1. 5:30 P.M. Planning & Zoning Commission Agenda 11/30/21

Documents:

AGENDA.PDF

1.I. 5:30 PM Planning & Zoning Commission Packet 11/30/21

Documents:

PZ PACKET 11_30_2021.PDF

Chris Amarante, Commissioner
Aaron Fowler, Commissioner

Michaela Monson, Chairperson

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

PLANNING & ZONING COMMISSION AGENDA
November 30, 2021
5:30 PM
Northlake Town Hall
1500 Commons Circle, Suite 300
Northlake, Texas 76226

A. CALL TO ORDER

B. BRIEFING
1. Master Thoroughfare Plan Update: Land Use Assumptions and Capital Improvement Plan (CIP) Briefing – Consider and provide guidance to staff for land use assumption and CIP in relation to the five-year Master Thoroughfare Plan update. Consider schedule and future actions to adopt amended Master Thoroughfare Plan and Impact Fees

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 the minutes from the Special Called Planning and Zoning Commission meeting held on October 26, 2021

2. Consider a Final Plat of Harvest, Phase 9, a proposed residential development consisting of 44 residential lots on a 32.435-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located on the north side of Old Justin Road approximately 1500 feet east of Schober Road in the extraterritorial jurisdiction of the Town of Northlake. Belmont 407, LLC is the owner/applicant/ developer. Jones & Carter is the engineer/surveyor. Case # FP 21-014

3. Consider a Final Plat of Harvest, Phase 10, a proposed residential development consisting of 63 residential lots on a 20.950-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located approximately 900 feet north of Old Justin Road and 1500 feet east of Schober Road in the extraterritorial jurisdiction of the Town of Northlake. Belmont 407, LLC is the owner/applicant/ developer. Jones & Carter is the engineer/surveyor. Case # FP 21-015

4. Consider a Final Plat of Harvest, Phase 11A, a proposed residential development consisting of 98 residential lots on a 19.220-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located north of 17th Street and east of Sunflower Avenue in the extraterritorial jurisdiction of the Town of Northlake. Belmont 407, LLC is the owner/applicant. Jones & Carter is the engineer/surveyor. Case # FP 21-010

5. Consider a Final Plat of Harvest, Phase 11B, a proposed residential development consisting of 46 residential lots on a 8.704-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located north of 19th Street and east of Cleveland-Gibbs Road in the extraterritorial jurisdiction of the Town of Northlake. Belmont 407, LLC is the owner/applicant. Jones & Carter is the engineer/surveyor. Case # FP 21-011

6. Consider a Preliminary Plat of Harvest, Phase 14, a proposed residential development consisting of 44 residential lots on a 18.588-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located on the south side of Old Justin Road approximately 300 feet east of Flanagan Farm Drive in the extraterritorial jurisdiction of the Town of Northlake. Toll Southwest, LLC and Taylor Morrison of Texas, Inc. are the owner/applicants. Hillwood Communities is the developer. Jones & Carter is the engineer/surveyor. Case # PP 21-008

7. Consider a Preliminary Plat of Harvest, Phase 15, a proposed residential development consisting of 16 residential lots on a 28.457-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located north of Old Justin Road approximately 500 feet east of Schober Road in the extraterritorial jurisdiction of the Town of Northlake. Toll Southwest, LLC and Taylor Morrison of Texas, Inc. are the owner/applicants. Hillwood Communities is the developer. Jones & Carter is the engineer/surveyor. Case # PP 21-009

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 November 23, 2021, by 5:00 pm in accordance with Chapter 551, Texas Government Code.

Mary J. Kayser

_____

Mary Kayser, Town Secretary

Chris Amarante, Commissioner
Aaron Fowler, Commissioner

Michaela Monson, Chairperson

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

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3. Consider a Final Plat of Harvest, Phase 10, a proposed residential development consisting of 63 residential lots on a 20.950-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located approximately 900 feet north of Old Justin Road and 1500 feet east of Schober Road in the extraterritorial jurisdiction of the Town of Northlake. Belmont 407, LLC is the owner/applicant/ developer. Jones & Carter is the engineer/surveyor. Case # FP 21-015

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6. Consider a Preliminary Plat of Harvest, Phase 14, a proposed residential development consisting of 44 residential lots on a 18.588-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located on the south side of Old Justin Road approximately 300 feet east of Flanagan Farm Drive in the extraterritorial jurisdiction of the Town of Northlake. Toll Southwest, LLC and Taylor Morrison of Texas, Inc. are the owner/applicants. Hillwood Communities is the developer. Jones & Carter is the engineer/surveyor. Case # PP 21-008

7. Consider a Preliminary Plat of Harvest, Phase 15, a proposed residential development consisting of 16 residential lots on a 28.457-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located north of Old Justin Road approximately 500 feet east of Schober Road in the extraterritorial jurisdiction of the Town of Northlake. Toll Southwest, LLC and Taylor Morrison of Texas, Inc. are the owner/applicants. Hillwood Communities is the developer. Jones & Carter is the engineer/surveyor. Case # PP 21-009

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Mary J. Kayser

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Mary Kayser, Town Secretary

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: NOVEMBER 30, 2021

REF #: NORTHLAKE COMPREHENSIVE PLAN (AS AMENDED); MASTER THOROUGHFARE PLAN UPDATE (AS AMENDED)

SUBJECT: MASTER THOROUGHFARE PLAN UPDATE: LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENT PLAN BRIEFING

GOALS/OBJECTIVES:

- Responsibly Manage Growth; Adhere to the Comprehensive Plan (Council Goal)
- Systematically Invest in Infrastructure: Maintain and improve public roadways (Council Goal)

MASTER THOROUGHFARE PLAN (MTP) UPDATE INFORMATION:

- Current MTP Background
  - Informed by Comprehensive Plan future land use plan
  - Thoroughfare types and alignments to serve future development per Comprehensive Plan
  - Amendments approved to update Master Thoroughfare Plan map (approved March 10, 2016):
    - November 10, 2016 - revise Cleveland-Gibbs Road bridge at IH 35W
    - May 11, 2017 - reflect Pecan Square alignments and Comp Plan update
    - July 22, 2021 - reflect Catherine Branch Industrial Area alignment and Comp Plan update
    - October 28, 2021 - reflect offset intersection at Strader and Florance
- MTP Update Process
  - Required by Texas State statute every five years
  - Planning and Zoning Commission serving as Capital Improvement Advisory Committee (CIAC)
  - CIAC reviews land use assumptions (LUA) and capital improvement plan (CIP) for applicability
  - CIAC reviews roadway impact fee ordinance based on LUAs and CIP
  - CIAC provides written recommendation to Town Council on LUAs, CIP, and impact fees

NEXT STEPS:

- January 4, 2022, P&Z Commission meeting, provide written comments to Council
- January 27, 2002, Town Council meeting, hold public hearing and consider MTP Update

P&Z DIRECTION:

- Provide guidance on development trends impact on roadway system over next five years

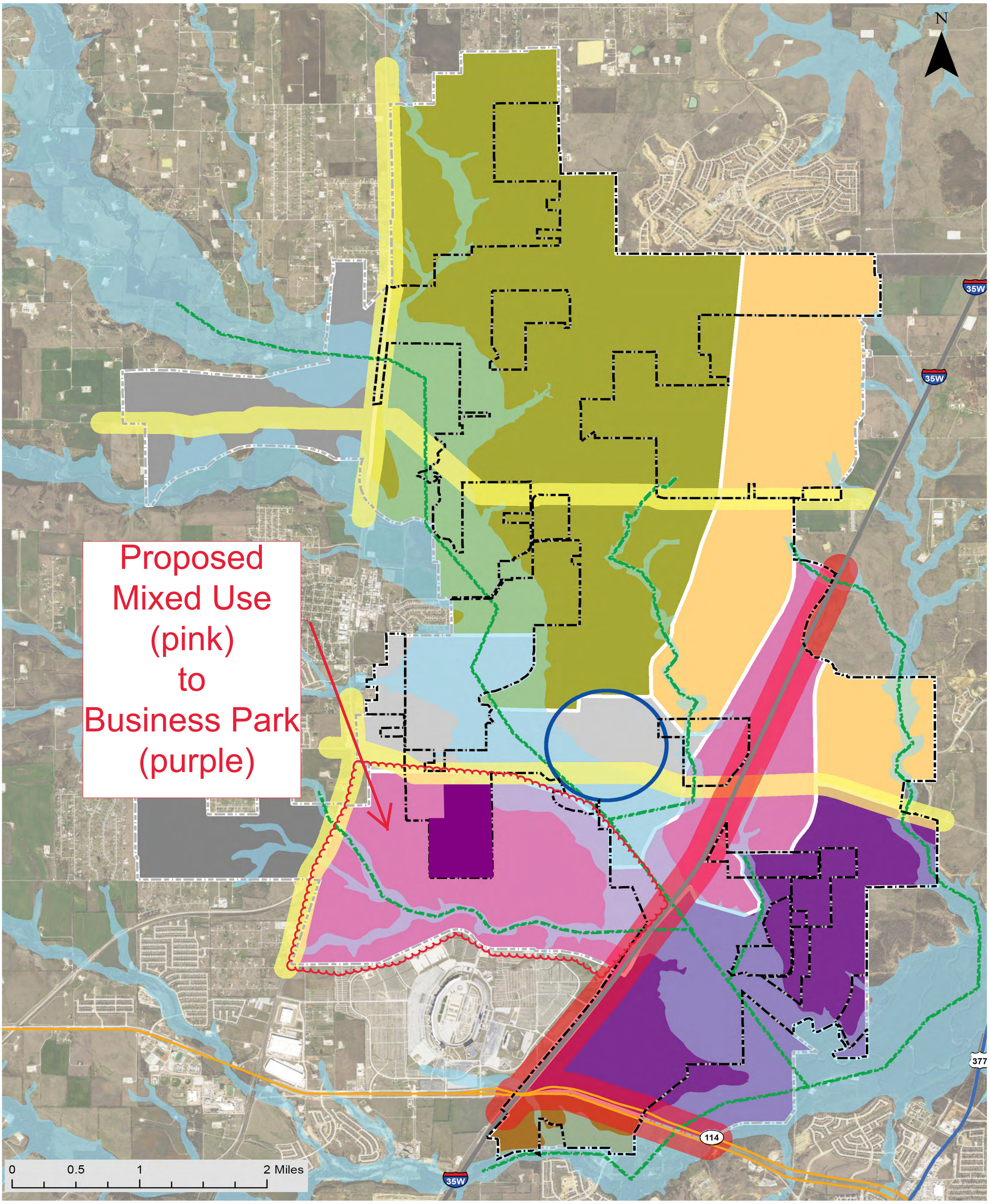
ATTACHMENTS:

- Comprehensive Plan Character Area map (as amended 2021)
- Master Thoroughfare Plan and Roadway Impact Fee Study (2016)
- Current Master Thoroughfare Plan map (as amended 2021)
- Proposed roadway projects chart and map

Northlake Comprehensive Plan - Pathway to 2040

Adopted December 8, 2016

Vision: Northlake is a town that honors its rural legacy while attracting a multi-generational, family oriented and highly engaged population through policies that promote responsible growth, self-reliance, and a diversified tax base.



CITY LIMIT

ETJ

PATHWAY to 2040

SPECIAL AREAS

- TRAIL CORRIDORS
- FLOOD PLAIN
- TOWN CENTER
- HWY CORRIDORS
- ARTERIAL CORRIDORS

CHARACTER AREAS

- RANCH PRESERVATION
- NEIGHBORHOOD RESIDENTIAL
- WORKFORCE RESIDENTIAL
- TRANSITIONAL MARKET DEPENDENT
- TRANSITIONAL MIXED USE
- MIXED USE
- BUSINESS PARK

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Current Land Use Assumptions

*Based on the 2016 Northlake Comprehensive Plan

Character Area	Color	Density
Ranch Preservation		10 to 20 acres per unit
Neighborhood Residential		Average 3 units per acre
Workforce Residential		Multifamily up to 22 units per acre
Transitional Mixed Use		Average 4 units per acre
Transitional Market Dependent		Undefined
Mixed Use		Average 6 units per acre
Business Park		Floor-to-area Ratio 1:2

MASTER THOROUGHFARE PLAN

Roadway Impact Fee
Northlake, Texas

July 2016

Prepared for

Town of Northlake

07/29/2016

AVO 30659

HALFF

1201 North Bowser Road
Richardson, Texas 75081

Firm Registration No. 312

INTRODUCTION

The following report summarizes the methodology behind the development of the Roadway Impact Fee for the Town of Northlake. The report includes discussions on the Thoroughfare Plan, Land Use Assumptions, the 10-Year Capital Improvement Plan (CIP), roadway capacity calculations, and maximum impact fee by service unit.

THOROUGHFARE PLAN

In February of 2016, the Town of Northlake adopted an updated Master Thoroughfare Plan (MTP). The MTP is designed to provide for the future travel needs of the community by ensuring the orderly development of the street system. It is also designed to ensure that adequate rights-of-way are preserved with general alignments and sufficient width to allow for the efficient expansion and improvement of the street system over time. The adopted MTP map for the Town of Northlake is shown in **Exhibit 1** in the Appendix.

CAPITAL IMPROVEMENT PLAN

The first step in the process of determining roadway impact fees is the development of a 10-year Capital Improvement Plan (CIP) for the roadways and streets serving the Town of Northlake. The CIP includes roadway projects recommended/intended for construction in the next ten (10) years designed to serve both existing and future development needs in those same 10 years.

Existing Facilities

The thoroughfare system serving the Town of Northlake is minimally developed at this time with many of the major and minor arterials being two-lane asphalt and gravel roadways (approximately 20 feet wide) with open ditch drainage (rural cross-section design). Other arterials are dirt roadways or are non-existent. Exceptions include FM 1171, which is currently being widened to an urban (curb and gutter) concrete six-lane facility and Robson Ranch Road, which is a concrete four-lane undivided roadway with rural cross-section.

Projected 10-Year Development Growth

Working with Town staff, existing and projected development growth was established. **Table 1** below summarizes the existing land use and projected growth (cumulative) for five basic development types, which are single family housing, multi-family housing, commercial (which include retail uses), industrial/warehousing, and hotel.

Table 1 – Summary of Existing and Projected Development in Northlake

Land Use/Development Type	Existing	10-Year*	Build-Out*
Single Family Housing	375 units	4,003 units	12,143 units
Multi-Family Housing	1,006 units	1,869 units	2,120 units
Commercial	69,068 sqft	1,716,899 sqft	6,641,809 sqft
Industrial/Warehousing	2,588,902 sqft	5,283,482 sqft	12,994,603 sqft
Hotel	195 rooms	591 rooms	1,011 rooms

** Cumulative development amount shown in table*

As can be seen in the table above, significant growth within the Town of Northlake (this does not include development within the town's extra-territorial jurisdiction [ETJ]) is anticipated in the next 10 years. As such, the thoroughfare system will need improvements to support the projected growth in development.

Proposed Facilities and CIP Costs

The Town of Northlake MTP was developed based on a projected build-out of development within both the town's actual limits and the town's ETJ. For the purpose of determining the needed infrastructure over the next ten years, it was assumed that there would be growth within the town's ETJ similar to that which is projected with the actual town limits.

The thoroughfare facilities selected for inclusion in the 10-year Roadway CIP are listed in **Table 2** and are shown graphically in **Exhibit 2** of the Appendix. The list includes a description of the planned improvements, the approximate project length, and an engineer's opinion of probable cost to construct. This list includes the town's share of the cost for TxDOT facilities, which under existing State Statute can be financed with impact fees.

The engineer's opinion of probable costs were utilizing standard cost estimating practices. These practices include using past and recent unit bid prices from publicly bid street/roadway projects from surrounding communities, as well as TxDOT average low bid unit prices for the Dallas District.

Financing costs for the projects listed in the CIP are included in the total estimated cost as well as an assumed interest rate of 5.0%.

Table 2 – 10-Year Roadway Capital Improvement Program

Roadway	Description		Limits		Project Length (ft)
	Existing	Proposed	From	To	
Strader Rd	2-ln Chip Seal	1/2 4-ln Divided Concrete	FM 156	Florance Rd	7,550
Robson Ranch	2-ln Concrete	1/2 4-ln Divided Concrete	Florance Rd	Yarbrough (Existing 4-lane)	2,850
Florance Rd	2-ln Asphalt	Rehabilitation of Existing 2-ln Asphalt	Robson Ranch	FM 407	9,350
Florance Rd	New Alignment	1/2 4-ln Divided Concrete	FM 407	Future M4U	8,600
Faught Rd	2-ln Asphalt	2-ln Concrete	Robson Ranch	Mulkey Rd	17,100
Cleveland Gibbs (W)	New Alignment	1/2 4-ln Divided Concrete	Robson Ranch	Town Limit	2,860
Cleveland Gibbs (W)	2-ln Gravel/ New Alignment	1/2 4-ln Divided Concrete	FM 407	Future M4U	2,650
FM 407	2-ln Asphalt w/Shoulders	4-ln Divided Concrete (w/ Wide Median)	Florance Rd	Harvest Way (IH 35W)	10,900
Mulkey Rd	2-ln Gravel	1/2 4-ln Divided Concrete	Florance Rd	Cleveland Gibbs	9,000
Future M4U	New Alignment	4-ln Undivided Concrete	Florance Rd	Cleveland Gibbs	7,400
Cleveland Gibbs (E)	Varies 2-ln Asphalt/Concrete	1/2 4-ln Divided Concrete	TxDOT Maintained Section	FM 1171	5,720
Cleveland Gibbs (E)	2-ln Asphalt	1/2 4-ln undivided Concrete	FM 1171	Town Limit	3,370
Sam Lee Ln	2-ln Gravel	2-ln Concrete	Ashmore Ln	Lot 12, Block 4 Northport Addition	1,850
Cleveland Gibbs Bridge	Washed Out	4-ln Undivided	at Denton Creek	n/a	n/a
Cleveland Gibbs (S)	2-ln Gravel	1/2 4-ln Divided Concrete	Old Cleveland-Gibbs	Bridge	4,175

IMAPCT FEE CALCULATION

With the 10-year CIP complete, the next step is to determine the maximum fee per service unit that can be charged by the Town for new development within the corporate boundaries. In general, the fee is calculated by dividing the 10-year CIP cost (described in the above section) by the forecasted growth in service units related to development. The specific steps are:

1) Identification of roadway impact fee service areas/zones within the Town;

2) Calculation of the standard service unit;

3) Determination of the portion of the 10-year CIP necessary to serve the projected 10-year growth;

4) Examination of total roadway capacity, current level of roadway capacity usage, and future usage of roadway capacity for existing and proposed improvements;

Each of the specific steps listed above are described in detail in the subsequent sections of the report.

Service Areas

The collection and expenditure of roadway impact fees is governed by State Statute. This State Law states regarding the collection and expenditure of these fees; "*For roadway facilities, the service area is limited to an area within the corporate boundaries of the political subdivision and shall not exceed six miles*." Therefore, it was necessary to divide the Town of Northlake into four (4) areas or zones. **Exhibit 3** in the Appendix shows the boundaries of the four impact fee zones. The impact fee zones incorporate the developable land located within the corporate limits of Northlake. The existing development, projected 10-year development growth, and ultimate build-out of development for each of the five land use types was then detailed for each zone. A summary of the development (both existing and projected) is shown below in **Table 3**. Note that the table below shows the cumulative totals for the development types. Therefore, the totals shown in the column for ultimate build-out are the full amount, which includes any existing development and the projected development growth in the next 10 years.

Table 3 – Summary of Existing and Projected Development by Impact Fee Zone

Zone	Single Family (units)			Multi-Family (units)			Commercial (1000 sqft)			Ind/Warehouse (1000 sqft)			Hotel (rooms)		
	Ex	**10 Yr**	**Ult**	**Ex**	**10 Yr**	**Ult**	**Ex**	**10 Yr**	**Ult**	**Ex**	**10 Yr**	**Ult**	**Ex**	**10 Yr**	**Ult**
1	215	443	632	-	-	-	-	-	-	-	-	-	-	-	-
2	34	1,542	2,834	-	-	-	-	398	1,203	-	-	-	-	-	-
3	116	1,731	7,541	-	550	660	-	766	3,217	6	12	187	-	-	300
4	10	287	1,136	1,006	1,319	1,460	69	553	2,222	2,583	5,271	12,808	195	591	711
Total	375	4,003	12,143	1,006	1,869	2,120	69	1,717	6,642	2,589	5,283	12,995	195	591	1,011

Service Unit

For the purpose of calculating the roadway impact fee rate, the "**PM Peak Hour Vehicle-Miles**" was selected to be the standard service unit. This service unit is calculated by multiplying the trips generated in the PM peak hour for a specific land use type (vehicles) by the average trip length (miles) for that land use. Trip generation for the PM peak hour is based on information contained in the Institute of Transportation Engineers (ITE) *Trip Generation Manual – Ninth Edition*, which is the standard reference for land use trip rates. **Table 4** below summarizes the trip generation rates for the five general land use types

Table 4 – ITE PM Peak Hour Trip Generation Rates

Land Use/Development Type (ITE Code)	Variable	PM Trip Rate
Single Family Housing (210)	Units	1.00
Multi-Family Housing (220)	Units	0.62
Commercial (820)	1000 square feet	3.71
Industrial/Warehousing (110/150)*	1000 square feet	0.53*
Hotel (310)	Rooms	.70

** Study assumes a 1 to 2 ratio of industrial to warehouse uses*

Information used in determining the average trip length comes from the North Central Texas Council of Governments (NCTCOG). **Table 5** below summarizes the average trip lengths for each of the five uses based on the information provided by NCTCOG developed for this area.

Table 5 – NCTCOG Average Trip Lengths

Land Use/Development Type (ITE Code)	Average Trip Length
Single Family Housing (210)	10.24
Multi-Family Housing (220)	10.24
Commercial (820)	8.4
Industrial/Warehousing (110/150)	11.4
Hotel (310)	9.0

Based on the NCTCOG data, most trips at the average length shown would result in travel beyond the corporate limits of the Town of Northlake. Therefore, it was determined to set a maximum trip length for each of the impact fee zones that would be more representative of the distance a trip would travel on roadways within those designated zones in the Town of Northlake. This is shown in **Table 6**.

Table 6 – Maximum Trip Lengths by Zone

Land Use/Development Type (ITE Code)	Average Trip Length
Zone 1 (NW Quadrant)	4.09
Zone 2 (NE Quadrant)	4.92
Zone 3 (SW Quadrant)	4.55
Zone 4 (SE Quadrant)	3.79

Combining the trip generation rates shown in **Table 4** with the maximum trip lengths for each zone contained in **Table 6** yields the service unit measurements for each zone and land use type. This is summarized below in **Table 7**.

Table 7 – Service Unit Calculations by Impact Fee Zone (Zonal Service Unit Rate)

Land Use Type	PM Peak Trip Rate	Zone 1 (NW)		Zone 2 (NE)		Zone 3 (SW)		Zone 4 (SE)	
		Max Trip Length	Veh-Mi (SU)	Max Trip Length	Veh-Mi (SU)	Max Trip Length	Veh-Mi (SU)	Max Trip Length	Veh-Mi (SU)
Single Family Housing	1.00	4.09	4.09	4.92	4.92	4.55	4.55	3.79	3.79
Multi-Family Housing	0.62	4.09	2.54	4.92	3.05	4.55	2.82	3.79	2.35
Commercial	3.71	4.09	15.17	4.92	18.25	4.55	16.88	3.79	14.06
Industrial/Warehousing	0.53	4.09	2.17	4.92	2.61	4.55	2.41	3.79	2.01
Hotel	0.70	4.09	2.86	4.92	3.44	4.55	3.19	3.79	2.65

Proportion of 10-year CIP Costs Attributed to 10-Year Growth

Using data provided by the Town of Northlake, the eligible costs of the 10-year CIP related to the projected growth over the 10 year period were calculated. These costs included the following assumptions and data:

1) All proposed improvements will serve and benefit both existing and future traffic within the town, including future traffic that will occur beyond the 10 year period. Therefore, the costs associated with the 10-year growth period have been proportioned as a percentage of the service units calculated at ultimate build-out.

2) Costs of existing facilities constructed to serve new development have been included as identified by the Town of Northlake staff.

3) If bonds are issued to pay for projects listed in the CIP, then the interest cost can be included. The financing costs were based on a 5.0% annual interest rate over a 20 year term with typical fees assumed at 2.0% of the project cost (issuance fee, legal, etc.).

A summary of the 10-year CIP projects and projected costs is shown in **Table 8** below.

Table 8 – Projected 10-Year CIP Costs

Roadway	Impact Fee Zone	Description		Limits		Cost		
		Existing	Proposed	From	To	Construction	Financing	Total
Strader Rd	1	2-ln Chip Seal	1/2 4-ln Divided Concrete	FM 156	Florance Rd	$ 4,228,000.00	$ 2,641,873.00	$ 6,869,873.00
Robson Ranch	2	2-ln Concrete	1/2 4-ln Divided Concrete	Florance Rd	Yarbrough (Existing 4-lane)	$ 1,596,000.00	$ 997,263.00	$ 2,593,263.00
Florance Rd	1, 2	2-ln Asphalt	Rehabilitation of Existing 2-ln Asphalt	Robson Ranch	FM 407	$ 1,013,000.00	$ 632,974.00	$ 1,645,974.00
Florance Rd	2, 3	New Alignment	1/2 4-ln Divided Concrete	FM 407	Future M4U	$ 4,816,000.00	$ 3,009,286.00	$ 7,825,286.00
Faught Rd	2	2-ln Asphalt	2-ln Concrete	Robson Ranch	Mulkey Rd	$ 9,610,400.00	$ 6,005,075.00	$ 15,615,475.00
Cleveland Gibbs (W)	2	New Alignment	1/2 4-ln Divided Concrete	Robson Ranch	Town Limit	$ 1,601,600.00	$ 1,000,762.00	$ 2,602,362.00
Cleveland Gibbs (W)	2, 3	2-ln Gravel/ New Alignment	1/2 4-ln Divided Concrete	FM 407	Future M4U	$ 5,004,000.00	$ 3,126,758.00	$ 8,130,758.00
FM 407	2	2-ln Asphalt w/Shoulders	4-ln Divided Concrete (w/ Wide Median)	Florance Rd	Harvest Way (IH 35W)	$ 12,208,000.00	$ 7,628,190.00	$ 19,836,190.00
Mulkey Rd	2, 3	2-ln Gravel	1/2 4-ln Divided Concrete	Florance Rd	Cleveland Gibbs	$ 5,040,000.00	$ 3,149,252.00	$ 8,189,252.00
Future M4U	3	New Alignment	4-ln Undivided Concrete	Florance Rd	Cleveland Gibbs	$ 8,140,000.00	$ 5,086,293.00	$ 13,226,293.00
Cleveland Gibbs (E)	3	Varies 2-ln Asphalt/Concrete	1/2 4-ln Divided Concrete	TxDOT Maintained Section	FM 1171	$ 3,203,200.00	$ 2,001,525.00	$ 5,204,725.00
Cleveland Gibbs (E)	4	2-ln Asphalt	1/2 4-ln Divided Concrete	FM 1171	Town Limit	$ 1,887,200.00	$ 1,179,220.00	$ 3,066,420.00
Sam Lee Ln	4	2-ln Gravel	2-ln Concrete	Ashmore Ln	Lot 12, Block 4 Northport Addition	$ 1,143,000.00	$ 714,205.00	$ 1,857,205.00
Cleveland Gibbs Bridge	4	Washed Out	4-ln Undivided	at Denton Creek	n/a	$ 10,000,000.00	$ 6,248,517.00	$ 16,248,517.00
Cleveland Gibbs (S)	4	2-ln Gravel	1/2 4-ln Divided Concrete	Old Cleveland-Gibbs	Bridge	$ 2,338,000.00	$ 1,460,903.00	$ 3,798,903.00
Total Projected 10-Year CIP Costs						**$ 71,828,400.00**	**$ 44,882,101.00**	**$ 116,710,501.00**

From **Table 8**, the CIP costs for the individual impact fee zones was calculated. For projects that are located within two (or possibly more) zones, the CIP costs were split relative to the percentage of the project located within a given zone. For example, the Florance Road rehabilitation project is located on the boundary of both zones 1 and 2. Therefore, the cost of the project was split equally between the two zones. Table 9 summarizes the CIP costs by impact fee zone.

Table 9 – 10-Year CIP Cost by Impact Fee Zone

Impact Fee Zone	Total CIP Cost
1	$ 7,692,860.00
2	$ 56,095,894.00
3	$ 27,950,699.00
4	$ 24,971,046.00
Total	**$ 116,710,499.00**

Using the development growth data provided by the Town, the total vehicle-miles for each zone and the Town as a whole were calculated by multiplying the development projections (existing, 10-year, and ultimate) by the service units (SU) calculated in **Table 7** (pg 6). **Table 10** shows the portion of vehicle-miles (service units) that are existing, attributable to the growth within the next 10 years, and beyond to ultimate build-out.

Table 10 – Vehicle-Mileage (SU) Distribution by Zone and Development Period

Impact Fee Zone	Existing		10-Year Growth		To Ultimate Build-out		Ultimate Veh-Mi
	Existing Vehicle-Miles	Percent of Ultimate	Vehicle-Miles Added	Percent of Ultimate	Vehicle-Miles Added	Percent of Ultimate	
1	879	34.0%	932	36.1%	773	29.9%	2,585
2	167	0.5%	14,682	40.9%	21,050	58.6%	35,900
3	543	0.6%	21,852	23.8%	69,481	75.6%	91,876
4	9,078	13.6%	15,034	22.6%	42,486	63.8%	66,598
Total	**10,667**	**5.4%**	**52,500**	**26.7%**	**133,790**	**67.9%**	**196,959**

Combining the CIP costs from **Table 9** with the percent of vehicle-miles from the 10-year growth period located in **Table 10**, a summary of the CIP cost for each impact fee zone based on the projected 10-year growth can be calculated. This is shown in **Table 11.**

Table 11 – Summary of 10-Year CIP Cost by Impact Fee Zone

Impact Fee Zone	Total CIP Cost per Zone	Percent of Vehicle-Miles (SU) Attributed to 10-Year Growth	CIP Cost Attributed to 10-Year Growth
1	$ 7,692,860.00	36.1%	$ 2,777,123.00
2	$ 56,095,894.00	40.9%	$ 22,943,221.00
3	$ 27,950,699.00	23.8%	$ 6,652,267.00
4	$ 24,971,046.00	22.6%	$ 5,643,457.00
Total	**$ 116,710,499.00**		**$ 38,016,068.00**

Cost per Service Unit

The last step in the process is take the totals from Table 11 and convert them to a cost per service unit. This is accomplished by dividing the CIP cost for a zone, attributed to the projected growth in next 10 years, by the growth in service units (SU) or vehicle-miles anticipated for the next 10 years for the same zone. This is shown in **Table 12** below.

Table 12 – Summary of Cost per Service Unit (SU) by Impact Fee Zone

Impact Fee Zone	CIP Cost Attributed to 10-Year Growth	New Vehicle-Miles (Service Unit) (10-Year Growth)	Cost Per Service Unit	Cost Per Service Unit (Rounded)
1	$ 2,777,123.00	932	$ 2,979.75	$ 2,980
2	$ 22,943,221.00	14,682	$ 1,562.68	$ 1,563
3	$ 6,652,267.00	21,852	$ 304.42	$ 304
4	$ 5,643,457.00	15,034	$ 375.38	$ 375
Total	**$ 38,016,068.00**	**52,500**		

SAMPLE CALCULATION OF ROADWAY IMPACT FEE

The following section details a sample calculation of the roadway impact fee for a sample development.

Proposed Development

For the purpose of the sample calculation, it is assumed that there is retail/commercial development with a total of 1,000,000 gross square feet of space being proposed in impact fee zone 3.

The first step is to determine the number of service units (SU), or vehicle-miles, generated by the proposed development. The equation would be:

$$SU = Development\ Units \times Zonal\ Service\ Unit\ Rate$$

In the above equation, the number of development units is a measure of the amount of development. For retail/commercial development, the number of units are per 1,000 gross square feet (see **Table 4**). So for the example development, 1,000,000 square feet of retail development is equivalent to 1,000 units of commercial development.

$$\frac{1{,}000{,}000\ sqft}{1{,}000\ sqft} = 1{,}000\ units$$

The zonal service unit rate comes from **Table 7**. For a commercial development in zone 3, the zonal service unit rate is 16.88. Multiplying the development units by the zonal service unit rate yields the total number of service units for the example development.

$$1{,}000\ units \times 16.88 \frac{SU}{unit} = 16{,}880\ SU$$

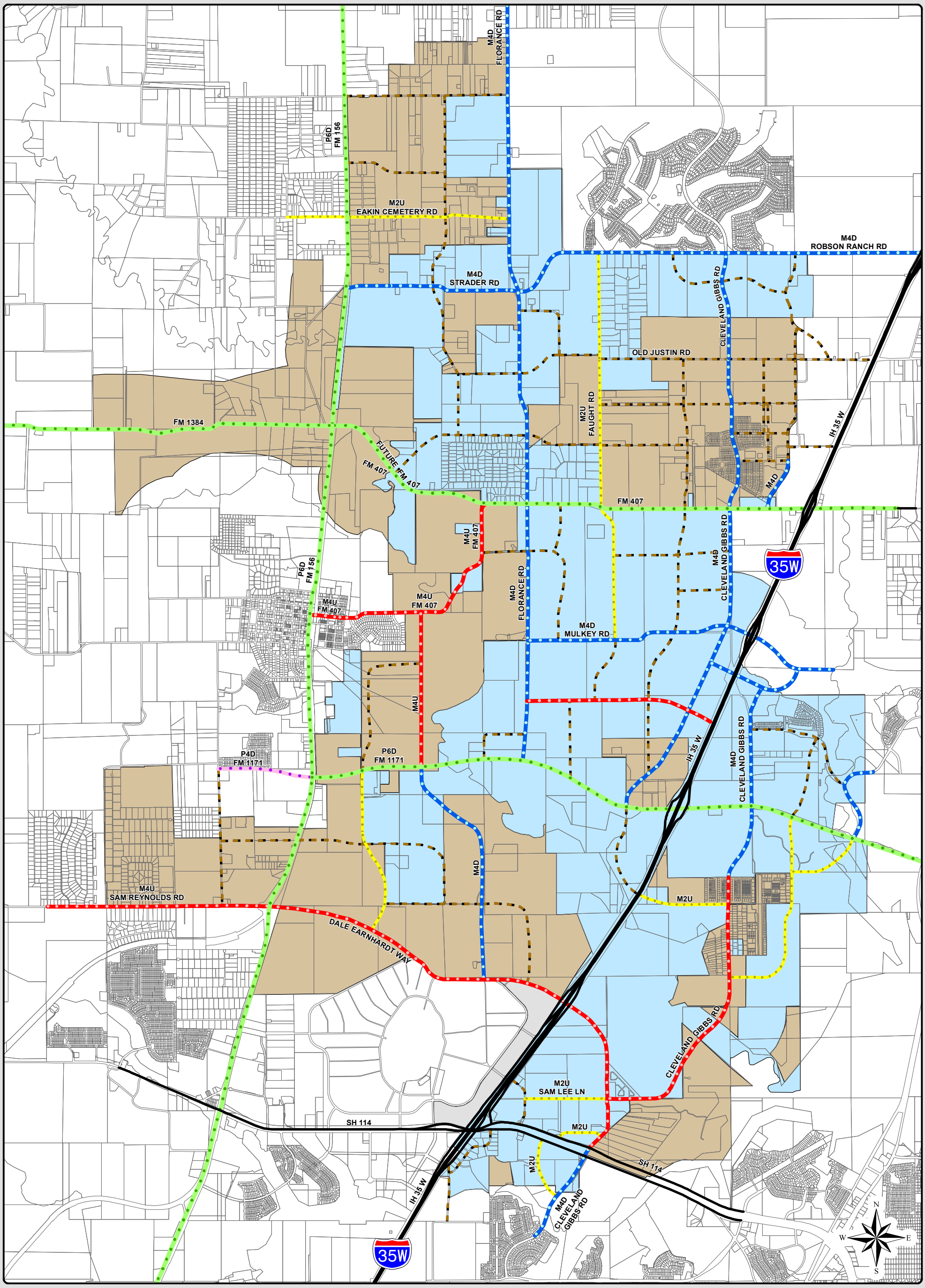
Once the service units related to a development have been calculated, the service units (SU) are multiplied by the cost per service unit for the given zone. For this example, 16,880 SU would be multiplied by the impact fee cost per service unit for zone 3 ($304), which is located in **Table 12**.

$$16{,}880\ SU\ \times \frac{\$304}{SU} = \$5{,}131{,}520$$

For the given sample project of 1,000,000 square feet of retail located in zone 3, the impact fee would be $5,131,520. But by statute, the Town of Northlake can only collect 50% without preparing detailed cost analyses for the projects. So the adjusted impact fee total would be $2,565,760.

APPENDIX A

Exhibits



Map Features

Thoroughfare Type

- M2U
- M4D
- M4U
- P4D
- P6D
- Collector Road
- Major Roads

- Town of Northlake Incorporated Area
- Town of Northlake Extraterritorial Jurisdiction
- Intergovernmental Agreement Area

NORTHLAKE
TEXAS

EXHIBIT 1
MASTER THOROUGHFARE PLAN

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.

0 2,000 4,000
Scale in Feet

HALFF

Last Updated: 11/1/2016

M4D FLORANCE RD
P6D FM 156
M2U EAKIN CEMETERY RD
M4D ROBSON RANCH RD
M4D STRADER RD
CLEVELAND GIBBS RD
OLD JUSTIN RD
FM 1384
M2U FAUGHT RD
IH 35 W
FUTURE FM 407
FM 407
M4D
M4U FM 407
M4D FLORANCE RD
M4D MULKEY RD
M4U
P4D FM 1171
P6D FM 1171
M4U SAM REYNOLDS RD
DALE EARNHARDT WAY
M2U
M2U SAM LEE LN
SH 114
35W

Map Features

Thoroughfare Type

- M2U
- M4D
- M4U
- P4D
- P6D
- Collector Road
- Major Roads
- 10 Year CIP Streets

- Town of Northlake Incorporated Area
- Town of Northlake Extraterritorial Jurisdiction
- Intergovernmental Agreement Area

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.

NORTHLAKE TEXAS

EXHIBIT 2
10-Year Roadway Capital Improvement Program

0 2,000 4,000
Scale in Feet

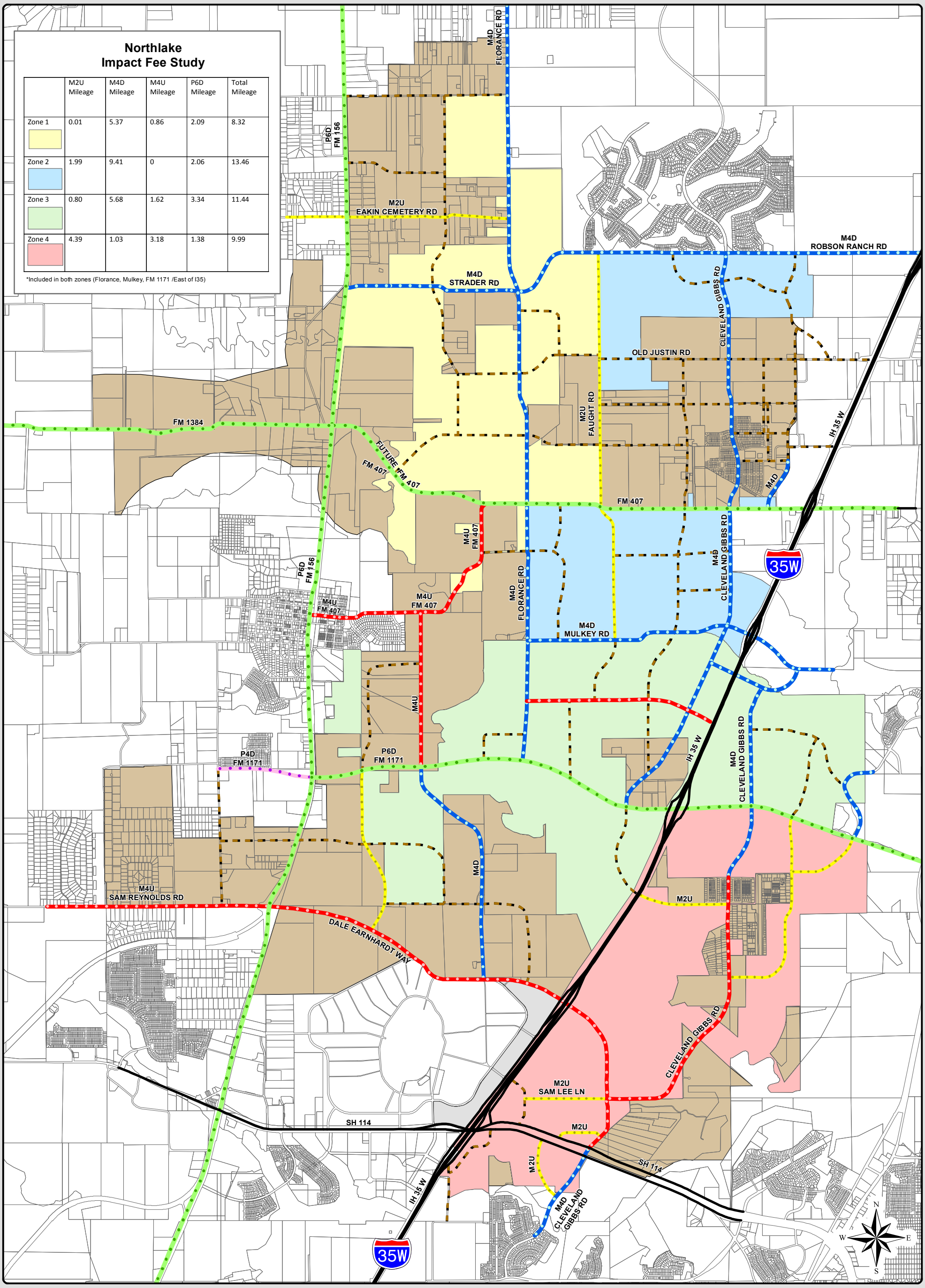
HALFF

Last Updated: 11/1/2016

Northlake Impact Fee Study

	M2U Mileage	M4D Mileage	M4U Mileage	P6D Mileage	Total Mileage
Zone 1	0.01	5.37	0.86	2.09	8.32
Zone 2	1.99	9.41	0	2.06	13.46
Zone 3	0.80	5.68	1.62	3.34	11.44
Zone 4	4.39	1.03	3.18	1.38	9.99

*Included in both zones (Florance, Mulkey, FM 1171 /East of I35)



Map Features

Thoroughfare Type

- M2U
- M4D
- M4U
- P4D
- P6D
- Collector Road
- Major Roads

- Town of Northlake Incorporated Area
- Town of Northlake Extraterritorial Jurisdiction
- Intergovernmental Agreement Area

NORTHLAKE TEXAS

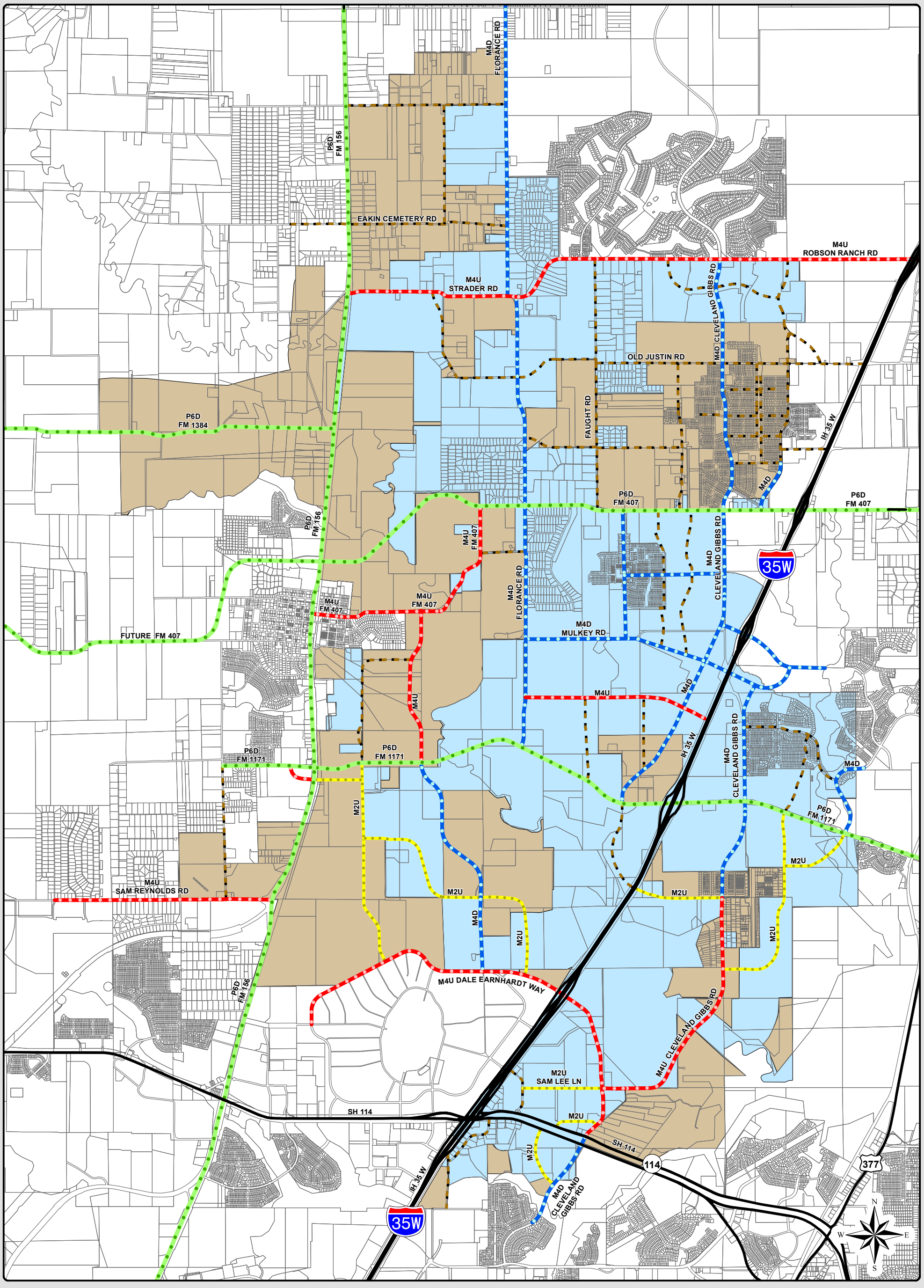
EXHIBIT 3
Impact Fee Zones

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.

0 2,000 4,000
Scale in Feet

HALFF

Last Updated: 11/1/2016



Map Features

Thoroughfare Type

- M2U
- M4D
- M4U
- P6D
- Collector Road
- Major Roads

- Town of Northlake Incorporated Area
- Town of Northlake Extraterritorial Jurisdiction

NORTHLAKE TEXAS

DENTON COUNTY, TEXAS
MASTER THOROUGHFARE PLAN

MTP Update Adopted by Ordinance 21-1028-B on October 28, 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.

0 2,000 4,000

Scale in Feet

HALFF

Last Updated: 11/1/2021

10-YEAR ROADWAY CAPITAL IMPROVEMENT PLAN

Project Number	Roadway	Impact Fee Zone	Description		Limits		Project	Cost		
			Existing	Proposed	From	To	Length (ft)	Construction	Financing	Total
1	Strader Rd	1	2-ln Chip Seal	1/2 4-ln Divided Concrete	FM 156	Florance Rd	7,550	$ 9,620,000.00	$6,050,000.00	$15,670,000.00
2	Mulkey LN	1	2-ln Chip Seal	2-ln Collector Asphalt	FM 407	Florance Rd	2,000	$ 1,751,450.00	$1,101,550.00	$2,853,000.00
3	Florance Rd	2, 3	New Alignment	1/2 4-ln Divided Concrete	FM 407	Future M4U	8,600	$ 5,538,400.00	$3,482,600.00	$9,021,000.00
4	Faught Rd	2	2-ln Asphalt	2-ln Concrete	Robson Ranch	FM 407	11,200	$ 11,040,000.00	$6,943,000.00	$17,983,000.00
5	Cleveland Gibbs (W)	2	New Alignment	1/2 4-ln Divided Concrete	Robson Ranch	Town Limit	2,860	$ 1,841,840.00	$1,158,160.00	$3,000,000.00
6	Cleveland Gibbs (W)	2	2-ln Gravel/ New Alignment	1/2 4-ln Divided Concrete	FM 407	Future M4U	2,650	$ 5,226,600.00	$3,287,400.00	$8,514,000.00
7	FM 407	2	2-ln Asphalt w/Shoulders	4-ln Divided Concrete (w/ Wide Median)	Florance Rd	Harvest Way (IH 35W)	10,900	$ 14,039,200.00	$8,828,800.00	$22,868,000.00
8	Mulkey Rd	2, 3	2-ln Gravel	1/2 4-ln Divided Concrete	Florance Rd	Cleveland Gibbs	9,000	$ 5,796,000.00	$3,645,000.00	$9,441,000.00
9	Future M4U	3	New Alignment	4-ln Undivided Concrete	Florance Rd	Cleveland Gibbs	7,400	$ 9,361,000.00	$5,887,000.00	$15,248,000.00
10	Cleveland Gibbs (E)	3	Varies 2-ln Asphalt/Concrete	1/2 4-ln Divided Concrete	TxDOT Maintained Section	FM 1171	5,720	$ 3,683,680.00	$2,316,320.00	$6,000,000.00
11	Harmonson Rd	3	2-ln Asphalt	1/2 4-ln Divided Concrete	Dale Earnhardt Way	McPherson Dr	3,300	$ 4,830,000.00	$3,038,000.00	$7,868,000.00
12	McPherson Dr	3	New Alignment	2-ln Concrete	Harmonson Rd	Town Limit	6,800	$ 8,050,000.00	$5,063,000.00	$13,113,000.00
13	Cleveland Gibbs (E)	4	2-ln Asphalt	1/2 4-ln Divided Concrete	FM 1171	Town Limit	3,370	$ 6,724,050.00	$4,228,950.00	$10,953,000.00
14	Whyte Rd	4	New Alignment	2-ln Concrete	IH 35W	Cleveland Gibbs	4,000	$ 11,379,250.00	$7,156,750.00	$18,536,000.00
15	Cleveland Gibbs Bridge	4	Washed Out	4-ln Undivided	at Denton Creek	n/a	n/a	$ 11,500,000.00	$7,232,000.00	$18,732,000.00
16	Cleveland Gibbs (S)	4	2-ln Gravel	1/2 4-ln Divided Concrete	Old Cleveland-Gibbs	Bridge	4,175	$ 2,688,700.00	$1,691,300.00	$4,380,000.00
								$ -	$ -	$ -
	TOTAL							**$ 113,070,170.00**	$ -	**$184,180,000.00**
								$ -	$ -	$ -

PROPOSED

PROPOSED

EAKIN CEMETERY RD
M4U ROBSON RANCH RD
M4U STRADER RD
OLD JUSTIN RD
FAUGHT RD
P6D FM 1384
P6D FM 156
M4D FLORANCE RD
M4D CLEVELAND GIBBS RD
IH 35 W
P6D FM 407
M4U FM 407
FUTURE FM 407
M4D MULKEY RD
M4U
M2U
P6D FM 1171
M4U SAM REYNOLDS RD
M4U DALE EARNHARDT WAY
M2U SAM LEE LN
SH 114
35W
114
377

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

N
W
E
S

Map Features

Thoroughfare Type

- M2U
- M4D
- M4U
- P6D
- Collector Road
- Major Roads

- Town of Northlake Incorporated Area
- Town of Northlake Extraterritorial Jurisdiction

NORTHLAKE
TEXAS

DENTON COUNTY, TEXAS
MASTER THOROUGHFARE PLAN

MTP Update Adopted by Ordinance 21-1028-B on October 28, 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.

0 2,000 4,000
Scale in Feet

HALFF

Last Updated: 11/1/2021

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 MINUTES
Special Called Meeting - October 26, 2021,
5:30 PM
Northlake Town Hall
1500 Commons Circle, Suite 300
Northlake, Texas 76226

A. Chairperson Michaela Monson called the meeting to order at 5:30 p.m., quorum present.

Michaela Monson	Jeff Nichols	Zee Parker
Kristin Dixon	Aaron Fowler	
Chris Amarante	Danny Simpson	

B. BRIEFING
1. Master Throughfare Plan: Land Use Assumptions – overview and next steps provided by Louis Cutaia, Halff Associates.

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.

There were no speakers.

D. NEW BUSINESS

1. Consider approval of the minutes from the Regular Planning and Zoning Commission meeting held on October 5, 2021

Motion was made by Commissioner Amarante and second by Commissioner Parker to approve the minutes of the Regular Planning and Zoning Commission meeting held on October 5, 2021. Motion passed 7-0.

Chairprson Monson stated that Item 2 under New Business would be heard after items 3 and 4.

3. Consider a recommendation on amending the 2016 Master Thoroughfare Plan at the intersection of Strader and Florance. The amendment would maintain the current offset T-intersection and remove the future conventional four-way intersection with the reserve S-curve from the plan.

Town Manager Corn provided an overview of the recommended change to the Master Throughfare Plan.

Public Hearing

Kenneth Frisby spoke in favor of the recommendation.

Motion was made by Vice Chair Nichols and second by Commissioner Fowler to recommend approval of amending the 2016 Master Thoroughfare Plan at the intersection of Strader and Florance. The amendment would maintain the current offset T-intersection and remove the future conventional four-way intersection with the reserve S-curve from the plan. Motion passed 7-0.

4. Zoning Change from RR – Rural Residential (min. 5 acre lots)/CRO – Conservation Residential Overlay to RE-PD – Rural Estate Planned Development (min. 2 acre lots) for an approximately 14.2855-acre tract of land situated in the J.E. Anderson Survey, Abstract No 22, generally located on the northeast corner of Florance Road and Strader Road/Robson Ranch Road. Kenneth Frisby is the owner/applicant. Case#PD-21-003.

   Public Hearing

   Kenneth Frisby spoke in favor of the request.
   Olufemi Dominic spoke in favor of the request.

   Motion was made by Chairperson Monson and second by Commissioner Dixon to recommend approval of the Zoning Change from RR – Rural Residential (min. 5 acre lots)/CRO – Conservation Residential Overlay to RE-PD – Rural Estate Planned Development (min. 2 acre lots) for an approximately 14.2855-acre tract of land situated in the J.E. Anderson Survey, Abstract No 22, generally located on the northeast corner of Florance Road and Strader Road/Robson Ranch Road. Kenneth Frisby is the owner/applicant. Case#PD-21-003. Motion passed 7-0.

2. Zoning Change from C – Commercial to M-PD – Mixed-Use Planned Development for an approximately 17-acre tract of land situated in the L. Medlin Survey, Abstract No. 830 generally located on the north side of SH 114 between Northport Drive and Ashmore Lane. Northport Partners, LLC is the owner. JPI is the applicant. Case # PD-21-004

   The applicant provided a presentation on the development

   Public Hearing -

   There were no speakers.

Motion was made by Commissioner Aramante and second by Commissioner Simpson to recommend approval of the Zoning Change from C – Commercial to M-PD – Mixed-Use Planned Development for an approximately 17-acre tract of land situated in the L. Medlin Survey, Abstract No. 830 generally located on the north side of SH 114 between Northport Drive and Ashmore Lane. Northport Partners, LLC is the owner. JPI is the applicant. Case # PD-21-004. Motion passed 6-1. Monson opposed.

E. Chair Monson adjourned the meeting at 7:05 p.m.

Passed and approved on this the 30th day of November, 2021.

Northlake Planning & Zoning Commission

_____
Michaela Monson, Chairperson

Attest:

_____
Mary J. Kayser, Town Secretary

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: NOVEMBER 30, 2021

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

SUBJECT: HARVEST PHASE 9 FINAL PLAT (FP-21-014)

GOALS/OBJECTIVES:

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

FINAL PLAT INFORMATION:

Owner/Applicant: Belmont 407, LLC

Engineer/Surveyor: Jones & Carter, Inc.

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

Site: Approximately 32.435 acres out of the Patrick Rock Survey, Abstract No. 1063, generally located on the north side of Old Justin Road approximately 1500 feet east of Schober Road. The site is included in the Harvest Phase 9 & 10 preliminary plat which was approved on March 25, 2021.

Summary: This application is for a final plat of a phase of Harvest consisting of 44 residential lots and 3 non-residential open space lots.

Staff Analysis: The applicant has provided a final plat application in accordance with requirements of the Harvest Development Agreement (DA) and the Unified Development Code (UDC). The final plat conforms to the approved preliminary plat and meets all density and lot dimension standards outlined in the Harvest Development Code.

A drainage study and construction plans for storm drainage, water, sanitary sewer, and paving were also submitted with the final plat for review and will meet all engineering design requirements pending a few remaining comments to be addressed prior to the P&Z meeting. Staff will inform you at the meeting if all requirements have been met. The plat application will be considered filed upon approval of the drainage study and construction plans.

P&Z ACTIONS:

- Approve or take no action (results in approval 30 days from being filed) if remaining comments on the drainage study and construction plans are addressed
- Deny or approve with conditions if any comments on the drainage study and construction plans remain

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: NOVEMBER 30, 2021

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

SUBJECT: HARVEST PHASE 10 FINAL PLAT (FP-21-015)

GOALS/OBJECTIVES:

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

FINAL PLAT INFORMATION:

Owner/Applicant: Belmont 407, LLC

Engineer/Surveyor: Jones & Carter, Inc.

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

Site: Approximately 20.950 acres out of the Patrick Rock Survey, Abstract No. 1063, generally located approximately 900 feet north of Old Justin Road and 1500 feet east of Schober Road. The site is included in the Harvest Phase 9 & 10 preliminary plat which was approved on March 25, 2021.

Summary: This application is for a final plat of a phase of Harvest consisting of 63 residential lots.

Staff Analysis: The applicant has provided a final plat application in accordance with requirements of the Harvest Development Agreement (DA) and the Unified Development Code (UDC). The final plat conforms to the approved preliminary plat and meets all density and lot dimension standards outlined in the Harvest Development Code.

A drainage study and construction plans for storm drainage, water, sanitary sewer, and paving were also submitted with the final plat for review and will meet all engineering design requirements pending a few remaining comments to be addressed prior to the P&Z meeting. Staff will inform you at the meeting if all requirements have been met. The plat application will be considered filed upon approval of the drainage study and construction plans.

P&Z ACTIONS:

- Approve or take no action (results in approval 30 days from being filed) if remaining comments on the drainage study and construction plans are addressed
- Deny or approve with conditions if any comments on the drainage study and construction plans remain

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: NOVEMBER 30, 2021

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

SUBJECT: HARVEST PHASE 11A FINAL PLAT (FP-21-010)

GOALS/OBJECTIVES:

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

FINAL PLAT INFORMATION:

Owner/Applicant: Belmont 407, LLC

Engineer/Surveyor: Jones & Carter, Inc.

Zoning: ETJ - No zoning. Land use governed by Development Agreement. The entire area of this final plat is within Zone 3 as identified in the Harvest Development Code.

Site: Approximately 19.220 acres out of the Patrick Rock Survey, Abstract No. 1063, generally located north of 17th Street and east of Sunflower Avenue. The site is included in the Harvest Phase 11A preliminary plat which was approved on October 5, 2021.

Summary: This application is for a final plat of a phase of Harvest consisting of 98 residential lots and 2 non-residential open space lots.

Staff Analysis: The applicant has provided a final plat application in accordance with requirements of the Harvest Development Agreement (DA) and the Unified Development Code (UDC). The application was considered filed on November 19, 2021, and will be approved on December 19, 2021, if no action is taken.

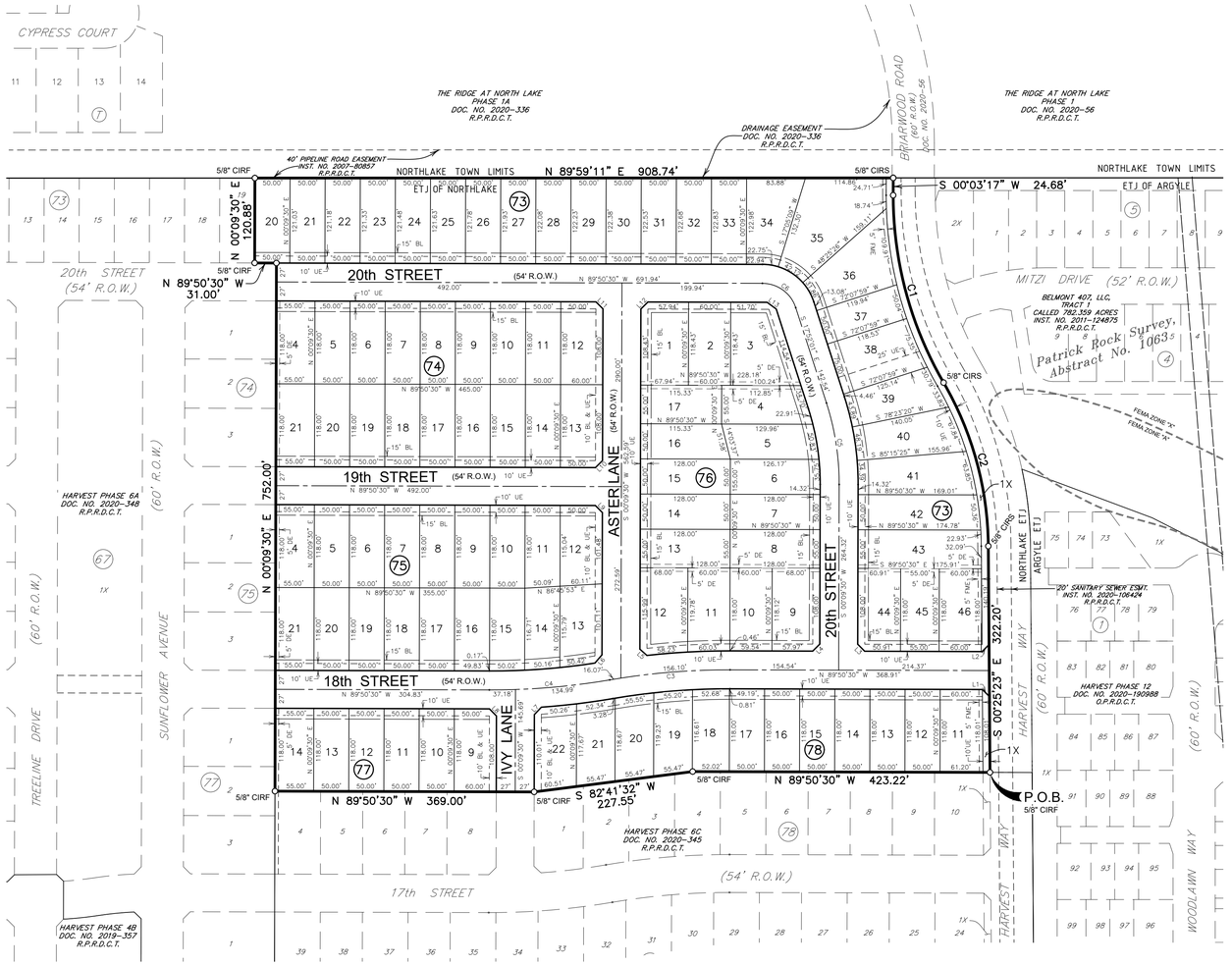
The final plat conforms to the approved preliminary plat and meets all applicable requirements of the UDC and DA, including the density and lot dimension standards outlined in the Harvest Development Code. Construction plans for storm drainage, water, sanitary sewer, and paving were also submitted with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

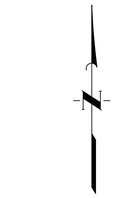
P&Z ACTIONS:

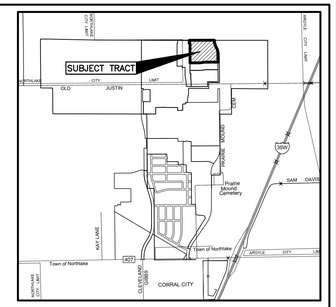
- Approve or take no action (results in approval on December 19th)

GENERAL NOTES:

1. 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.
2. All side lot lines are perpendicular or radial to street frontage unless otherwise noted Not Radial (NR).
3. All lots shown are Single-Family residential unless otherwise designated with an "X" with the lot number. all "X" lots are open space lots.
4. 5' side and rear yard setbacks required on all residential lots unless otherwise noted.
5. 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.
6. All Dedicated Public Roads Will Be Maintained By The Belmont Fresh Water Supply District No. 1 of Denton County.
7. No Direct Residential Driveway Access to Harvest Way is Allowed.
8. All Lots shown on this Plat are within Zone 3 as Identified in the Harvest-Town of Northlake Third Amended and Restated 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.
9. This property is 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.







VICINITY MAP
N.T.S.

LEGEND

POB	POINT OF BEGINNING
CM	CONTROL MONUMENT
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
ESMT	EASEMENT
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	5/8" IRON ROD WITH CAP STAMPED "JONES CARTER" SET
BL	BUILDING LINE
UE	UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
WLE	WATERLINE EASEMENT
NR	NON-RADIAL LOT LINE
D.R.D.C.T	DEED RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
C.C.F.	COUNTY CLERK FILE NUMBER
FME	FENCE MAINTENANCE EASEMENT
VAM	VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
	DENOTES CHANGE IN STREET NAME
(1)	BLOCK NUMBER

RESIDENTIAL LOTS
50' TYPICAL WIDTH = 98
TOTAL = 98

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°16'57" 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	530.00'	279.56'	276.33'	S 15°03'22" E	30°13'17"	143.11'
C2	470.00'	243.99'	241.26'	S 15°17'42" E	29°44'38"	124.81'
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	375.00'	117.98'	117.49'	S 08°51'15" E	18°01'31"	59.48'
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	14.814	98
HOA/OPEN SPACE	0.223	2
STREET - ROW	4.183	-
TOTAL	19.220	100

FINAL 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 19.220 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)

AUGUST 2021

HILLWOOD COMMUNITIES
A PEROT COMPANY

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

JOB No. D160-0070 BAS/EM

K:\D0160\00160-0070-00 Harvest Phase 11A\2 Design Phase\CAD\Base Files\PLAT\HARVEST PHASE 11A-FINAL PLAT V2.dwg

OWNER'S CERTIFICATION

STATE OF TEXAS:
COUNTY OF DENTON:

WHEREAS, Belmont 407, LLC, is the owner of a 19.220 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 423.22 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 11 Seconds East, along the south line of said 151.637 acre tract, a distance of 908.74 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 24.68 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 530.00 feet, an arc distance of 279.56 feet and a chord bearing and distance of South 15 Degrees 03 Minutes 22 Seconds East, 276.33 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 470.00 feet, an arc distance of 243.99 feet and a chord bearing and distance of South 15 Degrees 17 Minutes 42 Seconds East, 241.26 feet to a 5/8" iron rod with cap stamped "Jones|Carter" set for corner;

THENCE South 00 Degrees 25 Minutes 23 Seconds East, along said western line of Harvest Phase 12 a distance of 322.20 feet to the **POINT OF BEGINNING** and containing 837,236 square feet or 19.220 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 Martínez, 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

APPROVED BY THE NORTHLAKE PLANNING AND ZONING COMMISSION ON:

_____
Date

_____
Chairperson, Plannning and Zoning Commission

_____
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

FINAL 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 19.220 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)

AUGUST 2021

HILLWOOD COMMUNITIES
A PEROT COMPANY

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

JOB No. D160-0070 BAS/EM

K:\D0160\D0160-0070-00 Harvest Phase 11A\2 Design Phase\CAD\Base Files\PLAT\HARVEST PHASE 11A-FINAL PLAT V2.dwg

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: NOVEMBER 30, 2021

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

SUBJECT: HARVEST PHASE 11B FINAL PLAT (FP-21-011)

GOALS/OBJECTIVES:

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

FINAL PLAT INFORMATION:

Owner/Applicant: Belmont 407, LLC

Engineer/Surveyor: Jones & Carter, Inc.

Zoning: ETJ - No zoning. Land use governed by Development Agreement. The entire area of this final plat is within Zone 3 as identified in the Harvest Development Code.

Site: Approximately 8.704 acres out of the Patrick Rock Survey, Abstract No. 1063, generally located north of 19th Street and east of Cleveland-Gibbs Road. The site is included in the Harvest Phase 4B, 4C, 5 & 6 preliminary plat which was approved on June 20, 2019.

Summary: This application is for a final plat of a phase of Harvest consisting of 46 residential lots.

Staff Analysis: The applicant has provided a final plat application in accordance with requirements of the Harvest Development Agreement (DA) and the Unified Development Code (UDC). The application was considered filed on November 19, 2021, and will be approved on December 19, 2021, if no action is taken.

The final plat conforms to the approved preliminary plat with the exception of the revised phasing plan which is acceptable. The plat meets all applicable requirements of the UDC and DA, including the density and lot dimension standards outlined in the Harvest Development Code. Construction plans for storm drainage, water, sanitary sewer, and paving were also submitted with the final plat for review and meet all engineering design requirements.

P&Z ACTIONS:

- Approve or take no action (results in approval on December 19th)

GENERAL NOTES:

1. 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.
2. All side lot lines are perpendicular or radial to street frontage unless otherwise noted Not Radial (NR).
3. All lots shown are Single-Family residential.
4. 5' side and rear yard setbacks required on all residential lots unless otherwise noted.
5. All Dedicated Public Roads Will Be Maintained By The Fresh Water Supply District.
6. No Direct Residential Driveway Access to Cleveland Gibbs is Allowed.
7. All Lots shown on this Plat are within Zone 3 as Identified in the Harvest-Town of Northlake Third Amended and Restated 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.
8. This property is 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.

LAND USE TABLE

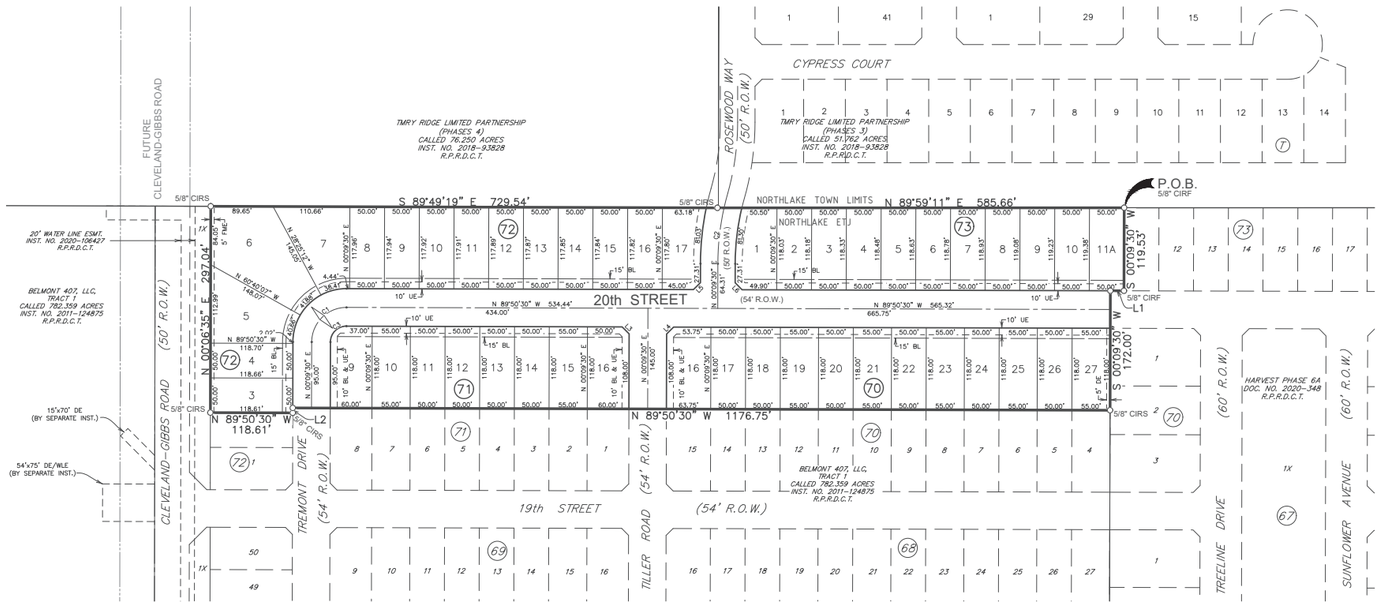
LAND USE	ACREAGE	LOTS
RESIDENTIAL	6.840	46
HOA/OPEN SPACE	0.000	0
STREET - ROW	1.864	-
TOTAL	8.704	46

CURVE TABLE

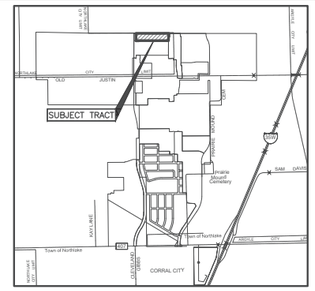
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	50.00'	78.54'	70.71'	S 45°09'30" W	90°00'00"	50.00'
C2	375.00'	81.13'	80.97'	S 06°21'22" W	12°23'43"	40.72'
C3	23.00'	36.13'	32.53'	N 45°09'30" E	90°00'00"	23.00'

LINE TABLE

LINE	BEARING	LENGTH
L1	N 89°50'30" W	19.58'
L2	S 0°09'30" W	7.02'
L3	S 44°50'30" E	14.14'
L4	N 45°09'30" E	14.14'
L5	S 45°09'30" W	14.14'
L6	N 44°50'30" W	14.14'



0' 50' 100' 200'
SCALE: 1"=100'



VICINITY MAP
N.T.S.

LEGEND

POB	POINT OF BEGINNING
CM	CONTROL MONUMENT
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
ESMT	EASEMENT
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	5/8" IRON ROD WITH CAP STAMPED "JONES CARTER" SET
BL	BUILDING LINE
UE	UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
WLE	WATERLINE EASEMENT
NR	NON-RADIAL LOT LINE
D.R.D.C.T	DEED RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
C.C.F.	COUNTY CLERK FILE NUMBER
FME	FENCE MAINTENANCE EASEMENT
VAM	VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
	DENOTES CHANGE IN STREET NAME
(1)	BLOCK NUMBER

RESIDENTIAL LOTS
50' TYPICAL WIDTH = 46
TOTAL = 46

OWNER'S CERTIFICATION

STATE OF TEXAS :
COUNTY OF DENTON :

WHEREAS, Belmont 407, LLC, is the owner(s) of a 8.704 acre tract, being part of a called 782.359 acre tract in the Patrick Rock Survey, Abstract No. 1063, described in deed to Belmont 407, LLC, as recorded in Instrument 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 a northwest corner of Harvest Phase 6A, recorded in Document No. 2020-348, R.P.R.D.C.T., also being a point in the southern line of a called 51.762 acre tract as described in deed to TMRY Ridge Limited Partnership, recorded in Instrument No. 2018-93828, R.P.R.D.C.T.;

THENCE South 00 Degrees 09 Minutes 30 Seconds West, a distance of 119.53 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for the southwest corner of Lot 11, Harvest Phase 6A;

THENCE North 89 Degrees 50 Minutes 30 Seconds West, a distance of 19.58 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner in the western line of Harvest Phase 6A;

THENCE South 00 Degrees 09 Minutes 30 Seconds West, a distance of 172.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner in the western line of Harvest Phase 6A;

THENCE departing said western line of Harvest Phase 6A, over and across said 782.359 acre tract, the following courses:

North 89 Degrees 50 Minutes 30 Seconds West, a distance of 1176.75 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 00 Degrees 09 Minutes 30 Seconds West, a distance of 7.02 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 89 Degrees 50 Minutes 30 Seconds West, a distance of 118.61 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 00 Degrees 06 Minutes 35 Seconds East, a distance of 297.04 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner in the southern line of a called 76.250 acre tract described in deed to TMRY Ridge Limited Partnership, recorded in Instrument No. 2018-93828. R.P.R.D.C.T.;

THENCE South 89 Degrees 49 Minutes 19 Seconds East, a distance of 729.54 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for the southeast corner of said 76.250 acre tract, same being the southwest corner of said 51.762 acre tract;

THENCE North 89 Degrees 59 Minutes 11 Seconds East, along the southern line of said 51.762 acre tract a distance of 585.66 feet to the **POINT OF BEGINNING** and containing 379,147 square feet or 8.704 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 11B**, 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 Delaware 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 Delaware 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 :_____

APPROVED BY THE PLANNING & ZONING COMMISSION ON:

_____
Date

_____
Chairperson, Planning & Zoning Commission

_____
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

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

FINAL PLAT
OF
HARVEST PHASE 11B

LOTS 16-27, BLOCK 70; LOTS 9-16, BLOCK 71;
LOTS 3-17, BLOCK 72; LOTS 1-11A, BLOCK 73

BEING 8.704 ACRES
SITUATED IN THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063
IN THE
ETJ OF TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
46 LOTS BY USE
(46 RESIDENTIAL AND 0 NON-RESIDENTIAL
/OPEN SPACE LOTS)

AUGUST 2021

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
Contact: Eddie Martinez, E-mail: emartinez@jonescarter.com

JOB No. D160-0072 KLG/EM

SHEET 1 OF 1

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NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: NOVEMBER 30, 2021

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

SUBJECT: HARVEST PHASE 14 PRELIMINARY PLAT (PP-21-008)

GOALS/OBJECTIVES:

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

PRELIMINARY PLAT INFORMATION:

Applicants/Owners: Toll Southwest, LLC and Taylor Morrison of Texas, Inc.

Developer: Hillwood Communities

Engineer/Surveyor: Jones & Carter, Inc.

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 18.588 acres out of the Patrick Rock Survey, Abstract No. 1063, generally located on the south side of Old Justin Road approximately 300 feet east of Flanagan Farm Drive.

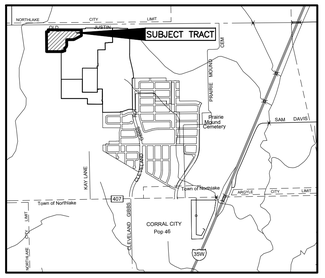
Summary: This application is for a preliminary plat of a phase of the Harvest development. It consists of 44 residential lots and 4 open space lots.

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 November 19, 2021, and will be approved on December 19, 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 December 19th)



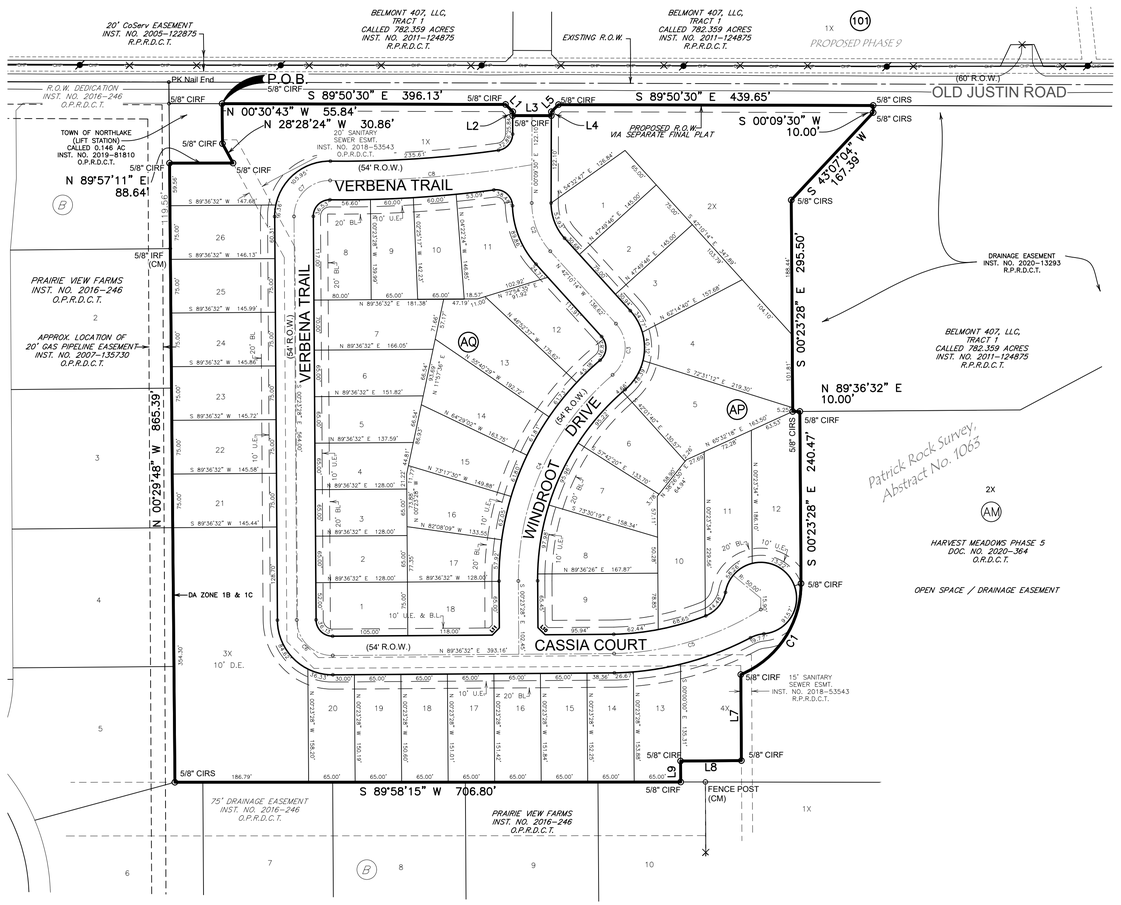
VICINITY MAP
N.T.S.

LINE	BEARING	DISTANCE
L1	S 44°33'10" E	14.21'
L2	S 00°09'30" W	5.40'
L3	S 89°50'30" E	54.00'
L4	N 00°09'30" E	5.50'
L5	N 45°09'30" E	14.14'
L6	Not Used	
L7	S 00°23'28" E	120.25'
L8	S 89°36'32" W	85.00'
L9	S 00°23'28" E	29.29'
L10	N 45°23'28" W	14.14'
L11	N 44°36'32" E	14.14'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	137.00'	161.86'	152.61'	S 33°27'20" W	67°41'36"
C2	100.00'	73.88'	72.21'	S 21°00'22" E	42°19'44"
C3	50.00'	80.05'	71.77'	S 03°41'46" W	91°44'00"
C4	375.00'	326.95'	316.69'	S 24°35'09" W	49°57'14"
C5	402.00'	216.65'	214.04'	N 73°17'03" E	30°52'44"
C6	50.00'	78.54'	70.71'	N 45°23'28" W	90°00'00"
C7	50.00'	79.42'	71.33'	N 45°06'44" E	91°00'25"
C8	1596.74'	283.11'	282.74'	N 85°32'11" E	10°09'32"

LOT AREA TABLE			
Lot	Block	Area (Sq. Ft.)	Acres
1X	AP	40,735	0.935
2X	AP	63,108	1.449
3X	AP	59,166	1.358
4X	AP	15,200	0.349
1	AP	10,348	0.238
2	AP	10,875	0.250
3	AP	12,440	0.286
4	AP	22,655	0.520
5	AP	16,205	0.372
6	AP	10,272	0.236
7	AP	11,093	0.255
8	AP	12,114	0.278
9	AP	14,097	0.324
10	AP	14,203	0.326
11	AP	13,521	0.310
12	AP	14,292	0.328
13	AP	10,350	0.238
14	AP	9,922	0.228
15	AP	9,883	0.227
16	AP	9,856	0.226
17	AP	9,829	0.226
18	AP	9,803	0.225
19	AP	9,776	0.224
20	AP	9,845	0.226
21	AP	10,913	0.251
22	AP	10,924	0.251
23	AP	10,934	0.251
24	AP	10,945	0.251
25	AP	10,955	0.251
26	AP	10,975	0.252

LOT AREA TABLE			
Lot	Block	Area (Sq. Ft.)	Acres
1	AQ	9,486	0.218
2	AQ	8,320	0.191
3	AQ	8,320	0.191
4	AQ	8,530	0.196
5	AQ	9,406	0.216
6	AQ	10,331	0.237
7	AQ	12,160	0.279
8	AQ	11,077	0.254
9	AQ	8,805	0.202
10	AQ	9,014	0.207
11	AQ	12,537	0.288
12	AQ	11,502	0.264
13	AQ	15,381	0.353
14	AQ	13,341	0.306
15	AQ	11,482	0.264
16	AQ	10,341	0.237
17	AQ	8,793	0.202
18	AQ	9,550	0.219



GENERAL NOTES:

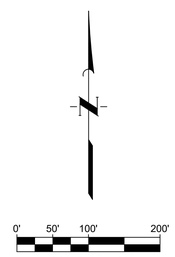
1. Basis of Bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone 4202, per monuments found for the Final Plat of Harvest Phase I, as recorded in Instrument No. 2013-166, R.P.R.D.C.T.
2. All side lot lines are perpendicular or radial to street frontage unless otherwise noted Not Radial (NR).
3. All lots shown are Single-Family residential unless otherwise designated with an "X" with the lot number. All "X" lots are open space lots.
4. All common areas to be owned by the Home Owners Association, and/or by the Fresh Water Supply District #1. All open spaces to be maintained by the Home Owners Association, and Fresh Water Supply District #1.
5. All Dedicated Public Roads Will Be Maintained By the Belmont Fresh Water Supply District #1.
6. No Direct Residential Driveway Access to Old Justin Road or Harvest Way is Allowed.
7. All Lots shown on this plat are within Zone 1b/c as identified in the Harvest Development Agreement dated 9-27-2012. All setbacks shall conform with the Zone 1b/c 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.
8. No Construction shall be allowed within FEMA Designated Flood Plain without a Hydraulic Study.
9. This property is 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.
10. Selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.
11. Water and Wastewater collection system will be maintained by the Town of Northlake.

LEGEND:

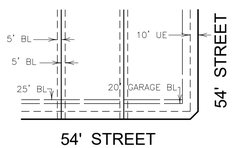
POB	POINT OF BEGINNING
CM	CONTROL MONUMENT
R.O.W.	RIGHT OF WAY
ESMT	EASEMENT
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	5/8" CAPPED IRON ROD WITH YELLOW CAP STAMPED "JONES CARTER" SET FOR CORNER
BL	BUILDING LINE
UE	UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
WLE	WATERLINE EASEMENT
NR	NON-RADIAL LOT
D.R.D.C.T	DEED RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
FME	FENCE MAINTENANCE EASEMENT
VAM	VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
FF	MINIMUM FINISHED FLOOR ELEVATION
	DENOTES CHANGE IN STREET NAME
1	BLOCK NUMBER
1X	OPEN SPACE LOTS THAT ARE OWNED AND MAINTAINED BY H.O.A.

PRELIMINARY PLAT
OF
HARVEST PHASE 14

LOTS 1X-4X & 1-27, BLOCK AP AND LOTS 1-18, BLOCK AQ
BEING 18.588 ACRES
SITUATED IN THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063
IN THE
ETJ OF TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
48 LOTS BY USE
(44 RESIDENTIAL, AND 4 NON-RESIDENTIAL
/OPEN SPACE LOTS)
NOVEMBER 2021



TYPICAL LOT DETAIL



LAND USE	ACREAGE	LOTS
RESIDENTIAL (65' x 128' TYPICAL)	11.489	44
HOA/OPEN SPACE	3.976	4
STREET - ROW	3.123	-
TOTAL	18.588	48

NOTE: ACREAGESOF OPEN SPACE AND RESIDENTIAL LOTS MAY VARY WITH THE FINAL PLAT.

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DEVELOPER / OWNER:
Toll Southwest, LLC
Taylor Morrison of Texas, INC
5353 W Sam Houston Pky
Ste 190 Houston TX 77041
281-598-3000

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

JONES|CARTER PLANO, TEXAS

JDB2/EM

STATE OF TEXAS :
COUNTY OF DENTON :

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Toll Southwest, LLC and Taylor Morrison of Texas, INC, do hereby adopt that plat designating the hereinabove described property as **Harvest Phase 14**, an addition to the Town of Northlake and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Northlake, Texas.

Toll Southwest, LLC,
a Delaware limited liability company

By: _____

Name: _____

Title: _____

STATE OF TEXAS :
COUNTY OF DALLAS :

This instrument was acknowledged before me on _____, 20____. By _____ of Toll Southwest, LLC, a Delaware 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 :_____

Taylor Morrison of Texas, INC
a Texas corporation

By: _____

Name: _____

Title: _____

STATE OF TEXAS :
COUNTY OF DALLAS :

This instrument was acknowledged before me on _____, 20____. By _____ of Taylor Morrison of Texas, INC, 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

APPROVED BY THE NORTHLAKE PLANNING AND ZONING ON:

_____
Date

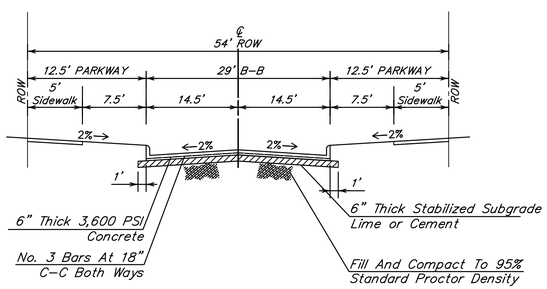
_____
Planning and Zoning Commision, Town of Northlake

_____
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



TYPICAL RESIDENTIAL STREET
Scale: NTS

FIELD NOTES

BEING a 18.588 acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, and being part of a called 18.588 acre tract of land described in deed to Toll Southwest LLC. and Taylor Morrison of Texas, INC., as recorded in Instrument No. 2021-159977 of the Official 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 a called 0.146 acre tract of land described in a deed to the Town of Northlake, recorded in Instrument No. 2019-81810, O.P.R.D.C.T., from which a 5/8" iron rod with cap stamped "Jones Carter" found, bears South 89 Degrees 50 Minutes 30 Seconds East, 74.15 feet for the northwest corner of same;

THENCE along the south line of the proposed Old Justin Road variable width right-of-way, the following courses:

South 89 Degrees 50 Minutes 30 Seconds East, a distance of 396.13 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 44 Degrees 33 Minutes 10 Seconds East, a distance of 14.21 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 00 Degrees 09 Minutes 30 Seconds West, a distance of 5.40 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 89 Degrees 50 Minutes 30 Seconds East, a distance of 54.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 00 Degrees 09 Minutes 30 Seconds East, a distance of 5.50 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 45 Degrees 09 Minutes 30 Seconds East, a distance of 14.14 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 89 Degrees 50 Minutes 30 Seconds East, a distance of 439.65 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

THENCE South 00 Degrees 09 Minutes 30 Seconds West, a distance of 10.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set at the northwest corner of a Drainage Easement recorded in Instrument No. 2020-13293, R.P.R.D.C.T.;

THENCE South 43 Degrees 07 Minutes 04 Seconds West, with the west line of said Drainage Easement, a distance of 167.39 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

THENCE South 00 Degrees 23 Minutes 28 Seconds East, continuing along the west line of said Drainage Easement, a distance of 295.50 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

THENCE North 89 Degrees 36 Minutes 32 Seconds East, a distance of 10.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

THENCE along the of west line of Lot 2X, Block AM of Harvest Meadows Phase 5, an addition to the Town of Northlake, recorded in Instrument No. 2020-364, R.P.R.D.C.T., the following courses:

South 00 Degrees 23 Minutes 28 Seconds East, a distance of 240.47 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner at the beginning of a non-tangent curve to the right;

Southwesterly, along said non-tangent curve to the right having a central angle of 67 Degrees 41 Minutes 36 Seconds, a radius of 137.00 feet, an arc distance of 161.86 feet and a chord bearing and distance of South 33 Degrees 27 Minutes 20 Seconds West, 152.61 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner;

South 00 Degrees 23 Minutes 28 Seconds East, a distance of 120.25 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner;

South 89 Degrees 36 Minutes 32 Seconds West, a distance of 85.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner;

South 00 Degrees 23 Minutes 28 Seconds East, a distance of 29.29 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner, being in the north line of Lot 10 of Prairie View Farms, recorded in Instrument No. 2016-246, R.P.R.D.C.T., a fence post for the southerly northeast corner of said Prairie View Farms bears North 89 Degrees 58 Minutes 15 Seconds East, 34.51 feet;

THENCE South 89 Degrees 58 Minutes 15 Seconds West, with the north line of said Prairie View Farms, a distance of 706.80 feet to a 5/8" iron rod set with cap stamped "Jones Carter" for the southwest corner of this tract;

THENCE North 00 Degrees 29 Minutes 48 Seconds West, a distance of 865.39 feet with the east line of said Prairie View Farms to a 5/8" iron rod found with cap stamped "Jones Carter" for the southwest corner of the aforementioned 0.146 acre tract;

THENCE North 89 Degrees 57 Minutes 11 Seconds East, a distance of 88.64 feet to a 5/8" iron rod found with cap stamped "Jones Carter" for the southeast corner of said 0.146 acre tract;

THENCE North 28 Degrees 28 Minutes 24 Seconds West, with the east line of said 0.146 acre tract, a distance of 30.86 feet to a 5/8" iron rod found with cap stamped "Jones Carter";

THENCE North 00 Degrees 30 Minutes 43 Seconds West, continuing with the east line of said 0.146 acre tract, a distance of 55.84 feet to the **POINT OF BEGINNING** and containing 809,672 square feet or 18.588 acres of land more or less.

PRELIMINARY PLAT
OF
HARVEST PHASE 14

LOTS 1X-4X & 1-27, BLOCK AP AND LOTS 1-18, BLOCK AQ
BEING 18.588 ACRES
SITUATED IN THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063
IN THE
ETJ OF TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
48 LOTS BY USE
(44 RESIDENTIAL, AND 4 NON-RESIDENTIAL
/OPEN SPACE LOTS)
NOVEMBER 2021

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DEVELOPER / OWNER:
Toll Southwest, LLC
Taylor Morrison of Texas, INC
5353 W Sam Houston Pky
Ste. 190 Houston TX 77041
281-598-3000

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

JONES|CARTER
PLANO, TEXAS

JDB2/EM

NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

DATE: NOVEMBER 30, 2021

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

SUBJECT: HARVEST PHASE 15 PRELIMINARY PLAT (PP-21-009)

GOALS/OBJECTIVES:

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

PRELIMINARY PLAT INFORMATION:

Applicants/Owners: Toll Southwest, LLC and Taylor Morrison of Texas, Inc.

Developer: Hillwood Communities

Engineer/Surveyor: Jones & Carter, Inc.

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

Site: Approximately 28.457 acres out of the Patrick Rock Survey, Abstract No. 1063, generally located north of Old Justin Road approximately 500 feet east of Schober Road.

Summary: This application is for a preliminary plat of a phase of the Harvest development. It consists of 16 residential lots and 1 detention area lot.

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 November 19, 2021, and will be approved on December 19, 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 December 19th)

GENERAL NOTES:

1. 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.
2. All side lot lines are perpendicular or radial to street frontage unless otherwise noted Not Radial (NR).
3. All lots shown are Single–Family residential unless otherwise designated with an "X" with the lot number. all "X" lots are open space lots.
4. 5' side and 20' rear yard setbacks required on all residential lots unless otherwise noted.
5. All common areas to be owned by the Home Owners Association, and/or by the Belmont Fresh Water Supply District No. 1. All open spaces to be maintained by the Home Owners Association, Belmont Fresh Water Supply District No. 1, and/or the Public Improvement District.
6. All Dedicated Public Roads Will Be Maintained By The Belmont Fresh Water Supply District No. 1.
7. All Lots Shown on this Plat are within Zone 1A as Identified in the Harvest Development Agreement as amended. All Setbacks shall conform with the Zone 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.
8. No Construction shall be allowed within FEMA Designated Flood Plain without a Hydraulic Study.
9. All floodplain information on this plat is for graphical depiction only, as scaled off of FIRM Panel No. 48121C0505G, Revised April 18, 2011 for Denton County, Texas. Portions of the property are within Zone A, areas subject to flooding by the 1% annual chance flood with no flood elevations determined, and Unshaded Zone X, areas determined to be outside of the 0.2% annual chance floodplain.

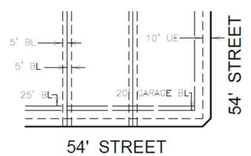
CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	402.00'	352.10'	340.95'	N 64°45'00" W	50°10'59"
C2	375.00'	880.80'	691.84'	S 22°33'12" E	134°34'36"
C3	375.00'	205.17'	202.62'	N 29°03'40" E	31°20'53"
C4	20.00'	22.07'	20.97'	S 73°52'32" W	63°14'01"
C5	50.00'	235.66'	70.68'	N 02°43'09" W	270°02'39"
C6	20.00'	9.36'	9.27'	S 61°06'09" E	26°48'38"

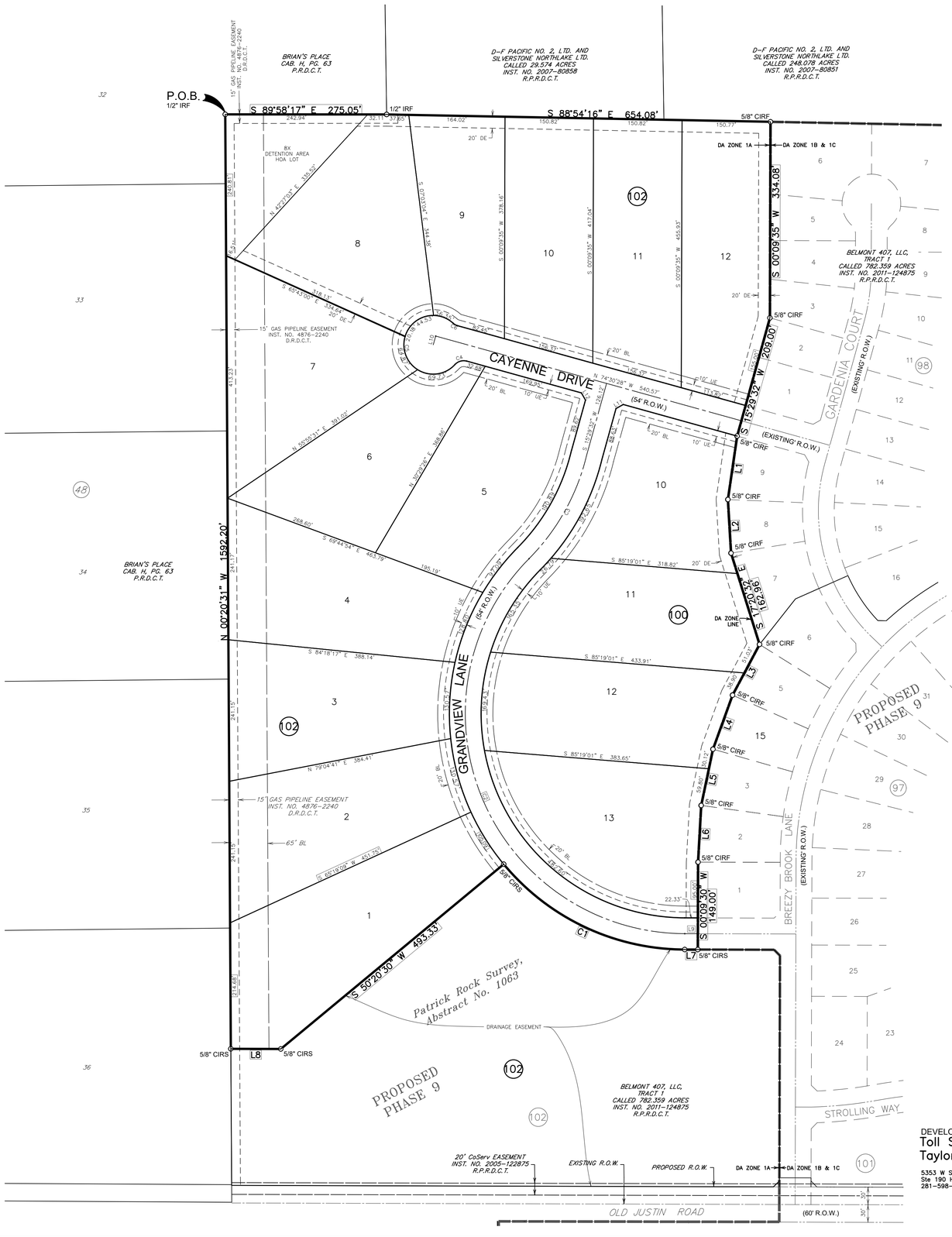
LINE TABLE		
LINE	BEARING	LENGTH
L1	S 8°19'05" W	109.31'
L2	S 3°23'05" E	91.46'
L3	S 28°01'34" W	97.93'
L4	S 19°55'23" W	97.93'
L5	S 11°49'11" W	97.93'
L6	S 3°11'00" W	96.71'
L7	N 89°50'30" W	22.33'
L8	N 89°50'30" W	85.19'
L9	S 89°50'30" E	22.33'
L10	S 15°29'32" W	15.48'
L11	N 60°29'32" E	14.14'
L12	S 29°30'29" E	14.14'

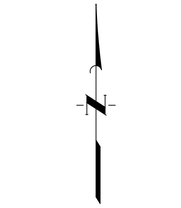
LOT AREA TABLE			
Lot	Block	Area (Sq. Ft.)	Acres
10	100	61,634	1.415
11	100	67,096	1.540
12	100	68,927	1.582
13	100	75,103	1.724

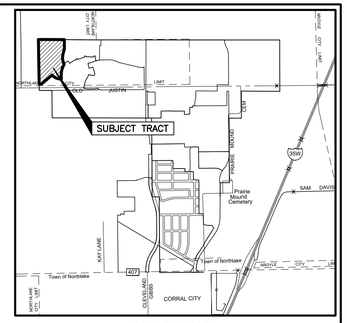
LOT AREA TABLE			
Lot	Block	Area (Sq. Ft.)	Acres
1	102	86,796	1.993
2	102	74,080	1.701
3	102	70,309	1.614
4	102	75,835	1.741
5	102	75,766	1.739
6	102	60,462	1.388
7	102	73,924	1.697
8	102	72,518	1.665
8X	102	31,872	0.732
9	102	50,937	1.169
10	102	59,958	1.376
11	102	65,822	1.511
12	102	68,366	1.569

TYPICAL LOT DETAIL









VICINITY MAP
N.T.S.

LEGEND

POB	POINT OF BEGINNING
CM	CONTROL MONUMENT
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
ESMT	EASEMENT
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	5/8" IRON ROD WITH CAP STAMPED "JONES CARTER" SET
BL	BUILDING LINE
UE	UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
WLE	WATERLINE EASEMENT
NR	NON–RADIAL LOT LINE
D.R.D.C.T	DEED RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
C.C.F.	COUNTY CLERK FILE NUMBER
FME	FENCE MAINTENANCE EASEMENT
VAM	VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
	DENOTES CHANGE IN STREET NAME
(1)	BLOCK NUMBER
DA	DRAINAGE AREA
	DA ZONE LIMITS

RESIDENTIAL LOTS
TOTAL = 16

LAND USE	ACREAGE	LOTS
RESIDENTIAL	26.162	16
STREET - ROW	2.295	-
TOTAL	28.457	16

PRELIMINARY PLAT
OF
HARVEST PHASE 15

LOTS 10-13, BLOCK 100; LOTS 1-12, BLOCK 102
BEING 28.457 ACRES
SITUATED IN THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063
IN THE
ETJ OF TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
17 LOTS BY USE
(16 RESIDENTIAL LOTS, 1 DETENTION AREA LOT)
NOVEMBER 2021

harvest
Gathering. Growing. Living.

DEVELOPER / OWNER:
Toll Southwest, LLC
Taylor Morrison of Texas, INC
5353 W Sam Houston Pkwy N
Ste 190 Houston Tx, 77041
281–598–3000

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

JOB No. D160-0075 JDB2/KLG/EM

P:\PROJECTS\D160 Harvest\00–MASTER Harvest\Harvest Projects\Harvest Phase 15\2 Design Phase\CAD\Ref Data\Base Files\PLAT\HARVEST PHASE 15 PPRELIMINARY PLAT V2.dwg

OWNER'S CERTIFICATION

STATE OF TEXAS :
COUNTY OF DENTON :

WHEREAS, Toll Southwest, LLC and Taylor Morrison of Texas, INC, is the owner of a 28.457 acre tract, being part of a called 782.359 acre tract in the Patrick Rock Survey, Abstract No. 1063, described in deed to Toll Southwest, LLC and Taylor Morrison of Texas, INC, as recorded in Instrument No. 2021-15977 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 1/2" iron rod found corner of Lot 32 of Brian's Place, recorded in Cabinet H, Page 63, of the Plat Records of Denton County, Texas (P.R.D.C.T.), same being the northwest corner of said 782.359 acre tract;

THENCE South 89 Degrees 58 Minutes 17 Seconds East, along the common line between said Lot 32 and said 782.359 acre tract, a distance of 275.05 feet to a 1/2" iron rod found for the easterly southeast corner of said Lot 32, same being the southwest corner of a called 29.574 acre tract of land described in deed to D-F Pacific No. 2 LTD. and Silverstone Northlake LTD. in Instrument No. 2007-80858, R.P.R.D.C.T.;

THENCE South 88 Degrees 54 Minutes 16 Seconds East, a distance of 654.08 to a 5/8" iron rod with cap stamped "Jones Carter" found for corner in the south line of a called 248.078 acre tract conveyed to D-F Pacific No. 2 LTD. and Silverstone Northlake LTD. in Instrument No. 2007-80851, R.P.R.D.C.T.;

THENCE over and cross said 782.359 acre tract, the following courses:

South 00 degrees 09 Minutes 35 Seconds West, a distance of 334.08 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner;

South 15 Degrees 29 Minutes 32 Seconds West, a distance of 209.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner;

South 08 Degrees 19 Minutes 05 Seconds West, a distance of 109.31 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner;

South 03 Degrees 23 Minutes 05 Seconds East, a distance of 91.46 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner;

South 17 Degrees 20 Minutes 32 Seconds East, a distance of 162.96 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner;

South 28 Degrees 01 Minutes 34 Seconds West, a distance of 97.93 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner;

South 19 Degrees 55 Minutes 23 Seconds West, a distance of 97.93 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner;

South 11 Degrees 49 Minutes 11 Seconds West, a distance of 97.93 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner;

South 03 Degrees 11 Minutes 00 Seconds West, a distance of 96.71 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner;

South 00 Degrees 09 Minutes 30 Seconds West, a distance of 149.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner;

North 89 Degrees 50 Minutes 30 Seconds West, a distance of 22.33 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner at the beginning of a tangent curve to the right;

Northwesterly, along said tangent curve to the right having a central angle of 50 Degrees 10 Minutes 59 Seconds, a radius of 402.00 feet, an arc distance of 352.10 feet and a chord bearing and distance of North 64 Degrees 45 Minutes 00 Seconds West, 340.95 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner;

South 50 Degrees 20 Minutes 30 Seconds West, a distance of 493.33 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner;

North 89 Degrees 50 Minutes 30 Seconds West, a distance of 85.19 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner in the west line of said 782.359 acre tract and the east line of said Brian's Place;

THENCE North 00 Degrees 20 Minutes 31 Seconds West, along the east line of said Brian's Place, a distance of 1592.20 feet to the **POINT OF BEGINNING** and containing 1,239,577 square feet or 28.457 acres of land more or less.

STATE OF TEXAS :
COUNTY OF DENTON :

Now Therefore, know all men by these presents:
That Belmont 407, 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 15**, 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. 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.

Toll Southwest, LLC,
a Delaware limited liability company

By: _____

Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____, 20____. By _____ of Toll Southwest, LLC, a Delaware 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 :_____

Taylor Morrison of Texas, INC,
a Texas corporation

By: _____

Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____, 20____. By _____ of Taylor Morrison of Texas, INC, a Texas corporation, 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 DENTON

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 DENTON

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

APPROVED BY THE NORTHLAKE PLANNING AND ZONING ON:

_____
Date

_____
Planning and Zoning Commision, 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

PRELIMINARY PLAT
OF
HARVEST PHASE 15

LOTS 10-13, BLOCK 100; LOTS 1-12, BLOCK 102
BEING 28.457 ACRES
SITUATED IN THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063
IN THE
ETJ OF TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
17 LOTS BY USE
(16 RESIDENTIAL LOTS, 1 DETENTION AREA LOT)
NOVEMBER 2021

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