

1. Agenda

Documents:

[08-10-2017 AGENDA.PDF](#)

2. Meeting Materials

Documents:

[08-10-2017 COUNCIL PACKET.PDF](#)



**Town of Northlake
Council Meeting Agenda
Thursday, August 10, 2017 at 5:30 pm
1400 FM 407 - Chamber Room
Northlake, Texas**

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Northlake Town Council will meet in a work session and regular meeting on Thursday, August 10, 2017 at 5:30 pm at the Northlake Town Hall in the Chamber Room, 1400 FM 407, Northlake Texas. The items listed below are placed on the agenda for discussion and/or action.

1. Call Regular Work Session to Order

2. Briefing Items

- A. Proposed development to be known as Sunrise Hill Addition on an 11.24-acre tract of land owned by IMA Development Group, LLC and located on the east side of Thompson Road north of FM 407 in the extraterritorial jurisdiction of the Town of Northlake

3. Call Regular Meeting to Order

Pledge of Allegiance-Moment of Silence

4. Public Input

This item is available for citizens to address the Town Council 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

5. Regular Items

- B. Consider for approval a Preliminary Plat for Harvest Meadows Phases 4 & 5, an 78.616-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the south side of Old Justin Road approximately 700 feet west of Cleveland-Gibbs Road in the extraterritorial jurisdiction of the Town of Northlake. Harvest Meadows Phase 4, LLC is the owner/applicant/developer. Jones & Carter, Inc. is the engineer Case # PP-17-005
- C. Consider for approval an Interlocal Agreement between the North Texas Council of Governments and Town of Northlake for GIS Data
- D. 1st Public Hearing on a proposed Property Tax Rate for Fiscal Year 2017-2018 of \$0.2950 per \$100 valuation to be considered for adoption by the governing body of the Town of Northlake, Texas at the September 7, 2017 meeting

6. Convene into Executive Session

Pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D:

- a. Section 551.071 authorizes a governmental body to consult with its attorney in an executive session to seek his or her advice on a legal matter. It provides as follows: A governmental body may not conduct a private consultation with its attorney except:

- 1) When the governmental body seeks the advice of its attorney about:
 - (a) Pending or contemplated litigation; or
 - (b) A settlement offer; or
Town of Northlake vs. City of Justin (Cause No. 15-08170-367)
 - (c) Appellate Docket No. 06-17-00054-CV
City of Justin vs. Town of Northlake

7. Adjournment

CERTIFICATION

I hereby certify that the above agenda was posted on the front glass doors and bulletin board at Town Hall 1400 FM 407, Northlake, Texas on Thursday, August 3, 2017 by 4 pm.


Shirley Rogers, Town Secretary

NOTE: The Town Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by Texas Government Code Section 551.071 (Consultation with Attorney); Section 551.072 (Deliberations about Real Property); 551.073 (Deliberations about Gifts and Donations); 551.074 (Personnel Matters); 55.076 (Deliberations about Security Devices); 551.087 (Economic Development Negotiations)



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Regular Work Session

Agenda Item 1



Briefing Items

Agenda Item 2

- A. Proposed development to be known as Sunrise Hill Addition on an 11.24-acre tract of land owned by IMA Development Group, LLC and located on the east side of Thompson Road north of FM 407 in the extraterritorial jurisdiction of the Town of Northlake

Memo

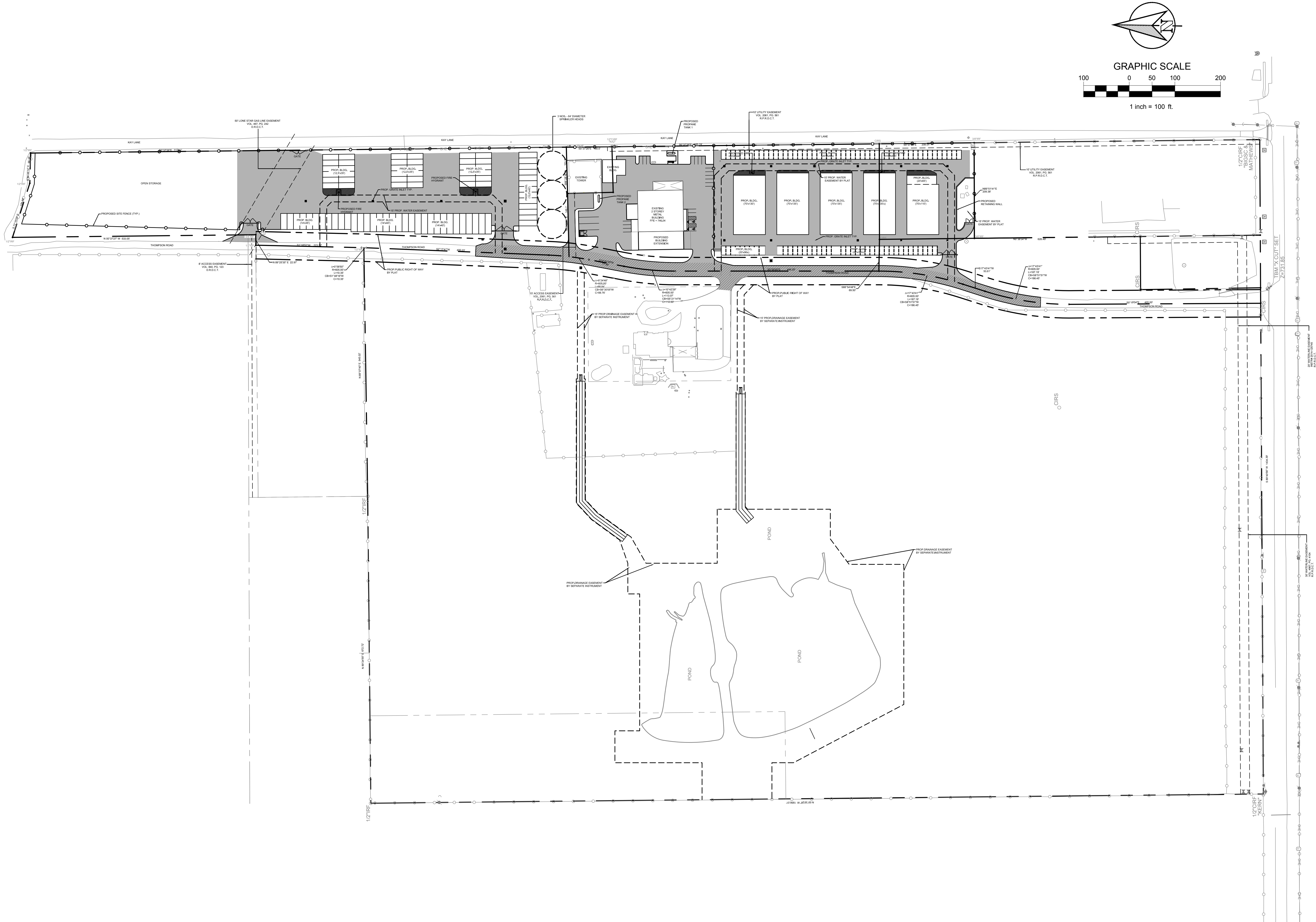
To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Shirley Rogers, Town Secretary
Drew Corn, Town Administrator
Date: August 10, 2017
Re: Proposed Sunrise Hill Addition development

Trace Arnold has been working with staff on plans to develop a portion of his property in Northlake's extraterritorial jurisdiction (ETJ) owned through the entity IMA Development Group LLC. The initial plans call for development of the property on the east side of Thompson Road and north of the Town's property as a self-storage facility. A copy of the proposed site plan is attached. A preliminary plat and civil construction plans for the development have been submitted and are currently under review.

Since the property is in the Town's extraterritorial jurisdiction, staff is working with the property owner/developer on a development agreement per Texas Local Government Code Section 212.172 which will call for the annexation of the property upon development which will occur while in the County. In exchange for annexation of the property and dedication of Thompson Road as public right-of-way along with some improvements to it (Thompson Road is currently a private road although it is identified as a collector on the Town's Master Thoroughfare Plan), the developer has requested zoning to allow the proposed self-storage use, a multi-tenant sign on the FM 407 property frontage, and modified street and drainage standards as well as the ability to preliminary plat just the portion of the property east of Thompson Road instead of all of the property under the same ownership since the owner is not prepared to master plan the portion of the property west of Thompson Road at this time. These deal points will be presented and discussed in more detail at the Council briefing, and a development agreement will be brought back to Council at a subsequent meeting.

Please contact me at 940.242.5703 if you have any questions or comments.

PLOTTED BY: MARK TORRES
 PLOT DATE: 7/18/2017 6:41 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2017-035 TRACE FORT WORTH\CADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 7/18/2017 3:56 PM



PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING CONSULTANTS
 Engineer: **MATT MOORE**
 P.E. No. 95813 Date: **7/18/2017**

**SECURE STORAGE
 SOLUTIONS
 NORTHLAKE, TEXAS**

SITE PLAN OVERALL LAYOUT

DESIGN:	MKT
DRAWN:	MKT
CHECKED:	CLC
DATE:	7/18/2017
SHEET	
SP-1	
File No. 2017-035	



Regular Session

Agenda Item 3



Public Input

Agenda Item 4



Regular Items

Agenda Item 5

- B. Consider for approval a Preliminary Plat for Harvest Meadows Phases 4 & 5, an 78.616-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the south side of Old Justin Road approximately 700 feet west of Cleveland-Gibbs Road in the extraterritorial jurisdiction of the Town of Northlake. Harvest Meadows Phase 4, LLC is the owner/applicant/developer. Jones & Carter, Inc. is the engineer Case # PP-17-005
- C. Consider for approval an Interlocal Agreement between the North Texas Council of Governments and Town of Northlake for GIS Data
- D. 1st Public Hearing on a proposed Property Tax Rate for Fiscal Year 2017-2018 of \$0.2950 per \$100 valuation to be considered for adoption by the governing body of the Town of Northlake, Texas at the September 7, 2017 meeting

Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: August 10, 2017
Re: Preliminary Plat for Harvest Meadows Phase 3 (PP-17-005)

Purpose: To consider approval of a Preliminary Plat for Harvest Meadows Phases 4 & 5, an 78.616-acre tract of land out of the Patrick Rock Survey, Abstract No. 1063, generally located on the south side of Old Justin Road approximately 700 feet west of Cleveland-Gibbs Road in the extraterritorial jurisdiction of the Town of Northlake.

Owner/Applicant/Developer: Harvest Meadows Phase 4, LLC

Engineer/Surveyor: Jones & Carter, Inc.

Background: The location of this preliminary plat includes area within the original Harvest footprint as well as additional land incorporated into the Harvest development with the acquisition of the Thompson (in two separate purchases) and McGee tracts by the developer and the subsequent approval by Town Council of the amendments to the Third Amended and Restated Development Agreement which made this area subject to the same standards, including the Harvest Development Code, as the remainder of the Harvest development. This part of Harvest is referred to as Harvest Meadows. This preliminary plat is located just west of Harvest Meadows Phase 3 which is currently under construction and site reserved for a future Northwest ISD elementary school.

Staff Analysis: The applicant has provided a preliminary plat application in accordance with the Town's subdivision regulations. The preliminary plat is comprised of 315 total lots with 305 single-family residential lots and 10 open space lots. A preliminary drainage plan and a preliminary water and sanitary sewer plan were also submitted with the preliminary plat for review. The Town Engineer and Public Works Director have reviewed these plans and find them acceptable for approval.

The entire area of this preliminary plat is within Zone 2 as identified in the Harvest Development Code, and this plat meets or exceeds the development standards outlined in the code with regard to density and lot dimensions.

Staff Findings: Staff finds that the preliminary plat is acceptable for approval as submitted.

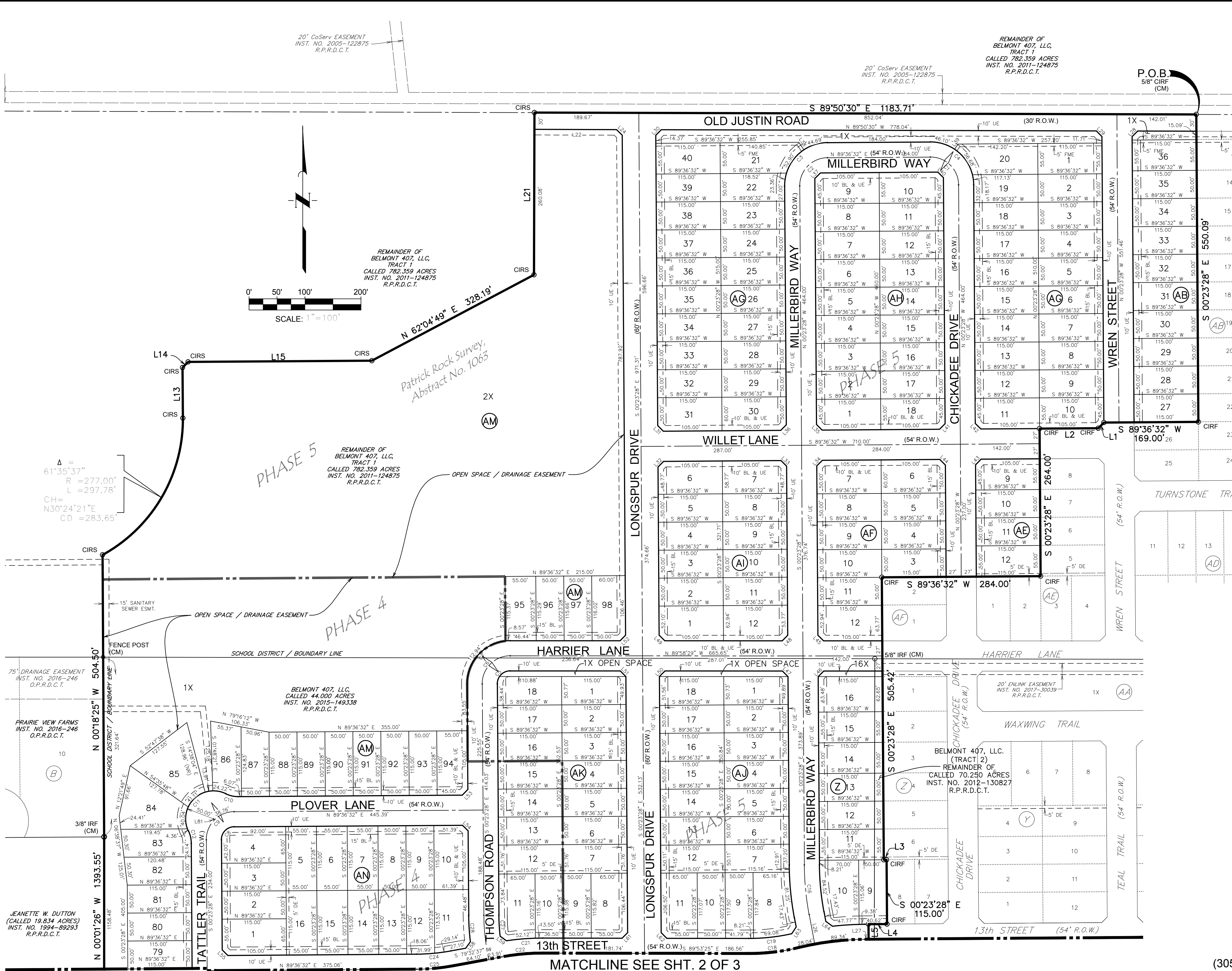
LINE TABLE		
LINE	ANGLE	DISTANCE
1	N 44°32'32" W	10.00
2	N 89°36'32" W	105.00
3	N 89°36'32" W	5.00
4	N 89°36'32" W	33.17
5	N 02°22'28" E	14.00
6	N 45°08'27" E	14.08
7	N 00°06'35" E	113.49
8	N 44°32'32" W	54.00
9	N 44°31'30" E	14.12
10	N 89°36'32" W	11.00
11	N 02°22'28" E	94.00
12	N 89°36'32" W	14.12
13	N 02°22'28" E	50.47
14	N 44°36'32" E	14.14
15	N 89°36'32" E	628.74
16	N 44°36'32" E	14.14
17	N 28°30'34" E	65.32
18	N 69°06'16" E	123.73
19	N 44°36'32" E	66.86
20	N 44°36'32" E	14.14
21	N 41°16'52" E	36.04
22	N 09°00'00" E	209.08
23	N 89°30'30" E	146.95
24	N 09°00'00" E	39.00
25	N 45°06'59" W	14.12
26	N 00°30'30" E	30.60
27	N 103°24'48" W	53.74
28	N 89°36'32" E	14.14
29	N 44°50'51" E	14.07
30	N 44°50'51" E	14.14
31	N 44°50'51" E	14.14
32	N 45°23'28" W	14.14
33	N 44°36'32" W	14.14
34	N 45°23'28" W	14.14
35	N 45°23'28" W	14.14
36	N 45°23'28" W	14.14
37	N 44°36'32" E	14.14
38	N 44°36'32" E	14.14
39	N 33°58'49" E	16.28
40	N 33°58'49" E	11.37
41	N 45°23'28" W	14.14
42	N 45°23'28" W	14.14
43	N 44°36'32" E	14.14
44	N 45°23'28" E	14.14
45	N 45°10'58" W	14.14
46	N 45°10'58" W	14.14
47	N 45°10'58" E	14.09
48	N 44°40'01" W	14.19
49	N 45°10'58" W	14.19
50	N 44°40'01" E	14.09
51	N 45°10'58" E	14.19
52	N 44°40'01" W	14.09
53	N 44°36'32" E	14.14
54	N 45°23'28" E	14.14
55	N 45°23'28" E	14.14
56	N 44°36'32" E	14.14
57	N 57°22'16" E	14.61
58	N 37°11'35" E	14.38
59	N 51°30'02" W	14.76
60	N 33°12'02" E	17.46
61	N 44°31'33" W	14.08
62	N 45°08'27" W	14.20
63	N 33°02'17" E	14.47
64	N 53°53'21" W	7.45
65	N 89°36'32" W	14.57
66	N 43°06'01" W	14.14
67	N 45°23'28" E	14.14
68	N 44°36'32" W	14.14
69	N 45°23'28" E	14.14
70	N 44°36'32" E	14.14
71	N 45°23'28" E	14.14
72	N 50°27'48" W	12.11
73	N 44°36'32" W	34.72
74	N 60°30'11" E	13.69
75	N 68°58'55" E	6.18
76	N 89°36'32" E	17.97
77	N 45°08'27" E	14.20
78	N 44°31'33" E	14.08
79	N 45°08'27" E	14.20
80	N 44°31'33" E	14.08
81	N 44°48'04" E	2.33
82	N 44°48'04" E	14.08
83	N 60°31'57" W	50.07
84	N 30°58'28" E	2.04
85	N 11°01'03" E	5.09

LEGEND

CP M R.O.W. VOL. PG. ESMT IRF CIRF CIRS	POINT OF BEGINNING CONTROL MONUMENT RIGHT OF WAY VOLUME PAGE EASEMENT IRON ROD FOUND CAPPED IRON ROD FOUND 5/8" CAPPED IRON ROD WITH YELLOW CAP STAMPED "JONES CARTER" SET FOR CORNER BUILDING LINE UTILITY EASEMENT SANITARY SEWER EASEMENT DRAINAGE EASEMENT WATERLINE EASEMENT NON-RADIAL LOT DEED RECORDS, DENTON COUNTY, TEXAS REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS OFFICIAL RECORDS, DENTON COUNTY, TEXAS COUNTY CLERK FILE NUMBER WALL MAINTENANCE EASEMENT VISIBILITY, ACCESS, & MAINTENANCE EASEMENT FENCE MAINTENANCE EASEMENT	JEANETTE W. DUTTON (CALLED 19.834 ACRES) INST. NO. 1994-89293 R.P.R.D.C.T.	N 00°01'26" 119°48'
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DENOTES CHANGE IN STREET NAME

BLOCK LETTER



LAND USE	ACREAGE	LOTS
RESIDENTIAL (50' x 115' TYPICAL)	44.253	305
HOA/OPEN SPACE	17.397	10
STREET - ROW	16.967	-
TOTAL	78.617	315



DEVELOPER / OWNER:
**HARVEST MEADOWS
PHASE 4, LLC**
3000 TURTLE CREEK BLVD.
DALLAS, TEXAS 75219
PHONE: (972) 201-2800

ENGINEER / SURVEYOR:



JONES | CARTER

Texas Board of Professional Engineers Registration No. F-439
6509 Windcrest Drive, Suite 600 • Plano, Texas 75024
972.488.3880

Texas Board of Professional Land Surveying Registration No. 100461-03
Contact: Renee' E. Cousins, E-mail: RCousins@jonescarter.com

JULY 2017

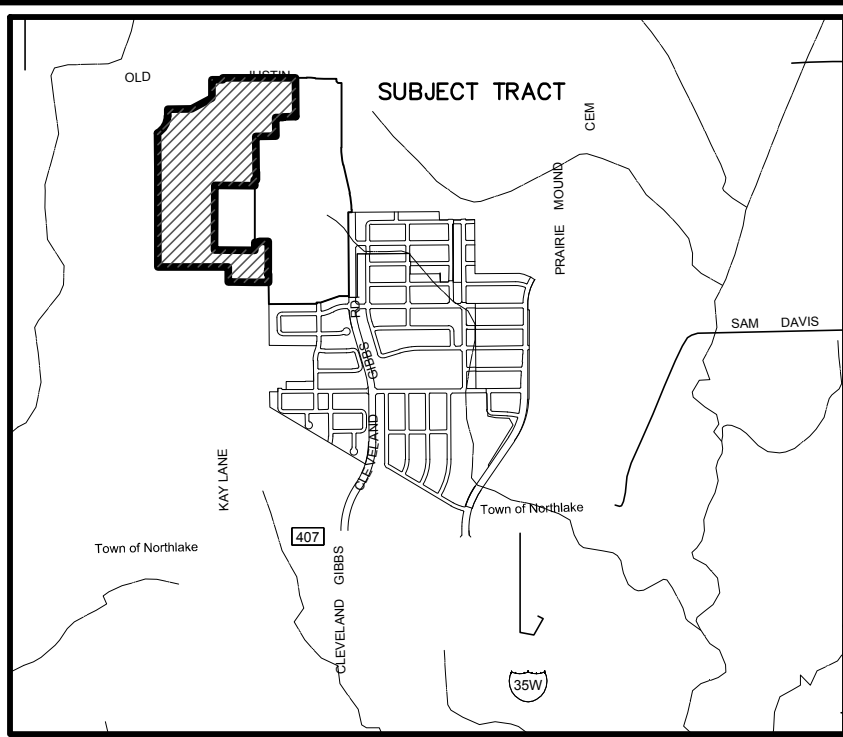
BEING 78.616 ACRES
SITUATED IN THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063
IN THE
ETJ OF TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
315 LOTS BY USE
(305 RESIDENTIAL, AND 10 NON-RESIDENTIAL/OPEN SPACE LOTS)

HARVEST MEADOWS PHASE 4 & 5

PRELIMINARY PLAT
OF

GENERAL NOTES

3. 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 indicated.
4. All open spaces to be owned by the Home Owners Association and/or by the Fresh Water Supply District. All open spaces to be maintained by the Home Owners Association, Fresh Water Supply District, and/or the Public Improvement District.
5. All Dedicated Public Roads Will Be Maintained By The Fresh Water Supply District.
6. All side lot and rear building lines to be 5' unless otherwise noted.
7. All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
8. No Direct Residential Driveway Access to Old Justin Road is allowed.
9. Maintenance of Detention Basins and Drainage Channels Shown on this plat are the responsibility of the Fresh Water Supply District.
10. All Lots are within Northlake ETJ and are within Zone 2 as Identified in the Harvest Development Agreement dated September 27, 2012 and the first amendment thereof dated October 25, 2012. All Setbacks shall conform with the Zone 2 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.
11. All floodplain information on this plat is for graphical depiction only, as scaled off of Firm Panel Map #48121C0505G, Revised Dated April 18, 2011 for Denton County, Texas. This property is in Zone X, Areas determined to be outside the 0.2% annual chance floodplain.
12. The Town of Northlake is not responsible for the design, construction, operation, maintenance, or use of any detention basin and associated drainage easements, hereinafter referred to as "improvement," to be developed and constructed by Owner or his successors. Owner will indemnify, defend and hold harmless the Town of Northlake, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorneys' fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the "improvement," including any non-performance of the foregoing. Owner will require any successor in interest to accept full responsibility and liability for the "improvement." All of the above shall be covenants running with the land. It is expressly contemplated that the Owner shall impose these covenants upon Lots 1Y & 2X Block AM, abutting, adjacent, or served by the "improvement" the full obligation and responsibility of maintaining and operating said "improvement."



VICINITY MAP
N.T.S.

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	S 44°36'32" W	14.14'
L2	S 89°36'32" E	105.00'
L3	N 89°36'32" E	5.00'
L4	S 89°36'32" W	33.17'
L5	S 00°23'28" E	54.00'
L6	S 45°08'27" E	14.08'
L7	N 00°06'35" W	113.49'
L8	S 89°33'25" E	54.00'
L9	N 44°51'30" E	14.20'
L10	S 89°36'32" W	11.00'
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L12	N 89°36'32" E	14.73'
L13	N 00°23'28" W	50.47'
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L15	N 89°36'32" E	328.74'
L16	N 68°54'46" E	66.64'
L17	S 28°03'01" E	66.30'
L18	N 60°08'16" E	123.73'
L19	S 82°30'48" E	66.82'
L20	N 44°46'32" E	36.04'
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L25	N 06°09'30" E	36.00'
L26	N 10°37'45" W	53.74'
L27	N 89°36'32" E	7.45'
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L70	N 44°36'32" E	14.14'
L71	S 45°23'28" E	14.14'
L72	N 50°27'48" W	12.11'
L73	N 44°36'32" E	24.72'
L74	N 60°32'52" W	15.49'
L75	S 68°58'55" E	6.18'
L76	N 89°36'32" E	17.67'
L77	S 45°08'27" E	14.20'
L78	N 44°51'33" E	14.08'
L79	S 45°08'27" E	14.20'
L80	N 44°51'33" E	14.08'
L81	N 44°48'04" E	2.33'
L82	N 44°48'04" E	2.33'
L83	N 60°31'57" W	5.07'
L84	N 30°51'46" E	2.04'
L85	N 11°11'03" W	50.90'

JEANETTE W. DUTTON
(CALLED 18.834 ACRES)
INST. NO. 1984-89293
R.P.R.D.C.T.

GLADYS SCHOLL
(CALLED 15.067 ACRES)
VOL. 905, PG. 908
D.R.D.C.T.

CHRISTINA DAILEY AND
KEVIN C. DAILEY
(CALLED 6.746 ACRES)
INST. NO. 2011-61332
O.P.R.D.C.T.

CHRISTINA DAILEY AND
KEVIN C. DAILEY
(CALLED 24.577 ACRES)
INST. NO. 2011-61331
O.P.R.D.C.T.

SAMUEL LEWIS BROWN
REVOCABLE LIVING TRUST
(CALLED 98 ACRES)
INST. NO. 2014-899471
O.P.R.D.C.T.

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	78.54'	70.71'	S 44°36'32" W
C2	50.00'	78.54'	70.71'	S 44°36'32" W
C3	77.00'	120.95'	108.89'	S 44°36'32" W
C4	77.00'	120.95'	108.89'	S 44°36'32" W
C5	23.00'	36.30'	32.64'	S 44°49'01" W
C6	50.00'	78.90'	70.97'	S 44°49'01" W
C7	77.00'	121.51'	109.29'	S 44°49'01" W
C8	23.00'	36.13'	32.53'	S 44°36'32" W
C9	50.00'	78.54'	70.71'	S 44°36'32" W
C10	50.00'	22.55'	22.36'	S 76°58'10" E
C11	50.00'	123.64'	94.46'	S 45°06'35" E
C12	50.00'	22.55'	22.36'	N 12°48'40" W
C13	23.00'	36.13'	32.53'	S 45°23'28" E
C14	50.00'	78.54'	70.71'	S 45°23'28" E
C15	77.00'	120.95'	108.89'	S 45°23'28" E
C16	500.00'	89.34'	89.23'	S 05°30'37" E
C17	500.00'	117.39'	117.12'	S 82°52'59" W
C18	375.00'	91.32'	91.09'	N 83°08'00" E
C19	348.00'	77.29'	77.13'	N 83°44'49" E
C20	402.00'	97.90'	97.65'	N 83°08'00" E
C21	427.00'	61.58'	61.53'	S 85°58'52" W
C22	400.00'	73.76'	73.66'	S 84°49'36" W
C23	373.00'	52.41'	52.37'	S 86°05'03" W
C24	348.00'	61.13'	61.05'	N 84°34'35" E
C25	375.00'	65.88'	65.79'	N 84°34'35" E
C26	402.00'	70.62'	70.53'	N 84°34'35" E
C27	348.00'	19.01'	19.00'	S 01°57'21" W
C28	402.00'	28.44'	28.44'	S 02°25'05" E
C29	375.00'	123.08'	122.53'	S 09°47'38" E
C30	348.00'	21.46'	21.46'	S 17°27'17" E

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C31	402.00'	29.45'	29.45'	S 17°05'51" E
C32	473.00'	139.64'	139.14'	N 02°41'19" W
C33	500.00'	164.11'	163.37'	N 09°47'38" W
C34	527.00'	172.97'	172.19'	N 09°47'38" W
C35	23.00'	36.13'	32.53'	S 44°36'32" W
C36	50.00'	78.54'	70.71'	S 44°36'32" W
C37	50.00'	22.55'	22.36'	S 76°58'10" E
C38	50.00'	22.55'	22.36'	N 45°06'35" E
C39	50.00'	22.55'	22.36'	N 12°48'40" W
C40	348.00'	55.78'	55.72'	N 04°12'02" E
C41	50.00'	44.81'	43.33'	N 34°28'09" E
C42	50.00'	224.22'	78.30'	S 68°19'17" E
C43	50.00'	26.19'	25.89'	S 01°46'57" E
C44	402.00'	95.52'	95.30'	N 06°24'58" E
C45	375.00'	140.12'	139.31'	N 01°18'48" E
C46	20.00'	22.86'	21.64'	N 32°21'29" E
C47	50.00'	230.16'	74.46'	S 66°46'03" E
C48	50.00'	15.93'	15.86'	S 09°30'59" E
C49	50.00'	30.02'	29.57'	S 72°24'28" W
C50	50.00'	109.00'	88.66'	S 62°20'31" E
C51	50.00'	78.54'	70.71'	S 45°23'28" E
C52	23.00'	36.13'	32.53'	S 45°23'28" E
C53	50.00'	78.54'	70.71'	S 02°25'05" E
C54	50.00'	111.54'	89.81'	N 26°12'09" E
C55	50.00'	33.00'	32.40'	S 18°47'51" E

LAND USE TABLE		
LAND USE	ACREAGE	LOTS
RESIDENTIAL (50' x 115' TYPICAL)	44.253	305
HOA/OPEN SPACE	17.397	10
STREET - ROW	16.967	-
TOTAL	78.617	315

OPEN SPACE TABLE			
PHASE	TOTAL ACREAGE (AC.)	OPEN SPACE ACREAGE (AC.)	PERCENT OPEN SPACE
HARVEST MEADOWS PHASE 1	128.828	30.7	23.83%
HARVEST MEADOWS PHASE 2	92.41	5.99	6.42%
HARVEST MEADOWS PHASE 3	49.35	2.63	5.33%
HARVEST MEADOWS PHASE 4	38.47	5.16	13.41%
HARVEST MEADOWS PHASE 4&5	81.08	12.90	15.91%
TOTAL	468.76	74.78	15.95%

DEVELOPER / OWNER:
**HARVEST MEADOWS
PHASE 4, LLC**
3000 HURLEY CREEK BLVD.
DALLAS, TEXAS 75219
PHONE: (972) 201-2800

ENGINEER / SURVEYOR:
JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
6509 Windcrest Drive, Suite 600 • Plano, Texas 75024
Texas Board of Professional Land Surveying Registration No. 100461-03
Contact: Renee E. Cousins, E-mail: RCousins@jonescarter.com

MATCHLINE SEE SHT. 1 OF 3

13th STREET S 89°33'25" E 368.30' (54' R.O.W.)

N 89°53'25" W 570.00'

13th STREET (54' R.O.W.)

CARDINAL WAY (54' R.O.W.)

HAWKS WAY (54' R.O.W.)

9th STREET (66' R.O.W.)

QUAIL LANE (54' R.O.W.)

PRELIMINARY PLAT
OF

HARVEST MEADOWS PHASE 4 & 5

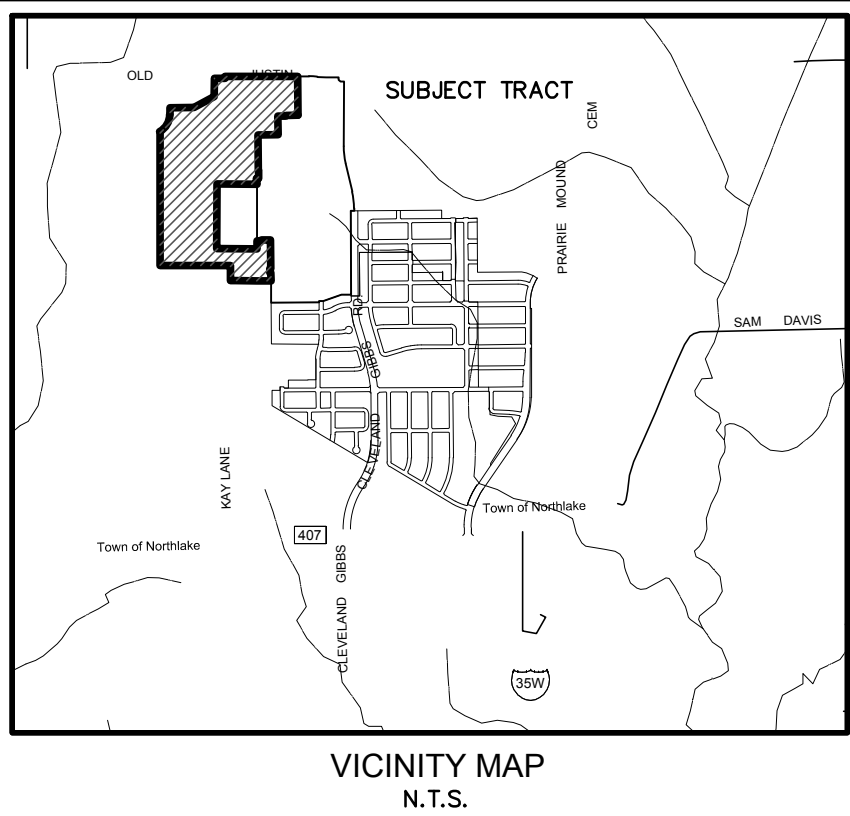
LOTS 45-63, BLOCK K, LOTS 1X, & 8-24, BLOCK Q,
LOTS 16X & 9-16, BLOCK Z, LOTS 1X & 27-36, BLOCK AB
LOTS 9-12, BLOCK AE, LOTS 3-12, BLOCK AF,
LOTS 1X & 1-40, BLOCK AG, LOTS 1-18, BLOCK AH,
LOTS 1-12, BLOCK AI, LOTS 1X & 1-18, BLOCK AJ,
LOTS 1X & 1-18, BLOCK AK, LOTS 1X & 2X, BLOCK AL,
LOTS 1X, 2X & 1-98, BLOCK AM, LOTS 1-16, BLOCK AN,
AND LOTS 1-17, BLOCK AO

BEING 78.616 ACRES
SITUATED IN THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063
IN THE
ETJ OF TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
315 LOTS BY USE
(305 RESIDENTIAL, AND 10 NON-RESIDENTIAL/OPEN SPACE LOTS)

JULY 2017

HARVEST MEADOWS PHASE 4 & 5

JONES CARTER
PLANO, TEXAS



- GENERAL NOTES:
- Bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone 4202, per monuments found for the Final Plat of Harvest Phase I, as recorded in Instrument No. 2013-166, R.P.R.D.C.T.
 - All side lot lines are perpendicular or radial to street frontage unless otherwise noted Not Radial (NR).
 - All lots shown are Single-Family residential unless otherwise indicated.
 - All open spaces to be owned by the Home Owners Association and/or by the Fresh Water Supply District. All open spaces to be maintained by the Home Owners Association, Fresh Water Supply District, and/or the Public Improvement District.
 - All Dedicated Public Roads Will Be Maintained By The Fresh Water Supply District.
 - All side lot and rear building lines to be 5' unless otherwise noted.
 - All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
 - No Direct Residential Driveway Access to Old Justin Road is allowed.
 - Maintenance of Detention Basins and Drainage Channels Shown on this plat are the responsibility of the Fresh Water Supply District.
 - All Lots are within Northlake ETJ and are within Zone 2 as Identified in the Harvest Development Agreement dated September 27, 2012 and the first amendment thereof dated October 25, 2012. All Setbacks shall conform with the Zone 2 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.
 - All floodplain information on this plat is for graphical depiction only, as scaled off of Firm Panel Map #48121C05056, Revised Dated April 18, 2011 for Denton County, Texas. This property is in Zone X, Areas determined to be outside the 0.2% annual chance floodplain.
 - The Town of Northlake is not responsible for the design, construction, operation, maintenance, or use of any detention basin and associated drainage easements, hereinafter referred to as "improvement," to be developed and constructed by Owner or his successors. Owner will indemnify, defend and hold harmless the Town of Northlake, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorneys' fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the "improvement," including any non-performance of the foregoing. Owner will require any successor in interest to accept full responsibility and liability for the "improvement." All of the above shall be covenants running with the land. It is expressly contemplated that the Owner shall impose these covenants upon Lots 1X & 2X Block AM, abutting, adjacent, or served by the "improvement" the full obligation and responsibility of maintaining and operating said "improvement."

OWNER'S CERTIFICATION

STATE OF TEXAS :
COUNTY OF DENTON :

WHEREAS, Harvest Meadows Phase 4, LLC, is the owner of a called 44.000 acre tract as described in deed to Belmont 407, LLC, as recorded in Instrument No. 2015-149338 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.) also being part of a remainder of a called 782.359 acre tract as described in deed to Belmont 407, LLC, as recorded in Instrument No. 2011-124875, R.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with yellow cap found at the northwest corner of Harvest Meadows Phase 3, an addition to the Town of Northlake, as recorded in Instrument No. 2017-301, R.P.R.D.C.T., and being in the center of Old Justin Road;

THENCE departing the northwest corner of said Harvest Meadows Phase 3, along the east line of said Harvest Meadows Phase 4 tract, the following courses:

South 00 Degrees 23 Minutes 28 Seconds East, a distance of 550.09 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 169.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner;

South 44 Degrees 36 Minutes 32 Seconds West, a distance of 14.14 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 105.00 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 264.00 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 284.00 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 505.42 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner;

North 89 Degrees 36 Minutes 32 Seconds East, a distance of 5.00 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 115.00 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 115.00 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 33.17 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 54.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner;

South 45 Degrees 08 Minutes 27 Seconds East, a distance of 14.08 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner;

South 00 Degrees 06 Minutes 35 Seconds West, a distance of 15.95 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner at the northeast corner of a called 12.000 acre tract of land as described in deed to Northwest Independent School District, as recorded in Instrument No. 2016-054070, R.P.R.D.C.T.

THENCE North 89 Degrees 53 Minutes 25 Seconds West, along the common line between said Tract 2 and said Northwest Independent School District tract, a distance of 570.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner;

THENCE South 00 Degrees 06 Minutes 35 Seconds West, along the common line between said Tract 2 and said Northwest Independent School District tract, a distance of 917.10 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner;

THENCE South 89 Degrees 53 Minutes 25 Seconds East, along the common line between said Tract 2 and said Northwest Independent School District tract, a distance of 570.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner;

THENCE North 00 Degrees 06 Minutes 35 Seconds East, along the common line between said Tract 2 and said Northwest Independent School District tract, a distance of 113.49 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner;

THENCE departing said common line. Along Harvest Meadows Phase 3, and along the east line of said Tract 2, the following courses:

South 89 Degrees 53 Minutes 25 Seconds East, a distance of 54.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner;

North 44 Degrees 51 Minutes 30 Seconds East, a distance of 14.20 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner;

North 89 Degrees 36 Minutes 32 Seconds East, a distance of 126.56 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 407.01 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 11.00 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 54.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner;

North 89 Degrees 36 Minutes 32 Seconds East, a distance of 14.73 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 119.40 feet to a 1/2" iron rod found for corner and being the northeast corner of a tract of land described in deed to Richard Farris as recorded in Instrument No. 2009-143980, R.P.R.D.C.T.;

THENCE North 89 Degrees 41 Minutes 53 Seconds West, along the common line between said Tract 2 and Farris tract, a distance of 199.35 feet to a 5/8" iron rod found for corner;

THENCE North 89 Degrees 46 Minutes 14 Seconds West, along the common line between said Tract 2 and Farris tract, a distance of 307.38 feet to a 1/2" iron rod found for corner;

THENCE North 88 Degrees 08 Minutes 31 Seconds West, along the common line between said Tract 2 and Farris tract, a distance of 67.93 feet to a 1/2" iron rod found for corner in the east line of a tract as described in deed to Simpson Properties, LLC, as recorded in Instrument No. 2017-7561, R.P.R.D.C.T.;

THENCE North 00 Degrees 24 Minutes 34 Seconds West, along the common line between said Tract 2 and Simpson tract, a distance of 211.59 feet to a 5/8" iron rod found at the northeast corner of said Simpson tract;

THENCE South 89 Degrees 58 Minutes 34 Seconds West, a distance of 997.43 feet to a 5/8" iron rod with cap stamped "Jones Carter" for the northwest corner of said Simpson tract, also being the east line of a called 98 acre tract of land described in deed to Samuel Lewis Brown Revocable Living Trust, recorded in Instrument No. 2014-899471, O.P.R.D.C.T.;

THENCE North 00 Degrees 01 Minutes 26 Seconds West, along the west line of said 44.000 acre tract, a distance of 1393.55 feet to a 3/8" iron rod found at the southeast corner of Prairie View Farms, an addition to the Town of Northlake, as recorded in Instrument No. 2016-246, O.P.R.D.C.T.,

THENCE North 00 Degrees 18 Minutes 25 Seconds West, along the east line of said Prairie View Farms, a distance of 321.64 feet to a fence post found for a northeast corner of Prairie View Farms and continuing for a total distance of 504.50 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner at the beginning of a non-tangent curve to the left;

THENCE over and across said Belmont 407 tract, the following courses:

Northeasterly, along said non-tangent curve to the left having a central angle of 61 Degrees 35 Minutes 37 Seconds, a radius of 277.00 feet, an arc distance of 297.78 feet and a chord bearing and distance of North 30 Degrees 24 Minutes 21 Seconds East, 283.65 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 00 Degrees 23 Minutes 28 Seconds West, a distance of 90.47 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 44 Degrees 36 Minutes 32 Seconds East, a distance of 14.14 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 89 Degrees 36 Minutes 32 Seconds East, a distance of 328.74 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 62 Degrees 04 Minutes 49 Seconds East, a distance of 328.19 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 290.08 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 1183.71 feet to the POINT OF BEGINNING and containing 3,424,498 square feet or 78.616 acres of land more or less.

STATE OF TEXAS :
COUNTY OF DENTON :

Now Therefore, know all men by these presents:

That Harvest Meadows Phase 4, 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 Meadows Phase 4 & 5**, 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.

Harvest Meadows Phase 4, 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 Harvest Meadows Phase 4, 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 : _____

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: RELEASED 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 TOWN COUNCIL ON:

Date

Mayor, Town of Northlake

Town Secretary, Town of Northlake

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

Date

DISTRICT ENGINEER
BELMONT FRESH WATER SUPPLY DISTRICT NO. 1

PRELIMINARY PLAT
OF
HARVEST MEADOWS PHASE 4 & 5

LOTS 45-63, BLOCK K, LOTS 1X, & 8-24, BLOCK Q,
LOTS 16X & 9-16, BLOCK Z, LOTS 1X & 27-36, BLOCK AB
LOTS 9-12, BLOCK AE, LOTS 3-12, BLOCK AF,
LOTS 1X & 1-40, BLOCK AG, LOTS 1-18, BLOCK AH,
LOTS 1-12, BLOCK AI, LOTS 1X & 1-18, BLOCK AJ,
LOTS 1X & 1-18, BLOCK AK, LOTS 1X & 2X, BLOCK AL,
LOTS 1X, 2X & 1-98, BLOCK AM, LOTS 1-16, BLOCK AN,
AND LOTS 1-17, BLOCK AO

BEING 78.616 ACRES
SITUATED IN THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063
IN THE
ETJ OF TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
315 LOTS BY USE
(305 RESIDENTIAL, AND 10 NON-RESIDENTIAL/OPEN SPACE LOTS)

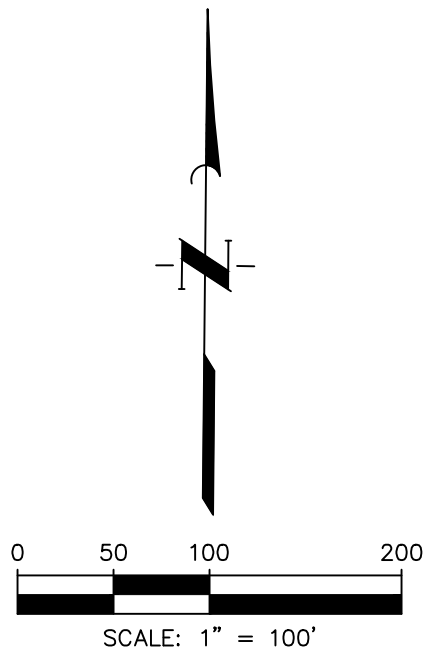
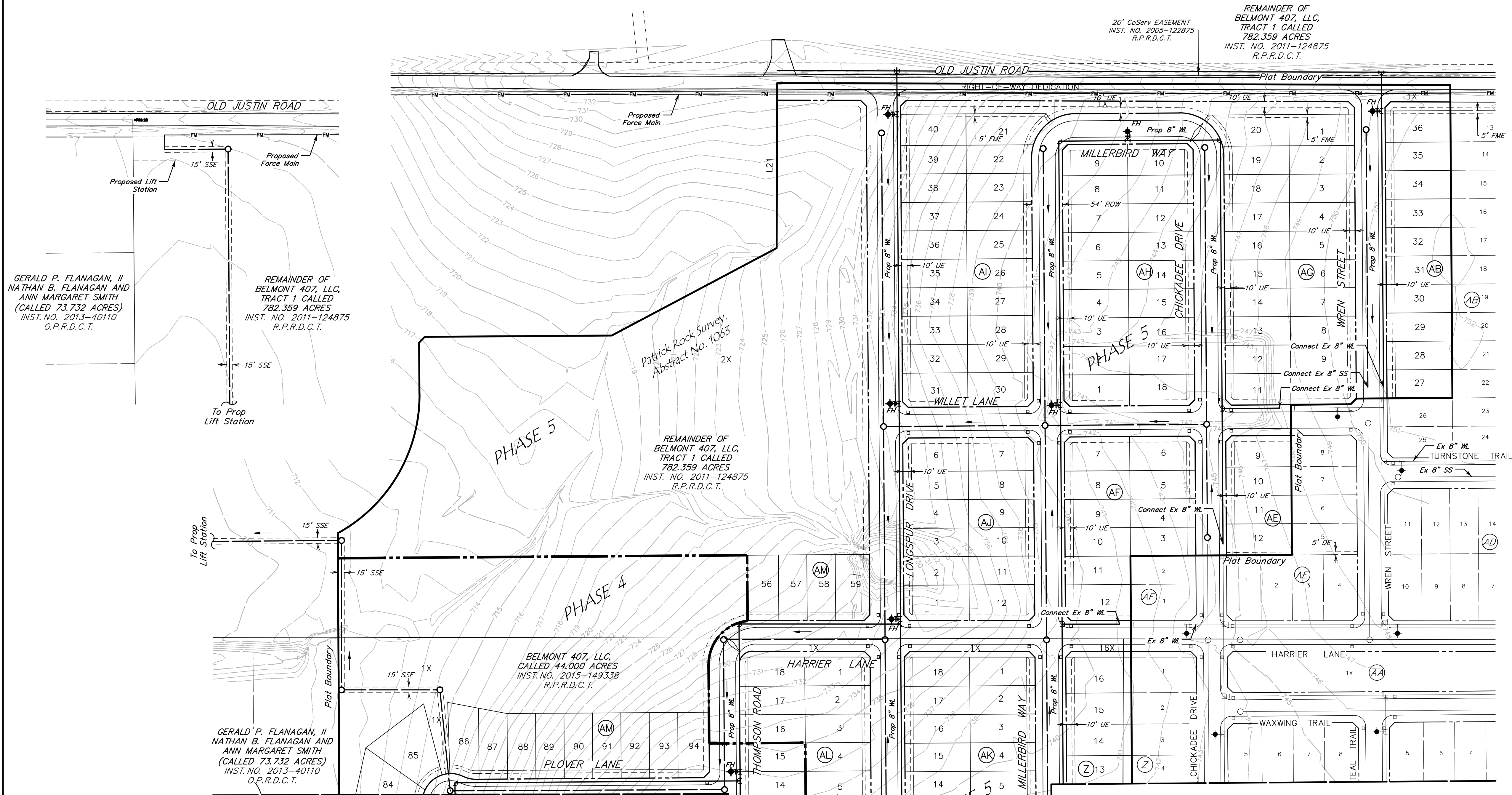
JULY 2017



DEVELOPER / OWNER:
**HARVEST MEADOWS
PHASE 4, LLC**
3000 THURLE CREEK BLVD.
DALLAS, TEXAS 75219
PHONE: (972) 201-2800

ENGINEER / SURVEYOR:

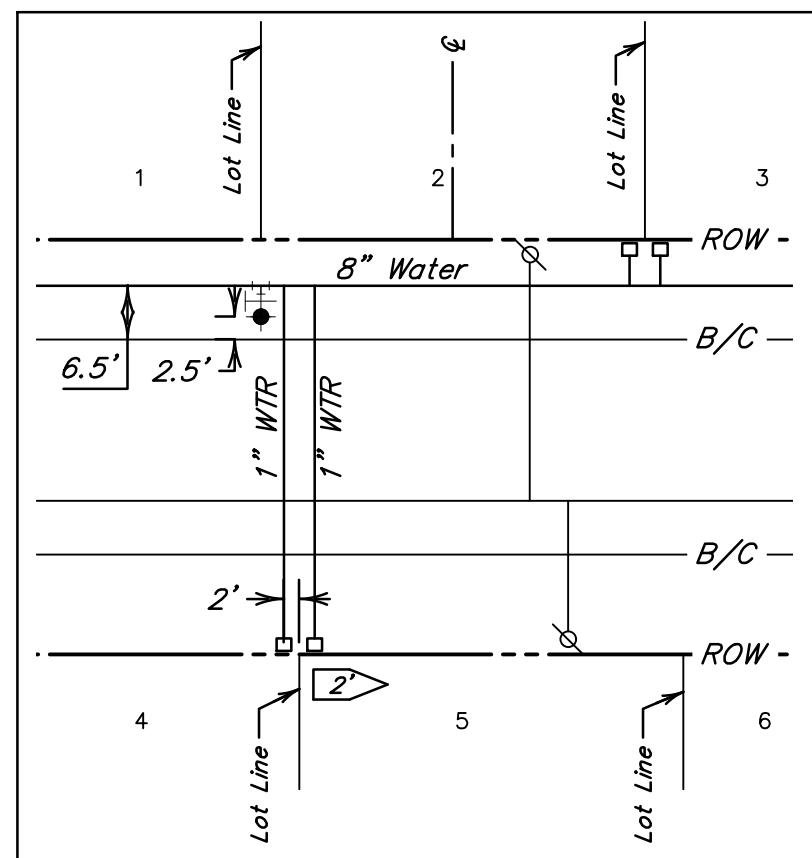
J|C JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
6509 Windcrest Drive, Suite 600 • Plano, Texas 75024
972.488.3880
Texas Board of Professional Land Surveying Registration No. 100461-03
Contact: Renee E. Cousins, E-mail: RCousins@jonescarter.com



LEGEND

- EXISTING LOT LINE
- EXISTING SANITARY SEWER
- EXISTING WATERLINE
- EXISTING RIGHT OF WAY
- EXISTING GAS LINE
- EXISTING OVERHEAD POWER LINE
- PROPOSED LOT LINE
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED RIGHT OF WAY
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PLAT BOUNDARY
- SANITARY SEWER FLOW DIRECTION
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- SSE SAN SEW EASEMENT
- WLE WATER LINE EASEMENT
- FME FENCE MAINTENANCE EASEMENT

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



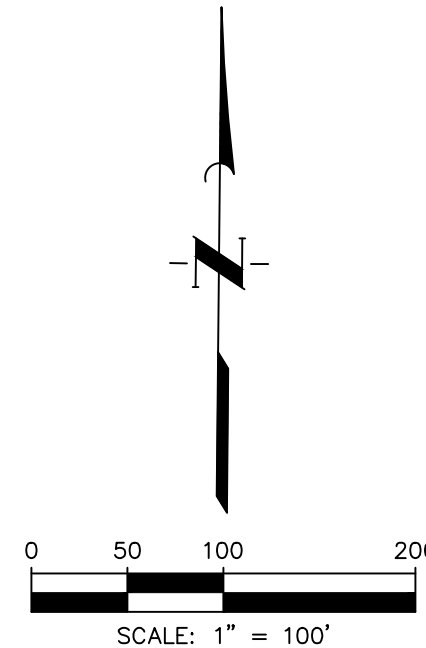
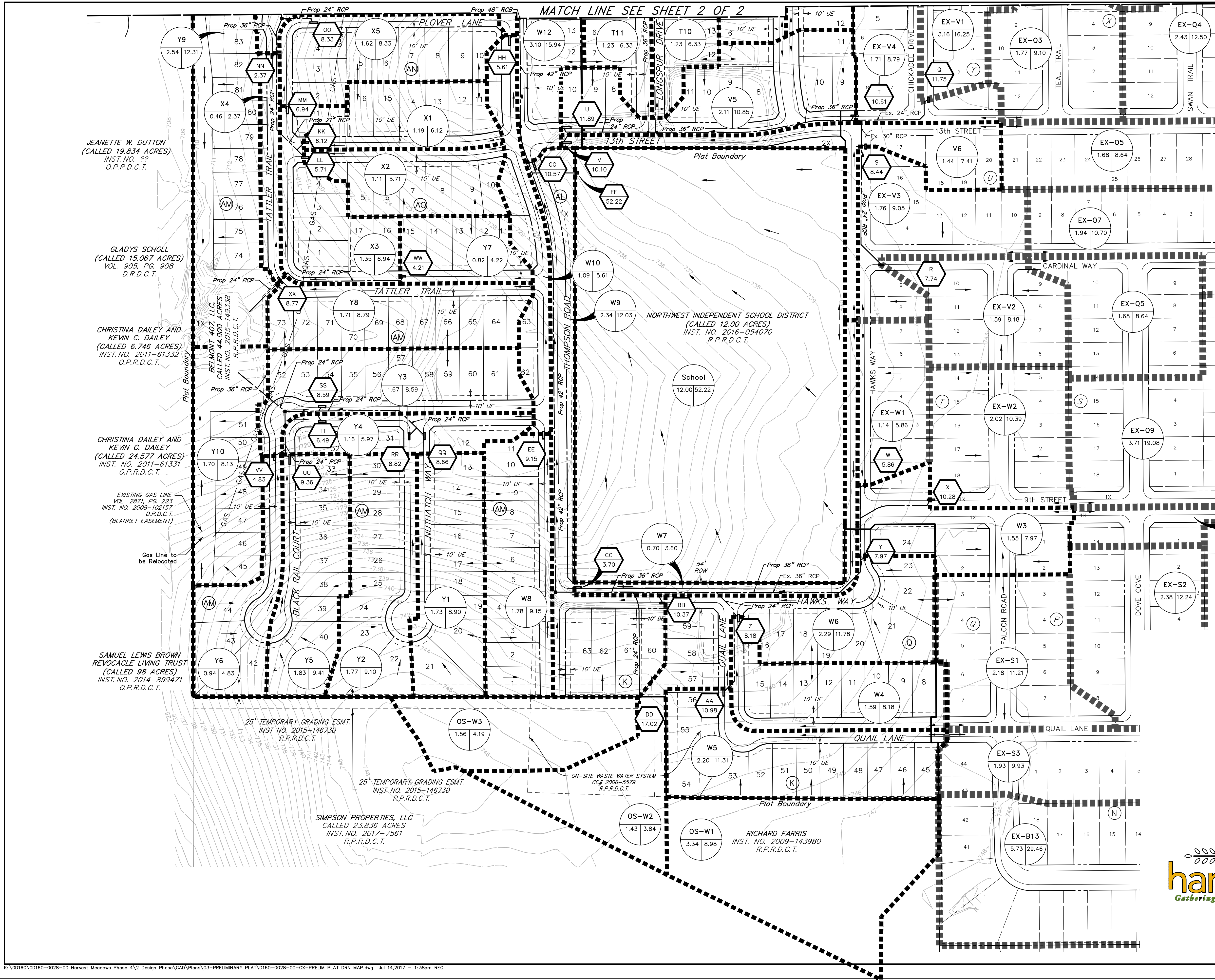
MATCH LINE SEE SHEET 1 OF 2

HARVEST MEADOWS
PHASE 4 & 5
WATER AND SANITARY
SEWER PLAN
SHEET 2 OF 2

Sanitary Sewer Calculations											
Area	Lots	Density	Population	Load (GPD)	Load (GPM)	Average Load (GPM)	Average Load (MGD)	Peak Factor	Design Load (GPM)	Design Load (MGD)	
A1	305	2.45	748	103	0.072	53.856	0.08	4	215.42	0.31	



INTERIM REVIEW
Not intended for construction,
bidding or permit purposes.
Engineer: RENEE COUSINS, P.E.
P.E. Serial No.: 116841
Date: JULY 2017



LEGEND

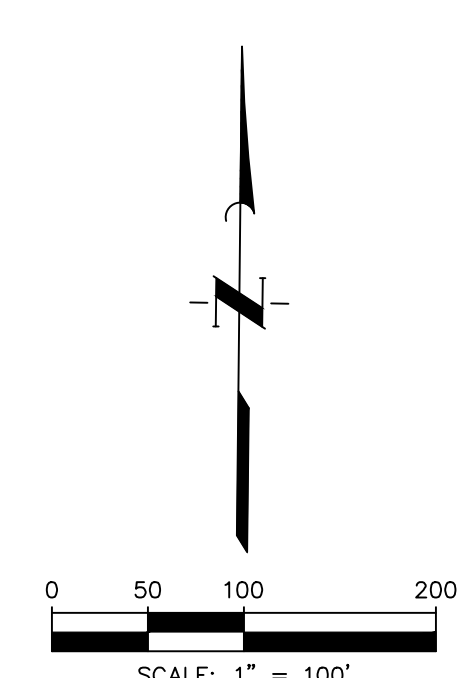
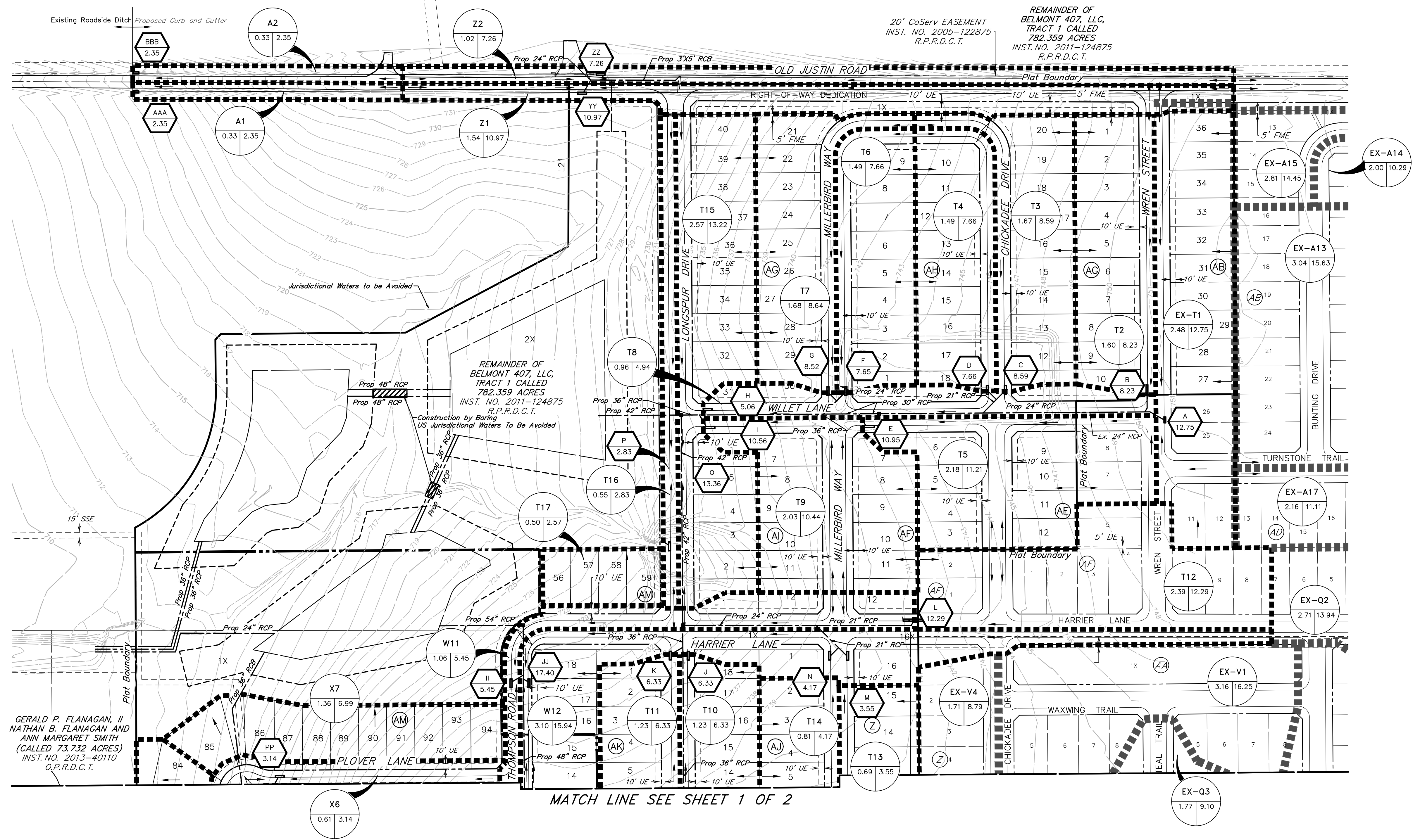
- EXISTING MAJOR CONTOUR W/ELEVATION
- EXISTING MINOR CONTOUR W/ELEVATION
- PROPOSED DRAINAGE AREA
- EXISTING DRAINAGE AREA
- EXISTING GAS LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED BACK OF CURB
- PROPOSED STORM CENTER LINE
- DRAINAGE FLOW DIRECTION
- PROP CURB INLET
- DRAINAGE AREA NUMBER
- 100 YR RUNOFF IN C.F.S.
- DRAINAGE AREA IN ACRES
- DESIGN POINT
- 100YR FLOW
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- SAN SEW EASEMENT
- WATER LINE EASEMENT
- FENCE MAINTENANCE EASEMENT

HARVEST MEADOWS
PHASE 4 & 5
PRELIMINARY
DRAINAGE PLAN
SHEET 1 OF 2



INTERIM REVIEW
Not intended for construction,
bidding or permit purposes.
Engineer: RENEE COUSINS, P.E.
P.E. Serial No.: 116841
Date: JULY 2017





- LEGEND**
- 745 — EXISTING MAJOR CONTOUR W/ELEVATION
 - 744 — EXISTING MINOR CONTOUR W/ELEVATION
 - PROPOSED DRAINAGE AREA
 - EXISTING DRAINAGE AREA
 - GAS --- EXISTING GAS LINE
 - OHP --- EXISTING OVERHEAD POWER LINE
 - EXISTING RIGHT OF WAY
 - EXISTING LOT LINE
 - PROPOSED RIGHT OF WAY
 - PROPOSED LOT LINE
 - PROPOSED BACK OF CURB
 - PROPOSED STORM CENTER LINE
 - DRAINAGE FLOW DIRECTION
 - PROP CURB INLET
- A1** DRAINAGE AREA NUMBER
0.34 2.05 100 YR RUNOFF IN C.F.S.
- H** DRAINAGE AREA IN ACRES
4.60
- UE** 100YR FLOW
UTILITY EASEMENT
- DE** DRAINAGE EASEMENT
- SSE** SAN SEW EASEMENT
- WLE** WATER LINE EASEMENT
- FME** FENCE MAINTENANCE EASEMENT

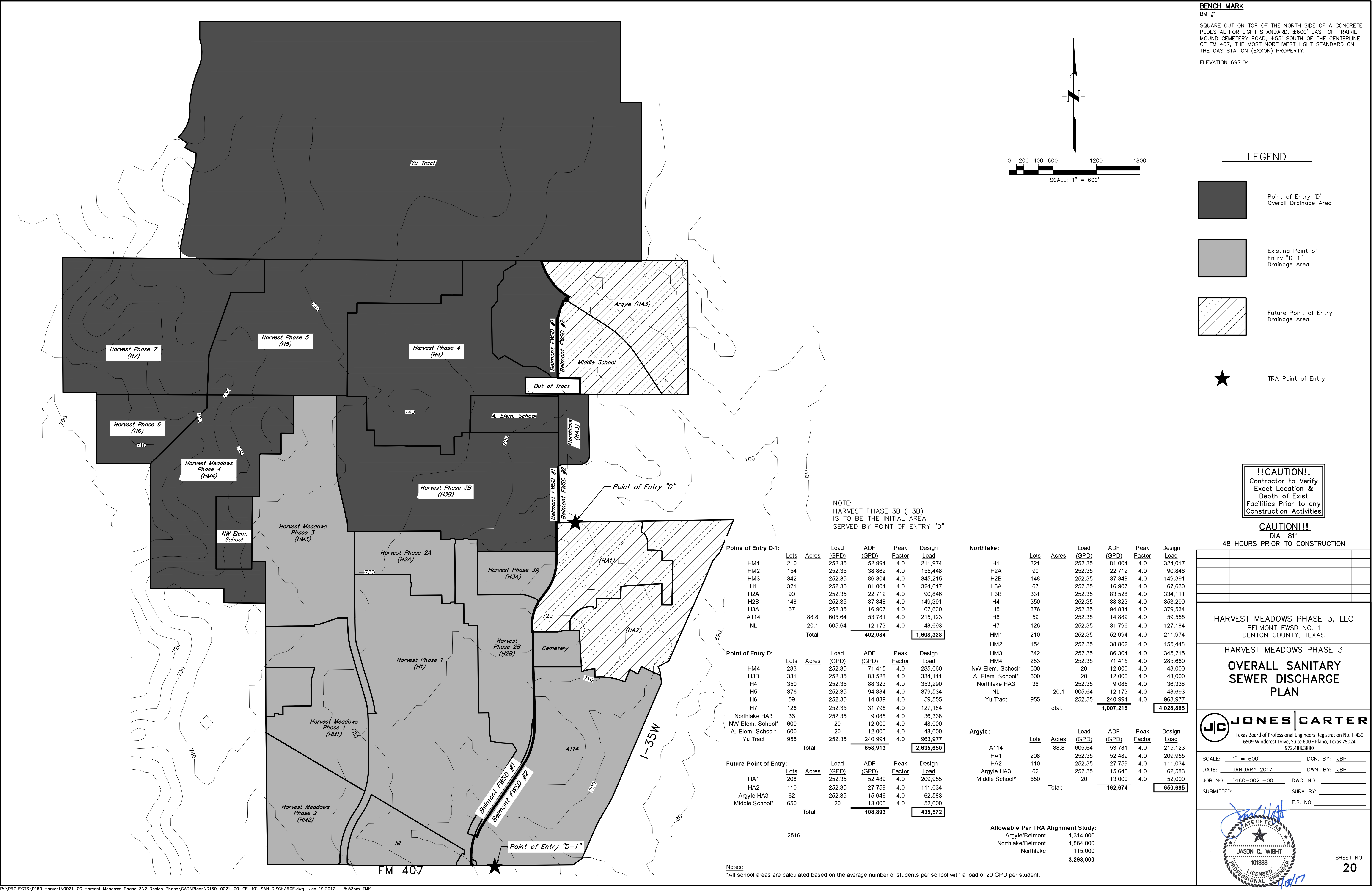
**HARVEST MEADOWS
PHASE 4 & 5
PRELIMINARY
DRAINAGE PLAN
SHEET 2 OF 2**



INTERIM REVIEW
Not intended for construction,
bidding or permit purposes.
Engineer: RENEE COUSINS, P.E.
P.E. Serial No.: 116841
Date: JULY 2017



DRAINAGE DESIGN CALCULATIONS - STREET, ROW, & ON-GRADE INLETS																															
Inlet		Drainage Area	Area	Runoff Coefficient	Time of Concentration	Street Long. Slope	Street Cross Section (Type)	Street Cross Slope	Gutter Cross Slope	Manning Coefficient	25 Year Intensity	25 Year Runoff	25 Year Carryover	25 Year Gutter Flow	Street Capacity	25 Year Depth of Flow	100 Year Intensity	100 Year Runoff	100 Year Carryover	100 Year Gutter Flow	100 Year Depth of Flow	100 Year Spread of Flow	Length Required	Length Provided	Effeciency	Inlet Capacity	25 Year Inlet Flow	25 Year Bypass	100 Year Inlet Flow	100 Year Bypass	Comments: CO= Carry Over, BP= Bypass
Design Pt.	Inlet No.	Area No.				"S" (ft/ft)		(ft/ft) "S _w "	(ft/ft) "S _w "	"n"	"I" (in/hr)	"Q" (cfs)	(cfs)	"Q" (cfs)	(cfs)	"Y _o " (ft)	(in/hr)	"Q" (cfs)	(cfs)	"Q" (cfs)	"Y _o " (ft)	"S _p " (ft)	"L _r " (ft)	"L" (ft)	"E"	Qi (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	
B	2	T2	1.60	0.65	15.00	0.0102	Type E	0.0278	0.2083	0.016	6.41	6.67	0.00	6.67	12.32	0.33	7.91	8.23	0.00	8.23	0.36	12.89	14.69	15	1.00	8.23	6.67	0.00	8.23	0.00	
C	3	T3	1.67	0.65	15.00	0.0043	Type E	0.0278	0.2083	0.016	6.41	6.96	0.00	6.96	8.00	0.39	7.91	8.59	0.00	8.59	0.43	15.40	12.34	15	1.00	8.59	6.96	0.00	8.59	0.00	
D	4	T4	1.49	0.65	15.00	0.0043	Type E	0.0278	0.2083	0.016	6.41	6.21	0.00	6.21	8.00	0.38	7.91	7.66	0.00	7.66	0.41	14.76	11.57	15	1.00	7.66	6.21	0.00	7.66	0.00	
E	5	T5	2.18	0.65	15.00	0.0326	Type E	0.0278	0.2083	0.016	6.41	9.08	0.00	9.08	22.03	0.30	7.91	11.21	0.00	11.21	0.32	11.64	22.82	20	0.98	10.95	9.08	0.00	10.95	0.26	BP to inlet 9
F	6	T6	1.49	0.65	15.00	0.0153	Type E	0.0278	0.2083	0.016	6.41	6.21	0.00	6.21	15.09	0.30	7.91	7.66	0.00	7.66	0.32	11.63	15.50	15	1.00	7.65	6.21	0.00	7.65	0.02	
G	7	T7	1.68	0.65	15.00	0.0153	Type E	0.0278	0.2083	0.016	6.41	7.00	0.00	7.00	15.09	0.31	7.91	8.64	0.00	8.64	0.34	12.17	16.57	15	0.99	8.52	7.00	0.00	8.52	0.12	BP to inlet 8
H	8	T8	0.96	0.65	15.00	0.0326	Type E	0.0278	0.2083	0.016	6.41	4.00	0.00	4.00	22.03	0.22	7.91	4.94	0.12	5.06	0.24	8.56	14.58	15	1.00	5.06	4.00	0.00	5.06	0.00	CO from inlet 7
I	9	T9	2.03	0.65	15.00	0.0326	Type E	0.0278	0.2083	0.016	6.41	8.46	0.00	8.46	22.03	0.29	7.91	10.44	0.26	10.70	0.32	11.34	21.96	20	0.99	10.56	8.46	0.00	10.56	0.14	CO from inlet 5; BP to inlet 15
J	10	T10	1.23	0.65	15.00	0.0059	Type E	0.0278	0.2083	0.016	6.41	5.12	0.00	5.12	9.37	0.33	7.91	6.33	0.00	6.33	0.36	12.94	11.18	15	1.00	6.33	5.12	0.00	6.33	0.00	
K	11	T11	1.23	0.65	15.00	0.0059	Type E	0.0278	0.2083	0.016	6.41	5.12	0.00	5.12	9.37	0.33	7.91	6.33	0.00	6.33	0.36	12.94	11.18	15	1.00	6.33	5.12	0.00	6.33	0.00	
L	12	T12	2.39	0.65	15.00	0.0258	Type E	0.0278	0.2083	0.016	6.41	9.96	0.00	9.96	19.60	0.32	7.91	12.29	0.00	12.29	0.35	12.59	22.76	25	1.00	12.29	9.96	0.00	12.29	0.00	
M	13	T13	0.69	0.65	15.00	0.0050	Type E	0.0278	0.2083	0.016	6.41	2.87	0.00	2.87	8.63	0.28	7.91	3.55	0.00	3.55	0.30	10.75	7.79	10	1.00	3.55	2.87	0.00	3.55	0.00	
N	14	T14	0.81	0.65	15.00	0.0050	Type E	0.0278	0.2083	0.016	6.41	3.37	0.00	3.37	8.63	0.29	7.91	4.17	0.00	4.17	0.32	11.42	8.52	10	1.00	4.17	3.37	0.00	4.17	0.00	
Q	17	EX-V1	3.16	0.65	15.00	0.0068	Type E	0.0278	0.2083	0.016	6.41	13.16	0.00	13.16	10.06	0.46	7.91	16.25	0.00	16.25	0.50	17.95	19.62	10	0.72	11.75	11.75	-1.42	11.75	4.50	BP to inlet 20
R	18	EX-V2	1.59	0.65	15.00	0.0050	Type E	0.0278	0.2083	0.016	6.41	6.62	0.00	6.62	8.63	0.38	7.91	8.18	0.00	8.18	0.41	14.70	12.43	10	0.95	7.74	6.62	0.00	7.74	0.43	BP to inlet 19
S	19	EX-V3	1.76	0.65	15.00	0.0070	Type E	0.0278	0.2083	0.016	6.41	7.33	0.00	7.33	10.21	0.37	7.91	9.05	0.43	9.48	0.40	14.34	14.15	10	0.89	8.44	7.33	0.00	8.44	1.04	BP tp inlet 21
T	20	EX-V4	1.71	0.65	15.00	0.0137	Type E	0.0278	0.2083	0.016	6.41	7.12	0.00	7.12	14.28	0.32	7.91	8.79	4.50	13.30	0.40	12.51	16.99	10	0.80	10.61	7.12	0.00	10.61	2.69	CO from inlet 17; BP to inlet 22
U	21	V5	2.11	0.65	15.00	0.0150	Type E	0.0278	0.2083	0.016	6.41	8.79	0.00	8.79	14.95	0.34	7.91	10.85	1.04	11.89	0.38	13.30	18.70	20	1.00	11.89	8.79	0.00	11.89	0.00	
V	22	V6	1.44	0.65	15.00	0.0150	Type E	0.0278	0.2083	0.016	6.41	6.00	0.00	6.00	14.95	0.30	7.91	7.41	2.69	10.10	0.36	11.53	15.67	20	1.00	10.10	6.00	0.00	10.10	0.00	
W	23	EX-W1	1.14	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.016	6.41	4.75	0.00	4.75	9.45	0.32	7.91	5.86	0.00	5.86	0.35	12.54	10.75	15	1.00	5.86	4.75	0.00	5.86	0.00	
X	24	EX-W2	2.02	0.65	15.00	0.0090	Type E	0.0278	0.2083	0.016	6.41	8.42	0.00	8.42	11.58	0.37	7.91	10.39	0.00	10.39	0.40	14.40	16.26	15	0.99	10.28	8.42	0.00	10.28	0.10	BP to inlet 29
Y	25	W3	1.55	0.65	15.00	0.0060	Type E	0.0278	0.2083	0.016	6.41	6.46	0.00	6.46	9.45	0.36	7.91	7.97	0.00	7.97	0.39	14.07	12.77	15	1.00	7.97	6.46	0.00	7.97	0.00	
Z	26	W4	1.59	0.65	15.00	0.0100	Type E	0.0278	0.2083	0.016	6.41	6.62	0.00	6.62	12.20	0.33	7.91	8.18	0.00	8.18	0.36	12.91	14.77	15	1.00	8.18	6.62	0.00	8.18	0.00	
AA	27	W5	2.20	0.65	15.00	0.0100	Type E	0.0278	0.2083	0.016	6.41	9.16	0.00	9.16	12.20	0.37	7.91	11.31	0.00	11.31	0.40	14.58	17.48	15	0.97	10.98	9.16	0.00	10.98	0.34	BP to inlet 28
BB	28	W6	2.29	0.65	15.00	0.0050	Type E	0.0278	0.2083	0.016	6.41	9.54	0.10	9.64	8.63	0.43	7.91	11.78	0.34	12.11	0.47	16.86	15.16	10	0.86	10.37	9.64	0.00	10.37	1.74	CO from inlet 27
CC	29	W7	0.70	0.65	15.00	0.0050	Type E	0.0278	0.2083	0.016	6.41	2.92	0.00	2.92	8.63	0.28	7.91	3.60	0.10	3.70	0.30	10.81	7.87	15	1.00	3.70	2.92	0.00	3.70	0.00	CO from inlet 24
EE	31	W8	1.78	0.65	15.00	0.0077	Type E	0.0278	0.2083	0.016	6.41	7.42	0.00	7.42	10.71	0.36	7.91	9.15	0.00	9.15	0.39	14.14	14.62	15	1.00	9.15	7.42	0.00	9.15	0.00	
GG	33	W9	2.34	0.65	15.00	0.0770	Type E	0.0278	0.2083	0.016	6.41	9.75	0.00	9.75	33.86	0.26	7.91	12.03	0.00	12.03	0.28	10.18	28.98	20	0.88	10.57	9.75	0.00	10.57	1.46	BP to inlet 36
HH	34	W10	1.09	0.65	15.00	0.0770	Type E	0.0278	0.2083	0.016	6.41	4.54	0.00	4.54	33.86	0.20	7.91	5.61	0.00	5.61	0.21	7.64	19.10	20	1.00	5.61	4.54	0.00	5.61	0.00	
KK	37	X1	1.19	0.65	15.00	0.0150	Type E	0.0278	0.2083	0.016	6.41	4.96	0.00	4.96	14.95	0.27	7.91	6.12	0.00	6.12	0.30	10.73	13.61	15	1.00	6.12	4.96	0.00	6.12	0.00	
LL	38	X2	1.11	0.65	15.00	0.0150	Type E	0.0278	0.2083	0.016	6.41	4.62	0.00	4.62	14.95	0.27	7.91	5.71	0.00	5.71	0.29	10.46	13.10	15	1.00	5.71	4.62	0.00	5.71	0.00	
MM	39	X3	1.35	0.65	15.00	0.0113	Type E	0.0278	0.2083	0.016	6.41	5.62	0.00	5.62	12.97	0.30	7.91	6.94	0.00	6.94	0.33	11.87	13.67	15	1.00	6.94	5.62	0.00	6.94	0.00	
NN	40	X4	0.46	0.65	15.00	0.0113	Type E	0.0278	0.2083	0.016	6.41	1.92	0.00	1.92	12.97	0.20	7.91	2.37	0.00	2.37	0.22	7.92	7.56	10	1.00	2.37	1.92	0.00	2.37	0.00	
QQ	43	Y1	1.73	0.65	15.00	0.0173	Type E	0.0278	0.2083	0.016	6.41	7.21	0.00	7.21	16.05	0.31	7.91	8.90	0.00	8.90	0.33	12.02	17.33	15	0.97	8.66	7.21	0.00	8.66	0.24	BP to inlet 46
RR	44	Y2	1.77	0.65	15.00	0.0173	Type E	0.0278	0.2083	0.016	6.41	7.37	0.00	7.37	16.05	0.31	7.91	9.10	0.00	9.10	0.34	12.13	17.55	15	0.97	8.82	7.37	0.00	8.82	0.28	BP to inlet 46
UU	47	Y5	1.83	0.65	15.00	0.0360	Type E	0.0278	0.2083	0.016	6.41	7.62	0.00	7.62	44.30	0.27	7.91	9.41	0.00	9.41	0.30	10.70	21.18	20	0.99	9.36	7.62	0.00	9.36	0.05	
VV	48	Y6	0.94	0.65	15.00	0.0360	Type E	0.0278	0.2083	0.016	6.41	3.92	0.00	3.92	44.30	0.21	7.91	4.83	0.00	4.83	0.23	8.34	14.69	15	1.00	4.83	3.92	0.00	4.83	0.00	BP to inlet 46
WW	49	Y7	0.82	0.65	15.00	0.0113	Type E	0.0278	0.2083	0.016	6.41	3.42	0.00	3.42	44.30	0.25	7.91	4.22	0.00	4.22	0.27	9.84	10.37	10	1.00	4.21	3.42	0.00	4.21	0.01	
XX	50	Y8	1.71	0.65	15.00	0.0113	Type E	0.0278	0.2083	0.016	6.41	7.12	0.00	7.12	44.30	0.33	7.91	8.79	0.00	8.79	0.36	12.97	15.61	15	1.00	8.77	7.12	0.00	8.77	0.03	
AAA	53	A1	0.33	0.90	15.00	0.0100	Type B	0.0278	0.2083	0.016	6.41	1.90	0.00	1.90	44.30	0.21	7.91	2.35	0.00	2.35	0.22	8.09	7.32	10	1						

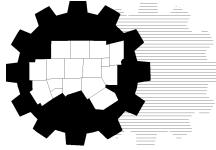


Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: August 10, 2017
Re: Interlocal Agreement with North Texas Council of Governments for GIS Data

The North Central Texas Council of Governments (NCTCOG) provides important data for the region and its member governments, including Northlake. NCTCOG collects and maintains a variety of Geographic Information Systems (GIS) data, and every few years, they obtain updated data, including high-quality aerial imagery, as part of their Spatial Data Cooperative Project. At the recommendation of Halff Associates, the Town's contract engineer and GIS provider, the Town agreed to participate in NCTCOG's Spatial Data Cooperative Project to obtain orthophotography and LiDAR imagery at a much reduced cost of \$15,437.50 through the cooperative, and the imagery can be incorporated in the Town's GIS which includes an online interface.

The attached interlocal agreement with NCTCOG formalizes our participation in the program, outlining the deliverables, cost, and licensing agreement for how the data can be used. The cost of the data was approved as a budget request with the FY 2017 budget. Staff requests approval of this agreement to finalize the project and obtain the data for incorporation in the Town's GIS. Please contact me at 940-242-5703 if you have any questions.



North Central Texas Council of Governments

INTERLOCAL AGREEMENT BETWEEN THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AND TOWN OF NORTHLAKE

WHEREAS, the North Central Texas Council of Governments (NCTCOG) is a voluntary association of, by and for local governments and has an interest in providing information to its members to support planning, engineering, public safety, and municipal management activities; and,

WHEREAS, the **Town of Northlake** (Entity), wishes to have its map-based information system include the 2017 digital orthophotography and/or LiDAR and/or derivative data and has determined that the creation of this resource provides information for a multitude of uses throughout the Entity and thus serves a valid public purpose; and,

WHEREAS, the Entity requires this information to accomplish this purpose and has determined that NCTCOG can provide this information; and

WHEREAS, this Agreement is authorized by Chapter 791 of the Texas Government Code; and,

WHEREAS, NCTCOG and Entity are local governments as that term is defined in Section 791.003(4) of the Texas Government Code; and,

WHEREAS, Section 791.025 of the Texas Government Code authorizes local governments to agree with another local government to purchase goods and services; and,

WHEREAS, a local government that purchases goods and services under Section 791.025 of the Texas Government Code satisfies the requirement of the local government to seek competitive bids for the purchase of goods and services; and,

WHEREAS, NCTCOG and Entity, acting by and through their respective governing bodies, adopt the foregoing premises as findings of said governing bodies.

NOW, THEREFORE, the parties, Entity and NCTCOG, agree to the following terms and conditions regarding the creation of digital aerial photography.

I. LICENSE AGREEMENT

The personnel specified in Appendix A will serve as points of contact for their respective organizations. The following provisions are a license agreement between NCTCOG and the Entity with respect to data products that are identified in section II. NCTCOG is the owner of and has the right to grant a license to use the said data products free of all liens, claims, encumbrances, and other restrictions and without otherwise violating any rights of any third party, including any patent, copyright, trade secret, or other proprietary rights.

The NCTCOG data product may be distributed to the Entity on CD-ROM, DVD, or portable hard drive. The Entity will need to install and operate the NCTCOG data product on properly configured and compatible computer equipment running third party system and application software supplied by the Entity. The Entity will also need to insure that any required data not supplied by NCTCOG is in proper format and no other software or equipment having an adverse impact on the NCTCOG product is present.

A. Licensed Operating Environment

- (1) Operating Equipment. In exchange for monetary consideration listed in section III, the Entity will be granted an exclusive operation license to install, store, load, execute, and display (collectively, "Use") the NCTCOG data product on as many local area networks and/or end-user workstations as the Entity reasonably needs in support of its own operation (the "Licensed Operating Environment"). Any software components of the NCTCOG data product are provided in machine-readable executable format only.
- (2) Authorized Users. Unless otherwise agreed in writing, the NCTCOG data product will be used by Entity officials, officers, employees, and authorized contractors only ("Authorized Users"). A contractor shall be deemed authorized to Use the data products by the Entity or NCTCOG if such Use is incidental to a larger relationship between the contractor and the Entity, and is used for purposes no greater than reasonably needed to achieve the objectives of an actual project undertaken in connection with that relationship. The contractor must agree in writing to be bound by the provisions of this Agreement.

B. Permitted Uses

- (1) Use of NCTCOG Products. The Entity's Authorized Users may Use the NCTCOG data product in the Licensed Operating Environment for any use that furthers the Entity's internal operations or in furtherance of the Entity's mission.
- (2) Use of Generated Output or Other Data. Except as stated, the Entity will own all original works of authorship it may independently create. Digital output from the Entity's Use of the NCTCOG Data Product may be resized as desired and printed on black and white, color printers, or map plotters. Such printed hardcopies may be distributed to the Entity's officers, employees, citizens, contractors, or other persons in the regular course of business for their internal use or in connection with an actual transaction. Such printed output may be further copied, photographed, or reproduced digitally on the Internet. The Entity may charge a fee for such hardcopy printouts that exceed the actual direct cost of production. Without the prior written consent of NCTCOG, the Entity may not otherwise provide copied, digitized, reproduced, transmitted or disseminated, in whole or in part, any of the original digital data product in any form.

II. OBLIGATIONS

NCTCOG agrees to provide the Product(s) listed below for Entity's use consistent with the terms herein. Upon delivery of the product(s), NCTCOG shall invoice Entity in the amount(s) provided and Entity agrees to pay NCTCOG-

Coverage Area: Town of Northlake
Square miles = 32.5

Product	Amount
2017 Orthophotography	\$9,262.50
2017 0.5m LiDAR	\$6,175.00
2017 2' Contours	\$.00
2017 Impervious Surface Layer	\$.00
2017 2-D Planimetrics	\$.00
2017 3-D Planimetrics	\$.00
2017 Cooperative Project Total	\$15,437.50

You have agreed to the payment terms listed below and have secured the total amount with purchase order (PO) number _____ (Please enter a PO number if blank. If you have not yet secured a PO, please enter 9999).

Invoice Date

Fiscal Year or **After Delivery**

Payment Years

FY 2017

If a payment term has not been specified, please select **FY 2017** or **FY 2017-18**

If your payment is spread across two fiscal years you will be invoiced 50% of the total amount each year. Upon receipt of the first invoice, the Entity has thirty (30) days to review the products and pay said invoice or the remaining amount owed to the North Central Texas Council of Governments (NCTCOG).

III. TERMINATION

The parties agree that the Entity may terminate this Agreement by providing thirty (30) days written notice to NCTCOG. Such notice shall be given to NCTCOG at the address set forth under its signature below. In the event of such termination, NCTCOG shall reimburse to the Entity pro-ratable portion of the contracted amount for services rendered. The Entity shall reimburse NCTCOG for staff time billed to the project up to termination at a rate of \$95.00/hour.

IV. MISCELLANEOUS

Entirety of Agreement The terms and provisions of this Agreement constitute the entire agreement of the undersigned parties and in the event of a conflict between this Agreement and any attachment thereto, the terms of this Agreement shall prevail.

Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the state of Texas and venue shall lie exclusively in Tarrant County, Texas. In performing its obligations hereunder, each party shall operate and perform in accordance with all applicable state and federal laws.

Severability. In the event that one or more provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability of the Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein, and shall not affect the remaining provision of this Agreement, which shall remain in force and effect.

Assignment. No party to this Agreement may assign or otherwise transfer any of its interest in this Agreement without the express written consent of the other party.

Immunity. It is expressly understood and agreed that in the execution of this Agreement, that the parties, either individually or jointly, do not waive, nor shall they be deemed to waive, any immunity or defense that would otherwise be available to each against claims arising in the exercise of its powers or functions.

Non-appropriation of Funds. In the event no funds or insufficient funds are appropriated by the Entity in any fiscal period for any payments due hereunder, Entity will notify NCTCOG of such occurrence and this Agreement shall terminate on the last day of the fiscal period for which appropriations were received without penalty or expense to the Entity of any kind whatsoever, except as to the portions of the payments herein agreed upon for which funds shall have been appropriated.

Force Majeure. The Entity and NCTCOG shall exercise their best efforts to meet their respective duties and obligations as set forth in this Agreement, but shall not be held liable for any delay or omission in performance due to force majeure or other causes beyond their reasonable control. (force majeure), including, but not limited to, compliance with any government law, ordinance or regulation, acts of God, acts of the public enemy, fires, strikes, lockouts, natural disasters, wars, riots, material or labor restrictions by any governmental authority, transportation problems and/or any other similar causes.

Certification. The undersigned are properly authorized to execute this Agreement on behalf of the parties. and each party certifies to the other that any necessary resolutions extending such authority have been fully passed and are now in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates indicated below.

NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS



06-20-2017

Mike Eastland
Executive Director
616 Six Flags Drive, Suite 200
Arlington, Texas 76011

Date

Town of Northlake

Signature

Date

Name: _____

Title: _____

Street Address: _____

City, State, Zip: _____

APPROVED AS TO FORM:

APPENDIX A

6/20/2017

NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS

	MAIN CONTACT		ADDITIONAL CONTACT	
Name:	Shelley Broyles		David Raybuck	
Title:	GIS Project Coordinator		Chief Technology Officer	
Department	Research and Information Services		Research and Information Services	
Organization:	NCTCOG		NCTCOG	
Street Address:	616 Six Flags Drive, Suite 200		616 Six Flags Drive, Suite 200	
City, State, Zip	Arlington, Texas 76011		Arlington, Texas 76011	
Phone/Fax:	(817) 695-9156	(817) 640-4428	(817) 608-2357	(817) 640-4428
E-mail:	sbroyles@nctcog.org		draybuck@nctcog.org	

Memo

To: Honorable Mayor and Town Council
From: Drew Corn, Town Administrator
cc: Shirley Rogers, Town Secretary
Karen Bolyard, Finance Director
Date: August 10, 2017
Re: First Public Hearing on Proposed Tax Rate for Fiscal Year 2017-2018

At the July 27th Northlake Town Council meeting, Council proposed a tax rate of 29.5¢. Per State statute, if a municipality imposes a tax rate that exceeds the effective tax rate, the municipality is required to have a record vote to place a proposal to adopt the tax rate on the agenda of a future meeting as an action item. The effective tax rate for 2017 is 27.96¢, which is lower than the proposed tax rate of 29.5¢ therefore per State statute the Town Council is required to hold two tax rate public hearings. As a reminder, the effective tax rate is the rate that would be applied to the previous year's property tax values that would provide the same amount of revenue as the current tax year.

The first tax rate public hearing will be held on August 10, 2017 and the second tax rate public hearing on August 24, 2017. State law requires that a tax rate be adopted no sooner than 3 days and no later than 14 days after the second public hearing. The tax rate adoption is scheduled for consideration at the September 7, 2017 Council meeting.

Per State law, a "Notice of Public Hearing on Tax Increase" has published in the Denton Record Chronicle as a quarter page ad seven days prior to the first tax rate public hearing or August 3, 2017. The notice includes a comparison of the proposed tax rate with current year's tax rate. A copy of the notice accompanies this coversheet.

Please contact me at 940.242.5701 if you have any questions or comments.

NOTICE OF 2017 TAX YEAR PROPOSED PROPERTY TAX RATE FOR TOWN OF NORTHLAKE

A tax rate of \$0.295000 per \$100 valuation has been proposed by the governing body of TOWN OF NORTHLAKE. This rate exceeds the lower of the effective or rollback tax rate, and state law requires that two public hearings be held by the governing body before adopting the proposed tax rate.

The governing body of TOWN OF NORTHLAKE proposes to use revenue attributable to the tax rate increase for the purpose of adding new police, public works, and code compliance personnel.

PROPOSED TAX RATE	\$0.295000 per \$100
PRECEDING YEAR'S TAX RATE	\$0.295000 per \$100
EFFECTIVE TAX RATE	\$0.279580 per \$100
ROLLBACK TAX RATE	\$0.305970 per \$100

The effective tax rate is the total tax rate needed to raise the same amount of property tax revenue for TOWN OF NORTHLAKE from the same properties in both the 2016 tax year and the 2017 tax year.

The rollback tax rate is the highest tax rate that TOWN OF NORTHLAKE may adopt before voters are entitled to petition for an election to limit the rate that may be approved to the rollback rate.

YOUR TAXES OWED UNDER ANY OF THE ABOVE RATES CAN BE CALCULATED AS FOLLOWS:

$$\text{property tax amount} = (\text{rate}) \times (\text{taxable value of your property}) / 100$$

For assistance or detailed information about tax calculations, please contact:

Michelle French
Denton County Tax Assessor/Collector Tax Assessor-Collector
1505 E McKinney Street Denton, TX 76209
940-349-3500
property.tax@dentoncounty.com
tax.dentoncounty.com

You are urged to attend and express your views at the following public hearings on proposed tax rate:
First Hearing: 08/10/2017 5:30 PM at Northlake Town Hall, 1400 FM 407 Northlake, TX 76247
Second Hearing: 08/24/2017 5:30 PM at Northlake Town Hall, 1400 FM 407 Northlake, TX 76247



Executive Session

Agenda Item 6

Pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D:

- a. Section 551.071 authorizes a governmental body to consult with its attorney in an executive session to seek his or her advice on a legal matter. It provides as follows: A governmental body may not conduct a private consultation with its attorney except:
 - 1) When the governmental body seeks the advice of its attorney about:
 - (a) Pending or contemplated litigation; or
 - (b) A settlement offer; or
- ‘Town of Northlake vs. City of Justin (Cause No. 15-08170-367)
- (c) Appellate Docket No. 06-17-00054-CV
- City of Justin vs. Town of Northlake