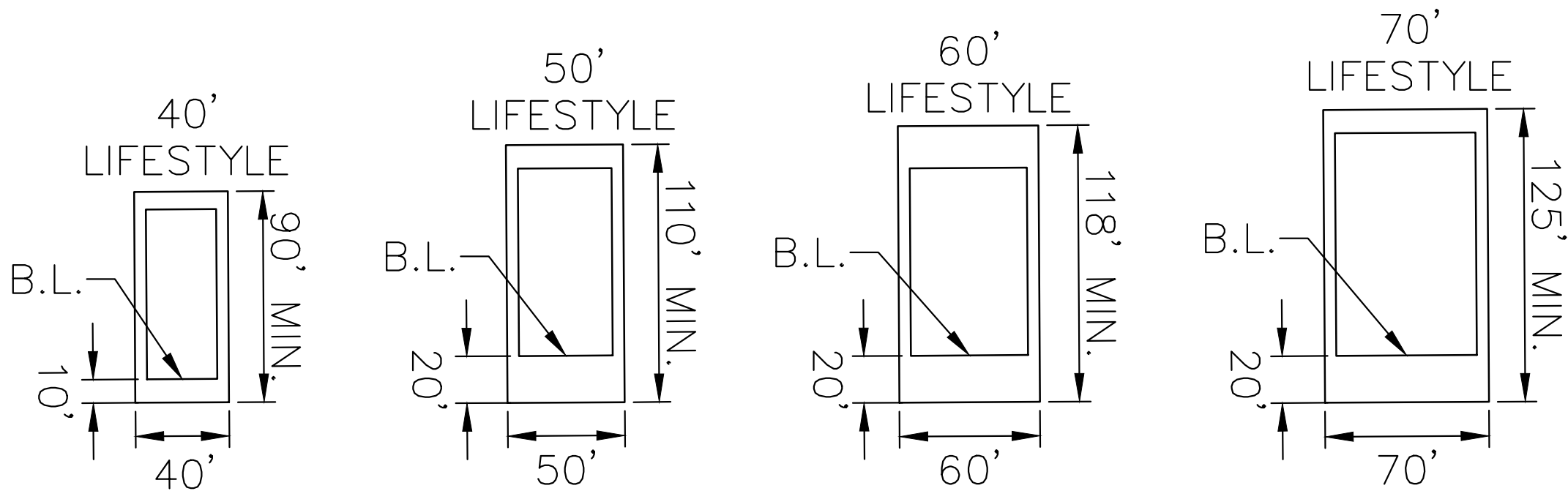
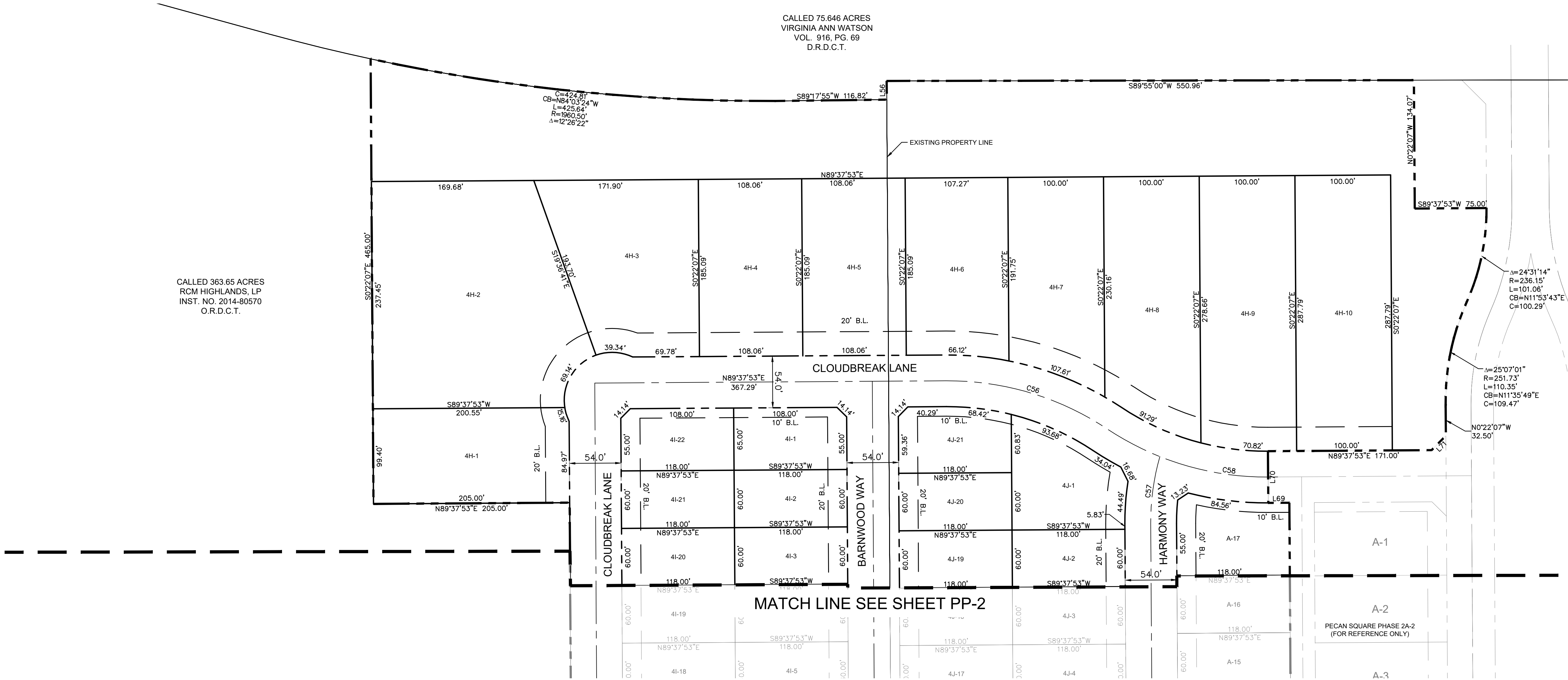
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	PP-2
JRH	JAR	JMK	AS SHOWN	MAY 2021	063226901	

PLATTED BY: JENNIFER LEE, L.S. 525,001, 5-1-17 PM
DRAWN BY: KIMLEY-HORN, L.P. 063226901, PECAN SQUARE PHASE 3 & 4 NORTH PRELIMINARY PLATTING (PP-3) PRELIM PLAT
LAST SAVID: 5/25/2021 10:51 PM
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Phase	Sub-District										Overall Total
	Lifestyle			Traditional					Mixed-Use		
	40'	50'	Total	50'	60'	70'	100'	Total	Townhome		
Phase 1A	21	0	21	0	112	21	0	133	43		
Phase 1B	63	135	198	52	0	0	0	52	0		
Phase 1C	25	101	126	80	0	0	0	80	0		
Phase 1D	0	0	0	15	0	7	0	22	0		
Phase 2A	50	107	157	0	4	31	0	35	0		
Phase 2B	131	93	224	140	139	0	0	279	0		
Phase 3A	139	94	233	0	0	0	0	0	0		
Phase 3B	0	100	100	31	0	0	0	31	0		
Phase 3C	0	0	0	109	121	13	24	243	0		
Phase 4A	0	167	167	0	0	0	0	0	0		
Phase 4B	0	0	0	0	131	2	25	133	0		
Phase 4C	104	31	135	89	26	0	6	115	0		
Total	533	828	1361	516	533	74	55	1123	43	2484	

Phase	Total Acreage	Open Space Acreage	Open Space Percentage
Phase 1A	64.0	9.9	15.5
Phase 1B	62.4	12.9	20.7
Phase 1C	40.9	0.7	1.7
Phase 1D	6.6	1.3	19.7
Phase 2A	48.7	3.8	7.8
Phase 2B	121.9	17.0	13.9
Phase 3A	52.6	5.4	10.3
Phase 3B	36.1	9.7	26.9
Phase 3C	77.4	9.1	11.8
Phase 4A	34.2	1.4	4.1
Phase 4B	55.4	7.7	13.9
Phase 4C	99.5	23	23.1



MINIMUM STANDARD LOT DETAILS
N.T.S.

LEGEND	
---	PROPERTY LINE
---	EXISTING CONTOUR
---	EXISTING SANITARY SEWER
---	EXISTING OVERHEAD ELECTRIC
⊙	EXISTING MANHOLE
S.W.E.	SIDEWALK EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOMEOWNERS ASSOCIATION
B.L.	BUILDING LINE
W.E.	WATER EASEMENT

NOTES:
1) MINIMUM LOT WIDTH IS MEASURED AT THE BUILDING LINE.

APPROVED BY THE TOWN COUNCIL ON:
DATE
MAYOR, TOWN OF NORTHLAKE
TOWN SECRETARY, TOWN OF NORTHLAKE

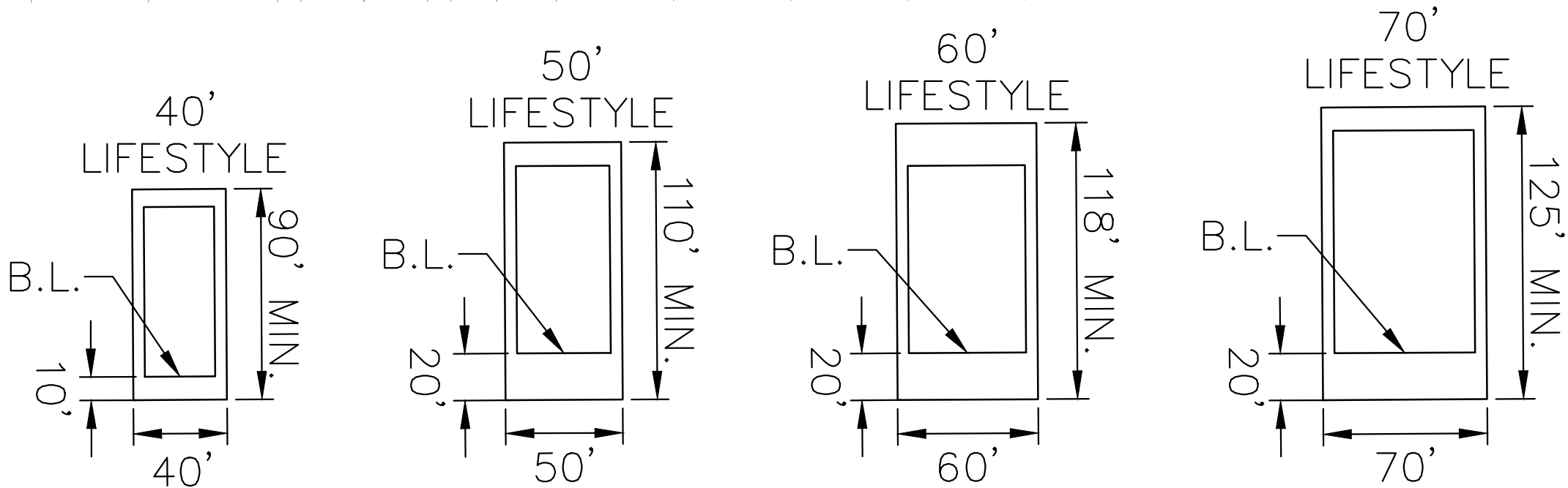
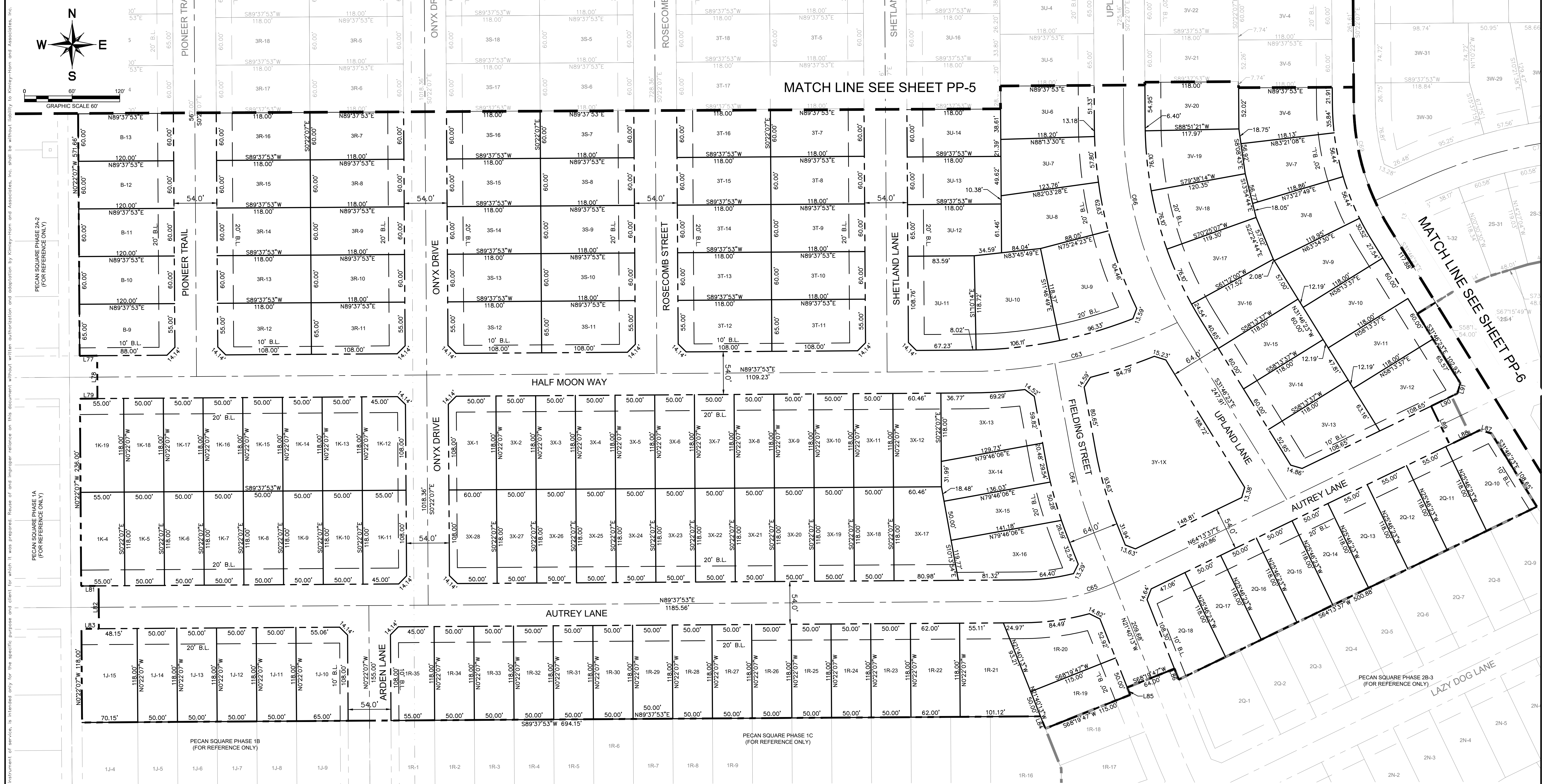
PRELIMINARY PLAT
FOR
PECAN SQUARE PHASE 3 & 4 NORTH
681 RESIDENTIAL LOTS
BEING 202.57 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
A. McDONALD SURVEY, ABSTRACT NO. 785
IN THE
NORTHLAKE, DENTON COUNTY, TEXAS

OWNER/DEVELOPER:
HP GIBBS, L.P./Pecan Square 1, LLC
3000 Turtle Creek Blvd.
Dallas, TX 75219
Tel: (214) 303-5535
Contact: Angie Mastrocola

ENGINEER/SURVEYOR:
Kimley»Horn
13455 Noel Rd., Suite 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Jason Kaiser, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	PP-3
JRH	JAR	JMK	AS SHOWN	MAY 2021	063226901	

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MINIMUM STANDARD LOT DETAILS
N.T.S.

LEGEND

---	PROPERTY LINE
- - - - -	EXISTING CONTOUR
---	EXISTING SANITARY SEWER
---	EXISTING OVERHEAD ELECTRIC
⊙	EXISTING MANHOLE
S.W.E.	SIDEWALK EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOMEOWNERS ASSOCIATION
B.L.	BUILDING LINE
W.E.	WATER EASEMENT

NOTES:
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APPROVED BY THE TOWN COUNCIL ON:	
DATE	
MAYOR, TOWN OF NORTHLAKE	
TOWN SECRETARY, TOWN OF NORTHLAKE	

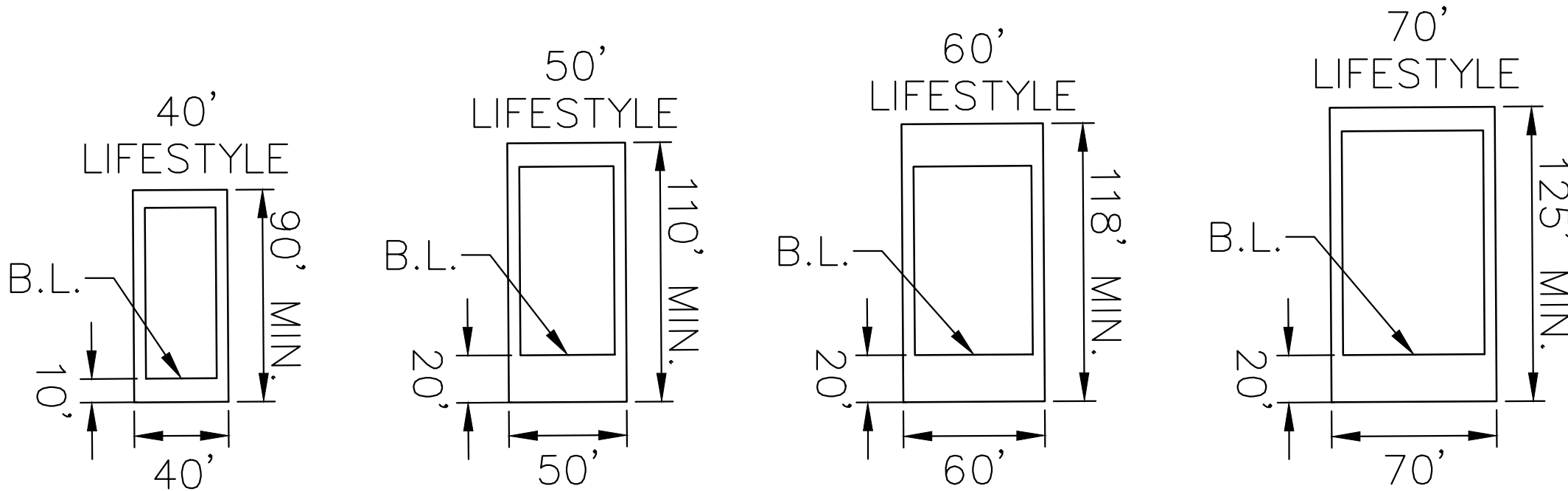
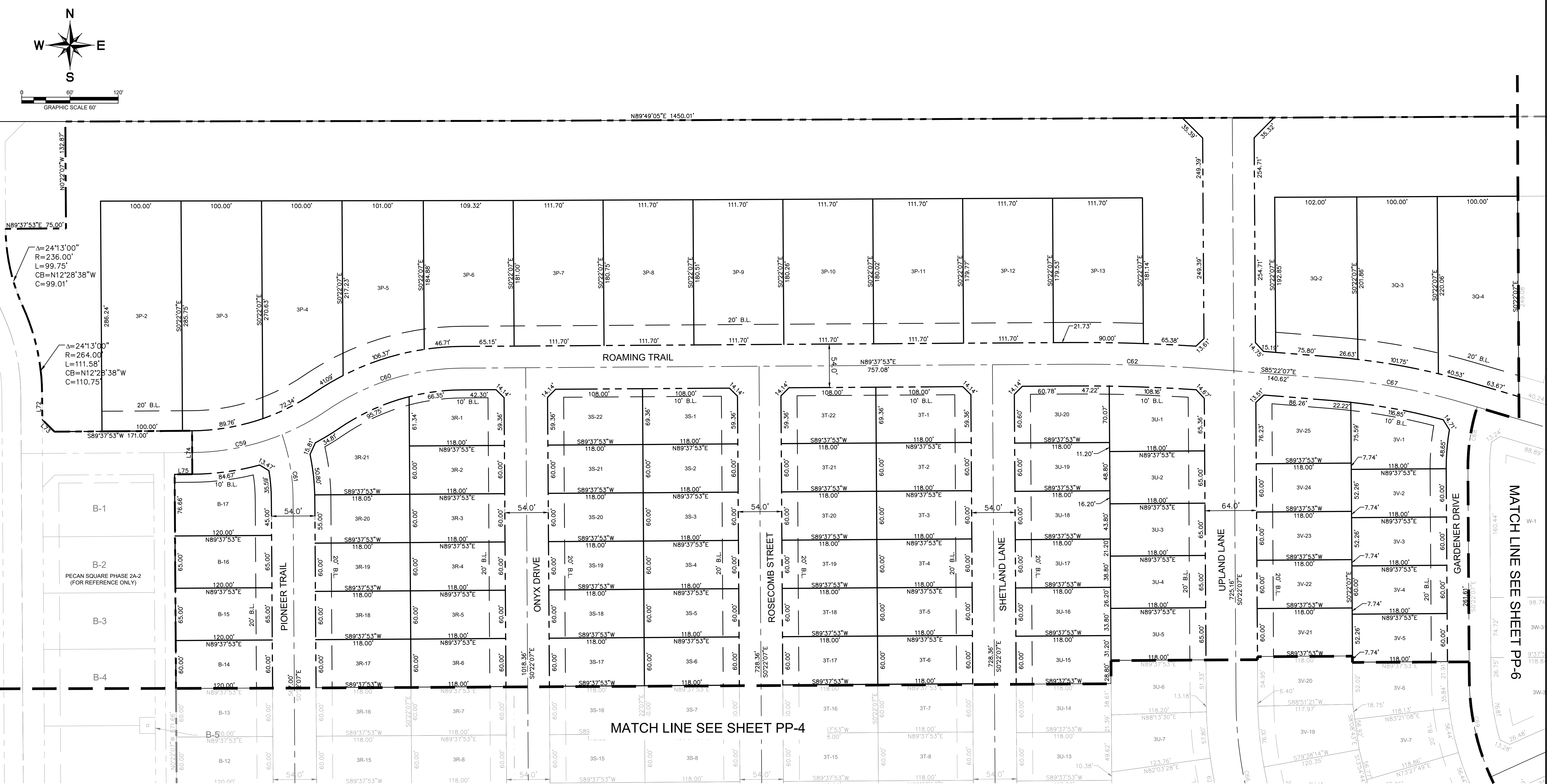
PRELIMINARY PLAT
FOR
PECAN SQUARE PHASE 3 & 4 NORTH
681 RESIDENTIAL LOTS
BEING 202.57 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
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13455 Noel Rd., Suite 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Jason Kaiser, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	PP-4
JRH	JAR	JMK	AS SHOWN	MAY 2021	063226901	

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MINIMUM STANDARD LOT DETAILS
N.T.S.

LEGEND

---	PROPERTY LINE
- - - - -	EXISTING CONTOUR
---	EXISTING SANITARY SEWER
---	EXISTING OVERHEAD ELECTRIC
⊙	EXISTING MANHOLE
S.W.E.	SIDEWALK EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOMEOWNERS ASSOCIATION
B.L.	BUILDING LINE
W.E.	WATER EASEMENT

NOTES:
1) MINIMUM LOT WIDTH IS MEASURED AT THE BUILDING LINE.

APPROVED BY THE TOWN COUNCIL ON:	
DATE	
MAYOR, TOWN OF NORTHLAKE	
TOWN SECRETARY, TOWN OF NORTHLAKE	

PRELIMINARY PLAT
FOR
PECAN SQUARE PHASE 3 & 4 NORTH
681 RESIDENTIAL LOTS
BEING 202.57 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
A. McDONALD SURVEY, ABSTRACT NO. 785
IN THE
NORTHLAKE, DENTON COUNTY, TEXAS

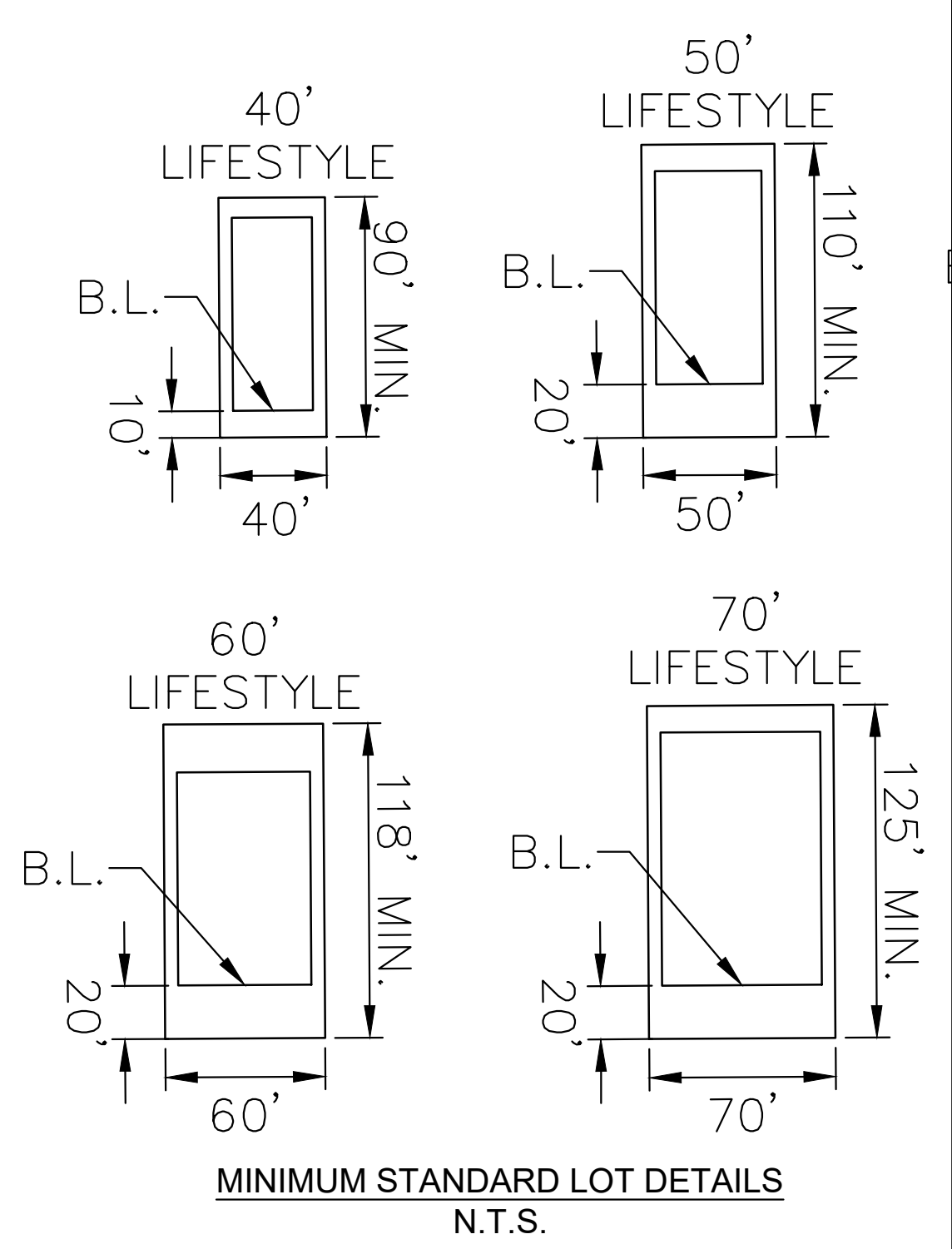
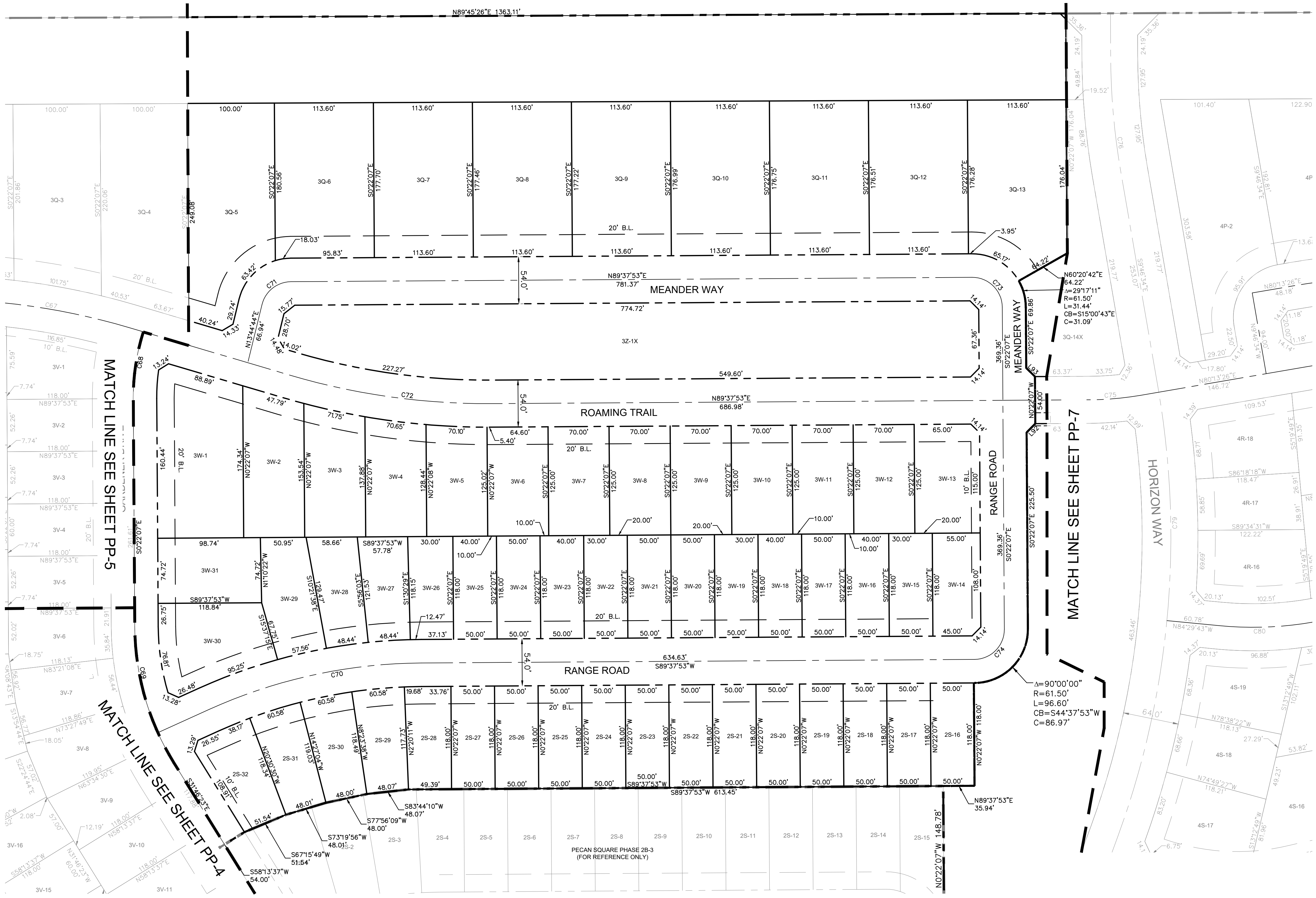
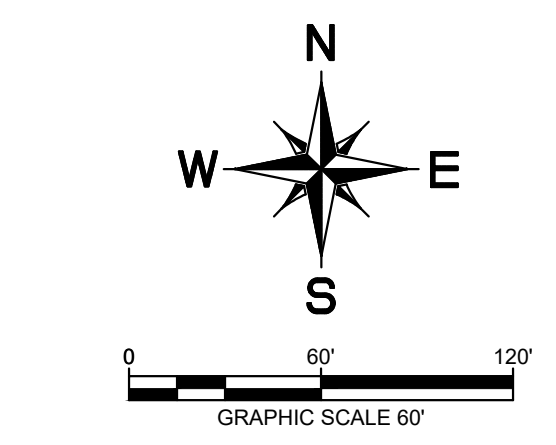
OWNER/DEVELOPER:
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Dallas, TX 75219
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Contact: Angie Mastrocola

ENGINEER/SURVEYOR:
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13455 Noel Rd., Suite 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Jason Kaiser, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	PP-5
JRH	JAR	JMK	AS SHOWN	MAY 2021	063226901	

PLATTED BY: JENNIFER LEE, 05/25/2021 2:45 PM
DRAWN BY: KIMLEY-HORN, 05/25/2021 11:45 AM
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LEGEND

---	PROPERTY LINE
- - -	EXISTING CONTOUR
---	EXISTING SANITARY SEWER
---	EXISTING OVERHEAD ELECTRIC
⊙	EXISTING MANHOLE
S.W.E.	SIDEWALK EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOMEOWNERS ASSOCIATION
B.L.	BUILDING LINE
W.E.	WATER EASEMENT

NOTES:
1) MINIMUM LOT WIDTH IS MEASURED AT THE BUILDING LINE.

APPROVED BY THE TOWN COUNCIL ON:

DATE

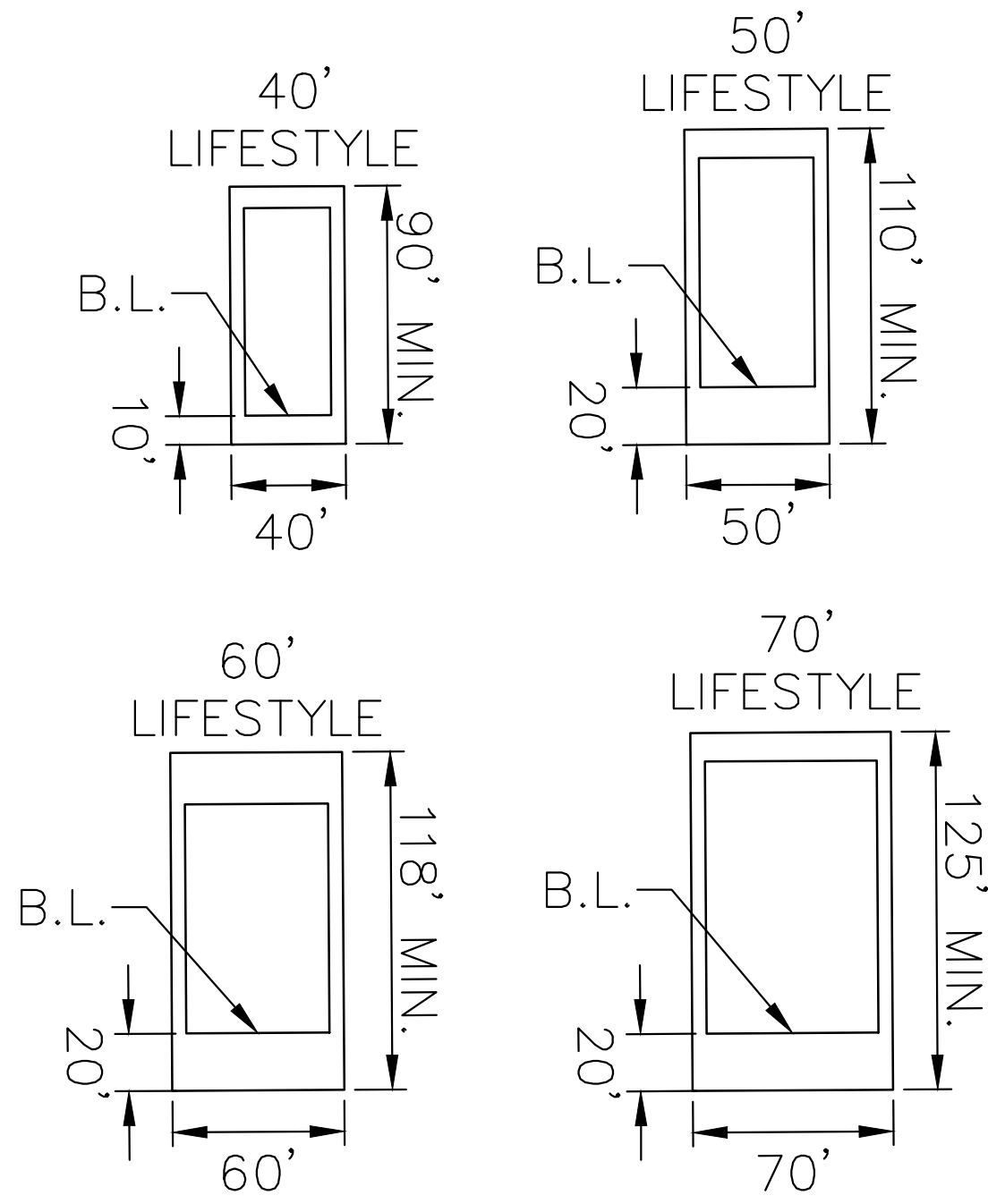
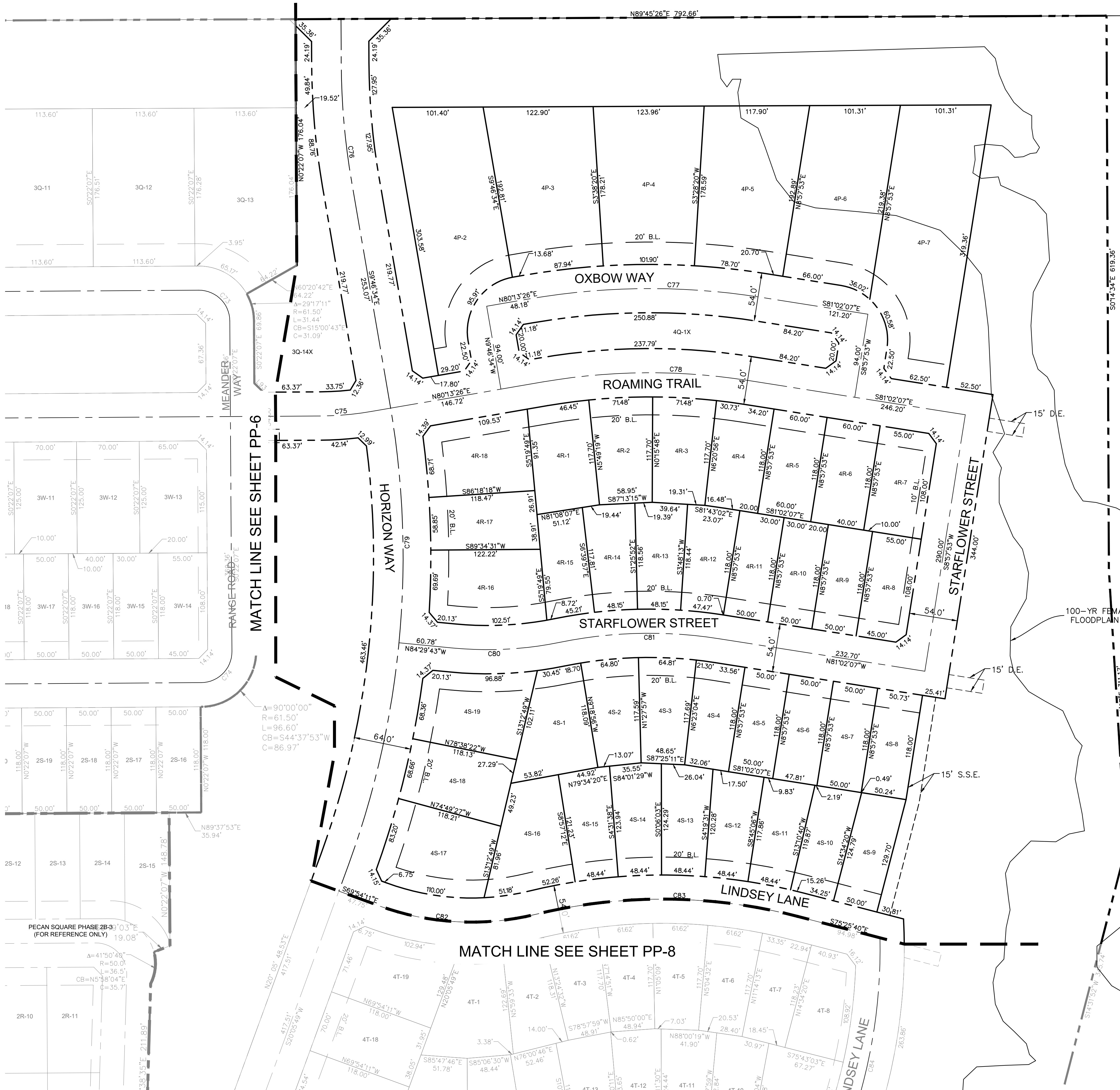
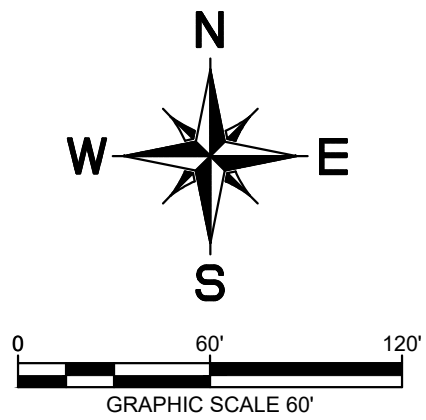
MAYOR, TOWN OF NORTHLAKE

TOWN SECRETARY, TOWN OF NORTHLAKE

PRELIMINARY PLAT
FOR
PECAN SQUARE PHASE 3 & 4 NORTH
681 RESIDENTIAL LOTS
BEING 202.57 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
A. McDONALD SURVEY, ABSTRACT NO. 785
IN THE
NORTHLAKE, DENTON COUNTY, TEXAS

OWNER/DEVELOPER: HP GIBBS, LP/Pecan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (214) 303-5535 Contact: Angie Mastrocola	ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Jason Kaiser, P.E.
--	--

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	PP-6
JRH	JAR	JMK	AS SHOWN	MAY 2021	063226901	



MINIMUM STANDARD LOT DETAILS
 N.T.S.

LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD ELECTRIC
	EXISTING MANHOLE
	S.W.E. SIDEWALK EASEMENT
	D.E. DRAINAGE EASEMENT
	S.S.E. SANITARY SEWER EASEMENT
	HOA HOMEOWNERS ASSOCIATION
	B.L. BUILDING LINE
	W.E. WATER EASEMENT

NOTES:
 1) MINIMUM LOT WIDTH IS MEASURED AT THE BUILDING LINE.

APPROVED BY THE TOWN COUNCIL ON:

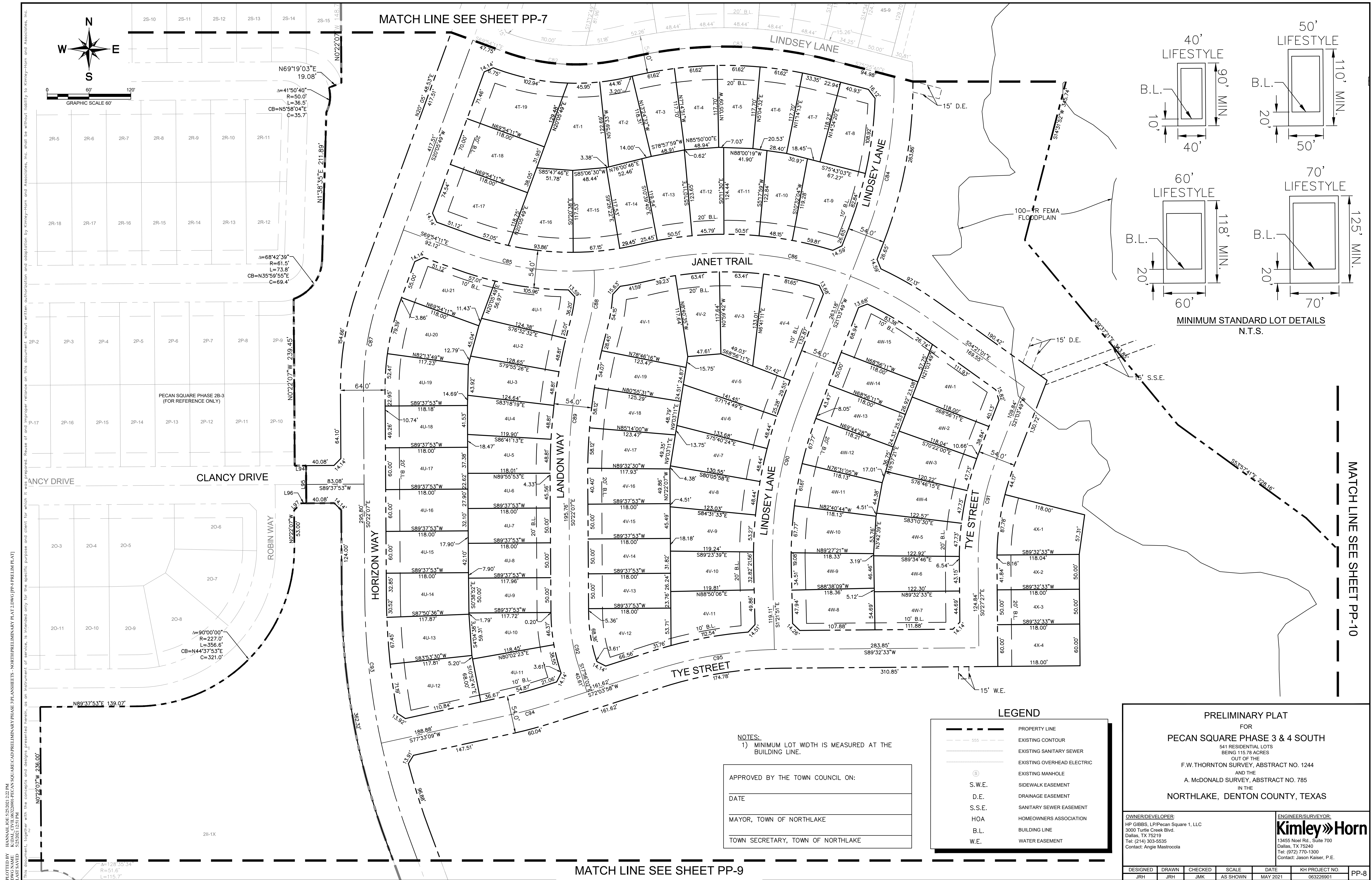
DATE

MAYOR, TOWN OF NORTHLAKE

TOWN SECRETARY, TOWN OF NORTHLAKE

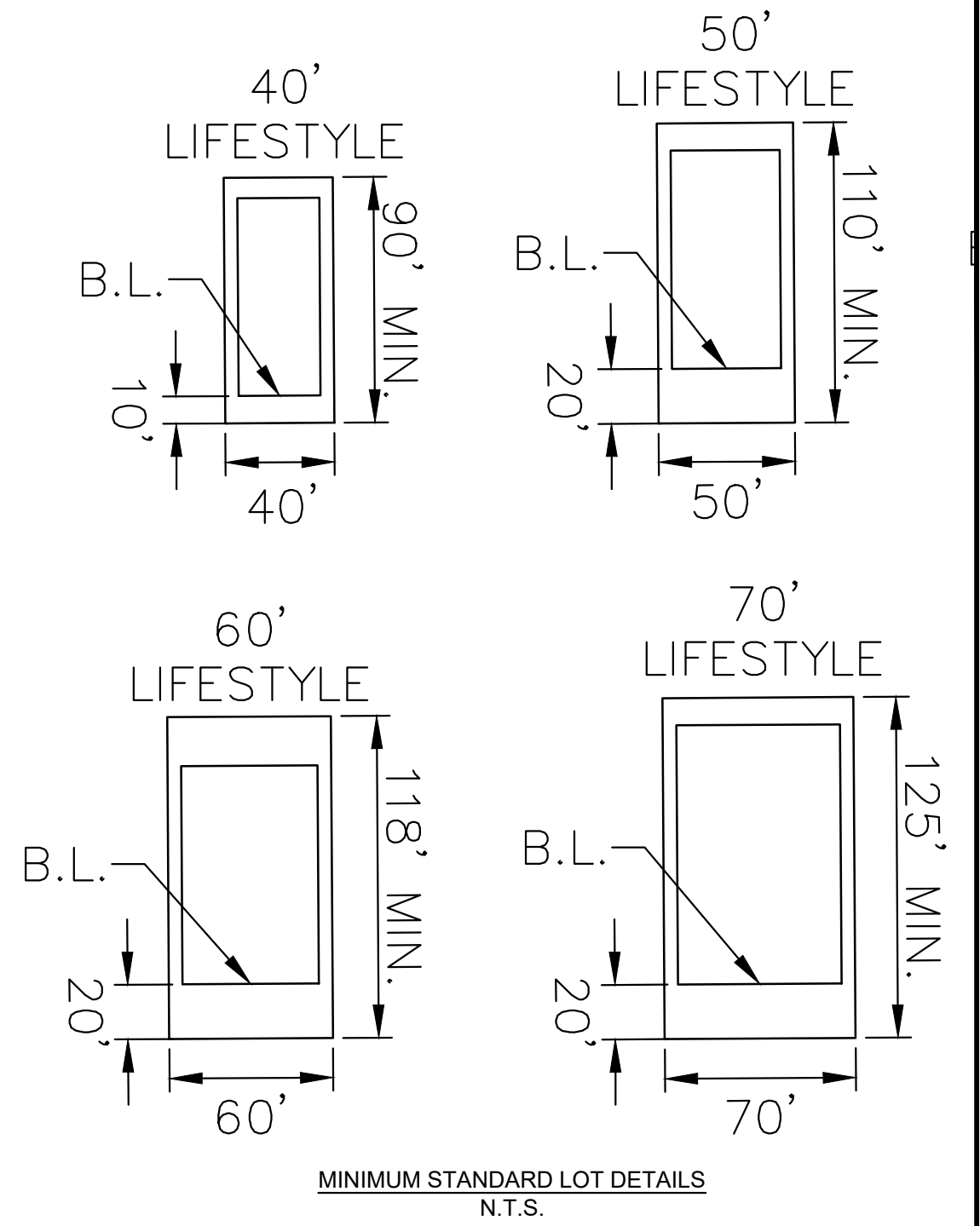
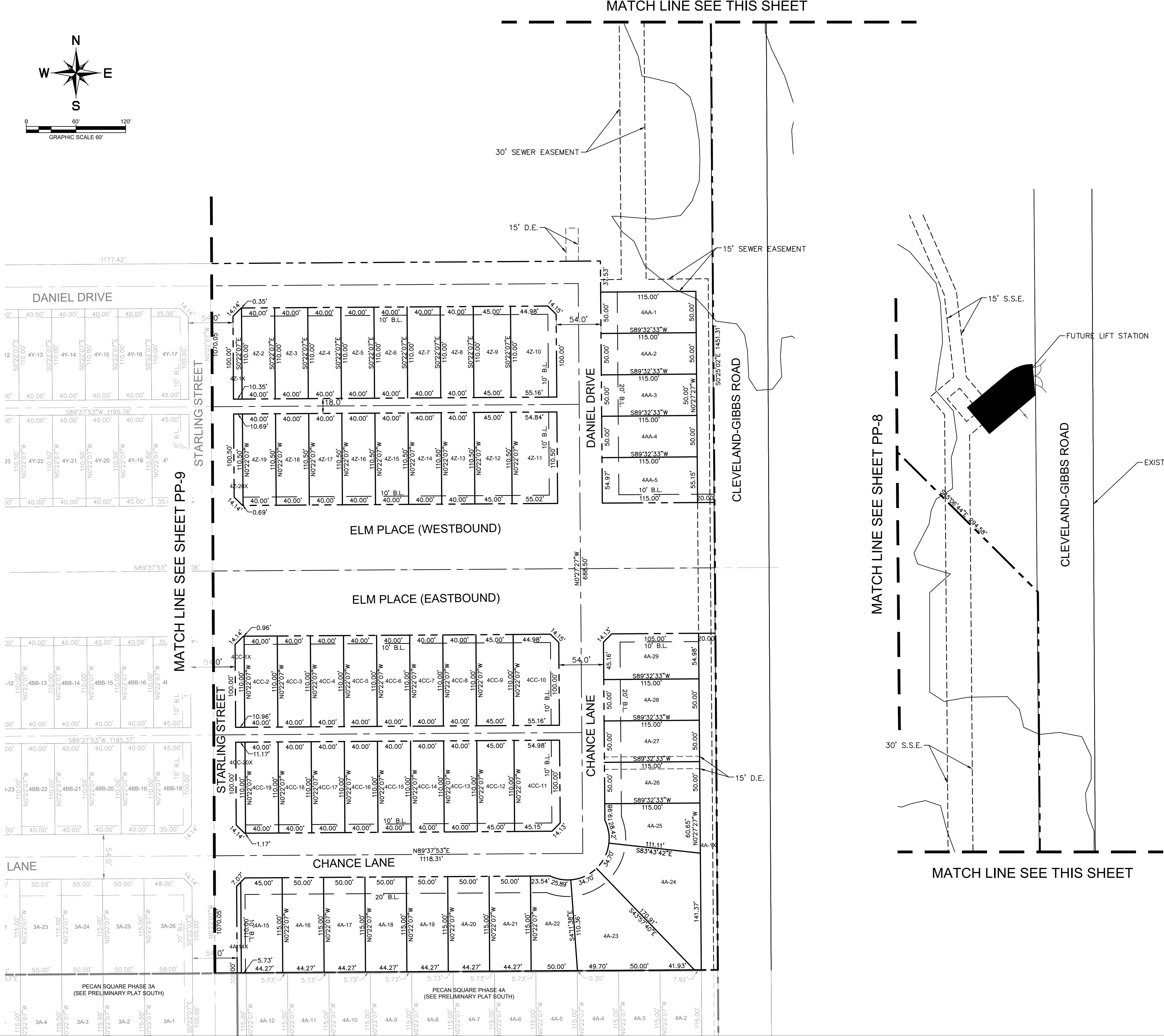
PRELIMINARY PLAT
 FOR
 PECAN SQUARE PHASE 3 & 4 SOUTH
 541 RESIDENTIAL LOTS
 BEING 115.78 ACRES
 OUT OF THE
 F.W. THORNTON SURVEY, ABSTRACT NO. 1244
 AND THE
 A. McDONALD SURVEY, ABSTRACT NO. 785
 IN THE
 NORTHLAKE, DENTON COUNTY, TEXAS

OWNER/DEVELOPER: HP GIBBS, LP/Pecan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (214) 303-5535 Contact: Angie Mastrocola		ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Jason Kaiser, P.E.	
DESIGNED JRH	DRAWN JRH	CHECKED JMK	SCALE AS SHOWN
DATE MAY 2021	KH PROJECT NO. 063226901		PP-7



FILED BY: JENNIFER L. GIBBS, 05/25/2021 1:55 PM
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LEGEND	
	PROPERTY LINE
	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD ELECTRIC
	EXISTING MANHOLE
	SIDEWALK EASEMENT
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	HOMEOWNERS ASSOCIATION
	BUILDING LINE
	WATER EASEMENT

NOTES:
1) MINIMUM LOT WIDTH IS MEASURED AT THE BUILDING LINE.

APPROVED BY THE TOWN COUNCIL ON:

DATE

MAYOR, TOWN OF NORTHLAKE

TOWN SECRETARY, TOWN OF NORTHLAKE

PRELIMINARY PLAT
FOR
PECAN SQUARE PHASE 3 & 4 SOUTH
541 RESIDENTIAL LOTS
BEING 115.78 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
A. McDONALD SURVEY, ABSTRACT NO. 785
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Tel: (972) 770-1300
Contact: Jason Kaiser, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	PP-10
JRH	JRH	JMK	AS SHOWN	MAY 2021	063226901	

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LINE TABLE		
LINE	LENGTH	BEARING
L56	19.49	S0°22'07.30"E
L57	7.22	N0°34'23.26"W
L58	31.92	N14°28'45.24"E
L59	2.46	N0°34'23.26"W
L60	22.00	S89°37'52.70"W
L61	54.00	N0°22'07.30"W
L62	22.00	N89°37'52.70"E
L63	22.00	S89°37'52.70"W
L64	54.00	N0°22'07.30"W
L65	22.00	N89°37'52.70"E
L66	22.00	S89°37'52.70"W
L67	54.00	N0°22'07.30"W
L68	22.00	N89°37'52.70"E
L69	22.01	S89°37'52.70"W
L70	54.00	N0°21'27.97"W
L71	21.21	N44°37'52.70"E
L72	32.50	N0°22'07.30"W
L73	21.21	N45°22'07.30"W
L74	54.00	N0°22'07.30"W
L75	22.00	N89°37'52.70"E

LINE TABLE		
LINE	LENGTH	BEARING
L77	22.00	S89°37'52.70"W
L78	54.00	N0°22'07.30"W
L79	22.00	N89°37'52.70"E
L81	22.00	S89°37'52.70"W
L82	54.00	N0°22'07.30"W
L83	22.00	N89°37'52.70"E
L84	16.55	N21°40'12.82"W
L85	10.00	S21°40'12.82"E
L86	14.70	N21°40'12.82"W
L87	14.86	S73°46'23.39"E
L88	42.37	N64°13'36.61"E
L89	54.00	S25°46'23.39"E
L90	36.69	S64°13'36.61"W
L91	13.38	S16°13'36.61"W
L92	14.14	N44°37'52.70"E
L93	14.14	N45°22'07.30"W
L94	16.19	S89°37'52.70"W
L95	54.00	N0°22'07.30"W
L96	7.50	N89°37'52.70"E
L97	14.14	N44°37'52.70"E

LINE TABLE		
LINE	LENGTH	BEARING
L98	4.00	S89°37'52.70"W
L99	10.00	S0°22'07.30"E
L100	64.00	S89°37'52.70"W
L101	64.00	N89°37'52.70"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C51	534.70'	82.33'	S85°49'18"E	82.25'	8°49'21"	41.25'
C52	614.60'	269.49'	N76°42'22"E	267.34'	25°07'22"	136.95'
C53	750.00'	291.25'	N78°30'23"E	289.42'	22°14'58"	147.48'
C54	300.00'	124.29'	N77°33'29"E	123.40'	23°44'16"	63.05'
C55	500.00'	208.93'	N77°39'37"E	207.42'	23°56'31"	106.01'
C56	300.00'	178.13'	S73°21'29"E	175.53'	34°01'16"	91.78'
C57	250.00'	70.88'	N7°45'11"E	70.64'	16°14'36"	35.68'
C58	300.00'	178.13'	S73°21'29"E	175.53'	34°01'16"	91.78'
C59	300.00'	178.13'	N72°37'15"E	175.53'	34°01'16"	91.78'
C60	300.00'	178.13'	N72°37'15"E	175.53'	34°01'16"	91.78'
C61	250.00'	81.70'	S9°43'53"E	81.34'	18°43'31"	41.22'
C62	2150.00'	187.62'	S87°52'07"E	187.56'	5°00'00"	93.87'
C63	600.00'	270.79'	N76°42'07"E	268.50'	25°51'32"	137.74'
C64	500.00'	99.82'	N15°57'04"W	99.65'	11°26'19"	50.08'
C65	250.00'	110.85'	N76°55'45"E	109.94'	25°24'16"	56.35'
C66	500.00'	274.06'	S16°04'15"E	270.64'	31°24'16"	140.56'
C67	790.00'	163.33'	S79°26'45"E	163.04'	11°50'44"	81.96'
C68	250.01'	77.90'	S8°29'24"W	77.58'	17°51'09"	39.27'
C69	300.88'	125.15'	S12°18'08"E	124.25'	23°49'54"	63.49'
C70	600.00'	250.87'	S77°39'12"W	249.04'	23°57'21"	127.29'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C71	34.50'	45.69'	N51°41'18"E	42.43'	75°53'09"	26.90'
C72	800.00'	235.21'	S81°56'45"E	234.36'	16°50'44"	118.46'
C73	34.50'	54.19'	S45°22'07"E	48.79'	90°00'00"	34.50'
C74	34.50'	54.19'	S44°37'53"W	48.79'	90°00'00"	34.50'
C75	350.00'	57.47'	N84°55'39"E	57.40'	9°24'27"	28.80'
C76	800.00'	133.11'	S5°00'34"E	132.96'	9°32'00"	66.71'
C77	794.00'	259.71'	N89°35'39"E	258.55'	18°44'27"	131.02'
C78	700.00'	228.96'	N89°35'39"E	227.94'	18°44'27"	115.51'
C79	1000.00'	266.70'	S2°08'08"E	265.91'	15°16'51"	134.15'
C80	400.00'	119.28'	S86°57'43"W	118.84'	17°05'09"	60.09'
C81	500.00'	179.30'	S88°41'30"W	178.34'	20°32'45"	90.62'
C82	300.00'	177.11'	S86°48'58"E	174.55'	33°49'34"	91.22'
C83	600.00'	296.37'	S89°34'43"E	293.37'	28°18'05"	151.27'
C84	600.00'	232.85'	S9°56'45"W	231.39'	22°14'07"	117.91'
C85	450.00'	263.30'	S86°39'56"E	259.56'	33°31'30"	135.54'
C86	500.00'	428.28'	S78°53'21"E	415.31'	49°04'40"	228.27'
C87	400.00'	142.88'	S9°51'51"W	142.12'	20°27'56"	72.21'
C88	250.00'	81.56'	S5°50'40"W	81.20'	18°41'33"	41.15'
C89	800.00'	217.25'	S7°24'40"W	216.58'	15°33'34"	109.30'
C90	600.00'	234.86'	S9°50'59"W	233.37'	22°25'39"	118.95'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C91	400.00'	150.25'	S10°18'11"W	149.36'	21°31'16"	76.02'
C92	250.00'	76.64'	S9°09'05"E	76.34'	17°33'54"	38.62'
C93	1009.00'	212.71'	S6°24'29"E	212.32'	12°04'44"	106.75'
C94	600.00'	57.45'	S74°48'34"W	57.43'	5°29'11"	28.75'
C95	600.00'	183.01'	S80°48'15"W	182.30'	17°28'34"	92.22'
C96	530.00'	184.29'	S10°19'48"E	183.36'	19°55'21"	93.08'
C97	250.00'	44.44'	S84°32'18"W	44.39'	10°11'10"	22.28'

APPROVED BY THE TOWN COUNCIL ON:

DATE

MAYOR, TOWN OF NORTHLAKE

TOWN SECRETARY, TOWN OF NORTHLAKE

PRELIMINARY PLAT
FOR
PECAN SQUARE PHASE 3 & 4 SOUTH
541 RESIDENTIAL LOTS
BEING 115.78 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
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A. McDONALD SURVEY, ABSTRACT NO. 785
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.		
JRH	JRH	JMK	AS SHOWN	MAY 2021	063226901		PP-11

LOCATED BY: JENNIFER L. KIMLEY-HORN AND ASSOCIATES, INC. DATE: 5/25/2021 2:51:25 PM
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LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
1J--10	7627	0.175
1J--11	5900	0.135
1J--12	5900	0.135
1J--13	5900	0.135
1J--14	5900	0.135
1J--15	8278	0.190
1K--4	6490	0.149
1K--5	5900	0.135
1K--6	5900	0.135
1K--7	5900	0.135
1K--8	5900	0.135
1K--9	5900	0.135
1K--10	5900	0.135
1K--11	6440	0.148
1K--12	6440	0.148
1K--13	5900	0.135
1K--14	5900	0.135
1K--15	5900	0.135
1K--16	5900	0.135
1K--17	5900	0.135
1K--18	5900	0.135
1K--19	6490	0.149

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
1R--19	5750	0.132
1R--20	8544	0.196
1R--21	9218	0.212
1R--22	7316	0.168
1R--23	5900	0.135
1R--24	5900	0.135
1R--25	5900	0.135
1R--26	5900	0.135
1R--27	5900	0.135
1R--28	5900	0.135
1R--29	5900	0.135
1R--30	5900	0.135
1R--31	5900	0.135
1R--32	5900	0.135
1R--33	5900	0.135
1R--34	5900	0.135
1R--35	6440	0.148
2Q--10	7520	0.173
2Q--11	6490	0.149
2Q--12	6490	0.149
2Q--13	6490	0.149
2Q--14	5900	0.135

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
2Q--15	5900	0.135
2Q--16	5900	0.135
2Q--17	5900	0.135
2Q--18	7183	0.165
2S--16	5900	0.135
2S--17	5900	0.135
2S--18	5900	0.135
2S--19	5900	0.135
2S--20	5900	0.135
2S--21	5900	0.135
2S--22	5900	0.135
2S--23	5900	0.135
2S--24	5900	0.135
2S--25	5900	0.135
2S--26	5900	0.135
2S--27	5900	0.135
2S--28	6065	0.139
2S--29	6438	0.148
2S--30	6469	0.149
2S--31	6465	0.148
2S--32	7430	0.171
3A--16	8448	0.194

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
3A--17	6898	0.158
3A--18	5750	0.132
3A--19	5750	0.132
3A--20	5750	0.132
3A--21	5750	0.132
3A--22	5750	0.132
3A--23	5750	0.132
3A--24	5750	0.132
3A--25	5750	0.132
3A--26	6620	0.152
3P--2	28600	0.657
3P--3	28125	0.646
3P--4	24593	0.565
3P--5	20001	0.459
3P--6	20299	0.466
3P--7	20204	0.464
3P--8	20176	0.463
3P--9	20149	0.463
3P--10	20122	0.462
3P--11	20094	0.461
3P--12	20067	0.461
3P--13	20095	0.461

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
3Q--2	20104	0.462
3Q--3	20989	0.482
3Q--4	23419	0.538
3Q--5	22880	0.525
3Q--6	20215	0.464
3Q--7	20173	0.463
3Q--8	20146	0.462
3Q--9	20119	0.462
3Q--10	20092	0.461
3Q--11	20065	0.461
3Q--12	20038	0.460
3Q--13	21379	0.491
3Q--14X	19283	0.443
3R--1	7960	0.183
3R--2	7080	0.163
3R--3	7080	0.163
3R--4	7080	0.163
3R--5	7080	0.163
3R--6	7080	0.163
3R--7	7080	0.163
3R--8	7080	0.163
3R--9	7080	0.163

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
3R--10	7080	0.163
3R--11	7620	0.175
3R--12	7620	0.175
3R--13	7080	0.163
3R--14	7080	0.163
3R--15	7080	0.163
3R--16	7080	0.163
3R--17	7080	0.163
3R--18	7080	0.163
3R--19	7080	0.163
3R--20	7080	0.163
3R--21	11539	0.265
3S--1	8135	0.187
3S--2	7080	0.163
3S--3	7080	0.163
3S--4	7080	0.163
3S--5	7080	0.163
3S--6	7080	0.163
3S--7	7080	0.163
3S--8	7080	0.163
3S--9	7080	0.163
3S--10	7080	0.163

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
3S--11	7620	0.175
3S--12	7620	0.175
3S--13	7080	0.163
3S--14	7080	0.163
3S--15	7080	0.163
3S--16	7080	0.163
3S--17	7080	0.163
3S--18	7080	0.163
3S--19	7080	0.163
3S--20	7080	0.163
3S--21	7080	0.163
3S--22	8135	0.187
3T--1	8135	0.187
3T--2	7080	0.163
3T--3	7080	0.163
3T--4	7080	0.163
3T--5	7080	0.163
3T--6	7080	0.163
3T--7	7080	0.163
3T--8	7080	0.163
3T--9	7080	0.163
3T--10	7080	0.163

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
3T--11	7620	0.175
3T--12	7620	0.175
3T--13	7080	0.163
3T--14	7080	0.163
3T--15	7080	0.163
3T--16	7080	0.163
3T--17	7080	0.163
3T--18	7080	0.163
3T--19	7080	0.163
3T--20	7080	0.163
3T--21	7080	0.163
3T--22	8135	0.187
3U--1	9257	0.213
3U--2	7670	0.176
3U--3	7670	0.176
3U--4	7670	0.176
3U--5	7670	0.176
3U--6	7784	0.179
3U--7	7735	0.178
3U--8	8978	0.206
3U--9	11150	0.256
3U--10	11386	0.261

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
3U--11	9976	0.229
3U--12	7609	0.175
3U--13	7080	0.163
3U--14	7080	0.163
3U--15	7080	0.163
3U--16	7080	0.163
3U--17	7080	0.163
3U--18	7080	0.163
3U--19	7080	0.163
3U--20	8272	0.190
3V--1	8721	0.200
3V--2	7080	0.163
3V--3	7080	0.163
3V--4	7080	0.163
3V--5	7080	0.163
3V--6	7597	0.174
3V--7	7889	0.181
3V--8	7975	0.183
3V--9	7528	0.173
3V--10	7080	0.163
3V--11	7080	0.163
3V--12	8135	0.187

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
3V--13	8110	0.186
3V--14	7080	0.163
3V--15	7080	0.163
3V--16	7328	0.168
3V--17	7927	0.182
3V--18	8007	0.184
3V--19	7970	0.183
3V--20	7145	0.164
3V--21	7080	0.163
3V--22	7080	0.163
3V--23	7080	0.163
3V--24	7080	0.163
3V--25	9514	0.218
3W--1	18580	0.427
3W--2	11465	0.263
3W--3	10163	0.233
3W--4	9286	0.213
3W--5	8836	0.203
3W--6	8750	0.201
3W--7	8750	0.201
3W--8	8750	0.201
3W--9	8750	0.201

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
3W--10	8750	0.201
3W--11	8750	0.201
3W--12	8750	0.201
3W--13	9325	0.214
3W--14	6440	0.148
3W--15	5900	0.135
3W--16	5900	0.135
3W--17	5900	0.135
3W--18	5900	0.135
3W--19	5900	0.135
3W--20	5900	0.135
3W--21	5900	0.135
3W--22	5900	0.135
3W--23	5900	0.135
3W--24	5900	0.135
3W--25	5900	0.135
3W--26	5992	0.138
3W--27	6338	0.145
3W--28	6665	0.153
3W--29	8009	0.184
3W--30	11183	0.257
3W--31	8840	0.203

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
3X--1	7030	0.161
3X--2	5900	0.135
3X--3	5900	0.135
3X--4	5900	0.135
3X--5	5900	0.135
3X--6	5900	0.135
3X--7	5900	0.135
3X--8	5900	0.135
3X--9	5900	0.135
3X--10	5900	0.135
3X--11	5900	0.135
3X--12	7134	0.164
3X--13	9303	0.214
3X--14	6682	0.153
3X--15	6910	0.159
3X--16	9215	0.212
3X--17	8345	0.192
3X--18	5900	0.135
3X--19	5900	0.135
3X--20	5900	0.135
3X--21	5900	0.135
3X--22	5900	0.135

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
3X--23	5900	0.135
3X--24	5900	0.135
3X--25	5900	0.135
3X--26	5900	0.135
3X--27	5900	0.135
3X--28	7030	0.161
3Y--1X	30085	0.691
3Z--1X	66689	1.531
4A--1X	10390	0.239
4A--14X	538	0.012
4A--15	5737	0.132
4A--16	5750	0.132
4A--17	5750	0.132
4A--18	5750	0.132
4A--19	5750	0.132
4A--20	5750	0.132
4A--21	5750	0.132
4A--22	5912	0.136
4A--23	10463	0.240
4A--24	11076	0.254
4A--25	6094	0.140
4A--26	5750	0.132

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
4A--27	5750	0.132
4A--28	5750	0.132
4A--29	6283	0.144
4AA--1	5750	0.132
4AA--2	5750	0.132
4AA--3	5750	0.132
4AA--4	5750	0.132
4AA--5	6332	0.145
4BB--1	5256	0.121
4BB--2	4400	0.101
4BB--3	4400	0.101
4BB--4	4400	0.101
4BB--5	4400	0.101
4BB--6	4400	0.101
4BB--7	4400	0.101
4BB--8	4400	0.101
4BB--9	4400	0.101
4BB--10	4400	0.101
4BB--11	4400	0.101
4BB--12	4400	0.101
4BB--13	4400	0.101
4BB--14	4400	0.101

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
4BB--15	4400	0.101
4BB--16	4400	0.101
4BB--17	4900	0.112
4BB--18	4900	0.112
4BB--19	4400	0.101
4BB--20	4400	0.101
4BB--21	4400	0.101
4BB--22	4400	0.101
4BB--23	4400	0.101
4BB--24	4400	0.101
4BB--25	4400	0.101
4BB--26	4400	0.101
4BB--27	4400	0.101
4BB--28	4400	0.101
4BB--29	4400	0.101
4BB--30	4400	0.101
4BB--31	4400	0.101
4BB--32	4400	0.101
4BB--33	4400	0.101
4BB--34	5251	0.121
4CC--1X	1158	0.027
4CC--2	4400	0.101

TRACT 176.8806 ACRES
LEGAL DESCRIPTION

BEING a tract of land situated in the F.W. Thornton Survey, Abstract No.1244 and A. McDonald Survey, Abstract No. 785 all within, Town of Northlake, Denton County, Texas and being a portion of that a called 460.677-acre tract of land described as a portion of Tract 1 conveyed to HP Gibbs, LP., according to the document filed of record in Instrument No. 2017-134732 Official Records, Denton County, Texas (O.R.D.C.T.) and a portion of a called 174.821-acre tract of land described as a portion of Tract 2 conveyed to HP Gibbs, LP., according to the document filed of record in Instrument No. 2017-134732 (O.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped “KHA” found for the northeast corner of Pecan Square Phase 1A, an addition to the town of Northlake, according to the plat filed of record in Document No. 2020-90 Plat Records, Denton County, Texas (P.R.D.C.T.) for the northwest corner of this tract same being common with a northwest corner of said 174.821-acre tract;

THENCE North 89°46'51" East, with the north line of the above-mentioned 460.677-acre tract same being the north line of this tract, a distance of 3,719.07 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” set for the northeast corner of this tract;

THENCE over and across said 460.677-acre tract the following six (6) courses and distances:

South 0°14'34" East, a distance of 619.36 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” set for corner of this tract;

South 3°28'07" East, a distance of 311.17 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” set for corner of this tract;

South 14°31'52" West, a distance of 345.74 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” set for corner of this tract;

South 39°37'21" East, a distance of 343.85 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” set for corner of this tract;

South 53°57'41" East, a distance of 228.16 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” set for corner of this tract;

South 45°06'44" East, a distance of 294.58 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” set in the east line of the above-mentioned 460.677-acre tract, same being common with the west line of that tract of land conveyed to Town of Northlake, according to the document filed of record in Instrument No. 2017-156147 for corner of this tract;

THENCE South 0°21'52" East, with said common line, a distance of 631.14 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” set for corner of this tract;

THENCE South 0°27'27" East, continuing with said common line, a distance of 820.18 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

THENCE leaving said common line, over and across the above-mentioned 460.677-acre tract the following eight (8) courses and distances:

South 89°37'53" West, a distance of 1142.58 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” set for corner of this tract;

North 88°03'09" West, a distance of 50.24 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” set for corner of this tract;

North 76°53'36" West, a distance of 49.61 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” set for corner of this tract;

North 13°47'43" East, a distance of 104.59 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” set for corner of this tract;

South 89°37'53" West, a distance of 65.10 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” set at the beginning of a tangent curve to the right having a central angle of 5°03'49", a radius of 527.00 feet, a chord bearing and distance of North 87°50'13" West, 46.56 feet;

With said curve to the right, an arc distance of 46.57 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” set for corner of this tract;

North 80°03'55" West, a distance of 69.97 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” set for corner of this tract;

North 74°34'30" West, a distance of 15.28 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” set in the east line of Pecan Square Phase 2A-2, an addition to the town of Northlake, according to the document filed of record in Instrument No. 2020-246 (O.R.D.C.T.), at the beginning of a non-tangent curve to the left having a central angle of 15°47'38", a radius of 497.00 feet, a chord bearing and distance of North 7°31'41" East, 136.57 feet;

THENCE with said east line and curve to the left, an arc distance of 137.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” set for corner of this tract;

THENCE North 89°37'53" East, leaving said east line, with the south line of Pecan Square Phase 2A-1, an addition to the town of Northlake, according to the document filed of record in Instrument No. 2020-247, a distance of 64.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

THENCE North 0°22'07" West, with the east line of said Pecan Square Phase 2A-1, same being the westerly line if the above-mentioned 460.677-acre tract and this tract, a distance of 434.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for the northeast corner of said Pecan Square Phase 2A-1 for an interior ell corner of this tract;

THENCE with the northerly line of said Pecan Square Phase 2A-1 same being a southerly line of the above-mentioned 460.677-acre tract and this tract the following three (3) courses and distances:

South 89°37'53" West, a distance of 64.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 0°22'07" East, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 89°37'53" West, a distance of 90.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found in the northerly in of the above-mentioned Pecan Square Phase 2A-1 tract for the southeast corner of a called 47.8557-acre tract of land described as Tract 3 conveyed to Pecan Square 2B, LLC., according to the document filed of record in Instrument No. 2020-118325 (O.R.D.C.T.) for corner of this tract;

THENCE with the easterly line of said 47.8557-acre tract same being the westerly line of the above-mentioned 460.677-acre tract and this tract the following twenty-one (21) courses and distances:

North 0°22'07" West, a distance of 126.02 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found at the beginning of a non-tangent curve to the left having a central angle of 232°30'34", a radius of 50.00 feet, a chord bearing and distance of North 59°31'32" West, 89.68 feet;

With said curve to the left, an arc distance of 202.90 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 89°37'53" West, a distance of 4.00 feet to a point for 5/8-inch iron rod with plastic cap stamped “KHA” found of this tract;

North 0°22'07" West, a distance of 120.00 feet to a point for 5/8-inch iron rod with plastic cap stamped “KHA” found of this tract;

South 89°37'53" West, a distance of 405.00 feet to a point for 5/8-inch iron rod with plastic cap stamped “KHA” found of this tract;

North 0°22'07" West, a distance of 108.21 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found at the beginning of a non-tangent curve to the left having a central angle of 128°35'34", a radius of 51.57 feet, a chord bearing and distance of North 39°46'54" West, 92.93 feet;

With said curve to the left, an arc distance of 115.73 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

North 0°22'07" West, a distance of 236.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

North 89°37'53" East, a distance of 139.07 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found at the beginning of a tangent curve to the left having a central angle of 90°00'00", a radius of 227.00 feet, a chord bearing and distance of North 44°37'53" East, 321.03 feet;

With said curve to the left, an arc distance of 356.57 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

North 0°22'07" West, a distance of 53.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

North 44°37'53" East, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

North 89°37'53" East, a distance of 7.50 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

North 0°22'07" West, a distance of 54.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 89°37'53" West, a distance of 16.19 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

North 0°22'07" West, a distance of 239.45 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found at the beginning of a non-tangent curve to the left having a central angle of 68°42'39", a radius of 61.50 feet, a chord bearing and distance of North 35°59'55" East, 69.41 feet;

With said curve to the left, an arc distance of 73.75 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

North 1°38'35" East, a distance of 211.89 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found at the beginning of a non-tangent curve to the left having a central angle of 41°50'40", a radius of 50.00 feet, a chord bearing and distance of North 5°58'04" East, 35.71 feet;

With said curve to the left, an arc distance of 36.52 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

North 69°19'03" East, a distance of 19.08 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

North 0°22'07" West, a distance of 148.78 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for the northeast corner of the above-mentioned Pecan Square Phase 2A-1 same being an interior ell corner of the above-mentioned 460.677-acre tract and of this tract;

THENCE with the northerly line of said Pecan Square Phase 2A-1 same being a southerly line of said 460.677-acre tract and this tract the following eighteen (18) courses and distances:

South 89°37'53" West, a distance of 613.45 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 83°44'10" West, a distance of 48.07 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 77°56'09" West, a distance of 48.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 73°19'56" West, a distance of 48.01 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 67°15'49" West, a distance of 51.54 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 58°13'37" West, a distance of 54.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 31°46'23" East, a distance of 102.93 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 16°13'37" West, a distance of 13.38 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 64°13'37" West, a distance of 36.69 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 25°46'23" East, a distance of 54.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

North 64°13'37" East, a distance of 42.37 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 73°46'23" East, a distance of 14.86 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 31°46'23" East, a distance of 108.65 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 64°13'37" West, a distance of 500.88 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

North 21°40'13" West, a distance of 14.70 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 68°19'47" West, a distance of 64.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 21°40'13" East, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 68°19'47" West, a distance of 115.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found in the west line of Pecan Square Phase 1C, an addition to the town of Northlake, according to the plat filed of record in Instrument No. 2019-91 (P.R.D.C.T.) for corner of this tract;

THENCE North 21°40'13" West, with said east line, a distance of 16.55 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

THENCE South 89°37'53" West, with the south line of the above-mentioned HP Gibbs tracts same being the north lines of Pecan Square Phase 1B, an addition to the town of Northlake, according to the Plat filed of record in Instrument No. 2019-89 and the above-mentioned Pecan Square Phase 1C, a distance of 1207.33 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found in the east line of Pecan Square 1A, an addition to the town of Northlake, according to the plat filed of record in

Instrument No. 2019-90 (P.R.D.C.T.) for a southwest corner of said 174.821-acre tract and this tract;

THENCE with the westerly lines of said Pecan Square 1A and Tract B of Pecan Square Phase 2A-1 same being common with the westerly line of said 174.821-acre the following eight-teen (18) courses and distances:

North 0°22'07" West, a distance of 118.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

North 89°37'53" East, a distance of 22.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

North 0°22'07" West, a distance of 54.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 89°37'53" West, a distance of 22.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

North 0°22'07" West, a distance of 236.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

North 89°37'53" East, a distance of 22.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

North 0°22'07" West, a distance of 54.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 89°37'53" West, a distance of 22.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

North 0°22'07" West, a distance of 571.66 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

North 89°37'53" East, a distance of 22.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

North 0°22'07" West, a distance of 54.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 89°37'53" West, a distance of 171.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

North 45°22'07" West, a distance of 21.21 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

North 0°22'07" West, a distance of 32.50 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found at the beginning of a tangent curve to the left having a central angle of 24°13'00", a radius of 264.00 feet, a chord bearing and distance of North 12°28'38" West, 110.75 feet;

With said curve to the left, an arc distance of 111.58 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found at the beginning of a reverse curve to the right having a central angle of 24°13'00", a radius of 236.00 feet, a chord bearing and distance of North 12°28'38" West, 99.01 feet;

With said curve to the right, an arc distance of 99.75 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

North 89°37'53" East, a distance of 75.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

North 0°22'07" West, a distance of 132.87 feet to the **POINT OF BEGINNING**and containing 176.8806 acres or 7,704,920 square feet of land, more or less.

TRACT 65.4437 ACRES
LEGAL DESCRIPTION

BEING a tract of land situated in the A. McDonald Survey, Abstract No. 785, Collin County, Texas and being a portion of a called 160.011-acre tract of land conveyed to H.P.Gibbs, according to the document filed of record in Instrument No. 2018-9386, Official Records, Denton County, Texas (O.R.D.C.T.) an a portion of a called 10,000-acre tract of land conveyed to H.P. Gibbs, LP., according to the document filed of record in Instrument No. 2018-9385 (O.R.D.C.T.), and all of a called 18.9225-acre tract of land described as Tract E conveyed to Pecan Square Phase 2A, LLC., according to the document filed of record in Instrument No. 2020-30478 (O.R.D.C.T.), and a portion of that tract of land conveyed to Countryside Bible Church, according to the document filed of record in Instrument No. 2019-26404 (O.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped “KHA” found in the south line of F.M. 407 for the northeast corner of said Tract E and this tract, same being common with the northwest corner of Pecan Square Phase 1A, an addition to the town of Northlake, according to the plat filed of record in Instrument No. 2019-90;

THENCE with the east line of the above-mentioned Tract E, same being common with the west lines of Tract A of Pecan Square 2A-1, an addition to the town of Northlake, according to the plat filed of record in Instrument No. 2020-247 and said Pecan Square Phase 1A the following twenty-two (22) courses and distances:

South 0°22'07" East, a distance of 134.07 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

North 89°37'53" East, a distance of 75.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found at the beginning of a non-tangent curve to the right having a central angle of 24°31'14", a radius of 236.15 feet, a chord bearing and distance of South 11°53'43" West, 100.29 feet;

With said curve to the right, an arc distance of 101.06 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found at the beginning of a reverse curve to the left having a central angle of 25°07'01", a radius of 251.73 feet, a chord bearing and distance of South 11°35'49" West, 109.47 feet;

With said curve to the left, an arc distance of 110.35 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 0°22'07" East, a distance of 32.50 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 44°37'53" West, a distance of 21.21 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 89°37'53" West, a distance of 171.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 0°21'28" East, a distance of 54.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

North 89°37'53" East, a distance of 22.01 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 0°22'07" East, a distance of 571.66 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 89°37'53" West, a distance of 22.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 0°22'07" East, a distance of 54.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

North 89°37'53" East, a distance of 22.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 0°22'07" East, a distance of 236.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 89°37'53" West, a distance of 22.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 0°22'07" East, a distance of 54.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

North 89°37'53" East, a distance of 22.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 0°22'07" East, a distance of 236.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 89°37'53" West, a distance of 22.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 0°22'07" East, a distance of 54.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

North 89°37'53" East, a distance of 22.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 0°22'07" East, a distance of 183.28 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for the southeast corner of the above-mentioned Tract E same being for an interior ell corner of the above-mentioned Pecan Square Phase 1A and the southeast corner of this tract;

THENCE with the southerly lines of said Tract E and the above-mentioned 160.011-acre tract same being common with the northerly lines of said Pecan Square Phase 1A the following four (4) courses and distances:

South 89°37'53" West, a distance of 669.00 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 85°55'17" West, a distance of 76.87 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 75°51'14" West, a distance of 77.13 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

South 67°23'18" West, a distance of 77.60 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” found for corner of this tract;

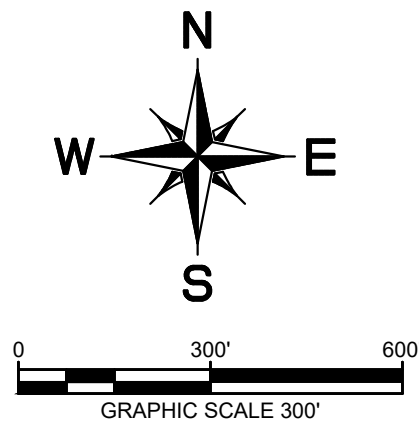
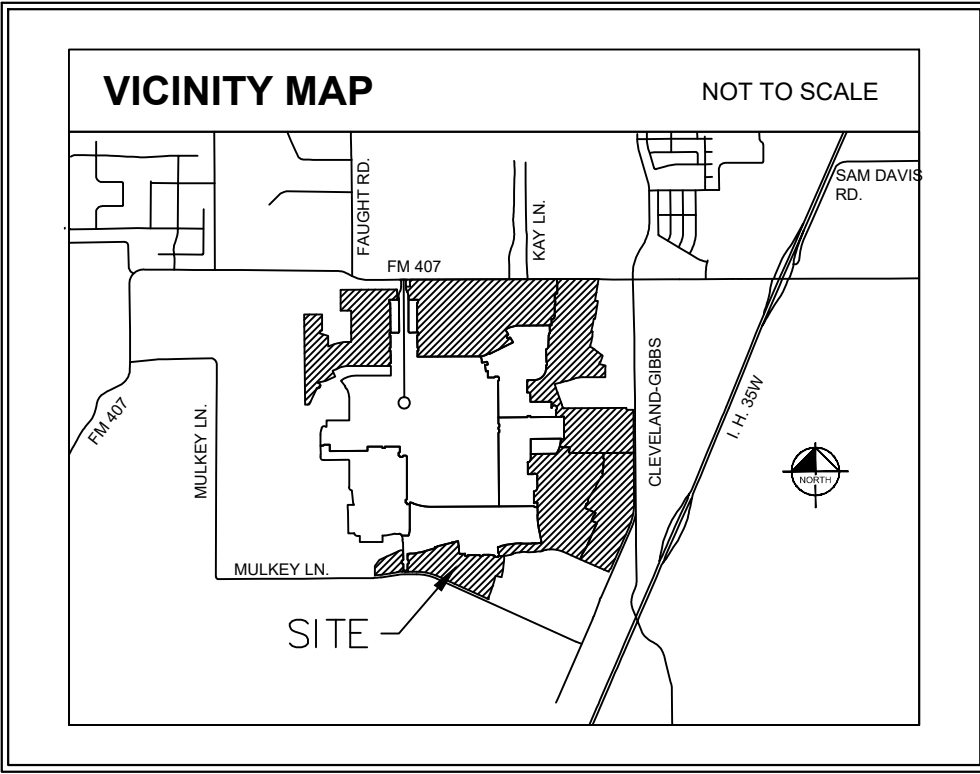
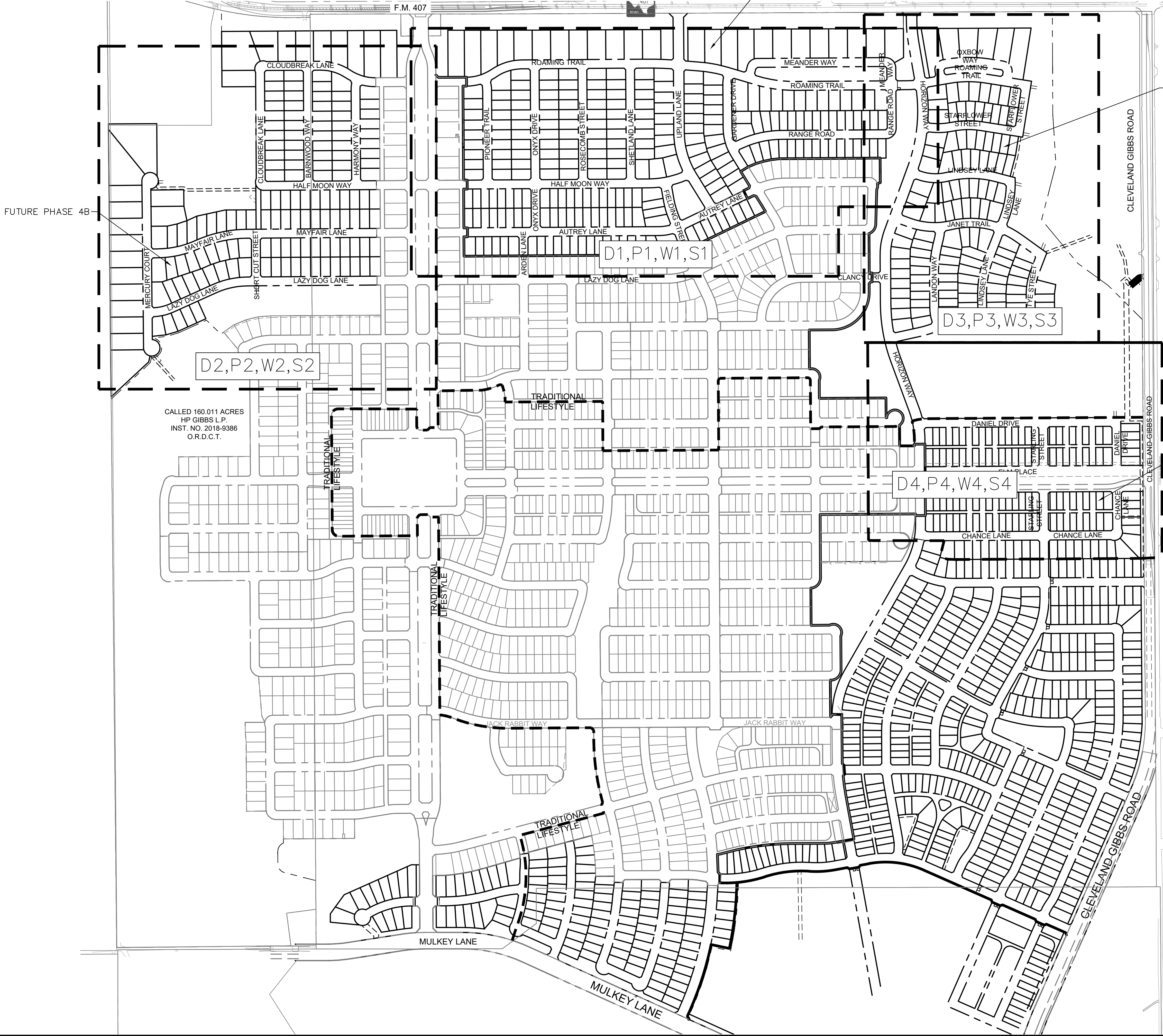
THENCE South 55°01'16" West, with the above-mentioned common line, passing an exterior ell corner of the above-mentioned Pecan Square Phase 1A at 77.82 feet and continuing for a total distance of 98.85 feet to a 5/8-inch iron rod with plastic cap stamped “KHA” set in the above-mentioned 160.011-acre tract for corner of this tract;

THENCE over and across said 160.011-acre tract the following nine (9) courses and distances:

North 45°43'19" West, a distance

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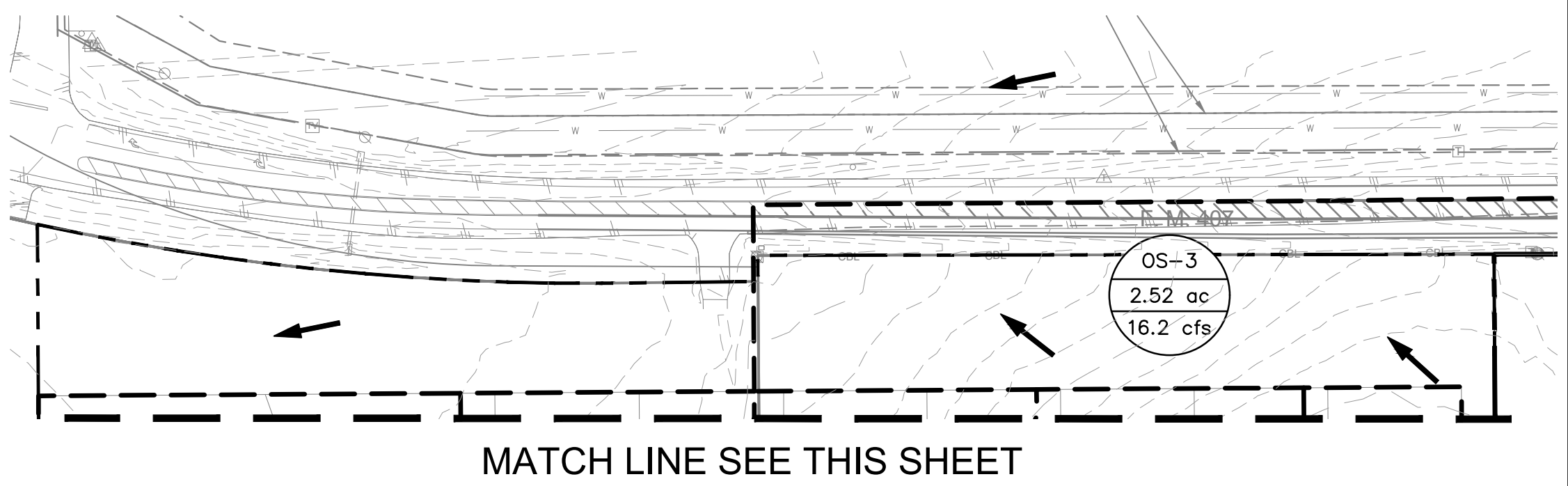
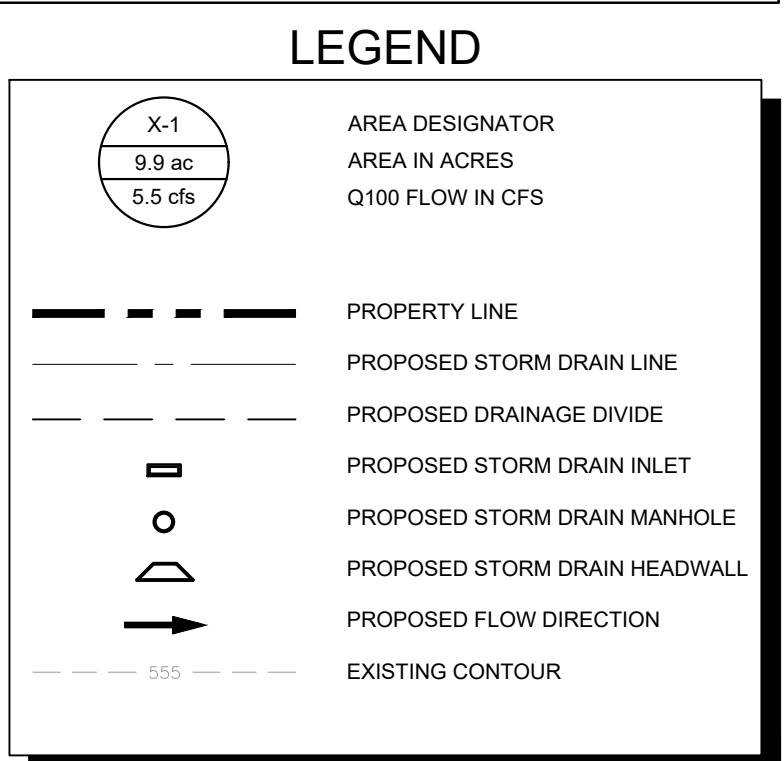
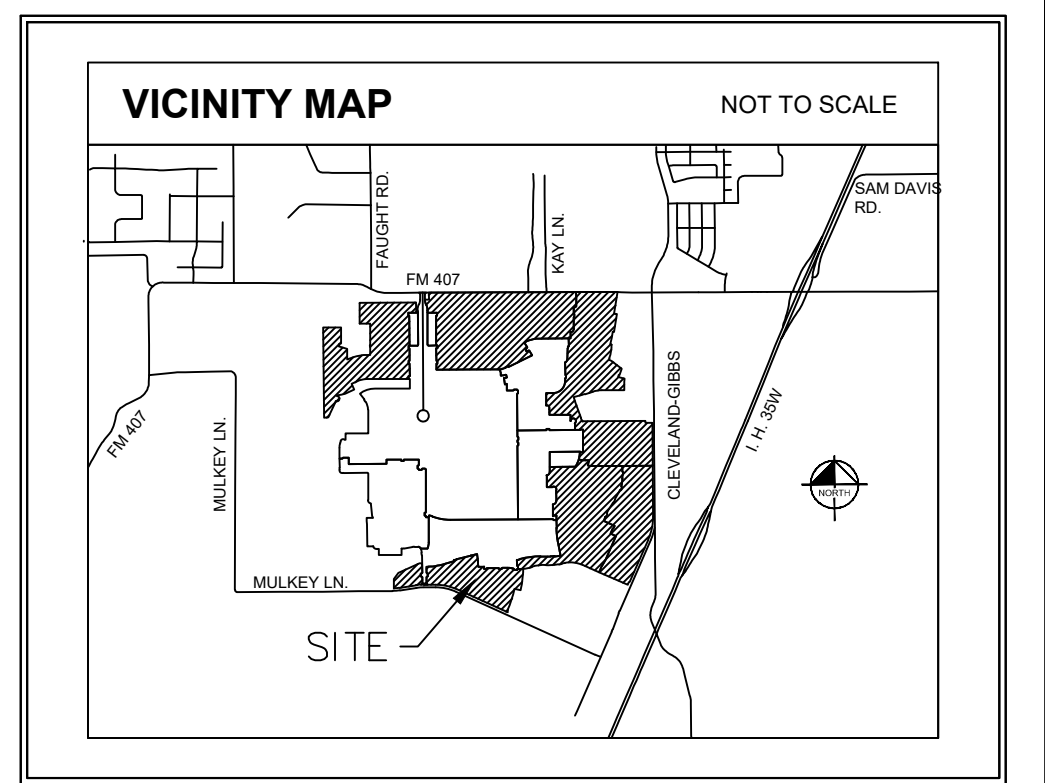
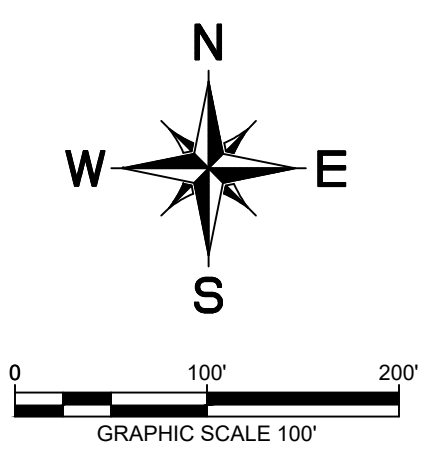
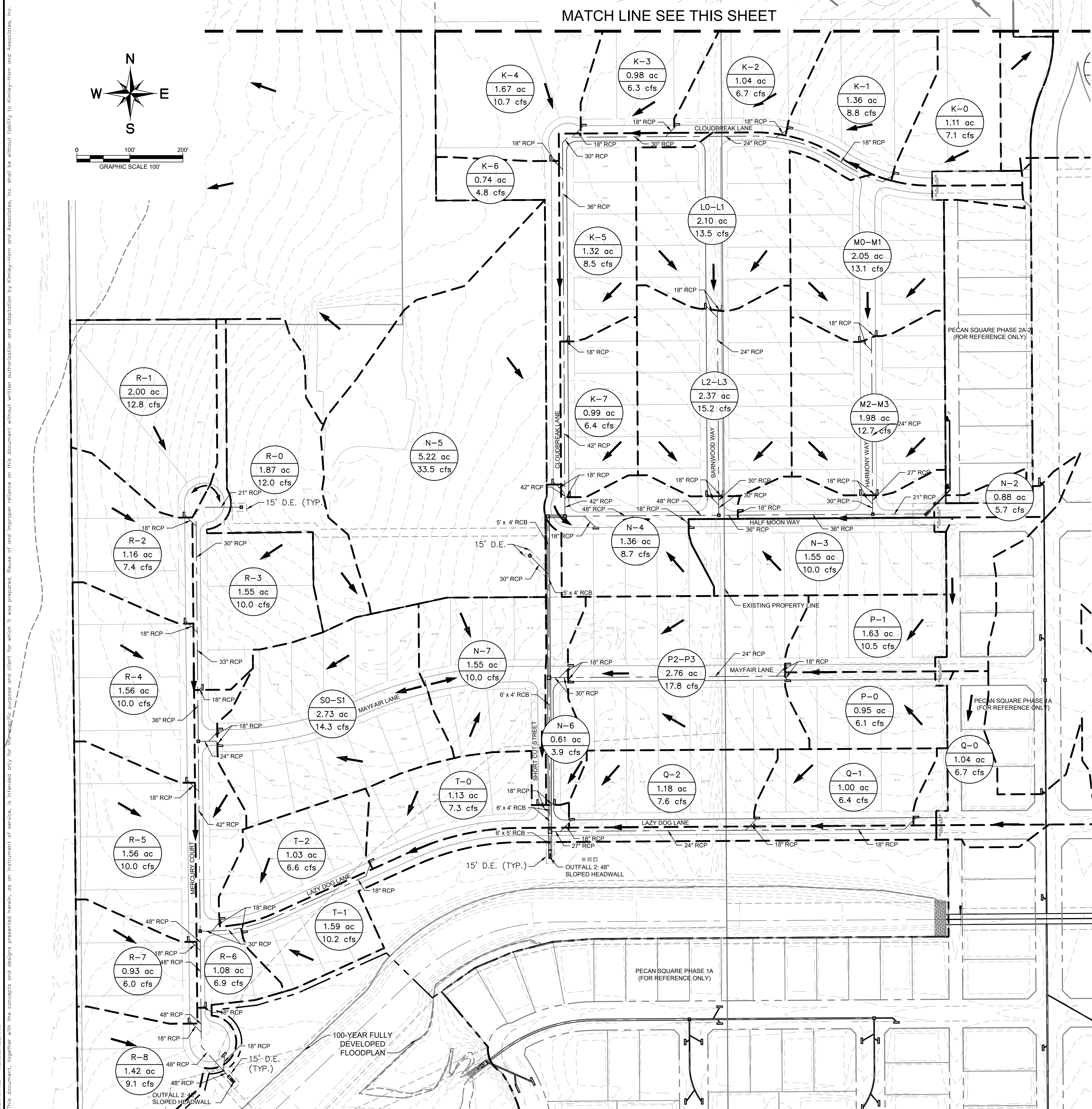


KEY MAP
FOR
PECAN SQUARE PHASE 3 & 4 NORTH
681 RESIDENTIAL LOTS
BEING 202.57 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
A. McDONALD SURVEY, ABSTRACT NO. 785
IN THE
NORTHLAKE, DENTON COUNTY, TEXAS

OWNER/DEVELOPER: HP GIBBS, LP/Pecan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (214) 303-5535 Contact: Angie Mastrocola				ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Jason Kaiser, P.E.			
DESIGNED JRH	DRAWN JAR	CHECKED JMK	SCALE AS SHOWN	DATE MAY 2021	KH PROJECT NO. 063226901	C-03	



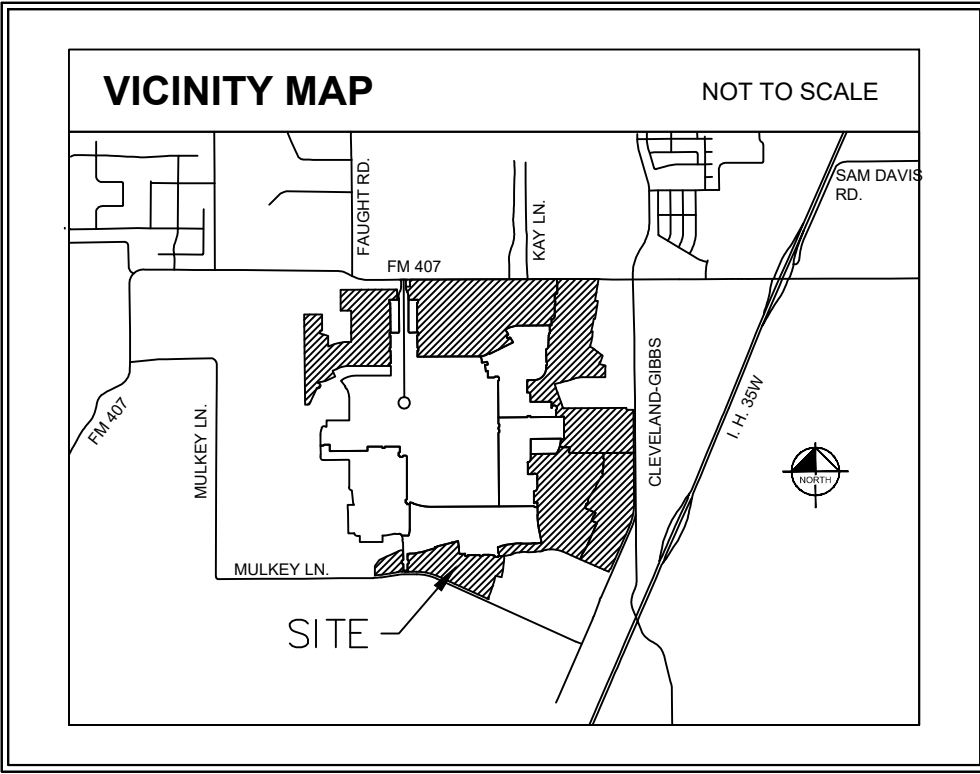
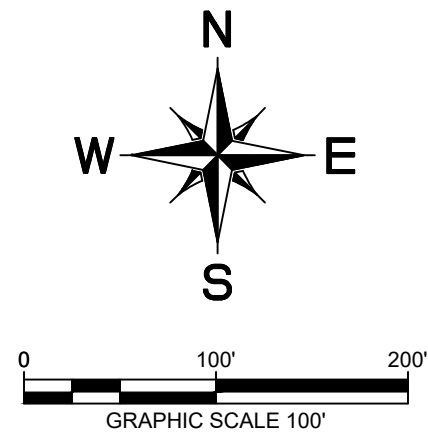
PLANNED BY: J. KIMLEY-HORN & ASSOCIATES, INC. DATE: 05/20/2021 1:52 PM
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STORM PLAN					
FOR					
PECAN SQUARE PHASE 3 & 4 NORTH					
681 RESIDENTIAL LOTS BEING 202.57 ACRES OUT OF THE F.W. THORNTON SURVEY, ABSTRACT NO. 1244 AND THE A. McDONALD SURVEY, ABSTRACT NO. 785 IN THE NORTHLAKE, DENTON COUNTY, TEXAS					
OWNER/DEVELOPER: HP GIBBS, LP/Pecan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (214) 303-5535 Contact: Angie Mastrocola			ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Jason Kaiser, P.E.		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
JRH	JAR	JMK	AS SHOWN	MAY 2021	063226901

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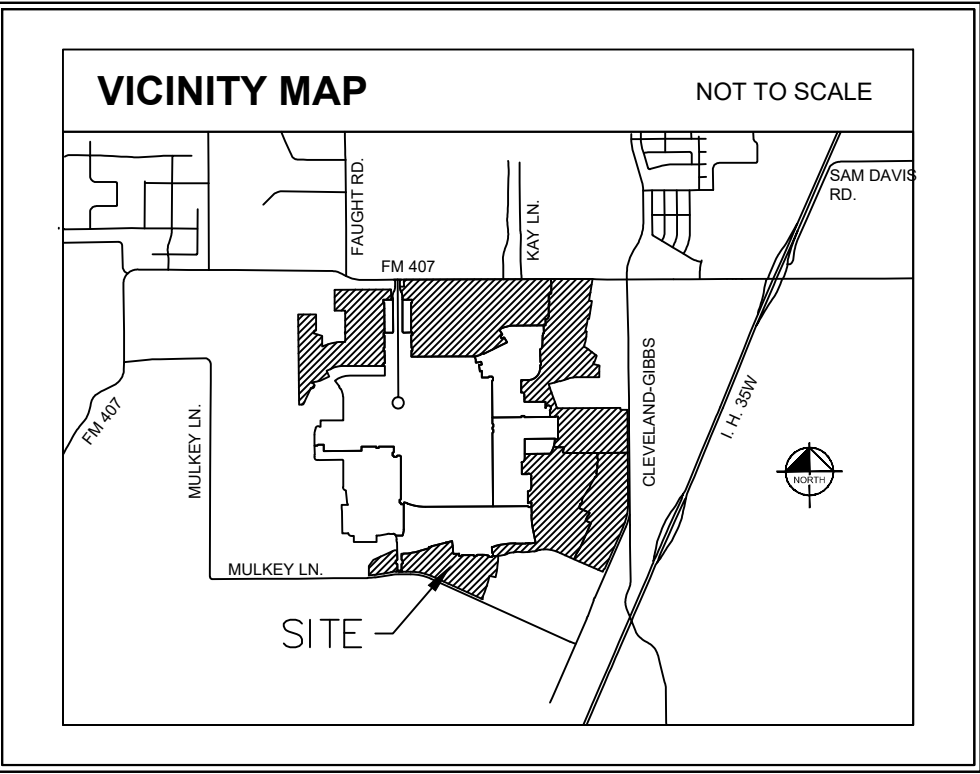
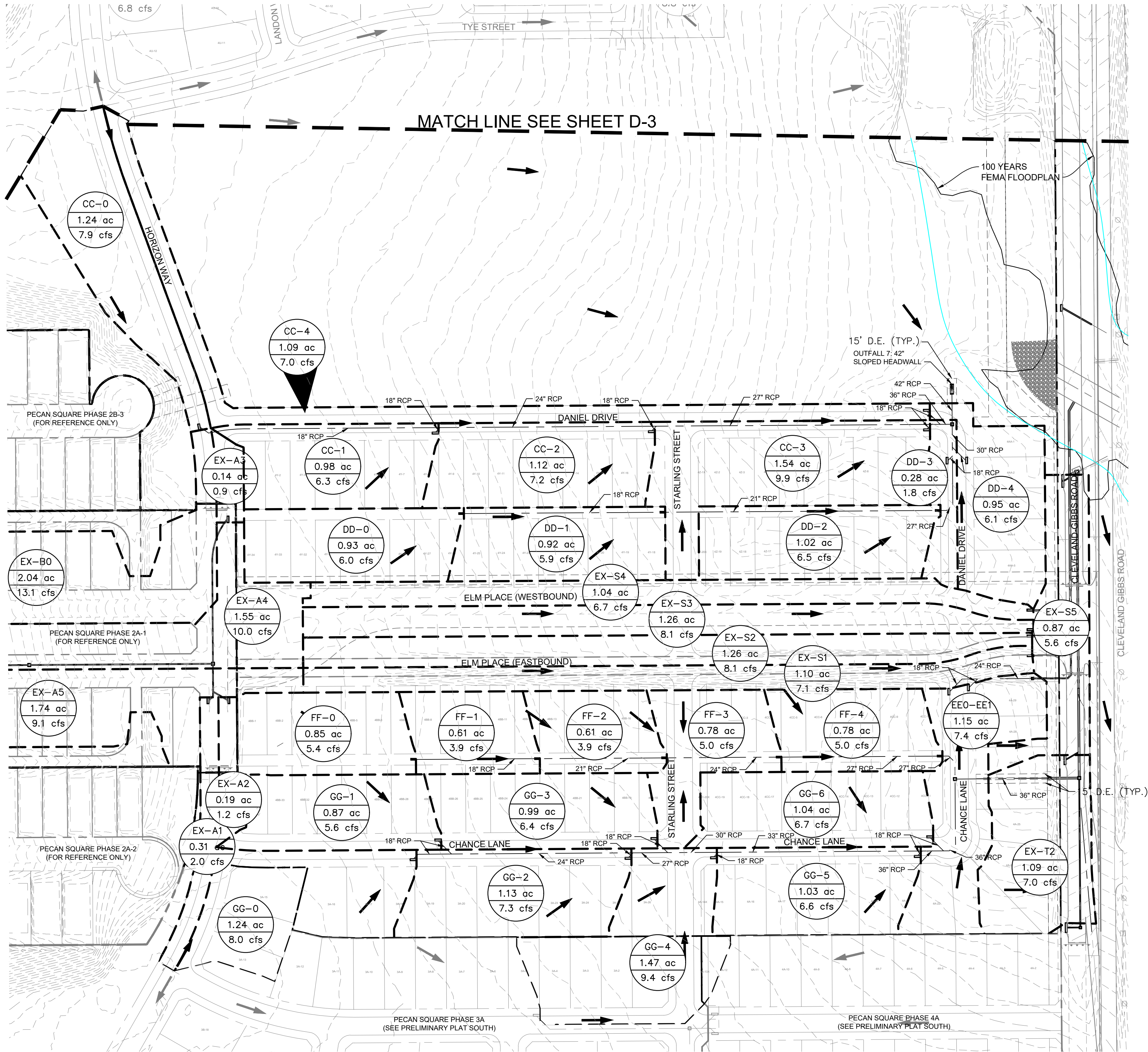
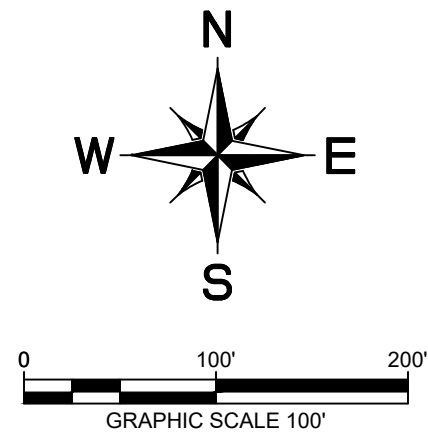
LEGEND

	AREA DESIGNATOR
	AREA IN ACRES
	Q100 FLOW IN CFS
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	EXISTING CONTOUR

STORM PLAN FOR PECAN SQUARE PHASE 3 & 4 NORTH 681 RESIDENTIAL LOTS BEING 202.57 ACRES OUT OF THE F.W. THORNTON SURVEY, ABSTRACT NO. 1244 AND THE A. McDONALD SURVEY, ABSTRACT NO. 785 IN THE NORTHLAKE, DENTON COUNTY, TEXAS					
OWNER/DEVELOPER: HP GIBBS, LP/Pecan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (214) 303-5535 Contact: Angie Mastrocola			ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Jason Kaiser, P.E.		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
JRH	JAR	JMK	AS SHOWN	MAY 2021	063226901

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LEGEND

X-1	AREA DESIGNATOR
9.9 ac	AREA IN ACRES
5.5 cfs	Q100 FLOW IN CFS
---	PROPERTY LINE
- - -	PROPOSED STORM DRAIN LINE
- . - . -	PROPOSED DRAINAGE DIVIDE
□	PROPOSED STORM DRAIN INLET
○	PROPOSED STORM DRAIN MANHOLE
△	PROPOSED STORM DRAIN HEADWALL
→	PROPOSED FLOW DIRECTION
---	EXISTING CONTOUR

STORM PLAN FOR PECAN SQUARE PHASE 3 & 4 NORTH 681 RESIDENTIAL LOTS BEING 202.57 ACRES OUT OF THE F.W. THORNTON SURVEY, ABSTRACT NO. 1244 AND THE A. McDONALD SURVEY, ABSTRACT NO. 785 IN THE NORTHLAKE, DENTON COUNTY, TEXAS					
OWNER/DEVELOPER: HP GIBBS, L.P./Pecan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (214) 303-5535 Contact: Angie Mastrocola			ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Jason Kaiser, P.E.		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
JRH	JAR	JMK	AS SHOWN	MAY 2021	063226901

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DRAINAGE AREA TABLE						
DRAINAGE AREA NO.	AREA (ac)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
A-0	1.42	1.25	0.65	15	7.91	9.1
A-1	1.60	1.25	0.65	15	7.91	10.3
A-2	1.49	1.25	0.65	15	7.91	9.6
A-3	1.32	1.25	0.65	15	7.91	8.5
A-4	0.65	1.25	0.65	15	7.91	4.2
A-5	1.50	1.25	0.65	15	7.91	9.6
A-6	1.24	1.25	0.65	15	7.91	8.0
AA0-AA1	3.17	1.25	0.65	15	7.91	20.4
B-0	1.58	1.25	0.65	15	7.91	10.1
B-1	1.60	1.25	0.65	15	7.91	10.3
B-2	1.29	1.25	0.65	15	7.91	8.3
BB-0	1.37	1.25	0.65	15	7.91	8.8
BB-1	1.19	1.25	0.65	15	7.91	7.6
C0-C1	3.39	1.25	0.65	15	7.91	21.8
C2-C3	3.10	1.25	0.65	15	7.91	20.0
C4-C5	2.49	1.25	0.65	15	7.91	16.0
CC-0	1.24	1.25	0.65	15	7.91	7.9
CC-1	0.98	1.25	0.65	15	7.91	6.3
CC-2	1.12	1.25	0.65	15	7.91	7.2
CC-3	1.54	1.25	0.65	15	7.91	9.9
CC-4	1.09	1.25	0.65	15	7.91	7.0
D-0	1.12	1.25	0.65	15	7.91	7.2
D-1	1.31	1.25	0.65	15	7.91	8.4
D-2	1.58	1.25	0.65	15	7.91	10.2
D-3	1.59	1.25	0.65	15	7.91	10.2

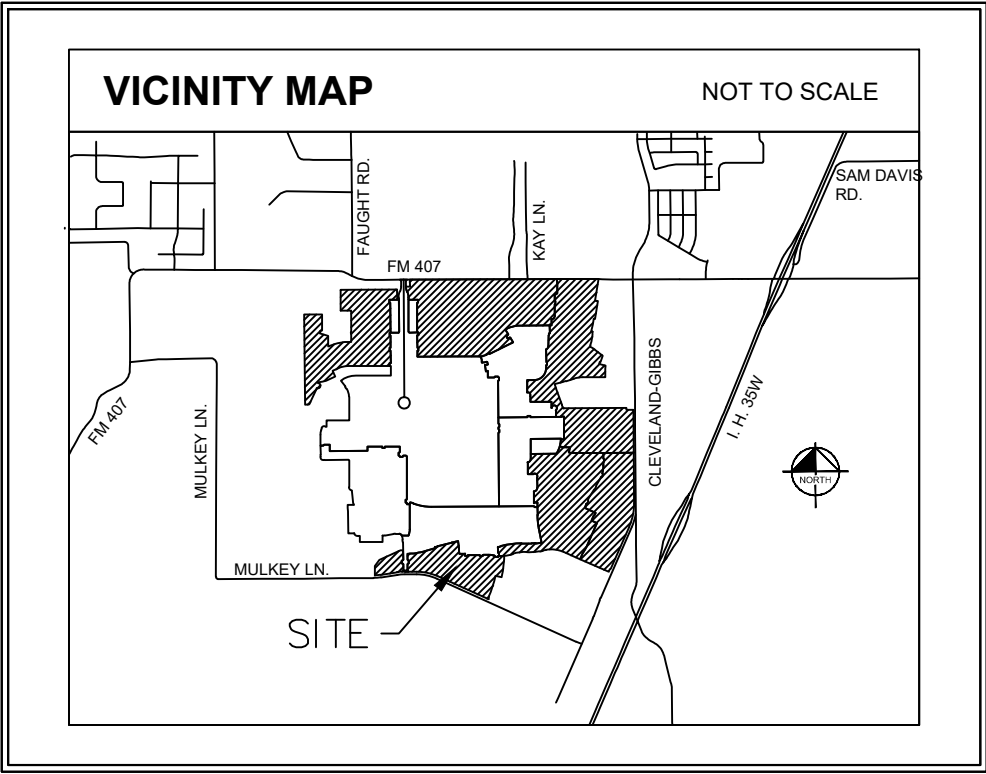
DRAINAGE AREA TABLE						
DRAINAGE AREA NO.	AREA (ac)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
H-5	1.31	1.25	0.65	15	7.91	8.4
H0-H1	2.52	1.25	0.65	15	7.91	16.2
H2-H3	1.97	1.25	0.65	15	7.91	12.6
I0-I1	2.10	1.25	0.65	15	7.91	13.5
I2-I3	1.98	1.25	0.65	15	7.91	12.7
J0-J1	2.53	1.25	0.65	15	7.91	16.2
J2-J3	2.31	1.25	0.65	15	7.91	14.8
K-0	1.11	1.25	0.65	15	7.91	7.1
K-1	1.36	1.25	0.65	15	7.91	8.8
K-2	1.04	1.25	0.65	15	7.91	6.7
K-3	0.98	1.25	0.65	15	7.91	6.3
K-4	1.67	1.25	0.65	15	7.91	10.7
K-5	1.32	1.25	0.65	15	7.91	8.5
K-6	0.74	1.25	0.65	15	7.91	4.8
K-7	0.99	1.25	0.65	15	7.91	6.4
L0-L1	2.10	1.25	0.65	15	7.91	13.5
L2-L3	2.37	1.25	0.65	15	7.91	15.2
M0-M1	2.05	1.25	0.65	15	7.91	13.1
M2-M3	1.98	1.25	0.65	15	7.91	12.7
N-2	0.88	1.25	0.65	15	7.91	5.7
N-3	1.55	1.25	0.65	15	7.91	10.0
N-4	1.36	1.25	0.65	15	7.91	8.7
N-5	5.22	1.25	0.65	15	7.91	33.5
N-6	0.61	1.25	0.65	15	7.91	3.9
N-7	1.55	1.25	0.65	15	7.91	10.0

DRAINAGE AREA TABLE						
DRAINAGE AREA NO.	AREA (ac)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
D4-D5	2.67	1.25	0.65	15	7.91	17.2
D6-D7	1.84	1.25	0.65	15	7.91	11.8
DD-0	0.93	1.25	0.65	15	7.91	6.0
DD-1	0.92	1.25	0.65	15	7.91	5.9
DD-2	1.02	1.25	0.65	15	7.91	6.5
DD-3	0.28	1.25	0.65	15	7.91	1.8
DD-4	0.95	1.25	0.65	15	7.91	6.1
E0-E1	3.39	1.25	0.65	15	7.91	21.8
EE0-EE1	1.15	1.25	0.65	15	7.91	7.4
EX-A1	0.31	1.25	0.65	15	7.91	2.0
EX-A2	0.19	1.25	0.65	15	7.91	1.2
EX-A3	0.14	1.25	0.65	15	7.91	0.9
EX-A4	1.55	1.25	0.65	15	7.91	10.0
EX-A5	1.74	1.00	0.70	15	7.52	9.1
EX-B0	2.04	1.25	0.65	15	7.91	13.1
EX-E4	0.79	1.25	0.65	15	7.91	5.1
EX-E5-E6	1.86	1.25	0.65	15	7.91	12.0
EX-E7-E8	1.87	1.25	0.65	15	7.91	12.0
EX-L0	2.07	1.25	0.65	15	7.91	13.3
EX-L1	1.16	1.25	0.65	15	7.91	7.5
EX-S1	1.10	1.25	0.65	15	7.91	7.1
EX-S2	1.26	1.25	0.65	15	7.91	8.1
EX-S3	1.26	1.25	0.65	15	7.91	8.1
EX-S4	1.04	1.25	0.65	15	7.91	6.7
EX-S5	0.87	1.25	0.65	15	7.91	5.6

DRAINAGE AREA TABLE						
DRAINAGE AREA NO.	AREA (ac)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
O-2	1.27	1.25	0.65	15	7.91	8.2
OS-1	25.92	1.25	0.30	20	6.96	67.6
OS-2	4.56	1.25	0.65	15	7.91	29.3
OS-3	2.52	1.25	0.65	15	7.91	16.2
P-0	0.95	1.25	0.65	15	7.91	6.1
P-1	1.63	1.25	0.65	15	7.91	10.5
P2-P3	2.76	1.25	0.65	15	7.91	17.8
Q-0	1.04	1.25	0.65	15	7.91	6.7
Q-1	1.00	1.25	0.65	15	7.91	6.4
Q-2	1.18	1.25	0.65	15	7.91	7.6
R-0	1.87	1.25	0.65	15	7.91	12.0
R-1	2.00	1.25	0.65	15	7.91	12.8
R-2	1.16	1.25	0.65	15	7.91	7.4
R-3	1.55	1.25	0.65	15	7.91	10.0
R-4	1.56	1.25	0.65	15	7.91	10.0
R-5	1.56	1.25	0.65	15	7.91	10.0
R-6	1.08	1.25	0.65	15	7.91	6.9
R-7	0.93	1.25	0.65	15	7.91	6.0
R-8	1.42	1.25	0.65	15	7.91	9.1
S0-S1	2.73	1.00	0.70	15	7.52	14.3
T-0	1.13	1.25	0.65	15	7.91	7.3
T-1	1.59	1.25	0.65	15	7.91	10.2
T-2	1.03	1.25	0.65	15	7.91	6.6
U-2	1.28	1.00	0.70	15	7.52	6.7
U-3	0.67	1.25	0.65	15	7.91	4.3

DRAINAGE AREA TABLE						
DRAINAGE AREA NO.	AREA (ac)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
EX-T2	1.09	1.25	0.65	15	7.91	7.0
EX-U0	2.23	1.25	0.65	15	7.91	14.3
F-0	1.59	1.00	0.70	15	7.52	8.4
F-1	1.37	1.25	0.65	15	7.91	8.8
F-2	2.14	1.25	0.65	15	7.91	13.8
F-3	0.93	1.25	0.65	15	7.91	6.0
F-4	1.38	1.25	0.65	15	7.91	8.9
F-5	1.47	1.25	0.65	15	7.91	9.5
F-6	1.48	1.25	0.65	15	7.91	9.5
F-7	0.76	1.25	0.65	15	7.91	4.9
FF-0	0.85	1.25	0.65	15	7.91	5.4
FF-1	0.61	1.25	0.65	15	7.91	3.9
FF-2	0.61	1.25	0.65	15	7.91	3.9
FF-3	0.78	1.25	0.65	15	7.91	5.0
FF-4	0.78	1.25	0.65	15	7.91	5.0
G0-G1	2.51	1.00	0.70	15	7.52	13.2
G2-G3	1.97	1.25	0.65	15	7.91	12.6
GG-0	1.24	1.25	0.65	15	7.91	8.0
GG-1	0.87	1.25	0.65	15	7.91	5.6
GG-2	1.13	1.25	0.65	15	7.91	7.3
GG-3	0.99	1.25	0.65	15	7.91	6.4
GG-4	1.47	1.25	0.65	15	7.91	9.4
GG-5	1.03	1.25	0.65	15	7.91	6.6
GG-6	1.04	1.25	0.65	15	7.91	6.7
H-4	0.86	1.25	0.65	15	7.91	5.5

DRAINAGE AREA TABLE						
DRAINAGE AREA NO.	AREA (ac)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
U-4	1.02	1.25	0.65	15	7.91	6.6
U-5	1.42	1.25	0.65	15	7.91	9.1
U0-U1	2.65	1.25	0.65	15	7.91	17.0
V-0	1.47	1.25	0.65	15	7.91	9.5
V-1	0.95	1.25	0.65	15	7.91	6.1
W-0	1.55	1.25	0.65	15	7.91	9.9
W-1	1.46	1.25	0.65	15	7.91	9.4
W-2	0.97	1.25	0.65	15	7.91	6.2
X-0	1.24	1.25	0.65	15	7.91	8.0
X-1	1.50	1.25	0.65	15	7.91	9.7
X-2	0.89	1.25	0.65	15	7.91	5.7
Y-0	1.06	1.25	0.65	15	7.91	6.8
Y-1	1.09	1.25	0.65	15	7.91	7.0
Y-2	1.08	1.25	0.65	15	7.91	6.9
Y-3	0.84	1.25	0.65	15	7.91	5.4
Y-4	1.23	1.25	0.65	15	7.91	7.9
Y-5	0.89	1.25	0.65	15	7.91	5.7
Y-6	1.48	1.25	0.65	15	7.91	9.5
Y-7	0.53	1.25	0.65	15	7.91	3.4
Y-8	1.32	1.25	0.65	15	7.91	8.5
Z0-Z1	2.03	1.25	0.65	15	7.91	13.0
Z2-Z3	1.63	1.25	0.65	15	7.91	10.5



STORM PLAN
 FOR
PECAN SQUARE PHASE 3 & 4 NORTH
 681 RESIDENTIAL LOTS
 BEING 202.57 ACRES
 OUT OF THE
 F.W. THORNTON SURVEY, ABSTRACT NO. 1244
 AND THE
 A. McDONALD SURVEY, ABSTRACT NO. 785
 IN THE
 NORTHLAKE, DENTON COUNTY, TEXAS

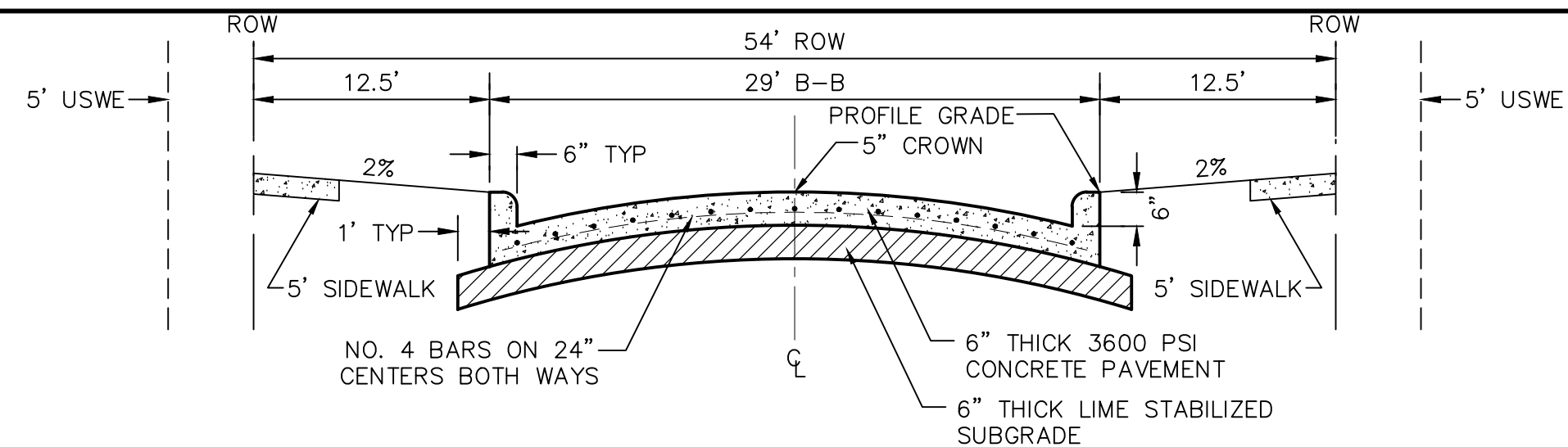
OWNER/DEVELOPER: HP GIBBS, LP/Pecan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (214) 303-5535 Contact: Angie Mastrocola				ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Jason Kaiser, P.E.			
DESIGNED JRH	DRAWN XXX	CHECKED JMK	SCALE AS SHOWN	DATE MAY 2021	KH PROJECT NO. 063226901	D-5	

0 100' 200'

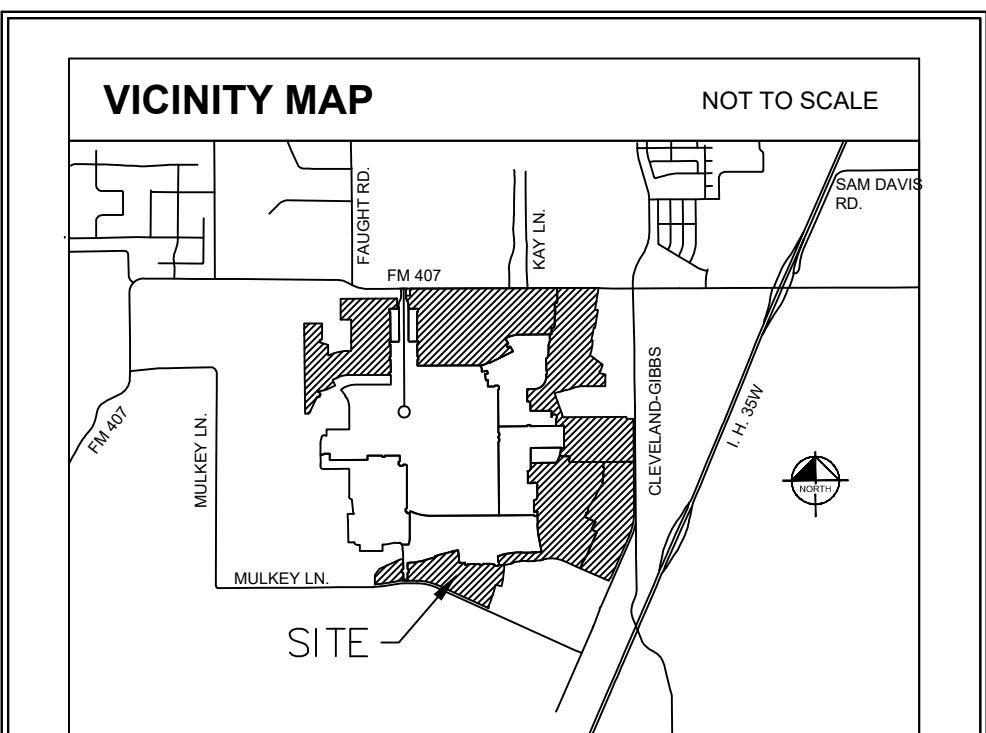
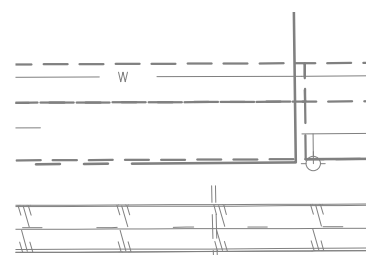
GRAPHIC SCALE 100'

NOTE:

1. ALL SIDEWALKS SHALL BE 5' UNLESS OTHERWISE NOTED.



NTS



PLOTTED BY HANNAH JOE 5/25/2021 2:40 PM
 DWG NAME K:\DAL_CIVIL\063226901\PECAN SQUARE\CAD\PRELIMINARY\PHASE 3\PLANSHEETS - NORTH\PAVING PLAN.DWG [P-1 PAVING PLAN]

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PAVING PLAN
FOR
PECAN SQUARE PHASE 3 & 4 NORTH
681 RESIDENTIAL LOTS
BEING 202.57 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
A. McDONALD SURVEY, ABSTRACT NO. 785
IN THE
NORTHLAKE, DENTON COUNTY, TEXAS

OWNER/DEVELOPER:
HP GIBBS, LP/Pecan Square 1, LLC
3000 Turtle Creek Blvd.
Dallas, TX 75219
Tel: (214) 303-5535
Contact: Angie Mastrocola

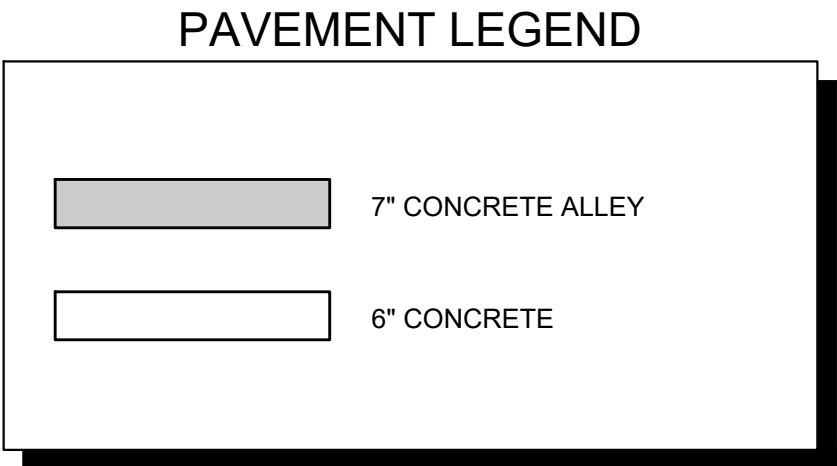
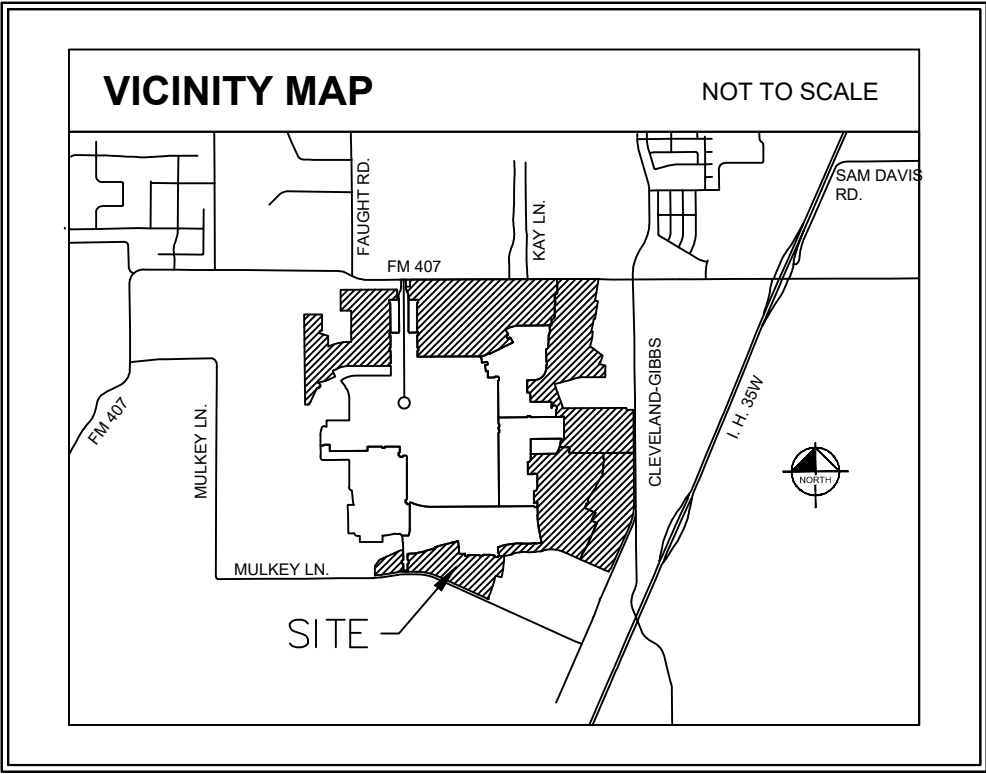
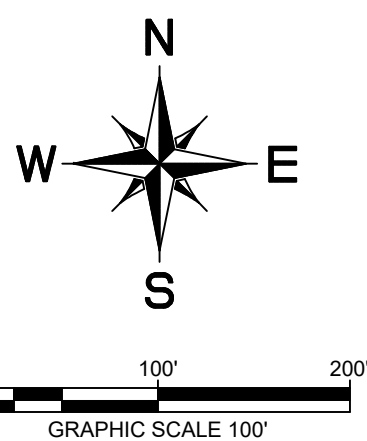
ENGINEER/SURVEYOR:

Kimley»Horn
13455 Noel Rd., Suite 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Jason Kaiser, P.E.

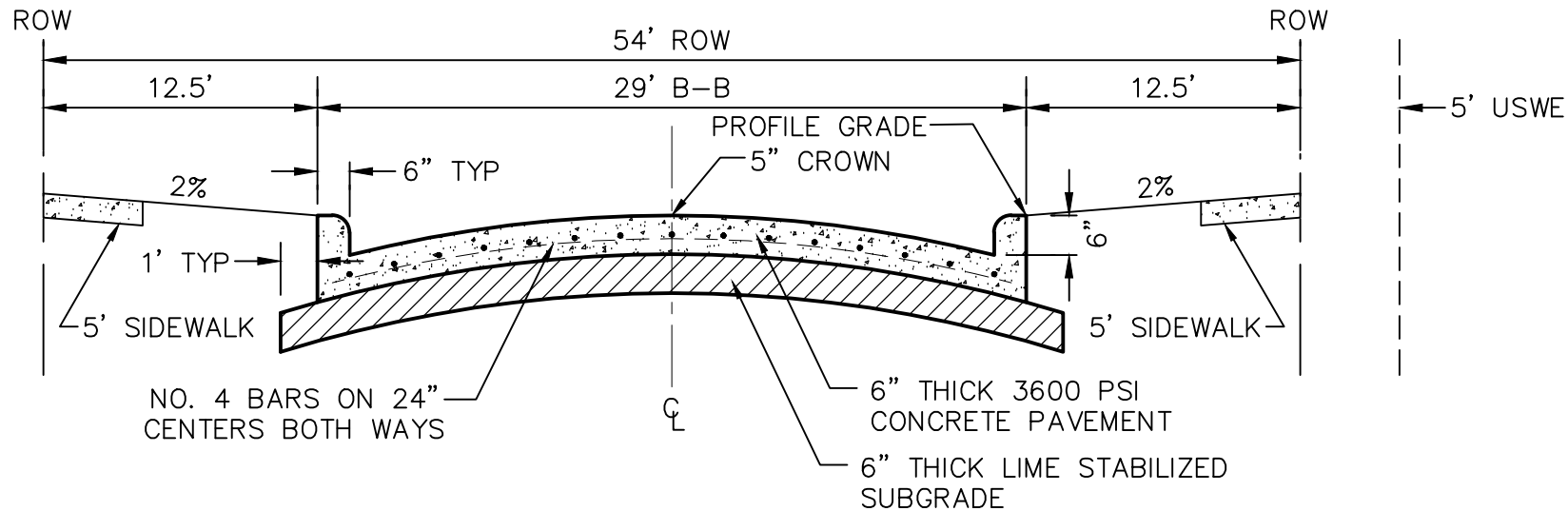
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JRH	JRH	JMK	AS SHOWN	MAY 2021	063226901	

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- NOTE:
1. ALL SIDEWALKS SHALL BE 5' UNLESS OTHERWISE NOTED.



RESIDENTIAL STREET SECTION
NTS

PAVING PLAN
FOR
PECAN SQUARE PHASE 3 & 4 NORTH
681 RESIDENTIAL LOTS
BEING 202.57 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
A. McDONALD SURVEY, ABSTRACT NO. 785
IN THE
NORTHLAKE, DENTON COUNTY, TEXAS

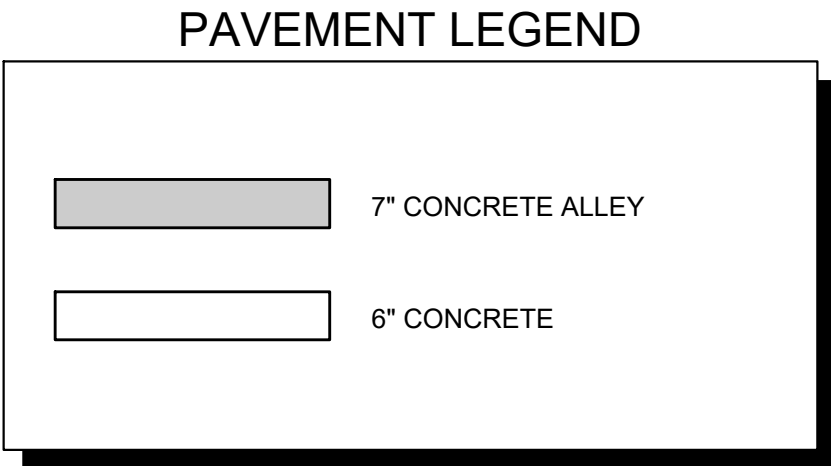
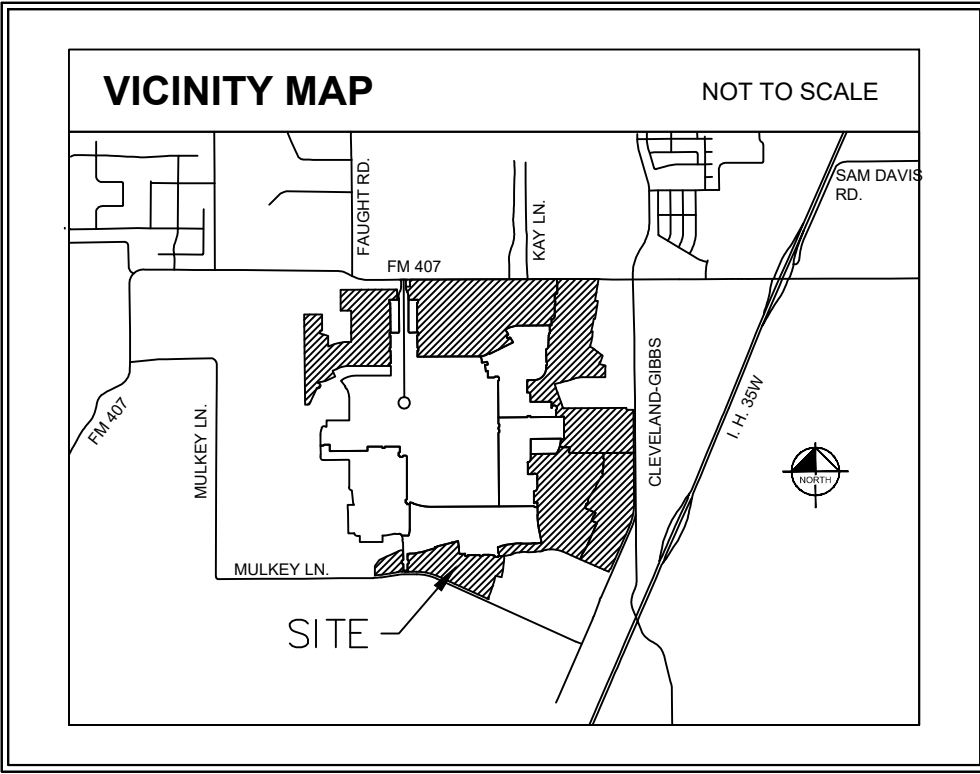
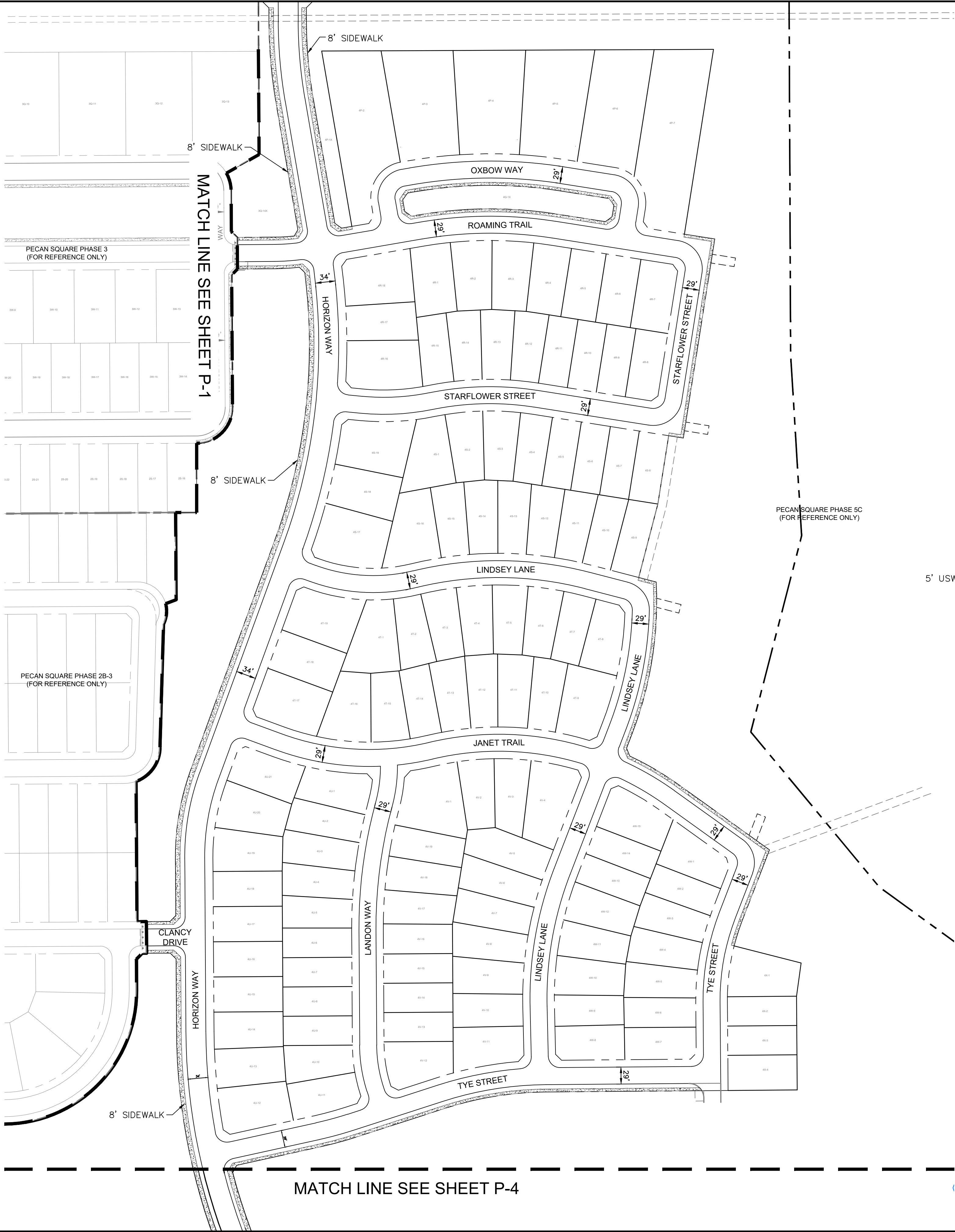
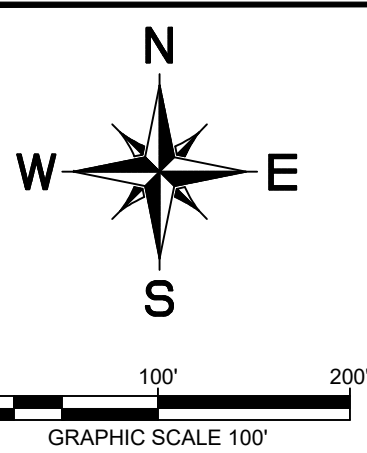
OWNER/DEVELOPER:
HP GIBBS, LPI/Pecan Square 1, LLC
3000 Turtle Creek Blvd.
Dallas, TX 75219
Tel: (214) 303-5535
Contact: Angie Mastrocola

ENGINEER/SURVEYOR:
Kimley»Horn
13455 Noel Rd., Suite 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Jason Kaiser, P.E.

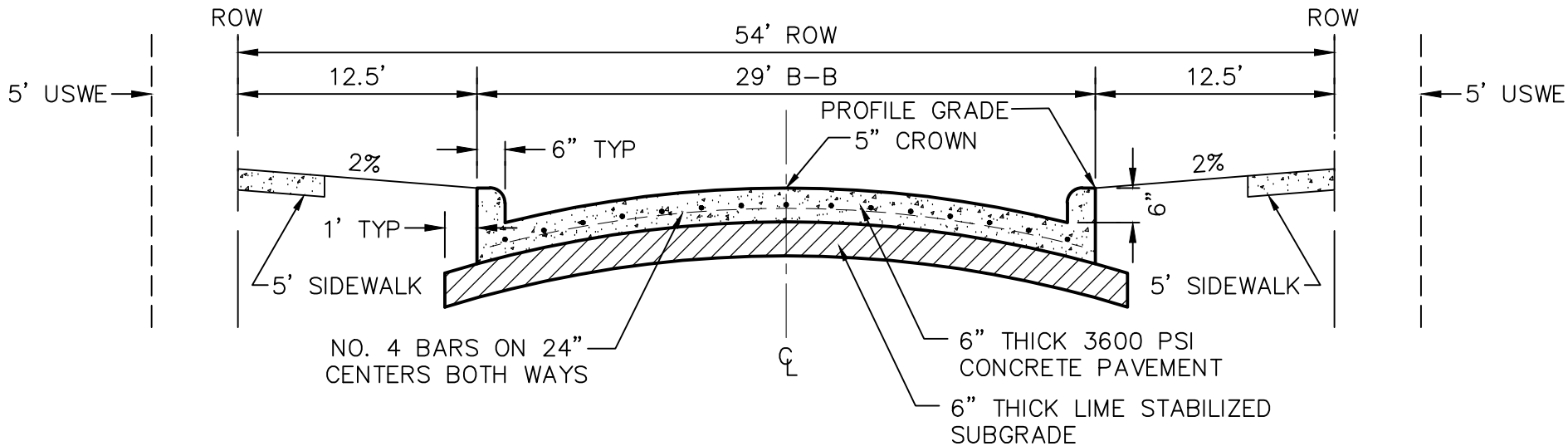
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JRH	JRH	JMK	AS SHOWN	MAY 2021	063226901	P-2

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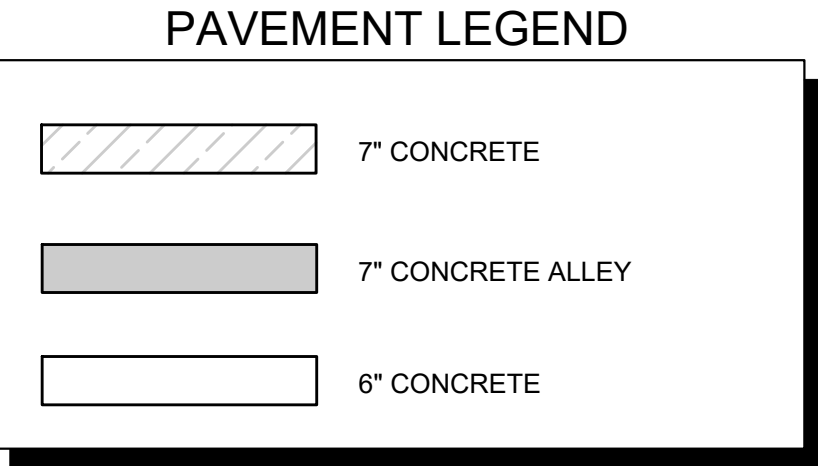
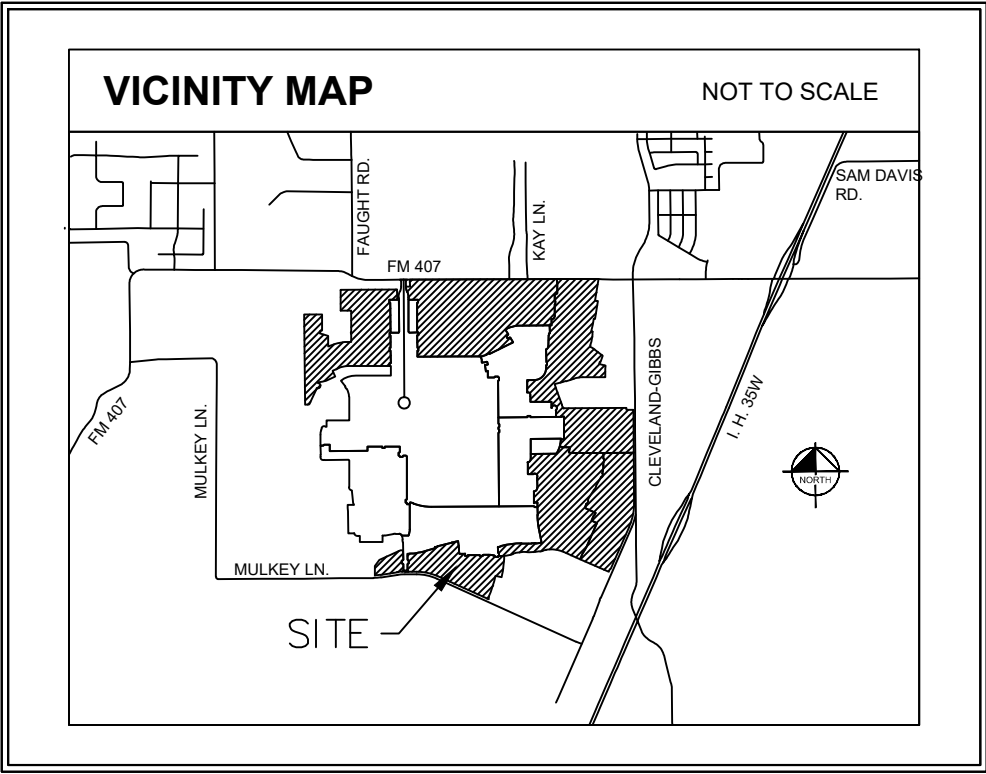
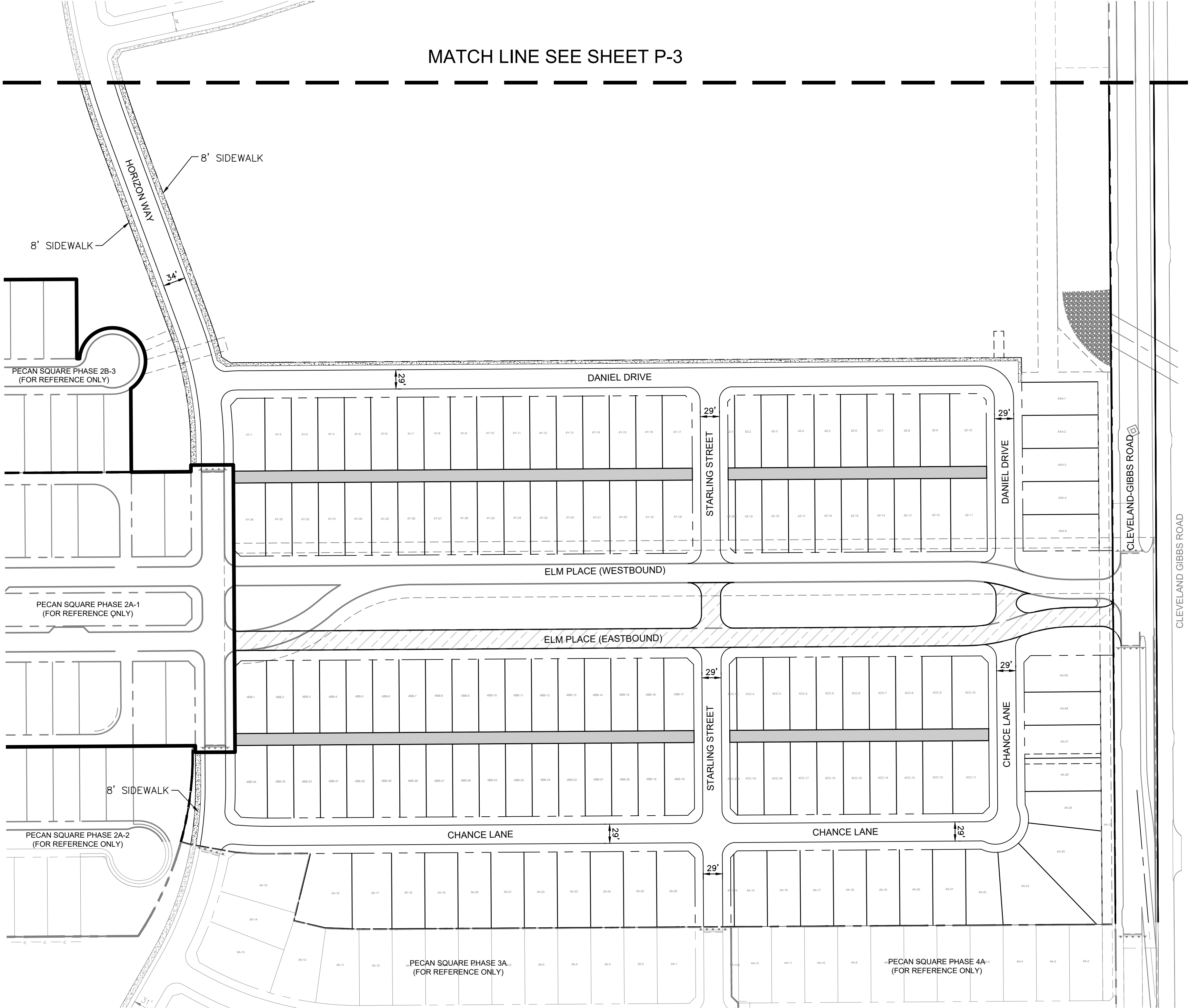
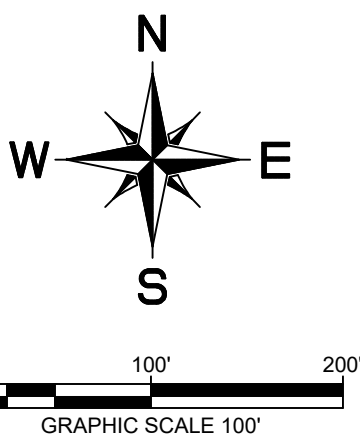


- NOTE:
1. ALL SIDEWALKS SHALL BE 5' UNLESS OTHERWISE NOTED.

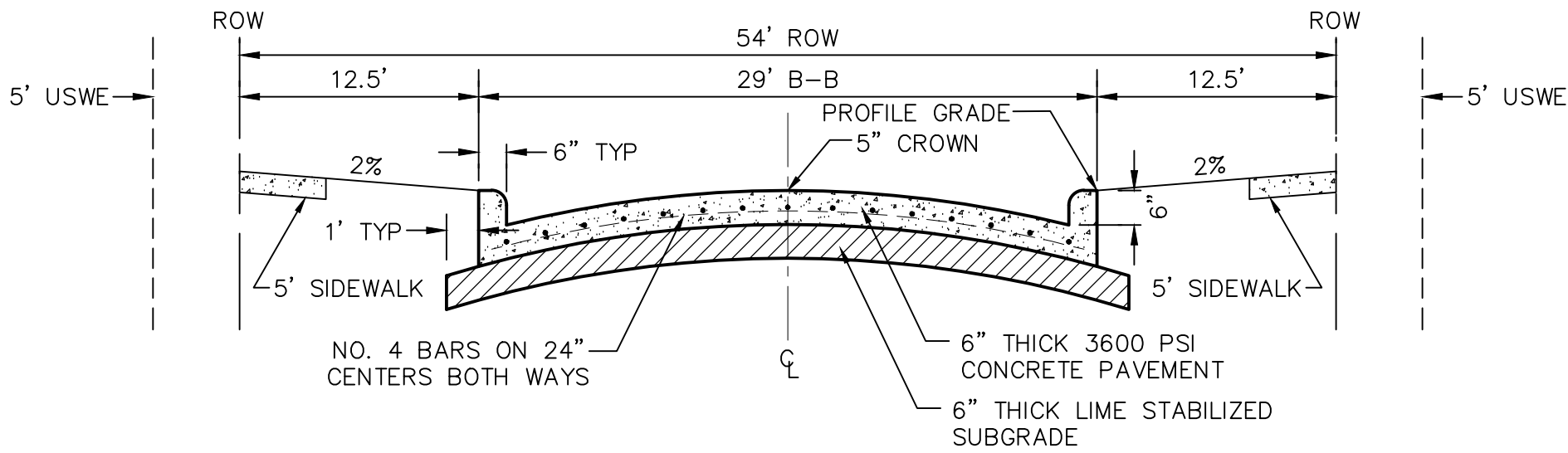


PAVING PLAN					
FOR					
PECAN SQUARE PHASE 3 & 4 NORTH					
681 RESIDENTIAL LOTS BEING 202.57 ACRES OUT OF THE F.W. THORNTON SURVEY, ABSTRACT NO. 1244 AND THE A. McDONALD SURVEY, ABSTRACT NO. 785 IN THE NORTHLAKE, DENTON COUNTY, TEXAS					
OWNER/DEVELOPER:			ENGINEER/SURVEYOR:		
HP GIBBS, LPI/Pecan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (214) 303-5535 Contact: Angie Mastrocola			Kimley»Horn 13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Jason Kaiser, P.E.		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
JRH	JRH	JMK	AS SHOWN	MAY 2021	063226901

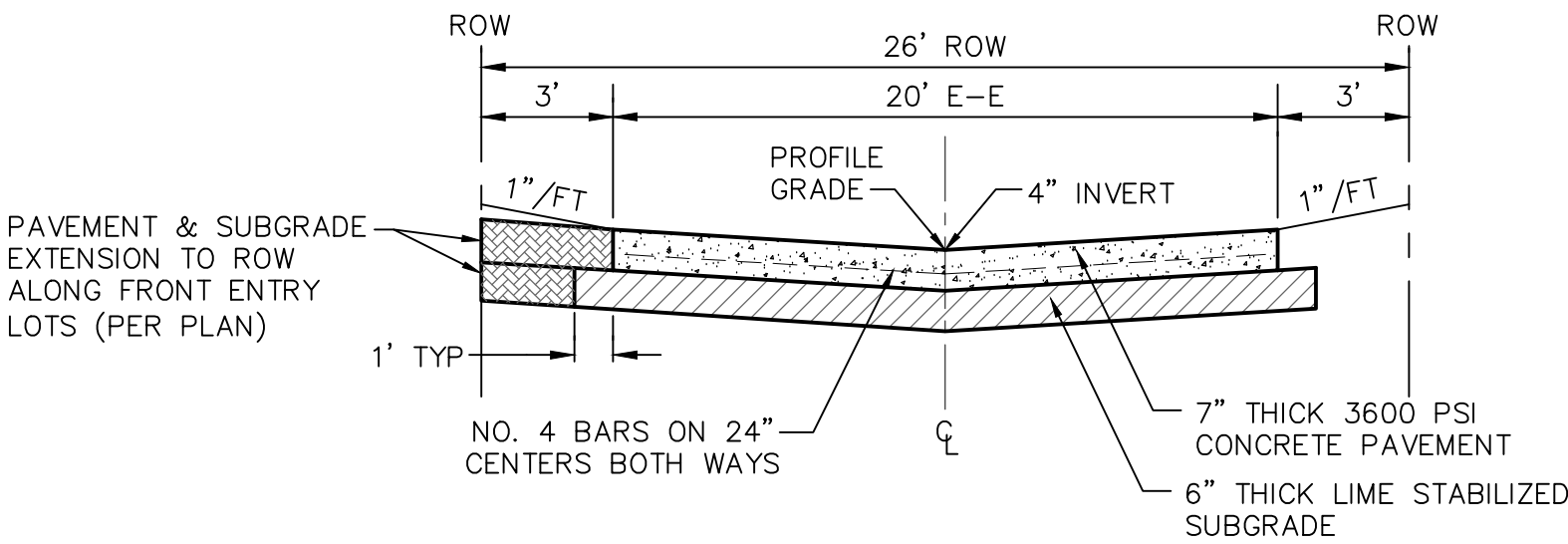
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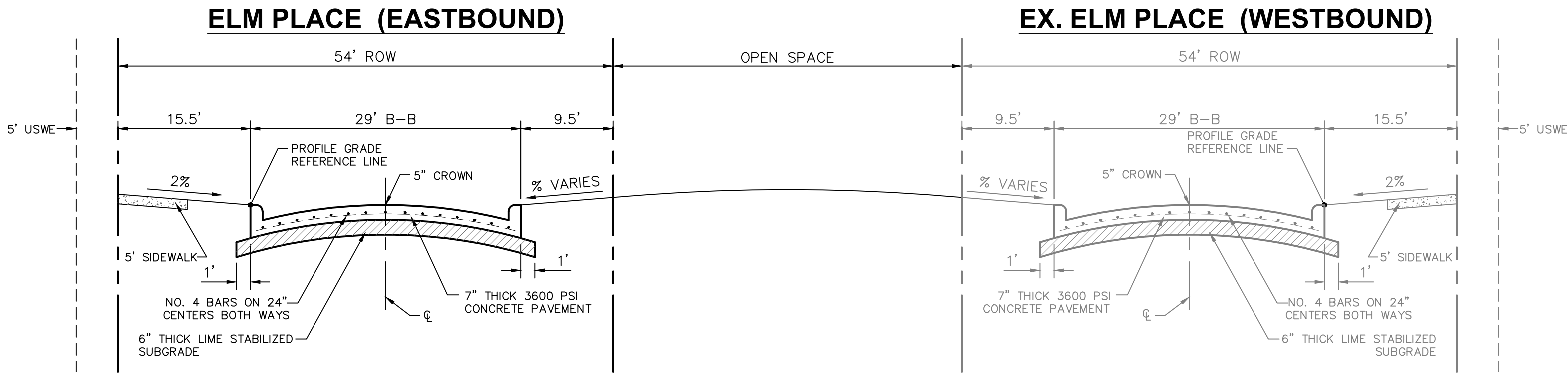
NOTE:
1. ALL SIDEWALKS SHALL BE 5' UNLESS OTHERWISE NOTED.



RESIDENTIAL STREET SECTION
NTS



20' ALLEY SECTION
NTS



ELM PLACE PAVING SECTION
FOR 54' ROW - 29' B-B
NTS

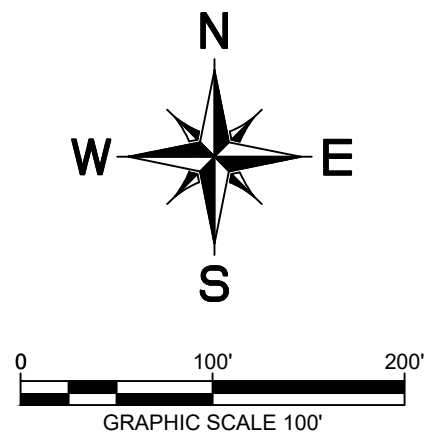
PAVING PLAN
FOR
PECAN SQUARE PHASE 3 & 4 NORTH
681 RESIDENTIAL LOTS
BEING 202.57 ACRES
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OWNER/DEVELOPER:
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3000 Turtle Creek Blvd.
Dallas, TX 75219
Tel: (214) 303-5535
Contact: Angie Mastrocola

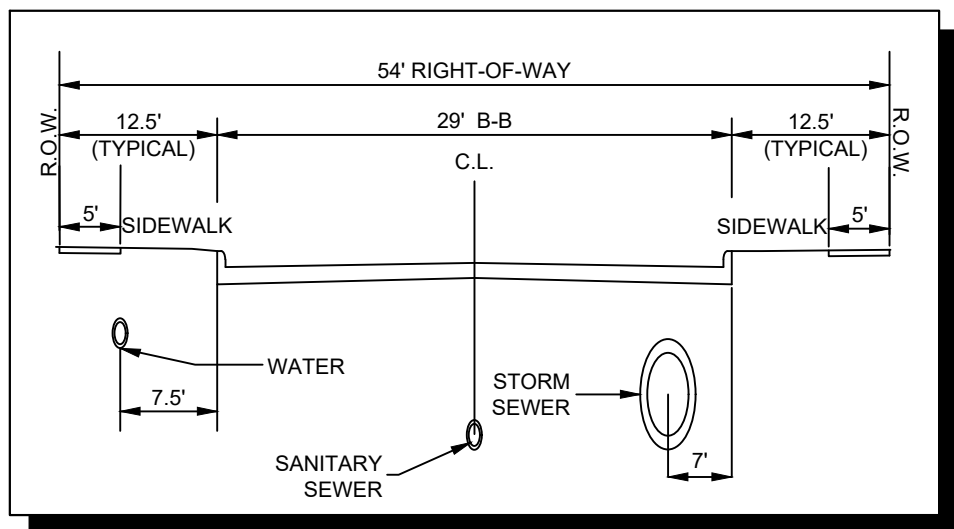
ENGINEER/SURVEYOR:
Kimley»Horn
13455 Noel Rd., Suite 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Jason Kaiser, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
JRH	JRH	JMK	AS SHOWN	MAY 2021	063226901	P-4

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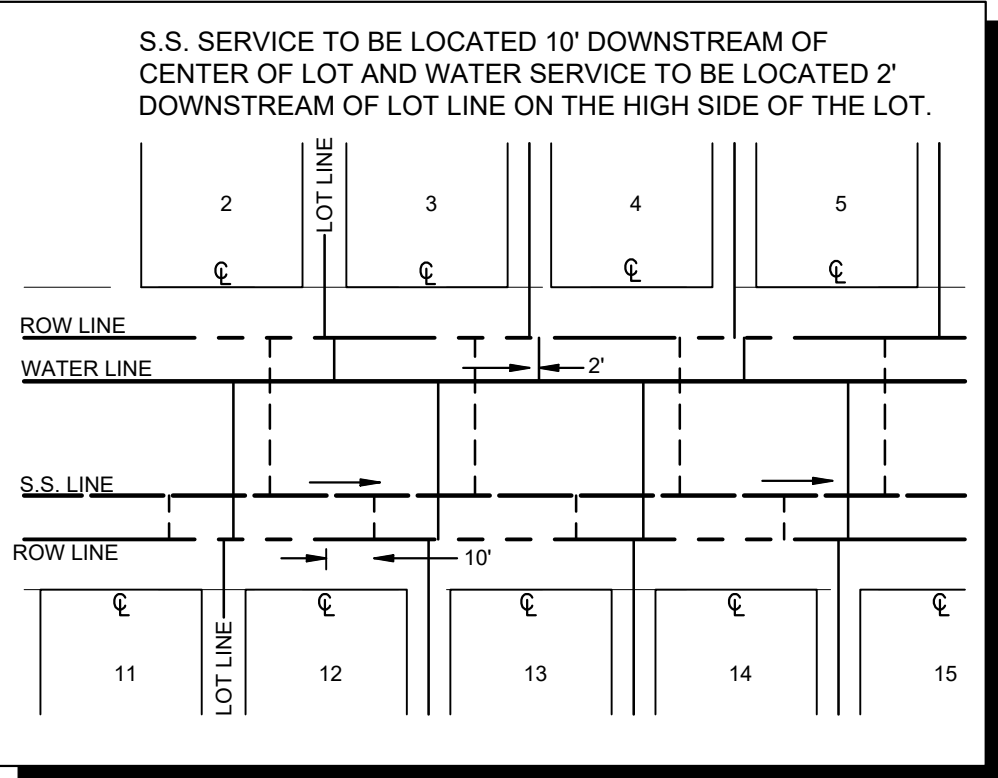


TYPICAL UTILITY LOCATION SD-P02



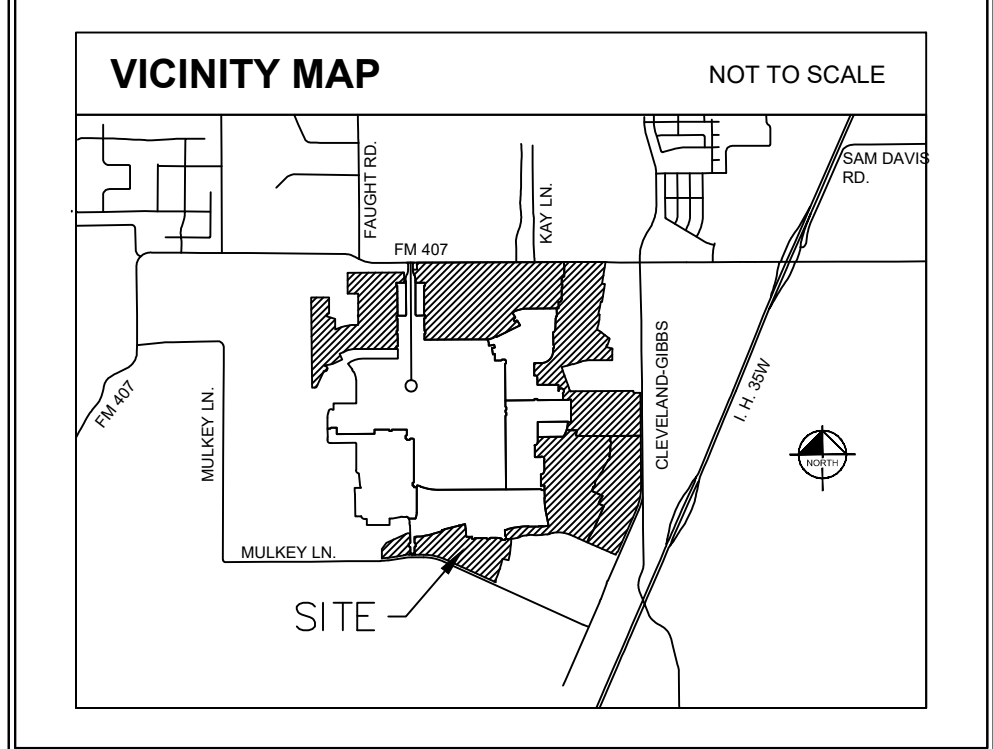
NOTE:
1. ALL WATER LINES ARE 8" UNLESS OTHERWISE NOTED.

TYPICAL LOT SERVICE DETAIL



UTILITY LEGEND

	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	PROPOSED AUTO FLUSH VALVE
	IRRIGATION SLEEVE
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING SANITARY SEWER MANHOLE



WATER PLAN

FOR

PECAN SQUARE PHASE 3 & 4 NORTH

681 RESIDENTIAL LOTS
BEING 202.57 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
A. McDONALD SURVEY, ABSTRACT NO. 785
IN THE
NORTHLAKE, DENTON COUNTY, TEXAS

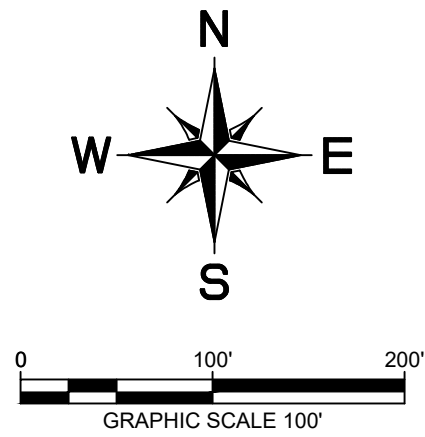
OWNER/DEVELOPER:
HP GIBBS, LP/Pecan Square 1, LLC
3000 Turtle Creek Blvd.
Dallas, TX 75219
Tel: (214) 303-5535
Contact: Angie Mastrocola

ENGINEER/SURVEYOR:
Kimley»Horn
13455 Noel Rd., Suite 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Jason Kaiser, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	W-1
JRH	JRH	JMK	AS SHOWN	MAY 2021	063226901	

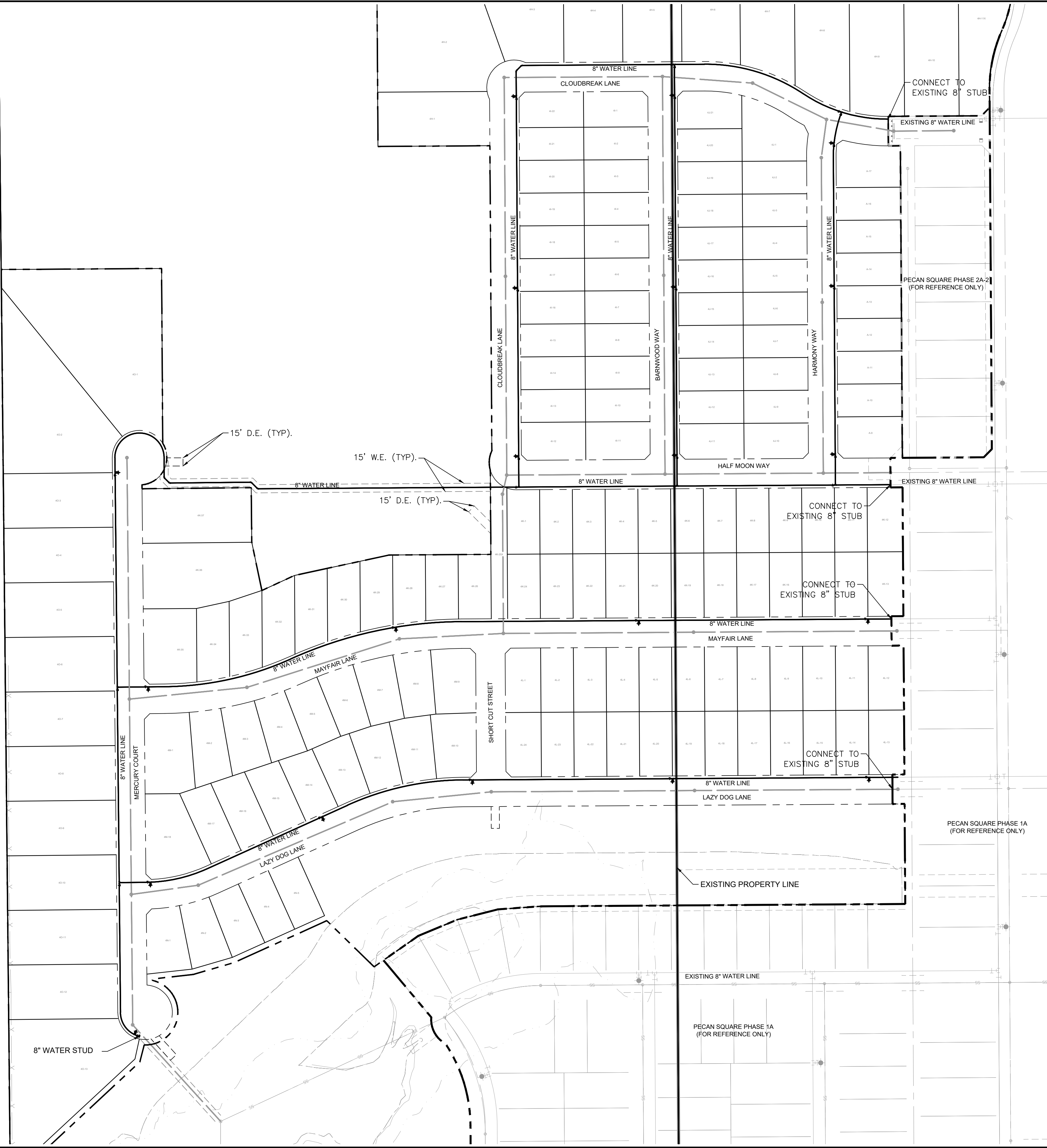
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 DRAWN BY: KIMLEY-HORN 05/25/2021 1:54 PM
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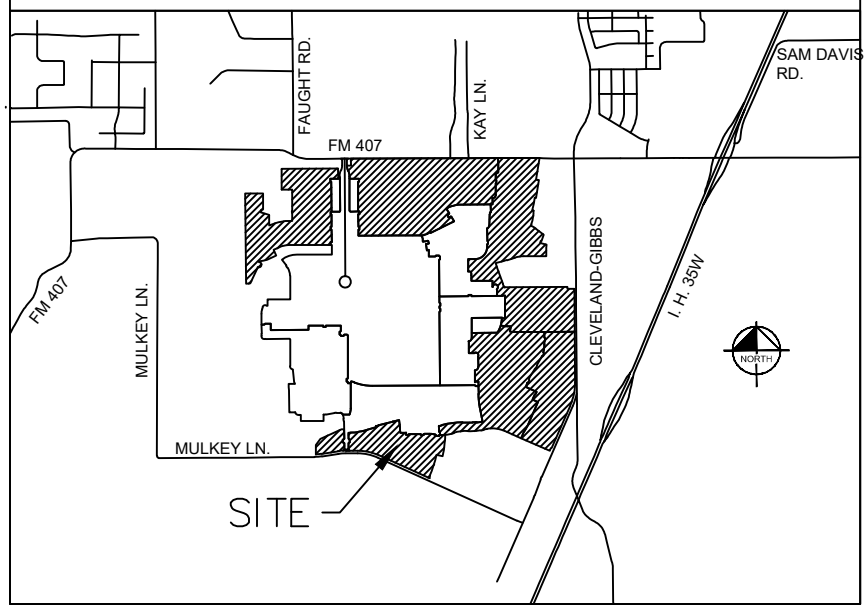


UTILITY LEGEND

	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	PROPOSED AUTO FLUSH VALVE
	IRRIGATION SLEEVE
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING SANITARY SEWER MANHOLE

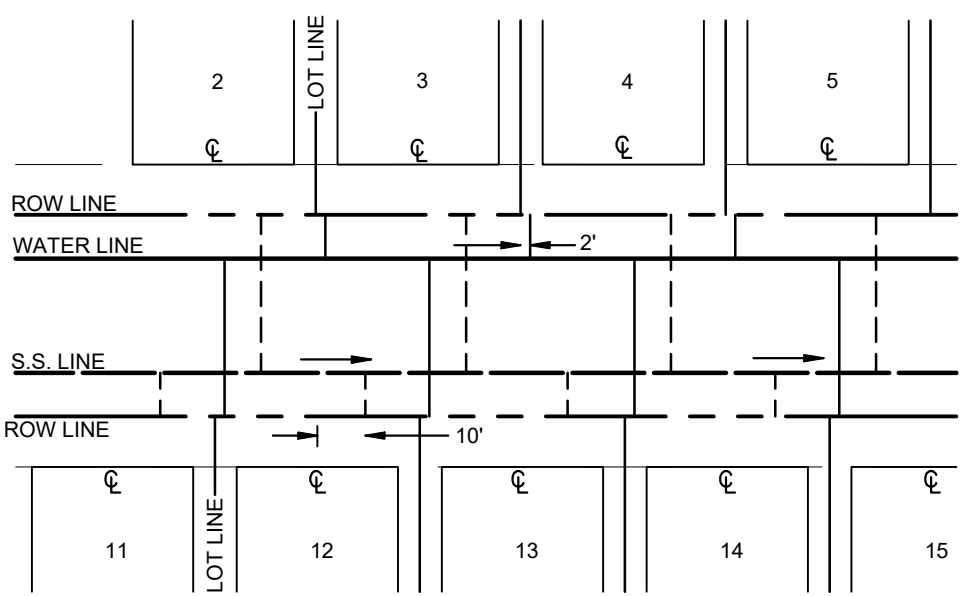


VICINITY MAP

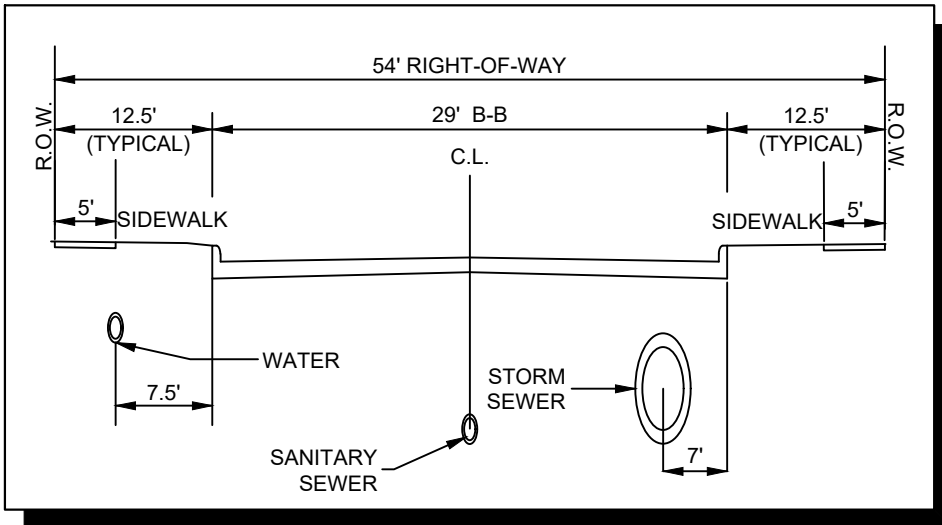


TYPICAL LOT SERVICE DETAIL

S.S. SERVICE TO BE LOCATED 10' DOWNSTREAM OF CENTER OF LOT AND WATER SERVICE TO BE LOCATED 2' DOWNSTREAM OF LOT LINE ON THE HIGH SIDE OF THE LOT.



TYPICAL UTILITY LOCATION SD-P02



NOTE:
1. ALL WATER LINES ARE 8" UNLESS OTHERWISE NOTED.

WATER PLAN
FOR
PECAN SQUARE PHASE 3 & 4 NORTH
681 RESIDENTIAL LOTS
BEING 202.57 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
A. McDONALD SURVEY, ABSTRACT NO. 785
IN THE
NORTHLAKE, DENTON COUNTY, TEXAS

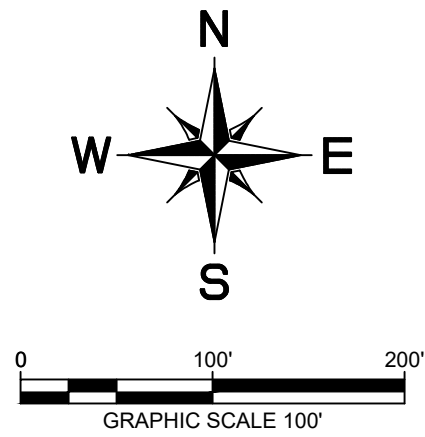
OWNER/DEVELOPER:
HP GIBBS, LP/Pecan Square 1, LLC
3000 Turtle Creek Blvd.
Dallas, TX 75219
Tel: (214) 303-5535
Contact: Angie Mastrocola

ENGINEER/SURVEYOR:
Kimley»Horn
13455 Noel Rd., Suite 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Jason Kaiser, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
JRH	JRH	JMK	AS SHOWN	MAY 2021	063226901	W-2

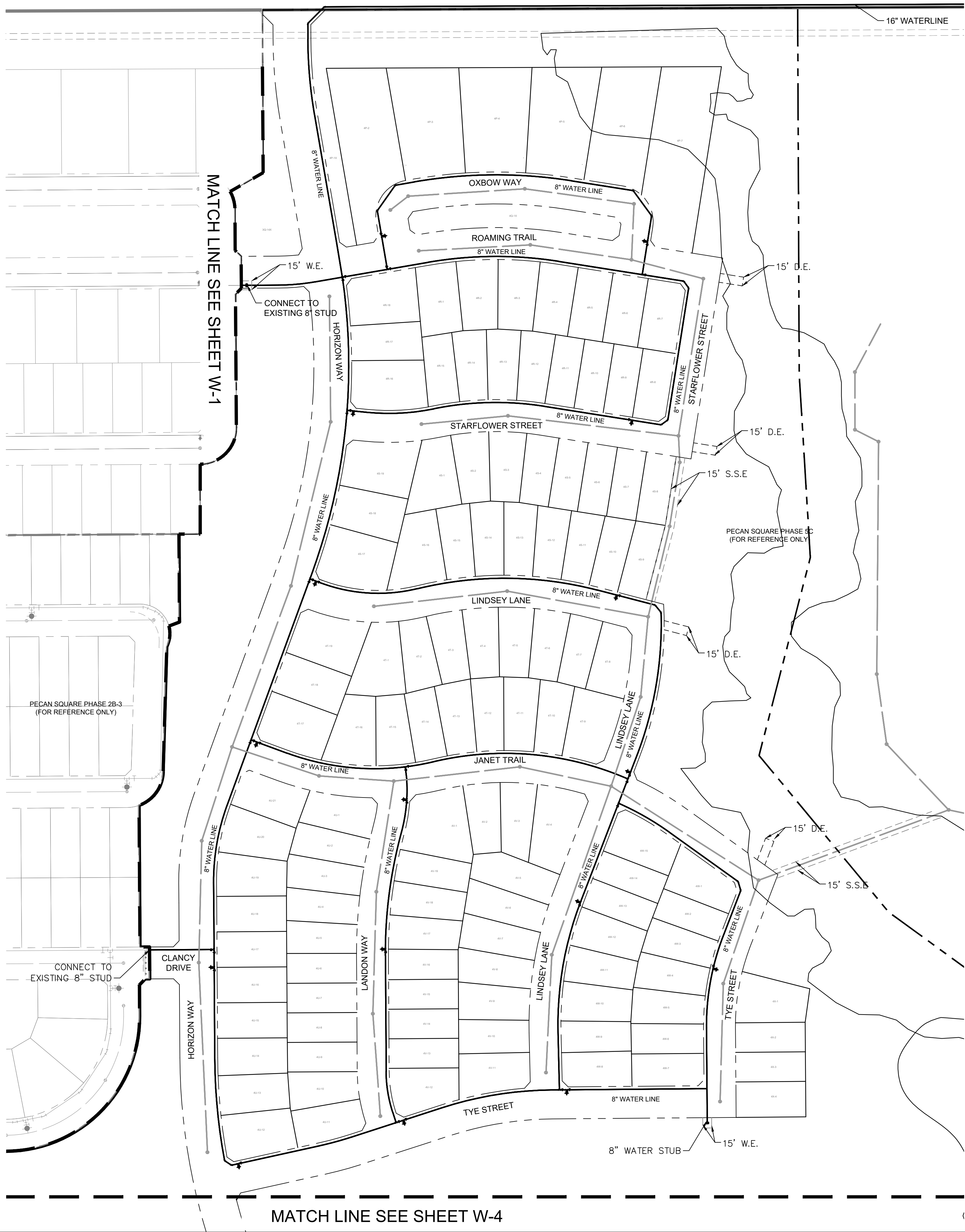
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DRAWN BY: KIMLEY-HORN, 5/25/2021 1:55 PM
LAST SAVID: 5/25/2021 1:55 PM

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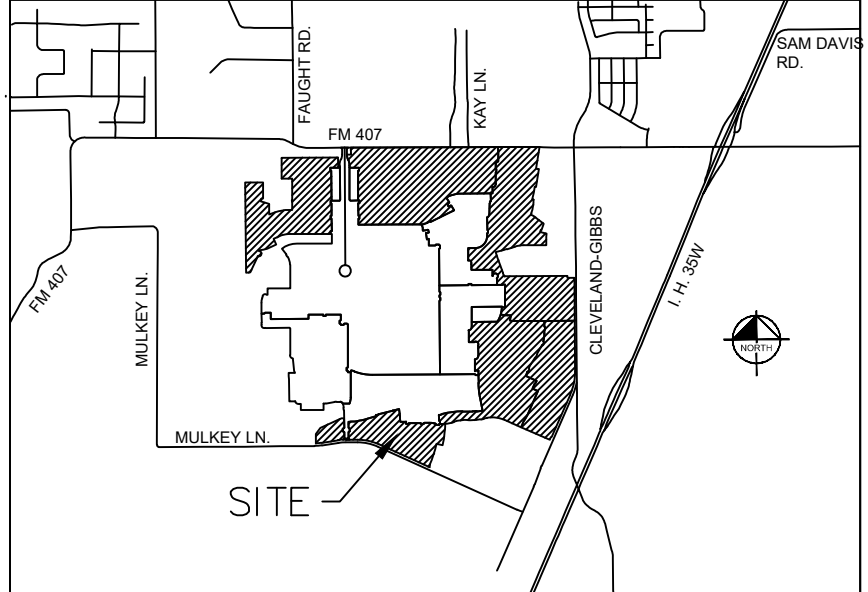


UTILITY LEGEND

	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	PROPOSED AUTO FLUSH VALVE
	IRRIGATION SLEEVE
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING SANITARY SEWER MANHOLE

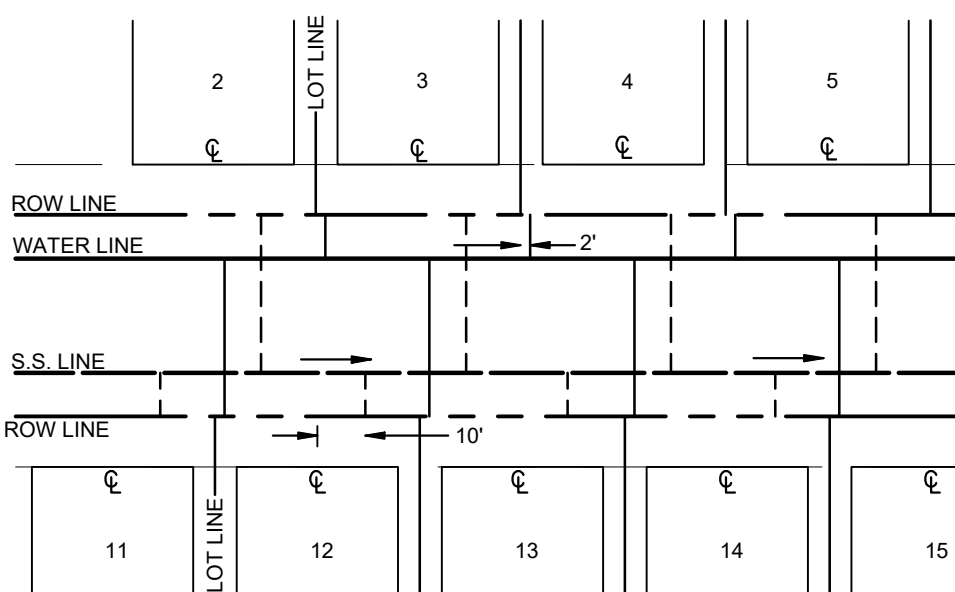


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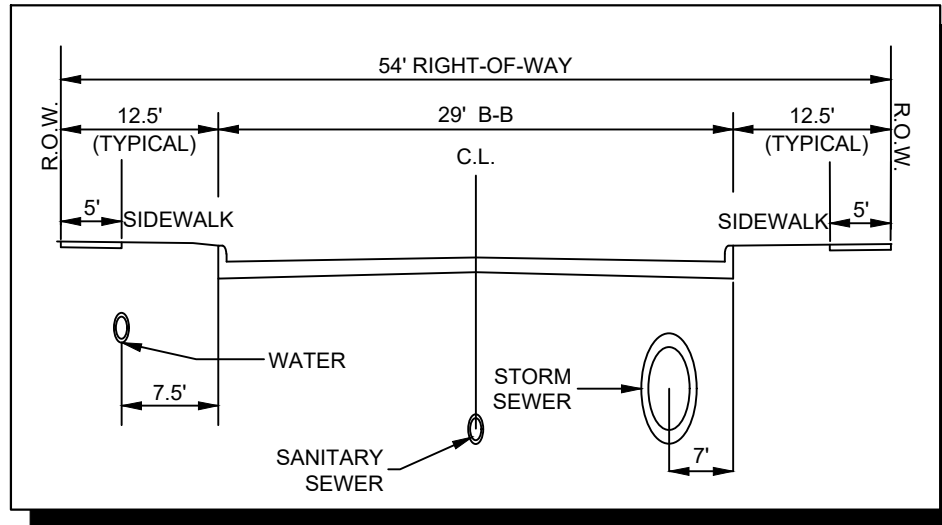


TYPICAL LOT SERVICE DETAIL

S.S. SERVICE TO BE LOCATED 10' DOWNSTREAM OF CENTER OF LOT AND WATER SERVICE TO BE LOCATED 2' DOWNSTREAM OF LOT LINE ON THE HIGH SIDE OF THE LOT.



TYPICAL UTILITY LOCATION SD-P02



NOTE:
1. ALL WATER LINES ARE 8" UNLESS OTHERWISE NOTED.

WATER PLAN
FOR
PECAN SQUARE PHASE 3 & 4 NORTH
681 RESIDENTIAL LOTS
BEING 202.57 ACRES
OUT OF THE
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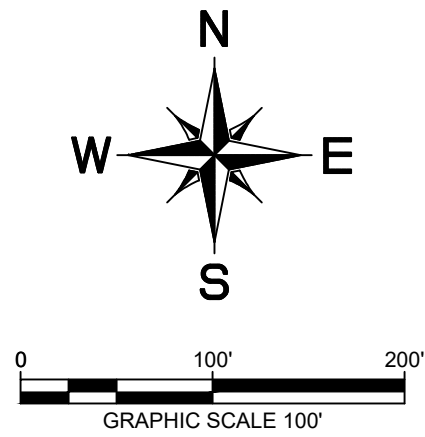
OWNER/DEVELOPER:
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3000 Turtle Creek Blvd.
Dallas, TX 75219
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
JRH	JRH	JMK	AS SHOWN	MAY 2021	063226901	W-3

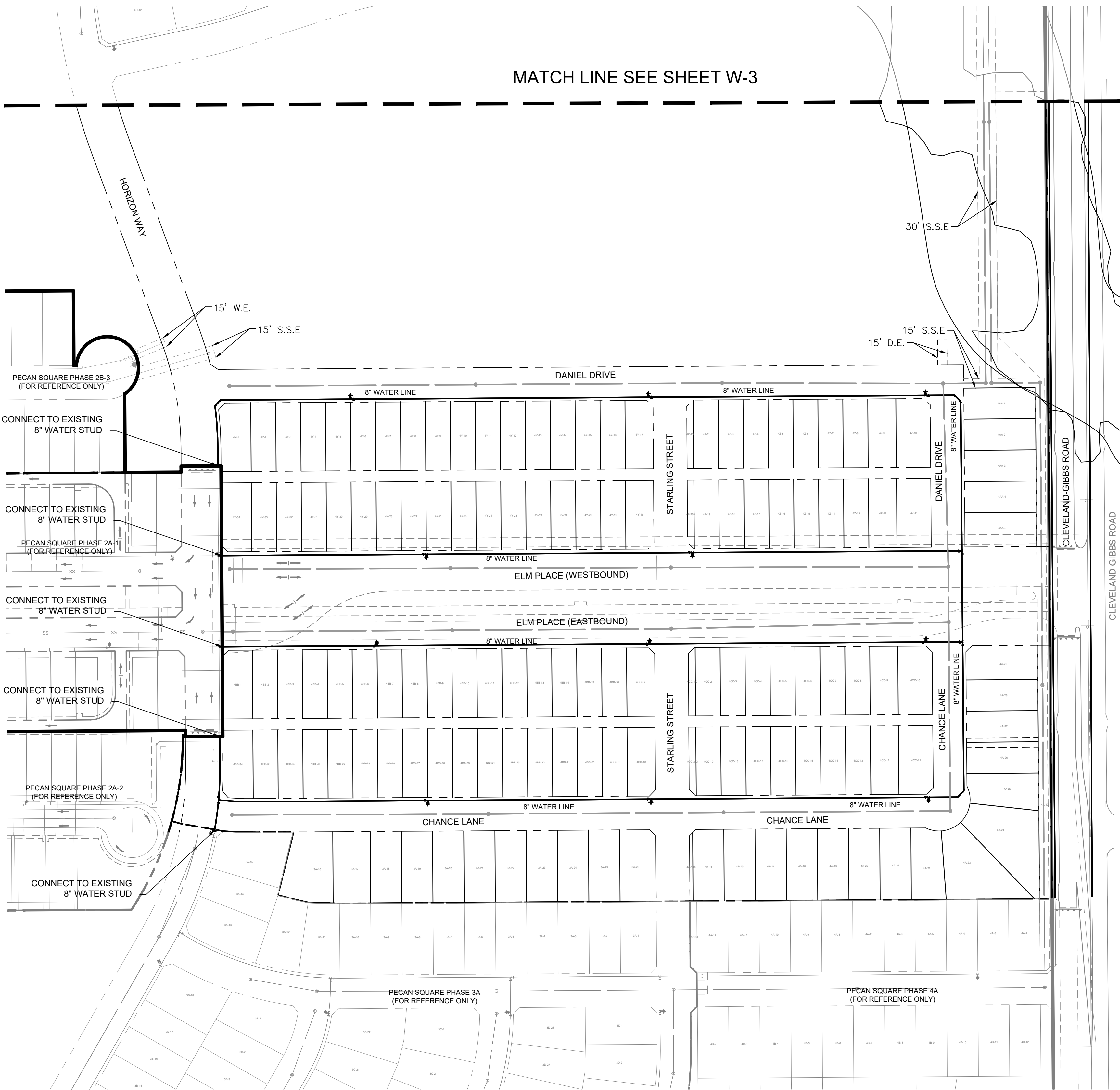
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DRAWN BY: KIMLEY-HORN 6/23/2021 11:41 AM
LAST SAVID: 5/25/2021 1:55 PM

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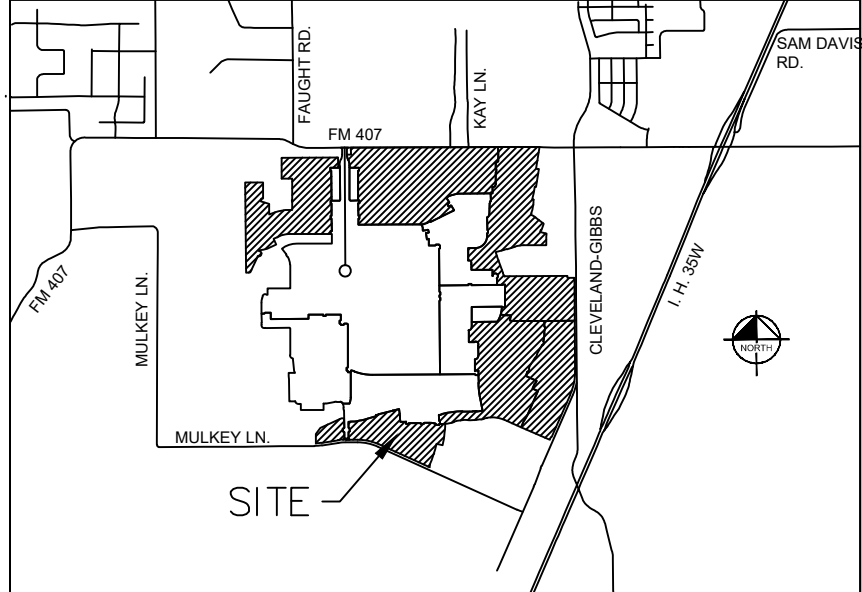


UTILITY LEGEND

---	PROPERTY LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED WATER LINE
⊙	PROPOSED SANITARY SEWER MANHOLE
○	PROPOSED SANITARY SEWER CLEANOUT
→	SANITARY SEWER FLOW DIRECTION
⋈	PROPOSED FIRE HYDRANT
└┐	PROPOSED TAPPING SLEEVE & VALVE
□	PROPOSED AUTO FLUSH VALVE
▬▬▬	IRRIGATION SLEEVE
—OHP—	EXISTING OVERHEAD POWER LINE
—W—	EXISTING WATER LINE
—SS—	EXISTING SANITARY SEWER LINE
- - - - -	EXISTING STORM SEWER LINE
⊙	EXISTING POWER POLE
⋈	EXISTING FIRE HYDRANT
⊙	EXISTING WATER METER
○	EXISTING SANITARY SEWER MANHOLE



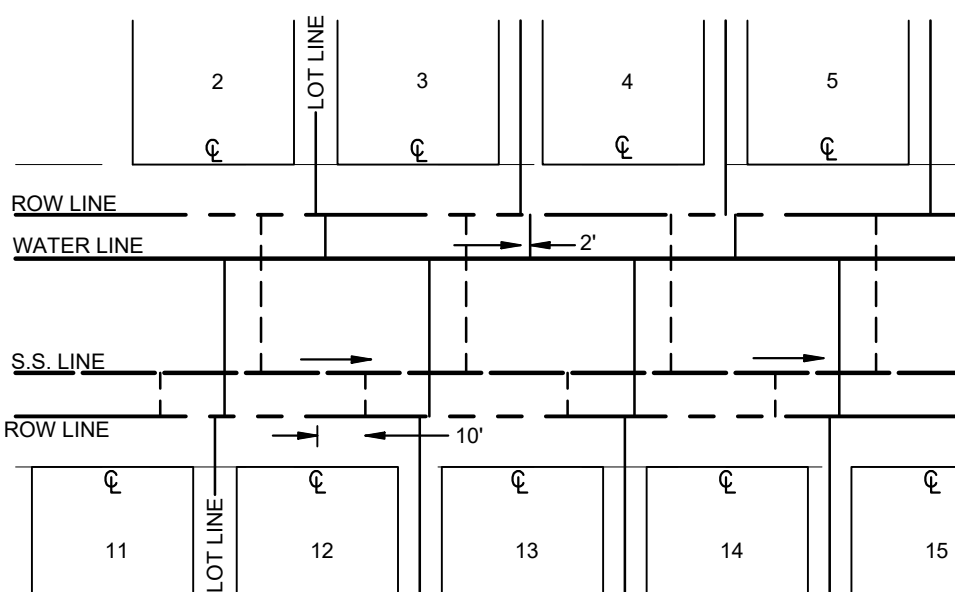
VICINITY MAP



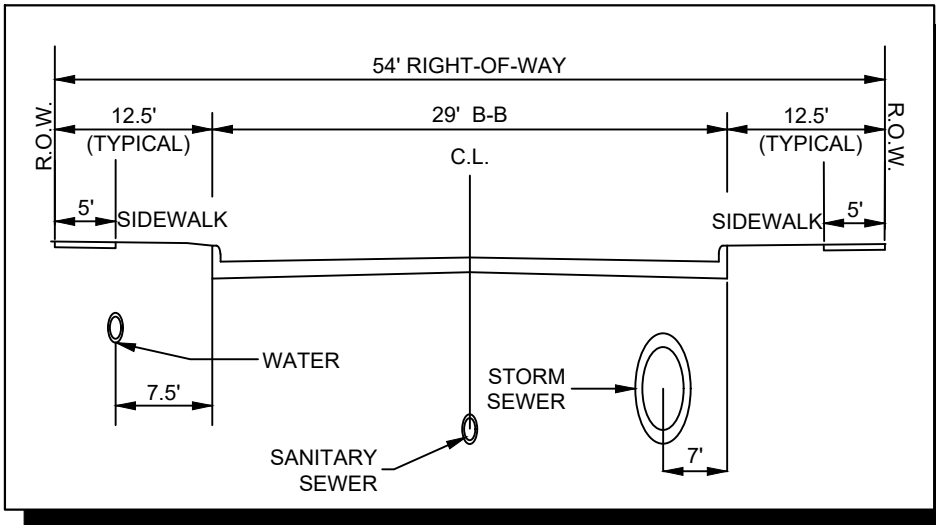
NOT TO SCALE

TYPICAL LOT SERVICE DETAIL

S.S. SERVICE TO BE LOCATED 10' DOWNSTREAM OF CENTER OF LOT AND WATER SERVICE TO BE LOCATED 2' DOWNSTREAM OF LOT LINE ON THE HIGH SIDE OF THE LOT.



TYPICAL UTILITY LOCATION SD-P02



NOTE:
1. ALL WATER LINES ARE 8" UNLESS OTHERWISE NOTED.

WATER PLAN
FOR
PECAN SQUARE PHASE 3 & 4 NORTH
681 RESIDENTIAL LOTS
BEING 202.57 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
A. McDONALD SURVEY, ABSTRACT NO. 785
IN THE
NORTHLAKE, DENTON COUNTY, TEXAS

OWNER/DEVELOPER:
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3000 Turtle Creek Blvd.
Dallas, TX 75219
Tel: (214) 303-5535
Contact: Angie Mastrocola

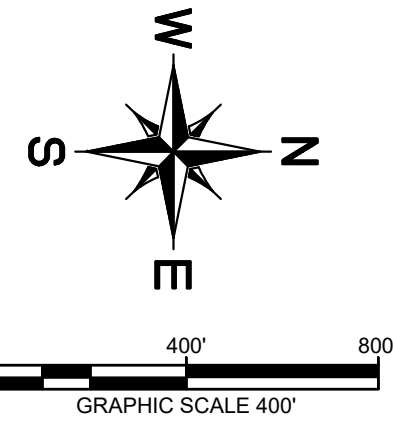
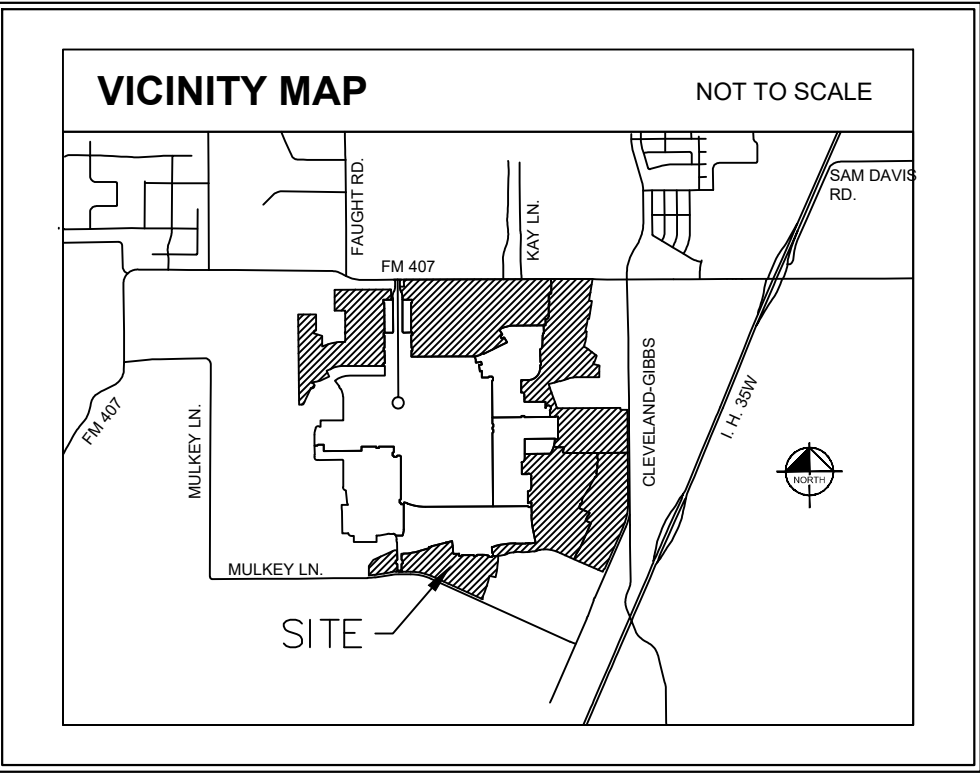
ENGINEER/SURVEYOR:
Kimley»Horn
13455 Noel Rd., Suite 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Jason Kaiser, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
JRH	JRH	JMK	AS SHOWN	MAY 2021	063226901	W-4

DESIGNED BY J. HORN, L.P. 10/25/2021 10:51 AM
DRAWN BY K. HORN, L.P. 10/25/2021 10:51 AM
LAST SAID 5/20/21 1:57 PM
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Node	Acres	Residential				Non-Residential				Total LUEs	Wastewater Flows								Required Line Size (in)
		Density (Gross)	Units	LUE/Unit or SF	LUEs	Allowable FAR	Bldg. Area (SF)	SF/LUE	LUEs		School (GPM)	Avg. Dry Weather (GPM)	Avg. Dry Weather (MGD)	Overall Peaking Factor	Peak Dry Weather (GPM)	I & I (GPM)	Peak Wet Weather (GPM)	Peak Wet Weather (MGD)	
L	33	3.67	121	1	121					121		29	0.04	4	118	17	135	0.19	
M	7	9.57	67	1	67	0.5	130680	1660	79	146		35	0.05	4	142	4	145	0.21	
L+M	40	4.70	188	1	188				79	267		65	0.09	4	259	21	280	0.40	8
N	25	5.40	135	1	135					135		33	0.05	4	131	13	144	0.21	
L+M+N	65	4.97	323	1	323				79	402		98	0.14	4	391	34	424	0.61	10
O	79	4.97	393	1	393					393		96	0.14	4	382	41	423	0.61	
L+M+N+O	144	4.97	716	1	716				79	795		193	0.28	4	773	75	848	1.22	15
P	27	5.15	139	1	139	0.5	65340	1660	39	178		43	0.06	4	173	14	187	0.27	
L+M+N+O+P	171	5.00	855	1	855				118	973		237	0.34	4	946	89	1,035	1.49	15
Q	9	0.00	0	1	0	0.5	196020	1660	118	118		29	0.04	4	115	5	119	0.17	
L+M+N+O+P+Q	180	4.75	855	1	855				236	1,091		265	0.38	4	1,061	94	1,155	1.66	18
R	9	5.78	52	1	52					52		13	0.02	4	51	5	55	0.08	
L+M+N+O+P+Q+R	189	4.80	907	1	907				236	1,143		278	0.40	4	1,111	98	1,210	1.74	18
S	21	4.10	86	1	86					86		21	0.03	4	84	11	95	0.14	
L+M+N+O+P+Q+R+S	210	4.73	993	1	993				236	1,229		299	0.43	4	1,195	109	1,304	1.88	18
Total	210	4.73	993						236						1,195	109	1,304	1.88	18

Line Size	Pipe Slope	80% Capacity (CFS)	80% Capacity (MGD)
8	0.400%	0.61	0.40
10	0.500%	1.24	0.80
12	0.300%	1.56	1.01
15	0.200%	2.31	1.49
18	0.250%	4.20	2.72
21	0.100%	4.01	2.59



- NOTES:
- 1) ALL LINES ARE 8" UNLESS OTHERWISE NOTED
 - 2) LINES ARE SIZED FOR 80% CAPACITY

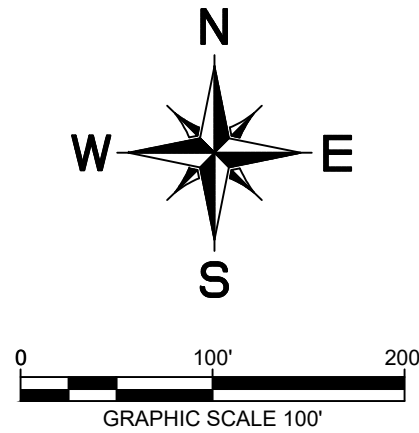
UTILITY LEGEND	
	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED SEWER BASIN DIVIDE

OVERALL SANITARY SEWER BASIN
FOR
PECAN SQUARE PHASE 3 & 4 NORTH
681 RESIDENTIAL LOTS
BEING 202.57 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
A. McDONALD SURVEY, ABSTRACT NO. 785
IN THE
NORTHLAKE, DENTON COUNTY, TEXAS

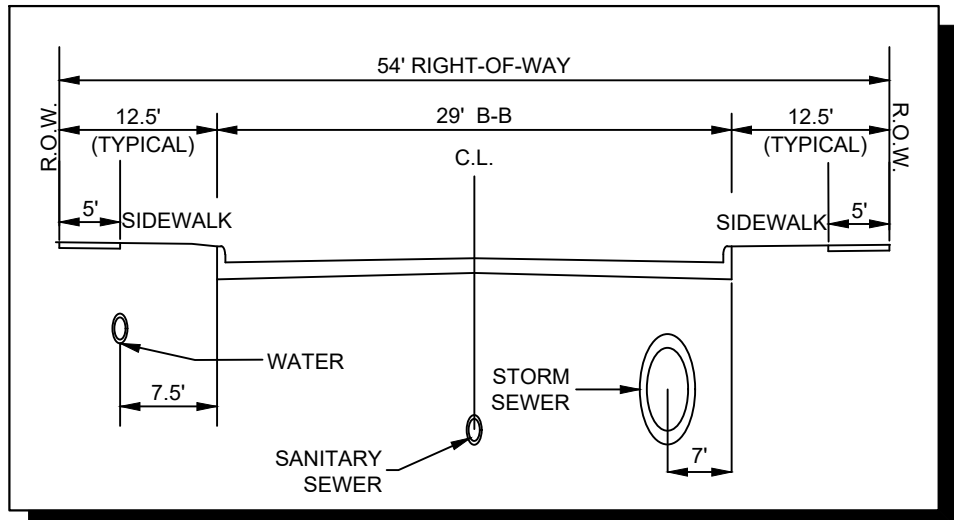
OWNER/DEVELOPER:					ENGINEER/SURVEYOR:	
HP GIBBS, LP/Pecan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (214) 303-5535 Contact: Angie Mastrocola					Kimley»Horn 13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Jason Kaiser, P.E.	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
JRH	JRH	JMK	AS SHOWN	MAY 2021	063226901	
						S-1

DESIGNED BY: J. HORN, L.P. DATE: 02/14/21
DRAWN BY: K. HORN, L.P. DATE: 02/14/21
CHECKED BY: J. HORN, L.P. DATE: 02/14/21
SCALE: AS SHOWN
DATE: MARCH 2021
PROJECT NO. S-1

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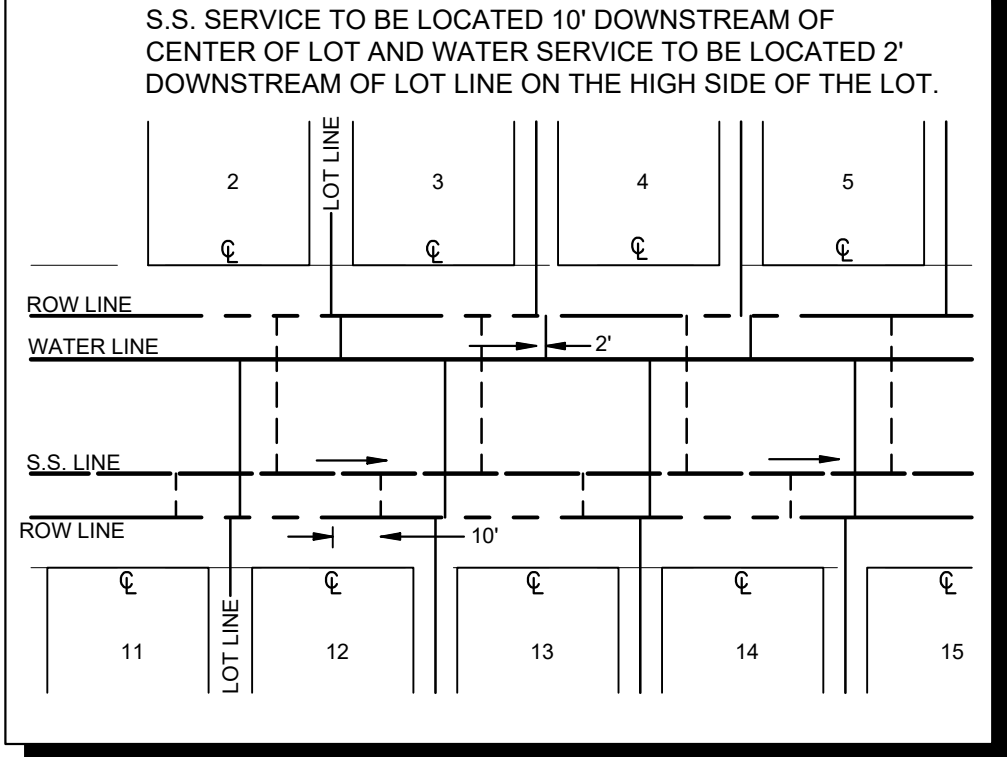


TYPICAL UTILITY LOCATION SD-P02



- NOTE:
- SEE PECAN SQUARE PHASE 1 FOR OVERALL SANITARY SEWER AREA MAP.
 - ALL SANITARY SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.

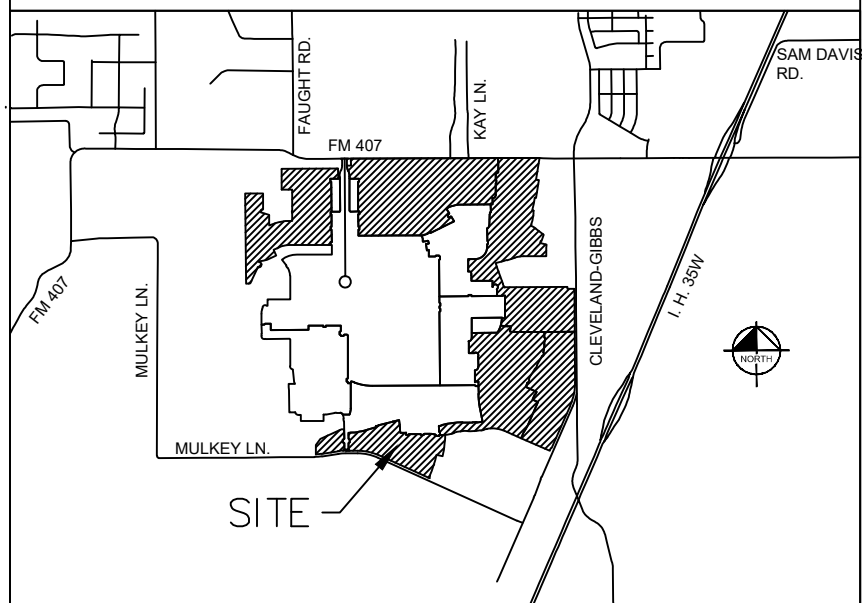
TYPICAL LOT SERVICE DETAIL



UTILITY LEGEND

- PROPERTY LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER CLEANOUT
- SANITARY SEWER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- PROPOSED AUTO FLUSH VALVE
- IRRIGATION SLEEVE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING SANITARY SEWER MANHOLE

VICINITY MAP



MATCH LINE SEE SHEET S-3

SANITARY SEWER PLAN
FOR
PECAN SQUARE PHASE 3 & 4 NORTH
681 RESIDENTIAL LOTS
BEING 202.57 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
A. McDONALD SURVEY, ABSTRACT NO. 785
IN THE
NORTHLAKE, DENTON COUNTY, TEXAS

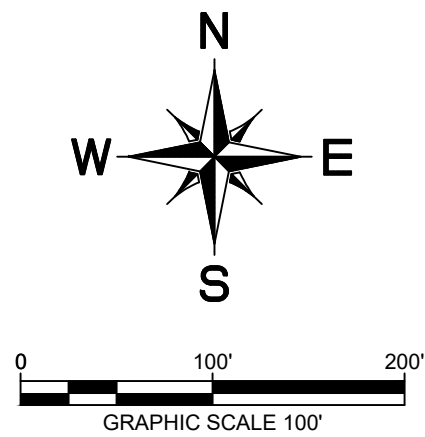
OWNER/DEVELOPER:
HP GIBBS, L.P./Pecan Square 1, LLC
3000 Turtle Creek Blvd.
Dallas, TX 75219
Tel: (214) 303-5535
Contact: Angie Mastrocola

ENGINEER/SURVEYOR:
Kimley»Horn
13455 Noel Rd., Suite 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Jason Kaiser, P.E.

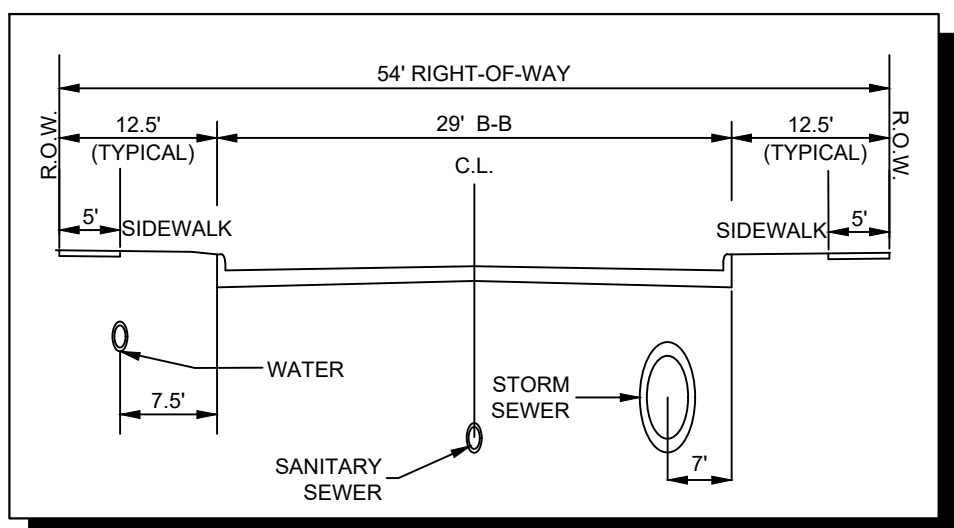
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	S-1
JRH	JRH	JMK	AS SHOWN	MARCH 2021	PROJECT NUMBER	

DESIGNED BY: J. HORN, L.P. DATE: 05/20/2021 10:58 PM
DRAWN BY: KIMLEY-HORN, L.P. DATE: 05/20/2021 11:03 PM
CHECKED BY: J. HORN, L.P. DATE: 05/20/2021 11:03 PM
SCALE: AS SHOWN
DATE: MAY 2021
PROJECT NO.: 063226901
SHEET NO.: S-2

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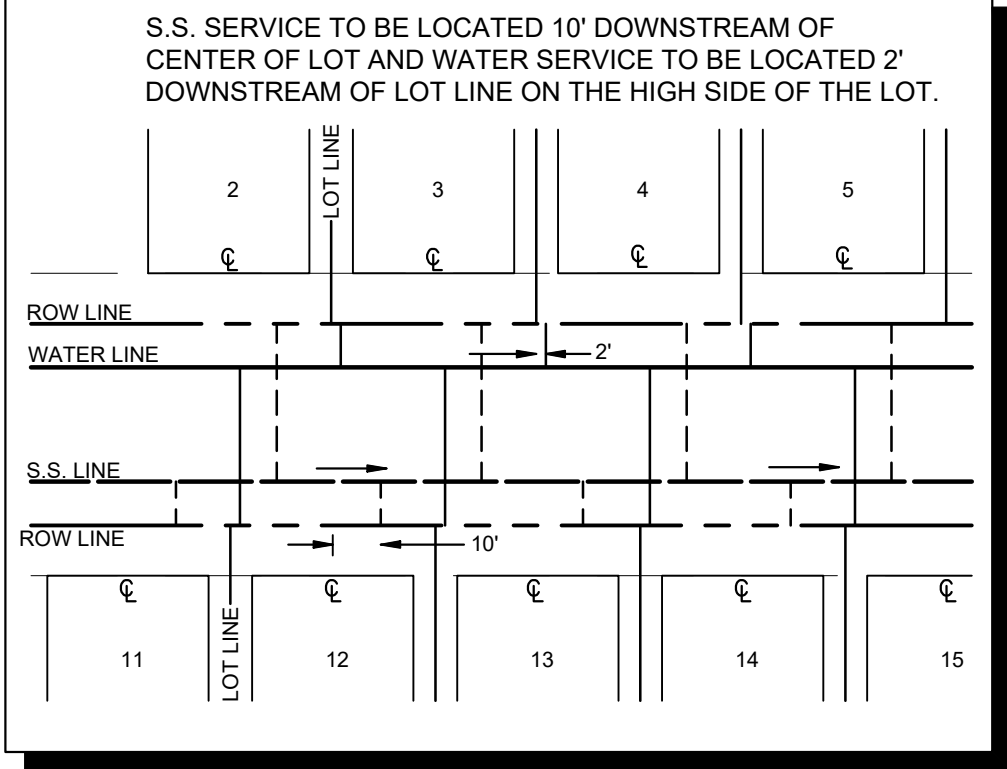


TYPICAL UTILITY LOCATION SD-P02



NOTE:
1. SEE PECAN SQUARE PHASE 1 FOR OVERALL SANITARY SEWER AREA MAP.
2. ALL SANITARY SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.

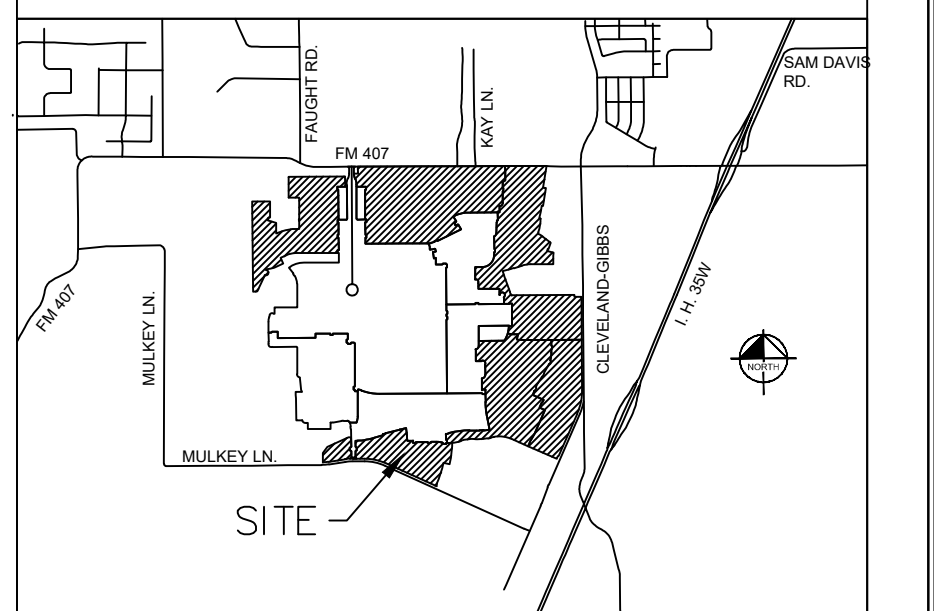
TYPICAL LOT SERVICE DETAIL



UTILITY LEGEND

---	PROPERTY LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED WATER LINE
○	PROPOSED SANITARY SEWER MANHOLE
→	PROPOSED SANITARY SEWER CLEANOUT
→	SANITARY SEWER FLOW DIRECTION
+	PROPOSED FIRE HYDRANT
+	PROPOSED TAPPING SLEEVE & VALVE
+	PROPOSED AUTO FLUSH VALVE
---	IRRIGATION SLEEVE
---	EXISTING OVERHEAD POWER LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING STORM SEWER LINE
○	EXISTING POWER POLE
+	EXISTING FIRE HYDRANT
+	EXISTING WATER METER
○	EXISTING SANITARY SEWER MANHOLE

VICINITY MAP



MATCH LINE SEE SHEET S-4

SANITARY SEWER PLAN
FOR
PECAN SQUARE PHASE 3 & 4 NORTH
681 RESIDENTIAL LOTS
BEING 202.57 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
A. McDONALD SURVEY, ABSTRACT NO. 785
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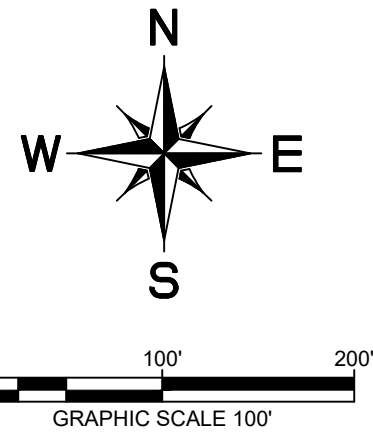
OWNER/DEVELOPER:
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3000 Turtle Creek Blvd.
Dallas, TX 75219
Tel: (214) 303-5535
Contact: Angie Mastrocola

ENGINEER/SURVEYOR:
Kimley»Horn
13455 Noel Rd., Suite 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Jason Kaiser, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	S-2
JRH	JRH	JMK	AS SHOWN	MAY 2021	063226901	

PLANNED BY: JENNIFER LEE, 5/25/2021 5:51 PM
DRAWN BY: KIMLEY-HORN, 5/25/2021 4:44 PM
LAST SAVID: 5/25/2021 1:31 PM

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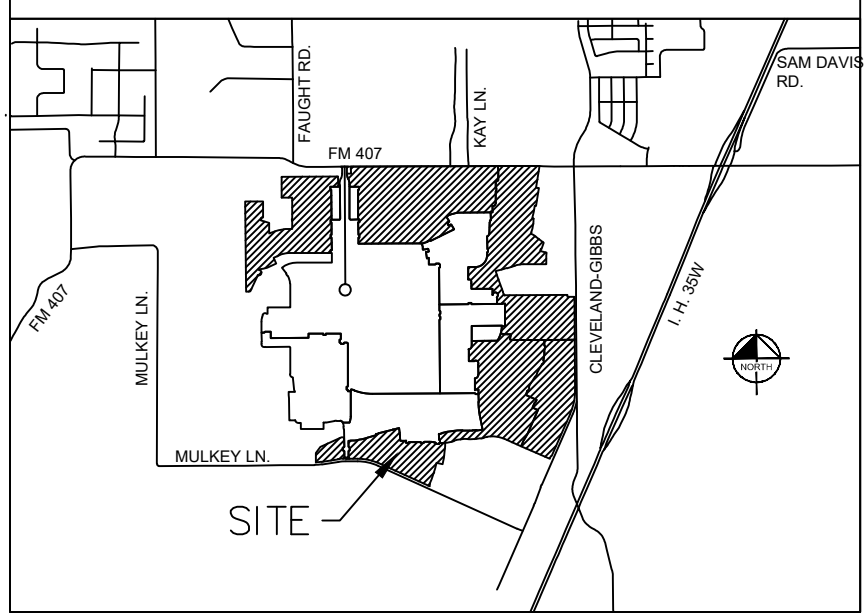


UTILITY LEGEND

- PROPERTY LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- SANITARY SEWER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- PROPOSED AUTO FLUSH VALVE
- IRRIGATION SLEEVE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
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- EXISTING WATER METER
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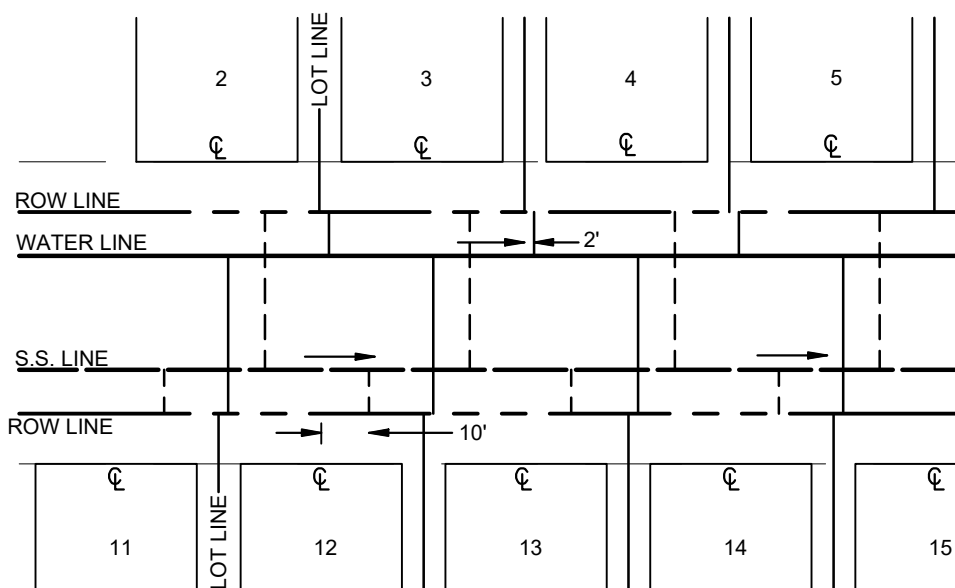


VICINITY MAP

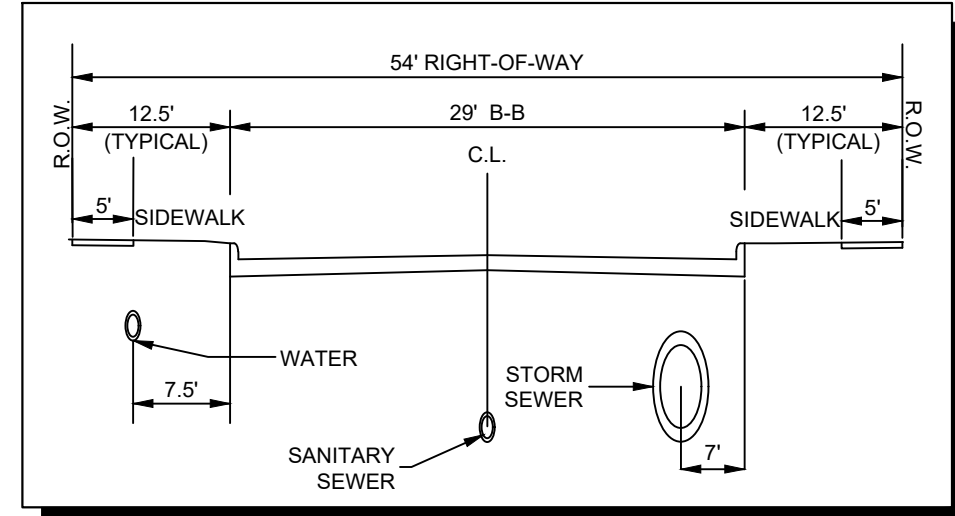


TYPICAL LOT SERVICE DETAIL

S.S. SERVICE TO BE LOCATED 10' DOWNSTREAM OF CENTER OF LOT AND WATER SERVICE TO BE LOCATED 2' DOWNSTREAM OF LOT LINE ON THE HIGH SIDE OF THE LOT.



TYPICAL UTILITY LOCATION SD-P02



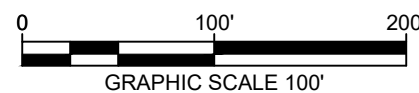
- NOTE:
- SEE PECAN SQUARE PHASE 1 FOR OVERALL SANITARY SEWER AREA MAP.
 - ALL SANITARY SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.

SANITARY SEWER PLAN FOR PECAN SQUARE PHASE 3 & 4 NORTH 681 RESIDENTIAL LOTS BEING 202.57 ACRES OUT OF THE F.W. THORNTON SURVEY, ABSTRACT NO. 1244 AND THE A. McDONALD SURVEY, ABSTRACT NO. 785 IN THE NORTHLAKE, DENTON COUNTY, TEXAS

OWNER/DEVELOPER:
HP GIBBS, LP/Pecan Square 1, LLC
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Contact: Angie Mastrocola

ENGINEER/SURVEYOR:
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Contact: Jason Kaiser, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
JRH	JRH	JMK	AS SHOWN	MAY 2021	063226901	S-3

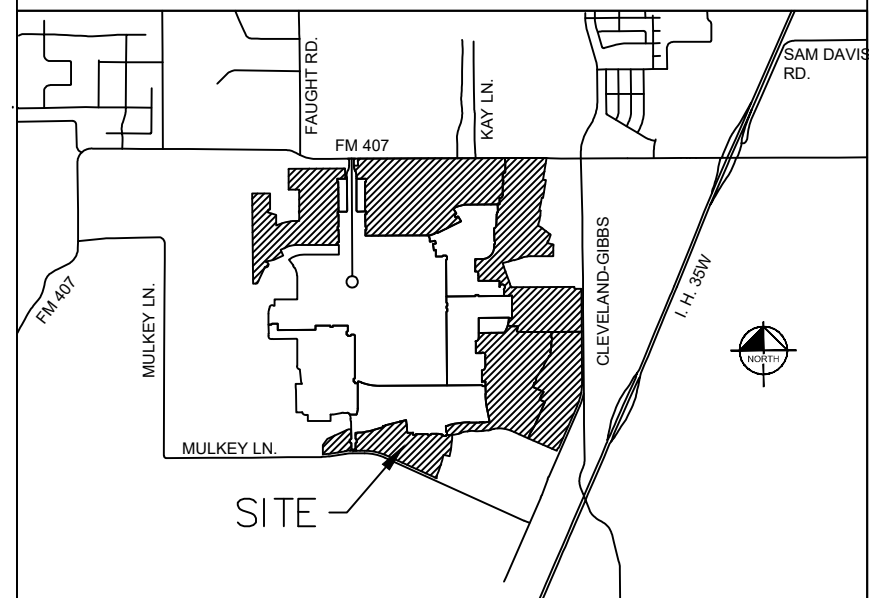


	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	PROPOSED AUTO FLUSH VALVE
	IRRIGATION SLEEVE
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING SANITARY SEWER MANHOLE

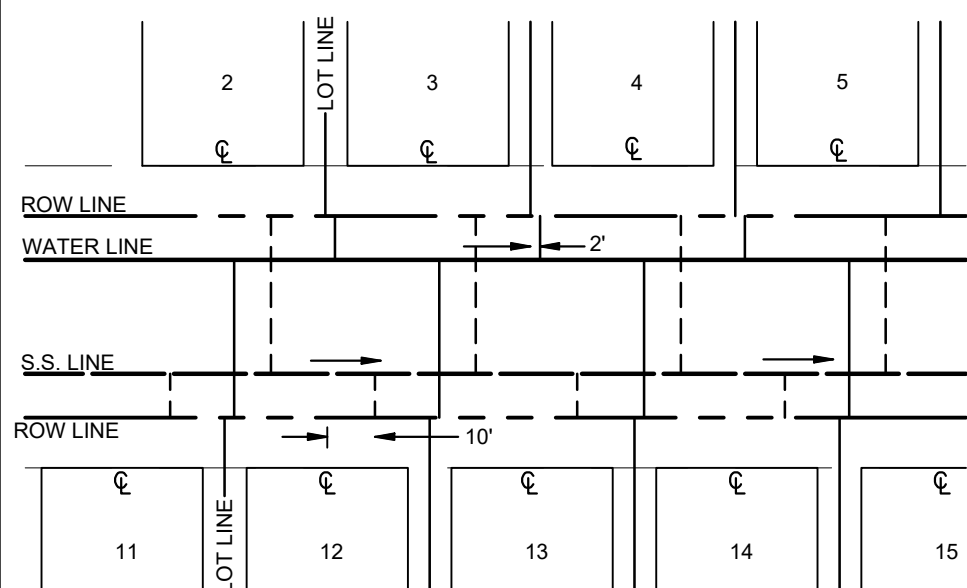
MATCH LINE SEE SHEET S-2

MATCH LINE SEE SHEET S-5

NOT TO SCALE



S.S. SERVICE TO BE LOCATED 10' DOWNSTREAM OF
CENTER OF LOT AND WATER SERVICE TO BE LOCATED 2'
DOWNSTREAM OF LOT LINE ON THE HIGH SIDE OF THE LOT.



54' RIGHT-OF-WAY

12.5' (TYPICAL)

5'

SIDEWALK

29' B-B

C.L.

12.5' (TYPICAL)

5'

SIDEWALK

7.5'

WATER

SANITARY SEWER

STORM SEWER

7'

NOTE:

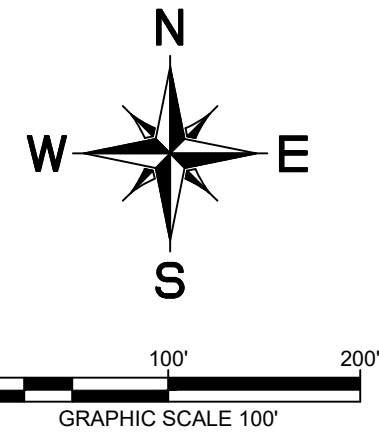
1. SEE PECAN SQUARE PHASE 1 FOR OVERALL SANITARY SEWER AREA MAP
2. ALL SANITARY SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.

OWNER/DEVELOPER:
HP GIBBS, LP/Pecan Square 1, LLC
3000 Turtle Creek Blvd.
Dallas, TX 75219
Tel: (214) 303-5535
Contact: Angie Mastrocola

Kimley»Horn
13455 Noel Rd., Suite 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Jason Kaiser, P.E.

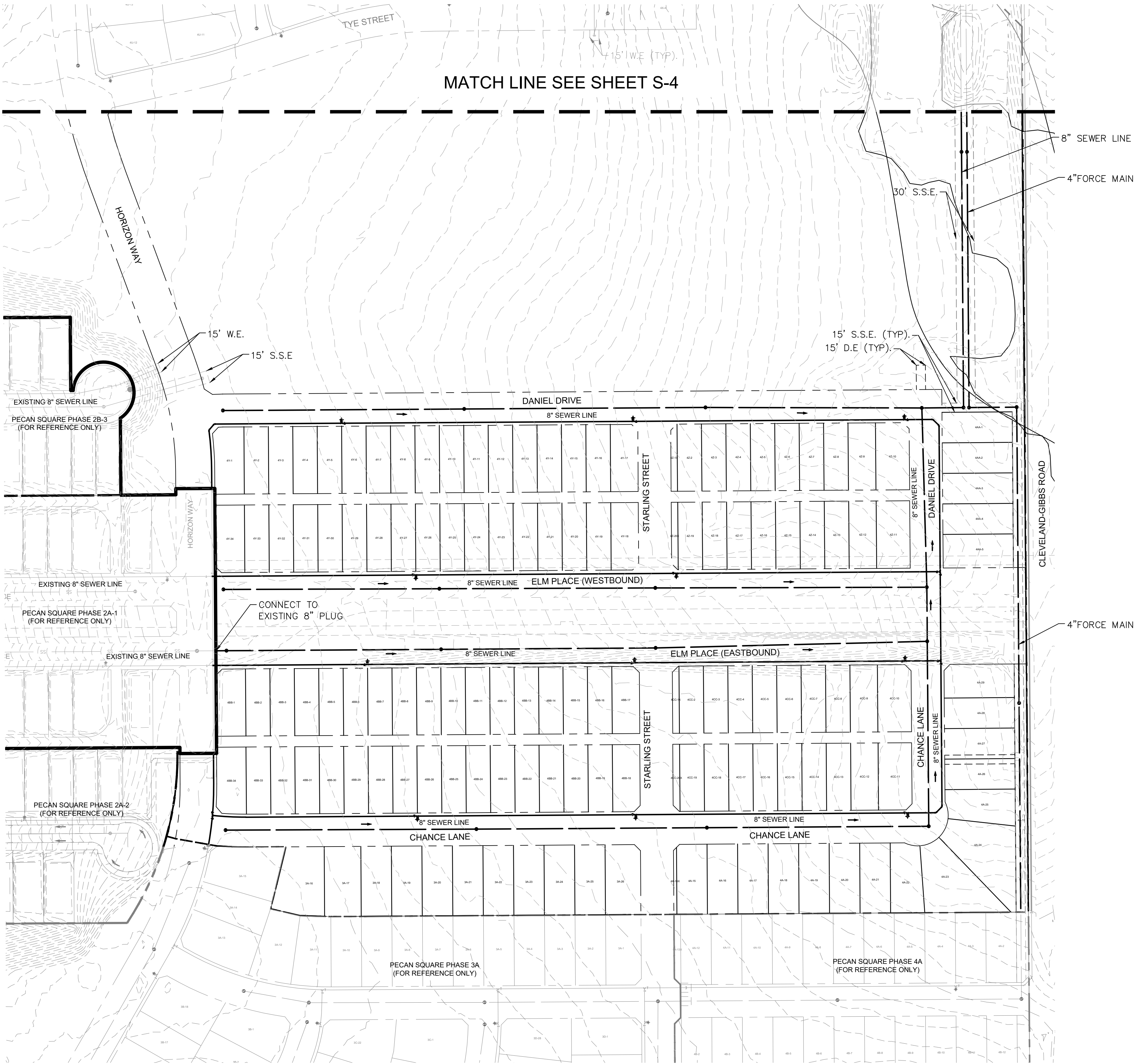
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JRH	JRH	JMK	AS SHOWN	MAY 2021	063226901	

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DRAWN BY: KIMLEY-HORN
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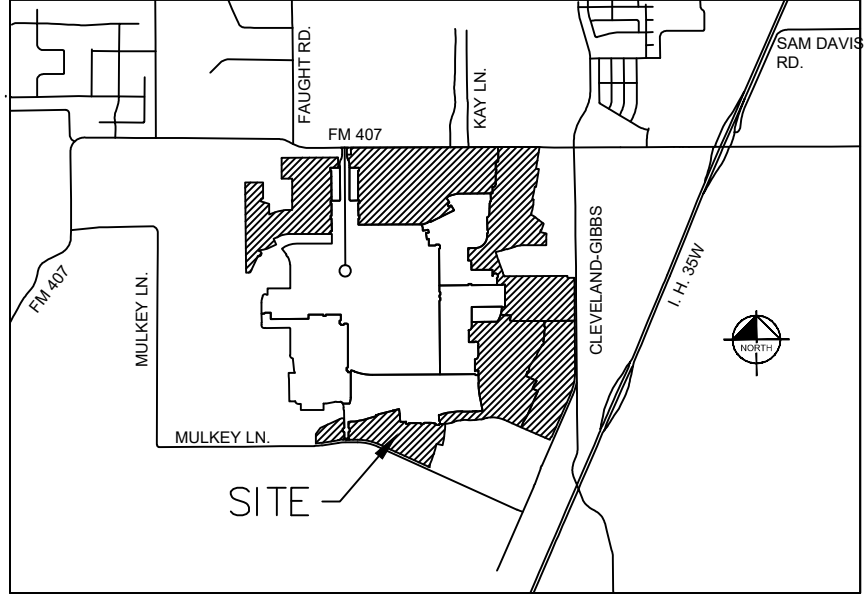


UTILITY LEGEND

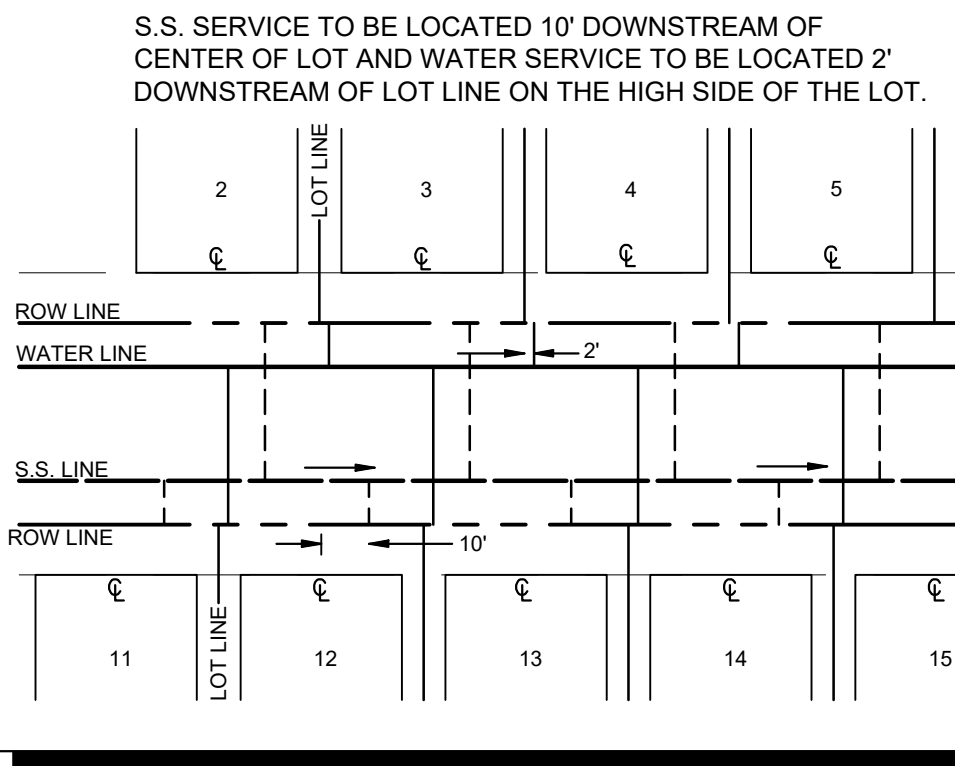
- PROPERTY LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- SANITARY SEWER FLOW DIRECTION
- ★ PROPOSED FIRE HYDRANT
- └─┘ PROPOSED TAPPING SLEEVE & VALVE
- PROPOSED AUTO FLUSH VALVE
- ▬ IRRIGATION SLEEVE
- OHP --- EXISTING OVERHEAD POWER LINE
- W --- EXISTING WATER LINE
- SS --- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- ★ EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING SANITARY SEWER MANHOLE



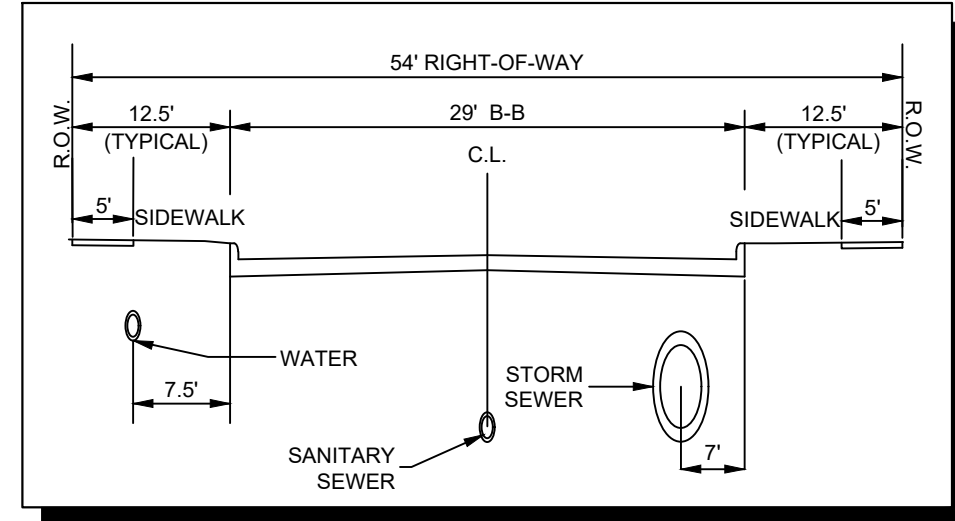
VICINITY MAP



TYPICAL LOT SERVICE DETAIL



TYPICAL UTILITY LOCATION SD-P02



- NOTE:
- SEE PECAN SQUARE PHASE 1 FOR OVERALL SANITARY SEWER AREA MAP.
 - ALL SANITARY SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.

SANITARY SEWER PLAN FOR PECAN SQUARE PHASE 3 & 4 NORTH 681 RESIDENTIAL LOTS BEING 202.57 ACRES OUT OF THE F.W. THORNTON SURVEY, ABSTRACT NO. 1244 AND THE A. McDONALD SURVEY, ABSTRACT NO. 785 IN THE NORTHLAKE, DENTON COUNTY, TEXAS

OWNER/DEVELOPER:
HP GIBBS, LP/Pecan Square 1, LLC
3000 Turtle Creek Blvd.
Dallas, TX 75219
Tel: (214) 303-5535
Contact: Angie Mastrocola

ENGINEER/SURVEYOR:
Kimley»Horn
13455 Noel Rd., Suite 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Jason Kaiser, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
JRH	JRH	JMK	AS SHOWN	MAY 2021	063226901	S-5

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: OCTOBER 5, 2021

REF DOC.: NORTHLAKE UNIFIED DEVELOPMENT CODE (UDC); ENGINEERING DESIGN MANUAL (EDM); PECAN SQUARE MPD ORDINANCES

SUBJECT: PECAN SQUARE PHASE 3&4 SOUTH PRELIMINARY PLAT (PP-21-005)



GOALS/OBJECTIVES:

- Responsibly Manage Growth; Adhere to the Comprehensive Plan (Council Goal)

PRELIMINARY PLAT INFORMATION:

Applicant:	Hillwood Communities
Owner:	HP Gibbs, LP/Pecan Square 1, LLC
Engineer/Surveyor:	Kimley-Horn & Associates
Current Zoning:	Mixed-Use Planned Development (MPD)
Site:	Approximately 115.78 acres out of the F.W. Thornton Survey, Abstract No. 1244, and the A. McDonald Survey, Abstract No. 785, generally located 1,000 feet south of FM 407 with internal access through previous phases of Pecan Square and extending south to Mulkey Lane.
Summary:	This application is for preliminary plat of a phase of Pecan Square. It consists of 539 residential lots and 18 open space lots to be developed in three separate subphases, 3A, 3B, and 4A. The residential lots are located in the Lifestyle Subdistricts of the MPD with a mix of 40' wide rear entry lots (149) and 50' wide lots (390).
Staff Analysis:	The applicant has provided a preliminary plat application in accordance with requirements the Unified Development Code (UDC). The application was considered filed on September 9, 2021, and it will be approved on October 9, 2021, if no action is taken. The preliminary plat meets all zoning standards outlined in the MPD. Preliminary plans for storm drainage, water, sanitary sewer, and paving were also submitted with the preliminary plat for review and meet all engineering design requirements.

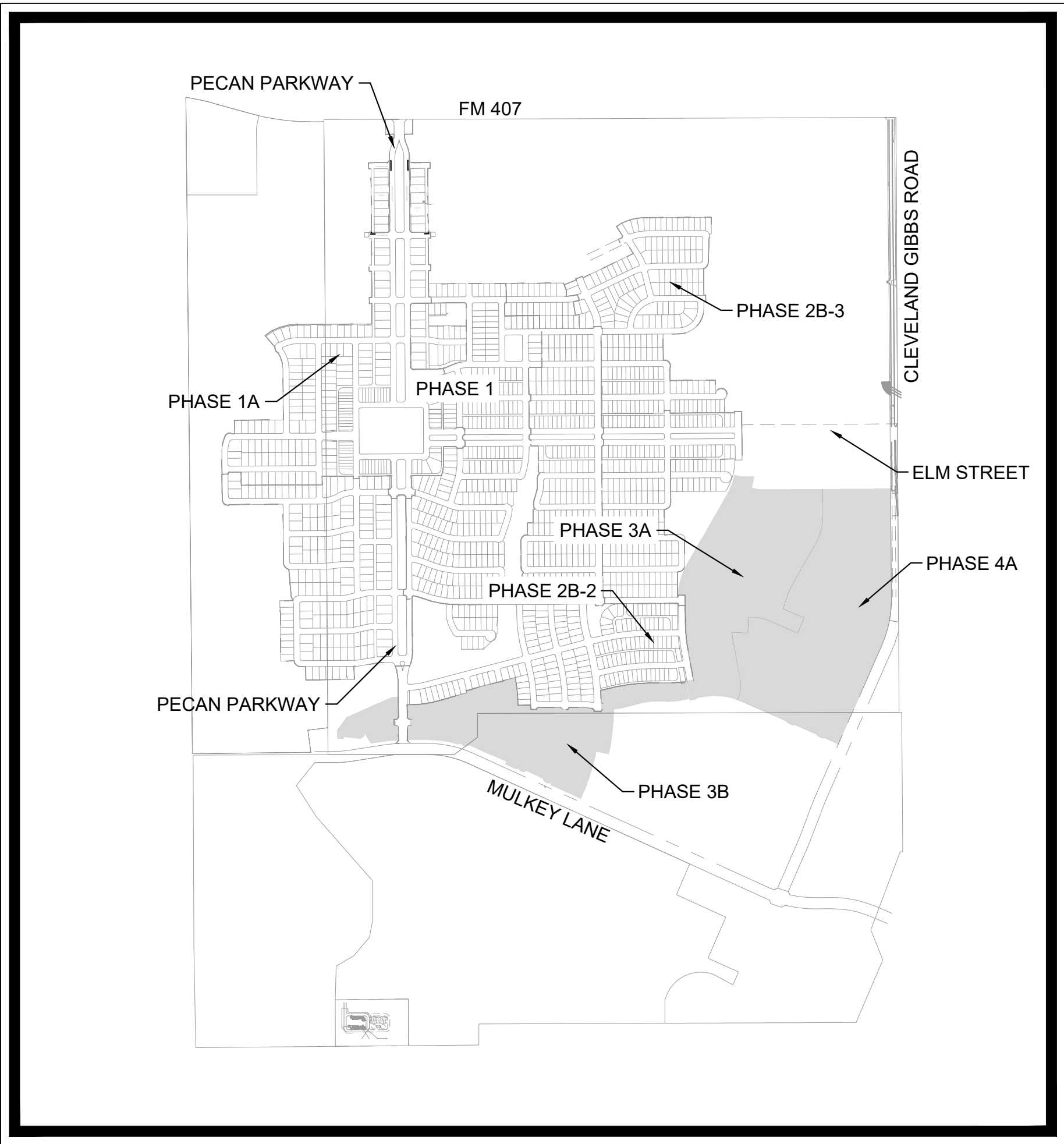
COUNCIL ACTIONS:

- Approve or take no action (results in approval on October 9th)

PECAN SQUARE PRELIMINARY PLAT

PHASE 3 & 4 SOUTH

NORTHLAKE, DENTON COUNTY, TEXAS



VICINITY MAP
SCALE: 1" = 1,000'

MAY 2021

ENGINEER

Kimley»Horn

13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75240
TEL: (469) 914-8611
CONTACT: JMK, P.E.

STATE OF TEXAS
REGISTRATION NO. F-928

OWNER/DEVELOPER

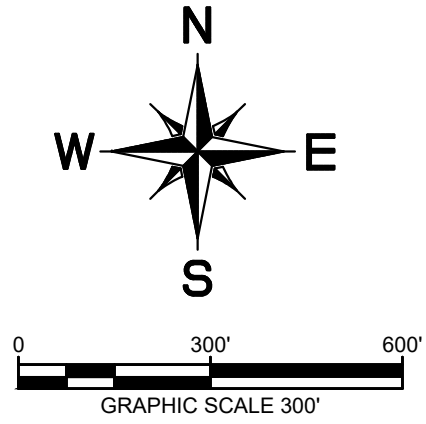
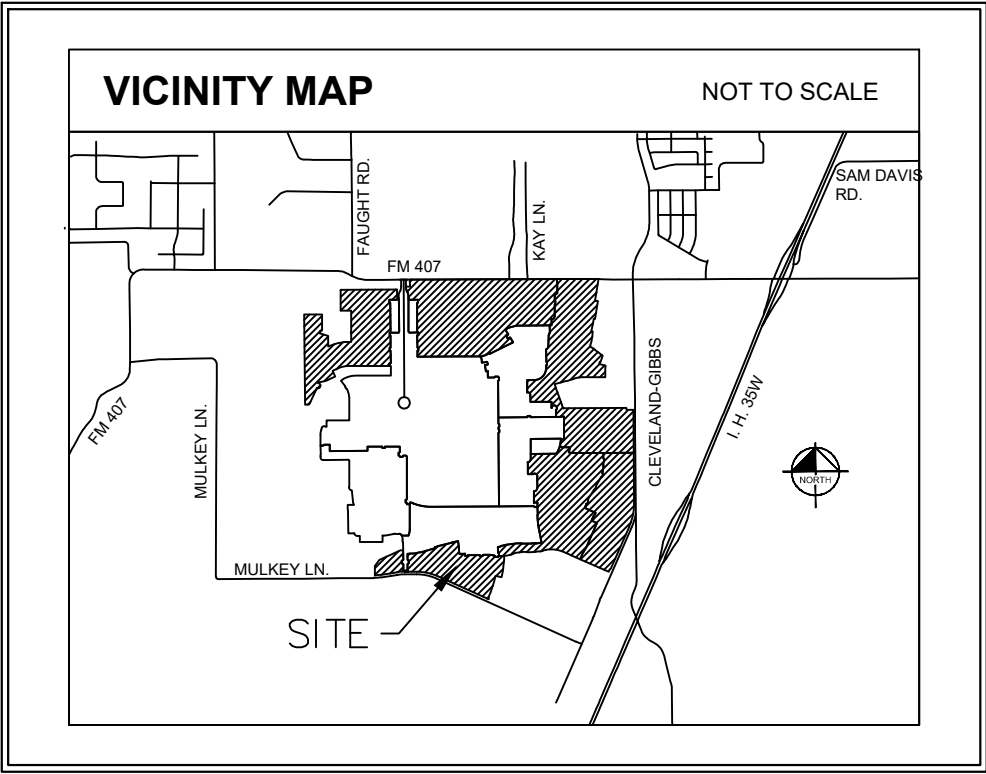
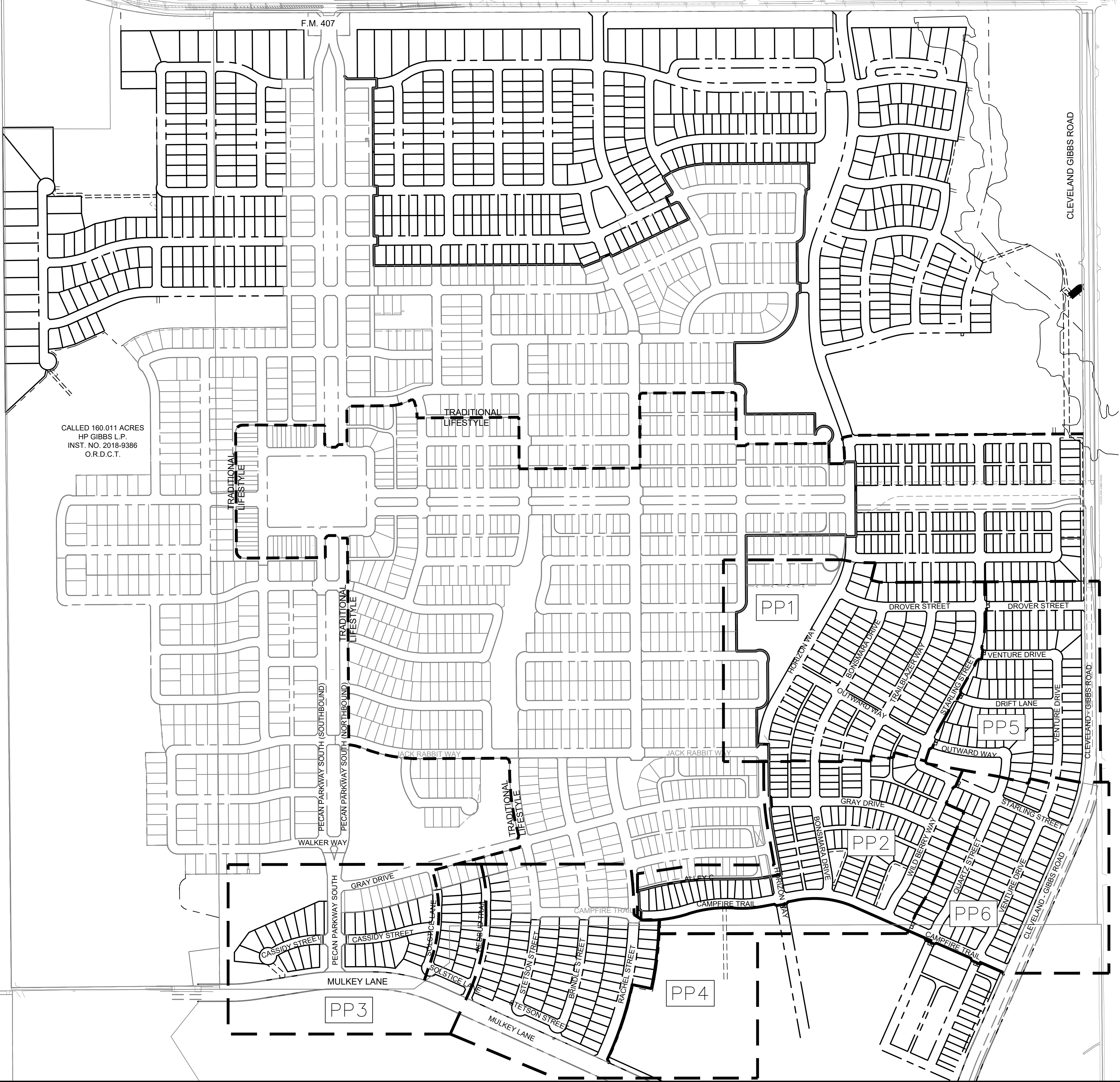
HP GIBBS, LP
3000 TURTLE CREEK BLVD.
DALLAS, TX 75219
TEL: (214) 303-5535

SHEET INDEX

Sheet Number	Sheet Title
C-01	COVER SHEET
C-02	PRELIMINARY PLAT KEY MAP
PP-1	PRELIMINARY PLAT
PP-2	PRELIMINARY PLAT
PP-3	PRELIMINARY PLAT
PP-4	PRELIMINARY PLAT
PP-5	PRELIMINARY PLAT
PP-6	PRELIMINARY PLAT
PP-7	PRELIMINARY PLAT
PP-8	PRELIMINARY PLAT
PP-9	PRELIMINARY PLAT
C-03	KEY MAP
D-1	STORM PLAN
D-2	STORM PLAN
D-3	STORM PLAN
D-4	STORM PLAN
P-1	PAVING PLAN
P-2	PAVING PLAN
P-3	PAVING PLAN
W-1	WATER PLAN
W-2	WATER PLAN
W-3	WATER PLAN
S-1	OVERALL SANITARY SEWER BASIN
S-2	SANITARY SEWER PLAN
S-3	SANITARY SEWER PLAN
S-4	SANITARY SEWER PLAN

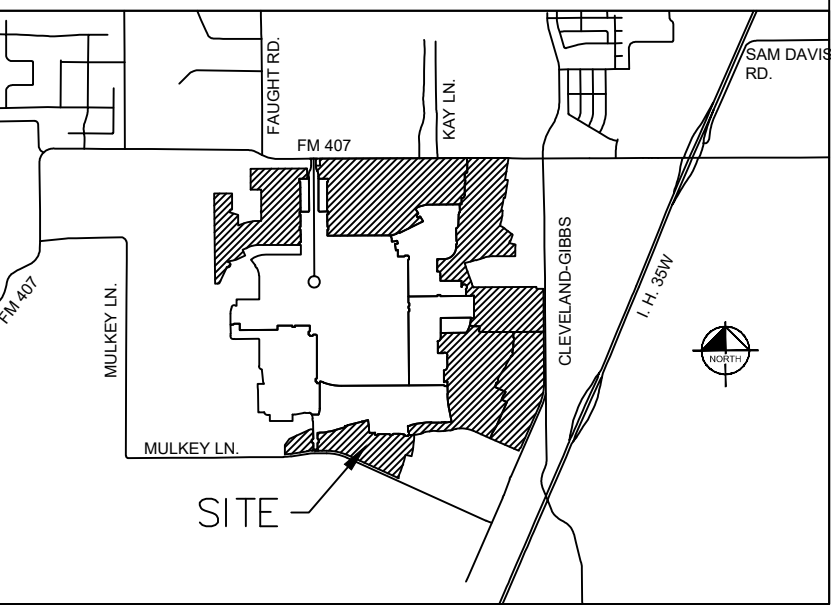
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 DRAWN BY: KIM HORN 5/25/2021 10:52 AM
 LAST SAVID: 5/25/2021 10:52 AM

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VICINITY MAP

NOT TO SCALE



PRELIMINARY PLAT KEY MAP

FOR
 PECAN SQUARE PHASE 3 & 4 SOUTH
 541 RESIDENTIAL LOTS
 BEING 115.78 ACRES
 OUT OF THE
 F.W. THORNTON SURVEY, ABSTRACT NO. 1244
 AND THE
 A. McDONALD SURVEY, ABSTRACT NO. 785
 IN THE
 NORTHLAKE, DENTON COUNTY, TEXAS

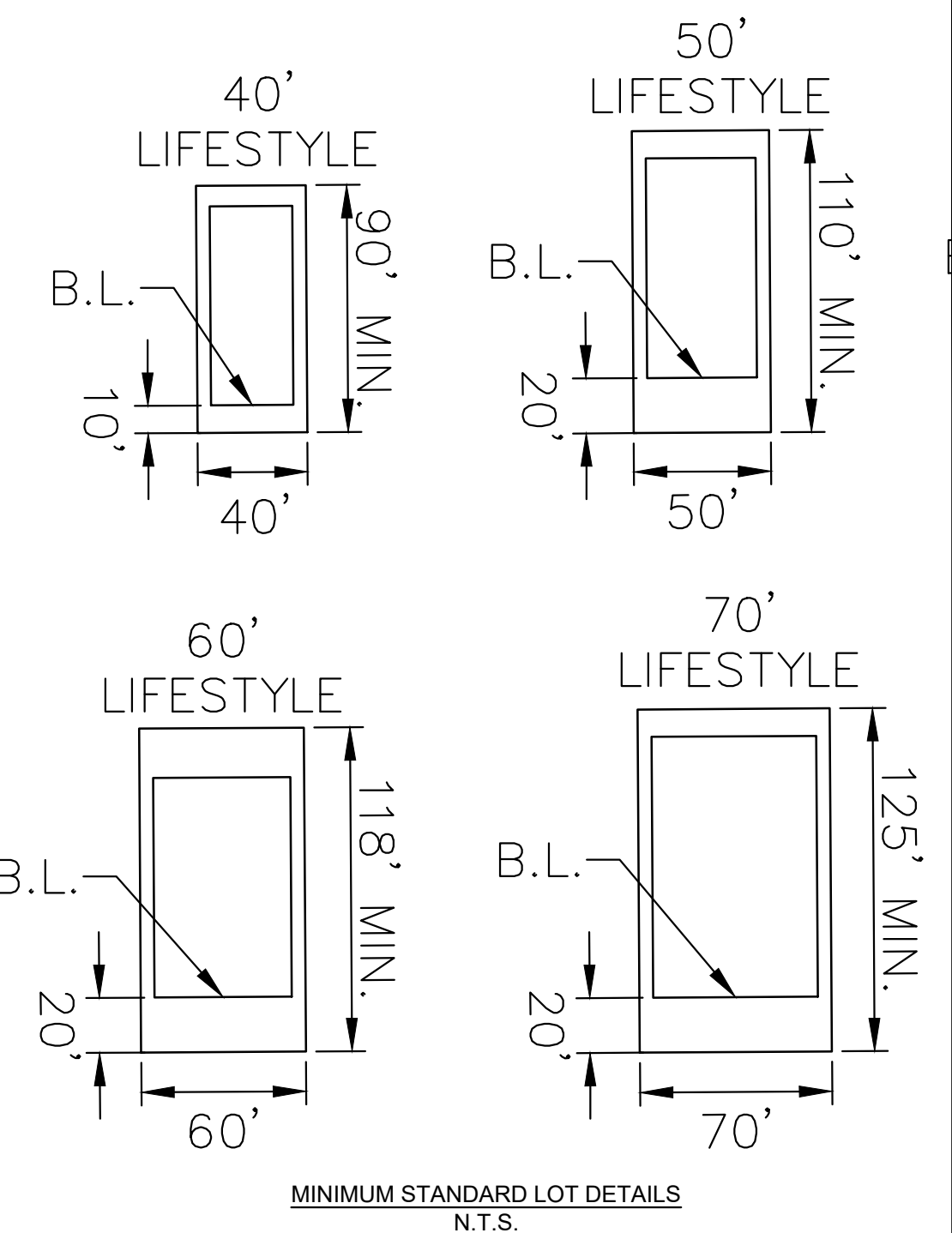
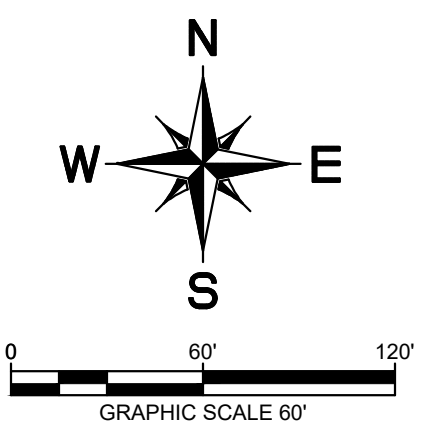
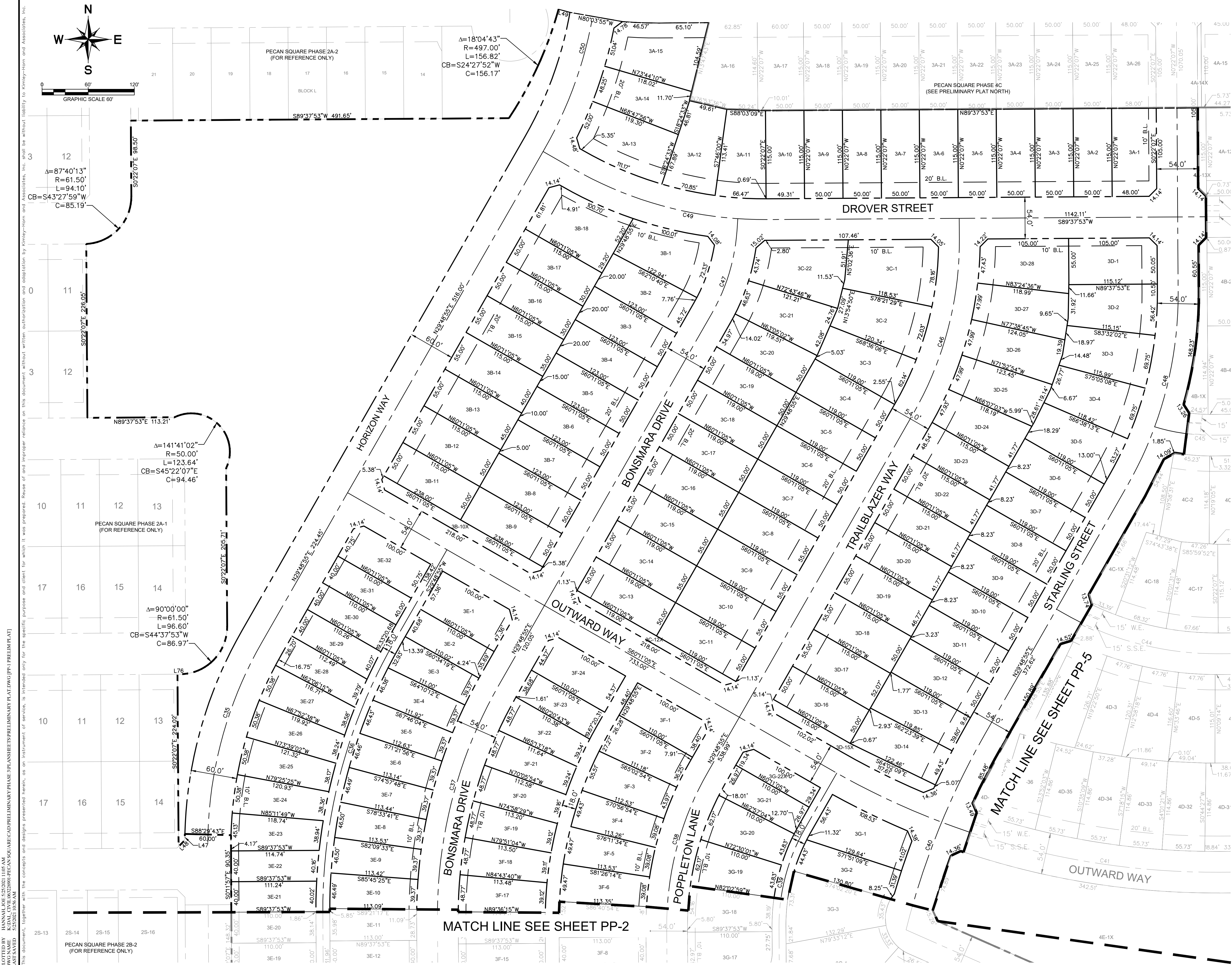
OWNER/DEVELOPER:

HP GIBBS, LP/Pecan Square 1, LLC
 3000 Turtle Creek Blvd.
 Dallas, TX 75219
 Tel: (214) 303-5535
 Contact: Angie Mastrocola

ENGINEER/SURVEYOR:

Kimley»Horn
 13455 Noel Rd., Suite 700
 Dallas, TX 75240
 Tel: (972) 770-1300
 Contact: Jason Kaiser, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
JRH	JAR	JMK	AS SHOWN	MAY 2021	063226901	C-02



LEGEND	
	PROPERTY LINE
	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD ELECTRIC
	EXISTING MANHOLE
	SIDEWALK EASEMENT
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	HOMEOWNERS ASSOCIATION
	BUILDING LINE
	WATER EASEMENT

NOTES:
1) MINIMUM LOT WIDTH IS MEASURED AT THE BUILDING LINE.

APPROVED BY THE TOWN COUNCIL ON:	
DATE	
MAYOR, TOWN OF NORTHLAKE	
TOWN SECRETARY, TOWN OF NORTHLAKE	

PRELIMINARY PLAT
FOR
PECAN SQUARE PHASE 3 & 4 SOUTH
541 RESIDENTIAL LOTS
BEING 115.78 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
A. McDONALD SURVEY, ABSTRACT NO. 785
IN THE
NORTHLAKE, DENTON COUNTY, TEXAS

OWNER/DEVELOPER:
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3000 Turtle Creek Blvd.
Dallas, TX 75219
Tel: (214) 303-5535
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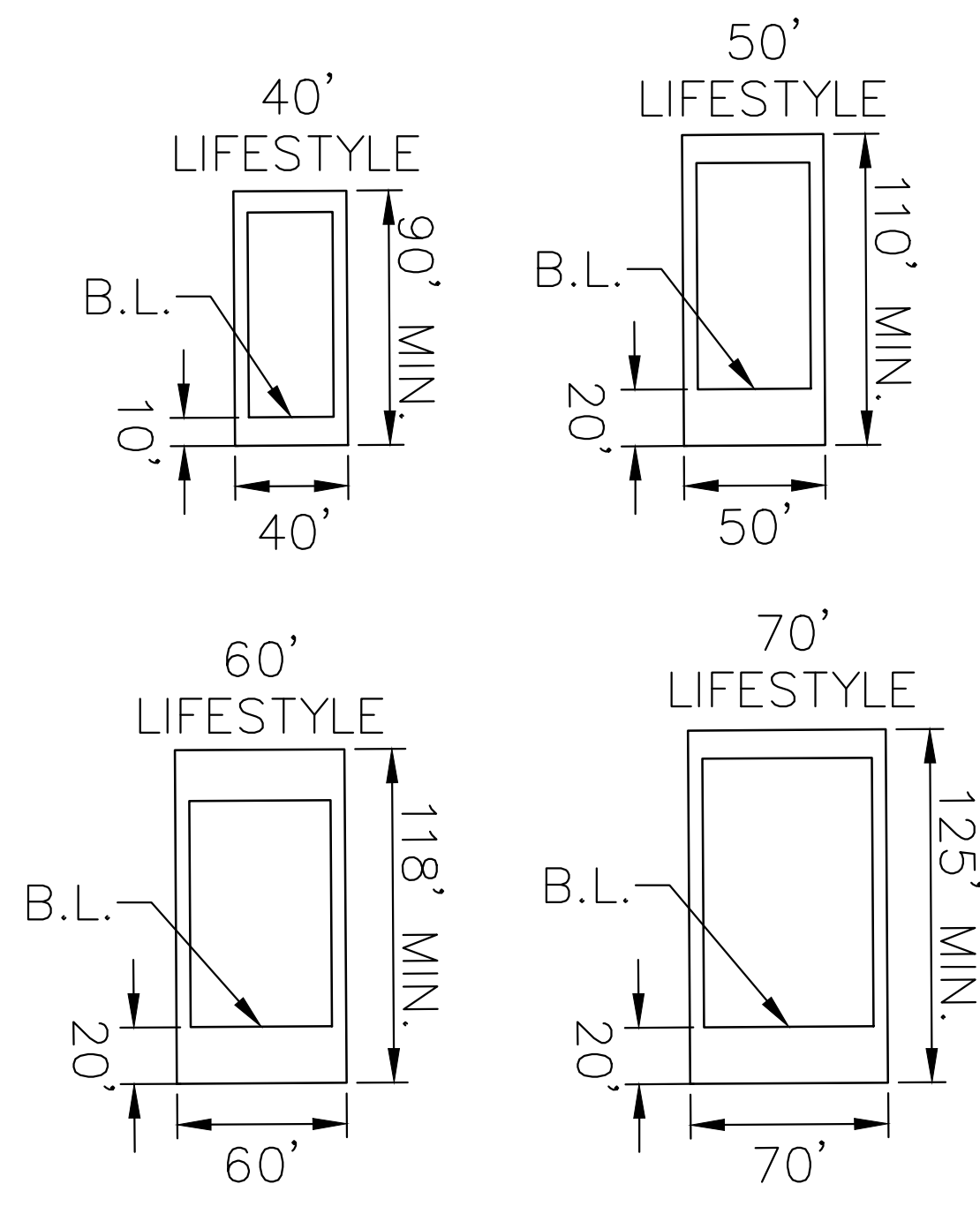
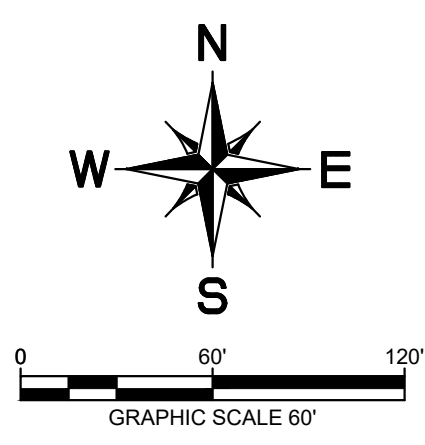
ENGINEER/SURVEYOR:
Kimley»Horn
13455 Noel Rd., Suite 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Jason Kaiser, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
JRH	JAR	JMK	AS SHOWN	MAY 2021	063226901

PP-1

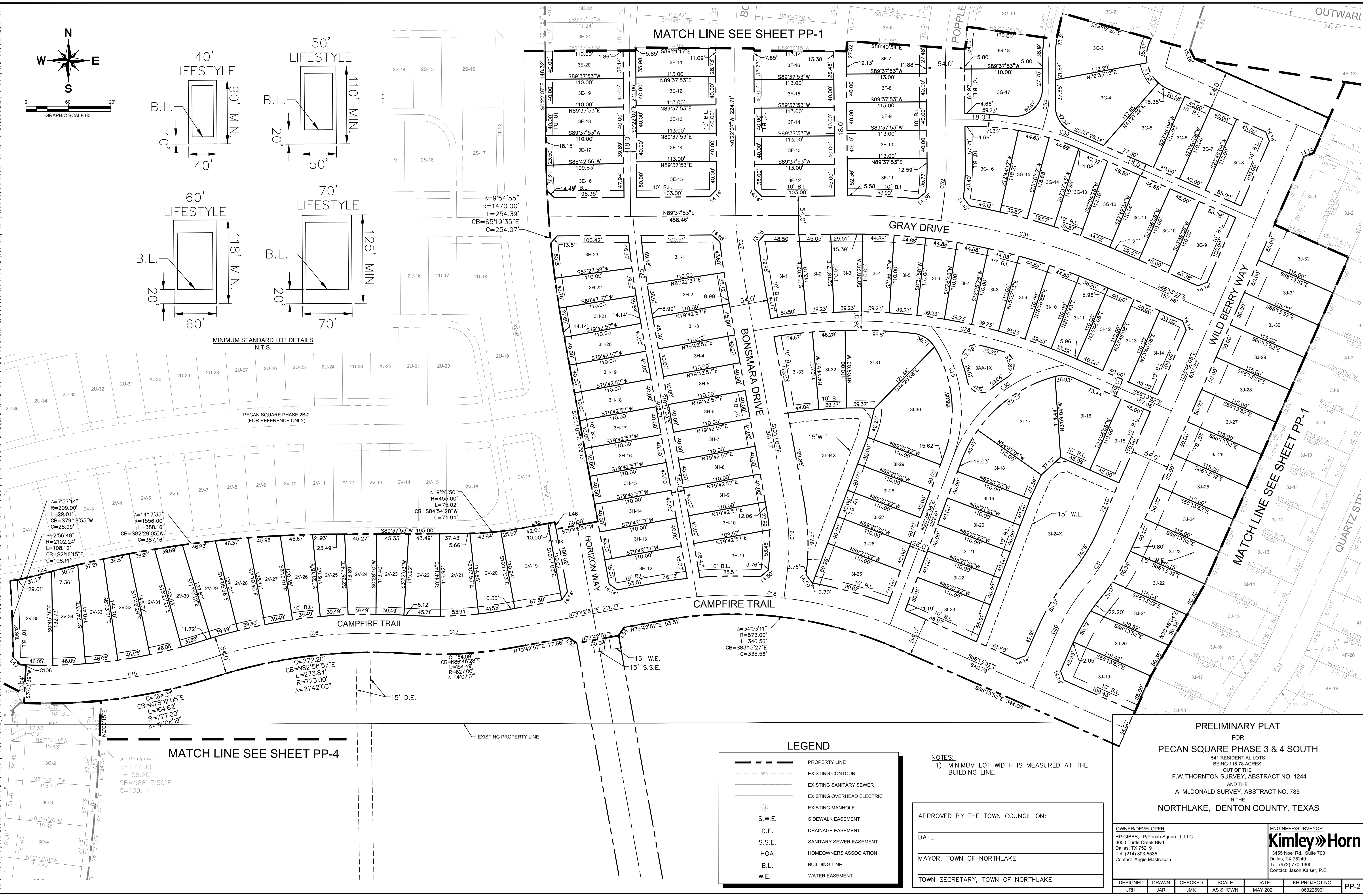
PLATTED BY: J. H. KIMLEY, INC., 1100 N. GILBERT STREET, SUITE 100, DALLAS, TEXAS 75242
DRAWN BY: J. H. KIMLEY, INC., 1100 N. GILBERT STREET, SUITE 100, DALLAS, TEXAS 75242
LAST SAID: 5/23/2021 10:58 AM
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PREPARED BY: KIMLEY-HORN & ASSOCIATES, INC. DATE: 05/20/2021 PROJECT NO.: 2021-001-001
DRAWN BY: KIMLEY-HORN & ASSOCIATES, INC. DATE: 05/20/2021 PROJECT NO.: 2021-001-001
CHECKED BY: KIMLEY-HORN & ASSOCIATES, INC. DATE: 05/20/2021 PROJECT NO.: 2021-001-001
LAST SAVID: 5/20/2021 10:56 AM
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MINIMUM STANDARD LOT DETAILS
N.T.S.

PECAN SQUARE PHASE 2B-2
(FOR REFERENCE ONLY)



LEGEND

---	PROPERTY LINE
- - -	EXISTING CONTOUR
---	EXISTING SANITARY SEWER
---	EXISTING OVERHEAD ELECTRIC
⊙	EXISTING MANHOLE
S.W.E.	SIDEWALK EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOMEOWNERS ASSOCIATION
B.L.	BUILDING LINE
W.E.	WATER EASEMENT

NOTES:

- 1) MINIMUM LOT WIDTH IS MEASURED AT THE BUILDING LINE.

APPROVED BY THE TOWN COUNCIL ON:

DATE

MAYOR, TOWN OF NORTHLAKE

TOWN SECRETARY, TOWN OF NORTHLAKE

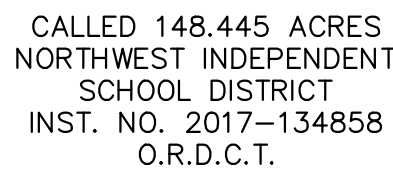
PRELIMINARY PLAT

FOR
PECAN SQUARE PHASE 3 & 4 SOUTH
541 RESIDENTIAL LOTS
BEING 115.78 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
A. McDONALD SURVEY, ABSTRACT NO. 785
IN THE
NORTHLAKE, DENTON COUNTY, TEXAS

OWNER/DEVELOPER:
HP GIBBS, LP/Pecan Square 1, LLC
3000 Turtle Creek Blvd.
Dallas, TX 75219
Tel: (214) 303-5535
Contact: Angie Mastrocola

ENGINEER/SURVEYOR:
Kimley-Horn
13455 Noel Rd., Suite 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Jason Kaiser, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	PP-2
JRH	JAR	JMK	AS SHOWN	MAY 2021	063226901	



Phase	Total Acreage	Open Space Acreage	Open Space Percentage
Phase 1A	64.0	9.9	15.5
Phase 1B	62.0	12.9	20.7
Phase 1C	40.9	0.7	1.7
Phase 1D	6.6	1.3	19.7
Phase 2A	48.7	3.8	7.8
Phase 2B	121.9	17.0	13.9
Phase 3A	52.6	5.4	10.3
Phase 3B	36.1	9.7	26.9
Phase 3C	77.4	9.1	11.8
Phase 4A	34.2	1.4	4.1
Phase 4B	55.4	7.7	13.9
Phase 4C	99.5	23	23.1



NOTES:
1) MINIMUM LOT WIDTH IS MEASURED AT THE BUILDING LINE.

TOWN SECRETARY, TOWN OF NORTHLAKE

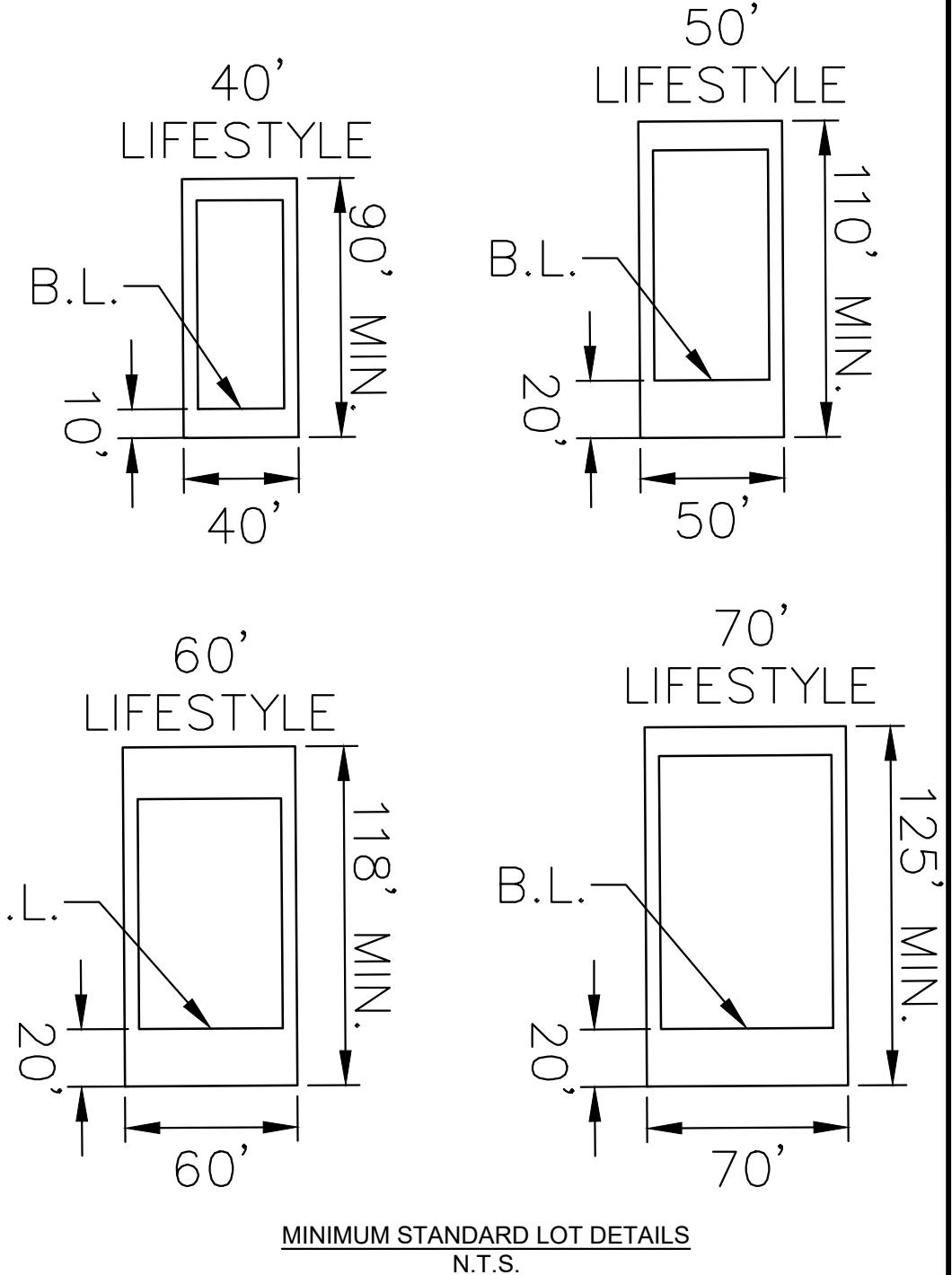
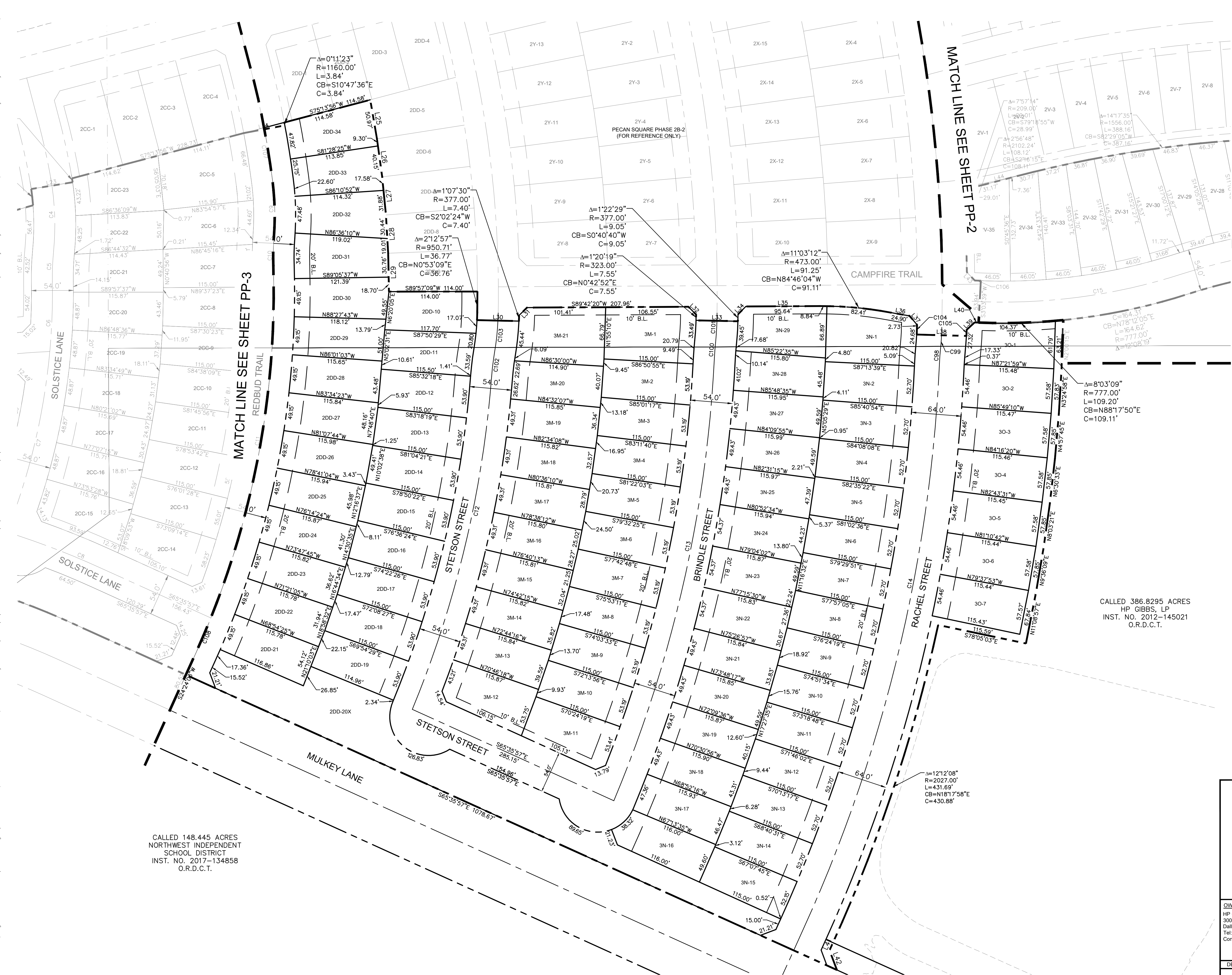
NORTHLAKE, DENTON COUNTY, TEXAS

Kimley»»Horn
13455 Noel Rd., Suite 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Jason Kaiser, P.E.

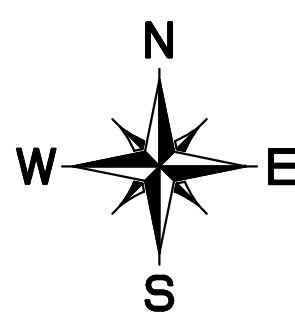
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JRH	JAR	JMK	AS SHOWN	MAY 2021	063226901	

PLATTED BY: JENNIFER L. LEE, 05/20/2021 11:07 AM
DRAWN BY: KIMLEY-HORN, 05/20/2021 11:06 AM
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MINIMUM STANDARD LOT DETAILS
N.T.S.



GRAPHIC SCALE 60'

LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD ELECTRIC
	EXISTING MANHOLE
	SIDEWALK EASEMENT
	DRAINAGE EASEMENT
	SANITARY SEWER EASEMENT
	HOMEOWNERS ASSOCIATION
	BUILDING LINE
	WATER EASEMENT

NOTES:
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APPROVED BY THE TOWN COUNCIL ON:

DATE

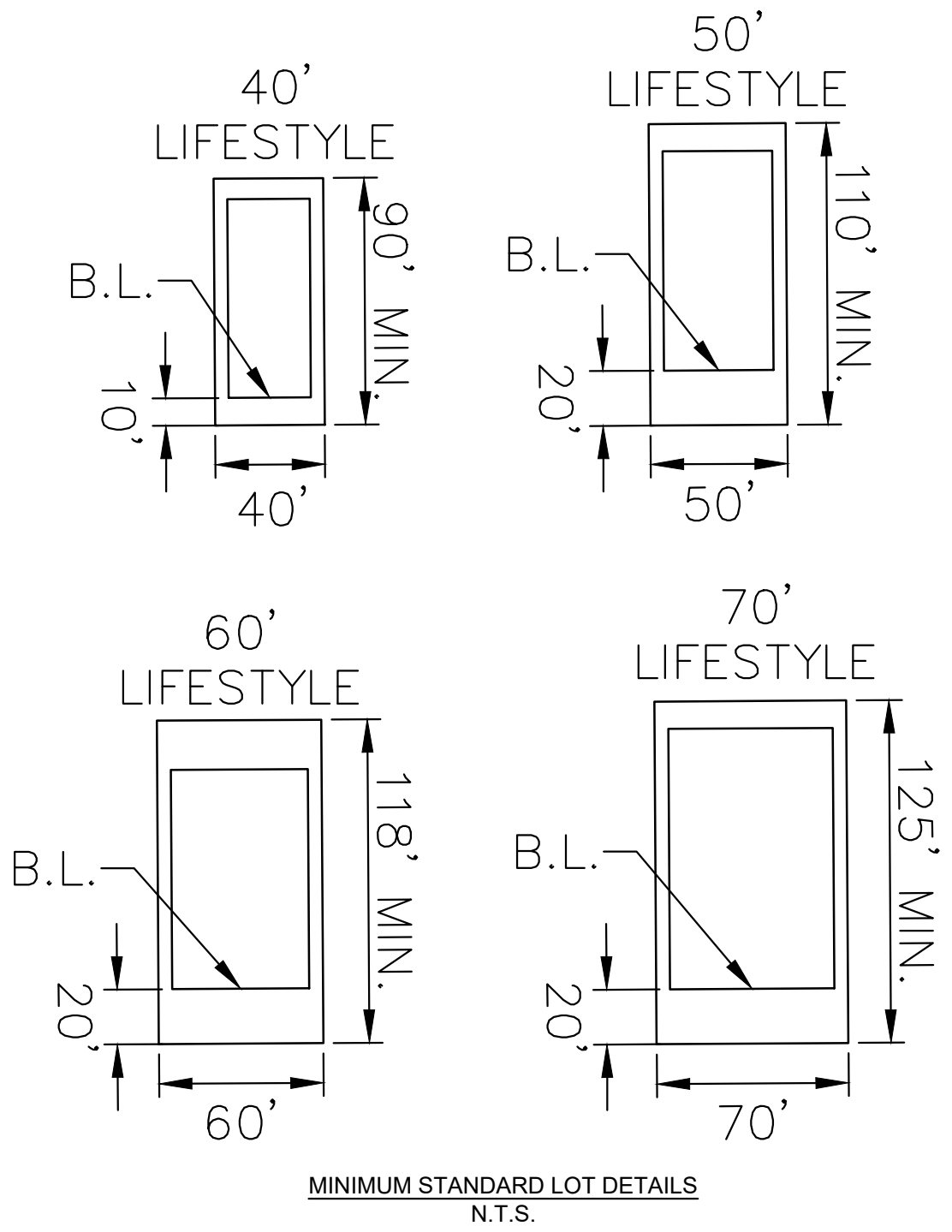
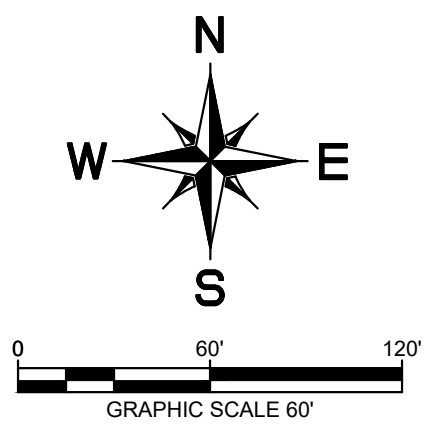
MAYOR, TOWN OF NORTHLAKE

TOWN SECRETARY, TOWN OF NORTHLAKE

PRELIMINARY PLAT
FOR
PECAN SQUARE PHASE 3 & 4 SOUTH
541 RESIDENTIAL LOTS
BEING 115.78 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
A. McDONALD SURVEY, ABSTRACT NO. 785
IN THE
NORTHLAKE, DENTON COUNTY, TEXAS

OWNER/DEVELOPER: HP GIBBS, LP/Pecan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (214) 303-5535 Contact: Angie Mastrocola					ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Jason Kaiser, P.E.	
DESIGNED JRH	DRAWN JAR	CHECKED JMK	SCALE AS SHOWN	DATE MAY 2021	KH PROJECT NO. 063226901	PP-4

PLATTED BY: JENNIFER LEE, 255.000' 1167' 47" N
DRAWN BY: KIMLEY-HORN, 255.000' 1167' 47" N
LAST SAID: 5/25/2021 10:56 AM
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LEGEND	
	PROPERTY LINE
	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD ELECTRIC
	EXISTING MANHOLE
	SIDEWALK EASEMENT
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	SANITARY SEWER EASEMENT
	HOMEOWNERS ASSOCIATION
	BUILDING LINE
	WATER EASEMENT

NOTES:
1) MINIMUM LOT WIDTH IS MEASURED AT THE BUILDING LINE.

APPROVED BY THE TOWN COUNCIL ON:

DATE
MAYOR, TOWN OF NORTHLAKE
TOWN SECRETARY, TOWN OF NORTHLAKE

PRELIMINARY PLAT
FOR
PECAN SQUARE PHASE 3 & 4 SOUTH
541 RESIDENTIAL LOTS
BEING 115.78 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
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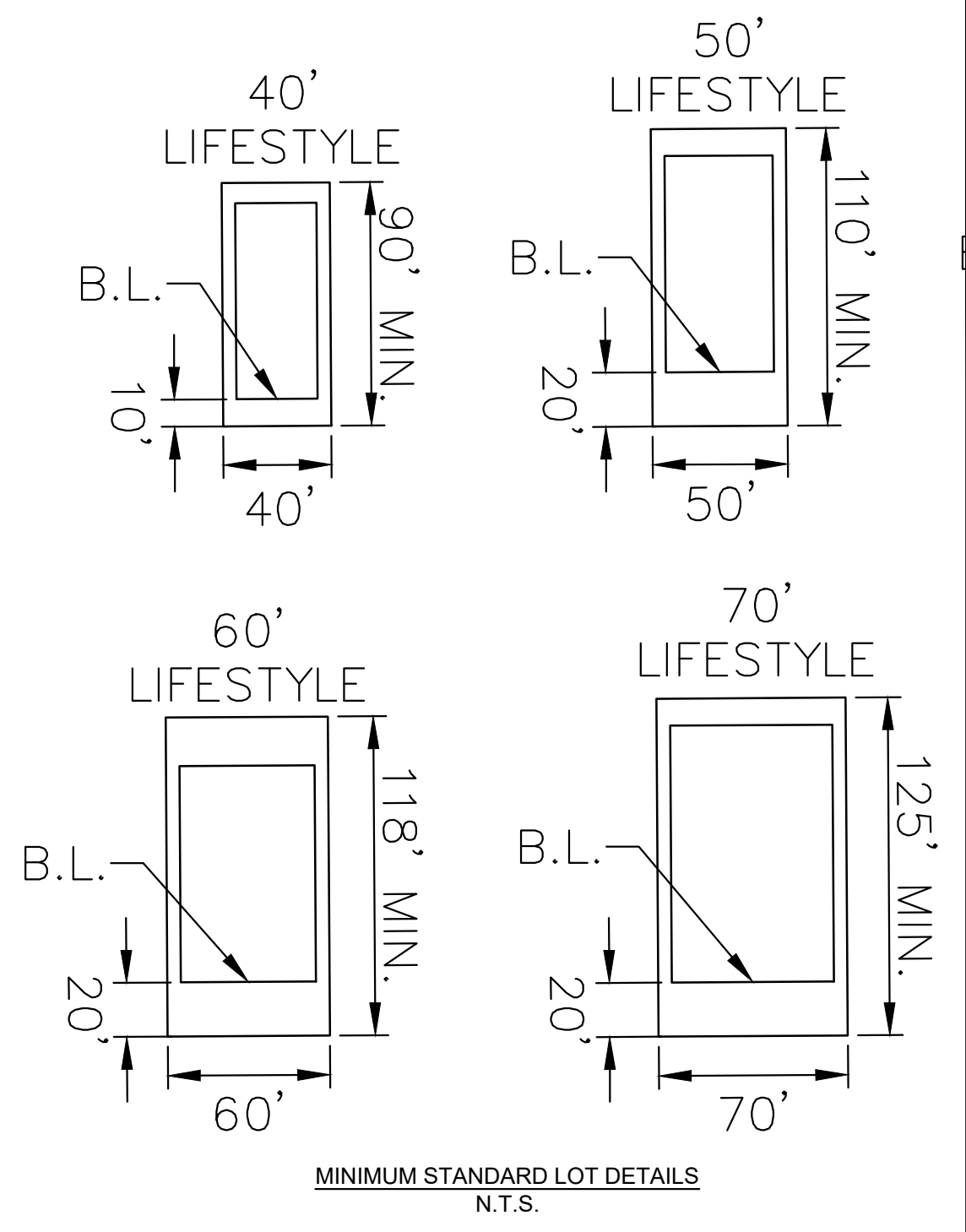
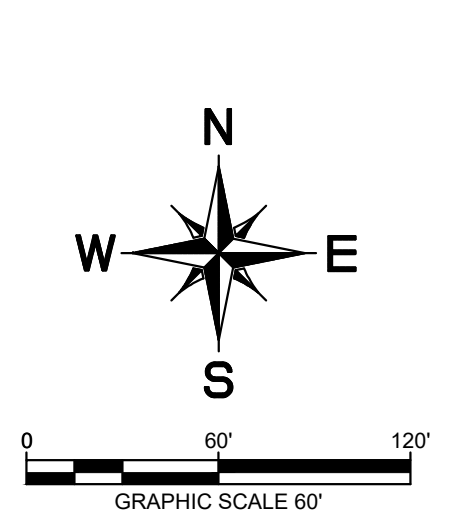
OWNER/DEVELOPER:		ENGINEER/SURVEYOR:	
HP GIBBS, LP/Pecan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (214) 303-5535 Contact: Angie Mastrocola		Kimley»Horn 13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Jason Kaiser, P.E.	
DESIGNED	DRAWN	CHECKED	SCALE
JRH	JAR	JMK	AS SHOWN
DATE		KH PROJECT NO.	
MAY 2021		063226901	
PP-5			

CLEVELAND - GIBBS ROAD

PORTION OF TRACT 1
CALLED 460.677 ACRES
HP GIBBS, LP
INST. NO. 2017-134732
O.R.D.C.T.

EXISTING PROPERTY LINE

CREATED BY: JENNIFER L. LEE, L.S. 05/20/2021 1:04 PM
DRAWN BY: KIMLEY-HORN, L.P. 05/20/2021 10:58 AM
LAST SAVID: 5/20/2021 10:58 AM
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LEGEND	
	PROPERTY LINE
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	EXISTING SANITARY SEWER
	EXISTING OVERHEAD ELECTRIC
	EXISTING MANHOLE
S.W.E.	SIDEWALK EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOMEOWNERS ASSOCIATION
B.L.	BUILDING LINE
W.E.	WATER EASEMENT

NOTES:
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APPROVED BY THE TOWN COUNCIL ON:

DATE

MAYOR, TOWN OF NORTHLAKE

TOWN SECRETARY, TOWN OF NORTHLAKE

PRELIMINARY PLAT
FOR
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541 RESIDENTIAL LOTS
BEING 115.78 ACRES
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A. McDONALD SURVEY, ABSTRACT NO. 785
IN THE
NORTHLAKE, DENTON COUNTY, TEXAS

OWNER/DEVELOPER:					ENGINEER/SURVEYOR:		
HP GIBBS, L.P./Pecan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (214) 303-5535 Contact: Angie Mastrocola					Kimley»Horn 13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Jason Kaiser, P.E.		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.		PP-6
JRH	JAR	JMK	AS SHOWN	MAY 2021	063226901		

J. YOUNG LAND AND
CATTLE, LTD.
INST. NO. 2017-137081
O.R.D.C.T.

PLATTED BY: JENNIFER LEE, 05/25/2021 1:04 AM
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LINE TABLE		
LINE	LENGTH	BEARING
L1	21.21	S44°37'52.70"W
L2	24.97	S89°37'52.70"W
L3	54.00	S0°22'07.30"E
L4	24.97	N89°37'52.70"E
L5	21.21	S45°22'07.30"E
L6	36.05	S43°29'40.26"W
L7	25.16	N0°22'07.30"W
L8	4.46	N89°37'52.70"E
L9	23.48	S56°57'59.16"E
L10	35.45	S45°13'13.53"E
L11	21.21	S44°37'52.70"W
L12	25.03	S89°37'52.70"W
L13	54.00	S0°22'07.30"E
L14	25.03	N89°37'52.70"E
L15	21.21	S45°22'07.30"E
L16	20.00	S89°37'52.70"W
L17	50.00	S89°37'52.70"W
L18	48.33	S85°16'44.48"W
L19	48.20	S82°24'15.10"W
L20	48.07	S79°56'17.43"W

LINE TABLE		
LINE	LENGTH	BEARING
L21	47.99	S76°52'01.28"W
L22	47.91	S75°24'10.97"W
L23	54.01	S80°41'40.79"W
L24	54.00	S79°18'05.53"W
L25	50.97	N9°42'30.32"W
L26	49.45	N7°49'57.15"W
L27	49.45	N5°36'29.77"W
L28	49.45	N3°23'02.39"W
L29	49.45	N1°09'35.01"W
L30	54.01	N88°31'47.52"W
L31	14.31	S45°20'18.19"W
L32	14.06	N44°44'10.91"W
L33	54.00	N88°44'44.97"W
L34	14.26	S45°10'06.57"W
L36	24.90	N80°09'33.54"W
L37	15.03	N40°11'11.49"W
L38	64.02	N88°24'33.59"W
L39	13.91	S47°09'05.39"W
L40	5.25	N87°28'59.43"W
L41	11.38	N24°24'02.61"E

LINE TABLE		
LINE	LENGTH	BEARING
L42	27.07	N20°35'57.39"W
L43	14.61	S43°39'15.62"E
L44	38.53	S75°20'17.49"W
L45	52.00	S79°42'57.47"W
L46	10.00	N10°17'02.53"W
L47	8.31	N1°04'46.71"E
L48	11.39	N44°53'14.88"E
L49	15.28	N74°34'29.71"W
L50	14.14	N68°46'08.27"E
L51	14.14	S21°13'51.73"E
L52	14.14	N68°46'08.27"E
L53	14.14	S21°13'51.73"E
L54	14.14	N34°42'57.47"E
L55	14.14	S55°17'02.53"E
L76	3.50	S89°37'52.70"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	500.00'	310.99'	N71°48'47"E	306.00'	35°38'11"	160.71'
C2	1050.00'	298.58'	N81°29'06"E	297.57'	16°17'33"	150.30'
C3	750.00'	191.22'	N80°38'35"E	190.71'	14°36'30"	96.13'
C4	350.00'	94.45'	N2°14'40"W	94.17'	15°27'43"	47.51'
C5	350.00'	39.47'	N2°15'21"E	39.45'	6°27'41"	19.76'
C6	840.00'	90.30'	N2°06'17"E	90.25'	6°09'33"	45.19'
C7	840.00'	240.01'	S13°22'11"W	239.20'	16°22'16"	120.83'
C8	1065.00'	128.83'	S69°03'53"E	128.75'	6°55'51"	64.49'
C9	350.00'	71.11'	N1°26'02"W	70.99'	11°38'26"	35.68'
C10	350.00'	37.65'	N1°18'18"E	37.63'	6°09'46"	18.84'
C11	1125.00'	464.49'	N10°03'06"E	461.20'	23°39'23"	235.60'
C12	1410.00'	442.63'	S13°23'47"W	440.81'	17°59'11"	223.15'
C13	1695.00'	588.78'	N12°46'36"E	585.82'	19°54'09"	297.39'
C14	1985.00'	754.48'	N13°30'43"E	749.95'	21°46'39"	381.85'
C15	750.00'	273.95'	N82°35'47"E	272.43'	20°55'43"	138.52'
C16	750.00'	284.06'	N82°58'57"E	282.37'	21°42'03"	143.75'
C17	600.00'	147.83'	N86°46'28"E	147.46'	14°07'01"	74.29'
C18	600.00'	301.04'	S80°36'16"E	297.89'	28°44'49"	153.76'
C19	300.00'	89.53'	S1°44'05"E	89.20'	17°05'56"	45.10'
C20	300.00'	81.94'	N31°35'37"E	81.68'	15°38'57"	41.23'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C21	300.00'	81.94'	N31°35'37"E	81.68'	15°38'57"	41.23'
C22	300.00'	73.67'	S30°48'14"W	73.48'	14°04'12"	37.02'
C23	300.00'	73.67'	S30°48'14"W	73.48'	14°04'12"	37.02'
C24	300.00'	62.56'	N29°44'36"E	62.45'	11°56'55"	31.40'
C25	300.00'	62.56'	N29°44'36"E	62.45'	11°56'55"	31.40'
C26	1351.00'	137.03'	S7°22'42"E	136.97'	5°48'42"	68.58'
C27	300.00'	51.92'	S5°19'35"E	51.85'	9°54'55"	26.02'
C28	750.00'	199.15'	S74°11'05"E	198.57'	15°12'51"	100.17'
C29	188.21'	197.09'	N9°21'22"W	188.21'	60°00'01"	108.66'
C30	207.50'	217.30'	N50°38'43"E	207.51'	60°00'11"	119.81'
C31	900.00'	379.15'	S78°18'00"E	376.36'	24°08'16"	192.43'
C32	300.00'	42.37'	N3°40'37"E	42.33'	8°05'28"	21.22'
C33	400.00'	62.09'	S70°40'40"E	62.03'	8°53'37"	31.11'
C34	80.00'	21.28'	N7°15'12"E	21.22'	15°14'39"	10.71'
C35	530.00'	272.18'	N15°06'12"E	269.20'	29°25'26"	139.16'
C36	700.00'	368.77'	S14°43'24"W	364.52'	30°11'02"	188.77'
C37	600.00'	316.08'	N14°43'24"E	312.44'	30°11'02"	161.80'
C38	400.00'	210.72'	N14°43'24"E	208.30'	30°11'02"	107.87'
C39	254.00'	133.81'	N14°43'24"E	132.27'	30°11'02"	68.50'
C40	1000.00'	274.77'	N21°56'37"E	273.91'	15°44'36"	138.26'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C41	1000.36'	519.83'	S75°28'45"E	514.00'	29°46'24"	265.93'
C42	500.02'	242.33'	S9°53'04"W	239.96'	27°46'04"	123.59'
C43	950.00'	401.69'	N11°39'20"E	398.71'	24°13'36"	203.89'
C44	401.73'	220.63'	S74°35'56"E	217.87'	31°28'01"	113.17'
C45	250.00'	75.68'	N81°41'48"W	75.39'	17°20'39"	38.13'
C46	450.00'	237.06'	N14°43'24"E	234.33'	30°11'02"	121.35'
C47	250.00'	112.89'	N16°52'43"E	111.94'	25°52'23"	57.43'
C48	500.00'	263.40'	N14°43'24"E	260.37'	30°11'02"	134.83'
C49	500.00'	263.40'	N75°16'36"W	260.37'	30°11'02"	134.83'
C50	530.00'	279.21'	N14°43'24"E	275.99'	30°11'02"	142.93'
C98	350.00'	19.08'	N4°11'05"E	19.08'	3°07'24"	9.54'
C99	350.00'	27.16'	N3°31'23"E	27.16'	4°26'48"	13.59'
C100	350.00'	19.30'	N4°24'20"E	19.30'	3°09'36"	9.65'
C101	350.00'	38.26'	N2°51'14"E	38.24'	6°15'47"	19.15'
C102	350.00'	31.19'	S6°57'22"W	31.18'	5°06'20"	15.60'
C103	350.00'	51.56'	S5°17'21"W	51.51'	8°26'23"	25.82'
C104	266.77'	12.66'	N1°59'32"E	12.66'	2°43'08"	6.33'
C105	445.61'	7.92'	S2°17'03"W	7.92'	1°01'08"	3.96'
C107	1133.00'	78.24'	N9°13'57"W	78.22'	3°57'23"	39.13'
C108	1125.00'	49.50'	S23°08'25"W	49.49'	2°31'15"	24.75'

APPROVED BY THE TOWN COUNCIL ON:

DATE

MAYOR, TOWN OF NORTHLAKE

TOWN SECRETARY, TOWN OF NORTHLAKE

PRELIMINARY PLAT
FOR
PECAN SQUARE PHASE 3 & 4 SOUTH
541 RESIDENTIAL LOTS
BEING 115.78 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
A. McDONALD SURVEY, ABSTRACT NO. 785
IN THE
NORTHLAKE, DENTON COUNTY, TEXAS

OWNER/DEVELOPER:					ENGINEER/SURVEYOR:		
HP GIBBS, LP/Pecan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (214) 303-5535 Contact: Angie Mastrocola					Kimley»Horn 13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Jason Kaiser, P.E.		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.		PP-7
JRH	JRH	JMK	AS SHOWN	MAY 2021	063226901		

PLATTED BY: TOWN OF FORT WORTH, TEXAS
DATE: 5/25/2021 10:56 AM
DRAWN BY: KIMLEY-HORN
DATE: 5/25/2021 10:56 AM
LAST SAVID: 5/25/2021 10:56 AM

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LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
2BB--10	12141	0.279
2BB--11	7567	0.174
2BB--12	7632	0.175
2BB--13	7065	0.162
2BB--14	7152	0.164
2BB--15	7505	0.172
2BB--16	7689	0.177
2BB--17	7562	0.174
2BB--18	7893	0.181
2BB--19X	2501	0.057
2CC--5	9091	0.209
2CC--6	6251	0.144
2CC--7	5990	0.138
2CC--8	6005	0.138
2CC--9	6005	0.138
2CC--10	6005	0.138
2CC--11	6005	0.138
2CC--12	6005	0.138
2CC--13	6005	0.138
2CC--14	6931	0.159

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
2CC--15	6758	0.155
2CC--16	6037	0.139
2CC--17	6036	0.139
2CC--18	6036	0.139
2CC--19	6037	0.139
2CC--20	6037	0.139
2CC--21	6011	0.138
2CC--22	5664	0.130
2CC--23	6744	0.155
2DD--10	5997	0.138
2DD--11	6204	0.142
2DD--12	5961	0.137
2DD--13	5948	0.137
2DD--14	5948	0.137
2DD--15	5948	0.137
2DD--16	5948	0.137
2DD--17	5948	0.137
2DD--18	5948	0.137
2DD--19	5948	0.137
2DD--20X	36473	0.837

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
2DD--21	5995	0.138
2DD--22	5979	0.137
2DD--23	5979	0.137
2DD--24	5979	0.137
2DD--25	5980	0.137
2DD--26	5980	0.137
2DD--27	5980	0.137
2DD--28	5964	0.137
2DD--29	6019	0.138
2DD--30	6225	0.143
2DD--31	6555	0.150
2DD--32	6375	0.146
2DD--33	6042	0.139
2DD--34	6159	0.141
2V--18X	1050	0.024
2V--19	7435	0.171
2V--20	5389	0.124
2V--21	5629	0.129
2V--22	5545	0.127
2V--23	4838	0.111

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
2V--24	4808	0.110
2V--25	4881	0.112
2V--26	5030	0.115
2V--27	5227	0.120
2V--28	5472	0.126
2V--29	5765	0.132
2V--30	5830	0.134
2V--31	6004	0.138
2V--32	6025	0.138
2V--33	5928	0.136
2V--34	5706	0.131
2V--35	7067	0.162
3A--1	6620	0.152
3A--2	5750	0.132
3A--3	5750	0.132
3A--4	5750	0.132
3A--5	5750	0.132
3A--6	5750	0.132
3A--7	5750	0.132
3A--8	5750	0.132

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
3A--9	5750	0.132
3A--10	5750	0.132
3A--11	6695	0.154
3A--12	6898	0.158
3A--13	8210	0.188
3A--14	6330	0.145
3A--15	8894	0.204
3AA--1X	3621	0.083
3B--1	7635	0.175
3B--2	6315	0.145
3B--3	6150	0.141
3B--4	6150	0.141
3B--5	6150	0.141
3B--6	6150	0.141
3B--7	6150	0.141
3B--8	6150	0.141
3B--9	6150	0.141
3B--10X	3560	0.082
3B--11	5750	0.132
3B--12	6325	0.145

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
3B--14	6325	0.145
3B--15	6325	0.145
3B--16	5750	0.132
3B--17	5750	0.132
3B--18	8527	0.196
3C--1	8917	0.205
3C--2	7370	0.169
3C--3	6707	0.154
3C--4	5950	0.137
3C--5	5950	0.137
3C--6	5950	0.137
3C--7	5950	0.137
3C--8	6545	0.150
3C--9	6545	0.150
3C--10	6545	0.150
3C--11	5950	0.137
3C--12X	2549	0.059
3C--13	5950	0.137
3C--14	6545	0.150
3C--15	6545	0.150

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
3C--16	6545	0.150
3C--17	5950	0.137
3C--18	5950	0.137
3C--19	5950	0.137
3C--20	6191	0.142
3C--21	6769	0.155
3C--22	8578	0.197
3D--1	6856	0.157
3D--2	6918	0.159
3D--3	7060	0.162
3D--4	7155	0.164
3D--5	7082	0.163
3D--6	5950	0.137
3D--7	5950	0.137
3D--8	5950	0.137
3D--9	5950	0.137
3D--10	5950	0.137
3D--11	5950	0.137
3D--12	5950	0.137
3D--13	6144	0.141

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
3D--14	6205	0.142
3D--15X	3673	0.084
3D--16	5750	0.132
3D--17	6325	0.145
3D--18	6325	0.145
3D--19	6325	0.145
3D--20	5750	0.132
3D--21	5750	0.132
3D--22	5750	0.132
3D--23	5750	0.132
3D--24	6262	0.144
3D--25	6534	0.150
3D--26	6750	0.155
3D--27	6605	0.152
3D--28	7459	0.171
3E--1	6259	0.144
3E--2	4433	0.102
3E--3	4733	0.109
3E--4	4779	0.110
3E--5	4817	0.111

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
3E--6	4845	0.111
3E--7	4864	0.112
3E--8	4873	0.112
3E--9	4873	0.112
3E--10	4863	0.112
3E--11	4613	0.106
3E--12	4520	0.104
3E--13	4520	0.104
3E--14	4520	0.104
3E--15	5600	0.129
3E--16	5090	0.117
3E--17	4483	0.103
3E--18	4400	0.101
3E--19	4400	0.101
3E--20	4400	0.101
3E--21	4417	0.101
3E--22	4512	0.104
3E--23	5146	0.118
3E--24	5320	0.122
3E--25	5369	0.123

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
3E--26	5350	0.123
3E--27	5261	0.121
3E--28	4755	0.109
3E--29	4447	0.102
3E--30	4402	0.101
3E--31	4400	0.101
3E--32	5532	0.127
3F--1	5274	0.121
3F--2	5393	0.124
3F--3	5565	0.128
3F--4	4998	0.115
3F--5	5022	0.115
3F--6	5025	0.115
3F--7	4864	0.112
3F--8	4520	0.104
3F--9	4520	0.104
3F--10	4520	0.104
3F--11	6031	0.138
3F--12	5035	0.116
3F--13	4520	0.104

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
3F--14	4520	0.104
3F--15	4520	0.104
3F--16	4591	0.105
3F--17	4981	0.114
3F--18	4988	0.115
3F--19	4982	0.114
3F--20	4964	0.114
3F--21	4933	0.113
3F--22	4890	0.112
3F--23	4417	0.101
3F--24	5930	0.136
3G--1	7122	0.163
3G--2	5497	0.126
3G--3	8436	0.194
3G--4	10663	0.245
3G--5	6598	0.151
3G--6	4400	0.101
3G--7	4400	0.101
3G--8	6000	0.138
3G--9	6152	0.141

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
3G--10	4950	0.114
3G--11	5032	0.116
3G--12	5235	0.120
3G--13	4785	0.110
3G--14	4949	0.114
3G--15	4999	0.115
3G--16	7269	0.167
3G--17	6887	0.158
3G--18	5717	0.131
3G--19	5830	0.134
3G--20	5830	0.134
3G--21	4655	0.107
3G--22X	3177	0.073
3H--1	6719	0.154
3H--2	5094	0.117
3H--3	4950	0.114
3H--4	4400	0.101
3H--5	4400	0.101
3H--6	4400	0.101
3H--7	4400	0.101

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
3H--8	4400	0.101
3H--9	4400	0.101
3H--10	4387	0.101
3H--11	5747	0.132
3H--12	4927	0.113
3H--13	4400	0.101
3H--14	4400	0.101
3H--15	4400	0.101
3H--16	4400	0.101
3H--17	4400	0.101
3H--18	4400	0.101
3H--19	4400	0.101
3H--20	4400	0.101
3H--21	4483	0.103
3H--22	4528	0.104
3H--23	5808	0.133
3I--1	6355	0.146
3I--2	4700	0.108
3I--3	4631	0.106
3I--4	4626	0.106

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
3I--5	4626	0.106
3I--6	4626	0.106
3I--7	4626	0.106
3I--8	4626	0.106
3I--9	4626	0.106
3I--10	4626	0.106
3I--11	4593	0.105
3I--12	4400	0.101
3I--13	4400	0.101
3I--14	4900	0.112
3I--15	4950	0.114
3I--16	8054	0.185
3I--17	9578	0.220
3I--18	5698	0.131
3I--19	4400	0.101
3I--20	4400	0.101
3I--21	4400	0.101
3I--22	4400	0.101
3I--23	5820	0.134
3I--24X	25672	0.589

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
3I--25	5885	0.135
3I--26	4400	0.101
3I--27	4400	0.101
3I--28	4400	0.101
3I--29	4400	0.101
3I--30	12065	0.277
3I--31	9709	0.223
3I--32	4711	0.108
3I--33	5429	0.125
3I--34X	15322	0.352
3J--1	7425	0.170
3J--2	5750	0.132
3J--3	5750	0.132
3J--4	7425	0.170
3J--5	6325	0.145
3J--6	5750	0.132
3J--7	5750	0.132
3J--8	5750	0.132
3J--9	5750	0.132
3J--10	5750	0.132

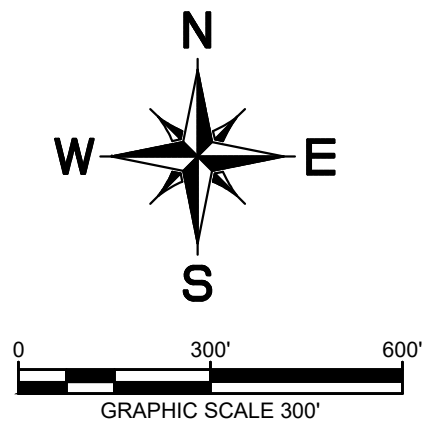
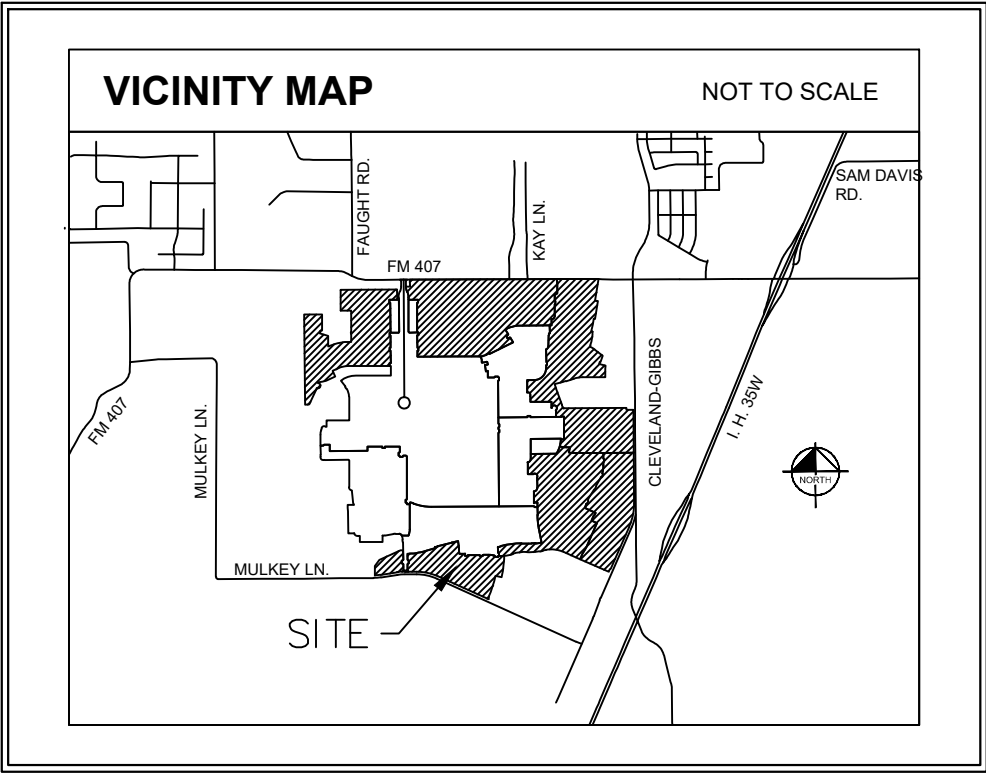
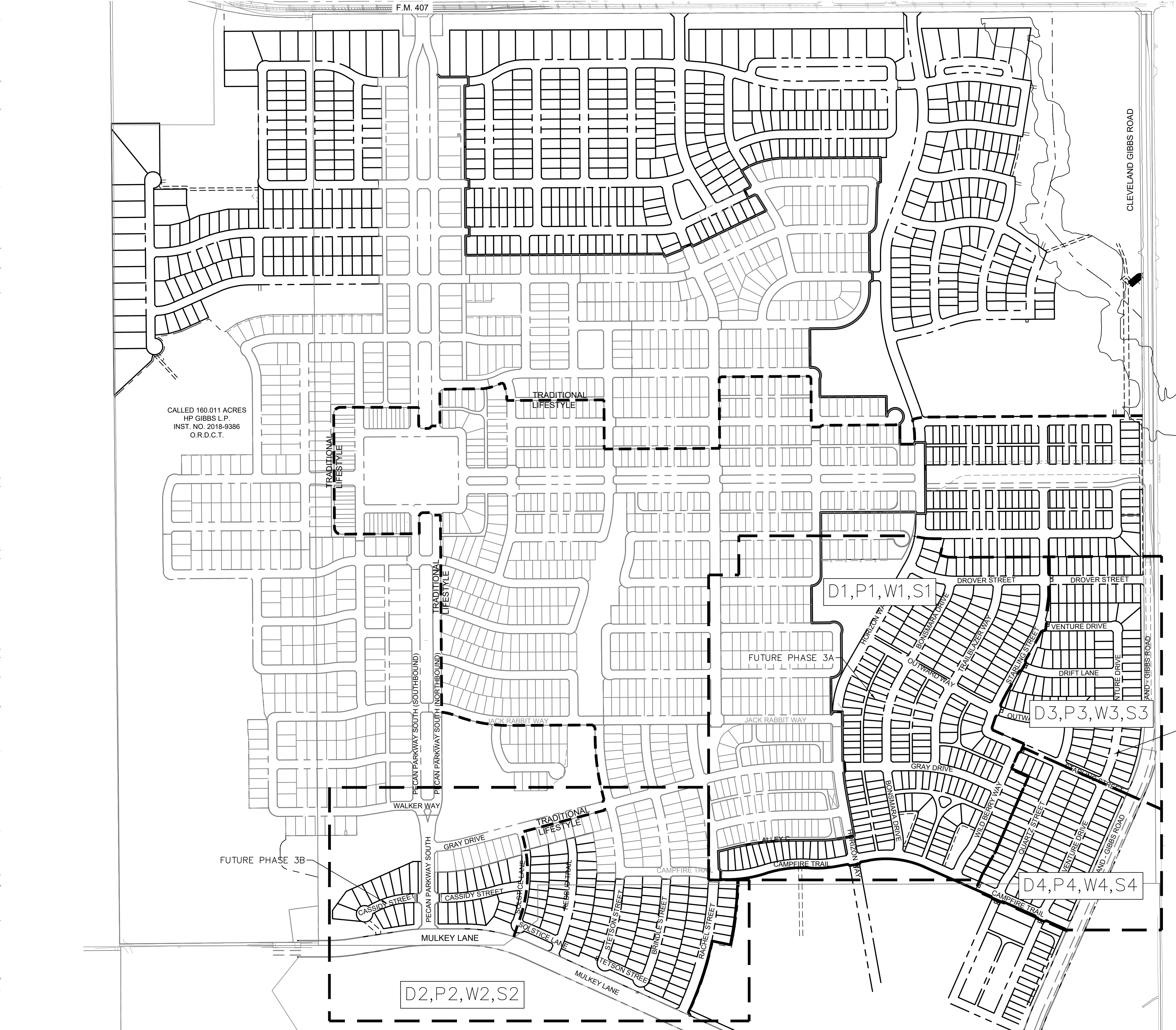
LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
3J--11	5750	0.132
3J--12	5750	0.132
3J--13	5750	0.132
3J--14	5750	0.132
3J--15	5875	0.135
3J--16	5908	0.136
3J--17	5750	0.132
3J--18	6268	0.144
3J--19	6519	0.150
3J--20	6039	0.139
3J--21	5886	0.135
3J--22	5722	0.131
3J--23	5750	0.132
3J--24	5750	0.132
3J--25	5750	0.132
3J--26	5750	0.132
3J--27	5750	0.132
3J--28	5750	0.132
3J--29	5750	0.132
3J--30	5750	0.132

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
3J--31	5750	0.132
3J--32	6325	

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PHASE 111.7102 ACRES LEGAL DESCRIPTION BEING a tract of land situated in the A. McDonald Survey, Abstract No.785 and F.W.Thornton Survey, Abstract No. 1244, Denton County, Texas and being a portion of a called 460.677-acre tract of land described as a Portion of Tract 1, conveyed to HP, Gibbs, LP., according to the document filed of record in Instrument No. 2017-134732 Official Records, Denton County, Texas (O.R.D.C.T.) and a portion of a called 174.821-acre tract of land described as Tract 2 conveyed to HP, Gibbs, LP., according to the document filed of record in Instrument No. 2017-134732 (O.R.D.C.T.), and a portion of that tract of land conveyed to Pecan Square Phase 2B, LLC., according to the document filed of record in Instrument No. 2020-118324 (O.R.D.C.T.), and being more particularly described as follows: BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" found in the east line of Pecan Square Phase 2A-1, an addition to the town of Northlake, according to the document filed of record in Instrument No. 2020-247 (O.R.D.C.T.) for the southwest corner of Pecan Square Phase 2A-2, an addition to the town of Northlake, according to the document filed of record in Instrument No. 2020-44506 (O.R.D.C.T.) for the northern most northwest corner of this tract; THENCE North 89°37'53" East, with the north line of this tract same being common with the south line of said Pecan Square Phase 2A-2, a distance of 491.65 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for an interior el corner of the above-mentioned 460.677-acre tract same being common with the southeast corner of said Pecan Square Phase 2A-2, at the beginning of a non-tangent curve to the left having a central angle of 18°04'43", a radius of 497.00 feet, a chord bearing and distance of North 24°27'52" East, 156.17 feet; THENCE with the east line of said Pecan Square Phase 2A-2 and said curve to the left, an arc distance of 156.82 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; THENCE leaving said east line over and across the above-mentioned 460.677-acre tract the following eight (8) courses and distances: South 74°34'30" East, a distance of 15.28 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; South 80°03'55" East, a distance of 69.97 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 5°03'49", a radius of 527.00 feet, a chord bearing and distance of South 87°50'13" East, 46.56 feet; With said curve to the left, an arc distance of 46.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; North 89°37'53" East, a distance of 65.10 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; South 13°47'43" West, a distance of 104.59 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; South 76°53'36" East, a distance of 49.61 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; South 88°03'09" East, a distance of 50.24 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; North 89°37'53" East, a distance of 1142.58 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the east line of the above-mentioned 460.677-acre tract same being common with the west line of that tract of land conveyed to Town of Northlake, according to the document filed of record in Instrument No. 2017-156147 (O.R.D.C.T.), for corner of this tract; THENCE South 0°27'27" East, with said common line, a distance of 975.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 11°07'48", a radius of 1,030.01 feet, a chord bearing and distance of South 5°06'27" West, 199.77 feet; THENCE continuing with said common line and with said curve to the right, an arc distance of 200.08 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the east line of the above-mentioned 460.677-acre tract for the southwest corner of said Northlake tract at the beginning of a compound curve to the right having a central angle of 13°43'42", a radius of 1029.99 feet, a chord bearing and distance of South 17°32'12" West, 246.20 feet; THENCE leaving said east line over and across said 460.677-acre tract, with said curve to the right, an arc distance of 246.79 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; THENCE South 23°45'59" West, continuing over and across said 460.677-acre tract passing the south line of said 460.677-acre tract same being common with the north line of the above-mentioned Pecan Square 2B tract at 561.18 feet and continuing for a total distance of 961.36 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; THENCE over and across said Pecan Square 2B tract the following nine (9) courses and distances: North 21°13'56" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; North 66°13'52" West, a distance of 127.98 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; South 68°46'08" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; North 66°13'52" West, a distance of 54.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; North 21°13'52" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; North 66°13'52" West, a distance of 218.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; South 68°46'08" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; North 66°13'52" West, a distance of 54.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; North 21°13'52" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; THENCE North 66°13'52" West, continuing over and across said Pecan Square Phase 2B tract passing the above-mentioned common line to said Pecan Square Phase 2B tract and 460.677-acre tract at 190.55 feet and continuing for a total distance of 448.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in said 460.677-acre tract at the beginning of a tangent curve to the left having a central angle of 34°03'11", a radius of 573.00 feet, a chord bearing and distance of North 83°15'27" West, 335.56 feet; THENCE over and across said 460.677-acre tract the following nine (9) courses and distances: With said curve to the left, an arc distance of 340.56 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; South 79°42'57" West, a distance of 53.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; South 34°42'57" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; South 79°42'57" West, a distance of 60.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; North 55°17'03" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA"									
set for corner of this tract; South 79°42'57" West, a distance of 77.86 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 14°07'01", a radius of 627.00 feet, a chord bearing and distance of South 86°46'28" West, 154.08 feet; With said curve to the right, an arc distance of 154.49 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left having a central angle of 21°42'03", a radius of 723.00 feet, a chord bearing and distance of South 82°58'57" West, 272.20 feet; With said curve to the left, an arc distance of 273.84 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right having a central angle of 12°08'19", a radius of 777.00 feet, a chord bearing and distance of South 78°12'05" West, 164.31 feet; With said curve to the right, an arc distance of 164.62 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; THENCE over and across the above-mentioned Pecan Square Phase 2B tract the following eleven (11) courses and distances: South 3°24'58" West, a distance of 57.83 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; South 4°57'45" West, a distance of 57.85 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; South 6°30'33" West, a distance of 57.85 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; South 8°03'21" West, a distance of 57.85 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; South 9°36'09" West, a distance of 57.85 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; South 11°08'57" West, a distance of 67.84 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; North 78°05'03" West, a distance of 115.59 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 12°12'08", a radius of 2027.00 feet, a chord bearing and distance of South 18°17'58" West, 430.88 feet; With said curve to the right, an arc distance of 431.69 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; South 24°24'03" West, a distance of 11.38 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; South 20°35'57" East, a distance of 27.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; North 65°35'57" West, a distance of 1078.67 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 25°08'23", a radius of 959.28 feet, a chord bearing and distance of North 77°50'09" West, 417.53 feet; THENCE with said curve to the left, passing the northerly line of the above-mentioned Pecan Square Phase 2B tract same being common with the southerly line of the above-mentioned 174.821-acre tract at an arc distance of 63.13 feet and continuing for a total arc distance of 420.90 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract; THENCE South 89°55'40" West, continuing over and across said 174.821-acre tract a distance of 149.98 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found in the southerly line of a called 47.8557-acre tract of land described as Tract 2 conveyed to Pecan Square 2B, LLC., according to the document filed of record in Instrument No. 2020-118325 (O.R.D.C.T.) for corner of this tract; THENCE with the southerly line of said 47.8557-acre tract same being common with the northerly lines of the above-mentioned 174.821-acre tract and 460.677-acre tract the following sixty (60) courses and distances: North 45°13'14" West, a distance of 35.45 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 0°22'07" West, a distance of 121.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 44°37'53" East, a distance of 21.21 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 89°37'53" East, a distance of 25.03 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 0°22'07" West, a distance of 54.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; South 89°37'53" West, a distance of 25.03 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 45°22'07" West, a distance of 21.21 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 0°22'07" West, a distance of 115.67 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 89°37'53" East, a distance of 20.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 89°37'53" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 85°16'44" East, a distance of 48.33 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 82°24'15" East, a distance of 48.20 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 79°56'17" East, a distance of 48.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 76°52'01" East, a distance of 47.99 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 75°24'11" East, a distance of 47.91 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 74°06'42" East, a distance of 234.53 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left having a central angle of 3°44'45", a radius of 323.00 feet, a chord bearing and distance of North 6°23'35" West, 21.11 feet; With said curve to the left, an arc distance of 21.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 80°41'41" East, a distance of 54.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 0°19'01", a radius of 925.13 feet, a chord bearing and distance of North 8°34'44" West, 5.12 feet; With said curve to the right, an arc distance of 5.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 75°13'56" East, a distance of 228.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 79°18'06" East, a distance of 54.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left having a central angle of 0°11'23", a radius of 1160.00 feet, a chord bearing and distance of North 10°47'36" West, 3.84 feet; With said curve to the left, an arc distance of 3.84 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 75°13'56" East, a distance of 114.58 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; South 9°42'30" East, a distance of 50.97 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; South 7°49'57" East, a distance of 49.45 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; South 5°36'30" East, a distance of 49.45 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; South 3°23'02" East, a distance of 49.45 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; South 1°09'35" East, a distance of 49.45 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 89°57'09" East, a distance of 114.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 2°12'57", a radius of 950.71 feet, a chord bearing and distance of South 0°53'09" West, 36.76 feet; With said curve to the right, an arc distance of 36.77 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; South 88°31'48" East, a distance of 54.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left having a central angle of 0°52'46", a radius of 482.81 feet, a chord bearing and distance of North 2°05'37" East, 7.41 feet; With said curve to the left, an arc distance of 7.41 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 45°20'18" East, a distance of 14.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 89°42'20" East, a distance of 207.96 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; South 44°50'59" East, a distance of 14.03 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 1°20'44", a radius of 323.00 feet, a chord bearing and distance of South 0°42'39" West, 7.59 feet; With said curve to the right, an arc distance of 7.59 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; South 88°44'45" East, a distance of 54.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left having a central angle of 1°22'29", a radius of 377.00 feet, a chord bearing and distance of North 0°40'40" East, 9.05 feet; With said curve to the left, an arc distance of 9.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 45°10'07" East, a distance of 14.26 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 89°42'20" East, a distance of 95.64 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 11°03'12", a radius of 473.00 feet, a chord bearing and distance of South 84°46'04" East, 91.11 feet; With said curve to the right, an arc distance of 91.25 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; South 80°09'34" East, a distance of 24.90 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; South 40°11'11" East, a distance of 15.03 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 2°43'08", a radius of 266.77 feet, a chord bearing and distance of South 1°59'32" West, 12.66 feet; With said curve to the right, an arc distance of 12.66 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; South 88°24'34" East, a distance of 64.02 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left having a central angle of 1°01'08", a radius of 445.61 feet, a chord bearing and distance of North 2°17'03" East, 7.92 feet; With said curve to the left, an arc distance of 7.92 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 47°09'05" East, a distance of 13.91 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; South 87°28'59" East, a distance of 5.25 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 3°03'39" East, a distance of 53.94 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left having a central angle of 1°35'02", a radius of 283.58 feet, a chord bearing and distance of North 86°56'21" West, 7.84 feet; With said curve to the left, an arc distance of 7.84 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 43°39'16" West, a distance of 14.61 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left having a central angle of 2°56'48", a radius of 2102.24 feet, a chord bearing and distance of North 2°16'15" West, 108.11 feet; With said curve to the left, an arc distance of 108.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left having a central angle of 7°57'14", a radius of 209.00 feet, a chord bearing and distance of North 79°18'55" East, 28.99 feet; With said curve to the left, an arc distance of 29.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 75°20'17" East, a distance of 38.53 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 14°17'35", a radius of 1556.00 feet, a chord bearing and distance of North 82°29'05" East, 387.16 feet; With said curve to the right, an arc distance of 388.16 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 89°37'53" East, a distance of 195.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the left having a central angle of 9°26'50", a radius of 455.00 feet, a chord bearing and distance of North 84°54'28" East, 74.94 feet; With said curve to the left, an arc distance of 75.02 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 79°42'57" East, a distance of 52.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA"									
found for corner of this tract; South 10°17'03" East, a distance of 10.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 79°42'57" East, a distance of 60.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for an interior el corner of this tract, same being the southeast corner of the above-mentioned 47.8557-acre tract; THENCE with the westerly line of this tract same being the easterly lines of said 47.8557-acre tract and above-mentioned Pecan Square Phase 2A-1 the following seventeen (17) courses and distances: North 10°17'03" West, a distance of 279.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 9°54'55", a radius of 1470.00 feet, a chord bearing and distance of North 5°19'35" West, 254.07 feet; With said curve to the right, an arc distance of 254.39 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 0°22'07" West, a distance of 148.32 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 0°22'07" West, a distance of 74.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 1°52'25", a radius of 500.00 feet, a chord bearing and distance of North 0°34'05" East, 16.35 feet; With said curve to the right, an arc distance of 16.35 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 88°29'43" West, a distance of 60.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; South 1°04'47" West, a distance of 8.31 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; South 44°53'15" West, a distance of 11.39 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 0°22'07" West, a distance of 224.02 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 89°37'53" East, a distance of 3.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the left having a central angle of 90°00'00", a radius of 61.50 feet, a chord bearing and distance of North 44°37'53" East, 86.97 feet; With said curve to the left, an arc distance of 96.60 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 0°22'07" West, a distance of 205.71 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left having a central angle of 141°41'02", a radius of 50.00 feet, a chord bearing and distance of North 45°22'07" West, 94.46 feet; With said curve to the left, an arc distance of 123.64 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; South 89°37'53" West, a distance of 113.21 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 0°22'07" West, a distance of 226.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" s found at the beginning of a non-tangent curve to the left having a central angle of 87°40'13", a radius of 61.50 feet, a chord bearing and distance of North 43°27'59" East, 85.19 feet; With said curve to the left, an arc distance of 94.10 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 0°22'07" West, a distance of 98.50 feet to the POINT OF BEGINNING and containing 111.7102 acres or 4,866,098 square feet of land, more or less.									
PHASE 11.1596 ACRES LEGAL DESCRIPTION BEING a tract of land situated in the A. McDonald Survey, Abstract No.785, Denton County, Texas and being a portion of a called 174.821-acre tract of land described as a Portion of Tract 2, conveyed to H.P. Gibbs, LP., according to the document filed of record in Instrument No. 2017-134732 Official Records, Denton County, Texas (O.R.D.C.T.) and a portion of a called 160.011-acre tract of land conveyed to H.P.Gibbs, LP., according to the document filed of record in Instrument No. 2018-9386 (O.R.D.C.T.), and being more particularly described as follows: BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" found in the southwest corner of that tract of land described as Tract 1 conveyed to Pecan Square 2B, LLC., according to the document filed of record in Instrument No. 2020-118323 (O.R.D.C.T.) for the northwest corner of this tract; THENCE with the south line of said Tract 1 same being common with the northerly lines of the above-mentioned 160.011-acre tract and 174.821-acre tract the following ten (10) courses and distances: North 89°37'53" East, a distance of 433.09 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 0°22'07" West, a distance of 118.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 89°37'53" East, a distance of 4.46 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the left having a central angle of 8°58'37", a radius of 277.00 feet, a chord bearing and distance of North 85°08'34" East, 43.36 feet; With said curve to the left, an arc distance of 43.40 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 80°39'15" East, a distance of 170.22 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 8°58'37", a radius of 223.00 feet, a chord bearing and distance of North 85°08'34" East, 34.90 feet; With said curve to the right, an arc distance of 34.94 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; North 89°37'53" East, a distance of 72.54 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the left having a central angle of 3°32'38", a radius of 277.00 feet, a chord bearing and distance of North 87°51'34" East, 17.13 feet; With said curve to the left, an arc distance of 17.13 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract; South 56°57'59" East, a distance of 23.48 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left having a central angle of 3°58'06", a radius of 289.00 feet, a chord bearing and distance of South 21°56'24" East, 20.01 feet; With said curve to the left, an arc distance of 20.02 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found in the southerly line of the above-mentioned Tract 1 same being in the easterly line of the above-mentioned 174.821-acre tract being common with the westerly line of that tract of land described as Tract 2 conveyed to Pecan Square 2B, LLC., according to the document filed of record in Instrument No. 2020-118325 (O.R.D.C.T.) at the beginning of a reverse curve to the right having a central angle of 21°08'06", a radius of 236.00 feet, a chord bearing and distance of South 13°21'23" East, 86.56 feet; THENCE with said common line the following ten (10) courses and distances: With said curve to the right, an arc distance of 87.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a reverse curve to the left having a central angle of 9°43'29", a radius of 289.00 feet, a chord bearing and distance of South 7°39'05" East, 48.99 feet;									
APPROVED BY THE TOWN COUNCIL ON: DATE MAYOR, TOWN OF NORTHLAKE TOWN SECRETARY, TOWN OF NORTHLAKE									
PRELIMINARY PLAT FOR PECAN SQUARE PHASE 3 & 4 SOUTH 541 RESIDENTIAL LOTS BEING 115.78 ACRES OUT OF THE F.W.THORNTON SURVEY, ABSTRACT NO. 1244 AND THE A. McDONALD SURVEY, ABSTRACT NO. 785 IN THE NORTHLAKE, DENTON COUNTY, TEXAS									
OWNER/DEVELOPER: HP GIBBS, LP/Pecan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (214) 303-5535 Contact: Angie Mastrocola					ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Jason Kaiser, P.E.				
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.		PP-9		
JRH	JRH	JMK	AS SHOWN	MAY 2021	063226901				

PLANNED BY: JENNIFER LEE, L.P., L.S. 11/11/2011, 11:58 AM
DRAWN BY: KIMLEY-HORN, L.P., L.S. 11/11/2011, 11:58 AM
LAST SAVID: 5/25/2011 10:52 AM
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KEY MAP
FOR
PECAN SQUARE PHASE 3 & 4 SOUTH
541 RESIDENTIAL LOTS
BEING 115.78 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
A. McDONALD SURVEY, ABSTRACT NO. 785
IN THE
NORTHLAKE, DENTON COUNTY, TEXAS

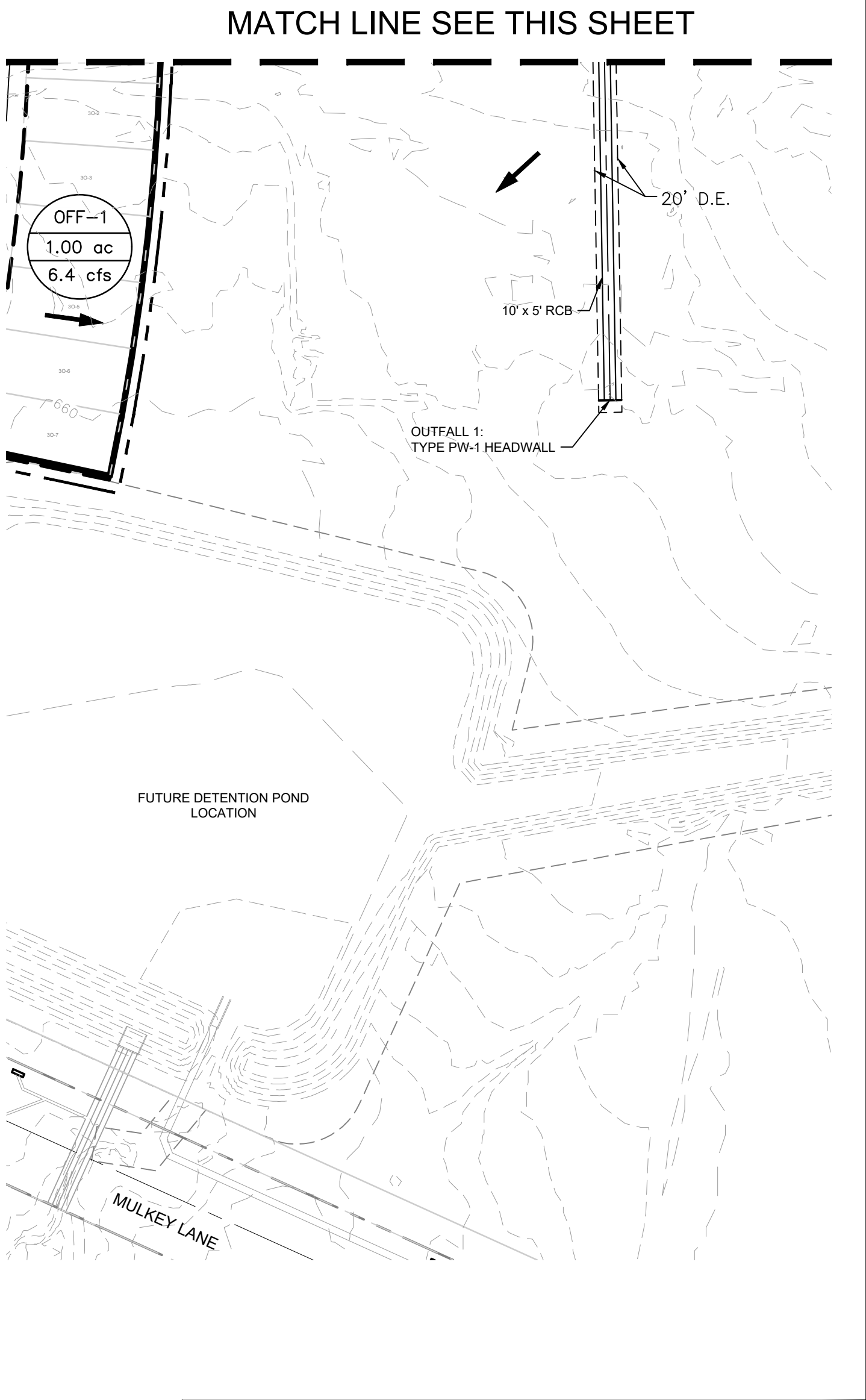
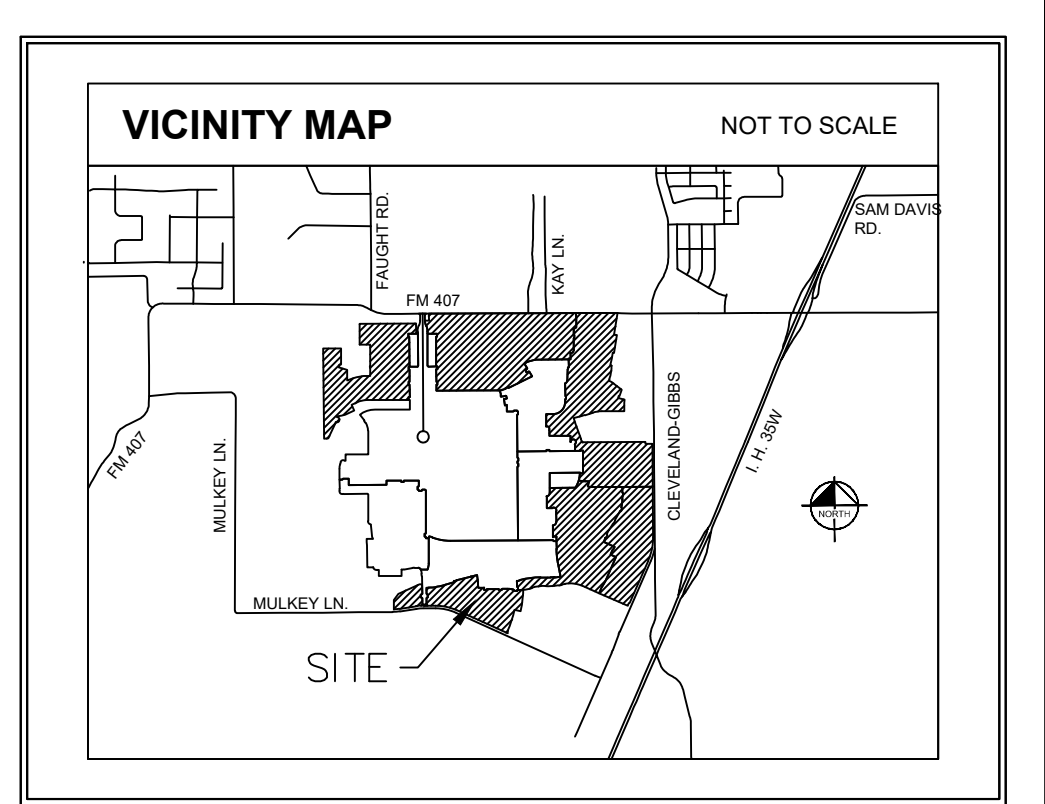
OWNER/DEVELOPER: HP GIBBS, L.P./Pecan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (214) 303-5535 Contact: Angie Mastrocola				ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Jason Kaiser, P.E.			
DESIGNED JRH	DRAWN JAR	CHECKED JMK	SCALE AS SHOWN	DATE MAY 2021	KH PROJECT NO. 063226901	C-03	

PLANNED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 5/25/2021 11:00 AM
DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 5/25/2021 10:50 AM
LAST SAVID: 5/25/2021 10:50 AM
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LEGEND

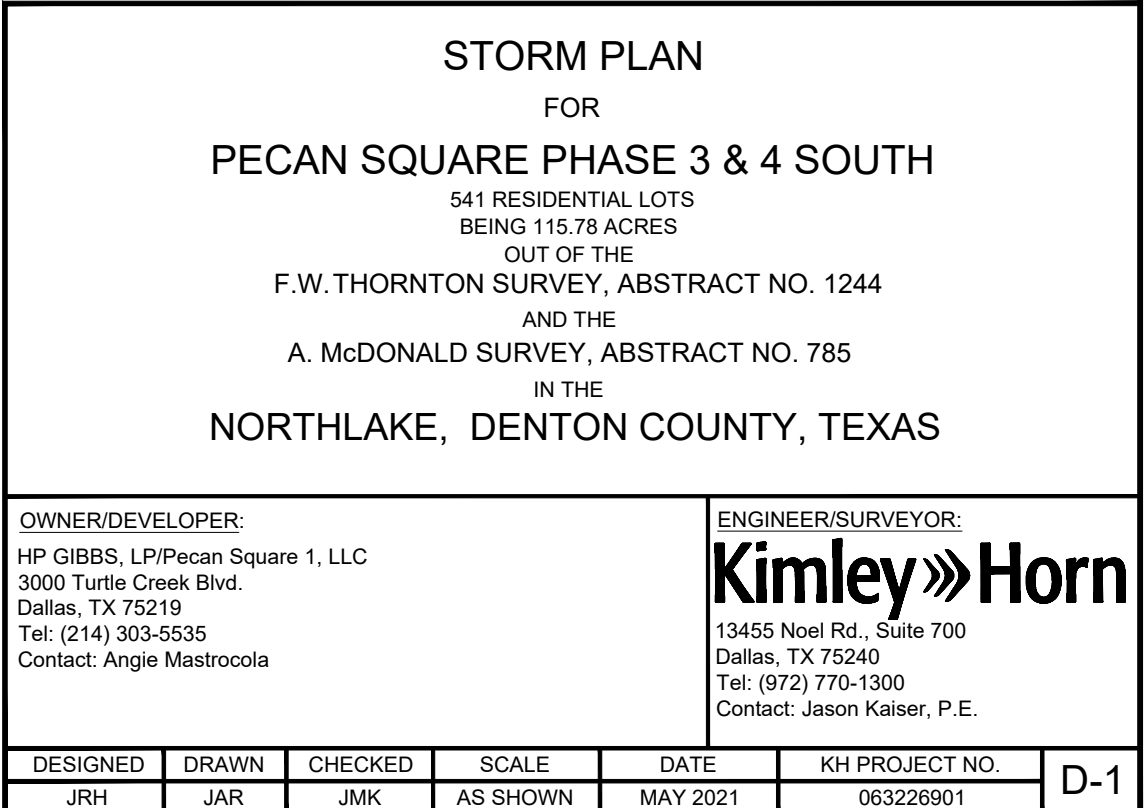
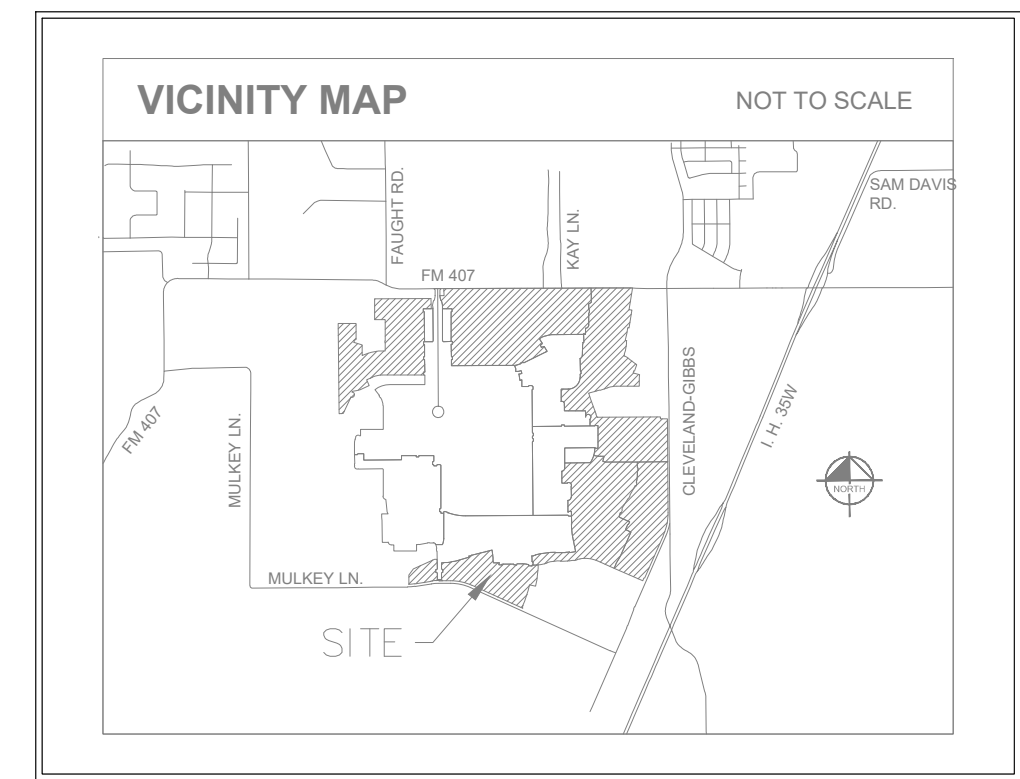
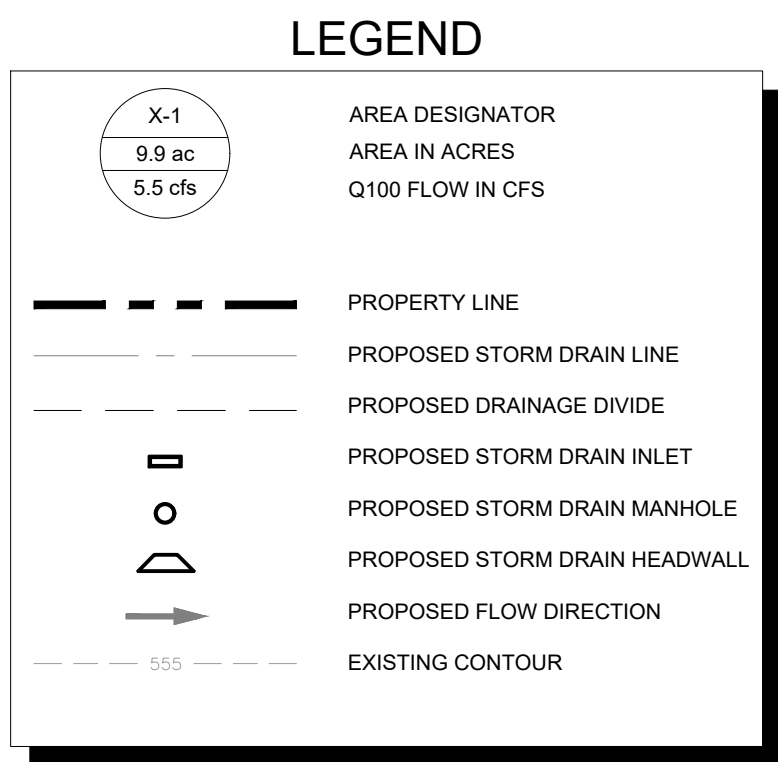
X-1 9.9 ac 5.6 cfs	AREA DESIGNATOR
	AREA IN ACRES
	Q100 FLOW IN CFS
---	PROPERTY LINE
- - -	PROPOSED STORM DRAIN LINE
- - -	PROPOSED DRAINAGE DIVIDE
○	PROPOSED STORM DRAIN INLET
○	PROPOSED STORM DRAIN MANHOLE
○	PROPOSED STORM DRAIN HEADWALL
→	PROPOSED FLOW DIRECTION
---	EXISTING CONTOUR

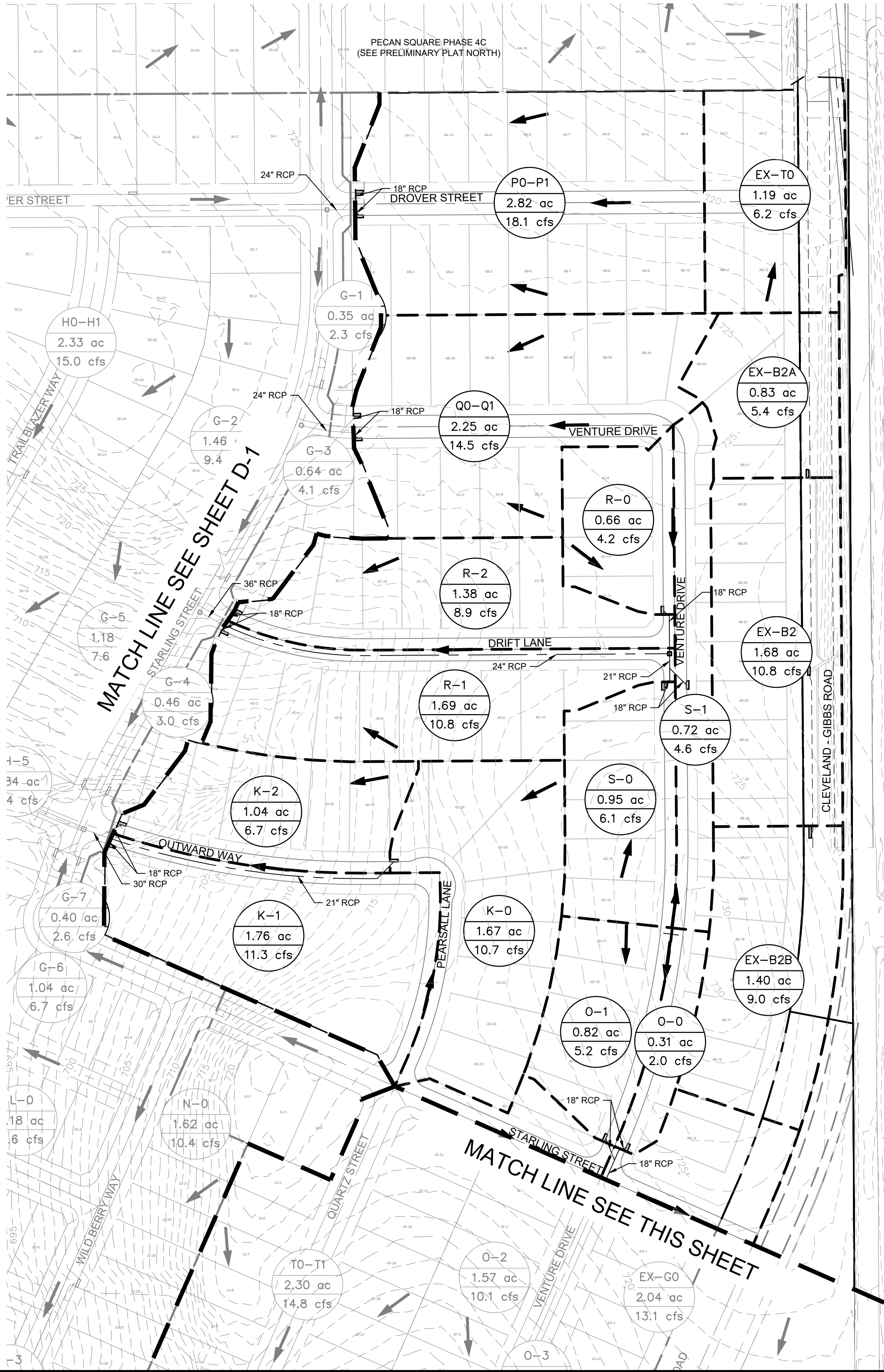


STORM PLAN
FOR
PECAN SQUARE PHASE 3 & 4 SOUTH
541 RESIDENTIAL LOTS
BEING 115.78 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
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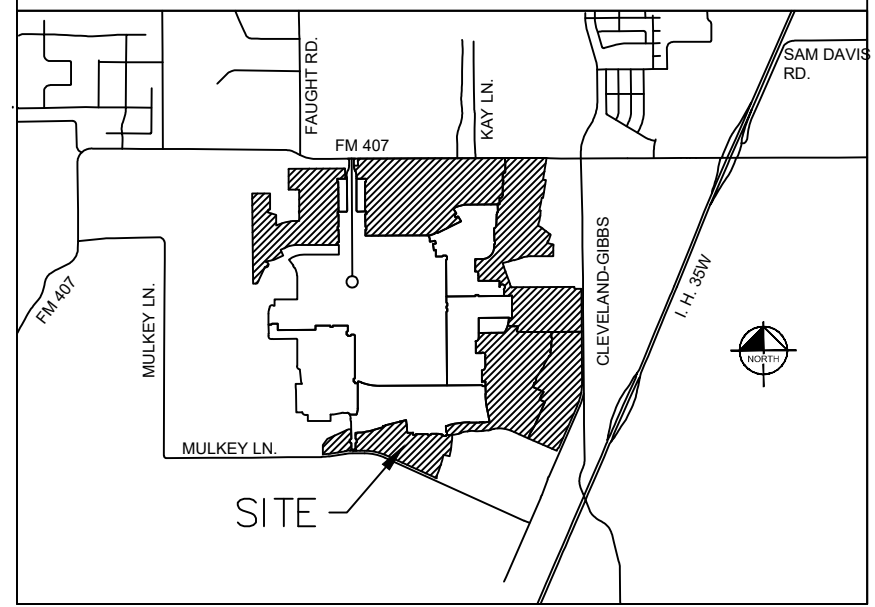
OWNER/DEVELOPER: HP GIBBS, L.P./Pecan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (214) 303-5535 Contact: Angie Mastrocola	ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Jason Kaiser, P.E.
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DESIGNED JRH	DRAWN JAR	CHECKED JMK	SCALE AS SHOWN	DATE MAY 2021	KH PROJECT NO. 063226901	D-1
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NOT TO SCALE



	AREA DESIGNATOR AREA IN ACRES Q100 FLOW IN CFS
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	EXISTING CONTOUR

Kimley»»Horn
13455 Noel Rd., Suite 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Jason Kaiser, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	D-3
JRH	JAR	JMK	AS SHOWN	MAY 2021	063226901	

PLANNED: 05/25/2021 11:11 AM
 DRAWN: 05/25/2021 10:59 AM
 LAST SAVED: 05/25/2021 10:59 AM

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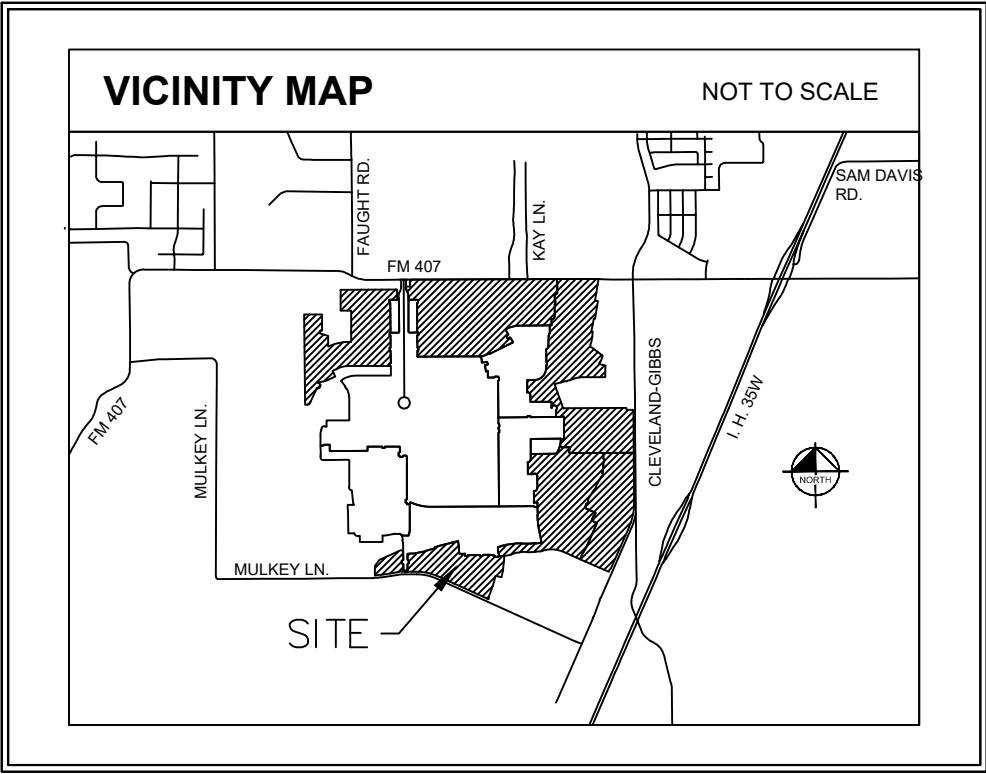
DRAINAGE AREA TABLE						
DRAINAGE AREA NO.	AREA (ac)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
A8-A9	1.54	1.25	0.65	15	7.91	9.9
B5-B6	2.12	1.25	0.65	15	7.91	13.6
C0-C1	2.10	1.25	0.65	15	7.91	13.5
D0-D1	2.96	1.25	0.65	15	7.91	19.0
E0-E1	1.77	1.25	0.65	15	7.91	11.4
EX-A1	0.55	1.25	0.65	15	7.91	3.5
EX-B2	1.68	1.25	0.65	15	7.91	10.8
EX-B2A	0.83	1.25	0.65	15	7.91	5.4
EX-B2B	1.40	1.25	0.65	15	7.91	9.0
EX-F0	0.53	1.25	0.65	15	7.91	3.4
EX-F1	1.68	1.25	0.65	15	7.91	10.8
EX-G0	2.04	1.25	0.65	15	7.91	13.1
EX-G2	1.40	1.25	0.65	15	7.91	9.0
EX-H0	0.79	1.25	0.65	15	7.91	5.1
EX-H0-H1	2.46	1.25	0.65	15	7.91	15.8
EX-J0-J1	1.63	1.25	0.65	15	7.91	10.5
EX-J1	2.29	1.00	0.70	15	7.52	12.0
EX-K0	0.42	1.25	0.65	15	7.91	2.7
EX-K3	1.17	1.25	0.65	15	7.91	7.5
EX-L0-L1	2.43	1.25	0.65	15	7.91	15.6

DRAINAGE AREA TABLE						
DRAINAGE AREA NO.	AREA (ac)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
N-0	1.62	1.25	0.65	15	7.91	10.4
N-1	1.49	1.25	0.65	15	7.91	9.6
N-2	1.46	1.25	0.65	15	7.91	9.4
N-3	0.33	1.25	0.65	15	7.91	2.1
O-0	0.31	1.25	0.65	15	7.91	2.0
O-1	0.82	1.25	0.65	15	7.91	5.2
O-2	1.57	1.25	0.65	15	7.91	10.1
O-3	0.88	1.00	0.70	15	7.52	4.7
O-4	1.37	1.25	0.65	15	7.91	8.8
O-5	1.08	1.25	0.65	15	7.91	6.9
O-6	0.68	1.25	0.65	15	7.91	4.4
O-7	0.77	1.25	0.65	15	7.91	4.9
O-8	0.68	1.25	0.65	15	7.91	4.3
O-9	0.88	1.25	0.65	15	7.91	5.6
OFF-1	1.00	1.25	0.65	15	7.91	6.4
P0-P1	2.82	1.25	0.65	15	7.91	18.1
Q0-Q1	2.25	1.25	0.65	15	7.91	14.5
R-0	0.66	1.25	0.65	15	7.91	4.2
R-1	1.69	1.25	0.65	15	7.91	10.8
R-2	1.38	1.25	0.65	15	7.91	8.9

DRAINAGE AREA TABLE						
DRAINAGE AREA NO.	AREA (ac)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
EX-M0-M1	2.68	1.25	0.65	15	7.91	17.2
EX-N0-N1	1.24	1.25	0.65	15	7.91	8.0
EX-R0-R1	1.11	1.25	0.65	15	7.91	7.1
EX-T0	1.19	1.00	0.70	15	7.52	6.2
F0-F1	1.62	1.25	0.65	15	7.91	10.4
G-0	1.48	1.25	0.65	15	7.91	9.5
G-1	0.35	1.25	0.65	15	7.91	2.3
G-2	1.46	1.25	0.65	15	7.91	9.4
G-3	0.64	1.25	0.65	15	7.91	4.1
G-4	0.46	1.25	0.65	15	7.91	3.0
G-5	1.18	1.25	0.65	15	7.91	7.6
G-6	1.04	1.25	0.65	15	7.91	6.7
G-7	0.40	1.25	0.65	15	7.91	2.6
H-4	0.73	1.25	0.65	15	7.91	4.7
H-5	0.84	1.25	0.65	15	7.91	5.4
H-6	0.88	1.25	0.65	15	7.91	5.6
H-7	0.81	1.25	0.65	15	7.91	5.2
H-8	1.61	1.25	0.65	15	7.91	10.3
H0-H1	2.33	1.25	0.65	15	7.91	15.0
H2-H3	2.08	1.25	0.65	15	7.91	13.4

DRAINAGE AREA TABLE						
DRAINAGE AREA NO.	AREA (ac)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
S-0	0.95	1.25	0.65	15	7.91	6.1
S-1	0.72	1.25	0.65	15	7.91	4.6
T0-T1	2.30	1.25	0.65	15	7.91	14.8
T2-T3	2.41	1.25	0.65	15	7.91	15.5

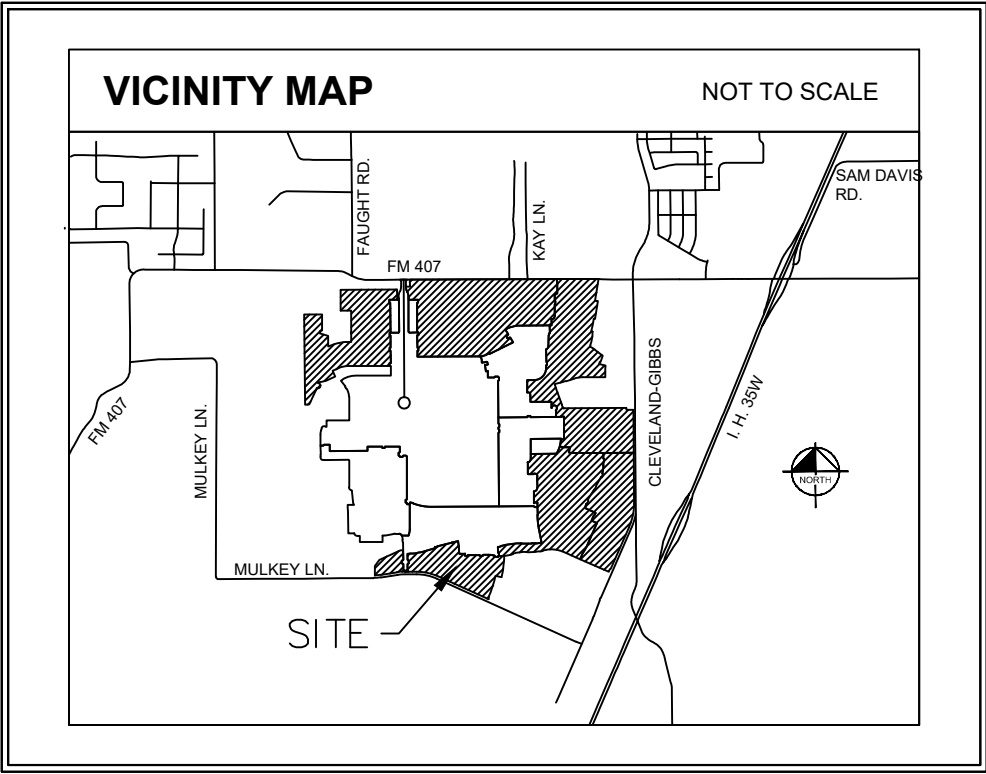
DRAINAGE AREA TABLE						
DRAINAGE AREA NO.	AREA (ac)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)
I-8	0.73	1.25	0.65	15	7.91	4.7
I-9	1.32	1.25	0.65	15	7.91	8.5
I-10	0.80	1.25	0.65	15	7.91	5.1
I-11	1.30	1.25	0.65	15	7.91	8.4
I0-I1	1.77	1.25	0.65	15	7.91	11.4
I2-I3	1.74	1.25	0.65	15	7.91	11.2
I4-I5	1.85	1.25	0.65	15	7.91	11.9
I6-I7	1.84	1.25	0.65	15	7.91	11.8
J-0	1.39	1.25	0.65	15	7.91	8.9
K-0	1.67	1.25	0.65	15	7.91	10.7
K-1	1.76	1.25	0.65	15	7.91	11.3
K-2	1.04	1.25	0.65	15	7.91	6.7
L-0	1.18	1.25	0.65	15	7.91	7.6
L-1	0.44	1.25	0.65	15	7.91	2.9
L-2	1.66	1.25	0.65	15	7.91	10.7
M-0	0.71	1.25	0.65	15	7.91	4.5
M-1	0.66	1.25	0.65	15	7.91	4.3
M-2	0.76	1.25	0.65	15	7.91	4.9
M-3	0.74	1.25	0.65	15	7.91	4.7
M-4	0.77	1.25	0.65	15	7.91	5.0



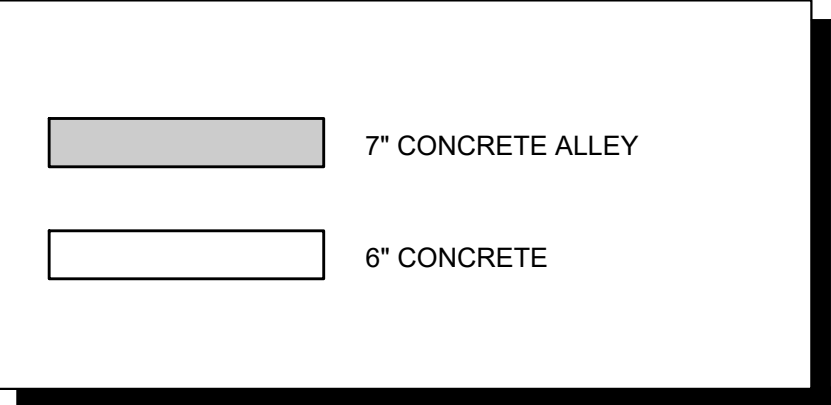
STORM PLAN
 FOR
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OWNER/DEVELOPER: HP GIBBS, LP/Pecan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (214) 303-5535 Contact: Angie Mastrocola					ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Jason Kaiser, P.E.	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
JRH	JRH	JMK	AS SHOWN	MAY 2021	063226901	D-4

PLANNED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 05/20/2021 11:11 AM
DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 05/20/2021 11:01 AM
CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 05/20/2021 11:01 AM
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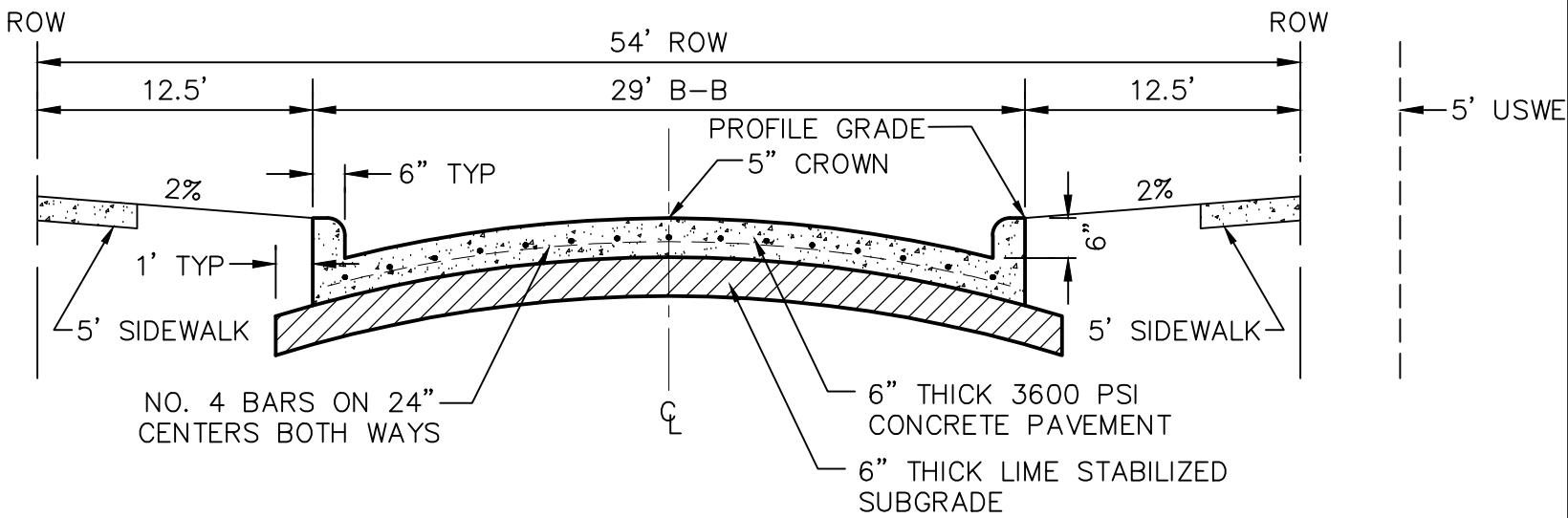


PAVEMENT LEGEND



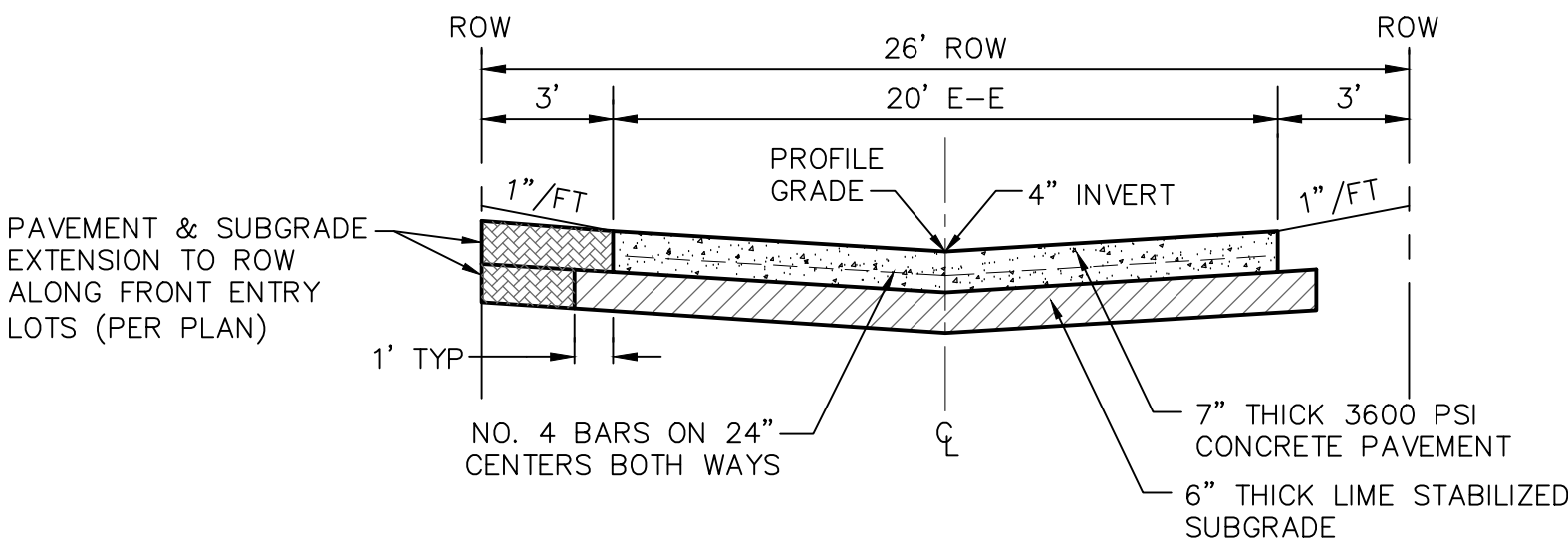
NOTE:

1. ALL SIDEWALKS SHALL BE 5' UNLESS OTHERWISE NOTED.



RESIDENTIAL STREET SECTION

NTS



20' ALLEY SECTION

NTS

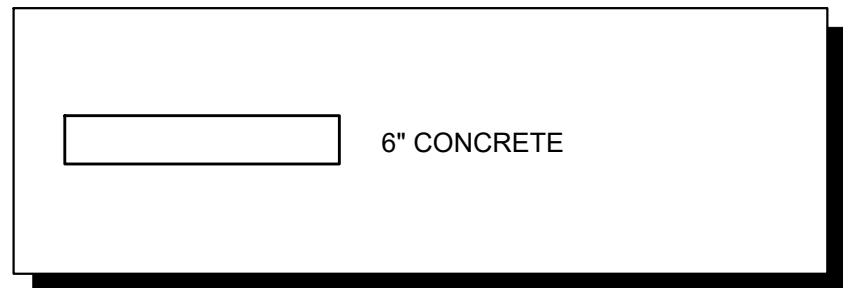
PAVING PLAN
FOR
PECAN SQUARE PHASE 3 & 4 SOUTH
541 RESIDENTIAL LOTS
BEING 115.78 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
A. McDONALD SURVEY, ABSTRACT NO. 785
IN THE
NORTHLAKE, DENTON COUNTY, TEXAS

OWNER/DEVELOPER:
HP GIBBS, LP/Pecan Square 1, LLC
3000 Turtle Creek Blvd.
Dallas, TX 75219
Tel: (214) 303-5535
Contact: Angie Mastrocola

ENGINEER/SURVEYOR:
Kimley»Horn
13455 Noel Rd., Suite 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Jason Kaiser, P.E.

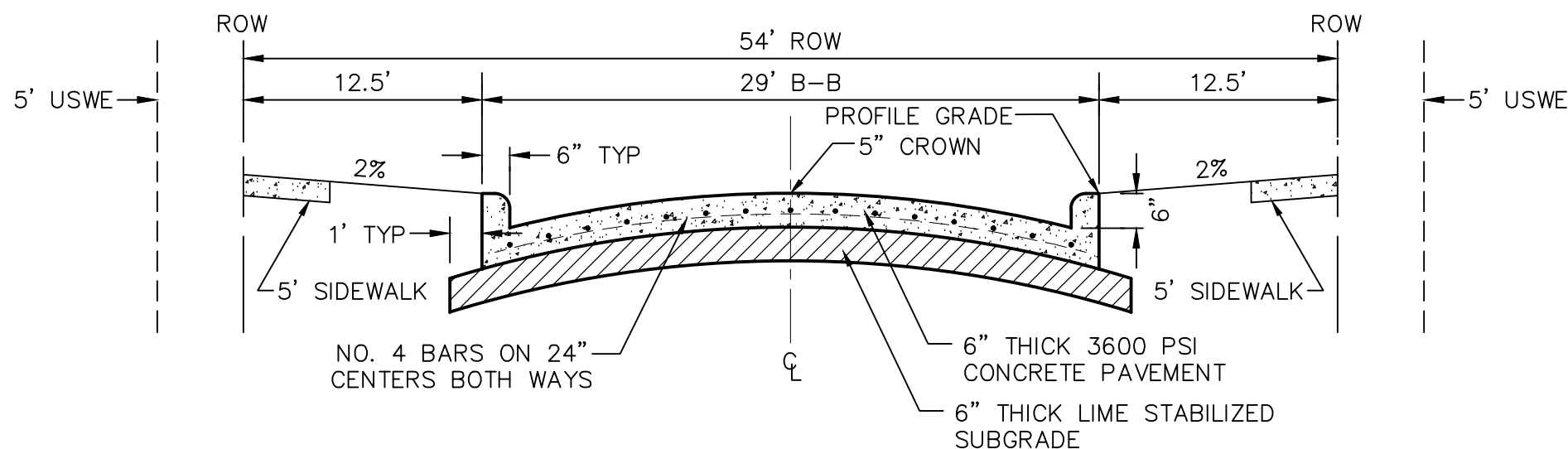
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
JRH	JAR	JMK	AS SHOWN	MAY 2021	063226901	P-1

PAVEMENT LEGEND



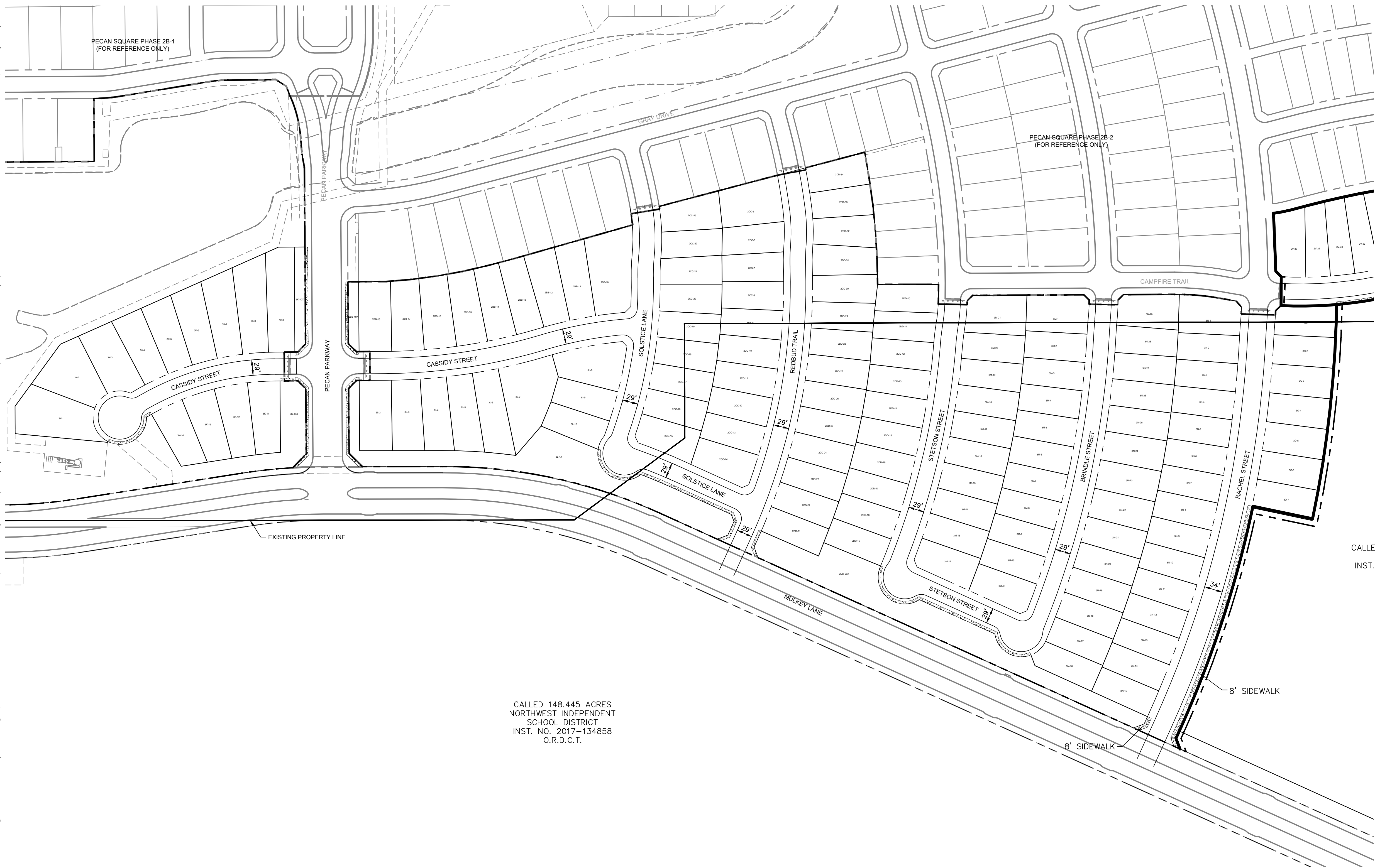
NOTE:

1. ALL SIDEWALKS SHALL BE 5' UNLESS OTHERWISE NOTED.



RESIDENTIAL STREET SECTION

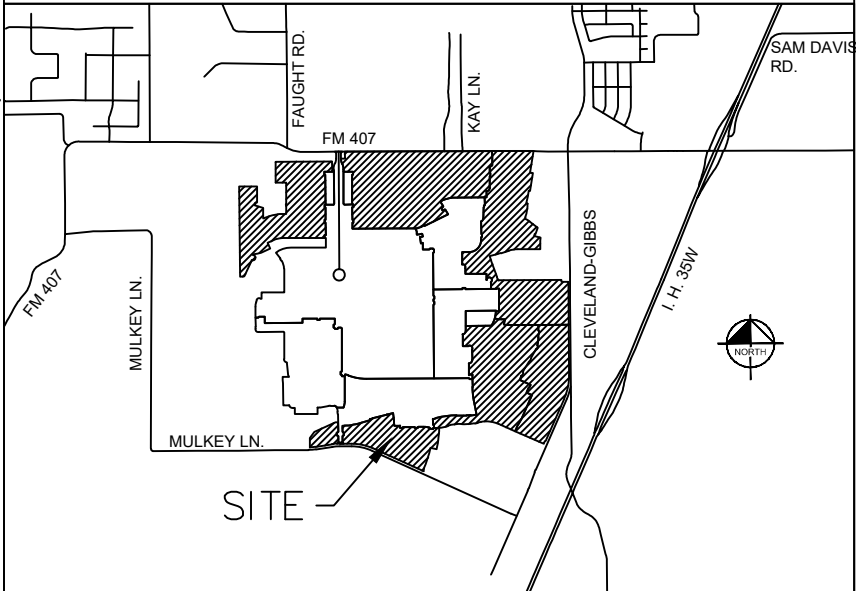
NTS



CALLED 386.8295 ACRES
HP GIBBS, LP
INST. NO. 2012-145021
O.R.D.C.T.

VICINITY MAP

NOT TO SCALE



CALLED 148.445 ACRES
 NORTHWEST INDEPENDENT
 SCHOOL DISTRICT
 INST. NO. 2017-134858
 O.R.D.C.T.

PAVING PLAN
FOR
PECAN SQUARE PHASE 3 & 4 SOUTH
541 RESIDENTIAL LOTS
BEING 115.78 ACRES
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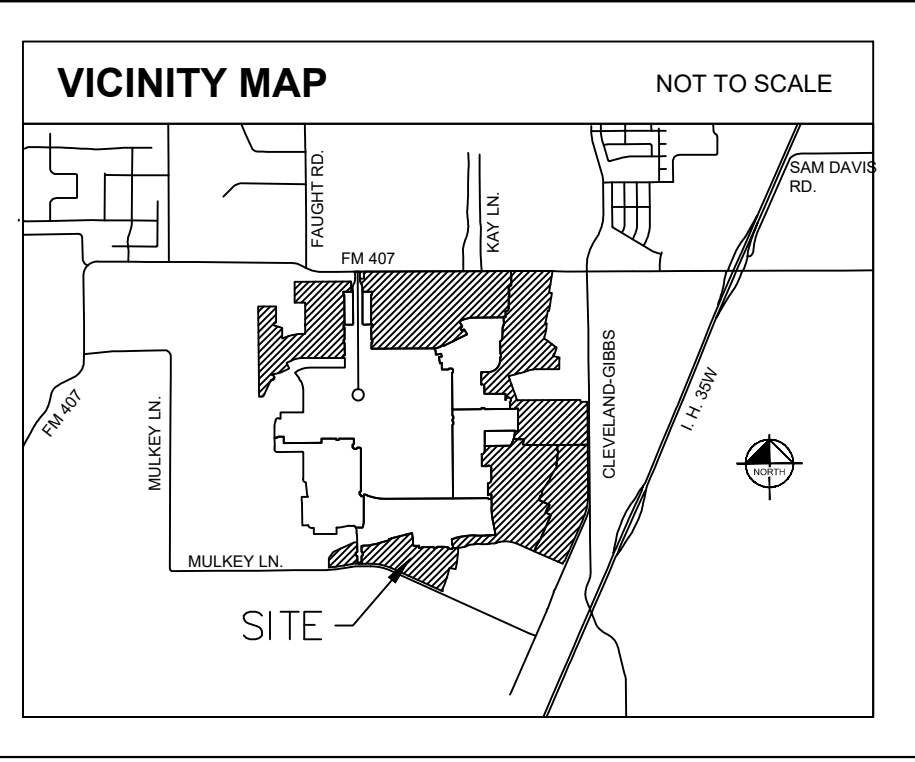
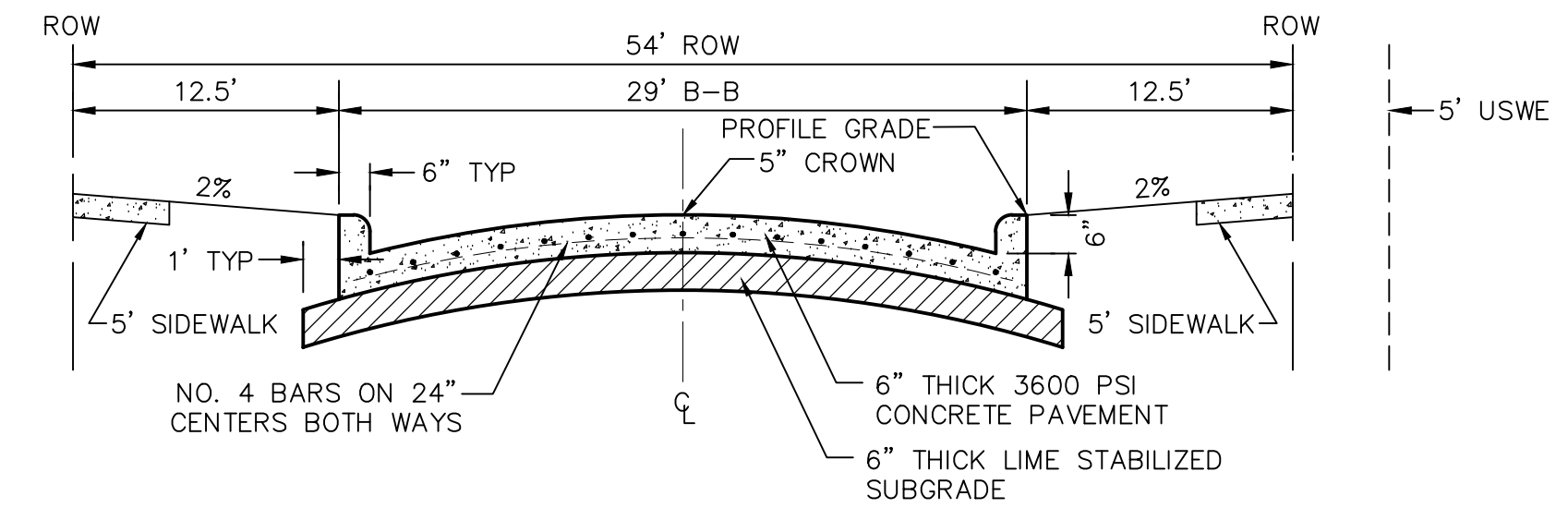
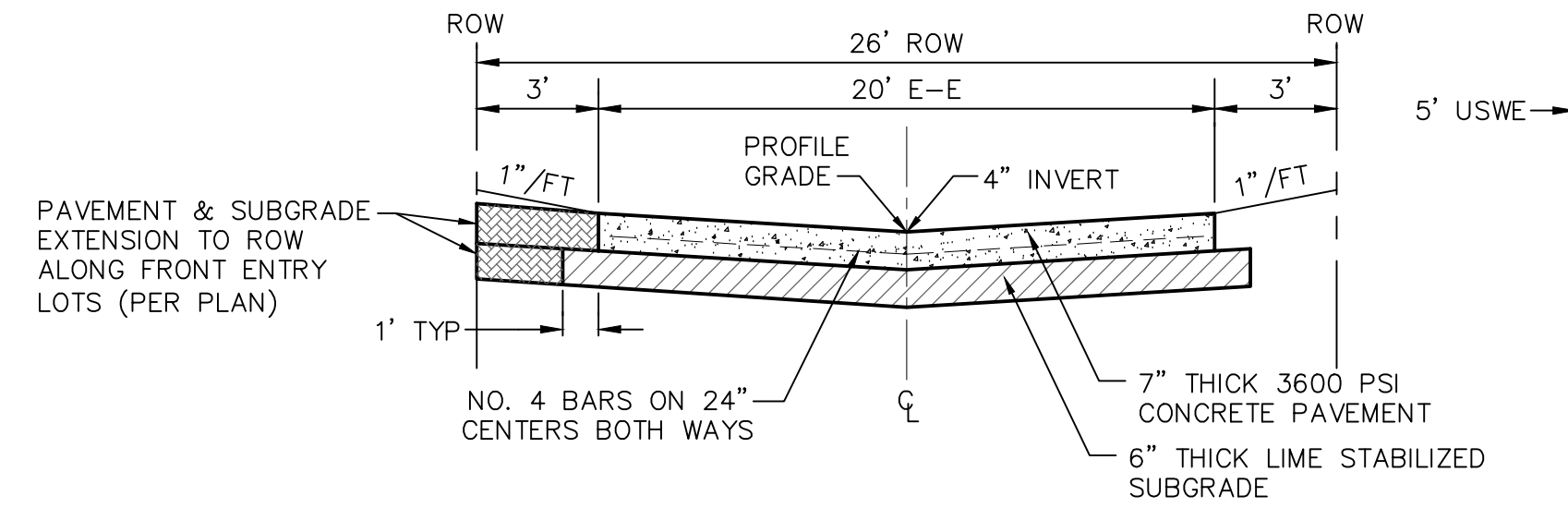
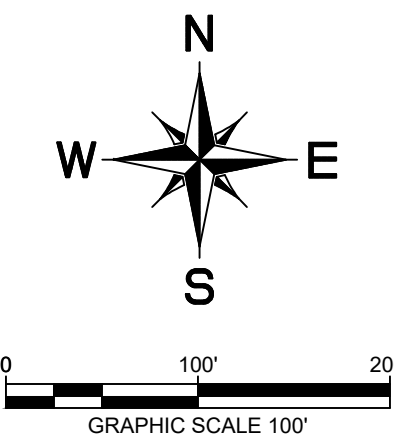
OWNER/DEVELOPER:
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3000 Turtle Creek Blvd.
Dallas, TX 75219
Tel: (214) 303-5535
Contact: Angie Mastrocola

ENGINEER/SURVEYOR:

Kimley»»Horn
13455 Noel Rd., Suite 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Jason Kaiser, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	P-2
JRH	JAR	JMK	AS SHOWN	MAY 2021	063226901	

PLANNED BY: JENNIFER LEE, P.E., 11:24 AM
DRAWN BY: KIMLEY-HORN, 5/25/2021 11:00 AM
LAST SAVID: 5/25/2021 11:00 AM
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PAVEMENT LEGEND

	7" CONCRETE ALLEY
	6" CONCRETE

NOTE:

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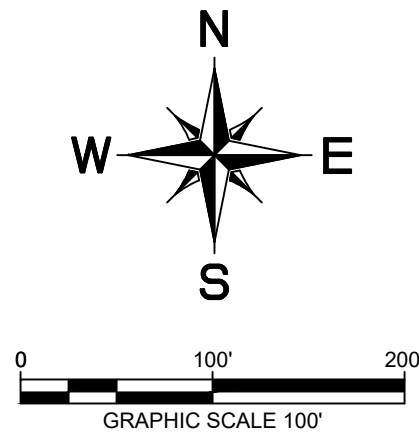


PAVING PLAN
FOR
PECAN SQUARE PHASE 3 & 4 SOUTH
541 RESIDENTIAL LOTS
BEING 115.78 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
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A. McDONALD SURVEY, ABSTRACT NO. 785
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NORTHLAKE, DENTON COUNTY, TEXAS

OWNER/DEVELOPER: HP GIBBS, LP/Pecan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (214) 303-5535 Contact: Angie Mastrocola	ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Jason Kaiser, P.E.
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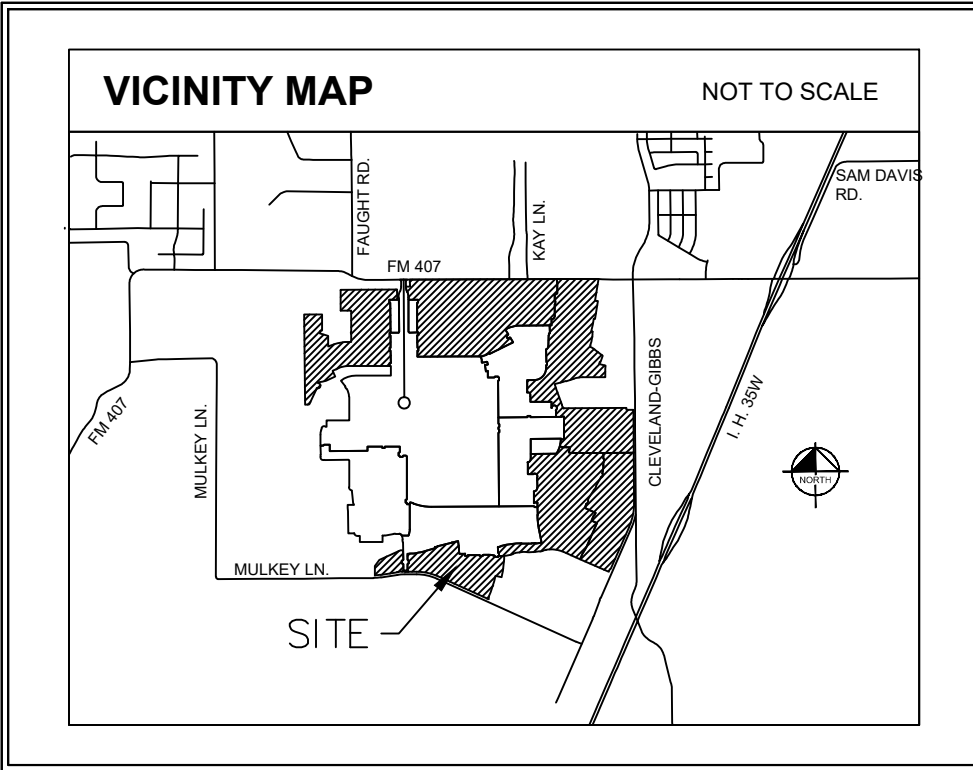
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	P-3
JRH	JAR	JMK	AS SHOWN	MAY 2021	063226901	

PLANNED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 5/25/2021 11:24 AM
DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 5/25/2021 11:01 AM
LAST SAID: 5/25/2021 11:01 AM
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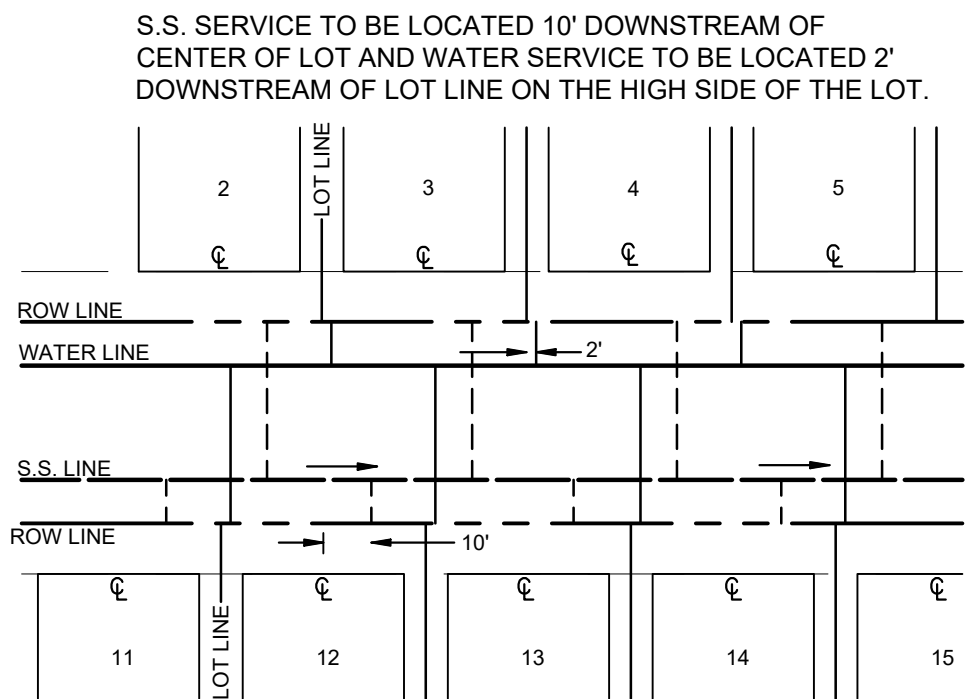


UTILITY LEGEND

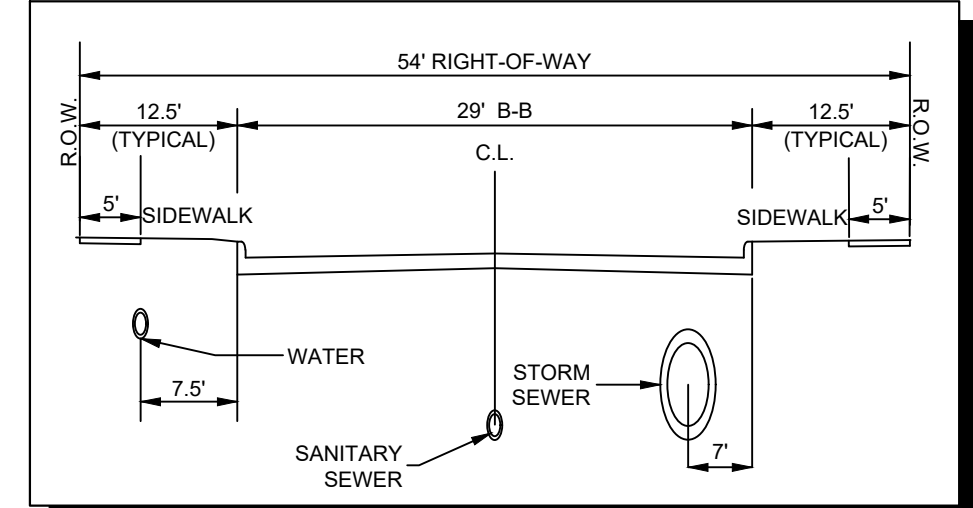
- | | |
|--|----------------------------------|
| | PROPERTY LINE |
| | PROPOSED SANITARY SEWER LINE |
| | PROPOSED WATER LINE |
| | PROPOSED SANITARY SEWER MANHOLE |
| | PROPOSED SANITARY SEWER CLEANOUT |
| | SANITARY SEWER FLOW DIRECTION |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED TAPPING SLEEVE & VALVE |
| | PROPOSED AUTO FLUSH VALVE |
| | IRRIGATION SLEEVE |
| | EXISTING OVERHEAD POWER LINE |
| | EXISTING WATER LINE |
| | EXISTING SANITARY SEWER LINE |
| | EXISTING STORM SEWER LINE |
| | EXISTING POWER POLE |
| | EXISTING FIRE HYDRANT |
| | EXISTING WATER METER |
| | EXISTING SANITARY SEWER MANHOLE |



TYPICAL LOT SERVICE DETAIL



TYPICAL UTILITY LOCATION SD-P02



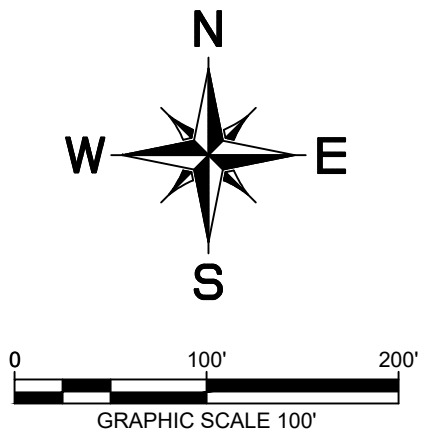
NOTE:
1. ALL WATER LINES ARE 8" UNLESS OTHERWISE NOTED.

WATER PLAN
FOR
PECAN SQUARE PHASE 3 & 4 SOUTH
541 RESIDENTIAL LOTS
BEING 115.78 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
A. McDONALD SURVEY, ABSTRACT NO. 785
IN THE
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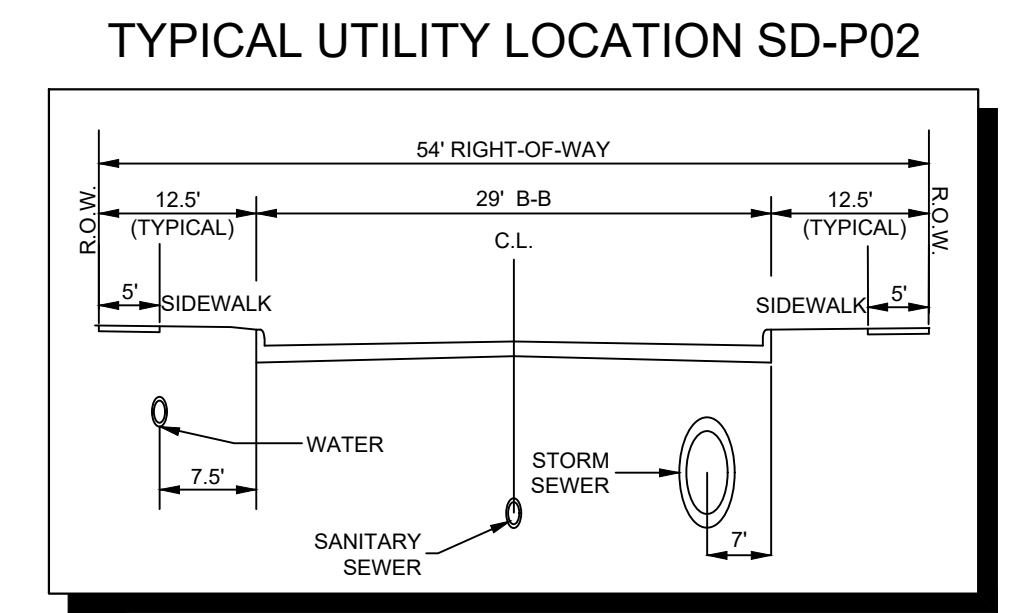
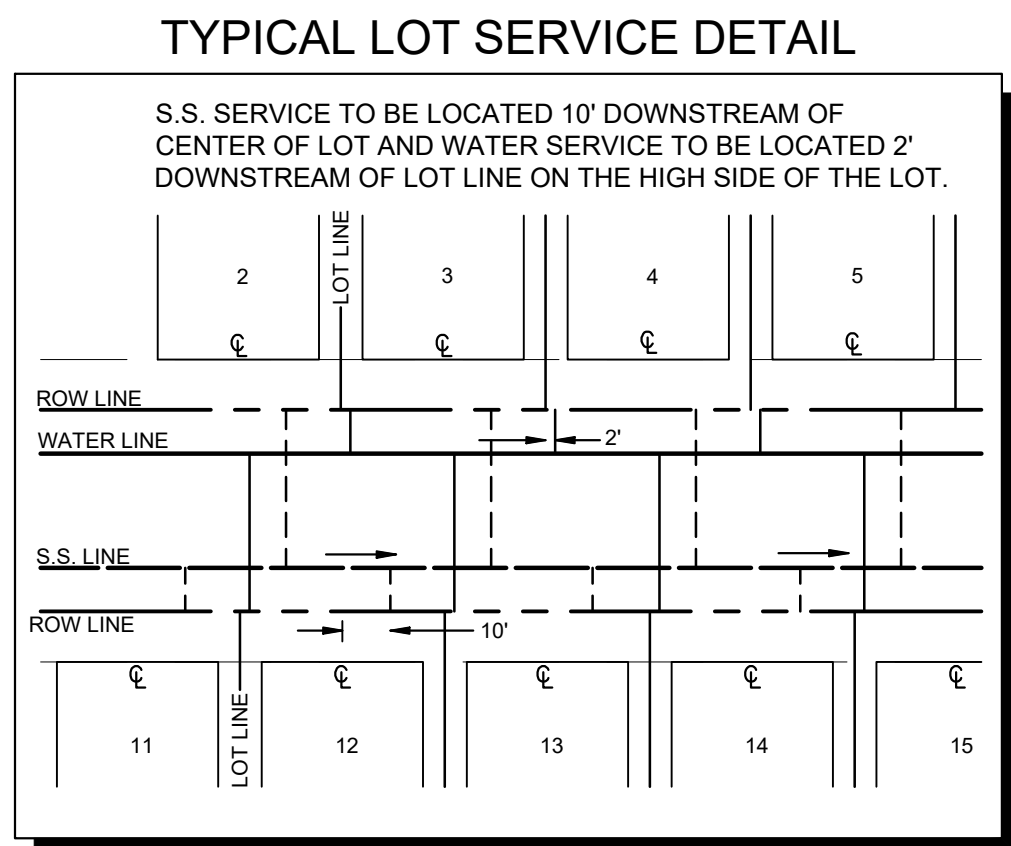
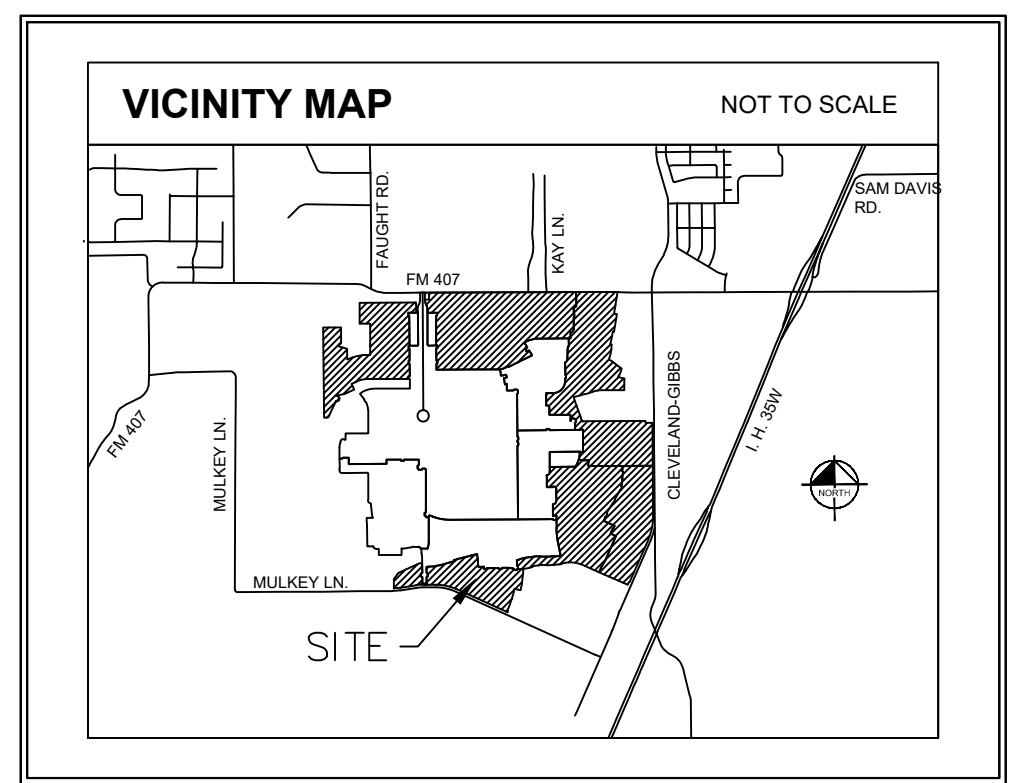
OWNER/DEVELOPER: HP GIBBS, LP/Pecan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (214) 303-5535 Contact: Angie Mastrocola	ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Jason Kaiser, P.E.
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
JRH	JAR	JMK	AS SHOWN	MAY 2021	063226901	W-1

PLANNED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 5/25/2021 11:25 AM
DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 5/25/2021 11:00 AM
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UTILITY LEGEND	
	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	PROPOSED AUTO FLUSH VALVE
	IRRIGATION SLEEVE
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING SANITARY SEWER MANHOLE



NOTE:
1. ALL WATER LINES ARE 8" UNLESS OTHERWISE NOTED.

WATER PLAN
FOR
PECAN SQUARE PHASE 3 & 4 SOUTH
541 RESIDENTIAL LOTS
BEING 115.78 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
A. McDONALD SURVEY, ABSTRACT NO. 785
IN THE
NORTHLAKE, DENTON COUNTY, TEXAS

OWNER/DEVELOPER:
HP GIBBS, LPI/Pecan Square 1, LLC
3000 Turtle Creek Blvd.
Dallas, TX 75219
Tel: (214) 303-5535
Contact: Angie Mastrocola

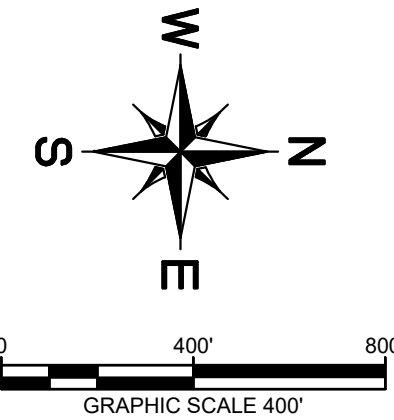
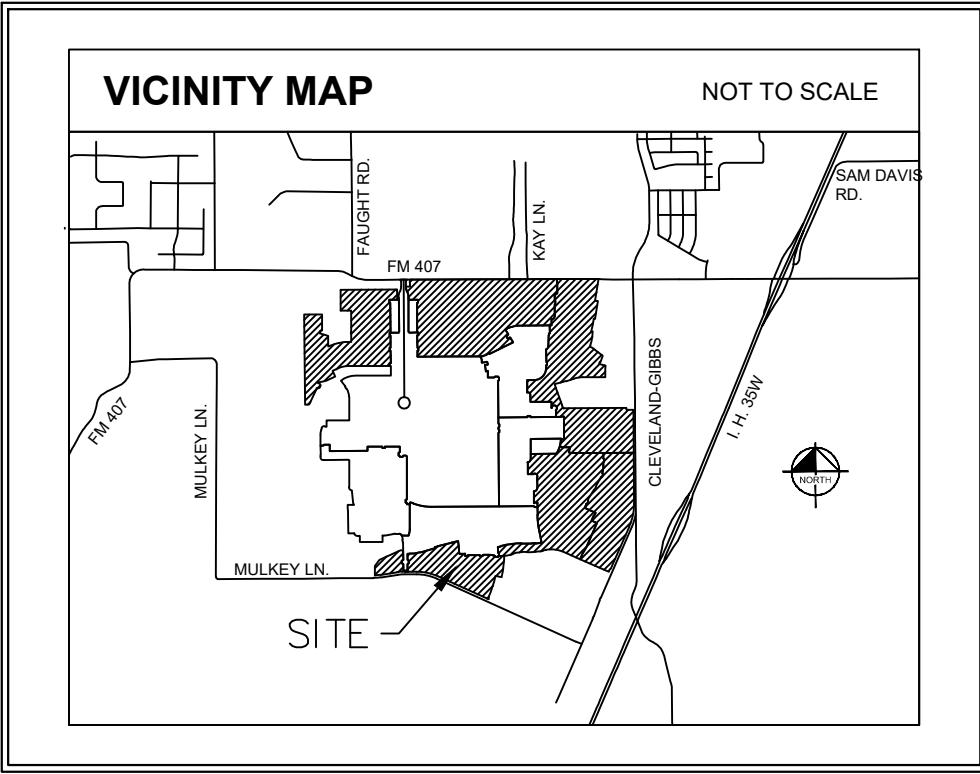
ENGINEER/SURVEYOR:
Kimley»Horn
13455 Noel Rd., Suite 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Jason Kaiser, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	W-3
JRH	JAR	JMK	AS SHOWN	MAY 2021	063226901	

DESIGNED BY JACQUELINE S. LIGON, INST. NO. 2009-81507, LANE E. LIGON, INST. NO. 2009-81508, IRENE J. LIGON NEWSOM, INST. NO. 2009-81509, ELANE A. LIGON MCGOWAN, INST. NO. 2009-81510, O.R.D.C.T.
DRAWN BY KIMLEY-HORN, INST. NO. 2017-1031000632, O.R.D.C.T.
CHECKED BY JMK, INST. NO. 2017-1031000632, O.R.D.C.T.
SCALE AS SHOWN
DATE MAY 2021
KH PROJECT NO. 063226901
S-1

Node	Acres	Residential				Non-Residential				Total LUEs	School (GPM)	Wastewater Flows							Required Line Size (in)
		Density (Gross)	Units	LUE/Unit or SF	LUEs	Allowable FAR	Bldg. Area (SF)	SF/LUE	LUEs			Avg. Dry Weather (GPM)	Avg. Dry Weather (MGD)	Overall Peaking Factor	Peak Dry Weather (GPM)	I & I (GPM)	Peak Wet Weather (GPM)	Peak Wet Weather (MGD)	
L	33	3.67	121	1	121					121		29	0.04	4	118	17	135	0.19	
M	7	9.57	67	1	67	0.5	130680	1660	79	146		35	0.05	4	142	4	145	0.21	
L+M	40	4.70	188	1	188				79	267		65	0.09	4	259	21	280	0.40	8
N	25	5.40	135	1	135					135		33	0.05	4	131	13	144	0.21	
L+M+N	65	4.97	323	1	323				79	402		98	0.14	4	391	34	424	0.61	10
O	79	4.97	393	1	393					393		96	0.14	4	382	41	423	0.61	
L+M+N+O	144	4.97	716	1	716				79	795		193	0.28	4	773	75	848	1.22	15
P	27	5.15	139	1	139	0.5	65340	1660	39	178		43	0.06	4	173	14	187	0.27	
L+M+N+O+P	171	5.00	855	1	855				118	973		237	0.34	4	946	89	1,035	1.49	15
Q	9	0.00	0	1	0	0.5	196020	1660	118	118		29	0.04	4	115	5	119	0.17	
L+M+N+O+P+Q	180	4.75	855	1	855				236	1,091		265	0.38	4	1,061	94	1,155	1.66	18
R	9	5.78	52	1	52					52		13	0.02	4	51	5	55	0.08	
L+M+N+O+P+Q+R	189	4.80	907	1	907				236	1,143		278	0.40	4	1,111	98	1,210	1.74	18
S	21	4.10	86	1	86					86		21	0.03	4	84	11	95	0.14	
L+M+N+O+P+Q+R+S	210	4.73	993	1	993				236	1,229		299	0.43	4	1,195	109	1,304	1.88	18
Total	210	4.73	993						236						1,195	109	1,304	1.88	18

Line Size	Pipe Slope	80% Capacity (CFS)	80% Capacity (MGD)
8	0.400%	0.61	0.40
10	0.500%	1.24	0.80
12	0.300%	1.56	1.01
15	0.200%	2.31	1.49
18	0.250%	4.20	2.72
21	0.100%	4.01	2.59



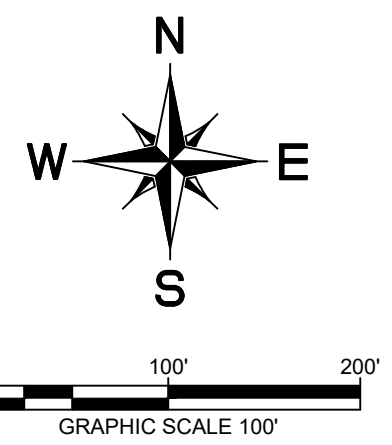
- NOTES:
- 1) ALL LINES ARE 8" UNLESS OTHERWISE NOTED
 - 2) LINES ARE SIZED FOR 80% CAPACITY

UTILITY LEGEND	
	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED SEWER BASIN DIVIDE

OVERALL SANITARY SEWER BASIN
FOR
PECAN SQUARE PHASE 3 & 4 SOUTH
541 RESIDENTIAL LOTS
BEING 115.78 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
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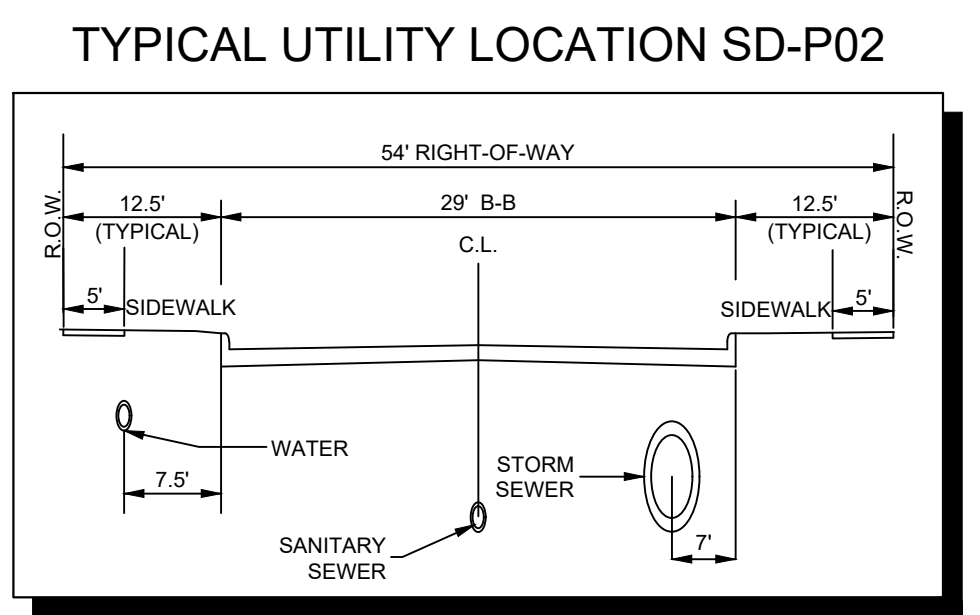
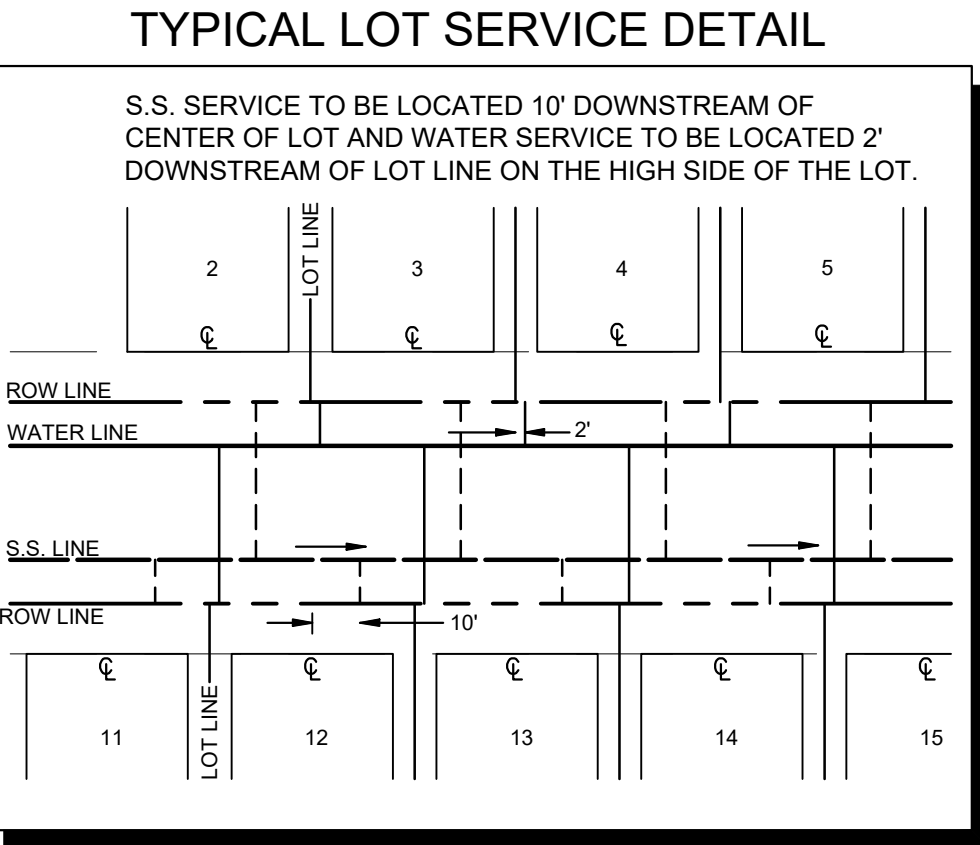
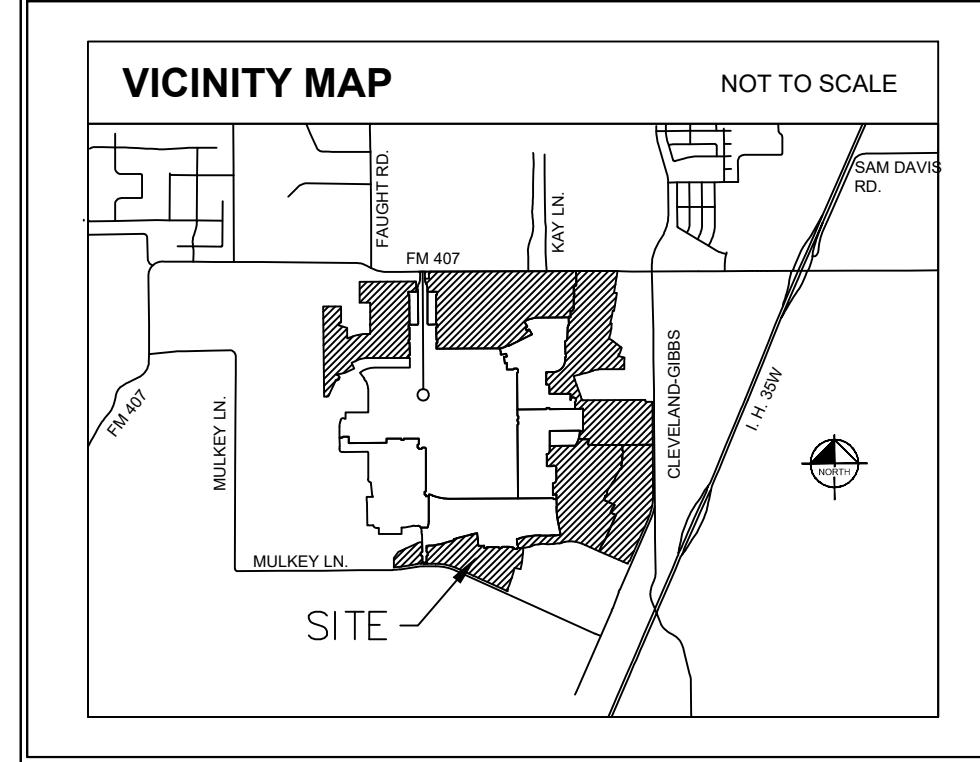
OWNER/DEVELOPER:				ENGINEER/SURVEYOR:			
HP GIBBS, LP/Pecan Square 1, LLC 3000 Turtle Creek Blvd. Dallas, TX 75219 Tel: (214) 303-5535 Contact: Angie Mastrocola				Kimley»Horn 13455 Noel Rd., Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Jason Kaiser, P.E.			
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.		
JRH	JRH	JMK	AS SHOWN	MAY 2021	063226901		
						S-1	

DESIGNED BY: J. HORN, L.P. DATE: 05/25/2021 1:54 PM
DRAWN BY: KIMLEY-HORN, L.P. DATE: 05/25/2021 10:59 AM
LAST SAID: 5/25/2021 10:59 AM
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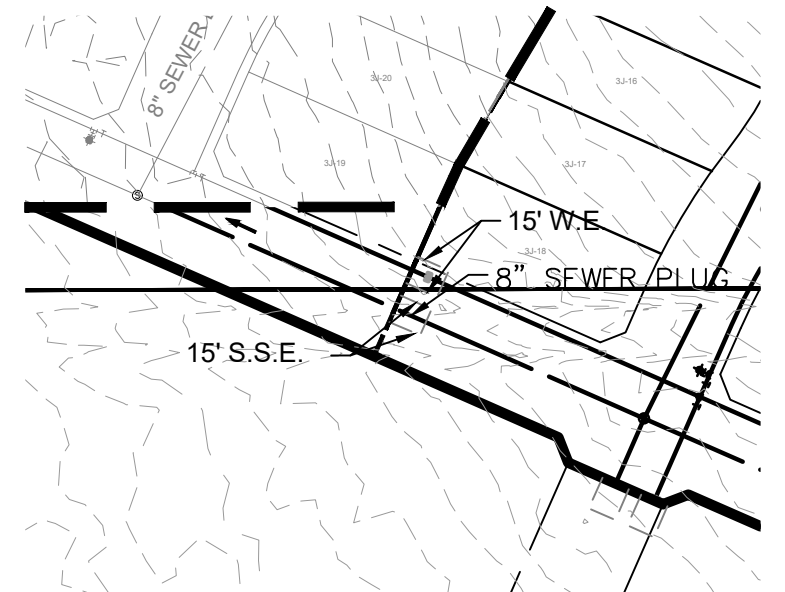
UTILITY LEGEND

- PROPERTY LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- SANITARY SEWER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- PROPOSED AUTO FLUSH VALVE
- IRRIGATION SLEEVE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING SANITARY SEWER MANHOLE



- NOTE:
- SEE PECAN SQUARE PHASE 1 FOR OVERALL SANITARY SEWER AREA MAP.
 - ALL SANITARY SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.

MATCH LINE SEE THIS SHEET



SANITARY SEWER PLAN

FOR

PECAN SQUARE PHASE 3 & 4 SOUTH

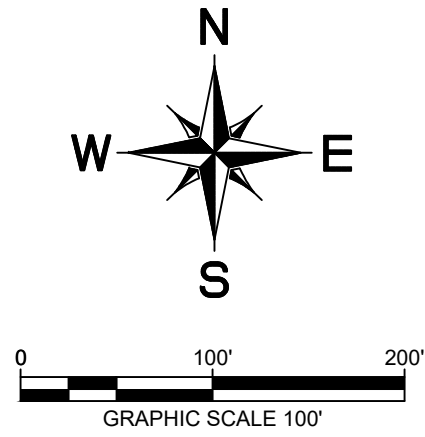
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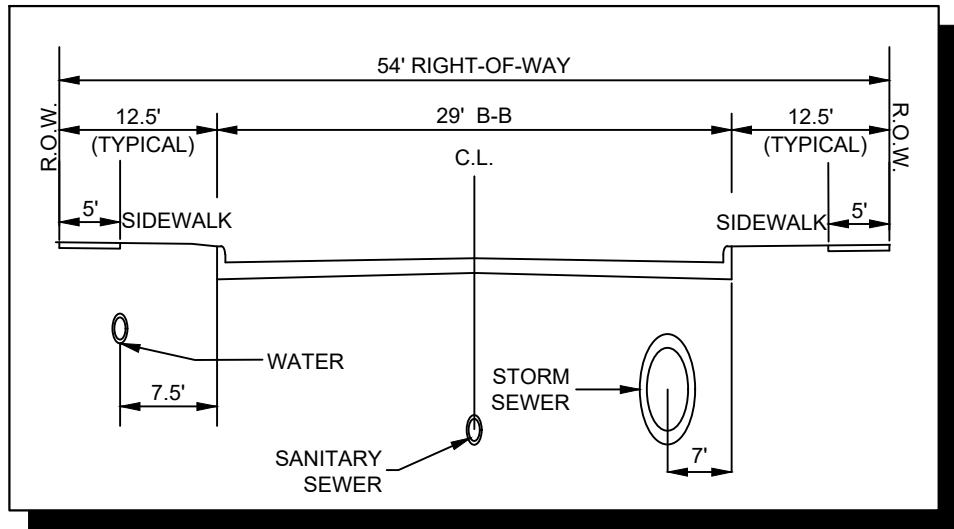
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	S-2
JRH	JAR	JMK	AS SHOWN	MAY 2021	063226901	

MATCH LINE SEE THIS SHEET

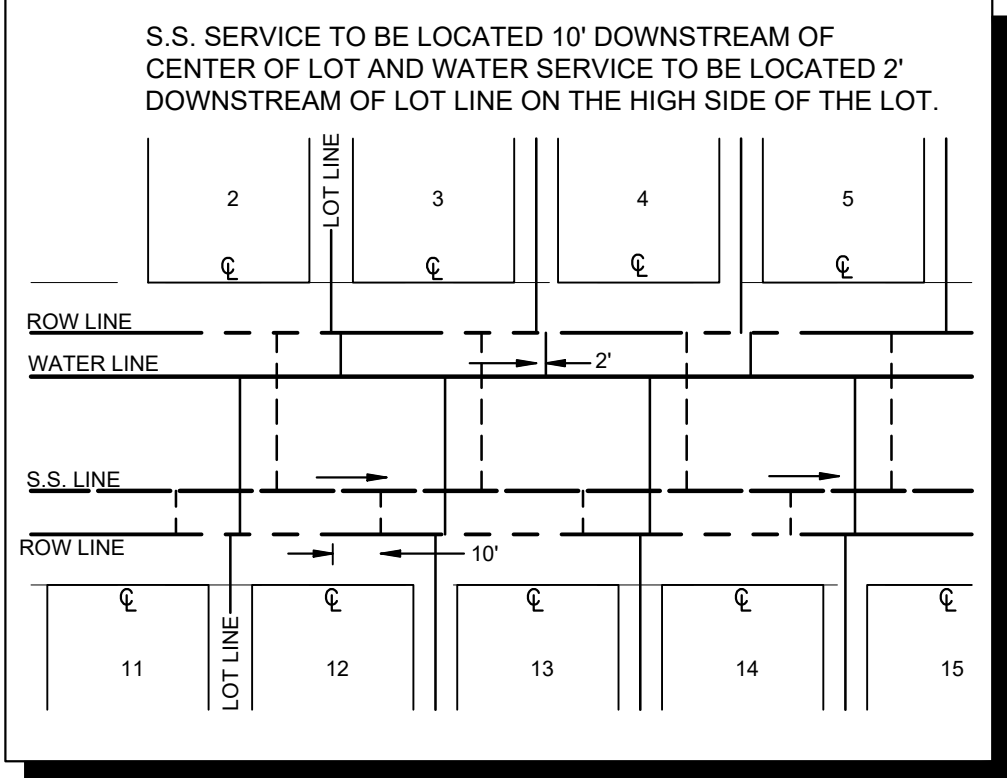


TYPICAL UTILITY LOCATION SD-P02



NOTE:
1. SEE PECAN SQUARE PHASE 1 FOR OVERALL SANITARY SEWER AREA MAP.
2. ALL SANITARY SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.

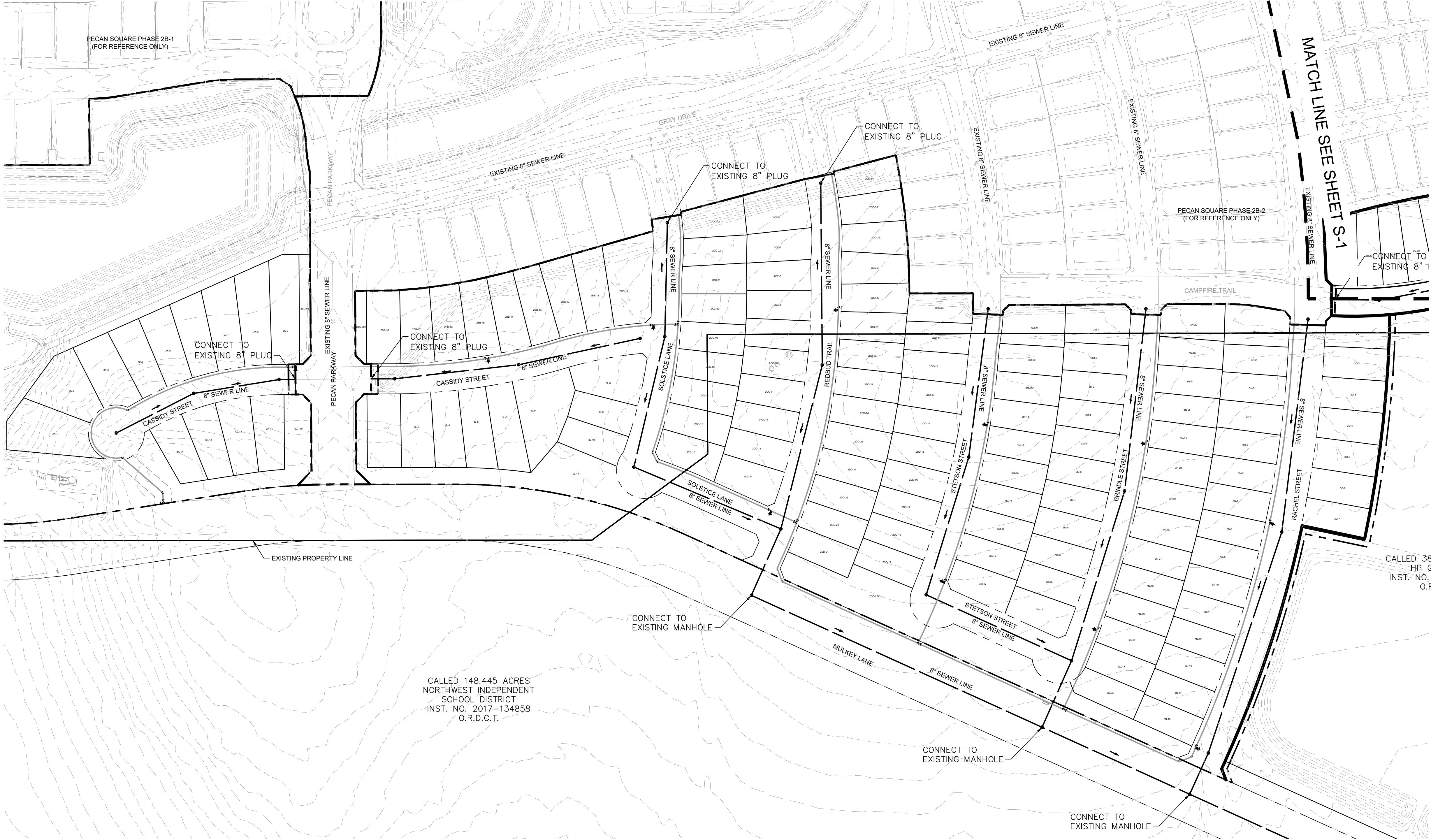
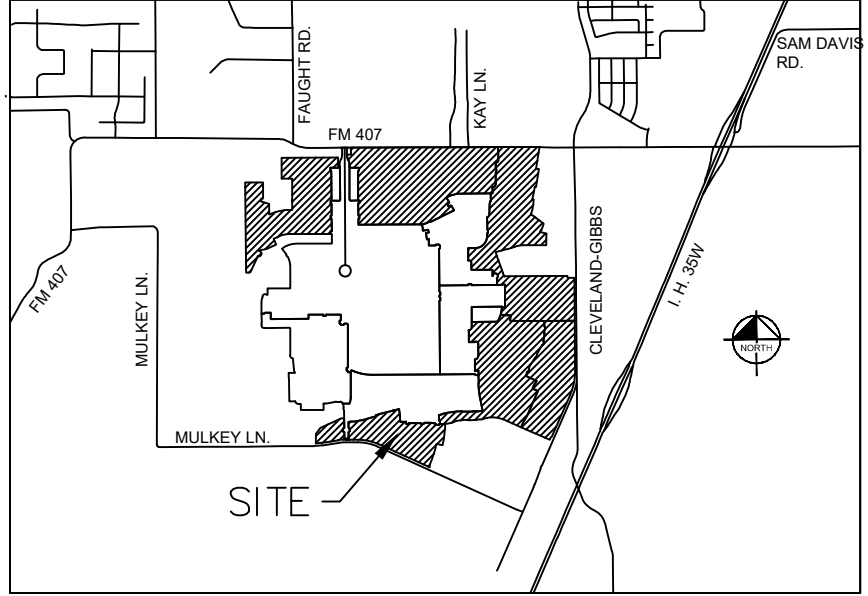
TYPICAL LOT SERVICE DETAIL



UTILITY LEGEND

---	PROPERTY LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED WATER LINE
○	PROPOSED SANITARY SEWER MANHOLE
○	PROPOSED SANITARY SEWER CLEANOUT
→	SANITARY SEWER FLOW DIRECTION
⊕	PROPOSED FIRE HYDRANT
⊕	PROPOSED TAPPING SLEEVE & VALVE
⊕	PROPOSED AUTO FLUSH VALVE
---	IRRIGATION SLEEVE
---	EXISTING OVERHEAD POWER LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING STORM SEWER LINE
⊕	EXISTING POWER POLE
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING WATER METER
○	EXISTING SANITARY SEWER MANHOLE

VICINITY MAP



SANITARY SEWER PLAN

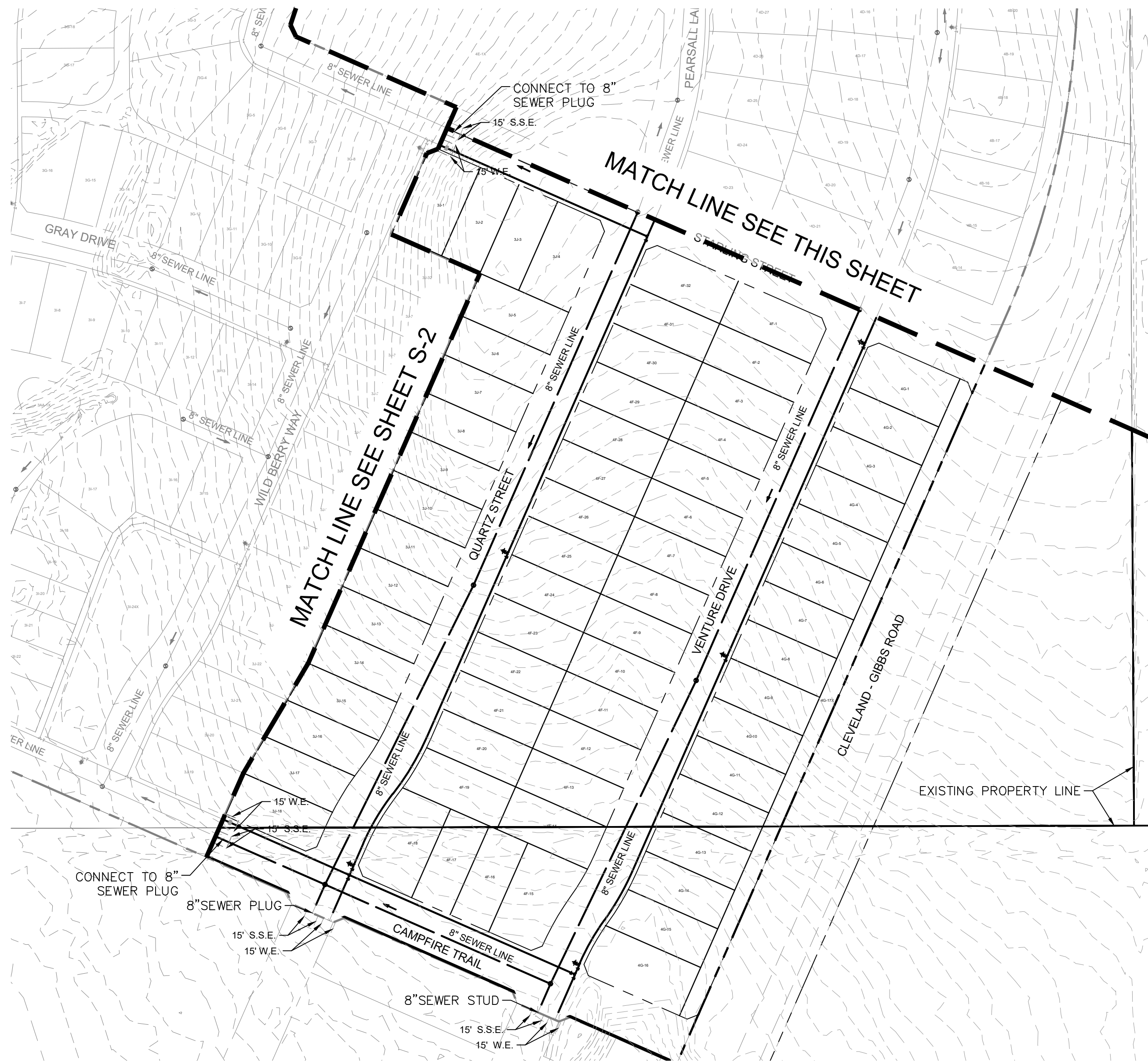
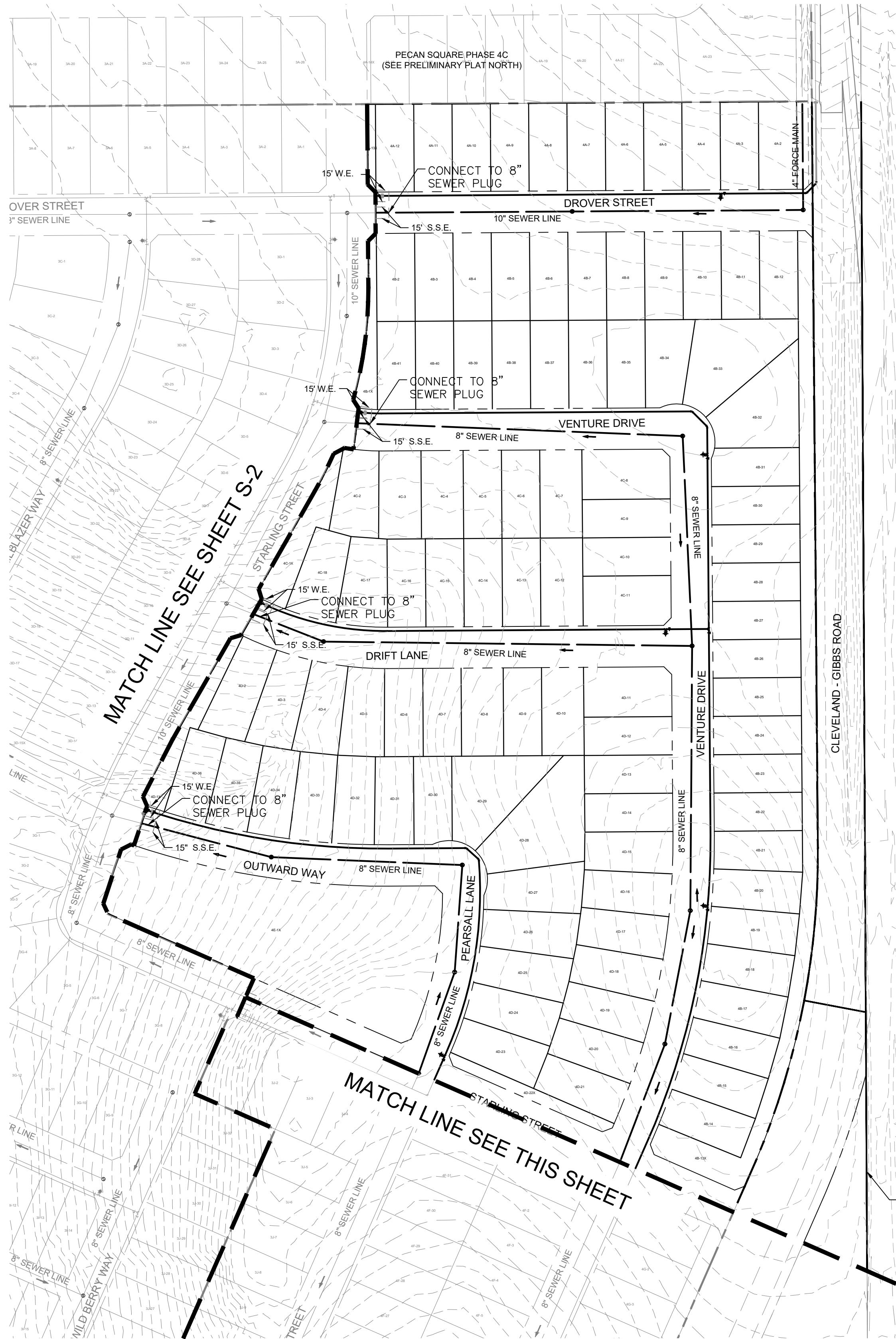
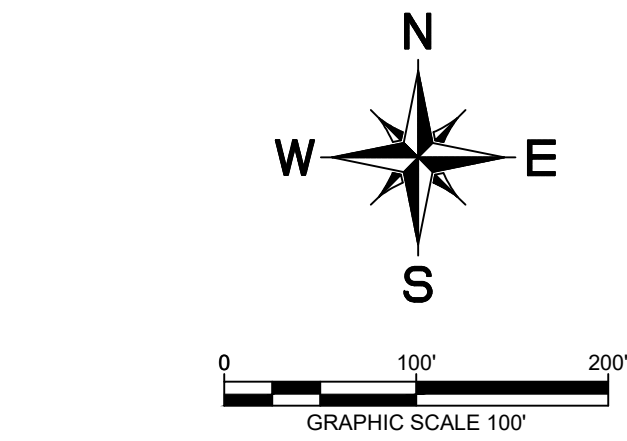
FOR
PECAN SQUARE PHASE 3 & 4 SOUTH
541 RESIDENTIAL LOTS
BEING 115.78 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
A. McDONALD SURVEY, ABSTRACT NO. 785
IN THE
NORTHLAKE, DENTON COUNTY, TEXAS

OWNER/DEVELOPER:
HP GIBBS, LP/Pecan Square 1, LLC
3000 Turtle Creek Blvd.
Dallas, TX 75219
Tel: (214) 303-5535
Contact: Angie Mastrocola

ENGINEER/SURVEYOR:
Kimley»Horn
13455 Noel Rd., Suite 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Jason Kaiser, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
JRH	JAR	JMK	AS SHOWN	MAY 2021	063226901	S-3

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adoption by Kinley-Horn and Associates, P.C., shall be without liability to Kinley-Horn and Associates, P.C.

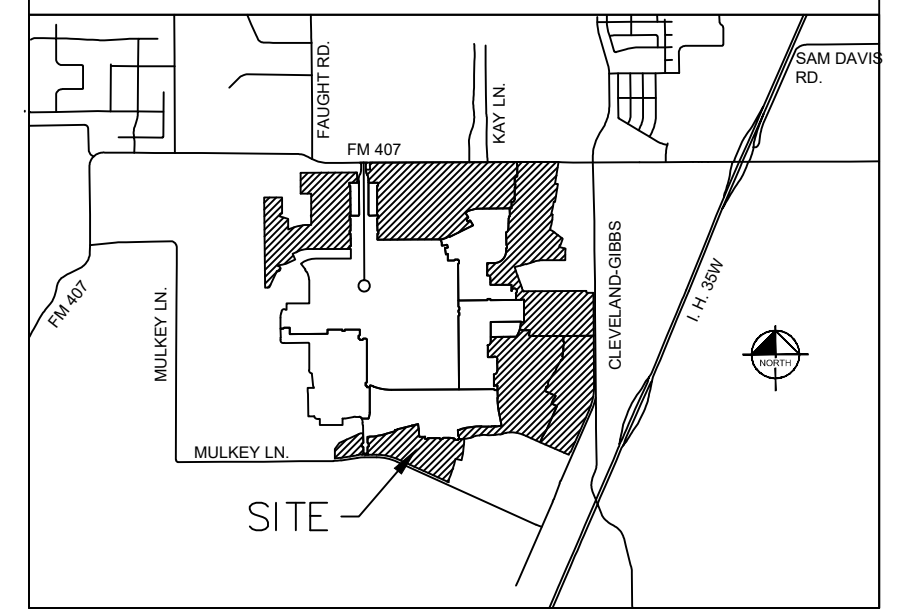


UTILITY LEGEND

	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	PROPOSED AUTO FLUSH VALVE
	IRRIGATION SLEEVE
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING SANITARY SEWER MANHOLE

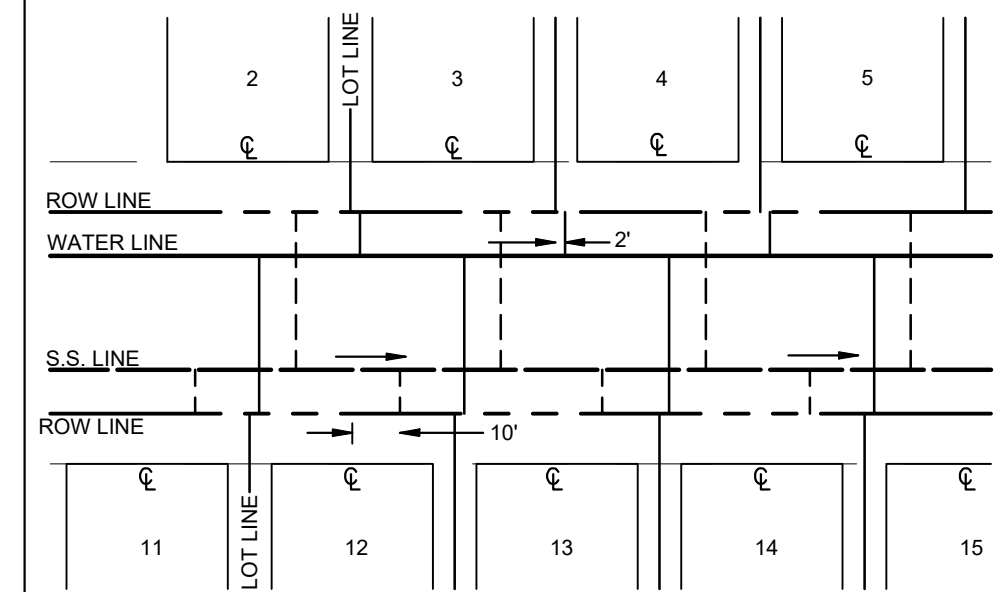
VICINITY MAP

NOT TO SCALE

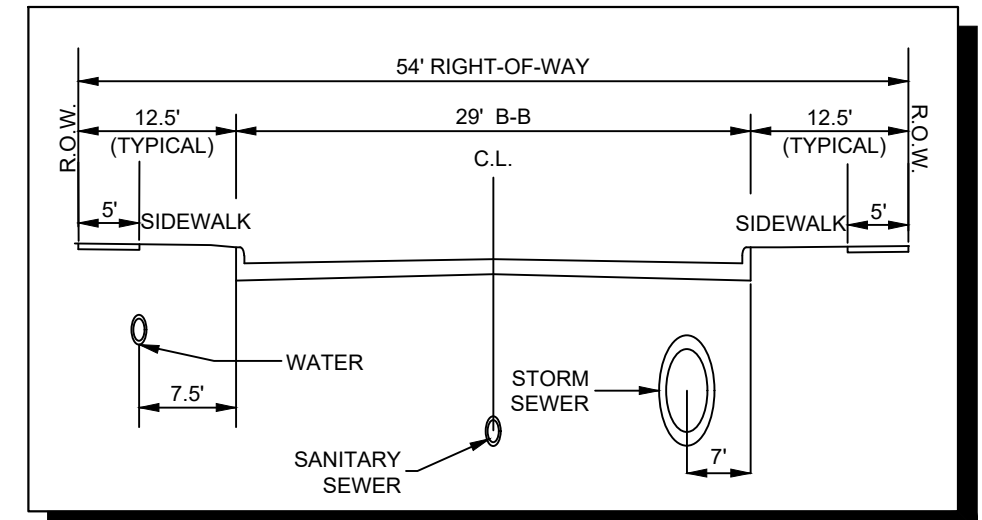


TYPICAL LOT SERVICE DETAIL

S.S. SERVICE TO BE LOCATED 10' DOWNSTREAM OF
CENTER OF LOT AND WATER SERVICE TO BE LOCATED 2'
DOWNSTREAM OF LOT LINE ON THE HIGH SIDE OF THE LOT.



TYPICAL UTILITY LOCATION SD-P02



NOTE:

- NOTE:**
1. SEE PECAN SQUARE PHASE 1 FOR OVERALL SANITARY SEWER AREA MAP.
 2. ALL SANITARY SEWER LINES ARE 8" UNLESS OTHERWISE NOTED.

SANITARY SEWER PLAN

FOR
PECAN SQUARE PHASE 3 & 4 SOUTH
541 RESIDENTIAL LOTS
BEING 115.78 ACRES
OUT OF THE
F.W. THORNTON SURVEY, ABSTRACT NO. 1244
AND THE
A. McDONALD SURVEY, ABSTRACT NO. 785
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ENGINEER/SURVEYOR:

Kimley»Horn

13455 Noel Rd., Suite 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Jason Kaiser, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	S-4
JRH	JAR	JMK	AS SHOWN	MAY 2021	063226901	

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: OCTOBER 5, 2021

REF DOC.: NORTHLAKE UNIFIED DEVELOPMENT CODE (UDC); ENGINEERING DESIGN MANUAL (EDM)

SUBJECT: HARVEST, PHASE 11A PRELIMINARY PLAT (PP-21-006)



GOALS/OBJECTIVES:

- Responsibly Manage Growth; Adhere to the Comprehensive Plan (Council Goal)

PRELIMINARY PLAT INFORMATION:

Applicant/Owner: Bellmont 407, LLC

Engineer/ Surveyor: Jones & Carter

Current Zoning: ETJ - No zoning. Land use governed by Development Agreement. The area of this final plat is within Zone 1b & 1c as identified in the Harvest Development Code.

Site: Approximately 19.220 acres out of the Patrick Rock Survey, Abstract No. 1063, generally located on the west side of I35W and approximately 800 feet north of Old Justin Rd.

Summary: This application is for a preliminary plat if phases of the Harvest development. It consists of 98 residential lots and 2 non-residential/open space lots to be developed in Phase 11A.

Staff Analysis: The applicant has provided a preliminary plat application in accordance with requirements of the Harvest Development Agreement (DA) and the Unified Development Code (UDC). The application was considered filed on September 30, 2021, and will be approved on October 30, 2021, if no action is taken.

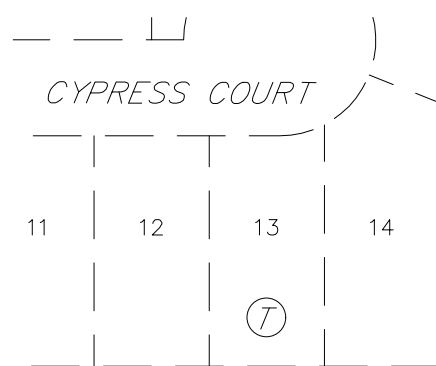
The preliminary plat meets all standards of the UDC and DA, including the density and lot dimension standards outlined in the Harvest Development Code. Preliminary plans for storm drainage, water, sanitary sewer, and paving were also submitted with the preliminary plat for review and meet all engineering design requirements.

P&Z ACTIONS:

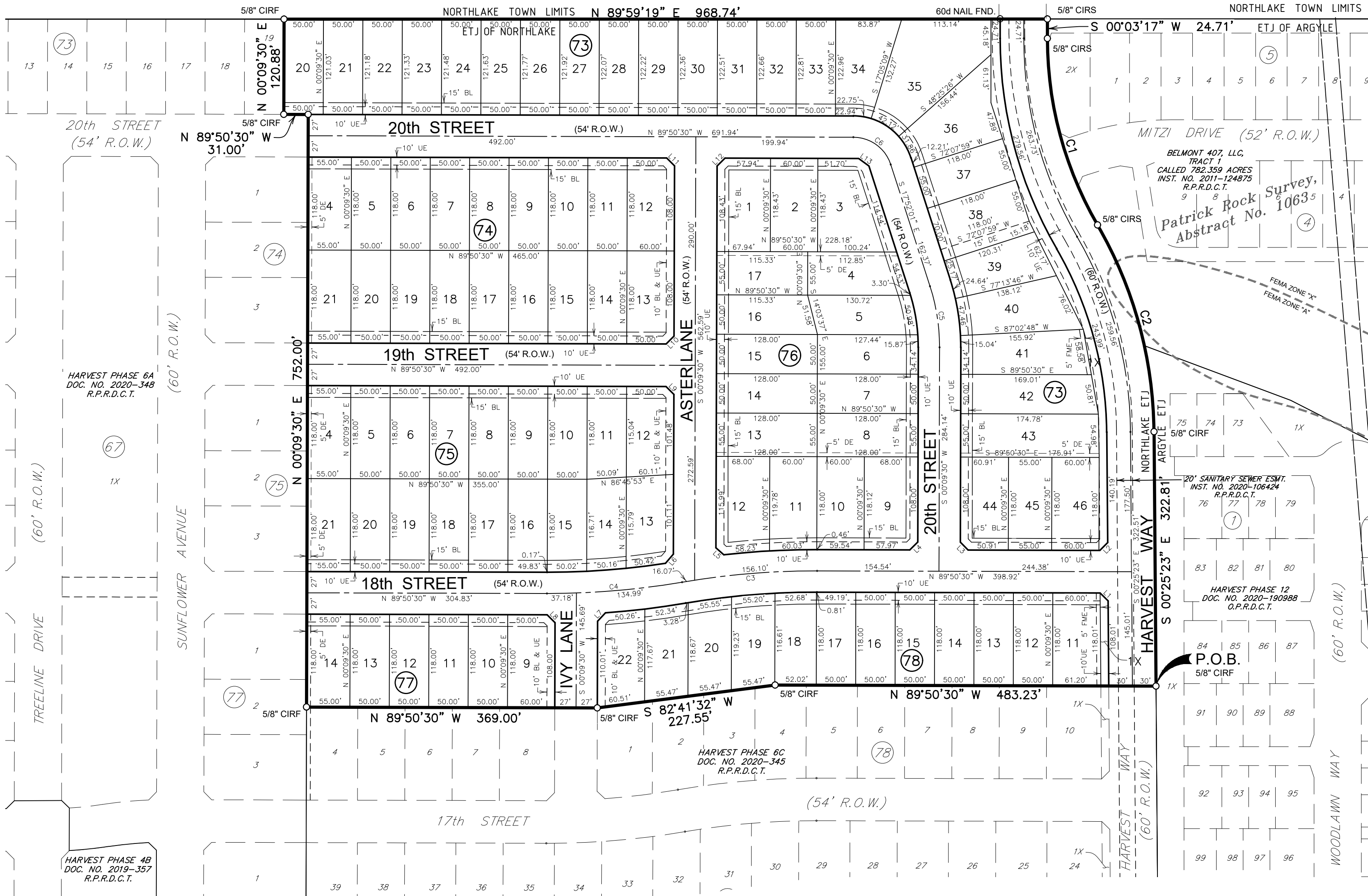
- Approve or take no action (results in approval on October 30, 2021)

GENERAL NOTES:

- Bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone 4202, per monuments found for the Final Plat of Harvest Phase I, as recorded in Instrument No. 2013-166, R.P.R.D.C.T.
- All side lot lines are perpendicular or radial to street frontage unless otherwise noted Not Radial (NR).
- All lots shown are Single-Family residential unless otherwise designated with an "X" with the lot number. all "X" lots are open space lots.
- 5' side and rear yard setbacks required on all residential lots unless otherwise noted.
- All common areas to be owned by the Home Owners Association, and/or by the Belmont Fresh Water Supply District No. 1 of Denton County. All open spaces to be maintained by the Home Owners Association, Belmont Fresh Water Supply District No. 1 of Denton County, and/or the Public Improvement District.
- All Dedicated Public Roads Will Be Maintained By The Belmont Fresh Water Supply District No. 1 of Denton County.
- No Direct Residential Driveway Access to Old Justin Road or Harvest Way is Allowed.
- All Lots shown on this Plat are within Zone 3 as Identified in the Harvest Development Agreement dated 9-27-2012. All setbacks shall conform with the Zone 3 Requirements of Section 5.1 Residential Development Standards Table of Harvest Development Code unless a more Restrictive Setback is identified on the Plat with a Building Line.
- This property is mostly in Zone X, Areas determined to be outside the 0.2% annual chance floodplain per FIRM Panel No. 48121C0505G, Revised April 18, 2011 for Denton County, Texas.



TMRY RIDGE LIMITED PARTNERSHIP
(PHASES 1 & 2)
CALLED 151.637 ACRES
INST. NO. 2018-93627
R.P.R.D.C.T.



LINE TABLE

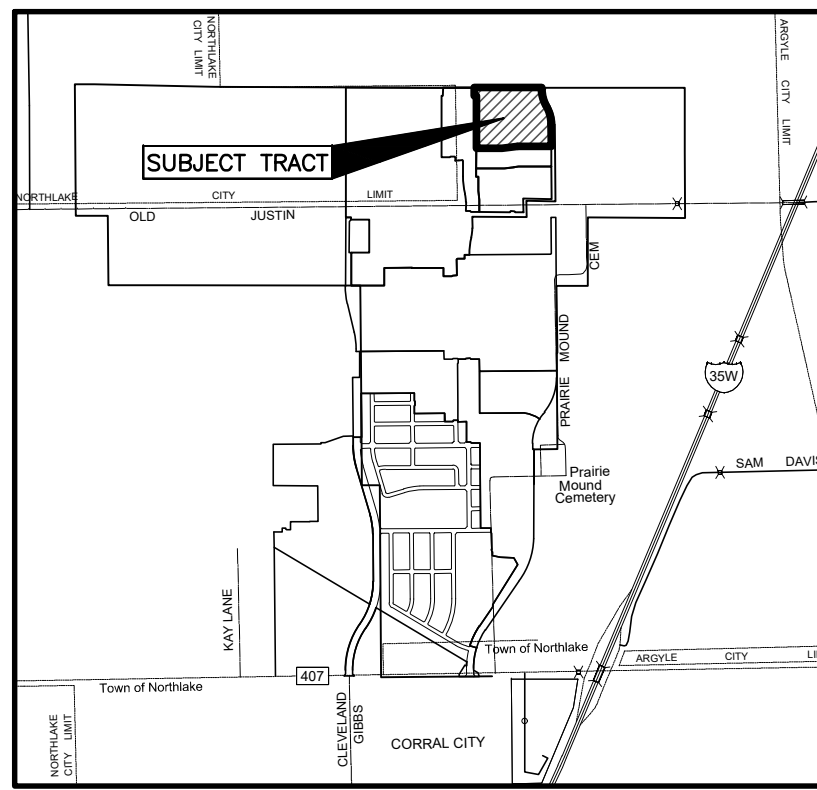
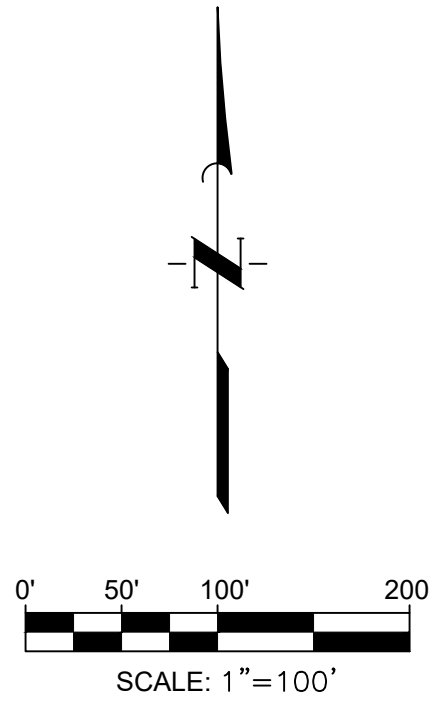
LINE	BEARING	DISTANCE
L1	S 45°07'56" E	14.21'
L2	N 44°52'04" E	14.07'
L3	N 44°50'30" W	14.14'
L4	N 45°09'30" E	14.14'
L5	N 48°16'37" W	13.37'
L6	N 40°32'44" E	15.43'
L7	S 43°13'40" W	14.61'
L8	S 44°50'30" E	14.14'
L9	N 44°50'30" W	14.14'
L10	N 45°09'30" E	14.14'
L11	N 44°50'30" W	14.14'
L12	N 45°09'30" E	14.14'
L13	N 53°51'15" W	16.18'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	470.00'	247.91'	245.04'	S 15°03'22" E	30°13'17"	126.91'
C2	530.00'	275.14'	272.06'	S 15°17'42" E	29°44'38"	140.74'
C3	1000.00'	172.17'	171.95'	S 85°13'34" W	9°51'52"	86.30'
C4	1000.00'	172.17'	171.95'	S 85°13'34" W	9°51'52"	86.30'
C5	250.00'	78.65'	78.33'	N 08°51'15" W	18°01'31"	39.65'
C6	50.00'	62.81'	58.76'	N 53°51'15" W	71°58'29"	36.31'

LAND USE TABLE

LAND USE	ACREAGE	LOTS
RESIDENTIAL	14.770	98
HOA/OPEN SPACE	0.267	2
STREET - ROW	5.382	-
TOTAL	20.419	100

VICINITY MAP
N.T.S.

LEGEND

- POB
CM
R.O.W.
VOL.
PG.
ESMT
IRF
CIRF
CIRS
- BL
UE
SSE
DE
WLE
NR
D.R.D.C.T.
R.P.R.D.C.T.
O.R.D.C.T.
C.C.F.
FME
VAM
- ①
FME
- POINT OF BEGINNING
CONTROL MONUMENT
RIGHT OF WAY
VOLUME
PAGE
EASEMENT
IRON ROD FOUND
CAPPED IRON ROD FOUND
5/8" IRON ROD WITH CAP
STAMPED "JONES CARTER" SET
BUILDING LINE
UTILITY EASEMENT
SANITARY SEWER EASEMENT
DRAINAGE EASEMENT
WATERLINE EASEMENT
NON-RADIAL LOT LINE
DEED RECORDS, DENTON COUNTY, TEXAS
REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
OFFICIAL RECORDS, DENTON COUNTY, TEXAS
COUNTY CLERK FILE NUMBER
FENCE MAINTENANCE EASEMENT
VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
- DENOTES CHANGE IN STREET NAME
- BLOCK NUMBER
- 5' FENCE MAINTENANCE EASEMENT

RESIDENTIAL LOTS
50' LOTS = 66
55' LOTS = 23
60' LOTS = 9
TOTAL = 98

PRELIMINARY PLAT
OF
HARVEST PHASE 11A

LOTS 1X & 20-46, BLOCK 73; LOTS 4-21, BLOCK 74;
LOTS 4-21, BLOCK 75; LOTS 1-17, BLOCK 76;
LOTS 9-14, BLOCK 77
AND LOTS 1X & 11-22 BLOCK 78

BEING 20.419 ACRES
SITUATED IN THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063
IN THE
ETJ OF TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
100 LOTS BY USE
(98 RESIDENTIAL AND 2 NON-RESIDENTIAL
/OPEN SPACE LOTS)

JUNE 2021



DEVELOPER / OWNER:
BELMONT 407, LLC
3000 TURTLE CREEK BLVD.
DALLAS, TEXAS 75219
PHONE: (972) 201-2800

ENGINEER / SURVEYOR:



OWNER'S CERTIFICATION

STATE OF TEXAS:
COUNTY OF DENTON:

WHEREAS, Belmont 407, LLC, is the owner of a 20.419 acre tract of land situated in the Patrick Rock Survey, Abstract No. 1063, Denton County Texas, and being a part of a called 782.359 acre tract of land as described in deed to Belmont 407, LLC, as recorded in Document No. 2011-124875 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "Jones|Carter" found for the northeast corner of Harvest Phase 6C, recorded in Document No. 2020-345, R.P.R.D.C.T.;

THENCE North 89 Degrees 50 Minutes 30 Seconds West, along the north line of said Harvest Phase 6C, a distance of 483.23 feet to a 5/8" iron rod with cap stamped "Jones|Carter" found for corner;

THENCE South 82 Degrees 41 Minutes 32 Seconds West, continuing along the north line of Harvest Phase 6C, a distance of 227.55 feet to a 5/8" iron rod with cap stamped "Jones|Carter" found for corner;

THENCE North 89 Degrees 50 Minutes 30 Seconds West, continuing along the north line of Harvest Phase 6C, a distance of 369.00 feet to a 5/8" iron rod with cap stamped "Jones|Carter" found for the northwest corner of Harvest Phase 6C, same being the east line of Harvest Phase 6A, recorded in Document No. 2020-348, R.P.R.D.C.T.;

THENCE North 00 Degrees 09 Minutes 30 Seconds East, along the east line of said Harvest Phase 6A, a distance of 752.00 feet to a 5/8" iron rod with cap stamped "Jones|Carter" found for corner in the northern right-of-way line of 20th Street;

THENCE North 89 Degrees 50 Minutes 30 Seconds West, along said northern right-of-way line of 20th Street, a distance of 31.00 feet to a 5/8" iron rod with cap stamped "Jones|Carter" found for corner in said northern right-of-way;

THENCE North 00 Degrees 09 Minutes 30 Seconds East, along the east line of said Harvest Phase 6A, a distance of 120.88 feet to a 5/8" iron rod with cap stamped "Jones|Carter" found for corner in the south line of a called 151.637 acre tract of land described in deed to TMRY Ridge Limited Partnership, recorded in Instrument No. 2018-93827, R.P.R.D.C.T., and being in the north line of the Northlake Town Limits;

THENCE North 89 Degrees 59 Minutes 19 Seconds East, along the south line of said 151.637 acre tract, passing a found 60d nail at 908.74 feet, continuing on for a total distance of 968.74 feet to a 5/8" iron rod with cap stamped "Jones|Carter" set in the south line of said 151.637 acre tract, same being the north line of said 782.359 acre tract;

THENCE South 00 Degrees 03 Minutes 17 Seconds West, across said 782.359 acre tract, a distance of 24.71 feet to a 5/8" iron rod with cap stamped "Jones|Carter" set at the beginning of a tangent curve to the left;

THENCE Southeasterly, along said tangent curve to the left having a central angle of 30 Degrees 13 Minutes 17 Seconds, a radius of 470.00 feet, an arc distance of 247.91 feet and a chord bearing and distance of South 15 Degrees 03 Minutes 22 Seconds East, 245.04 feet to a 5/8" iron rod with cap stamped "Jones|Carter" set at the beginning of a reverse curve to the right;

THENCE Southeasterly, along said reverse curve to the right having a central angle of 29 Degrees 44 Minutes 38 Seconds, a radius of 530.00 feet, an arc distance of 275.14 feet and a chord bearing and distance of South 15 Degrees 17 Minutes 42 Seconds East, 272.06 feet to a 5/8" iron rod with cap stamped "Jones|Carter" found for corner in the western line of Harvest Phase 12, recorded in Document No. 2020-190988, Official Public Records Denton County, Texas, (O.P.R.D.C.T.);

THENCE South 00 Degrees 25 Minutes 23 Seconds East, along said western line of Harvest Phase 12 a distance of 322.81 feet to the POINT OF BEGINNING and containing 889,449 square feet or 20.419 acres of land more or less.

STATE OF TEXAS :
COUNTY OF DENTON :

Now Therefore, know all men by these presents:

That Belmont 407, LLC, acting herein by and through his (its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as **Harvest Phase 11A**, an addition within the extra-territorial jurisdiction of the Town of Northlake, Texas ("Town"), and does hereby dedicate, in fee simple, to Belmont Fresh Water Supply District No. 1 of Denton County ("District") forever, the easements, streets, rights-of-way and public improvements contained therein without warranty, either express or implied. District does hereby dedicate for the public use forever, the easements, the streets, rights-of-way and public improvements contained therein. The streets and alleys, if any, are dedicated for street purposes. The easements, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. Notwithstanding the foregoing, the District does hereby dedicate to the Town of Northlake, Texas, all water and sanitary sewer improvements contained in the right-of-way and easements as shown on this plat in consideration for the Town's agreement to utilize such improvements to serve property within the District. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the District. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easements limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town's use thereof.

Belmont 407, LLC,
a Texas limited liability company

By: _____

Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____, 20____. By _____ of

Belmont 407, LLC, a Texas limited liability company, on behalf of said limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that he executed the same for the purpose of and consideration therein expressed, and in the capacity therein stated.

Given my hand and seal of office, this the _____ day of _____, 20____.

Notary Public, State of Texas

My Commission expires : _____

STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

That I, Eduardo Martinez, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Signature: _____
**PRELIMINARY
FOR REVIEW ONLY.
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE.**

Date: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Eduardo Martinez, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____th day of _____, 20____.

Notary Public in and for the State of Texas

LOT AREA TABLE			
Lot	Block	Area (Sq. Ft.)	Acres
1X	73	10,514	0.241
20	73	6,048	0.139
21	73	6,055	0.139
22	73	6,063	0.139
23	73	6,070	0.139
24	73	6,077	0.140
25	73	6,085	0.140
26	73	6,092	0.140
27	73	6,100	0.140
28	73	6,107	0.140
29	73	6,115	0.140
30	73	6,122	0.141
31	73	6,129	0.141
32	73	6,137	0.141
33	73	6,144	0.141
34	73	8,040	0.185
35	73	13,636	0.313
36	73	9,031	0.207
37	73	6,490	0.149
38	73	6,490	0.149
39	73	6,941	0.159
40	73	8,499	0.195
41	73	8,598	0.197
42	73	8,512	0.195
43	73	9,644	0.221
44	73	7,137	0.164
45	73	6,490	0.149
46	73	7,080	0.163
4	74	6,490	0.149
5	74	5,900	0.135
6	74	5,900	0.135
7	74	5,900	0.135
8	74	5,900	0.135
9	74	5,900	0.135
10	74	5,900	0.135
11	74	5,900	0.135
12	74	7,030	0.161
13	74	7,030	0.161
14	74	5,900	0.135
15	74	5,900	0.135
16	74	5,900	0.135
17	74	5,900	0.135
18	74	5,900	0.135
19	74	5,900	0.135
20	74	5,900	0.135
21	74	6,490	0.149
4	75	6,490	0.149
5	75	5,900	0.135
6	75	5,900	0.135
7	75	5,900	0.135

LOT AREA TABLE			
Lot	Block	Area (Sq. Ft.)	Acres
8	75	5,900	0.135
9	75	5,900	0.135
10	75	5,900	0.135
11	75	5,826	0.134
12	75	6,745	0.155
13	75	6,780	0.156
14	75	5,823	0.134
15	75	5,878	0.135
16	75	5,900	0.135
17	75	5,900	0.135
18	75	5,900	0.135
19	75	5,900	0.135
20	75	5,900	0.135
21	75	6,490	0.149
1	76	7,996	0.184
2	76	7,106	0.163
3	76	9,542	0.219
4	76	6,699	0.154
5	76	6,503	0.149
6	76	6,397	0.147
7	76	6,400	0.147
8	76	7,040	0.162
9	76	7,974	0.183
10	76	7,080	0.163
11	76	7,116	0.163
12	76	8,283	0.190
13	76	7,040	0.162
14	76	6,400	0.147
15	76	6,400	0.147
16	76	6,083	0.140
17	76	6,343	0.146
9	77	7,030	0.161
10	77	5,900	0.135
11	77	5,900	0.135
12	77	5,900	0.135
13	77	5,900	0.135
14	77	6,490	0.149
1X	78	1,130	0.026
11	78	7,151	0.164
12	78	5,900	0.135
13	78	5,900	0.135
14	78	5,900	0.135
15	78	5,900	0.135
16	78	5,900	0.135
17	78	5,900	0.135
18	78	6,187	0.142
19	78	6,500	0.149
20	78	6,557	0.151
21	78	6,486	0.149
22	78	7,063	0.162

APPROVED BY THE NORTHLAKE TOWN COUNCIL ON:

Date _____

Mayor, Town of Northlake

Town Secretary, Town of Northlake

REVIEWED AND APPROVED BY
BELMONT FRESH WATER SUPPLY DISTRICT NO. 1:

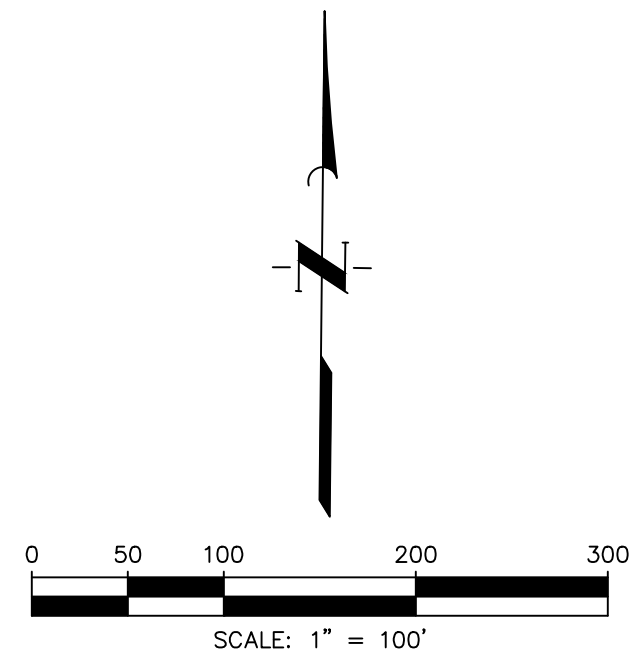
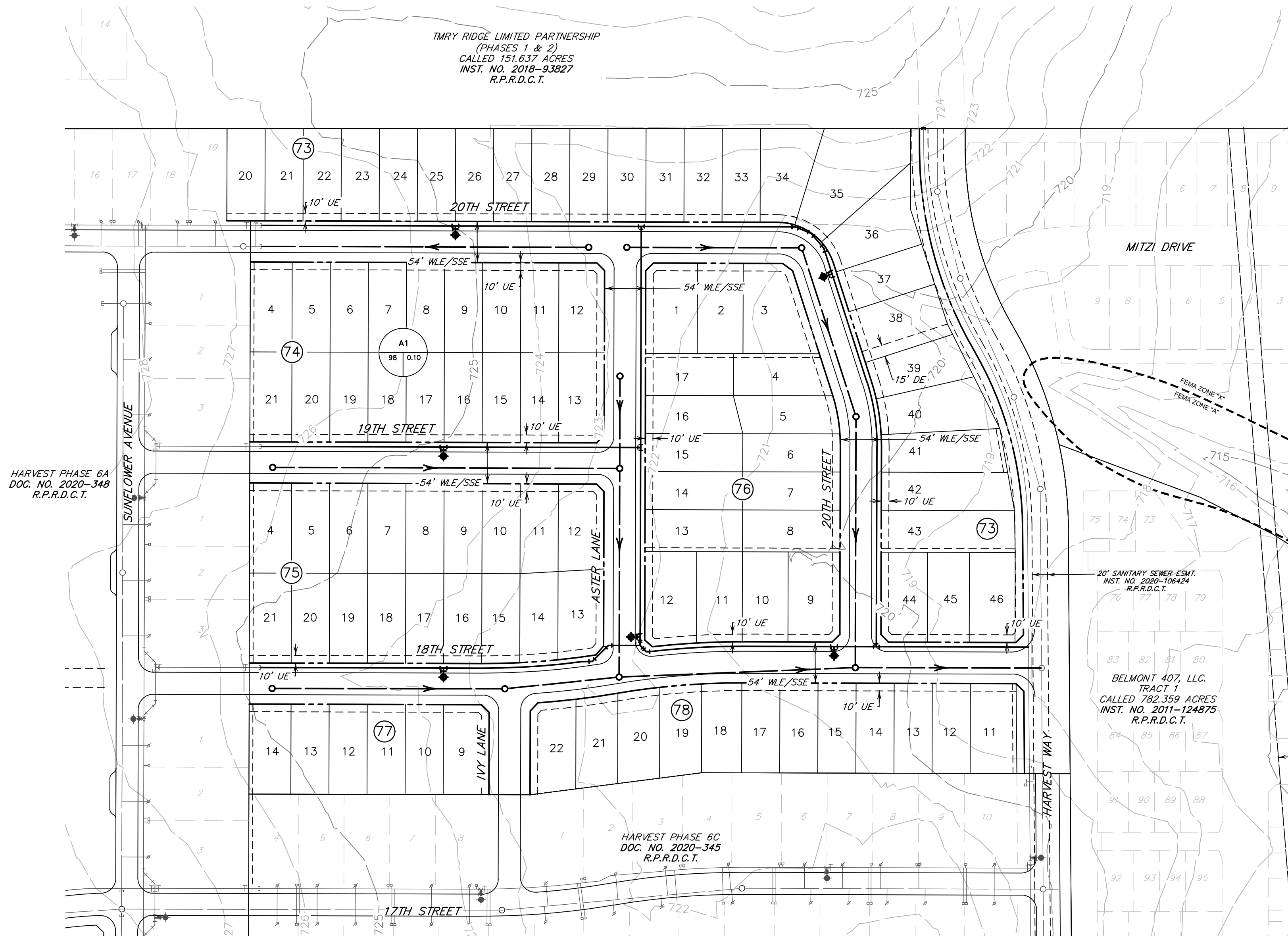
Date _____

DISTRICT ENGINEER
BELMONT FRESH WATER SUPPLY DISTRICT NO. 1



DEVELOPER / OWNER:
BELMONT 407, LLC
3000 TURTLE CREEK BLVD.
DALLAS, TEXAS 75219
PHONE: (972) 201-2800

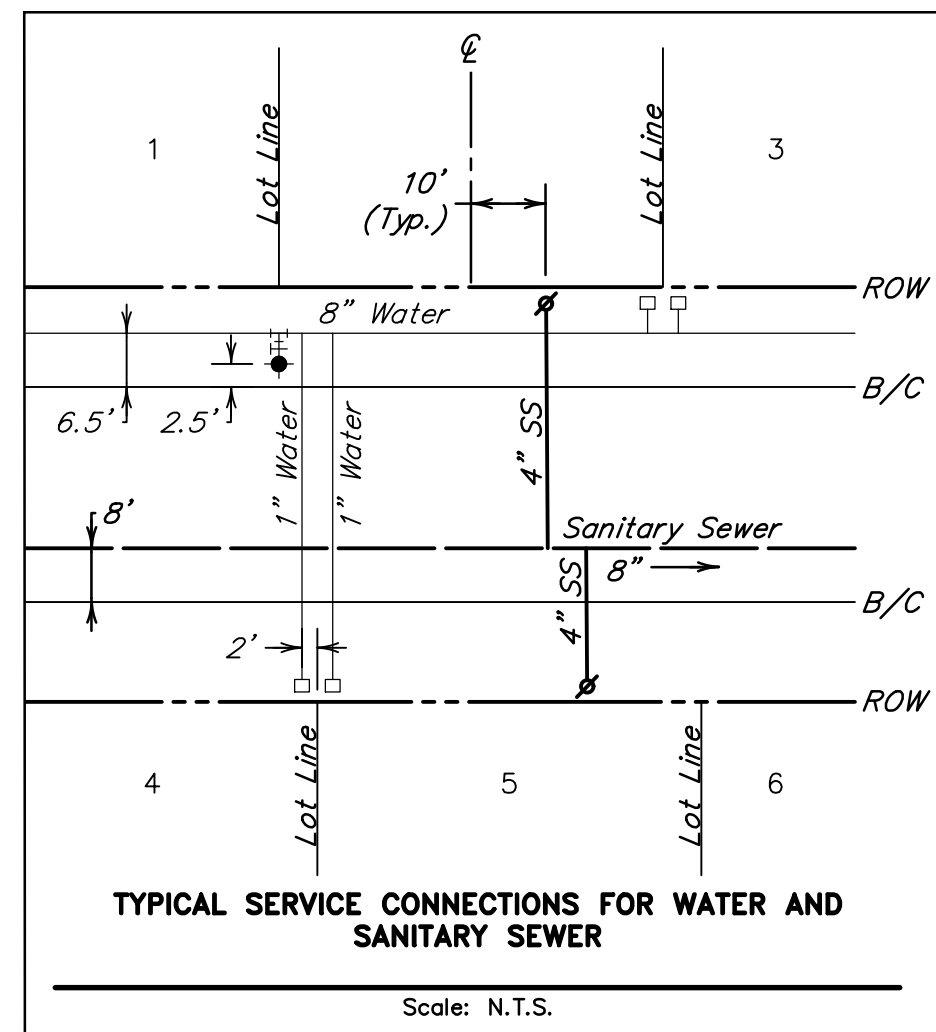
ENGINEER / SURVEYOR:
 JONES CARTER
Texas Board of Professional Engineers and Land Surveyors
Engineer Registration No. F-439, Survey Registration No. 100461-03
2805 Dallas Parkway, Suite 600 - Plano, Texas 75093
972-488-3880



BENCH MARK
BM #70
"X" CUT AT THE NORTHEAST CORNER OF INLET BOX LOCATED IN THE EASTERLY R.O.W. OF HARVEST WAY AND 150'± NORTHEASTERLY FROM THE CENTERLINE OF 8th STREET. ELEVATION 719.58
BM #71
"X" CUT AT THE SOUTHEAST CORNER OF INLET BOX LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF CLEVELAND-GIBBS ROAD AND 13th STREET. ELEVATION 738.54

- LEGEND**
- 745 --- EXISTING MAJOR CONTOUR W/ELEVATION
 - 744 --- EXISTING MINOR CONTOUR W/ELEVATION
 - - - - - EXISTING RIGHT OF WAY
 - - - - - PROPOSED RIGHT OF WAY
 - PROPOSED LOT LINE
 - PROPOSED WATER
 - PROPOSED SANITARY SEWER
 - A1 SERVICE AREA NUMBER
 - 335 0.34 DESIGN LOAD IN MGD
 - SERVICE AREA LOT COUNT
 - > SANITARY SEWER FLOW DIRECTION
 - UE UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - SSE SAN SEW EASEMENT
 - WLE WATER LINE EASEMENT

NOTE:
All Proposed Sanitary Sewer and Water Lines to be 8-inch (8") Unless other wise noted.



HARVEST PHASE 11A PRELIMINARY WATER AND SANITARY SEWER PLAN

Sanitary Sewer Calculations										
Area	Lots	Density	Population	Load (GPD)	Load (GPM)	Average Load (GPM)	Average Load (MGD)	Peak Factor	Design Load (GPM)	Design Load (MGD)
A1	98	2.45	241	103	0.072	17.352	0.02	4	69.41	0.10

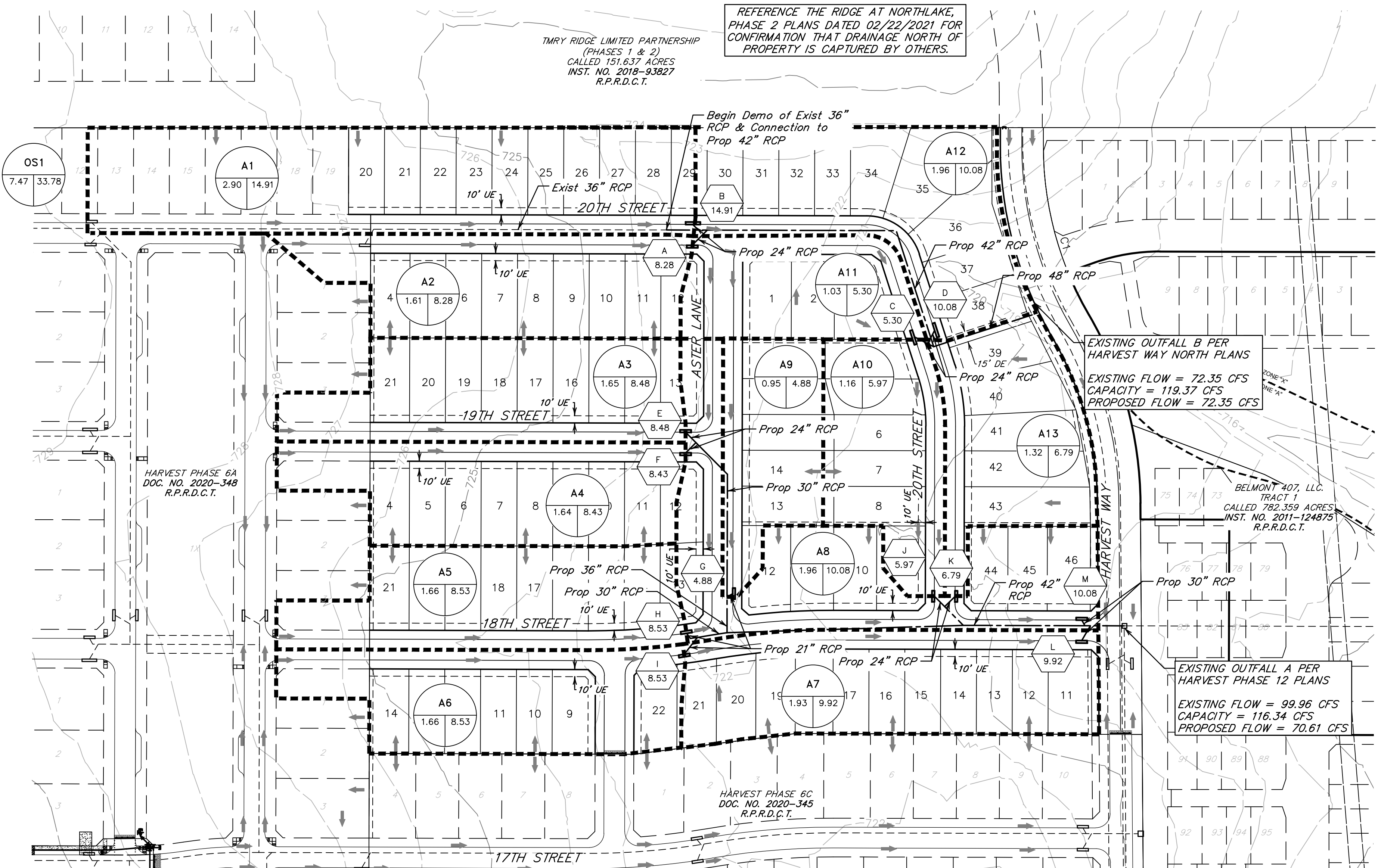
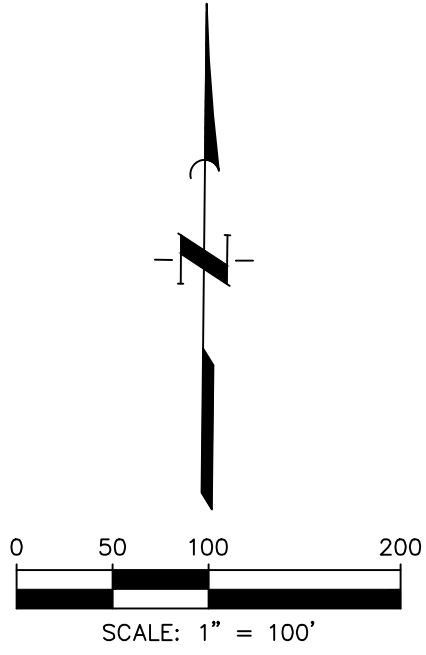
INTERIM REVIEW
Not intended for construction,
bidding or permit purposes.
Engineer: JON KROEHLER, P.E.
P.E. Serial No.: 94247
Date: JUNE 2021



BENCH MARK
BM #70
"X" CUT AT THE NORTHEAST CORNER OF INLET BOX LOCATED IN THE EASTERLY R.O.W. OF HARVEST WAY AND 150'± NORTHEASTERLY FROM THE CENTERLINE OF 8th STREET. ELEVATION 719.58
BM #71
"X" CUT AT THE SOUTHEAST CORNER OF INLET BOX LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF CLEVELAND-GIBBS ROAD AND 13th STREET. ELEVATION 738.54

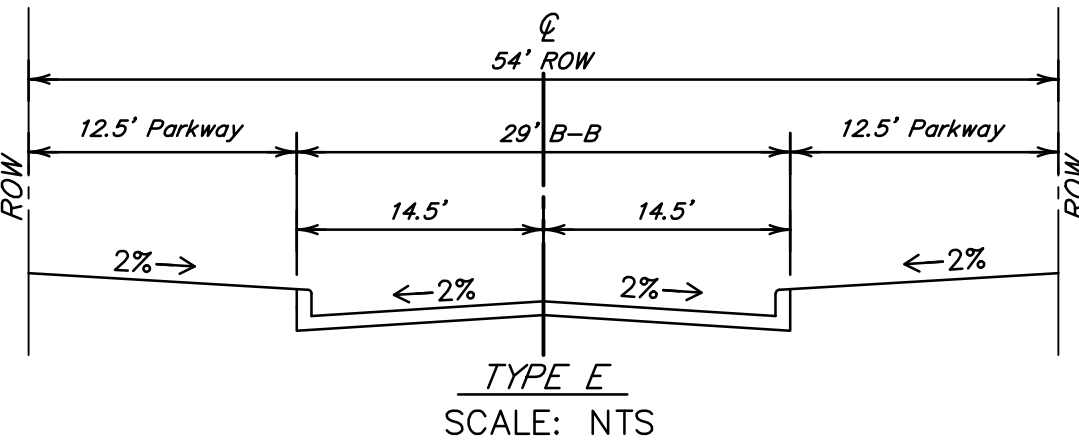
LEGEND

- EXISTING MAJOR CONTOUR W/ELEVATION
- EXISTING MINOR CONTOUR W/ELEVATION
- PROPOSED DRAINAGE AREA
- EXISTING DRAINAGE AREA
- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED STORM CL
- PROP CURB INLET
- DRAINAGE FLOW DIRECTION
- DRAINAGE AREA NUMBER
- 100 YR RUNOFF IN C.F.S.
- DRAINAGE AREA IN ACRES
- DESIGN POINT
- 100YR FLOW
- UTILITY EASEMENT



DRAINAGE AREA CALCULATIONS					
Area No.	Acres	Runoff Coeff.	CA	I ₁₀₀ (in./hr.)	Q ₁₀₀ (c.f.s.)
A1	2.9	0.65	1.89	7.91	14.91
A2	1.61	0.65	1.05	7.91	8.28
A3	1.65	0.65	1.07	7.91	8.48
A4	1.64	0.65	1.07	7.91	8.43
A5	1.66	0.65	1.08	7.91	8.53
A6	1.66	0.65	1.08	7.91	8.53
A7	1.93	0.65	1.25	7.91	9.92
A8	1.96	0.65	1.27	7.91	10.08
A9	0.95	0.65	0.62	7.91	4.88
A10	1.16	0.65	0.75	7.91	5.97
A11	1.03	0.65	0.67	7.91	5.30
A12	1.96	0.65	1.27	7.91	10.08
A13	1.32	0.65	0.86	7.91	6.79
OS1	7.47	0.65	4.86	6.96	33.78

HARVEST PHASE 11A
PRELIMINARY
DRAINAGE PLAN



INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: JON KROEHLER, P.E.
P.E. Serial No.: 94247
Date: JUNE 2021

Texas Board of Professional Engineers Registration No. F-439
4500 Mercantile Plaza Drive, Suite 210 • Fort Worth, Texas 76137
682.268.2200

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: OCTOBER 5, 2021

REF DOC.: NORTHLAKE UNIFIED DEVELOPMENT CODE (UDC); ENGINEERING DESIGN MANUAL (EDM)

SUBJECT: CANYON FALLS LIV DEVELOPMENT MULTIFAMILY RESIDENTIAL PRELIMINARY PLAT (PP-21-007)



GOALS/OBJECTIVES:

- Responsibly Manage Growth; Adhere to the Comprehensive Plan (Council Goal)

PRELIMINARY PLAT INFORMATION:

Owner: NASH Canyon Falls LLC

Applicant: LIV Development, LLC

Engineer/Surveyor: J. Volk Consulting

Current Zoning: Mixed-Use Planned Development (MPD)

Site: Approximately 15.730 acres out of the W. Love Survey, Abstract No. 728, generally located on the east side of Canyon Falls Drive approximately 2,000 feet north of FM 1171.

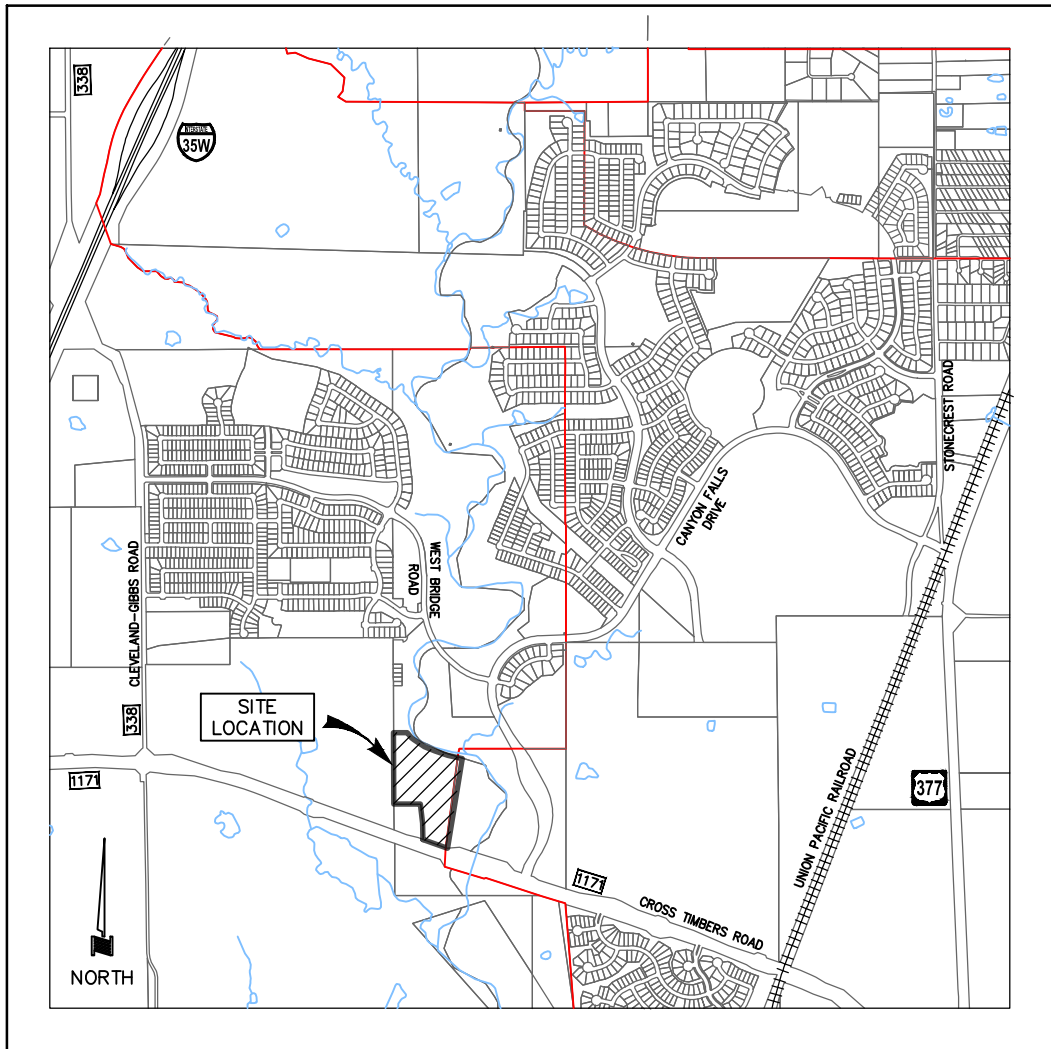
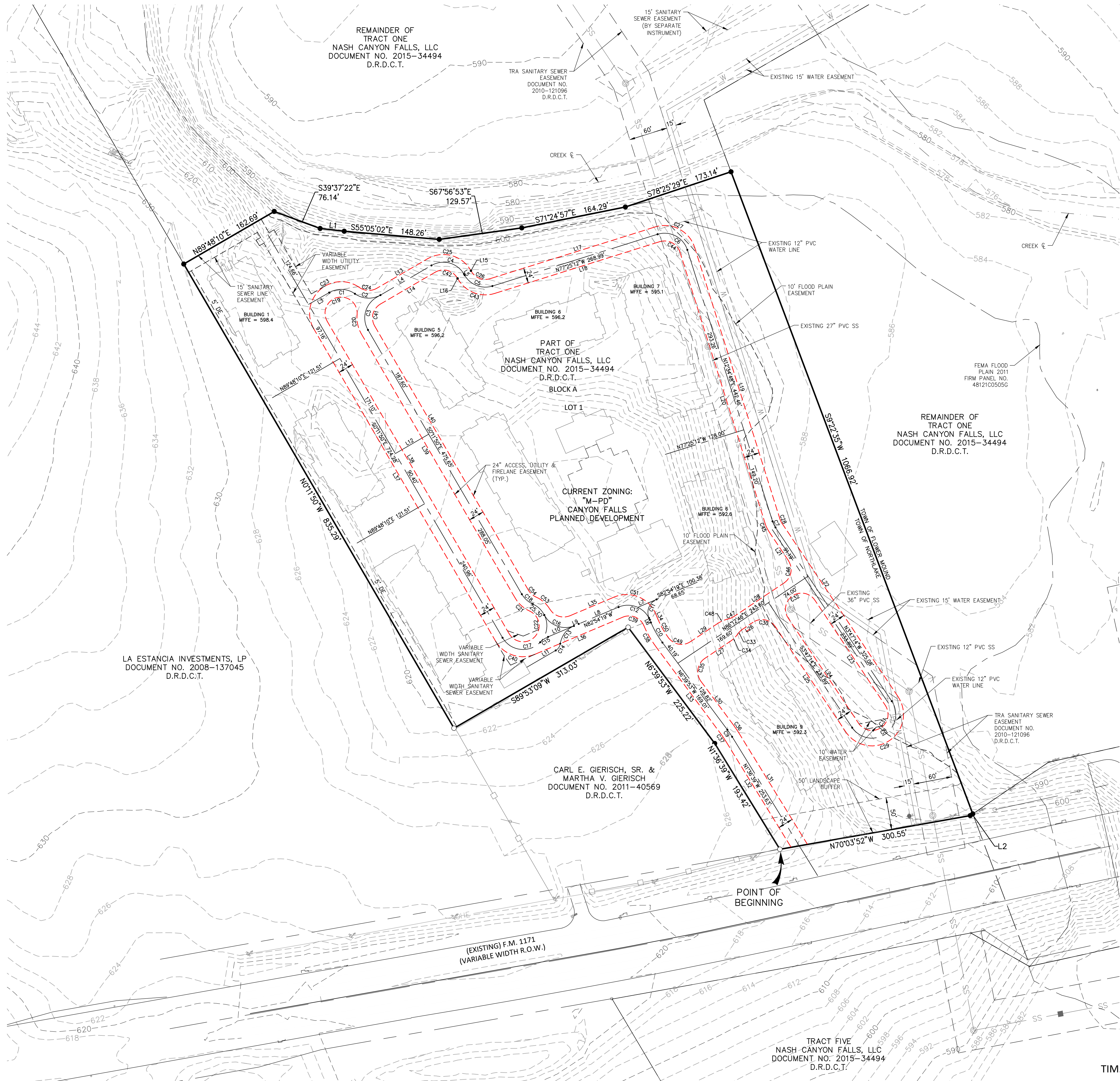
Summary: This application is for a preliminary plat of a multifamily residential development within Canyon Falls. It consists of 300 units. A concept plan was provided with the submittal showing plans for 11 separate buildings. 9 buildings will house multifamily units while the remaining 2 will contain a fitness center and leasing office. Site plans with landscape plans and building elevations will be provided for each building site for separate approvals.

Staff Analysis: The applicant has provided a preliminary plat application in accordance with the requirements of the Unified Development Code (UDC).

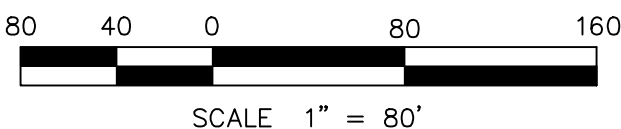
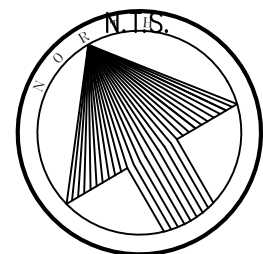
Preliminary plans for storm drainage, water, and sewer, were also submitted with the preliminary plat for review. No paving plan is included with this submittal and is not required since all paving is private. The preliminary plat and plans meet all platting and engineering design requirements.

P&Z ACTIONS:

- Approve if determined to meet all requirements.
- Disapprove or approve with a condition.



VICINITY MAP



LEGEND

- 1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
- CONTROL MONUMENT
- DEED RECORDS, DENTON COUNTY, TEXAS
- PLAT RECORDS, DENTON COUNTY, TEXAS
- DENOTES STREET NAME CHANGE
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- BUILDING LINE
- FIRE LANE

NOTE:
1. BEARINGS BASED ON STATE PLANE COORDINATES (SURFACE) TEXAS NORTH CENTRAL ZONE AS OBSERVED BY TOPCON GPS. A COMBINED SCALE FACTOR OF 1.0001596 SHALL BE USED TO TRANSLATE TO NAD 83 GRID.

PRELIMINARY PLAT
OF

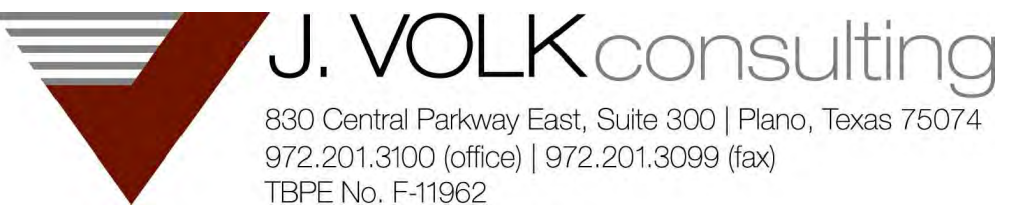
CANYON FALLS LIV DEVELOPMENT

TRACT MU2
BLOCK A, LOT 1,

BEING 15.730 ACRES LOCATED IN THE
W. LOVE SURVEY - ABSTRACT NO. 728
AN ADDITION IN THE
TOWN OF NORTHLAKE,
DENTON COUNTY, TEXAS

August 18, 2021

SHEET P-1



ENGINEER/SURVEYOR:
J. VOLK CONSULTING, INC.
830 CENTRAL PARKWAY EAST, SUITE 300
PLANO, TX 75074
972-201-3100
RYAN.REYNOLDS@JVOLKCONSULTING.COM
TBPLS FIRM NO. 10194033

APPLICANT/DEVELOPER:
LIV DEVELOPMENT, LLC
2204 LAKESHORE DRIVE, SUITE 450
BIRMINGHAM, AL 35209
205-484-2840
JLENTZ@LIVDEV.COM

OWNER:
NASH CANYON FALLS, LLC
10940 WEST SAM HOUSTON PARKWAY
SUITE 300
HOUSTON, TX 77064
214-932-6160

TIM.DURIE@BROOKFIELDPROPERTIESDEVELOPMENT.COM

LEGAL DESCRIPTION:

BEING a tract of land situated in the W. LOVE SURVEY, ABSTRACT NO. 728, Town of Northlake, Denton County, Texas and being part of that tract of land described as Tract One in Deed to NASH Canyon Falls, LLC, as recorded in Document No. 2015-34494, Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a concrete monument found in the north line of Farm to Market Road No. 1171, a variable width right-of-way, for the common southeast corner of that tract of land described in Deed to Carl E. Gierisch, Sr. & Martha V. Gierisch, as recorded in Document No. 2011-40569, Deed Records, Denton County, Texas and an exterior ell corner of said Tract One;

THENCE North 01 degrees 36 minutes 39 seconds West, leaving said north line and with the common east line of said Carl E. Gierisch, Sr. & Martha V. Gierisch tract and west line of said Tract One, a distance of 193.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 06 degrees 39 minutes 53 seconds West, continuing with said common line, a distance of 225.22 feet to a 1/2 inch iron rod with a red plastic cap found for the northeast corner of said Carl E. Gierisch, Sr. & Martha V. Gierisch tract;

THENCE South 89 degrees 53 minutes 09 seconds West, with the common north line of said Carl E. Gierisch, Sr. & Martha V. Gierisch tract and south line of said Tract One, a distance of 313.03 feet to a 1/2 inch iron rod with a red plastic cap found for the northwest corner of said Carl E. Gierisch, Sr. & Martha V. Gierisch tract;

THENCE North 00 degrees 11 minutes 50 seconds West, with the west line of said Tract One, a distance of 835.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 89 degrees 48 minutes 10 seconds East, leaving said west line, a distance of 162.69 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 39 degrees 37 minutes 22 seconds East, a distance of 76.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 53 degrees 26 minutes 28 seconds East, a distance of 37.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 55 degrees 05 minutes 02 seconds East, a distance of 148.26 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 67 degrees 56 minutes 53 seconds East, a distance of 129.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 71 degrees 24 minutes 57 seconds East, a distance of 164.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 78 degrees 25 minutes 29 seconds East, a distance of 173.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 09 degrees 22 minutes 35 seconds West, a distance of 1,066.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the north line of the above mentioned Farm to Market Road No. 1171;

THENCE South 85 degrees 42 minutes 31 seconds West, with said north line, a distance of 4.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

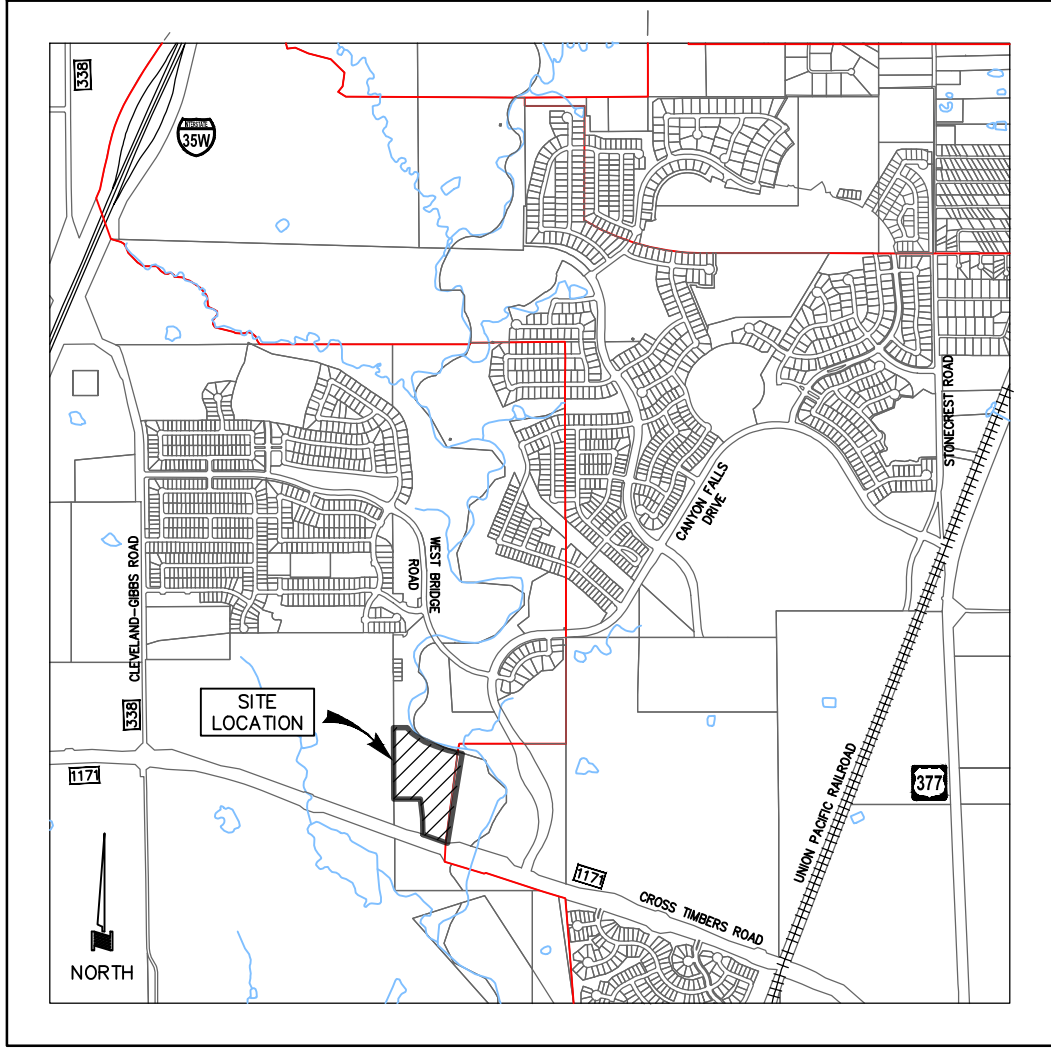
THENCE North 70 degrees 03 minutes 52 seconds West, continuing with said north line, a distance of 300.55 feet to the POINT OF BEGINNING and containing 15.730 acres of land, more or less.

Line Table		
Line	Length	Direction
L1	37.70	S53° 26' 28"E
L2	4.71	S85° 42' 31"W
L3	37.00	N90° 00' 00"E
L4	91.67	N89° 48' 10"E
L5	2.31	S0° 11' 50"E
L6	7.65	N7° 05' 41"E
L7	31.72	N82° 54' 19"W
L8	67.29	N82° 54' 19"W
L9	8.08	N82° 54' 19"W
L10	43.58	N82° 54' 19"W
L11	52.04	N89° 53' 09"E
L12	60.00	N89° 48' 10"E
L13	91.22	N89° 48' 10"E
L14	98.66	N89° 48' 10"E
L15	2.31	S0° 11' 50"E
L16	2.31	S0° 11' 50"E
L17	268.99	N77° 25' 12"W
L18	268.99	N77° 25' 12"W
L19	442.46	S12° 34' 48"W
L20	442.46	S12° 34' 48"W

Line Table		
Line	Length	Direction
L21	54.02	S3° 47' 14"E
L22	325.14	S3° 47' 14"E
L23	196.89	S3° 47' 14"E
L24	196.89	N3° 47' 14"W
L25	196.89	S3° 47' 14"E
L26	20.03	N86° 12' 46"E
L27	46.67	N86° 12' 46"E
L28	94.03	N86° 12' 46"E
L29	50.90	N86° 12' 46"E
L30	84.91	N6° 39' 53"W
L31	204.04	N1° 36' 39"W
L32	194.57	N1° 36' 39"W
L33	169.01	N6° 39' 53"W
L34	7.65	N7° 05' 41"E
L35	74.86	N82° 54' 19"W
L36	148.17	S82° 54' 19"E
L37	561.53	S0° 11' 50"E
L38	562.58	N0° 11' 50"W
L39	475.88	S0° 11' 50"E
L40	475.66	S0° 11' 50"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	42.29	37.00	065°29'22"	40.03	N57° 15' 19"W
C2	42.42	37.00	065°41'13"	40.13	S57° 21' 14"E
C3	58.12	37.00	090°00'00"	52.33	S44° 48' 10"W
C4	58.12	37.00	090°00'00"	52.33	N45° 11' 50"W
C5	49.87	37.00	077°13'22"	46.18	S38° 48' 31"E
C6	58.12	37.00	090°00'00"	52.33	N32° 25' 12"W
C7	10.57	37.00	016°22'02"	10.53	S04° 23' 47"W
C8	116.24	37.00	180°00'00"	74.00	N86° 12' 46"E
C9	13.23	150.00	005°03'13"	13.23	N04° 08' 16"W
C10	36.02	150.00	013°45'34"	35.94	S00° 12' 54"W
C11	34.56	22.00	090°00'00"	31.11	S52° 05' 41"W
C12	58.12	37.00	090°00'00"	52.33	N37° 54' 19"W
C13	36.35	35.33	058°57'11"	34.77	S67° 37' 06"W
C14	13.25	14.67	051°44'39"	12.80	N64° 00' 50"E
C15	14.95	37.00	023°09'15"	14.85	S85° 31' 04"W
C16	55.14	37.00	085°22'47"	50.17	S40° 12' 55"E
C17	139.37	37.00	215°49'29"	70.41	N71° 53' 25"E
C18	23.13	37.00	035°49'29"	22.76	S18° 06' 35"E
C19	94.09	25.00	215°37'38"	47.60	N72° 11' 11"W
C20	30.64	49.00	035°49'28"	30.14	S17° 42' 54"W
C21	30.64	49.00	035°49'29"	30.14	S18° 06' 35"E
C22	94.17	25.00	215°49'29"	47.58	N71° 53' 25"E
C23	133.14	49.00	155°41'12"	95.80	S77° 38' 46"W
C24	28.66	25.00	065°41'12"	27.12	S57° 21' 14"E
C25	76.97	49.00	090°00'00"	69.30	N45° 11' 50"W
C26	33.69	25.00	077°13'22"	31.20	S38° 48' 31"E
C27	76.97	49.00	090°00'00"	69.30	N32° 25' 12"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C28	7.14	25.00	016°22'02"	7.12	S04° 23' 47"W
C29	153.94	49.00	180°00'00"	98.00	N86° 12' 46"E
C30	36.46	25.00	083°34'16"	33.32	N45° 34' 22"W
C31	78.54	25.00	180°00'00"	50.00	N86° 12' 46"E
C32	78.54	25.00	179°59'57"	50.00	S86° 12' 45"W
C33	9.24	25.00	021°10'58"	9.19	S75° 37' 17"W
C34	18.12	49.00	021°10'58"	18.01	N75° 37' 17"E
C35	40.53	25.00	092°52'39"	36.23	S39° 46' 27"W
C36	14.29	162.00	005°03'13"	14.28	N04° 08' 16"W
C37	12.17	138.00	005°03'13"	12.17	N04° 08' 16"W
C38	38.90	162.00	013°45'34"	38.81	S00° 12' 54"W
C39	39.22	25.00	089°53'31"	35.32	N37° 57' 33"W
C40	70.73	49.00	082°42'29"	64.75	S41° 33' 05"E
C41	39.27	25.00	090°00'00"	35.36	S44° 48' 10"W
C42	39.27	25.00	090°00'00"	35.36	N45° 11' 50"W
C43	66.04	49.00	077°13'22"	61.16	S38° 48' 31"E
C44	39.27	25.00	090°00'00"	35.36	N32° 25' 12"W
C45	14.00	49.00	016°22'02"	13.95	S04° 23' 47"W
C46	39.44	25.00	090°23'14"	35.48	N41° 01' 06"E
C47	9.24	25.00	021°10'58"	9.19	S83° 11' 45"E
C48	18.12	49.00	021°10'58"	18.01	N83° 11' 45"W
C49	38.01	25.00	087°07'21"	34.46	S50° 13' 33"E
C50	33.14	138.00	013°45'34"	33.06	S00° 12' 54"W
C51	76.97	49.00	090°00'00"	69.30	N37° 54' 19"W
C52	35.55	25.00	081°28'56"	32.63	S42° 09' 51"E
C53	29.59	49.00	034°35'56"	29.14	N18° 43' 21"W
C54	15.63	25.00	035°49'29"	15.38	S18° 06' 35"E



VICINITY MAP
N.T.S.

APPROVED BY THE TOWN COUNCIL ON:

Date

Mayor, Town of Northlake

Town Secretary, Town of Northake

PRELIMINARY PLAT
OF

CANYON FALLS LIV DEVELOPMENT

TRACT MU2
BLOCK A, LOT 1,

BEING 15.730 ACRES LOCATED IN THE
W. LOVE SURVEY - ABSTRACT NO. 728
AN ADDITION IN THE
TOWN OF NORTHLAKE,
DENTON COUNTY, TEXAS

August 18, 2021

SHEET P-2



J. VOLKconsulting

830 Central Parkway East, Suite 300 | Plano, Texas 75074
972.201.3100 (office) | 972.201.3099 (fax)
TBPE No. F-11962

ENGINEER/SURVEYOR:
J. VOLK CONSULTING, INC.
830 CENTRAL PARKWAY EAST, SUITE 300
PLANO, TX 75074
972-201-3100
RYAN.REYNOLDS@JVOLKCONSULTING.COM
TBPLS FIRM NO. 10194033

APPLICANT/DEVELOPER:
LIV DEVELOPMENT, LLC
2204 LAKESHORE DRIVE, SUITE 450
BIRMINGHAM, AL 35209
205-484-2840
JLENTZ@LIVDEV.COM

OWNER:
NASH CANYON FALLS, LLC
10940 WEST SAM HOUSTON PARKWAY
SUITE 300
HOUSTON, TX 77064
214-932-6160
TIM.DURIE@BROOKFIELDPROPERTIESDEVELOPMENT.COM

PLANNING & ZONING COMMISISONER ITEM E

DATE: OCTOBER 5, 2021

ITEM: ADJOURNMENT

