

1. Agenda

Documents:

[11-08-2018 AGENDA.PDF](#)

2. Meeting Materials

Documents:

[11-08-2018 AGENDA ADDENDUM NUMBER 1.PDF](#)

[11-08-2018 COUNCIL PACKET.PDF](#)



Peter Dewing, Mayor
Rena Hardeman, Council Place 1
Jimmy Lambert, Council Place 2

Brian Montini, Mayor Pro Tem
Roger Sessions, Council Place 4
Danny Simpson, Council Place 5

**Northlake Town Council Agenda
Thursday, November 8, 2018 at 7:00 pm
1400 FM 407 – Chamber Room
Northlake, Texas 76247**

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, November 8, 2018 at 7:00 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. Regular Work Session
Call to order
2. Special Recognition
 - A. Proclamation No. 18-5 recognizing Municipal Court Week in Texas, November 5th – 9th
 - B. Proclamation No. 18-6 In Honor of Veteran's Day – Recognize Town Staff who have served in the Military
3. Briefing Items
 - C. FY 18 Quarterly Investment Report
 - D. FY 18 Quarterly Budget Report
4. Regular Meeting
Call to order
Pledge of Allegiance-Moment of Silence
5. 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
6. Consent Items
All items listed below are considered routine by Town Council and will be enacted with one motion. There will be no separate discussion of items unless a Councilmember so requests, in which event the item will be removed and considered separately
 - E. Consider for approval the Town Council meeting minutes of 10-11-18

- F. Consider for approval a Resolution of the Town Council of the Town of Northlake, Texas approving and authorizing the Town Administrator to enter into an agreement for the purchase of two police vehicles for the Police Department (Resolution No. 18-28)
- G. Consider for approval a Resolution of the Town Council of the Town of Northlake, Texas approving and authorizing the Town Administrator to enter into an agreement for the purchase of two vehicles for the Public Works Department (Resolution No. 18-29)

7. Regular Items

- H. Consider for approval an ordinance revising the concept plans within the "MPD" Mixed-Use Planned Development ordinances for Pecan Square
 - a. Ordinance No. 18-1108
- I. Consider for approval a Final Plat of Lots 1R, 2-5, Block A, Northlake Office Park, being a replat of Lot 1, Block A, Northlake Office Park, containing 1.9089 acres located in the extraterritorial jurisdiction of the Town of Northlake at the northwest corner of FM 407 and Thompson Road. Northlake Office Park, LLC is the owner/applicant. Spry Surveyors is the surveyor. Case # FP-18-026
 - a. Public Hearing
- J. Consider for approval a Final Plat of Harvest Meadows Phase 4, a subdivision consisting of 98 single-family residential lots and 3 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 21.130-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, located south and west of the intersection of Hawks Way and 9th Street. Harvest Meadows Phase 4, LLC is the owner/applicant/developer. Jones & Carter, Inc. is the engineer/surveyor. Case # FP-18-009
- K. Consider for approval a Final Plat of Harvest Phase 4B, a subdivision consisting of 73 single-family residential lots and 3 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 21.841-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, located on the north side of Old Justin Road approximately 700 feet east of Cleveland-Gibbs Road. Harvest Phase 4, LLC is the owner/applicant/developer. Jones & Carter, Inc. is the engineer/surveyor. Case # FP-18-028
- L. Consider for approval a Final Plat of Canyon Falls Pennington Phase Two, a subdivision consisting of 120 single-family residential lots and 2 HOA/Open Space lots on approximately 25.402 acres of land in the MEP & PRR Survey, Abstract No. 913, generally located on the east side of Cleveland-Gibbs Road approximately 1,100 feet north of FM 1171, and zoned Mixed-Use Planned Development (MPD). Nash Canyon Falls, LLC is the owner. Newland Real Estate Group, LLC is the applicant/developer. J. Volk Consulting, Inc. is the engineer/surveyor. Case # FP-18-017
- M. Consider for approval a Final Plat of Canyon Falls Pennington Phase Three, a subdivision consisting of 66 single-family residential lots and 2 HOA/Open Space lots on approximately 15.775 acres of land in the W. Love Survey, Abstract No. 728, and the MEP & PRR Survey, Abstract No. 913, generally located south and west of Westbridge Drive approximately 1,300 feet west of Canyon Falls Drive, and zoned Mixed-Use Planned Development (MPD). Nash Canyon Falls, LLC is the owner. Newland Real Estate Group, LLC is the applicant/developer. J. Volk Consulting, Inc. is the engineer/surveyor. Case # FP-18-021
- N. Consider for approval the Interlocal Cooperation Agreement between Denton County and Town of Northlake for the construction of Cleveland-Gibbs Road south of FM 1171

- O. Consider canceling the following Council meetings: November 22, 2018, December 27, 2018 and January 10, 2019

8. 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) Supreme Court of Texas - Town of Northlake vs City of Justin. No. 18-0651
- b. Section 551.071 consultation with the Town's attorney to seek advice on eminent domain actions to obtain right-of-way out of a certain 3.530 acre tract of land located in the Patrick Rock Survey, Abstract No. 1063 in Northlake, Denton County, Texas, for the construction and maintenance of roadway and utility improvements and other public purposes permitted by law
- c. Section 551.072 deliberation regarding the purchase, exchange, lease, or value of real property to be acquired as right-of-way out of a certain 3.530 acre tract of land located in the Patrick Rock Survey, Abstract No. 1063 in Northlake, Denton County, Texas, for the construction and maintenance of roadway and utility improvements and other public purposes permitted by law

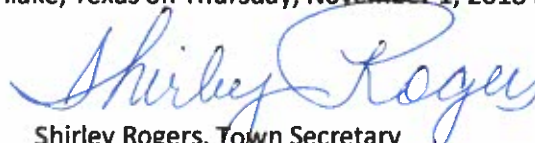
Open Session

- P. Consider the use of eminent domain to condemn property and consider a resolution of the Town of Northlake, Texas, authorizing the Town Attorney to bring a condemnation action for the purpose of obtaining approximately 0.4762 acres of a certain 3.530 acre tract of land located in the Patrick Rock Survey Abstract No. 1063 in Northlake, Denton County, Texas, as right-of-way necessary for the construction and maintenance of roadway and utility improvements and for other public purposes permitted by law

9. 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, November 1, 2018 by 7:00 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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Rena Hardeman, Council Place 1
Jimmy Lambert, Council Place 2

Brian Montini, Mayor Pro Tem
Roger Sessions, Council Place 4
Danny Simpson, Council Place 5

**Town of Northlake
Town Council Agenda Addendum No. 1
Thursday, November 8, 2018 at 7:00 pm
1400 FM 407 – Chamber Room - Northlake, Texas 76247**

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The following item is added to the Regular Items

7. Regular Items

- Consider whether Mayor Dewing violated Town Council Rules of Order 7.13 and determine appropriate and legal action to punish Mayor Dewing if it is determined that he violated Section 7.13 of the Town Council Rules of Order (this action requires four of five members of council to vote in the affirmative).

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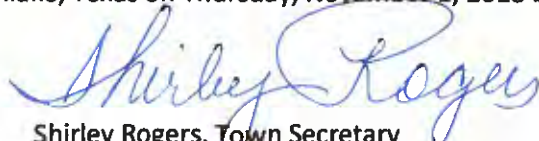
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Regular Work Session

Agenda Item 1



Special Recognition

Agenda Item 2

**TOWN OF NORTHLAKE, TEXAS
PROCLAMATION NO. 18-5**

**IN RECOGNITION OF MUNICIPAL COURT WEEK
NOVEMBER 5th – 9th, 2018**

WHEREAS, the Municipal Court of Northlake, a time honored and vital part of local government, has existed since 1999; and

WHEREAS, more people, citizens, and non-citizens alike, come in personal contact with municipal courts than all other Texas courts combined; and

WHEREAS, public impression of the entire Texas judicial system is largely dependent upon the public's experience in municipal court; and

WHEREAS, Municipal Judge and court support personnel have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all, and conform to the standards set by the Canons of Judicial Conduct; and

WHEREAS, the Municipal Courts play a significant role in preserving the quality of life in Texas communities through the adjudication of traffic offenses, ensuring a high level of traffic safety for our citizens; and

WHEREAS, the Municipal Courts serve as the local justice center for the enforcement of local ordinances and fine-only state offenses that protect the peace and dignity of our Town; and

WHEREAS, the Municipal Judge and Clerks continually strive to improve the administration of justice through participation in judicial education programs, seminars, workshops, and the annual meetings of their state and local professional organizations.

Therefore, it is most appropriate that we recognize the accomplishments of the Texas Municipal Courts, and salute their critical role in preserving public safety, protecting the quality of life in Texas communities and deterring future criminal behavior.

Now, I, Peter Dewing, Mayor of the Town of Northlake, Texas, do recognized the week of November 5th, 2018 as Municipal Court Week, and further extend appreciation to the Northlake Municipal Judge and court personnel for the vital services they perform and their exemplary dedication to our Town. I call upon all residents of Northlake to join me in recognizing them.

Dated this the 8th day of November 2018

Peter Dewing, Mayor

SEAL:



**PROCLAMATION NO. 18-6
Honor Our Veterans Day**

WHEREAS, our community has a continuing sense of gratitude to those who have given so much in the defense of the freedoms which we call continue to enjoy; and

WHEREAS, Americans have an abiding faith in the ideals and strengths on which our great nation was founded, in our democratic process, and in the men and women of the armed forces who have served our country so well; and

WHEREAS, in honor of these dedicated men and women, we pledge our continued defense of our nation so that their sacrifice will stand before the entire world as a tribute to the spirit and determination of a people dedicated to the principles of freedom and democracy; and

WHEREAS, on this patriotic occasion, let us all commit ourselves to the great need of fostering a spirit of rededication to the ideals that have served as the foundation of this great country- "One nation, under God, indivisible, with liberty and justice for all."

NOW, THEREFORE, I, *Peter Dewing, Mayor of Northlake*, do hereby proclaim Sunday, November 11th, 2018, as:

Honor Our Veterans Day

in the Town of Northlake, and urge all our citizens to honor our veterans and rededicate themselves to the preservation of our liberties under the Constitution

Given under my hand and Seal of the Town of Northlake, this the 8th day of November 2018

Town of Northlake, Texas

Peter Dewing, Mayor

SEAL:



STAFF MEMBERS

Northlake Patrol Officer Alvin Carey

USMC Sergeant

14th Marines HQ Battery – Radar Section Chief

~~~~~

**Northlake Patrol Officer Tyler Lenderman**

**USMC Corporal**

**Unit 2-14 Automotive Maintenance Technician**

~~~~~

Northlake Police Sergeant Dwight Thornton

US Army E-4 Specialist

91st Engineer Battalion Fort Worth

Combat Engineer

~~~~~

**Northlake Public Works Inspector Mark Toler**

**US Army Specialist**

**E-4 4 Years 1 Deployment to Iraqi**

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Briefing Items

Agenda Item 3

Memo

To: Honorable Mayor and Town Council
From: Karen Bolyard, Director of Finance
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: November 8, 2018
Re: Quarterly Investment Report – Fourth Quarter 2018

During the fourth quarter of 2018, the Town earned \$56,395.24 in interest revenue. When comparing the fourth quarter interest earnings to the prior quarter, the Town incurred a 0.053% or \$2,829.64 increase in earnings.

In August, \$1,300,000.00 was transferred out of LOGIC to the Wells Fargo operating account to pay for the Cleveland-Gibbs and Florance roadway projects.

Approximately 81% of the investments that the Town holds are in LOGIC. This entity allows local governments within Texas to “pool” their money together to earn increased returns over individual investment options. One advantage of the pooled system is same day access to funds should the need arise. The pool is maintained in accordance with the Public Funds Investment Act. The pool’s interest yield is regularly compared to Treasury Bills because of the similarities in security. Treasury Bills are sold by the US Government and are considered the most conservative investment option, often having the lowest interest yield. The Treasury Bills return remains low, fueling low earnings in the pools.

The remainder of the Town’s investments are held in an interest bearing account with Wells Fargo. The interest rate offered through Wells Fargo is comparable to that of investment pools and allows the Town to use the balance to earn credits to offset banking fees. The investments are partially covered from bank default by FDIC insurance with the remainder fully collateralized with the collateral held by a third party.

If you have any questions regarding this report or need further information please contact me at 940-242-5706.



Quarterly Investment Report
July 2018 - September 2018

Investment	Account Number	Account Name	Account Code	Beginning Balance	Account Activity	Interest Earned			Ending Balance
						Jul-18	Aug-18	Sep-18	
Wells Fargo	65302966649	General Fund	100-11225-00-00	1,299,440.33		47.96	47.97	143.84	1,299,680.10
LOGIC	2414814014 & 4015	General Fund	100-11275-00-00	2,844,077.90		351.26	351.45	346.81	2,845,127.42
Wells Fargo	65302966649	Donations Fund	105-11225-00-00	6,686.91		0.28	0.28	0.85	6,688.32
LOGIC	2414814014 & 4015	Donations Fund	105-11275-00-00	3,545.75		278.90	280.59	275.38	4,380.62
Wells Fargo	65302966649	Hotel/Motel Fund	110-11225-00-00	278,533.16		11.83	11.83	35.49	278,592.31
LOGIC	2414814014 & 4015	Hotel/Motel Fund	110-11275-00-00	67,398.37		396.85	396.09	391.82	68,583.13
Wells Fargo	65302966649	Court Revenue Fund	120-11225-00-00	54,021.84		2.29	2.29	6.88	54,033.30
LOGIC	2414814014 & 4015	Court Revenue Fund	120-11275-00-00	12,765.71		295.93	297.26	292.19	13,651.09
LOGIC	2414814014 & 4015	Court Technology Fund	121-11275-00-00	2,621.92		277.47	279.19	273.96	3,452.54
Wells Fargo	65302966649	4A EDC	130-11225-00-00	36,122.52		1.53	1.53	4.60	36,130.18
LOGIC	2414814014 & 4015	4A EDC	130-11275-00-00	31,406.48		330.36	330.98	326.19	32,394.01
Wells Fargo	65302966649	4B CDC	131-11225-00-00	14,566.31		0.62	0.62	1.86	14,569.41
LOGIC	2414814014 & 4015	4B CDC	131-11275-00-00	31,411.27		330.37	330.99	326.19	32,398.82
Wells Fargo	65302966649	Belmont	140-11225-00-00	40,347.60		1.71	1.71	5.14	40,356.16
LOGIC	2414814014	Belmont	140-11275-00-00	6,724.64		284.79	286.35	281.19	7,576.97
Wells Fargo	65302966649	Police Asset Forfeiture Fund	150-11225-00-00	7,580.91		0.32	0.32	0.97	7,582.52
Wells Fargo	65302966649	Child Safety Fund	152-11225-00-00	52,272.10		2.22	2.22	6.66	52,283.20
LOGIC	2414814014 & 4015	Child Safety Fund	152-11275-00-00	7,349.12		285.93	287.47	282.31	8,204.83
LOGIC	2414814014 & 4015	Court Online Access Fees	153-11275-00-00	2,813.90		277.47	279.19	273.96	3,644.52
Wells Fargo	65302966649	Debt Service Fund	160-11225-00-00	29,423.82		1.25	1.25	3.75	29,430.07
LOGIC	2414814015	Debt Service	160-11275-00-00	52,205.37		277.47	279.19	273.96	53,035.99
Wells Fargo	65302966649	Water/Waste Water Fund	200-11225-00-00	2,086.64		0.09	0.09	0.27	2,087.09
LOGIC	2414814014 & 4015	Water/Waste Water Deposit Fund	200-11280-00-00	32,971.04		333.25	333.82	329.04	33,967.15
Wells Fargo	65302966649	Cost Recovery Fund	201-11225-00-00	129,385.21		5.49	5.49	16.49	129,412.68
LOGIC	2414814014 & 4015	Cost Recovery Fund	201-11285-00-00	17,293.94		304.31	305.47	300.46	18,204.18
Wells Fargo	6530266649	Water Impact Fees North Fund	202-11225-00-00	246.55		1.82	1.82	5.45	255.64
LOGIC	2414814014 & 4015	Water Impact Fees North	202-11275-00-00	2,777.06		277.47	279.19	273.96	3,607.68
Wells Fargo	6530266649	Water Capital Projects Fund	203-11225-00-00	242.27		1.82	1.82	5.45	251.36
LOGIC	752414814011	Waterline Project-CO Srs 2014A	203-11275-00-00	917,767.84		1,969.39	1,981.60	1,944.55	923,663.38
LOGIC	752414814013	Waterline Project-CO Srs 2014B	203-11276-00-00	401,141.07		741.39	746.02	732.05	403,360.53
Wells Fargo	6530266649	Water Impact Fees South Fund	204-11225-00-00	257.37		1.82	1.82	5.45	266.46
LOGIC	2414814014 & 4015	Water Impact Fees South	204-11275-00-00	2,772.14		277.47	279.19	273.96	3,602.76
Wells Fargo	65302966649	Capital Projects Fund	301-11225-00-00	16,770.95		0.71	0.71	2.14	16,774.51
LOGIC	2414814014 & 4015	Capital Projects Fund	301-11275-00-00	6,137,509.92	(1,330,000.00)	11,705.45	11,470.49	9,139.85	4,839,825.71
LOGIC	752414814012	Highlands PID #2 Developer Reim	402-11275-00-00	27,207.43		49.99	50.33	49.40	27,357.15
Wells Fargo	65302966649	Equipment Fund	505-11225-00-00	168,817.73		7.17	7.17	21.51	168,853.58
LOGIC	2414814014 & 4015	Equipment Fund	505-11275-00-00	6,899.59		278.36	280.05	274.84	7,732.84
Wells Fargo	6530266649	Building Services	506-11225-00-00	242.90		1.82	1.82	5.45	251.99
LOGIC	2414814014 & 4015	Building Services Fund	506-11275-00-00	2,772.14		277.47	279.19	273.96	3,602.76
				\$ 12,748,477.72	\$ (1,330,000.00)	\$ 19,692.10	\$ 19,494.86	\$ 17,208.28	\$ 11,474,872.96

Total Quarter Interest Earned \$ 56,395.24

AVERAGE YIELDS

LOGIC
Wells Fargo

2.1902%
8.6667%

WEIGHTED AVERAGE MATURITY

33 days

TREASURY YIELDS

30 Day T-Bill
90 Day T-Bill
1 Year T-Bill

2.0675%
2.0775%
2.4637%

Drew Corn, Town Administrator

Memo

To: Honorable Mayor and Town Council
From: Karen Bolyard, Finance Director
CC: Shirley Rogers, Town Secretary
Drew Corn, Town Administrator
Date: November 08, 2018
Re: Quarterly Budget Review –Fourth Quarter 2018

By the end of the fourth quarter general fund revenues fell in line with budget expectations. Expenditures are (10%) less than anticipated but staff expects to meet budget expectations after completion of the year end expenditures and year end adjusting entries.

Hotel Occupancy Tax revenues are 48.1% higher than anticipated due to increased occupancy at the Town's newest hotel, Homewood 2 Suites by Hilton.

At the end of the fourth quarter, NEDC and NCDC revenues were 8.5% higher than anticipated due to increased sales tax collections while expenditures are (27%) below budget expectations. Expenditures are anticipated to meet budget as the incentives to IHOP and the Sam Lee driveway relocations are being finalized.

At year end expenditures for the Debt Service Fund were (8%) less than budget due to a keying error that I made in the budget module. All of the Town's bond payments were made on time throughout the year.

Both the revenues and expenditures in the Water/Sewer fund exceeded budget expectations and this is due to the Town's acceptance of the Canyon Falls MUD 1 water infrastructure of \$1,340,481.00. Water revenues finished the year 12.6% higher than anticipated and staff is still posting all of the year end expenditures and adjusting entries.

If you have any questions or comments, please contact me at 940.242.5706.



Town of Northlake

GENERAL FUND

Quarter Ended September 30 2018

(Unaudited)

Fund: 100	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	1,878,278	1,878,278		1,878,278			1,510,410		1,510,410		
REVENUES:											
Court Fines	600,000	500,000	119,155	485,965	(14,035)	97.2%	592,248	131,780	592,248	-	100.0%
Sales/Beverage Tax	480,000	600,000	204,305	651,372	51,372	108.6%	623,492	126,389	623,492	-	100.0%
Ad Valorem Taxes	842,210	910,000	(1,055)	911,410	1,410	100.2%	744,911	19,728	744,911	-	100.0%
Permits and Registrations	21,450	19,550	14,912	31,430	11,880	160.8%	20,760	(3,462)	20,760	-	100.0%
Franchise Fees	311,000	332,000	82,712	328,654	(3,346)	99.0%	282,277	151,294	282,277	-	100.0%
Building Permits	969,500	903,725	242,710	926,459	22,734	102.5%	793,743	191,439	793,743	-	100.0%
Development	437,500	703,050	267,523	580,912	(122,138)	82.6%	527,041	40,719	527,041	-	100.0%
Transfers	230,881	230,881	50,000	205,291	(25,590)	88.9%	200,000	50,000	200,000	-	100.0%
Other Revenue:	156,260	156,260	99,818	215,191	58,931	137.7%	149,495	50,597	149,495	-	100.0%
TOTAL REVENUE:	4,048,801	4,355,466	1,080,080	4,336,683	(18,783)	99.6%	3,933,968	758,483	3,933,968	-	100.0%
EXPENDITURES:											
Payroll & Benefits	2,399,917	2,422,727	530,965	2,174,912	(247,815)	89.8%	1,873,267	455,869	1,873,267	-	100.0%
Supplies	156,108	170,005	31,776	124,582	(45,423)	73.3%	116,755	38,086	116,755	-	100.0%
Maintenance	288,378	293,678	50,783	268,163	(25,515)	91.3%	189,990	52,982	189,990	-	100.0%
Utilities	19,095	21,675	4,906	18,971	(2,704)	87.5%	17,546	4,133	17,546	-	100.0%
Services	908,991	855,286	230,618	726,954	(128,332)	85.0%	700,190	205,711	700,190	-	100.0%
Capital Outlay	33,225	21,400	-	9,542	-	44.6%	-	-	-	-	0.0%
Transfers	234,000	947,500	677,991	911,616	(35,884)	96.2%	668,352	467,088	668,352	-	100.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENDITURES:	4,039,714	4,732,271	1,527,039	4,234,740	(485,673)	89.5%	3,566,099	1,223,869	3,566,099	-	100.0%
REV OVER/(UNDER) EXP	9,087	(376,805)	(446,958)	101,943			367,868	(465,386)	367,868		
ENDING FUND BALANCE	<u>1,887,365</u>	<u>1,501,473</u>		<u>1,980,221</u>			<u>1,878,278</u>		<u>1,878,278</u>		



Town of Northlake

HOTEL OCCUPANCY TAX

Quarter Ended September 30 2018

(Unaudited)

Fund: 110	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	1,484,307	1,484,307		1,484,307			1,258,552		1,258,552		
REVENUES:											
Taxes / Fees & Fines	300,000	300,000	159,646	444,447	144,447	148.1%	267,965	94,943	267,965	-	100.0%
Permits and Registrations	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Franchise Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Building Permits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Development	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Other Revenue:	10,805	10,805	11,697	14,421	3,616	133.5%	17,407	16,159	17,407	-	100.0%
TOTAL REVENUE:	310,805	310,805	171,343	458,868	148,063	147.6%	285,372	111,101	285,372	-	100.0%
EXPENDITURES:											
Payroll & Benefits	33,675	33,675	6,647	41,048	7,373	121.9%	34,336	6,302	34,336	-	100.0%
Supplies	-	-	-	49	49	0.0%	-	-	-	-	0.0%
Maintenance	-	-	-	77	77	0.0%	65	-	65	-	100.0%
Utilities	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services	55,600	55,600	575	14,728	(40,872)	26.5%	24,795	854	25,215	420	101.7%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	1,800	2,300	575	2,300	-	100.0%	1,739	-	-	(1,739)	0.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENDITURES:	91,075	91,575	7,797	58,201	(33,374)	63.6%	60,935	7,156	59,616	(1,319)	97.8%
REV OVER/(UNDER) EXP	219,730	219,230	163,546	400,667			224,437	103,945	225,756		
ENDING FUND BALANCE	<u>1,704,037</u>	<u>1,703,537</u>		<u>1,884,975</u>			<u>1,482,988</u>		<u>1,484,307</u>		



Town of Northlake
SPECIAL REVENUE FUNDS
 Quarter Ended September 30 2018
 (Unaudited)

Fund: <<120,121,150,151,152,153>>	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	250,722	250,722		250,722			250,910		250,910		
REVENUES:											
Court Technology	16,000	16,000	8,142	18,161	2,161	113.5%	15,094	2,826	15,094	-	100.0%
Court Security	12,000	12,000	2,266	9,784	(2,216)	81.5%	11,324	2,122	11,324	-	100.0%
Seatbelt Fees	3,000	3,000	1,215	3,270	270	109.0%	3,845	765	3,845	-	100.0%
Online Access Fees	18,000	18,000	4,253	17,425	(575)	96.8%	19,646	3,878	19,646	-	100.0%
Seized Monies & Goods	-	-	-	-	-	0.0%	(4,200)	-	(4,200)	-	100.0%
State Training	1,377	1,377	-	1,377	0	100.0%	-	-	-	-	0.0%
Child Safety	2,000	2,000	-	1,438	(562)	71.9%	2,100	-	2,100	-	100.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Interest	305	305	3,427	11,007	10,702	3609.0%	3,675	1,571	3,675	-	100.0%
Other Revenue:	-	-	-	2,868	2,868	0.0%	1,852	-	1,852	-	100.0%
TOTAL REVENUE:	52,682	52,682	19,303	65,331	12,649	124.0%	53,335	11,162	53,335	-	100.0%
EXPENDITURES:											
Payroll & Benefits	-	-	-	-	-	0.0%	1,098	-	1,098	-	100.0%
Supplies	3,250	2,180	-	2,091	(90)	95.9%	2,812	-	2,812	-	100.0%
Maintenance	7,385	6,500	-	7,422	923	114.2%	5,825	-	5,825	-	100.0%
Utilities	3,000	-	-	-	-	0.0%	1,943	513	1,943	-	100.0%
Services	27,100	28,549	7,780	22,548	(6,001)	79.0%	32,188	4,615	32,188	-	100.0%
Capital Outlay	3,240	43,240	-	-	(43,240)	0.0%	9,657	-	9,657	-	100.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	43,975	80,469	7,780	32,061	(48,408)	39.8%	53,523	5,128	53,523	-	100.0%
REV OVER/(UNDER) EXP	8,707	(27,787)	11,523	33,270			(188)	6,033	(188)		
ENDING FUND BALANCE	259,429	222,935		283,992			250,722		250,722		



Town of Northlake

ECONOMIC DEVELOPMENT CORPORATION

Quarter Ended September 30 2018

(Unaudited)

Fund:	130										
	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	612,391	612,391	612,391	612,391			595,579		595,579		
REVENUES:											
Taxes / Fees & Fines	240,000	300,000	101,936	325,470	25,470	108.5%	311,471	63,029	311,471	-	100.0%
Permits and Registrations	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Franchise Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Building Permits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Development	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Other Revenue:	22,650	22,650	1,095	23,136	486	102.1%	23,048	543	23,048	-	100.0%
TOTAL REVENUE:	262,650	322,650	103,031	348,605	25,955	108.0%	334,519	63,572	334,519	-	100.0%
EXPENDITURES:											
Payroll & Benefits	33,025	33,025	10,172	35,044	2,019	106.1%	26,554	6,394	26,554	-	100.0%
Supplies	1,700	1,700	55	734	(966)	43.2%	465	154	465	-	100.0%
Maintenance	2,250	2,250	90	864	(1,386)	38.4%	1,765	-	1,765	-	100.0%
Utilities	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services	39,250	59,250	5,721	38,059	(21,191)	64.2%	28,484	4,637	28,484	-	100.0%
Development Incentives	125,500	285,500	-	195,004	(90,496)	68.3%	233,700	-	233,700	-	100.0%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	26,800	27,300	6,825	27,300	-	100.0%	26,739	6,685	26,739	-	100.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	228,525	409,025	22,863	297,006	(112,019)	72.6%	317,707	17,869	317,707	-	100.0%
REV OVER/(UNDER) EXP	34,125	(86,375)	80,168	51,600			16,812	45,702	16,812		
ENDING FUND BALANCE	646,516	526,016		663,991			612,391		612,391		



Town of Northlake

COMMUNITY DEVELOPMENT CORPORATION

Quarter Ended September 30 2018

(Unaudited)

Fund:	131										
	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	592,138	592,138		592,138			575,332		575,332		
REVENUES:											
Taxes / Fees & Fines	240,000	300,000	101,936	325,470	25,470	108.5%	311,471	63,029	311,471	-	100.0%
Permits and Registrations	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Franchise Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Building Permits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Development	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Other Revenue:	22,650	22,650	1,091	23,124	474	102.1%	23,021	551	23,021	-	100.0%
TOTAL REVENUE:	262,650	322,650	103,027	348,593	25,943	108.0%	334,492	63,580	334,492	-	100.0%
EXPENDITURES:											
Payroll & Benefits	33,025	33,025	10,172	34,995	1,970	106.0%	26,554	6,394	26,554	-	100.0%
Supplies	1,700	1,700	55	734	(966)	43.2%	488	177	488	-	100.0%
Maintenance	2,250	2,250	90	864	(1,386)	38.4%	1,765	-	1,765	-	100.0%
Utilities	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services	39,250	59,250	5,720	39,339	(19,911)	66.4%	28,439	4,637	28,439	-	100.0%
Development Incentives	125,500	285,500	-	195,004	(90,496)	68.3%	233,700	-	233,700	-	100.0%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	26,800	27,300	6,825	27,300	-	100.0%	26,739	6,685	26,739	-	100.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	228,525	409,025	22,862	298,236	(110,789)	72.9%	317,685	17,892	317,685	-	100.0%
REV OVER/(UNDER) EXP	34,125	(86,375)	80,164	50,358			16,807	45,687	16,807		
ENDING FUND BALANCE	626,263	505,763		642,496			592,138		592,138		



Town of Northlake

DEBT SERVICE

Quarter Ended September 30 2018

(Unaudited)

Fund:	160										
	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	126,530	126,530		126,530			249,740		249,740		
REVENUES:											
Taxes / Fees & Fines	556,937	600,000	(698)	598,584	(1,416)	99.8%	408,634	778	408,634	-	100.0%
Permits and Registrations	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Franchise Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Building Permits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Development	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	550,000	512,500	550,000	-	100.0%	50,000	50,000	50,000	-	100.0%
Bond Proceeds	-	-	-	-	-	0.0%	8,380,000	8,380,000	8,380,000	-	100.0%
Other Revenue:	500	500	837	2,688	2,188	537.6%	216,558	215,995	216,558	-	100.0%
TOTAL REVENUE:	557,437	1,150,500	512,639	1,151,272	772	100.1%	9,055,192	8,646,772	9,055,192	-	100.0%
EXPENDITURES:											
Payroll & Benefits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Supplies	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Maintenance	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Utilities	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services	2,241	2,241	-	2,988	747	133.3%	-	-	-	-	0.0%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	6,990,000	6,990,000	6,990,000	-	100.0%
Lease Purchase Debt Service	554,696	554,696	439,556	509,415	(45,281)	91.8%	2,188,403	2,114,966	2,188,403	-	100.0%
TOTAL EXPENSES:	556,937	556,937	439,556	512,403	(44,534)	92.0%	9,178,403	9,104,966	9,178,403	-	100.0%
REV OVER/(UNDER) EXP	500	593,563	73,083	638,870			(123,210)	(458,194)	(123,210)		
ENDING FUND BALANCE	127,030	720,093		765,400			126,530		126,530		



Town of Northlake

CAPITAL PROJECTS

Quarter Ended September 30 2018

(Unaudited)

Fund:	301	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:		5,959,853	5,959,853		5,959,853			11,071		11,071		
REVENUES:												
Transfer from General Fund		-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfer from Debt Service		-	-	-	-	-	0.0%	6,685,000	6,685,000	6,685,000	-	100.0%
Transfer from Utility Fund		-	-	-	-	-	0.0%	-	-	-	-	0.0%
Bond Proceeds		-	-	-	-	-	0.0%	-	(6,738,006)	-	-	0.0%
Interest Revenue:		-	-	32,319	110,932	110,932	0.0%	1,235,504	16,308	1,235,504	-	100.0%
TOTAL REVENUE:		-	-	32,319	110,932	110,932	0.0%	7,920,504	(36,698)	7,920,504	-	100.0%
EXPENDITURES:												
Payroll & Benefits		-	-	-	-	-	0.0%	-	-	-	-	0.0%
Supplies		-	-	-	-	-	0.0%	-	-	-	-	0.0%
Maintenance		-	-	-	-	-	0.0%	-	-	-	-	0.0%
Utilities		-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services		-	150,000	10,773	123,201	(26,799)	82.1%	353,795	165,562	353,795	-	100.0%
Capital Outlay		5,200,000	1,300,000	2,486,068	3,217,951	1,917,951	247.5%	1,617,927	317,927	1,617,927	-	100.0%
Transfers		-	-	-	-	-	0.0%	-	-	-	-	0.0%
Lease Purchase Debt Service		-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:		5,200,000	1,450,000	2,496,841	3,341,152	1,891,152	230.4%	1,971,722	483,489	1,971,722	-	100.0%
REV OVER/(UNDER) EXP		(5,200,000)	(1,450,000)	(2,464,522)	(3,230,220)			5,948,782	(520,187)	5,948,782		
ENDING FUND BALANCE		<u>759,853</u>	<u>4,509,853</u>		<u>2,729,633</u>			<u>5,959,853</u>		<u>5,959,853</u>		



Town of Northlake
Northlake PID #1 - Harvest
 Quarter Ended September 30 2018
 (Unaudited)

Fund:	401										
	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	758	758		758			(5,607)		(5,607)		
REVENUES:											
Taxes / Fees & Fines	501,050	501,050	-	504,653	3,603	100.7%	294,469	957	294,469	-	100.0%
Permits and Registrations	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Franchise Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Building Permits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Development	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Other Revenue:	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL REVENUE:	501,050	501,050	-	504,653	3,603	100.7%	294,469	957	294,469	-	100.0%
EXPENDITURES:											
Payroll & Benefits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Supplies	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Maintenance	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Utilities	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services	501,050	501,050	191,401	503,161	2,111	100.4%	288,104	54,864	288,104	-	100.0%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	501,050	501,050	191,401	503,161	2,111	100.4%	288,104	54,864	288,104	-	100.0%
REV OVER/(UNDER) EXP	-	-	(191,401)	1,492			6,365	(53,908)	6,365		
ENDING FUND BALANCE	758	758		2,251			758		758		



Town of Northlake
Northlake PID #2 - Highlands
 Quarter Ended September 30 2018
 (Unaudited)

Fund:	402										
	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	118,594	118,594		118,594			1,379,116		1,379,116		
REVENUES:											
Taxes / Fees & Fines	317,899	317,899	-	312,408	(5,491)	98.3%	316,034	1,714	316,034	-	100.0%
Permits and Registrations	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Franchise Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Building Permits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Development	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Other Revenue:	10,000	10,000	150	482	(9,518)	4.8%	8,857	213	8,857	-	100.0%
TOTAL REVENUE:	327,899	327,899	150	312,890	(15,009)	95.4%	324,892	1,927	324,892	-	100.0%
EXPENDITURES:											
Payroll & Benefits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Supplies	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Maintenance	10,824	10,824	-	21,436	10,612	198.0%	-	-	-	-	0.0%
Utilities	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services	13,150	13,150	10,791	15,334	2,184	116.6%	9,538	163	9,538	-	100.0%
Capital Outlay	-	-	-	-	-	0.0%	1,300,000	-	1,300,000	-	100.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Bond Debt Service	278,525	278,525	224,263	257,180	(21,345)	92.3%	275,875	242,258	275,875	-	100.0%
TOTAL EXPENSES:	302,499	302,499	235,053	293,950	(8,550)	97.2%	1,585,413	242,420	1,585,413	-	100.0%
REV OVER/(UNDER) EXP	25,400	25,400	(234,903)	18,940			(1,260,521)	(240,493)	(1,260,521)		
ENDING FUND BALANCE	143,994	143,994		137,535			118,594		118,594		



Town of Northlake

TIRZ #1 - Canyon Falls

Quarter Ended September 30 2018

(Unaudited)

Fund:	451	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:		5,197	5,197		5,197			(1,385)		(1,385)		
REVENUES:												
Taxes / Fees & Fines		73,451	73,451	-	73,451	-	100.0%	36,896	-	36,896	-	100.0%
Permits and Registrations		-	-	-	-	-	0.0%	-	-	-	-	0.0%
Franchise Fees		-	-	-	-	-	0.0%	-	-	-	-	0.0%
Building Permits		-	-	-	-	-	0.0%	-	-	-	-	0.0%
Development		-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers		-	-	-	-	-	0.0%	-	-	-	-	0.0%
Other Revenue:		-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL REVENUE:		73,451	73,451	-	73,451	-	100.0%	36,896	-	36,896	-	100.0%
EXPENDITURES:												
Payroll & Benefits		-	-	-	-	-	0.0%	-	-	-	-	0.0%
Supplies		-	-	-	-	-	0.0%	-	-	-	-	0.0%
Maintenance		43,451	43,451	-	-	(43,451)	0.0%	-	-	-	-	0.0%
Utilities		-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services		30,000	30,000	27,160	31,751	1,751	105.8%	30,314	13,392	30,314	-	100.0%
Capital Outlay		-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers		-	-	-	-	-	0.0%	-	-	-	-	0.0%
Bond Debt Service		-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:		73,451	73,451	27,160	31,751	(41,700)	43.2%	30,314	13,392	30,314	-	100.0%
REV OVER/(UNDER) EXP		0	0	(27,160)	41,700			6,582	(13,392)	6,582		
ENDING FUND BALANCE		5,197	5,197		46,896			5,197		5,197		



Town of Northlake

WATER & SEWER FUND

Quarter Ended September 30 2018

(Unaudited)

Fund: <<200>>	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	2,840,035	2,840,035		2,840,035			2,653,339		2,653,339		
REVENUES:											
Water Sales	2,000,000	2,000,000	910,783	2,251,415	251,415	112.6%	1,564,207	558,904	1,564,207	-	100.0%
Water Fees	250,250	250,250	38,100	226,480	(23,770)	90.5%	203,250	39,450	203,250	-	100.0%
Sewer Sales	1,200,000	1,200,000	366,368	1,149,132	(50,868)	95.8%	917,177	270,260	917,177	-	100.0%
Sewer Fees	20,000	20,000	11,100	30,200	10,200	151.0%	21,100	7,700	21,100	-	100.0%
Sewer Impact Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Water Impact Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Developer Contribution	10,650	88,050	1,340,481	1,427,717	1,339,667	1621.5%	86,946	18,559	86,946	-	100.0%
TOTAL REVENUE:	3,480,900	3,558,300	2,666,832	5,084,944	1,526,644	142.9%	2,792,680	894,873	2,792,680	-	100.0%
EXPENSES:											
Payroll & Benefits	444,528	456,478	87,185	368,113	(88,365)	80.6%	331,210	102,225	331,210	-	100.0%
Supplies	105,795	65,795	8,728	31,945	(33,850)	48.6%	38,546	12,445	38,546	-	100.0%
Maintenance	136,300	111,300	31,615	100,747	(10,553)	90.5%	107,506	34,401	107,506	-	100.0%
Wholesale Water	1,000,000	1,200,000	732,997	1,389,904	189,904	115.8%	881,097	391,773	881,097	-	100.0%
Sewer Treatment	1,000,000	800,000	155,787	595,042	(204,958)	74.4%	732,937	146,700	732,937	-	100.0%
Utilities	46,620	46,620	17,522	38,618	(8,002)	82.8%	35,001	9,857	35,001	-	100.0%
Services	92,235	101,735	27,422	99,570	(2,165)	97.9%	182,426	100,115	182,426	-	100.0%
Capital Outlay	210,000	184,000	1,349,046	1,468,920	1,284,920	798.3%	-	(154,467)	-	-	0.0%
Transfers	299,100	254,100	76,141	304,216	50,116	119.7%	297,262	74,316	297,262	-	100.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	3,334,578	3,220,028	2,486,443	4,397,075	1,177,047	136.6%	2,605,985	717,364	2,605,985	-	100.0%
REV OVER/(UNDER) EXP	146,322	338,272	180,389	687,869			186,695	177,510	186,695		
ENDING FUND BALANCE	2,986,357	3,178,307		3,527,904			2,840,035		2,840,035		
Less: Net Capital Assets	(2,609,785)	(2,609,785)		(2,609,785)			(2,609,785)		(2,609,785)		
Less: Customer Deposits	(446,676)	(446,676)		(446,676)			(306,985)		(306,985)		
Less: Upper Trinity Deposit	-	-		-			-		-		
Changes to Fund Balance	-	-		-			-		-		
UNRESTRICTED FUND BALANCE	(70,104)	121,846		471,444			(76,735)		(76,735)		



Town of Northlake
Water Impact Fees North
 Quarter Ended September 30 2018
 (Unaudited)

Fund: <<202>>	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	279,528	279,528		279,528			8,402		8,402		
REVENUES:											
Water Sales	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Water Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Sewer Sales	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Sewer Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Sewer Impact Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Water Impact Fees	250,000	250,000	69,889	338,973	88,973	135.6%	307,575	107,568	307,575	-	100.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
FWSD Reimbursement	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Other Revenue:	1,700	1,700	840	15,972	14,272	939.5%	17,278	653	17,278	-	100.0%
TOTAL REVENUE:	251,700	251,700	70,729	354,945	103,245	141.0%	324,853	108,221	324,853	-	100.0%
EXPENSES:											
Payroll & Benefits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Supplies	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Maintenance	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Utilities	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services	600,000	50,000	1,030	14,855	(35,145)	29.7%	38,535	17,580	38,535	-	100.0%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Lease Purchase Debt Service	305,010	305,010	305,006	304,187	(823)	99.7%	15,192	16,414	15,192	-	100.0%
TOTAL EXPENSES:	905,010	355,010	306,037	319,042	(35,968)	89.9%	53,727	33,994	53,727	-	100.0%
REV OVER/(UNDER) EXP	(653,310)	(103,310)	(235,308)	35,903			271,125	74,227	271,125		
ENDING FUND BALANCE	(373,782)	176,218		315,431			279,528		279,528		
Less: Net Capital Assets	(625,213)	(625,213)		(625,213)			(625,213)		(625,213)		
Less: Customer Deposits	(13,444)	(13,444)		(13,444)			(13,444)		(13,444)		
Changes to Fund Balance	-	-		-			-		-		
UNRESTRICTED FUND BALANCE	(1,012,439)	(462,439)		(323,226)			(359,129)		(359,129)		



Town of Northlake
Water Capital Projects
 Quarter Ended September 30 2018

Fund: <<203>>	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	693,813	693,813		693,813			731,964		731,964		
REVENUES:											
Water Sales	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Water Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Sewer Sales	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Sewer Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Sewer Impact Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Water Impact Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
FWSD Reimbursement	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Other Revenue:	-	-	8,124	26,122	26,122	0.0%	13,504	3,594	13,504	-	100.0%
TOTAL REVENUE:	-	-	8,124	26,122	26,122	0.0%	13,504	3,594	13,504	-	100.0%
EXPENSES:											
Payroll & Benefits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Supplies	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Maintenance	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Utilities	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services	-	-	163	338	338	0.0%	40,776	40,264	40,776	-	100.0%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	30,881	(0)	-	-	0	0.0%	-	-	-	-	0.0%
Lease Purchase Debt Service	-	25,881	26,766	30,638	4,757	118.4%	10,879	6,913	10,879	-	100.0%
TOTAL EXPENSES:	30,881	25,881	26,928	30,976	5,095	119.7%	51,655	47,177	51,655	-	100.0%
REV OVER/(UNDER) EXP	(30,881)	(25,881)	(18,804)	(4,854)			(38,151)	(43,582)	(38,151)		
ENDING FUND BALANCE	662,932	667,932		688,959			693,813		693,813		
Less: Net Capital Assets	(1,023,427)	(1,023,427)		(1,023,427)			(1,023,427)		(1,023,427)		
Less: Customer Deposits	-	-		-			(1,418)		(1,418)		
Changes to Fund Balance	-	-		-			-		-		
UNRESTRICTED FUND BALANCE	<u>(360,496)</u>	<u>(355,495)</u>		<u>(334,468)</u>			<u>(331,033)</u>		<u>(331,033)</u>		



Town of Northlake
Water Impact Fees - South
 Quarter Ended September 30 2018
 (Unaudited)

Fund: <<204>>	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	1,170,004	1,170,004		1,170,004			1,022,565		1,022,565		
REVENUES:											
Water Sales	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Water Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Sewer Sales	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Sewer Fees	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Sewer Impact Fees	88,000	88,000	14,462	44,350	(43,650)	50.4%	40,975	25,549	40,975	-	100.0%
Water Impact Fees	400,000	400,000	100,047	363,811	(36,189)	91.0%	160,946	45,674	160,946	-	100.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
FWSD Reimbursement	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Other Revenue:	1,700	1,700	840	2,695	995	158.5%	1,174	659	1,174	-	100.0%
TOTAL REVENUE:	489,700	489,700	115,349	410,856	(78,844)	83.9%	203,095	71,882	203,095	-	100.0%
EXPENSES:											
Payroll & Benefits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Supplies	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Maintenance	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Utilities	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services	600,000	200,000	96,948	137,702	(62,298)	68.9%	55,656	16,651	55,656	-	100.0%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	600,000	200,000	96,948	137,702	(62,298)	68.9%	55,656	16,651	55,656	-	100.0%
REV OVER/(UNDER) EXP	(110,300)	289,700	18,401	273,154			147,439	55,231	147,439		
ENDING FUND BALANCE	1,059,704	1,459,704		1,443,158			1,170,004		1,170,004		
Less: Net Capital Assets	-	-		-			-		-		
Less: Customer Deposits	-	-		-			-		-		
Changes to Fund Balance	-	-		-			-		-		
UNRESTRICTED FUND BALANCE	1,059,704	1,459,704		1,443,158			1,170,004		1,170,004		



Town of Northlake

Technology Services Fund

Quarter Ended September 30, 2018

(Unaudited)

Fund: 504	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	-	-	-	-	-	-	-	-	-	-	-
REVENUES:											
Mayor & Council	500	6,500	1,625	6,500	-	100.0%	-	-	-	-	0.0%
Administration-GF	9,000	12,000	3,000	12,000	-	100.0%	100,000	100,000	100,000	-	100.0%
Town Secretary	4,000	5,000	1,250	5,000	-	100.0%	-	-	-	-	0.0%
Municipal Courts	12,000	16,000	4,000	16,000	-	100.0%	-	-	-	-	0.0%
Development	5,000	6,500	1,625	6,500	-	100.0%	-	-	-	-	0.0%
Police	36,000	47,000	11,750	47,000	-	100.0%	-	-	-	-	0.0%
Public Works	10,000	13,000	3,250	13,000	-	100.0%	-	-	-	-	0.0%
Administration-HOT	1,000	1,500	375	1,500	-	100.0%	-	-	-	-	0.0%
Administration-EDC	1,000	1,500	375	1,500	-	100.0%	-	-	-	-	0.0%
Administration-CDC	1,000	1,500	375	1,500	-	100.0%	-	-	-	-	0.0%
Administration-WS Fund	3,000	4,000	1,000	4,000	-	100.0%	-	-	-	-	0.0%
Utility Department	11,000	15,000	3,750	15,000	-	100.0%	-	-	-	-	0.0%
Maintenance Reserve	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Insurance Proceeds	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Interest Revenue	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL REVENUE:	93,500	129,500	32,375	129,500	-	100.0%	100,000	100,000	100,000	-	100.0%
EXPENSES:											
Payroll & Benefits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Supplies	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Maintenance	1,450	1,450	4,169	8,912	7,462	614.6%	428	428	428	-	100.0%
Utilities	16,000	15,500	-	8,553	(6,947)	55.2%	-	-	-	-	0.0%
Services	100,000	100,000	16,928	95,260	(4,740)	95.3%	9,853	9,853	9,853	-	100.0%
Capital Outlay	66,250	66,250	2,857	26,024	(40,226)	39.3%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	183,700	183,200	23,954	138,748	(44,452)	75.7%	10,281	10,281	10,281	-	100.0%
REV OVER/(UNDER) EXP	(90,200)	(53,700)	8,421	(9,248)			89,719	89,719	89,719		
ENDING FUND BALANCE	(90,200)	(53,700)		(9,248)			89,719		89,719		
Less: Net Capital Assets	-	-		-			-		-		
Changes to Fund Balance	-	-		-			-		-		
UNRESTRICTED FUND BALANCE	(90,200)	(53,700)		(9,248)			89,719		89,719		



Town of Northlake
EQUIPMENT FUND
 Quarter Ended September 30, 2018
 (Unaudited)

Fund: 505	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	778,413	778,413		778,413			370,929		370,929		
REVENUES:											
Equipment Service Revenue-PD	110,000	110,000	27,500	110,000	-	100.0%	110,000	27,500	110,000	-	100.0%
Equipment Service Revenue-PW	25,000	25,000	6,250	25,000	-	100.0%	25,000	6,250	25,000	-	100.0%
Equipment Service Revenue-Utilities	75,000	75,000	18,750	75,000	-	100.0%	125,000	31,250	125,000	-	100.0%
Equip. Service Revenue-Dev	12,000	12,000	3,000	12,000	-	100.0%	-	-	-	-	0.0%
Sale of Equipment Proceeds	11,000	11,000	30,079	32,761	21,761	297.8%	-	-	-	-	0.0%
Transfer from Donation Fund	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfer from Debt Fund	-	-	-	-	-	0.0%	305,000	305,000	305,000	-	100.0%
Transfers from GF	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfer from UF	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Bond Proceeds	-	-	-	-	-	0.0%	-	(301,360)	-	-	0.0%
Insurance Proceeds	-	-	-	32,878	32,878	0.0%	49,677	7,793	49,677	-	100.0%
Other Revenue	500	500	869	2,774	2,274	554.9%	9,067	7,733	9,067	-	100.0%
TOTAL REVENUE:	233,500	233,500	86,448	290,413	56,913	124.4%	623,745	84,166	623,745	-	100.0%
EXPENSES:											
Payroll & Benefits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Supplies	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Maintenance	2,000	42,000	-	35,831	(6,169)	85.3%	44,818	27,974	44,818	-	100.0%
Utilities	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services	-	-	731	731	731	0.0%	171,443	171,443	-	(171,443)	0.0%
Capital Outlay	223,000	223,000	4,424	212,858	(10,142)	95.5%	-	(508,941)	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Lease Purchase Debt Service	5,000	5,000	-	-	(5,000)	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	230,000	270,000	5,155	249,420	(20,580)	92.4%	216,260	(309,524)	44,818	(171,443)	20.7%
REV OVER/(UNDER) EXP	3,500	(36,500)	81,292	40,993			407,484	393,690	578,927		
ENDING FUND BALANCE	781,913	741,913		819,406			778,413		949,856		
Less: Net Capital Assets	(667,552)	(667,552)		(667,552)			(667,552)		(667,552)		
Changes to Fund Balance	-	-		-			-		-		
UNRESTRICTED FUND BALANCE	114,361	74,361		151,855			110,861		282,304		



Town of Northlake
BUILDING SERVICES FUND
 Quarter Ended September 30, 2018
 (Unaudited)

Fund: 506	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
BEGINNING FUND BALANCE:	589,702	589,702		589,702			264,839		264,839		
REVENUES:											
Mayor & Council	400	400	100	400	-	100.0%	825	206	825	-	100.0%
Administration-GF	7,000	107,000	101,750	107,000	-	100.0%	266,000	254,000	266,000	-	100.0%
Town Secretary	3,100	3,100	775	3,100	-	100.0%	6,958	1,740	6,958	-	100.0%
Municipal Courts	9,200	9,200	2,300	9,200	-	100.0%	20,870	5,218	20,870	-	100.0%
Development	3,800	3,800	950	3,800	-	100.0%	8,696	2,174	8,696	-	100.0%
Police	27,400	27,400	6,850	27,400	-	100.0%	62,611	15,653	62,611	-	100.0%
Public Works	7,600	7,600	1,900	7,600	-	100.0%	17,392	4,348	17,392	-	100.0%
Administration-HOT	800	800	200	800	-	100.0%	1,739	435	1,739	-	100.0%
Administration-EDC	800	800	200	800	-	100.0%	1,739	435	1,739	-	100.0%
Administration-CDC	800	800	200	800	-	100.0%	1,739	435	1,739	-	100.0%
Administration-WS Fund	2,200	2,200	550	2,200	-	100.0%	4,870	1,218	4,870	-	100.0%
Utility Department	7,900	7,900	1,975	7,900	-	100.0%	17,392	4,348	17,392	-	100.0%
Maintenance Reserve	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Insurance Proceeds	-	-	-	3,025	3,025	0.0%	43,812	-	43,812	-	100.0%
Interest Revenue	-	-	840	2,695	2,695	0.0%	1,159	645	1,159	-	100.0%
TOTAL REVENUE:	71,000	171,000	118,590	176,720	5,720	103.3%	455,803	290,852	455,803	-	100.0%
EXPENSES:											
Payroll & Benefits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Supplies	24,760	24,760	6,146	26,604	1,844	107.4%	23,989	5,480	23,989	-	100.0%
Maintenance	8,000	8,000	2,133	15,043	7,043	188.0%	5,562	1,414	5,562	-	100.0%
Utilities	30,500	15,000	7,961	17,106	2,106	114.0%	24,473	6,365	24,473	-	100.0%
Services	7,200	(800)	4,791	15,927	16,727	-1990.9%	76,916	15,976	76,916	-	100.0%
Capital Outlay	475,000	555,330	553,239	641,048	85,718	115.4%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	545,460	602,290	574,269	715,727	113,437	118.8%	130,939	29,235	130,939	-	100.0%
REV OVER/(UNDER) EXP	(474,460)	(431,290)	(455,679)	(539,007)			324,863	261,618	324,863		
ENDING FUND BALANCE	115,242	158,412		50,695			589,702		589,702		
Less: Net Capital Assets	(24,071)	(24,071)		(24,071)			(24,071)		(24,071)		
Changes to Fund Balance	-	-		-			-		-		
UNRESTRICTED FUND BALANCE	91,171	134,341		26,624			565,631		565,631		



Town of Northlake

DEPARTMENT REPORT

Quarter Ended September 30 2018

(Unaudited)

	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
COUNCIL											
EXPENDITURES:											
Payroll & Benefits	2,600	2,600	270	2,071	(529)	79.7%	1,997	-	1,997	-	100.0%
Supplies	1,100	2,040	736	2,561	521	125.6%	625	214	625	-	100.0%
Maintenance	-	-	-	-	-	0.0%	65	-	65	-	100.0%
Utilities	750	750	176	807	57	107.6%	629	148	629	-	100.0%
Services	15,500	16,900	8,787	31,835	14,935	188.4%	13,465	7,281	13,465	-	100.0%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	400	6,900	-	-	(6,900)	0.0%	-	206	-	-	0.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	20,350	29,190	9,968	37,274	8,084	127.7%	16,781	7,850	16,781	-	100.0%
ADMINISTRATION											
EXPENDITURES:											
Payroll & Benefits	342,540	342,540	76,352	321,693	(20,847)	93.9%	321,999	79,413	321,999	-	100.0%
Supplies	15,725	7,925	2,244	6,329	(1,596)	79.9%	14,336	1,704	14,336	-	100.0%
Maintenance	650	8,450	574	8,276	(174)	97.9%	4,933	4,787	4,933	-	100.0%
Utilities	1,200	1,200	333	1,376	176	114.7%	1,529	376	1,529	-	100.0%
Services	237,325	203,325	23,127	137,837	(65,488)	67.8%	180,012	38,894	180,012	-	100.0%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	7,000	619,000	601,750	619,116	116	100.0%	66,000	54,000	66,000	-	100.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	604,440	1,182,440	704,378	1,094,627	(87,813)	92.6%	588,808	179,174	588,808	-	100.0%
TOWN SECRETARY											
EXPENDITURES:											
Payroll & Benefits	97,315	97,315	22,205	95,113	(2,202)	97.7%	92,896	21,846	92,896	-	100.0%
Supplies	3,610	3,610	560	2,450	(1,160)	67.9%	2,369	496	2,369	-	100.0%
Maintenance	500	500	-	-	(500)	0.0%	146	-	146	-	100.0%
Utilities	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services	20,650	20,150	6,093	15,496	(4,654)	76.9%	24,298	2,967	17,340	(6,958)	71.4%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	3,100	8,100	775	8,100	-	100.0%	-	1,740	6,958	6,958	0.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	125,175	129,675	29,632	121,159	(8,516)	93.4%	119,709	27,048	119,709	-	100.0%



Town of Northlake
DEPARTMENT REPORT
 Quarter Ended September 30 2018
 (Unaudited)

	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
MUNICIPAL COURT											
EXPENDITURES:											
Payroll & Benefits	211,065	207,265	46,369	196,283	(10,982)	94.7%	197,385	44,633	197,385	-	100.0%
Supplies	6,040	6,040	632	3,126	(2,914)	51.8%	3,794	1,317	3,794	-	100.0%
Maintenance	-	-	180	180	180	0.0%	2,537	2,310	2,537	-	100.0%
Utilities	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services	66,500	34,000	13,182	30,321	(3,679)	89.2%	32,257	9,206	32,257	-	100.0%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	9,200	25,200	2,300	25,200	-	100.0%	20,870	5,218	20,870	-	100.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	292,805	272,505	62,663	255,109	(17,396)	93.6%	256,844	62,684	256,844	-	100.0%
DEVELOPMENT SERVICES											
EXPENDITURES:											
Payroll & Benefits	135,518	154,428	35,730	126,564	(27,864)	82.0%	75,249	18,473	75,249	-	100.0%
Supplies	4,700	22,475	1,247	3,529	(18,946)	15.7%	1,738	500	1,738	-	100.0%
Maintenance	150	400	224	624	224	155.9%	546	-	546	-	100.0%
Utilities	600	1,200	363	1,236	36	103.0%	579	148	579	-	100.0%
Services	387,450	371,525	140,323	356,994	(14,531)	96.1%	308,282	113,260	308,282	-	100.0%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	3,800	22,300	3,950	22,300	-	100.0%	8,696	2,174	8,696	-	100.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	532,218	572,328	181,837	511,246	(61,082)	89.3%	395,090	134,555	395,090	-	100.0%
POLICE											
EXPENDITURES:											
Payroll & Benefits	1,209,154	1,216,854	285,860	1,139,308	(77,546)	93.6%	939,339	227,050	939,339	-	100.0%
Supplies	87,328	89,860	18,956	71,219	(18,641)	79.3%	66,044	23,553	66,044	-	100.0%
Maintenance	41,228	56,638	4,807	46,990	(9,648)	83.0%	25,640	7,704	25,640	-	100.0%
Utilities	7,500	7,500	1,900	8,614	1,114	114.8%	5,247	996	5,247	-	100.0%
Services	59,360	74,155	46,693	51,259	(22,896)	69.1%	56,079	6,034	56,079	-	100.0%
Capital Outlay	27,225	30,225	-	7,952	(22,273)	26.3%	-	-	-	-	0.0%
Transfers	137,400	184,400	34,350	184,400	-	100.0%	172,611	43,153	172,611	-	100.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	1,569,195	1,659,632	392,566	1,509,742	(149,890)	91.0%	1,264,959	308,491	1,264,959	-	100.0%



Town of Northlake
DEPARTMENT REPORT
 Quarter Ended September 30 2018
 (Unaudited)

	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
PUBLIC WORKS - GENERAL FUND											
EXPENDITURES:											
Payroll & Benefits	386,725	386,725	64,180	290,928	(95,797)	75.2%	243,269	64,408	243,269	-	100.0%
Supplies	37,605	39,105	7,402	34,906	(4,199)	89.3%	27,809	10,262	27,809	-	100.0%
Maintenance	245,850	234,750	44,680	211,776	(22,974)	90.2%	150,524	38,166	150,524	-	100.0%
Utilities	9,045	11,025	2,136	6,938	(4,087)	62.9%	9,563	2,465	9,563	-	100.0%
Services	38,000	28,000	5,580	18,486	(9,514)	66.0%	34,933	12,901	34,933	-	100.0%
Capital Outlay	6,000	1,590	-	1,590	(0)	100.0%	-	-	-	-	0.0%
Transfers	32,600	45,600	8,150	45,600	-	100.0%	42,392	10,598	42,392	-	100.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	755,825	746,795	132,128	610,224	(136,571)	81.7%	508,489	138,800	508,489	-	100.0%
GENERAL FUND - NON DEPARTMENTAL											
EXPENDITURES:											
Payroll & Benefits	15,000	15,000	-	2,952	(12,048)	19.7%	1,133	45	1,133	-	100.0%
Supplies	-	-	-	462	462	0.0%	41	41	41	-	100.0%
Maintenance	-	-	318	318	318	0.0%	5,598	15	5,598	-	100.0%
Utilities	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services	124,706	124,706	13,549	91,627	(33,079)	73.5%	58,648	15,373	58,648	-	100.0%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	350,000	350,000	350,000	-	100.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	139,706	139,706	13,867	95,360	(44,346)	68.3%	415,420	365,474	415,420	-	100.0%
ADMINISTRATION - UTILITY FUND											
EXPENSES:											
Payroll & Benefits	129,467	133,467	22,904	88,996	(44,471)	66.7%	111,994	37,774	111,994	-	100.0%
Supplies	8,700	24,200	-	1,721	(22,479)	7.1%	5,795	277	5,795	-	100.0%
Maintenance	100	4,600	156	4,342	(258)	94.4%	1,322	1,241	1,322	-	100.0%
Utilities	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services	25,350	29,850	6,483	31,460	1,610	105.4%	114,912	88,149	114,912	-	100.0%
Capital Outlay	-	-	-	6,801	6,801	0.0%	-	-	-	-	0.0%
Transfers	155,200	156,200	51,550	206,200	50,000	132.0%	154,870	38,718	154,870	-	100.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	318,817	348,317	81,094	339,519	(8,798)	97.5%	388,893	166,158	388,893	-	100.0%



Town of Northlake
DEPARTMENT REPORT
 Quarter Ended September 30 2018
 (Unaudited)

	Original Budget	Forecasted Budget	Quarterly Activity	YTD Activity	Over(under) Forecasted Budget	% of Budget Realized	Prior Year Actual	Prior Year Quarter	Prior YTD Activity	Over(Under) Prior Year Actual	% of Actual Realized
PUBLIC WORKS - UTILITY FUND											
EXPENSES:											
Payroll & Benefits	315,061	323,011	64,281	279,117	(43,894)	86.4%	219,216	64,451	219,216	-	100.0%
Supplies	97,095	41,595	8,728	30,224	(11,371)	72.7%	32,751	12,168	32,751	-	100.0%
Maintenance	136,200	106,700	31,459	96,405	(10,295)	90.4%	106,183	33,160	106,183	-	100.0%
Utilities	2,046,620	2,046,620	906,305	2,023,564	(23,056)	98.9%	1,649,035	548,330	1,649,035	-	100.0%
Services	41,800	46,800	13,389	43,577	(3,223)	93.1%	38,649	3,258	51,159	12,510	132.4%
Capital Outlay	210,000	184,000	1,349,046	1,462,119	1,278,119	794.6%	-	(154,467)	-	-	0.0%
Transfers	143,900	97,900	24,591	98,016	116	100.1%	142,392	35,598	142,392	-	100.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	2,990,676	2,846,626	2,397,799	4,033,022	1,186,396	141.7%	2,188,227	542,498	2,200,737	12,510	100.6%
PUBLIC WORKS - NON DEPARTMENTAL											
EXPENSES:											
Payroll & Benefits	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Supplies	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Maintenance	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Utilities	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Services	25,085	25,085	7,550	24,533	(552)	97.8%	28,865	8,708	36	(28,829)	0.1%
Capital Outlay	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Transfers	-	-	-	-	-	0.0%	-	-	-	-	0.0%
Lease Purchase Debt Service	-	-	-	-	-	0.0%	-	-	-	-	0.0%
TOTAL EXPENSES:	25,085	25,085	7,550	24,533	(552)	97.8%	28,865	8,708	36	(28,829)	0.1%



Regular Session

Agenda Item 4



Public Input

Agenda Item 5



Consent Items

Agenda Item 6



Peter Dewing, Mayor
Rena Hardeman, Council Place 1
Jimmy Lambert, Council Place 2

Brian Montini, Mayor Pro Tem
Roger Sessions, Council Place 4
Danny Simpson, Council Place 5

**Northlake Town Council Meeting Minutes
Thursday, October 11, 2018
1400 FM 407 – Chamber Room - Northlake, Texas**

1. Regular Work Session

Mayor Peter Dewing called the workshop to order at 7:00 pm, quorum present

Council present: Peter Dewing, Rena Hardeman, Brian Montini, Danny Simpson

Council absent: Jimmy Lambert, Roger Sessions

Staff present: Drew Corn, Town Administrator; Nathan Reddin, Development Director; Robert Crawford, Police Chief; Karen Bolyard, Finance Director; and Shirley Rogers, Town Secretary

Consultants present: Ashley Dierker, Legal Counsel; Ben McGahey, PE, Town Engineer

2. Special Recognition

A. Mayor Dewing recognized Karen Bolyard for five years of service as Finance Director

3. Briefing Items

B. Paul Mitchell gave an overview of Street Lighting Options by Sternberg Lighting Supplier of CoServ

C. Drew Corn presented the "Our Home Our Decisions – Texas Municipal League"

D. Nathan Reddin briefed the council on Construction Noise Regulations

4. Regular Meeting

Mayor Dewing called the regular meeting to order at 7:36 pm, quorum present (Lambert, Sessions absent)

Pledge of Allegiance and a Moment of Silence was observed

5. Public Input

Joel McGregor, resident of Northlake, addressed the construction noise near his property, said the developer had done a good job with the noise level and was respectful of the property owners

6. Consent Item

- E. Mayor Pro Tem Montini made a motion to approve the Town Council meeting minutes of 9-13-18. 2nd by Councilman Simpson

Vote: motion to approve unanimous
For: Montini, Simpson, Hardeman
Against: None

7. Regular Items

- F. Councilman Simpson made a motion to approve the Final Plat of Harvest Meadows Phase 5, a proposed subdivision consisting of 207 single-family residential lots and 6 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 56.795-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, located on the south side of Old Justin Road approximately 700 feet west of Cleveland-Gibbs Road. Harvest Meadows Phase 5, LLC is the owner/applicant/developer. Jones & Carter, Inc. is the engineer/surveyor. Case # FP-18-023. 2nd by Mayor Pro Tem Montini

Vote: motion passed unanimous
For: Simpson, Montini, Hardeman
Against: none

- G. An Ordinance revising the concept plans within the “MPD” Mixed-Use Planned Development ordinances for Pecan Square

- 1) Councilmember Simpson made a motion to approve the concept plans for Pecan Square as submitted

Motion died for lack of second

- 2) Councilmember Hardeman made a motion to deny the concept plans for Pecan square as submitted

Motion died for lack of second

- 3) Councilmember Simpson made a motion to reconsider his motion to approve the concept plans for Pecan Square as submitted

Motion died for a lack of second

- 4) Mayor Pro Tem Montini made a motion to delay consideration of the item until the next Town Council meeting. 2nd by Councilmember Simpson

Vote: motion passed
For: Montini, Simpson
Against: Hardeman

- H. Councilmember Simpson made a motion to grant the request from Waste Connections of Texas for a 2018 CPI-U DFW rate adjustment of 3.5% for residential and commercial customers effective November 1, 2018. 2nd by Mayor Pro Tem Montini

Vote: motion passed unanimous
For: Simpson, Montini, Hardeman
Against: none

- I. An ordinance amending Article 10, "Parking and Loading Standards," of the Unified Development Code of the Town of Northlake by revising off-street parking requirements for manufacturing and industrial uses in Section 10.4, "Schedule of Off-street Parking Requirements"

- i. Mayor Dewing opened the public hearing at 8:24 pm to hear comments on proposed ordinance

No one came forward for or against the proposed amendment

Mayor Dewing closed the public hearing at 8:25 pm

- ii. Mayor Pro Tem Montini made a motion to approve Ordinance No. 18-1011. 2nd by Councilmember Simpson

Vote: motion passed unanimous
For: Montini, Simpson, Hardeman
Against: none

- J. Review and consider updating the roles and responsibilities of the Mayor conveyed by Council Rules of Order and/or by previous council action

- 1) Councilmember Hardeman made a motion to rescind numbers 8 & 9 as listed on the memo from Drew Corn dated 10/11/18 under the second group of duties listed as part of the Council Rules of Order and to add language to section 7.2 of the Rules of Order and Procedures to not allow the Mayor or Councilmembers to publish articles in the newspaper without full council approval and to properly notice each entity listed in the third list of duties as reflected in the memo from Drew Corn dated 10/11/18 so that the Mayor's duties as set out by those respective entities may be considered for modification

motion died for lack of second

- 2) Mayor Pro Tem Montini made a motion to amend the Rules of Order and Procedures by Resolution 18-27 as follows: add a new subsection to the Rules of Order and Procedures stating that Publications made on behalf of the Town drafted by a Mayor or Councilmember that is intended to speak on behalf of the Town Council may not be published without Town Council consent; to modify Section 10.2 of the Rules of Order and Procedures name the Town Administrator as the lead development officer of the Town and require that the Town Administrator report to the Mayor and Councilmembers in a reasonable amount of time after contact regarding issues of economic development; and to properly notice each entity listed in the third list of duties as reflected in the

memo from Drew Corn dated 10/11/18 so that the Mayor's duties as set out by those respective entities may be considered for modification. 2nd by Councilmember Hardeman

Vote: motion passed
For: Montini, Hardeman
Against: Simpson

8. Executive Session – did not convene

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) Supreme Court of Texas - Town of Northlake vs City of Justin. No. 18-0651
 - 2) Section 551.071 consultation with the Town's attorney to seek advice on eminent domain actions to obtain right-of-way out of a certain 3.530 acre tract of land located in the Patrick Rock Survey, Abstract No. 1063 in Northlake, Denton County, Texas, for the construction and maintenance of roadway and utility improvements and other public purposes permitted by law
- b. Section 551.072 deliberation regarding the purchase, exchange, lease, or value of real property to be acquired as right-of-way out of a certain 3.530 acre tract of land located in the Patrick Rock Survey, Abstract No. 1063 in Northlake, Denton County, Texas, for the construction and maintenance of roadway and utility improvements and other public purposes permitted by law

Open Session

No action taken on the use of eminent domain to condemn property and consider a resolution of the Town of Northlake, Texas, authorizing the Town Attorney to bring a condemnation action for the purpose of obtaining approximately .4762 acres of a certain 3.530 acre tract of land located in the Patrick Rock Survey Abstract No. 1063 in Northlake, Denton County, Texas, as right-of-way necessary for the construction and maintenance of roadway and utility improvements and for other public purposes permitted by law

9. Mayor Dewing adjourned the meeting at 9:04 pm

Passed and approved on this the 8th day of November 2018

Town of Northlake, Texas

Peter Dewing, Mayor

Attest:

Shirley Rogers, Town Secretary

Memo

To: Honorable Mayor and Town Council
From: Robert Crawford, Chief of Police
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: October 23, 2018
Re: Purchase of Police Vehicles

The Northlake Police Department recommends purchasing two police vehicles for FY 2018-2019. Our department must be equipped to respond to calls without delay and our current fleet has a few vehicles reaching the end of their life cycle. To ensure Officers can respond to emergency situations, our fleet must be maintained and in good working order.

The cost of two new police vehicles is approximately \$58,000. With the price for equipment and installation of new equipment, camera system, computer, emergency equipment, etc., will be an additional \$52,000. A budgeted amount of \$110,000 was approved for FY 2018-2019.

Please contact me at 940.648-4804 if you have any questions or comments.

**TOWN OF NORTHLAKE, TEXAS
RESOLUTION NO. 18-28**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS,
APPROVING AND AUTHORIZING THE TOWN ADMINISTRATOR TO ENTER INTO AN
AGREEMENT FOR THE PURCHASE OF TWO POLICE VEHICLES AND EQUIPMENT**

WHEREAS, the Town Council of the Town of Northlake, Texas, has determined that a public need and necessity exists for the Town to acquire two Police vehicles; and

WHEREAS, the Town Council approved and budgeted for the expenditure of \$110,000 in the 2018-2019 budget year from the Equipment Fund for the purchase of two Police vehicles with equipment; and

WHEREAS, the Town Council has determined that it is advisable and in the best interests of the Town to authorize the Town Administrator to enter into agreement to purchase two Police vehicles with equipment in an amount deemed reasonable and appropriate, but not to exceed \$110,000; AND

WHEREAS, the Town is a member of the Houston-Galveston Area Council (HGAC) cooperative purchasing program which per Subchapter F of Section 271 of the Texas Local Government Code fulfills State purchasing requirements; and

WHEREAS, vendors Caldwell Chevrolet, Sam Pack 5 Star Ford, and Siddons-Martin Emergency Group competitively bid vehicles and equipment through HGAC; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS:

SECTION 1. All of the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified and incorporated into the body of this resolution as if copied in their entirety.

SECTION 2. That the Town Council hereby authorizes the Town Administrator to enter into an agreement for the purchase of two Police vehicles, when suitable equipment is identified for sale, provided that the total amount to be expended pursuant to this grant of authority shall not, in total, exceed the sum of \$110,000.

PASSED AND APPROVED THIS THE 8TH DAY OF NOVEMBER 2018

TOWN OF NORTHLAKE, TEXAS

Peter Dewing, Mayor

ATTEST:

Shirley Rogers, Town Secretary

1400 FM 407
Northlake, TX 76247
940-648-3290
Fax 940-648-0363

Town of Northlake

Memo

To: Honorable Mayor and Town Council

From: Eric J. Tamayo, Public Works Director

CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary

Date: November 8, 2018

Re: Dump Truck and Trailer Purchases

In the Fiscal Year 2019 Adopted Budget, Council approved funding for the purchase of a dump truck and trailer for the Public Works Department. Both will be purchased through state contracts. The Town will meet all necessary State bidding requirements. Reserves have been accumulating in the Equipment Fund for just such a need and the Town will be able to pay cash for both the dump truck and trailer.

Staff recommends authorizing the Town Administrator to contract the purchase for both not to exceed \$157,000.

Please contact me at 940-242-5704 if you have any questions or comments.

**TOWN OF NORTHLAKE, TEXAS
RESOLUTION NO. 18-29**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS,
APPROVING AND AUTHORIZING THE TOWN ADMINISTRATOR TO ENTER INTO AN
AGREEMENT FOR THE PURCHASE OF VEHICLE AND EQUIPMENT**

WHEREAS, the Town Council of the Town of Northlake, Texas, has determined that a public need and necessity exists for the Town to acquire a double rear-axle dump truck and heavy-duty trailer; and

WHEREAS, the Town Council approved and budgeted for the expenditure of \$157,000 in the 2018-2019 budget year from the Equipment Fund for the purchase of a dump truck and trailer; and

WHEREAS, the Town Council has determined that it is advisable and in the best interests of the Town to authorize the Town Administrator to enter into an agreement to purchase a dump truck and trailer in an amount deemed reasonable and appropriate, but not to exceed \$157,000; and

WHEREAS, the Town is a member of the Texas Association of School Boards cooperative purchasing program (BuyBoard) which per Subchapter F of Section 271 of the Texas Local Government Code fulfills State purchasing requirements; and

WHEREAS, vendors Rush Truck Center and Holt Truck Centers competitively bid vehicles and equipment through BuyBoard; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS:

SECTION 1. All of the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified and incorporated into the body of this resolution as if copied in their entirety.

SECTION 2. That the Town Council hereby authorizes the Town Administrator to enter into an agreement for the purchase of vehicle and equipment, provided that the total amount to be expended pursuant to this grant of authority shall not, in total, exceed the sum of \$157,000.

PASSED AND APPROVED THIS THE 8TH DAY OF NOVEMBER 2018

TOWN OF NORTHLAKE, TEXAS

Peter Dewing, Mayor

ATTEST:

Shirley Rogers, Town Secretary



Regular Items

Agenda Item 7

Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: October 11, 2018
Re: Pecan Square Concept Plan Revision

Andrew Pieper with Hillwood Communities, the developer of Pecan Square, presented a proposed revision to the concept plan at the last Council meeting. The developer has requested a revision to the concept plan (Option 2 with school site) approved with the Mixed-Use Planned Developments for Pecan Square (Pecan Square MPD). The amendment applies to only a few acres of the overall Pecan Square development and does not involve a change in overall density, just a swap of subdistrict areas shown on the concept plan. No other changes are proposed to the Pecan Square MPD. All standards, density requirements, etc. will remain the same.

The purpose of the concept plan amendment is to add a 6-acre Mixed-Use area on the west side of the "square". Mixed use allows for commercial, townhomes, and single-family. Similar to the existing Mixed-Use areas which are located near commercial and high-traffic areas, the square is intended to be the hub of the Pecan Square district with a number of amenities and activities to draw people. In exchange for the 6 acres of Mixed-Use proposed around the square, the 8-acre Mixed-Use area at the southwest corner of Mulkey Lane and Cleveland-Gibbs Road is proposed to convert to Commercial use only. An exhibit is attached showing the proposed changes.

The Pecan Square MPD provides for changes to the concept plan. Any changes that are not considered minor (defined as "realignment of roadways, the size of each subdistrict provided the size does not change by more than 15 percent from the size of the subdistrict shown on the original Concept Plan attached to this PD Ordinance, changes to the configuration of the open space areas shown on the original Concept Plan provided a minimum of 15 percent of the overall Development shall be used as open space. Open space areas shall be a minimum of 0.5 acres in size to satisfy the minimum 15 percent requirement.") require Town Council approval, but "the procedure is not considered a zoning change and no public hearing is required." Since this proposal changes the location of subdistricts, Council approval of the concept plan amendment is required.

A draft ordinance is attached to memorialize the concept plan revision should Council choose to approved it. The revised concept plan is proposed as it was presented at the last Council meeting, but additional exhibits which are attached have been provided by the developer to support their request.

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

ORDINANCE NO. 18-1108

AN ORDINANCE AMENDING ORDINANCE NO. 17-1030B, ORDINANCE NO. 17-1030C, AND ORDINANCE NO. 17-1030D, THE PECAN SQUARE "MPD" MIXED-USE PLANNED DEVELOPMENT ORDINANCES, TO REVISE THE CONCEPT PLAN; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Northlake, as an incorporated municipality in the State of Texas, has been given the authority by Chapter 211 of the Local Government Code to establish zoning and amend zoning in accordance with Chapter 211; and

WHEREAS, the Town Council of the Town of Northlake heretofore adopted Ordinance No. 17-0413C, Ordinance No. 17-0413D, and Ordinance No. 17-0413E (together the "Pecan Square MPD") establishing "MPD" Mixed-Use Planned Development zoning for the Pecan Square development site (the "Property"); and

WHEREAS, the Pecan Square MPD provides for certain changes to the concept plan which are considered minor and do not require Town approval; and

WHEREAS, the Pecan Square MPD also provides that all other changes to the concept plan shall require Town Council approval. This procedure is not considered a change in zoning, and no public hearing shall be required; and

WHEREAS, the Town Council of the Town of Northlake heretofore adopted Ordinance No. 17-1030B, Ordinance No. 17-1030C, and Ordinance No. 17-1030D (together the "Pecan Square MPD Amendment") approving a request from the owners of the Property to amend the development regulations and concept plan established by the Pecan Square MPD; and

WHEREAS, the Town of Northlake has received a request from the owners of the Property to revise the concept plan as approved with the Pecan Square MPD Amendment; and

WHEREAS, pursuant the Pecan Square MPD, the Town Council must approve the change to the concept plan; and

WHEREAS, pursuant to the Pecan Square MPD, the change to the concept plan is not considered a change in zoning, and no public hearing shall be required; and

WHEREAS, the Town Council of the Town of Northlake does hereby deem it advisable and in the public interest to approve the requested revision to the concept plan as reflected on the exhibit attached hereto.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS:

SECTION 1

The "Option 2" Concept Plan attached to Ordinance No. 17-1030B, Ordinance No. 17-1030C, and Ordinance No. 17-1030D as Exhibit B shall be replaced with the new "Option 2" Concept Plan attached hereto and incorporated herein for all purposes as Exhibit A. The "Option 1" Concept

Plan attached to Ordinance No. 17-0413C, Ordinance No. 17-0413D, and Ordinance No. 17-0413E as Exhibit B shall remain in effect.

SECTION 2

This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the Town of Northlake, and this ordinance shall not operate to repeal or affect the Code of Ordinances of the Town of Northlake or any other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such Code of Ordinances or any other ordinances are hereby repealed.

SECTION 3

It is hereby declared to be the intention of the Northlake Town Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court or competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since same would have been enacted by the Town Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4

Any person, firm, association of persons, corporation or other organization violating the provisions of this ordinance shall be deemed to be guilty of a misdemeanor and, upon conviction, shall be fined an amount not to exceed \$2,000.00. Each day that a violation continues shall be deemed a separate offense.

SECTION 5

This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the laws of the State of Texas.

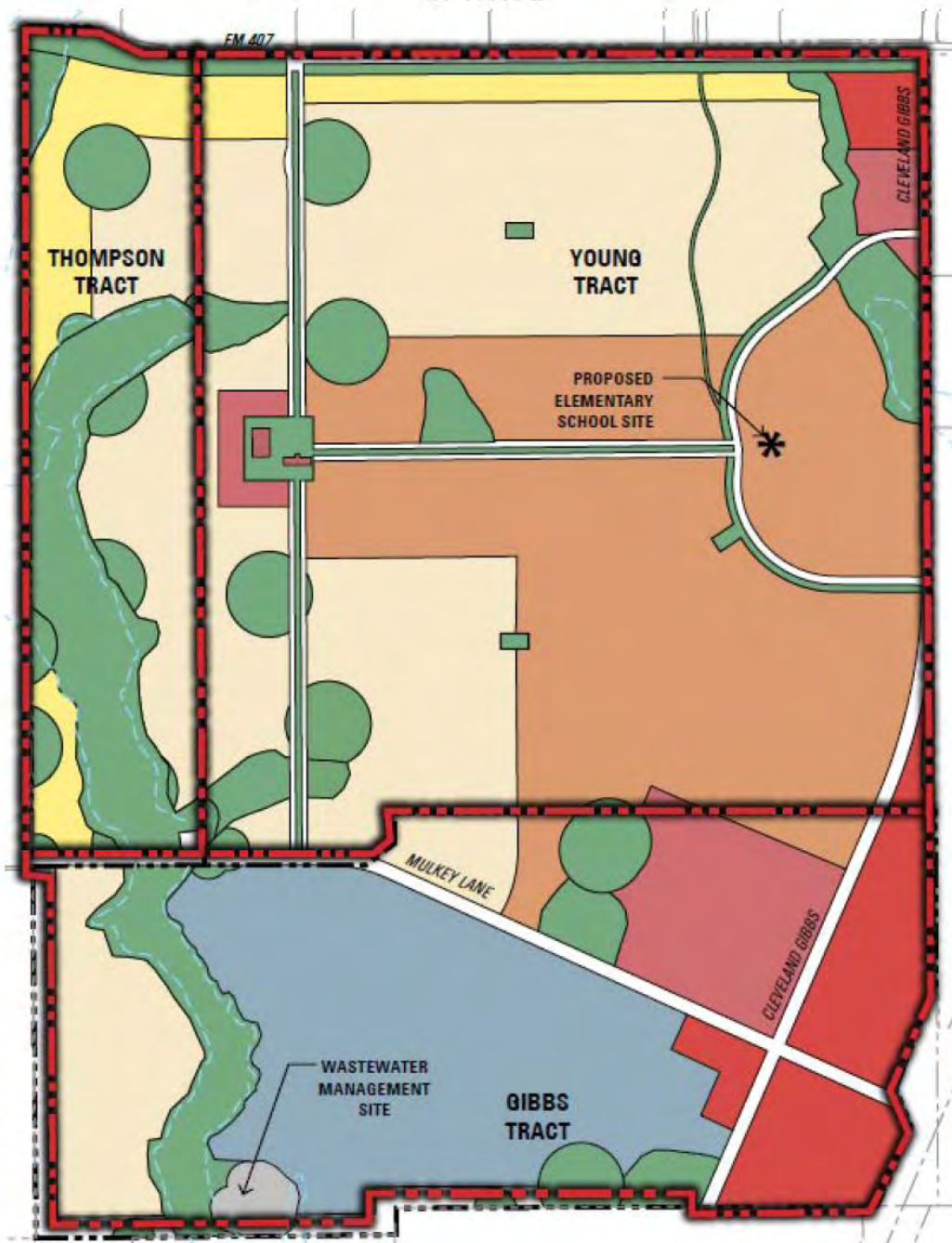
PASSED AND APPROVED on this the 8th day of November 2018

Peter Dewing, Mayor

ATTEST:

Shirley Rogers, Town Secretary

Exhibit A
Concept Plan
CONCEPT PLAN
OPTION 2



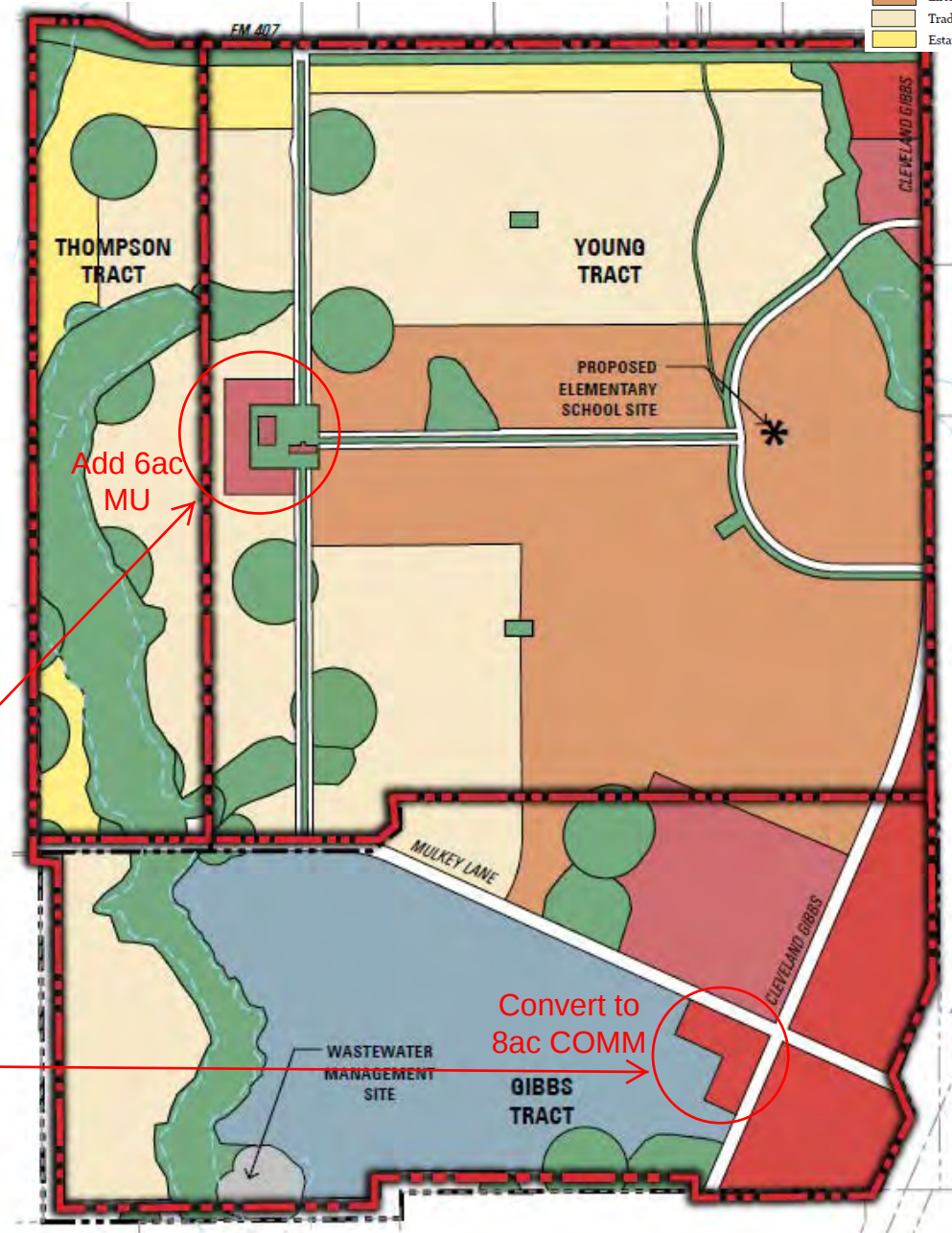
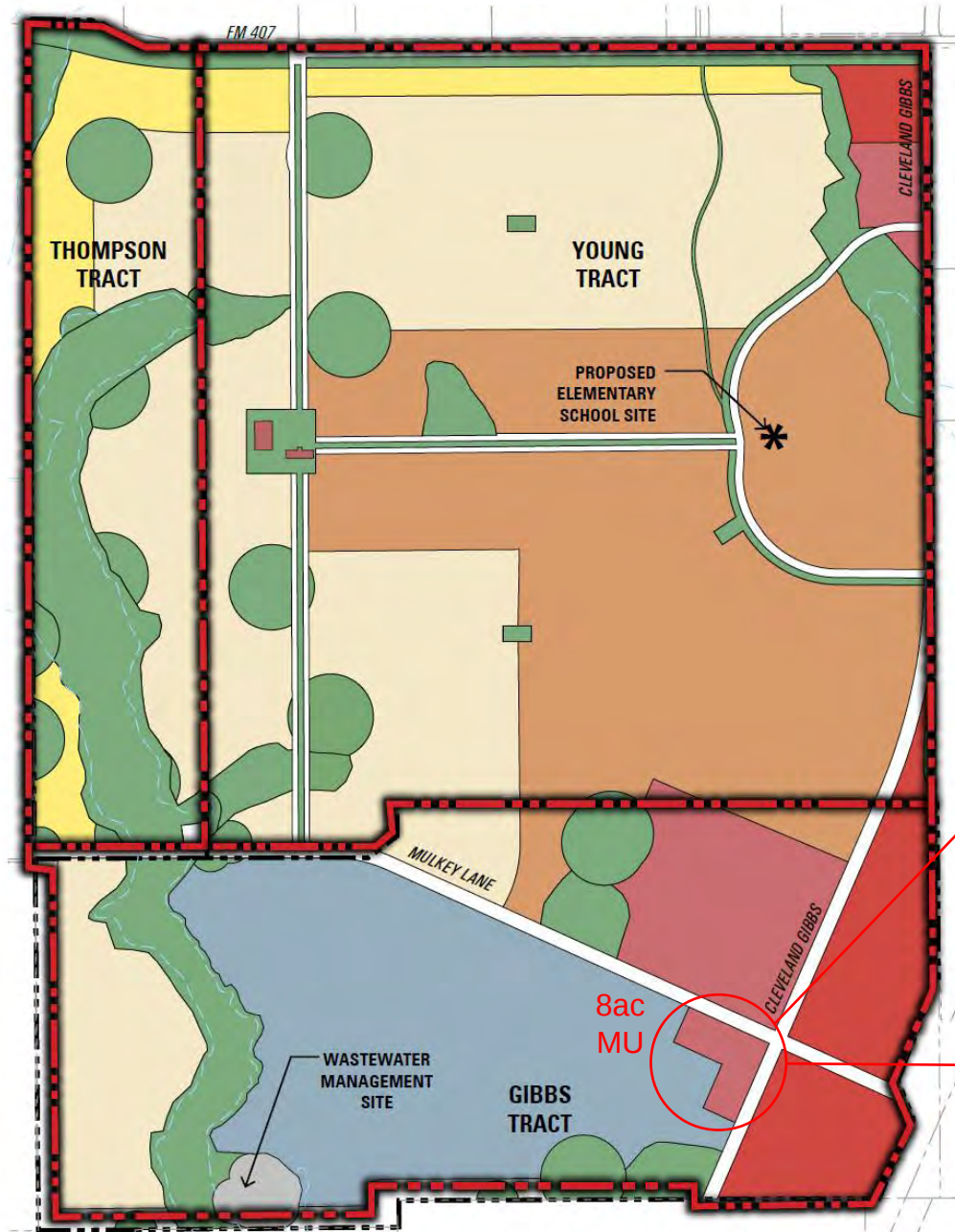
LEGEND	
SYMBOL	DESCRIPTION
[Red]	Commercial
[Pink]	Mixed Use
[Orange]	Lifestyle

[Yellow]	Traditional
[Light Yellow]	Estate
[Green]	Open Space
[Light Blue]	Waste Water Management Plant
[Dark Blue]	School Site

[Dashed Red Line]	Boundary Line Between Young, Gibbs and Thompson
Notes	
- All locations of boundaries, land uses and roads are approximate	

EXISTING

PROPOSED



Legend	Permitted Uses
School	School
Commercial	Commercial/Retail
Mixed Use	Commercial, Townhomes, SF
Lifestyle	40', 50' lots
Traditional	50', 60', 70' lots
Estate	100' lots

Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: November 8, 2018
Re: Lots 1R, 2-5, Block A, Northlake Office Park (FP-18-026)

Purpose: Conduct a public hearing and consider approval of a Final Plat of Lots 1R, 2-5, Block A, Northlake Office Park, being a replat of Lot 1, Block A, Northlake Office Park, containing 1.9089 acres located in the extraterritorial jurisdiction of the Town of Northlake at the northwest corner of FM 407 and Thompson Road.

Owner/Applicant: Northlake Office Park, LLC

Surveyor: Spry Surveyors, LLC

Existing Conditions: The final plat for Lot 1, Block A, Northlake Office Park was approved by Town Council on May 11, 2017, along with a Development Agreement for the multi-building office park project which calls for initiation of the annexation process for the property by January 27, 2019. The office park was initially planned for four buildings to be built in phases over two years. The initial phase of the Northlake Office Park project has been completed with the construction of a 5,000 square foot building currently occupied by the Mansell Family Dentistry. Water service is provided by the Town, but due to a lack of easily accessible sewer infrastructure, sewer service was to be provided by a private, on-site sewage facility (OSSF). Since the project was initially planned, the adjacent property owner, AMI Development Group, has begun plans to develop the surrounding property, including approval of a preliminary plat. The development plans call for a regional detention system, removing the need for a detention pond on the Northlake Office Park site, and the extension of sewer by utilizing a lift station and force main to tie into the Town's sewer system within the Harvest development.

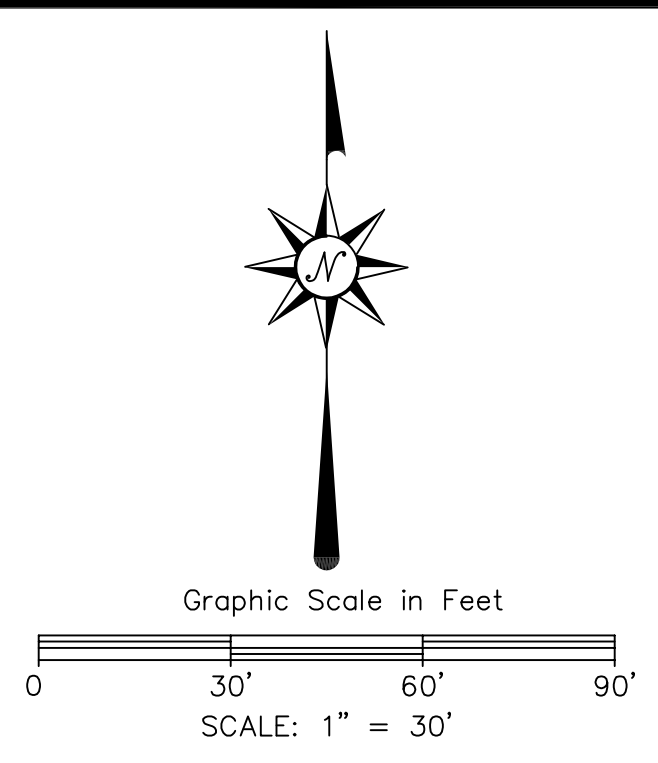
Staff Analysis: Sections 12.11 and 12.12 of the Unified Development Code (UDC) outline the requirements and procedures for approval of replats. Among the requirements of these sections is that Town Council hold a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard. Since the property being replatted is not currently zoned or deed-restricted for single or two-family dwellings and has not been so zoned or deed-restricted within the last five (5) years, compliance with the notification and protest procedures of Sections 12.12.C. and 12.12.D. is not required. All other requirements of Sections 12.11 and 12.12 apply.

This proposed replat will create five lots with a separate building planned on each lot. An additional building site is now possible due to the provision of regional detention in the adjacent AMI

Development and removal of the detention pond initially planned on the Northlake Office Park site. Subdivision into lots smaller than one acre is also made possible by the planned extension of sewer service. Plans for the extension of sewer service to the site are currently under review and expected to be approved by the Town Council meeting.

Staff Findings: Staff finds the replat acceptable for approval as submitted pending final approval of the construction plans for sewer service to the site.

Oct 31, 2018 - 5:16pm
S:\034-201 1400 FM 407 - RePlat\31-RePlat\spgy-1400 FM 407-RePlat.dwg



ABBREVIATIONS
P.R.D.C.T. PUBLIC RECORDS OF DENTON COUNTY, TEXAS
VOL. VOLUME
PG. PAGE
CAB. CABINET
DOC. NO. DOCUMENT NUMBER
IRF IRON ROD FOUND
C.M. CONTROLLING MONUMENT
R.O.W. RIGHT-OF-WAY
P.R.&P.U.E. PRIVATE ROAD & PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
W.L.E. WATER LINE EASEMENT
S.S.E. SANITARY SEWER EASEMENT

LEGEND
● BOUNDARY CORNER
● LOT CORNER
● EASEMENT CORNER

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°38'07" W	20.00'
L2	S 00°53'45" E	20.00'
L3	N 89°06'15" E	36.11'
L4	N 01°00'32" W	56.62'
L5	N 89°06'15" E	106.33'
L6	N 00°53'45" W	78.85'
L7	N 89°06'15" E	6.00'
L8	N 00°53'45" W	61.12'
L9	N 89°06'15" E	30.00'
L10	N 00°53'45" W	134.95'
L11	N 89°06'15" E	50.00'
L12	N 00°53'45" W	30.11'
L13	N 89°20'17" E	146.28'
L14	N 00°53'45" W	36.00'
L15	N 89°06'15" E	19.99'
L16	N 00°10'26" W	56.17'

EASEMENT TABLE		
LINE	BEARING	DISTANCE
E1	N 89°06'15" E	196.78'
E2	N 89°06'15" E	196.78'
E3	S 00°14'39" E	48.82'
E4	S 21°36'12" W	37.78'
E5	S 00°53'48" E	308.58'
E6	S 89°40'56" W	15.00'
E7	N 00°53'48" W	113.30'
E8	S 89°06'12" W	8.00'
E9	N 00°53'48" W	15.00'
E10	N 89°06'12" E	8.00'
E11	N 00°53'48" W	146.57'
E12	S 88°54'01" W	7.97'
E13	N 01°05'59" W	15.00'
E14	N 88°54'01" E	8.03'
E15	N 00°53'48" W	21.54'
E16	N 21°36'12" E	37.87'
E17	N 00°14'39" W	45.92'

- NOTES
- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
 - All bearings shown hereon are based on the Texas Coordinate System, North Central Zone, NAD 1983, 2011 Adjustment.
 - The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
 - According to the Flood Insurance Rate Map No. 48121C05056, published by the Federal Emergency Management Agency, dated: April 18, 2011, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
 - On the issue date of this survey the surveyed property shown hereon is currently not zoned, but is within the ETJ (Extraterritorial Jurisdiction) of the Town of Northlake, according to the Town of Northlake zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements.
 - Water and sewer service to be provided by the Town of Northlake.
 - Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647".

**OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF DENTON**

WHEREAS, Northlake Office Park, LLC, is the owner of all that certain 1.9089 acres of land, by virtue of the deed recorded in Document Number 2017-8553 in the Public Records of Denton County, Texas (P.R.D.C.T.), which is all of Lot 1, Block A, Northlake Office Park, recorded in Document Number 2017-335, P.R.D.C.T., in the Patrick Rock Survey, A-1063, Town of Northlake, Denton County, Texas and more particularly described by metes and bounds as follows: (all bearings shown hereon are based on the Texas Coordinate System, North Central Zone, NAD 1983, 2011 Adjustment)

Commencing at a 1/2" iron rod iron rod with a "Eagle Surveying" cap found for the southwest corner of a right-of-way dedication recorded in said plat of Northlake Office Park, in the south line of the 57.7925 acre tract described in the deed to AMI Development Group, LLC, recorded in Document Number 95-R0031364, P.R.D.C.T., common to the north right-of-way line of Farm to Market Road 407 (80' Right-of-Way), from which a 1/2" iron rod with cap found for the southwest corner of said 57.7925 acre tract bears South 89° 40' 56" West - 851.87', Then North 00° 38' 07" West - 20.00' to the POINT OF BEGINNING and a 1/2" iron rod with a cap stamped "SPRY 5647" found for the southwest corner of the herein described tract, common to the northwest corner of said right-of-way dedication;

THENCE North 00° 38' 07" West - 422.55' to a 1/2" iron rod with a cap stamped "Eagle Surveying" found for the northwest corner of the herein described tract;

THENCE North 89° 44' 23" East - 198.48' to a railroad spike found for a point on a curve to the left, having a central angle of 04° 59' 56", a radius of 720.00' and a chord bearing and distance of South 01° 36' 44" West - 62.80';

THENCE along said curve to the left, an arc distance of 62.82' to a 1/2" iron rod with a cap stamped "Eagle Surveying" found for the end of curve;

THENCE South 00° 53' 45" East - 359.60' to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the southeast corner of the herein described tract, common to the northeast corner of said right-of-way dedication, from which a 1/2" iron rod with a cap stamped "Eagle Surveying" found for the southeast corner of said right-of-way dedication, in the north right-of-way line of said Farm to Market Road 407, common to the south line of said 57.7925 acre tract;

THENCE South 89° 40' 56" West - 197.65' along the north right-of-way line of said Farm to Market Road 407, common to the north line of said right-of-way dedication, to the POINT OF BEGINNING and containing 1.9089 acres of land.

That **Northlake Office Park, LLC**, acting by and through its duly authorized officer, does hereby adopt this plat designating the herein before described property as **Lot 1R, 2-5, Block A, Northlake Office Park**, on addition to the Town of Northlake, Denton County, Texas, and do hereby dedicate fee simple to the public use forever any streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the 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 in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement 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.

Witness our hands this _____ day of _____, 2018

Signature _____ Title _____

**NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF DENTON**

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2018.

Notary Signature _____ Notary Stamp: _____

SURVEYOR CERTIFICATE

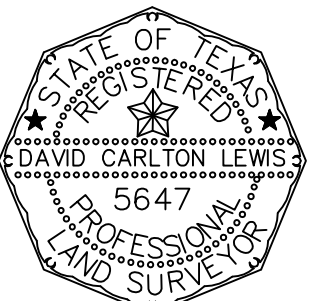
That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the Town of Northlake, Texas.

This document shall not be recorded for any purpose. This drawing shall be used for REVIEW PURPOSES ONLY

David Carlton Lewis
R.P.L.S. No. 5647

Date: OCTOBER 31, 2018

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC.
8241 Mid Cities Blvd Ste 102
N. Richland Hills, TX 76182



**NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT**

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID CARLTON LEWIS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, _____

Notary Signature _____ Notary Stamp: _____

APPROVAL BY THE TOWN COUNCIL

Date _____
Mayor, Town of Northlake _____
Town Secretary, Town of Northlake _____

A REPLAT OF
LOT 1R, 2-5, BLOCK A
NORTHLAKE OFFICE PARK
AN ADDITION TO DENTON COUNTY, WHICH IS 1.9089 ACRES
IN THE PATRICK ROCK SURVEY, A - 1063
TOWN OF NORTHLAKE ETJ, DENTON COUNTY, TEXAS

OWNER: Northlake Office Park, LLC
701 West Bailey Boswell
Saginaw, TX 76179

ENGINEER: MAS CIVIL ENGINEERS
2702 SE LOOP 820
FORT WORTH, TX 76140
Phone: 817-708-2422

SURVEYOR: Spry Surveyors
8241 Mid-Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 10112000

Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: November 8, 2018
Re: Final Plat for Harvest Meadows Phase 4 (FP-18-009)

Purpose: To consider approval of a Final Plat for Harvest Meadows Phase 4, a subdivision consisting of 98 single-family residential lots and 3 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 21.130-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, generally located south and west of the intersection of Hawks Way and 9th Street.

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

Engineer/Surveyor: Jones & Carter, Inc.

Background: The location of this plat was incorporated into the Harvest development with the acquisition of the Thompson and McGee tracts by the developer and the subsequent approval by Town Council of the First Amendment to the Third Amended and Restated Development Agreement which made it 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. A preliminary plat was approved for Harvest Meadows Phases 4 & 5 on August 10, 2017. The adjacent Harvest Meadows Phase 5, located just north of this phase, was approved by Council at the last meeting on October 11th.

Staff Analysis: The applicant has provided a final plat application in accordance with requirements of the Harvest Development Agreement and the Subdivision Ordinance in place at the time of the agreement. The final plat is comprised of 98 residential lots and 3 open space lots. The “nonresidential/open space lots” are lots dedicated for open space and amenities to be owned and maintained by the homeowners association, Fresh Water Supply District, and/or public improvement district as applicable.

The final plat is consistent with the approved preliminary plat. The entire area of this final 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. Construction plans for water, sewer, streets and storm drainage have been reviewed and approved by staff.

Staff Findings: Staff finds the final plat meets all applicable requirements.

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	S 89°53'25" E	54.00'
L2	N 44°51'30" E	14.20'
L3	S 89°36'32" W	11.00'
L4	S 00°23'28" E	54.00'
L5	N 89°36'32" E	14.73'
L6	S 44°36'32" W	14.14'
L7	S 45°23'28" E	14.14'
L8	N 44°36'32" E	14.14'
L9	S 45°23'28" E	14.14'
L10	S 44°48'04" E	2.33'
L11	N 50°27'48" W	12.11'
L12	N 60°32'52" W	15.49'
L13	N 11°11'03" W	50.90'
L14	S 68°58'55" E	6.18'
L15	S 03°04'12" W	53.99'
L16	N 89°36'32" E	17.97'
L17	N 45°08'54" W	14.21'
L18	N 44°51'33" E	14.08'
L19	S 45°08'27" E	14.20'
L20	N 44°51'33" E	14.08'
L21	N 30°51'46" E	2.04'
L22	N 60°31'57" W	5.07'

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.

20' ENLINK MIDSTREAM ESMT.
INST. NO. 2018-127321
INST. NO. 2018-127322
R.P.R.D.C.T.

CHRISTINA DAILEY AND
KEVIN C. DAILEY
(CALLED 24.577 ACRES)
INST. NO. 2011-61337
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.

SIMPSON PROPERTIES, LLC
(CALLED 23.836 ACRES)
INST. NO. 2017-7561
R.P.R.D.C.T.

NORTHWEST INDEPENDENT
SCHOOL DISTRICT
(CALLED 12.00 ACRES)
INST. NO. 2016-054070
R.P.R.D.C.T.

P.O.B.
5/8" CIRF
(CM)

RICHARD FARRIS
INST. NO. 2009-143980
R.P.R.D.C.T.

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" CAPPED IRON ROD WITH YELLOW CAP
BL STAMPED "JONES CARTER" SET FOR CORNER
UE BUILDING LINE
SSE UTILITY EASEMENT
DE SANITARY SEWER EASEMENT
WLE DRAINAGE EASEMENT
NR WATERLINE EASEMENT
D.R.D.C.T. NON-RADIAL LOT
R.P.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T. REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
C.C.F. OFFICIAL RECORDS, DENTON COUNTY, TEXAS
WME COUNTY CLERK FILE NUMBER
VAM WALL MAINTENANCE EASEMENT
FME VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
FENCE MAINTENANCE EASEMENT

⬇ DENOTES CHANGE IN STREET NAME

Ⓐ BLOCK LETTER

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	50.00'	22.55'	22.36'	S 76°58'10" E	25°50'31"	11.47'
C2	50.00'	123.64'	94.46'	N 45°06'35" E	141°41'02"	143.92'
C3	50.00'	22.55'	22.36'	N 12°48'40" W	25°50'31"	11.47'
C4	50.00'	78.54'	70.71'	S 44°36'32" W	90°00'00"	50.00'
C5	23.00'	36.13'	32.53'	S 44°36'32" W	90°00'00"	23.00'
C6	375.00'	140.12'	139.31'	N 10°18'48" E	21°24'33"	70.89'
C7	50.00'	44.81'	43.33'	N 34°28'09" E	51°21'13"	24.04'
C8	50.00'	224.22'	78.30'	S 68°19'17" E	256°56'04"	62.93'
C9	50.00'	26.19'	25.89'	S 01°46'57" E	30°00'44"	13.40'
C10	20.00'	22.86'	21.64'	N 32°21'29" E	65°29'54"	12.86'
C11	50.00'	230.16'	74.46'	S 66°46'03" E	263°44'56"	55.78'
C12	50.00'	15.93'	15.86'	S 09°30'59" E	18°15'03"	8.03'
C13	50.00'	109.00'	88.66'	S 62°20'31" E	124°54'11"	95.85'
C14	50.00'	30.02'	29.57'	S 72°24'28" W	34°24'08"	15.48'
C15	50.00'	78.54'	70.71'	S 45°23'28" E	90°00'00"	50.00'
C16	23.00'	36.13'	32.53'	S 45°23'28" E	90°00'00"	23.00'
C17	50.00'	78.54'	70.71'	N 45°06'35" E	90°00'00"	50.00'
C18	50.00'	111.54'	89.81'	N 26°12'09" E	127°48'52"	102.10'
C19	50.00'	33.00'	32.40'	S 18°47'51" E	37°48'52"	17.13'

LAND USE TABLE

LAND USE	ACREAGE	LOTS
RESIDENTIAL (50' x 115' TYPICAL)	15.258	98
HOA/OPEN SPACE	1.060	3
STREET - ROW	4.812	-
TOTAL	21.130	101



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

ENGINEER / SURVEYOR:
JC 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: Bryan Kennedy, E-mail: bkennedy@jonescarter.com

GENERAL NOTES:

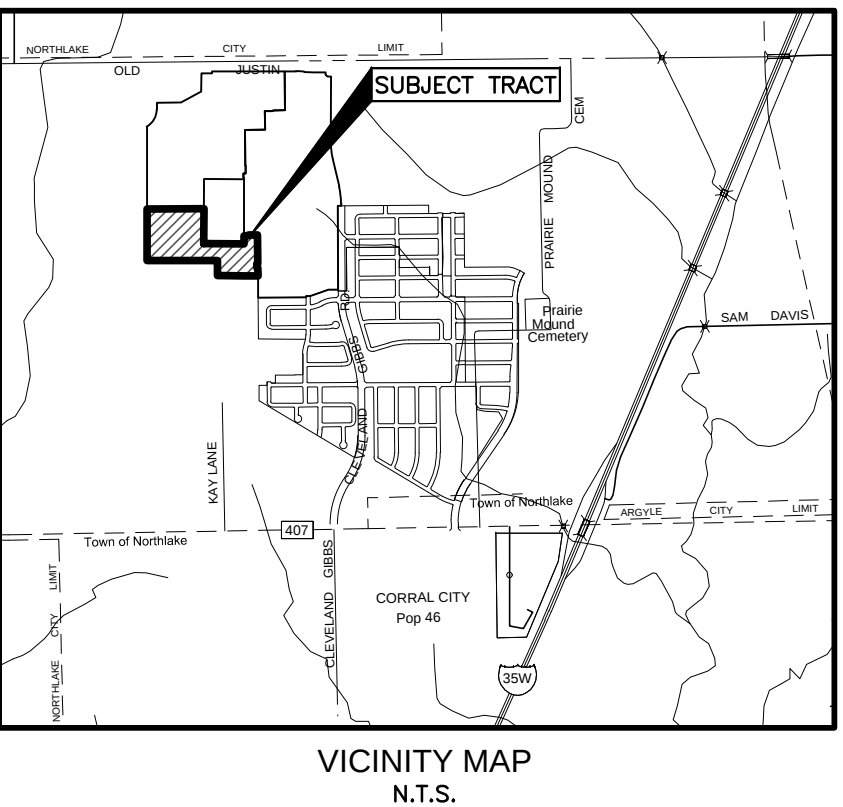
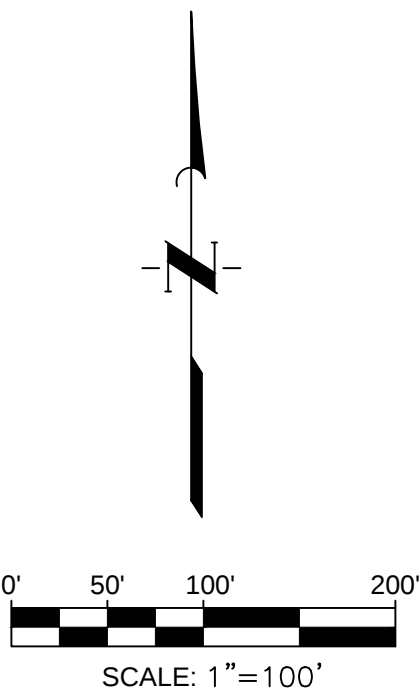
- Bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone 4202, per monuments found for the Final Plat of Harvest Phase I, as recorded in Instrument No. 2013-166, R.P.R.D.C.T.
- All side lot lines are perpendicular or radial to street frontage unless otherwise noted 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.
- 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 #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.

FINAL PLAT OF HARVEST MEADOWS PHASE 4

LOTS 45-63, BLOCK K, LOTS 1X & 8-24, BLOCK Q,
LOT 1X, BLOCK AL, AND
LOTS 1X & 1-62, BLOCK AM

BEING 21.130 ACRES
SITUATED IN THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063
IN THE
ETJ OF TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
101 LOTS BY USE
(98 RESIDENTIAL, AND 3 NON-RESIDENTIAL/OPEN SPACE LOTS)

NOVEMBER 2018



OWNER'S CERTIFICATION

STATE OF TEXAS :
COUNTY OF DENTON :

WHEREAS, Harvest Meadows Phase 4, LLC, is the owner(s) of a called 21.130 acre tract of land as described in deed to Harvest Meadows Phase 4, LLC, as recorded in Instrument No. 2018-62515 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 yellow cap found at a northeast corner of said 21.130 acre tract, and the southwest corner of a 12.000 acre tract of land as described in deed to Northwest Independent School District, recorded in Instrument No. 2016-054070, R.P.R.D.C.T

THENCE South 89 Degrees 53 Minutes 25 Seconds East, along the common line between said 21.130 acre tract and 12.000 tract, a distance of 570.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" found at the southeast corner of said 12.000 acre tract;

THENCE North 00 Degrees 06 Minutes 35 Seconds East, along said common line, a distance of 113.49 feet to a 5/8" iron rod with cap stamped "Jones Carter" found at the southwest 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.;

THENCE along the westerly line of said Harvest Meadows Phase 3, 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 the northeast corner of a tract of land described in deed to Richard Farris, recorded in Instrument No. 2009-143980, R.P.R.D.C.T.;

THENCE North 89 Degrees 41 Minutes 53 Seconds West, along the north line of said 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 north line of said 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 along the north line of said 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, recorded in Instrument No. 2017-7561, R.P.R.D.C.T.;

THENCE North 00 Degrees 24 Minutes 34 Seconds West, along the east line of said 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" at 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 east line of said 98 acre tract, the east line of a called 24.577 acre tract of land described in deed to Christina Daily and Kevin C. Daily, recorded in Instrument No. 2011-61331, O.P.R.D.C.T., also the east line of a called 6.746 acre tract of land described in deed to Christina Daily and Kevin C. Daily, recorded in Instrument No. 2011-61332, O.P.R.D.C.T., a distance of 731.97 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

THENCE North 89 Degrees 36 Minutes 32 Seconds East, across a called 44.000 acre tract described in deed to Belmont 407, LLC, as recorded in Instrument No. 2015-149338, a distance of 806.36 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner in the west line of the aforementioned 12.000 acre tract from which a 5/8" iron rod with cap stamped "Jones Carter" found bears North 00 Degrees 06 Minutes 35 Seconds East, a distance of 421.11 feet;

THENCE South 00 Degrees 06 Minutes 35 Seconds West, a distance of 495.99 feet to the POINT OF BEGINNING and containing 920,437 square feet or 21.130 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**, 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 : _____

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

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____.

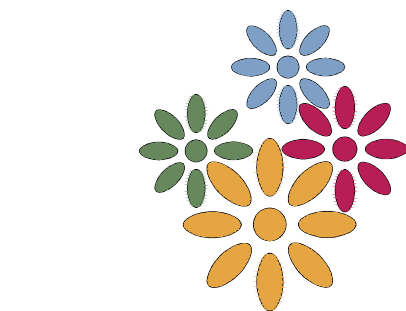
Notary Public in and for the State of Texas

FINAL PLAT
OF
HARVEST MEADOWS PHASE 4

LOTS 45-63, BLOCK K, LOTS 1X & 8-24, BLOCK Q,
LOT 1X, BLOCK AL, AND
LOTS 1X & 1-62, BLOCK AM

BEING 21.130 ACRES
SITUATED IN THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063
IN THE
ETJ OF TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
101 LOTS BY USE
(98 RESIDENTIAL, AND 3 NON-RESIDENTIAL/OPEN SPACE LOTS)

NOVEMBER 2018



harvest
Gathering. Growing. Living.

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: Bryan Kennedy, E-mail: bkennedy@jonescarter.com

Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: November 8, 2018
Re: Final Plat for Harvest Phase 4B (FP-18-028)

Purpose: To consider approval of a Final Plat of Harvest Phase 4B, a subdivision consisting of 73 single-family residential lots and 3 non-residential/open space lots within the extraterritorial jurisdiction of the Town of Northlake on a 21.841-acre tract of land in the Patrick Rock Survey, Abstract No. 1063, located on the north side of Old Justin Road approximately 700 feet east of Cleveland-Gibbs Road.

Owner/Applicant/Developer: Harvest Phase 4, LLC

Engineer/Surveyor: Jones & Carter, Inc.

Background: This plat is for the latest phase of the Harvest development. A preliminary plat for Harvest Phases 4B, 5 & 8 was by Town Council on May 10, 2018. The development of this phase is subject to the Harvest Development Agreement approved by Town Council on September 27, 2012.

Staff Analysis: The applicant has provided a final plat application in accordance with requirements of the Harvest Development Agreement and the Subdivision Ordinance in place at the time of the agreement. The final plat contains a total of 76 lots including 73 single-family residential lots and 3 lots designated for nonresidential/open space use. The “nonresidential/open space lots” are dedicated for open spaces and amenities to be owned and maintained by the homeowners association, Fresh Water Supply District, and/or public improvement district as applicable.

The submitted final plat is consistent with the approved preliminary plat. The entire area of this final plat is within Zone 3 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. Construction plans for water, sewer, streets and storm drainage were submitted with the final plat and have been reviewed and approved by staff.

Staff Findings: Staff finds the final plat meets all applicable requirements.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 44°50'30" W	14.14'
L2	N 00°09'30" E	54.00'
L3	S 89°50'30" E	11.37'
L4	S 89°50'30" E	120.00'
L5	N 45°09'30" E	14.14'
L6	S 89°50'30" E	54.00'
L7	S 44°50'30" E	14.14'
L8	S 89°50'30" E	72.65'
L9	N 45°09'30" E	14.14'
L10	S 89°50'30" E	54.00'
L11	S 44°50'30" E	14.14'
L12	S 89°50'30" E	120.00'
L13	S 89°50'30" E	120.00'
L14	N 45°09'30" E	14.14'
L15	N 89°41'50" E	60.00'
L16	S 46°26'21" E	13.74'
L17	S 00°09'19" W	54.11'
L18	S 45°54'06" E	13.88'
L19	N 45°09'30" E	14.14'
L20	S 44°50'30" E	14.14'
L21	N 45°09'30" E	14.14'
L22	S 44°50'30" E	14.14'
L23	N 45°09'30" E	14.14'
L24	S 44°50'30" E	14.14'
L25	N 43°43'29" E	14.49'
L26	S 45°09'30" W	14.14'
L27	S 44°50'30" E	14.14'
L28	N 45°09'30" E	14.14'
L29	S 44°50'30" E	14.14'
L30	N 44°50'30" W	14.14'
L31	N 45°09'30" E	14.14'
L32	S 45°09'30" W	14.14'
L33	N 44°50'30" W	14.14'
L34	S 30°34'33" W	7.98'
L35	N 89°50'30" W	23.00'
L36	S 29°56'12" E	7.79'
L37	S 45°09'30" W	14.14'
L38	N 44°50'30" W	14.14'

LEGEND	
POB	POINT OF BEGINNING
CM	CONTROL MONUMENT
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
P.C.	PLAT
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
C.C.F.	COUNTY CLERK FILE NUMBER
FME	FENCE MAINTENANCE EASEMENT
VAM	VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
①	DENOTES CHANGE IN STREET NAME
FME	BLOCK NUMBER
	5' FENCE MAINTENANCE EASEMENT

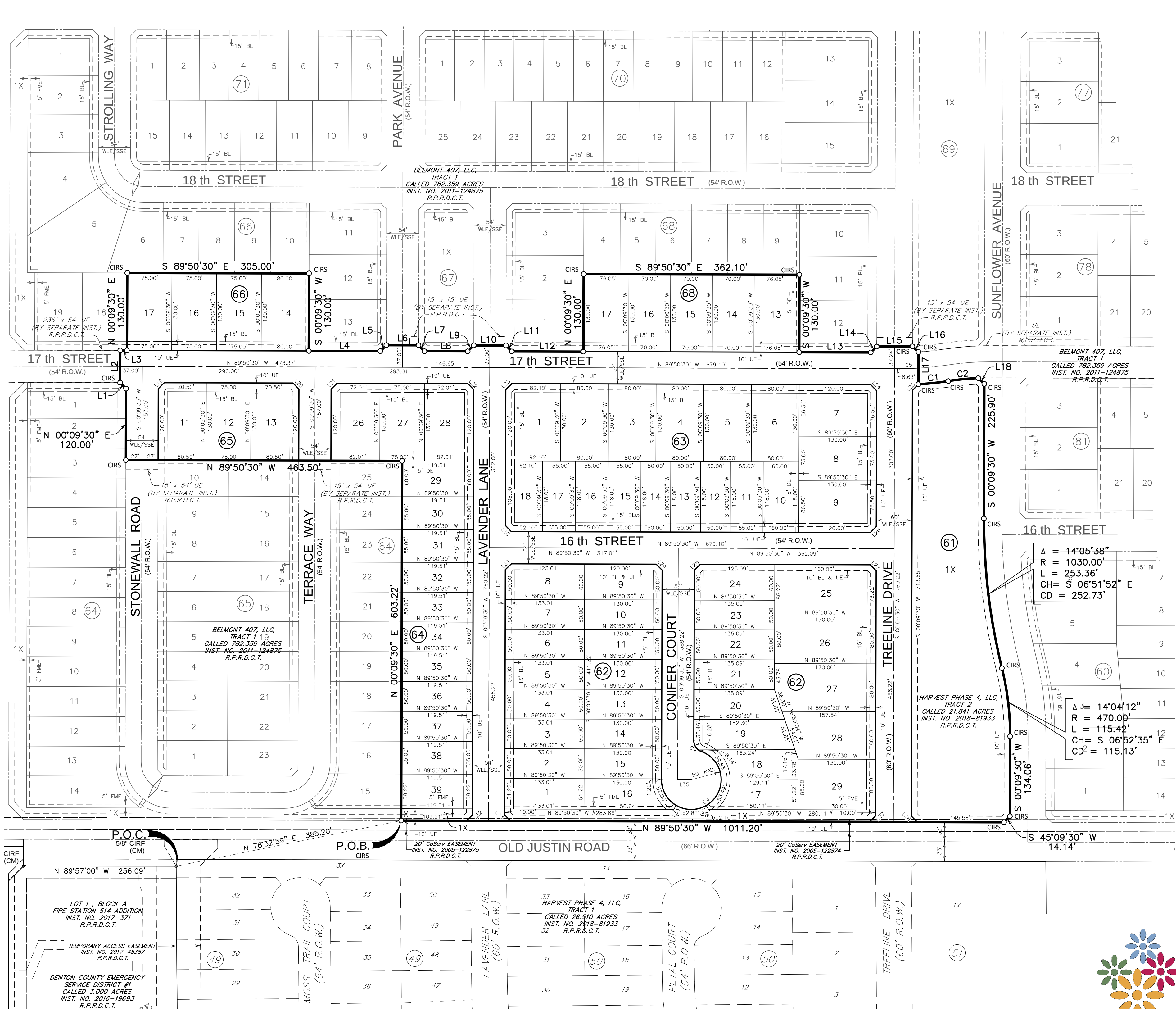
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	527.00'	50.35'	50.33'	N 84°00'37" E	05°28'27"
C2	473.00'	50.85'	50.82'	N 84°21'10" E	06°09'33"
C3	20.00'	24.42'	22.93'	S 34°48'58" E	69°56'56"
C4	50.00'	218.12'	81.94'	N 55°11'02" E	249°56'56"
C5	500.00'	31.37'	31.37'	N 88°21'39" E	03°35'43"

LAND USE TABLE		
LAND USE	ACREAGE	LOTS
RESIDENTIAL	13.82	73
HOA/OPEN SPACE	2.70	3
STREET - ROW	5.32	-
TOTAL	21.84	76



DEVELOPER / OWNER:
Harvest 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: Bryan Kennedy, E-mail: bkennedy@jonescarter.com



- GENERAL NOTES:
- Bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone 4202, per monuments found for the Final Plat of Harvest Phase I, as recorded in Instrument No. 2013-166, R.P.R.D.C.T.
 - All side lot lines are perpendicular or radial to street frontage unless otherwise noted Not Radial (NR).
 - All lots shown are Single-Family residential unless otherwise designated with an "X" with the lot number. all "X" lots are open space lots.
 - 5' side and rear yard setbacks required on all residential lots unless otherwise noted.
 - All common areas to be owned by the Home Owners Association, and/or by the 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.
 - No Direct Residential Driveway Access to Old Justin Road is Allowed.
 - All Lots Shown on this Plat are within Zone 3 as Identified in the Harvest Development Agreement dated 9-27-2012. All Setbacks shall conform with the Zone 3 Requirements of Section 5.1 Residential Development Standards Table of Harvest Development Code unless a more Restrictive Setback is Identified on the Plat with a Building Line.
 - No Construction shall be allowed within FEMA Designated Flood Plain without a Hydraulic Study.
 - 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.

FINAL PLAT OF HARVEST PHASE 4B

LOT 1X, BLOCK 61;
 LOTS 1X & 1-29, BLOCK 62; LOTS 1-18, BLOCK 63;
 LOTS 1X & 26-39, BLOCK 64; LOTS 11-13, BLOCK 65
 LOTS 14-17, BLOCK 66; AND LOTS 13-17, BLOCK 68;
 BEING 21.841 ACRES
 SITUATED IN THE
 PATRICK ROCK SURVEY, ABSTRACT NO. 1063
 IN THE
 ETJ OF TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
 76 LOTS BY USE
 (73 RESIDENTIAL, AND 3 NON-RESIDENTIAL
 /OPEN SPACE LOTS)

OCTOBER 2018

OWNER'S CERTIFICATION

STATE OF TEXAS :
COUNTY OF DENTON :

WHEREAS, Harvest Phase 4, LLC., is the owner of a tract of land situated in the Patrick Rock Survey, Abstract No. 1063, Denton County Texas, and being a 21.841 acre tract of land situated in the Patrick Rock Survey, Abstract No. 1063, Denton County Texas, and being a part of Tract 2, a called 21.841 acre tract of land described in deed to Harvest Phase 4, LLC, recorded in Instrument No. 2018-81933 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with cap stamped "Jones Carter" found at the northeast corner of Lot 1, Block A of Fire Station 514 Addition, recorded in Instrument No. 2017-371, R.P.R.D.C.T., from which a 5/8" iron rod with cap stamped "Jones Carter" found for the northwest corner of said Lot 1, Block A, bears North 89 Degrees 57 Minutes 00 Seconds West, a distance of 256.09 feet;

THENCE North 78 Degrees 32 Minutes 59 Seconds East, over and across a called 782.359 acre tract of land described in deed to Belmont 407, LLC, recorded in Instrument No. 2011-124875 R.P.R.D.C.T., and Old Justin Road, a distance of 385.20 feet to a 5/8" iron rod with cap stamped "Jones Carter" set in the north line of said Old Justin Road and the southwest corner of said 21.841 acre tract, also being the POINT OF BEGINNING of the herein described tract,

THENCE departing the north line of said Old Justin Road, over and across said 782.359 acre tract, the following courses:

North 00 Degrees 09 Minutes 30 Seconds East, a distance of 630.22 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 463.50 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 120.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

North 44 Degrees 50 Minutes 30 Seconds West, a distance of 14.14 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 54.00 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 11.37 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 130.00 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 305.00 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 130.00 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 120.00 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 54.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 44 Degrees 50 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 72.65 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 54.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 44 Degrees 50 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 120.00 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 130.00 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 362.10 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 130.00 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 120.00 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;

North 89 Degrees 41 Minutes 50 Seconds East, a distance of 60.00 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 46 Degrees 26 Minutes 21 Seconds East, a distance of 13.74 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 00 Degrees 09 Minutes 19 Seconds West, a distance of 54.11 feet to a 5/8" iron rod with cap stamped "Jones Carter" set at the beginning of a non-tangent curve to the left;

Northeasterly, along said non-tangent curve to the left having a central angle of 05 Degrees 28 Minutes 27 Seconds, a radius of 527.00 feet, an arc distance of 50.35 feet and a chord bearing and distance of North 84 Degrees 00 Minutes 37 Seconds East, 50.33 feet to a 5/8" iron rod with cap stamped "Jones Carter" set at the beginning of a reverse curve to the right;

Northeasterly, along said reverse curve to the right having a central angle of 06 Degrees 09 Minutes 33 Seconds, a radius of 473.00 feet, an arc distance of 50.85 feet and a chord bearing and distance of North 84 Degrees 21 Minutes 10 Seconds East, 50.82 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 45 Degrees 54 Minutes 06 Seconds East, a distance of 13.88 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 225.90 feet to a 5/8" iron rod with cap stamped "Jones Carter" set at the beginning of a tangent curve to the left;

Southeasterly, along said tangent curve to the left having a central angle of 14 Degrees 05 Minutes 38 Seconds, a radius of 1030.00 feet, an arc distance of 253.36 feet and a chord bearing and distance of South 06 Degrees 51 Minutes 52 Seconds East, 252.73 feet to a 5/8" iron rod with cap stamped "Jones Carter" set at the beginning of a reverse curve to the right;

Southeasterly, along said reverse curve to the right having a central angle of 14 Degrees 04 Minutes 12 Seconds, a radius of 470.00 feet, an arc distance of 115.42 feet and a chord bearing and distance of South 06 Degrees 52 Minutes 35 Seconds East, 115.13 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 134.06 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 45 Degrees 09 Minutes 30 Seconds West, a distance of 14.14 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner in the north line of Old Justin Road;

THENCE North 89 Degrees 50 Minutes 30 Seconds West, along the north line of said Old Justin Road, a distance of 1011.20 feet to the POINT OF BEGINNING and containing 951,414 square feet or 21.841 acres of land more or less.

STATE OF TEXAS :
COUNTY OF DENTON :

Now Therefore, know all men by these presents:

That Harvest 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 Phase 4B**, 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 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 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: **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.

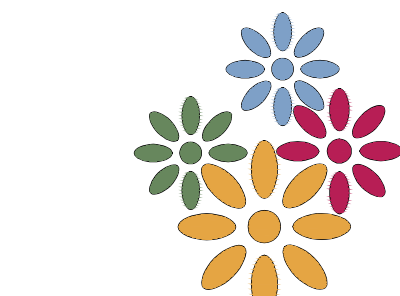
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____th day of _____, 20____.

Notary Public in and for the State of Texas

FINAL PLAT
OF
HARVEST PHASE 4B

LOT 1X, BLOCK 61;
LOTS 1X & 1-29, BLOCK 62; LOTS 1-18, BLOCK 63;
LOTS 1X & 26-39, BLOCK 64; LOTS 11-13, BLOCK 65
LOTS 14-17, BLOCK 66; AND LOTS 13-17, BLOCK 68;
BEING 21.841 ACRES
SITUATED IN THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063
IN THE
ETJ OF TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS
76 LOTS BY USE
(73 RESIDENTIAL, AND 3 NON-RESIDENTIAL
/OPEN SPACE LOTS)

OCTOBER 2018



harvest
Gathering. Growing. Living.

DEVELOPER / OWNER:
Harvest Phase 4, LLC
3000 TURTLE CREEK BLVD.
DALLAS, TEXAS 75219
PHONE: (972) 201-2800

ENGINEER / SURVEYOR:
JC 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: Bryan Kennedy, E-mail: bkennedy@jonescarter.com

JOB No. D160-0032 BAS/EM DWG No. 1807

SHEET 2 OF 2

Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: November 8, 2018
Re: Final Plat of Canyon Falls Pennington Phase Two (FP-18-017)

Purpose: To consider approval of a Final Plat of Canyon Falls Pennington Phase Two, a subdivision consisting of 120 single-family residential lots and 2 HOA/Open Space lots on approximately 25.402 acres of land in the MEP & PRR Survey, Abstract No. 913, generally located on the east side of Cleveland-Gibbs Road approximately 1,100 feet north of FM 1171, and zoned Mixed-Use Planned Development (MPD).

Owner/Applicant: Nash Canyon Falls, LLC

Applicant/Developer: Newland Real Estate Group, LLC

Engineer/Surveyor: J. Volk Consulting, Inc.

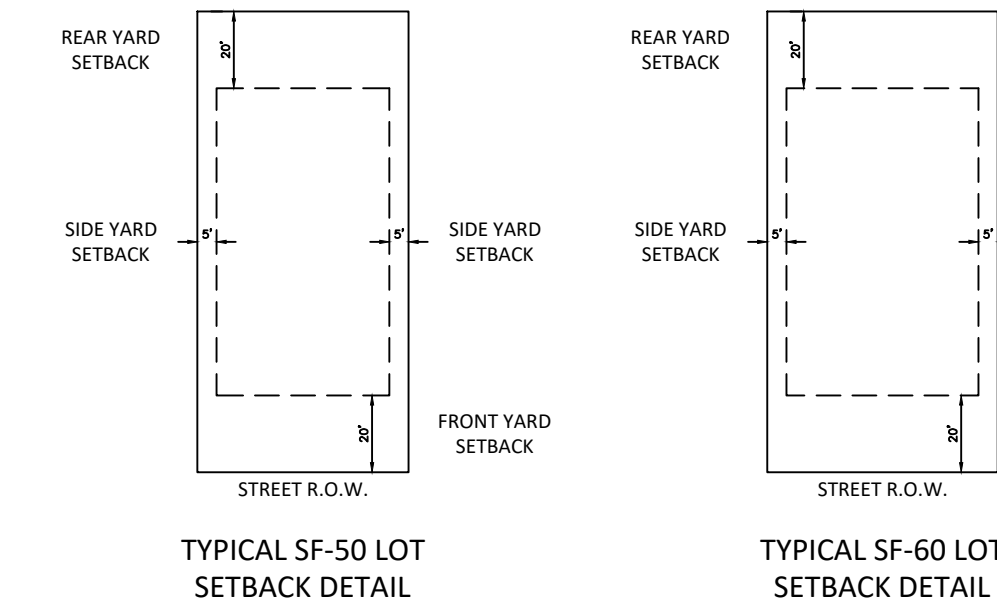
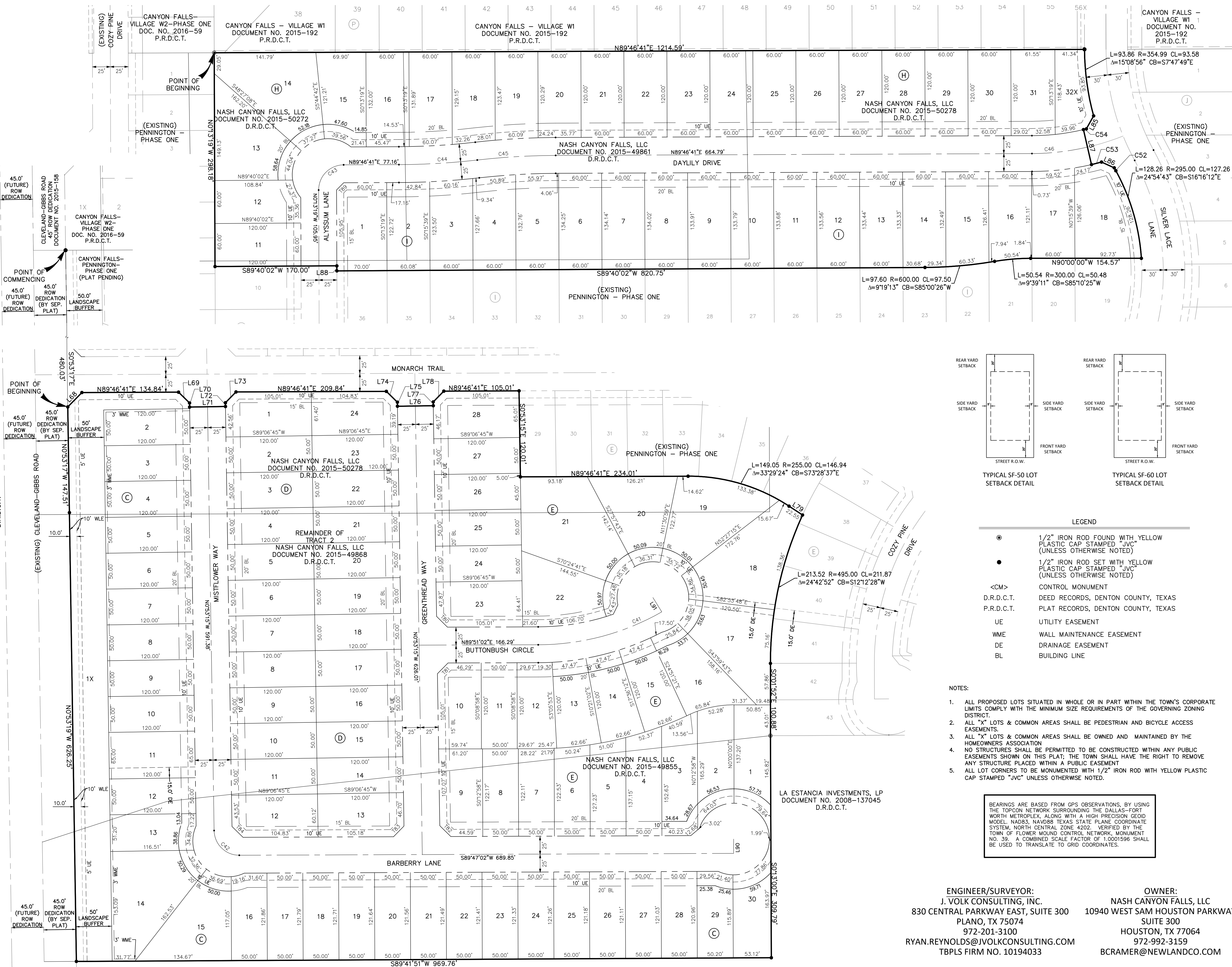
Background: Canyon Falls is a 1,200+ acre mixed-use, master planned community within multiple jurisdictions including the Town of Northlake, the Town of Flower Mound and the Town of Argyle's extraterritorial jurisdiction (ETJ). Zoning for the Northlake portion of the development was established as Mixed-Use Planned Development (MPD) with the approval of Ordinance No. 07-0111A on January 11, 2007. Since then several minor MPD amendments have been approved, including the latest amendment, Ordinance No. 15-0326, to add approximately 70 acres of adjacent property known as the Pennington Tracts into the MPD boundary and to update accordingly the concept plans for development of the property. A preliminary plat for the portion of Canyon Falls including the Pennington Tracts was approved on April 9, 2015.

Staff Analysis: The applicant has submitted this final plat application in accordance with the requirements of the Unified Development Code (UDC), and it covers areas of Canyon Falls designated to be developed as single-family residential, being comprised of 120 single-family residential lots and 2 open space lots to be owned and maintained by the HOA. Of the total residential lots, 81 lots on the western side of the plat meet the SF-50 standards (minimum 50-foot width and 6,000 square-foot area) and 39 lots on the eastern side of the plat meet the SF-60 standards (minimum 60-foot width and 7,200 square-foot area). Accompanying construction plans for water, sewer, streets and storm drainage have been reviewed and approved by Town Staff.

Staff Findings: Staff finds the final plat meets all applicable Town requirements.

HW INDIAN SPRINGS LP
DOCUMENT NO. 2010-129585
D.R.D.C.T.

HW INDIAN SPRINGS LP
DOCUMENT NO. 2010-129585
D.R.D.C.T.



LEGEND	
●	1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
●	1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
<CM>	CONTROL MONUMENT
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
UE	UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
DE	DRAINAGE EASEMENT
BL	BUILDING LINE

- NOTES:
1. ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE TOWN'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT.
 2. ALL "X" LOTS & COMMON AREAS SHALL BE PEDESTRIAN AND BICYCLE ACCESS EASEMENTS.
 3. ALL "X" LOTS & COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 4. NO STRUCTURES SHALL BE PERMITTED TO BE CONSTRUCTED WITHIN ANY PUBLIC EASEMENTS SHOWN ON THIS PLAT; THE TOWN SHALL HAVE THE RIGHT TO REMOVE ANY STRUCTURE PLACED WITHIN A PUBLIC EASEMENT.
 5. ALL LOT CORNERS TO BE MONUMENTED WITH 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.

BEARINGS ARE BASED FROM GPS OBSERVATIONS, BY USING THE TOPCON NETWORK SURROUNDING THE DALLAS-FORT WORTH METROPLEX, ALONG WITH A HIGH PRECISION GEOID MODEL NAD83, NAVD88 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202. VERIFIED BY THE TOWN OF FLOWER MOUND CONTROL NETWORK. MONUMENT NO. 39. A COMBINED SCALE FACTOR OF 1.0001596 SHALL BE USED TO TRANSLATE TO GRID COORDINATES.

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

OWNER:
NASH CANYON FALLS, LLC
10940 WEST SAM HOUSTON PARKWAY
SUITE 300
HOUSTON, TX 77064
972-992-3159
BCRAMER@NEWLANDCO.COM

FINAL PLAT OF CANYON FALLS PENNINGTON PHASE TWO

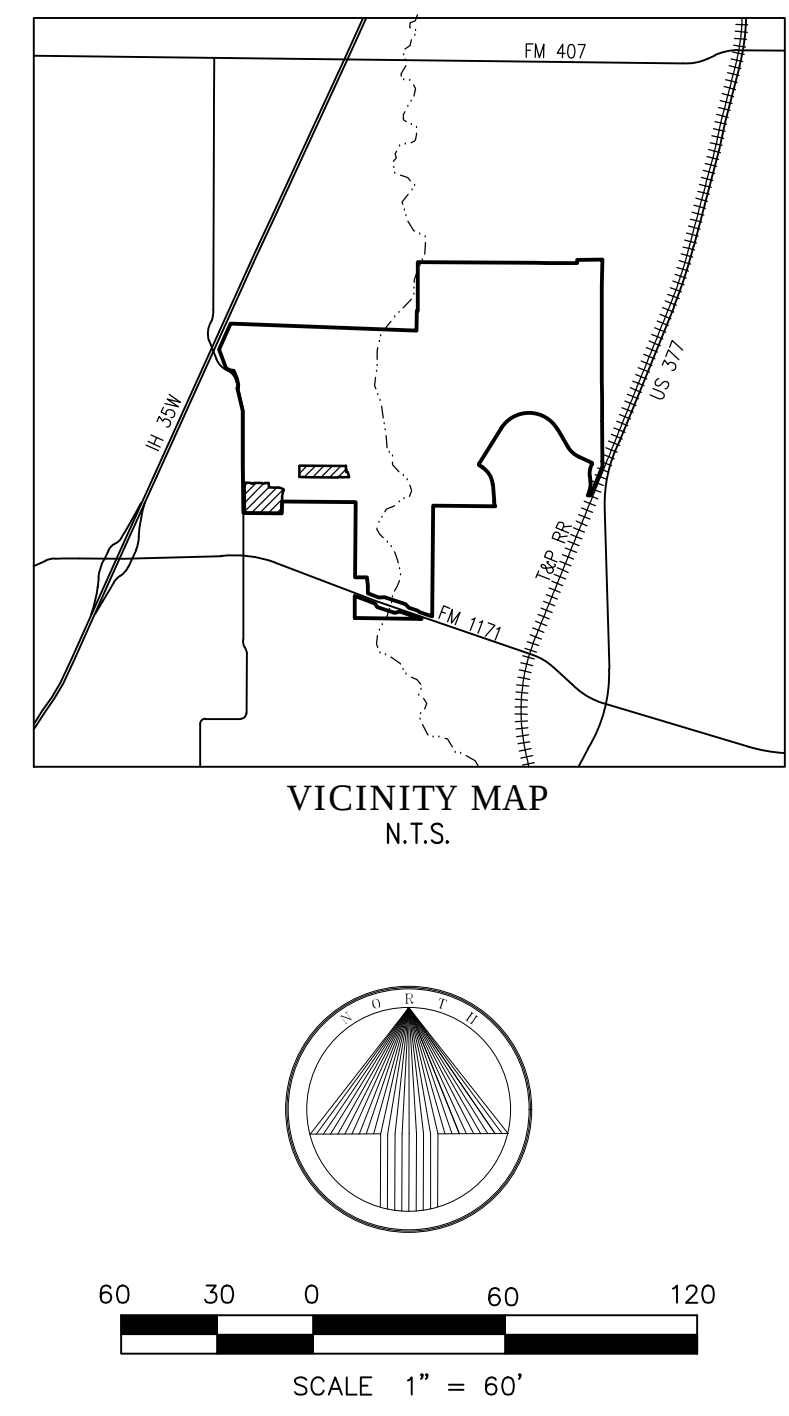
LOTS 1X, 2-30, BLOCK C;
LOTS 1-24, BLOCK D;
LOTS 1-28, BLOCK E;
LOTS 11-31, 32X, BLOCK H;
LOTS 1-18, BLOCK I;

BEING 25.402 ACRES
LOCATED IN THE
MEP & PRR SURVEY -
ABSTRACT NO. 913
AN ADDITION IN THE
TOWN OF NORTHLAKE,
DENTON COUNTY, TEXAS
CONTAINING
120 SINGLE-FAMILY
RESIDENTIAL LOTS AND
2 OPEN SPACE/HOA LOTS
ZONED MIXED-USE
PLANNED DEVELOPMENT (MPD)
HIGH DENSITY
RESIDENTIAL (SF-50) &
MEDIUM DENSITY
RESIDENTIAL (SF-60)

Date: September 17, 2018

SHEET 1 OF 2

RECORDING INFORMATION



STATE OF TEXAS §
COUNTY OF DENTON §

Tract 1

BEING a tract of land situated in the M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 913, Town of Northlake, Denton County, Texas and being part of that tract of land described in Deed to NASH Canyon Falls, LLC, as recorded in Document No. 2015–50272, Deed Records, Denton County, Texas and being all of the tract of land described in Deed to NASH Canyon Falls, LLC, as recorded in Document No. 2015–49861, Deed Records, Denton County, Texas and being part of those tracts of land described in Deed to NASH Canyon Falls, LLC, as recorded in Document No. 2015–50278, Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found in the southeast corner of Lot 25, Block P of CANYON FALLS VILLAGE W2 PHASE ONE, an Addition to the Town of Northlake, Denton County, Texas according to the Plat thereof recorded in Document No. 2016–59, Plat Records, Denton County, Texas;

THENCE North 89 degrees 46 minutes 41 seconds East a distance of 1214.59, along south line of CANYON FALLS VILLAGE W1 an Addition to the Town of Northlake, Denton County, Texas according to the Plat thereof recorded in Document No. 2015–192, Plat Records, Denton County, Texas to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE the beginning of a curve to the left having a central angle of 15 degrees 08 minutes 56 seconds, a radius of 354.99 feet and a chord bearing and distance of South 07 degrees 47 minutes 49 seconds East, 93.58 feet;

THENCE Southerly, with said curve to the left, an arc distance of 93.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 29 degrees 12 minutes 15 seconds West, a distance of 20.78 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a non–tangent curve to the right having a central angle of 00 degrees 46 minutes 43 seconds, a radius of 309.04 feet and a chord bearing and distance of South 76 degrees 11 minutes 56 seconds West, 4.20 feet;

THENCE Westerly, with said curve to the right, an arc distance of 4.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 13 degrees 00 minutes 35 seconds East, a distance of 50.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a non–tangent curve to the left having a central angle of 02 degrees 11 minutes 59 seconds, a radius of 375.00 feet and a chord bearing and distance of North 75 degrees 53 minutes 25 seconds East, 14.40 feet;

THENCE Easterly, with said curve to the left, an arc distance of 14.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 65 degrees 42 minutes 20 seconds East, a distance of 19.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a non–tangent curve to the right having a central angle of 00 degrees 44 minutes 42 seconds, a radius of 355.00 feet and a chord bearing and distance of South 28 degrees 21 minutes 12 seconds East, 4.62 feet;

THENCE Southerly, with said curve to the right, an arc distance of 4.62 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a non–tangent curve to the left having a central angle of 09 degrees 34 minutes 43 seconds, a radius of 295.00 feet and a chord bearing and distance of South 16 degrees 16 minutes 12 seconds East, 127.26 feet;

THENCE Southerly, with said curve to the right, an arc distance of 128.26 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 90 degrees 00 minutes 00 seconds West, a distance of 154.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a non–tangent curve to the left having a central angle of 09 degrees 39 minutes 11 seconds, a radius of 300.00 feet and a chord bearing and distance of South 85 degrees 10 minutes 25 seconds West, 50.48 feet;

THENCE Westerly, with said curve to the left, an arc distance of 50.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a reverse curve to the right having a central angle of 09 degrees 19 minutes 13 seconds, a radius of 600.00 feet and a chord bearing and distance of South 85 degrees 00 minutes 26 seconds West, 97.50 feet;

THENCE Westerly, with said curve to the right, an arc distance of 97.60 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 89 degrees 40 minutes 02 seconds West, a distance of 820.75 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 00 degrees 13 minutes 19 seconds West, a distance of 7.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 89 degrees 40 minutes 02 seconds West, a distance of 170.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 00 degrees 13 minutes 19 seconds West, a distance of 298.18 feet to the POINT OF BEGINNING and containing 8.618 acres of land, more or less.

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.
1X	BLOCK C	42218	1	BLOCK D	7339	1	BLOCK E	7629	1	BLOCK H	7200	1	BLOCK I	8545
2	BLOCK C	6000	2	BLOCK D	6000	2	BLOCK E	7378	12	BLOCK H	7029	2	BLOCK I	7377
3	BLOCK C	6000	3	BLOCK D	6000	3	BLOCK E	8102	13	BLOCK H	11106	3	BLOCK I	7517
4	BLOCK C	6000	4	BLOCK D	6000	4	BLOCK E	7220	14	BLOCK H	13449	4	BLOCK I	7829
5	BLOCK C	6000	5	BLOCK D	6000	5	BLOCK E	6587	15	BLOCK H	8082	5	BLOCK I	8029
6	BLOCK C	6000	6	BLOCK D	6000	6	BLOCK E	6223	16	BLOCK H	7919	6	BLOCK I	8052
7	BLOCK C	6000	7	BLOCK D	6000	7	BLOCK E	6108	17	BLOCK H	7850	7	BLOCK I	8045
8	BLOCK C	6000	8	BLOCK D	6000	8	BLOCK E	6107	18	BLOCK H	7581	8	BLOCK I	8038
9	BLOCK C	6000	9	BLOCK D	6000	9	BLOCK E	7276	19	BLOCK H	7295	9	BLOCK I	8031
10	BLOCK C	6000	10	BLOCK D	6000	10	BLOCK E	7149	20	BLOCK H	7202	10	BLOCK I	8024
11	BLOCK C	7800	11	BLOCK D	6000	11	BLOCK E	6000	21	BLOCK H	7200	11	BLOCK I	8017
12	BLOCK C	6000	12	BLOCK D	7014	12	BLOCK E	6247	22	BLOCK H	7200	12	BLOCK I	8010
13	BLOCK C	6016	13	BLOCK D	7188	13	BLOCK E	6608	23	BLOCK H	7200	13	BLOCK I	8003
14	BLOCK C	13763	14	BLOCK D	6000	14	BLOCK E	6608	24	BLOCK H	7200	14	BLOCK I	7989
15	BLOCK C	10523	15	BLOCK D	6000	15	BLOCK E	6608	25	BLOCK H	7200	15	BLOCK I	7798
16	BLOCK C	6038	16	BLOCK D	6000	16	BLOCK E	8504	26	BLOCK H	7200	16	BLOCK I	7369
17	BLOCK C	6091	17	BLOCK D	6000	17	BLOCK E	11821	27	BLOCK H	7200	17	BLOCK I	7367
18	BLOCK C	6088	18	BLOCK D	6000	18	BLOCK E	13985	28	BLOCK H	7200	18	BLOCK I	10211
19	BLOCK C	6084	19	BLOCK D	6000	19	BLOCK E	12730	29	BLOCK H	7200			
20	BLOCK C	6080	20	BLOCK D	6000	20	BLOCK E	9899	30	BLOCK H	7200			
21	BLOCK C	6076	21	BLOCK D	6000	21	BLOCK E	16276	31	BLOCK H	7370			
22	BLOCK C	6072	22	BLOCK D	6000	22	BLOCK E	10183	32X	BLOCK H	5281			
23	BLOCK C	6069	23	BLOCK D	6000	23	BLOCK E	7524						
24	BLOCK C	6065	24	BLOCK D	7169	24	BLOCK E	6000						
25	BLOCK C	6061				25	BLOCK E	6000						
26	BLOCK C	6057				26	BLOCK E	6000						
27	BLOCK C	6054				27	BLOCK E	6000						
28	BLOCK C	6050				28	BLOCK E	7772						
29	BLOCK C	6003												
30	BLOCK C	6784												

NOTES:

- ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE TOWN'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT.
- ALL "X" LOTS & COMMON AREAS SHALL BE PEDESTRIAN AND BICYCLE ACCESS EASEMENTS.
- ALL "X" LOTS & COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
- NO STRUCTURES SHALL BE PERMITTED TO BE CONSTRUCTED WITHIN ANY PUBLIC EASEMENTS SHOWN ON THIS PLAT; THE TOWN SHALL HAVE THE RIGHT TO REMOVE ANY STRUCTURE PLACED WITHIN A PUBLIC EASEMENT
- ALL LOT CORNERS TO BE MONUMENTED WITH 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.

BEARINGS ARE BASED FROM GPS OBSERVATIONS, BY USING THE TOPCON NETWORK SURROUNDING THE DALLAS–FORT WORTH METROPLEX, ALONG WITH A HIGH PRECISION GEOID MODEL. NAD83, NAVD88 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202. VERIFIED BY THE TOWN OF FLOWER MOUND CONTROL NETWORK. MONUMENT NO. 39. A COMBINED SCALE FACTOR OF 1.0001596 SHALL BE USED TO TRANSLATE TO GRID COORDINATES.

Tract 2

BEING a tract of land situated in the M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 913, Town of Northlake, Denton County, Texas and being part of that tract of land described in Deed to NASH Canyon Falls, LLC, as recorded in Document No. 2015–49868, Deed Records, Denton County, Texas and being all of the tract of land described in Deed to NASH Canyon Falls, LLC, as recorded in Document No. 2015–49855, Deed Records, Denton County, Texas and being part of those tracts of land described in Deed to NASH Canyon Falls, LLC, as recorded in Document No. 2015–50278, Deed Records, Denton County, Texas and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found in the east line of Cleveland–Gibbs Road, a 45 foot right–of–way, for the southwest corner of Lot 1X, Block Q of CANYON FALLS VILLAGE W2 PHASE ONE, an Addition to the Town of Northlake, Denton County, Texas according to the Plat thereof recorded in Document No. 2016–59, Plat Records, Denton County, Texas;

THENCE South 00 degrees 53 minutes 17 seconds East a distance of 480.03, to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner and POINT OF BEGINNING;

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” found in the east line of Cleveland–Gibbs Road, a 45 foot right–of–way,

THENCE North 44 degrees 26 minutes 42 seconds East, a distance of 28.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 89 degrees 46 minutes 41 seconds East, a distance of 134.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 45 degrees 33 minutes 17 seconds East, a distance of 21.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 00 degrees 53 minutes 15 seconds East, a distance of 5.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 89 degrees 06 minutes 45 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 00 degrees 53 minutes 15 seconds West, a distance of 5.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 44 degrees 26 minutes 43 seconds East, a distance of 21.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 89 degrees 46 minutes 41 seconds East, a distance of 209.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 45 degrees 33 minutes 17 seconds East, a distance of 21.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 00 degrees 53 minutes 15 seconds East, a distance of 5.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 89 degrees 06 minutes 45 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 00 degrees 53 minutes 15 seconds West, a distance of 5.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 44 degrees 26 minutes 43 seconds East, a distance of 21.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 89 degrees 46 minutes 41 seconds East, a distance of 105.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 00 degrees 53 minutes 15 seconds East, a distance of 120.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 89 degrees 46 minutes 41 seconds East, a distance of 234.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner and the beginning of a curve to the right having a central angle of 33 degrees 29 minutes 24 seconds, a radius of 255.00 feet and a chord bearing and distance of South 73 degrees 28 minutes 37 seconds East, 146.94 feet;

THENCE Easterly, with said curve to the right, an arc distance of 149.05 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 56 degrees 43 minutes 56 seconds East, a distance of 22.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a non–tangent curve to the left having a central angle of 24 degrees 42 minutes 52 seconds, a radius of 495.00 feet and a chord bearing and distance of South 12 degrees 12 minutes 28 seconds West, 211.87 feet;

THENCE Southerly, with said curve to the left, an arc distance of 213.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 00 degrees 01 minutes 52 seconds East, a distance of 100.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 00 degrees 13 minutes 00 seconds East, a distance of 309.79 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 89 degrees 41 minutes 51 seconds West, a distance of 969.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 00 degrees 53 minutes 19 seconds West, a distance of 626.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 00 degrees 53 minutes 17 seconds West, a distance of 147.51 feet to the POINT OF BEGINNING and containing 16.784 acres of land, more or less.

LINE TABLE			
LINE	BEARING	LENGTH	
L68	N44°26'42"E	28.12'	
L69	S45°33'17"E	21.59'	
L70	S0°53'15"E	5.64'	
L71	N89°06'45"E	50.00'	
L72	N0°53'15"W	5.23'	
L73	N44°26'43"E	21.09'	
L74	S45°33'17"E	21.59'	
L75	S0°53'15"E	5.64'	
L76	N89°06'45"E	50.00'	
L77	N0°53'15"W	5.23'	
L78	N44°26'43"E	21.09'	
L79	S56°43'56"E	22.55'	

LINE TABLE			
LINE	BEARING	LENGTH	
L85	S29°12'15"W	20.78'	
L86	S65°42'20"E	19.51'	
L87	S13°00'35"E	50.09'	
L88	N0°13'19"W	7.00'	
L90	S0°00'00"E	20.00'	
L91	N31°45'24"W	23.51'	
T80	N45°31'06"W	21.35'	
T81	N44°28'54"E	21.08'	
T82	N45°33'06"W	21.59'	
T83	S44°26'54"W	20.84'	
T84	N45°33'06"W	21.59'	
T89	N44°46'41"E	14.14'	

ACREAGE TABLE	
TYPE	ACREAGE (AC)
LOTS	20.004
ROW DEDICATION	4.308
OPEN SPACE/HOA LOTS	1.099
TOTAL	25.402

LOT/BLOCK ANALYSIS	
VILLAGE E4	
SMALLEST LOT SIZE (SF)	6,000
LARGEST LOT SIZE (SF)	16,276
AVERAGE LOT SIZE (SF)	7,261
TOTAL NO. OF LOTS	120

CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT	LENGTH
C41	29°31'30"	350.00'	92.23'	180.36'
C42	89°19'42"	35.00'	34.59'	54.57'
C43	90°00'00"	35.00'	35.00'	54.98'
C44	6°16'46"	1000.00'	54.85'	109.60'
C45	6°16'46"	1000.00'	54.85'	109.60'
C46	12°47'16"	350.00'	39.22'	78.12'
C52	0°44'42"	355.00'	2.31'	4.62'
C53	2°11'59"	375.00'	7.20'	14.40'
C54	0°46'43"	309.04'	2.10'	4.20'

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, NASH CANYON FALLS, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as CANYON FALLS – PENNINGTON – PHASE TWO, an addition to the Town of Northlake, Denton County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys and rights–of–way are hereby dedicated in fee simple to the Town of Northlake for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

All and any public utility shall have the right to remove and keep removed all or parts 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 system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Northlake.

BY: NASH CANYON FALLS, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: NEWLAND REAL ESTATE GROUP, LLC
A DELAWARE LIMITED LIABILITY COMPANY
ITS DEVELOPMENT MANAGER

BY: _____
BRIAN CRAMER, VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared BRIAN CRAMER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2018.

Notary Public in and for the State of Texas

NOTARY SEAL
(Ink Stamp Only)

My Commission Expires: _____

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: That I, Ryan S. Reynolds, do hereby certify that I have prepared this plat from an actual survey of the land, and that the corner monuments shown thereon were found or placed under my personal supervision in accordance with the platting rules and regulations of Town of Northlake, Denton County, Texas.

RYAN S. REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor No. 6385

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to

Memo

To: Honorable Mayor and Town Council
From: Nathan Reddin, Development Director
CC: Drew Corn, Town Administrator
Shirley Rogers, Town Secretary
Date: November 8, 2018
Re: Final Plat of Canyon Falls Pennington Phase Three (FP-18-021)

Purpose: To consider approval of a Final Plat of Canyon Falls Pennington Phase Three, a subdivision consisting of 66 single-family residential lots and 2 HOA/Open Space lots on approximately 15.775 acres of land in the W. Love Survey, Abstract No. 728, and the MEP & PRR Survey, Abstract No. 913, generally located south and west of Westbridge Drive approximately 1,300 feet west of Canyon Falls Drive, and zoned Mixed-Use Planned Development (MPD).

Owner/Applicant: Nash Canyon Falls, LLC

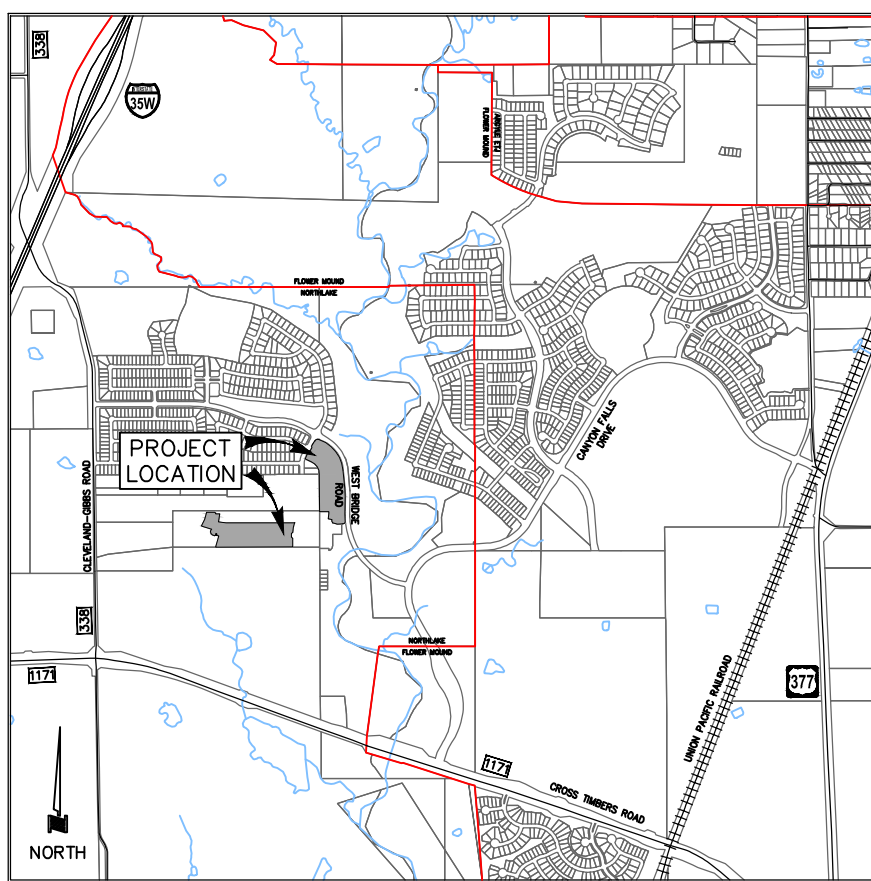
Applicant/Developer: Newland Real Estate Group, LLC

Engineer/Surveyor: J. Volk Consulting, Inc.

Background: Canyon Falls is a 1,200+ acre mixed-use, master planned community within multiple jurisdictions including the Town of Northlake, the Town of Flower Mound and the Town of Argyle's extraterritorial jurisdiction (ETJ). Zoning for the Northlake portion of the development was established as Mixed-Use Planned Development (MPD) with the approval of Ordinance No. 07-0111A on January 11, 2007. Since then several minor MPD amendments have been approved, including the latest amendment, Ordinance No. 15-0326, to add approximately 70 acres of adjacent property known as the Pennington Tracts into the MPD boundary and to update accordingly the concept plans for development of the property. A preliminary plat for the portion of Canyon Falls including the Pennington Tracts was approved on April 9, 2015.

Staff Analysis: The applicant has submitted this final plat application in accordance with the requirements of the Unified Development Code (UDC), and it covers areas of Canyon Falls designated to be developed as single-family residential, being comprised of 66 single-family residential lots and 2 open space lots to be owned and maintained by the HOA. All 66 residential lots meet the SF-60 standards (minimum 60-foot width and 7,200 square-foot area). Accompanying construction plans for water, sewer, streets and storm drainage have been reviewed and approved by Town Staff.

Staff Findings: Staff finds the final plat meets all applicable Town requirements.



VICINITY MAP
N.T.S.

LEGEND	
◎	1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
●	1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
<CM>	CONTROL MONUMENT
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
UE	UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
DE	DRAINAGE EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
BL	BUILDING LINE

BLOCK F, LOTS 9-27;
BLOCK G, LOTS 1-16;
BLOCK EE, LOTS 3X,4-16
BLOCK S, LOTS 1X,2-19

BEING 15.775 ACRES LOCATED IN THE
MEP & PRR SURVEY -
ABSTRACT NO. 913 &
W. LOVE SURVEY -
ABSTRACT NO. 728
AN ADDITION IN THE
TOWN OF NORTHLAKE,
DENTON COUNTY, TEXAS
CONTAINING 66 SINGLE-FAMILY
RESIDENTIAL LOTS &
2 OPEN SPACE/HOA LOTS
ZONED MIXED-USE
PLANNED DEVELOPMENT (MPD)
MEDIUM DENSITY
RESIDENTIAL (SF-60)

Date: October 11, 2018

SHEET 1 OF 2

RECORDING INFORMATION

Line Table		
Line	Length	Direction
L1	31.86	N72° 33' 38" W
L2	13.32	N54° 20' 22" W
L3	21.17	S45° 19' 58" E
L4	3.61	S0° 13' 19" E
L5	50.00	S89° 59' 11" E
L6	21.41	S45° 11' 59" W
L7	3.00	S89° 40' 02" W
L8	50.00	S0° 19' 58" E
L9	3.00	N89° 40' 02" E
L10	21.21	S45° 19' 58" E
L11	21.08	N27° 11' 05" E
L12	31.38	N29° 57' 02" E

Line Table		
Line	Length	Direction
L13	20.70	N72° 18' 33"E
L14	50.43	N32° 03' 54"E
L15	21.72	N16° 43' 55"W
L16	27.91	N29° 57' 20"E
L17	21.12	N29° 57' 02"E
L19	33.41	N35° 18' 38"E
L22	21.62	S37° 40' 24"W
L23	21.33	S81° 33' 02"W
L24	28.29	N28° 07' 29"W
L26	50.00	N77° 46' 13"W
L27	24.62	N0° 11' 50"E
L28	27.16	N29° 57' 02"E

Line Table		
Line	Length	Direction
L29	20.00	N24° 32' 14"E
L30	20.62	S16° 43' 55"E
L31	20.00	S81° 27' 37"E
L32	3.50	S28° 07' 29"E
L33	17.97	S44° 48' 10"W
L34	16.51	S44° 48' 10"W
L35	58.75	S78° 45' 13"E
L36	31.18	N89° 15' 40"W
L37	24.82	N89° 15' 40"W
L38	36.93	S78° 45' 13"E

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	4.57	525.00	000°29'56"	4.57	N72° 48' 36"W
C2	137.95	50.00	158°04'43"	98.18	N39° 05' 05"W
C3	187.72	495.00	021°43'41"	186.59	N20° 20' 33"E
C4	1.54	375.00	000°14'08"	1.54	S00° 06' 15"E
C5	106.03	425.00	014°17'41"	105.76	S07° 09' 39"W
C6	99.26	300.00	018°57'25"	98.81	S80° 51' 15"E
C7	129.68	400.00	018°34'31"	129.11	S11° 06' 15"W
C8	205.04	180.00	065°15'56"	194.13	N32° 49' 48"W
C9	75.09	298.13	014°25'50"	74.89	N22° 39' 30"E
C10	64.34	46.50	079°16'48"	59.33	N14° 57' 02"E
C11	438.97	470.00	053°30'48"	423.19	S32° 05' 03"E

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C12	102.70	970.00	006°03'59"	102.65	S02° 17' 39"E
C13	105.20	930.00	006°28'53"	105.14	S02° 30' 06"E
C14	130.74	265.50	028°12'52"	129.42	N84° 20' 32"W
C15	17.91	375.00	002°44'14"	17.91	N13° 35' 54"E
C16	70.49	325.00	01°28'23"	70.35	N06° 00' 58"E
C17	155.09	500.00	01°27'30"	154.47	N81° 26' 48"E
C18	55.44	35.00	090°45'06"	49.82	S27° 11' 05"E
C19	126.90	400.00	018°10'40"	126.36	N09° 06' 09"E
C20	75.91	350.00	01°22'33"	75.77	N05° 06' 58"E
C21	370.21	325.00	06°15'56"	350.51	N32° 49' 48"W

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

OWNER:
NASH CANYON FALLS, LLC
10940 WEST SAM HOUSTON PARKWAY
SUITE 300
HOUSTON, TX 77064
972-992-3159
BCRAMER@NEWLANDCO.COM

STATE OF TEXAS §
COUNTY OF DENTON §

Tract 1

BEING a tract of land situated in the W. LOVE SURVEY, ABSTRACT NO. 728 and the M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 913, Town of Northlake, Denton County, Texas and being part of that tract of land described as Tract One in Deed to NASH Canyon Falls, LLC, as recorded in Document No. 2015-34494, Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the southeast corner of CANYON FALLS VILLAGE W1, an Addition to the Town of Northlake, Denton County, Texas according to the Plat thereof recorded in Document No. 2015-192, Plat Records, Denton County, Texas, said point being at the beginning of a curve to the left having a central angle of 65 degrees 15 minutes 56 seconds, a radius of 180.00 feet and a chord bearing and distance of North 32 degrees 49 minutes 48 seconds West, 194.13 feet;

THENCE Northerly, with the east line of said Addition, the following eight (8) courses and distances:

Northerly, with said curve to the left, an arc distance of 205.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 65 degrees 27 minutes 46 seconds West, a distance of 89.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner in the east line of Silver Lace Lane, a 60 foot right-of-way, at the beginning of a non-tangent curve to the right having a central angle of 14 degrees 25 minutes 50 seconds, a radius of 298.13 feet and a chord bearing and distance of North 22 degrees 39 minutes 30 seconds East, 74.89 feet;

Northerly, with said east line and said curve to the right, an arc distance of 75.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 29 degrees 57 minutes 02 seconds East, continuing with said east line, a distance of 31.38 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the west end of a corner clip;

North 72 degrees 18 minutes 33 seconds East, with said corner clip, a distance of 20.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the east end of said corner clip;

North 32 degrees 03 minutes 54 seconds East, a distance of 50.43 to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the south end of a corner clip;

North 16 degrees 43 minutes 55 seconds West, with said corner clip, a distance of 21.72 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the north end of said corner slip;

North 29 degrees 57 minutes 20 seconds East, passing at a distance of 27.91 feet a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for most easterly northeast corner of said CANYON FALLS VILLAGE W1 Addition, and continuing in all for a total distance of 49.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 29 degrees 57 minutes 02 seconds East, a distance of 21.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the east end;

THENCE North 35 degrees 18 minutes 38 seconds East, a distance of 33.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a curve to the right having a central angle of 79 degrees 16 minutes 48 seconds, a radius of 46.50 feet and a chord bearing and distance of North 74 degrees 57 minutes 02 seconds East, 59.33 feet;

THENCE Easterly, with said curve to the right, an arc distance of 64.34 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner in the south line of West Bridge Road, a variable width right-of-way;

THENCE Southeasterly, with said south line, the following six (6) courses and distances:

South 65 degrees 24 minutes 34 seconds East, a distance of 91.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a non-tangent curve to the right having a central angle of 53 degrees 30 minutes 48 seconds, a radius of 470.00 feet and a chord bearing and distance of South 32 degrees 05 minutes 03 seconds East, 423.19 feet;

Southerly, with said curve to the right, an arc distance of 438.97 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 05 degrees 19 minutes 39 seconds East, a distance of 245.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a curve to the right having a central angle of 06 degrees 03 minutes 59 seconds, a radius of 970.00 feet and a chord bearing and distance of South 02 degrees 17 minutes 39 seconds East, 102.65 feet;

Southerly, with said curve to the right, an arc distance of 102.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 00 degrees 44 minutes 20 seconds West, a distance of 228.05 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a curve to the left having a central angle of 06 degrees 28 minutes 53 seconds, a radius of 930.00 feet and a chord bearing and distance of South 02 degrees 30 minutes 06 seconds East, 105.14 feet;

Southerly, with said curve to the left, an arc distance of 105.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 37 degrees 40 minutes 24 seconds West, leaving said south line, a distance of 21.62 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 81 degrees 33 minutes 02 seconds West, a distance of 21.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 28 degrees 12 minutes 52 seconds, a radius of 265.50 feet and a chord bearing and distance of North 84 degrees 20 minutes 32 seconds West, 129.42 feet;

THENCE Westerly, with said curve to the right, an arc distance of 130.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 28 degrees 07 minutes 29 seconds West, a distance of 28.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 02 degrees 44 minutes 14 seconds, a radius of 375.00 feet and a chord bearing and distance of North 13 degrees 35 minutes 54 seconds East, 17.91 feet;

THENCE Northerly, with said curve to the left, an arc distance of 17.91 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 77 degrees 46 minutes 13 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 12 degrees 25 minutes 37 seconds, a radius of 325.00 feet and a chord bearing and distance of North 06 degrees 00 minutes 58 seconds East, 70.35 feet;

THENCE Northerly, with said curve to the left, an arc distance of 70.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 00 degrees 11 minutes 50 seconds West, a distance of 24.62 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 89 degrees 48 minutes 10 seconds West, a distance of 120.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the west line of the above mentioned Tract 2;

THENCE North 00 degrees 11 minutes 50 seconds West, with said west line, a distance of 458.40 feet to the POINT OF BEGINNING and containing 7.645 acres of land, more or less.

Tract 2

BEING a tract of land situated in the M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 913, Town of Northlake, Denton County, Texas and being part of that tract of land described as Tract 2 in Deed to NASH Canyon Falls, LLC, as recorded in Document No. 2015-49868, Deed Records, Denton County, Texas and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the southeast corner of said Tract 2;

THENCE South 89 degrees 47 minutes 00 seconds West, with the south line of said Tract 2, a distance of 349.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the POINT OF BEGINNING of the tract of land herein described;

THENCE South 89 degrees 47 minutes 00 seconds West, continuing with said south line, a distance of 1007.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 16 degrees 56 minutes 26 seconds East, leaving said south line, a distance of 152.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 00 degrees 29 minutes 56 seconds, a radius of 525.00 feet and a chord bearing and distance of North 72 degrees 48 minutes 36 seconds West, 4.57 feet;

THENCE Northwesterly, with said curve to the right, an arc distance of 4.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 72 degrees 33 minutes 38 seconds West, a distance of 31.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 158 degrees 04 minutes 43 seconds, a radius of 50.00 feet and a chord bearing and distance of North 59 degrees 05 minutes 05 seconds West, 98.18 feet;

THENCE Northwesterly, with said curve to the right, an arc distance of 137.95 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 71 degrees 48 minutes 32 seconds West, a distance of 123.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 54 degrees 20 minutes 22 seconds West, a distance of 13.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 21 degrees 43 minutes 41 seconds, a radius of 495.00 feet and a chord bearing and distance of North 20 degrees 20 minutes 33 seconds East, 186.59 feet;

THENCE Northerly, with said curve to the left, an arc distance of 187.72 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 89 degrees 40 minutes 02 seconds East, a distance of 104.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 45 degrees 19 minutes 58 seconds East, a distance of 21.17 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 13 minutes 19 seconds East, a distance of 3.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 00 degrees 14 minutes 08 seconds, a radius of 375.00 feet and a chord bearing and distance of South 00 degrees 06 minutes 15 seconds East, 1.54 feet;

THENCE Southerly, with said curve to the right, an arc distance of 1.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 89 degrees 59 minutes 11 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 14 degrees 17 minutes 41 seconds, a radius of 425.00 feet and a chord bearing and distance of South 07 degrees 09 minutes 39 seconds West, 105.76 feet;

THENCE Southerly, with said curve to the right, an arc distance of 106.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 18 degrees 57 minutes 25 seconds, a radius of 300.00 feet and a chord bearing and distance of South 80 degrees 51 minutes 15 seconds East, 98.81 feet;

THENCE Easterly, with said curve to the left, an arc distance of 99.26 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 89 degrees 40 minutes 02 seconds East, a distance of 892.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 18 degrees 34 minutes 31 seconds, a radius of 400.00 feet and a chord bearing and distance of South 11 degrees 06 minutes 15 seconds West, 129.11 feet;

THENCE Southerly, with said curve to the left, an arc distance of 129.68 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 45 degrees 11 minutes 59 seconds West, a distance of 21.41 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 89 degrees 40 minutes 02 seconds West, a distance of 3.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 19 minutes 58 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 89 degrees 40 minutes 02 seconds East, a distance of 3.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 45 degrees 19 minutes 58 seconds East, a distance of 21.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 19 minutes 57 seconds East, a distance of 108.58 feet to the POINT OF BEGINNING and containing 8.130 acres of land, more or less.

PARCEL TABLE - CANYON FALLS - TOWN OF NORTHLAKE			
VILLAGE	SF-50	SF-60	SF-70
PENNINGTON - PHASE THREE	0	66	0
PENNINGTON - PHASE ONE	98	53	0
PENNINGTON - PHASE TWO	81	39	0
VILLAGE E1	0	0	44
VILLAGE E2	37	0	0
VILLAGE E3	57	0	0
VILLAGE E4	0	9	10
VILLAGE W1	0	84	0
VILLAGE W2 - PH 1	99	0	0
VILLAGE W2 - PH 2	51	0	0
VILLAGE W3 - PH 1	0	40	0
VILLAGE W3 - PH 2	0	16	0
VILLAGE W4 - PH 1	46	0	0
VILLAGE W4 - PH 2	63	0	0
VILLAGE W7	0	0	62
TOTAL	532	307	116
MAXIMUM NUMBER OF DWELLING UNITS	600	400	200

LOT/BLOCK ANALYSIS	
VILLAGE E4	
SMALLEST LOT SIZE (SF)	7,200
LARGEST LOT SIZE (SF)	10,333
AVERAGE LOT SIZE (SF)	8,004
TOTAL NO. OF LOTS	66

ACREAGE TABLE	
TYPE	ACREAGE (AC)
LOTS	12.127
ROW DEDICATION	2.671
OPEN SPACE/HOA LOTS	0.977
TOTAL	15.775

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, NASH CANYON FALLS, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as CANYON FALLS – PENNINGTON – PHASE THREE, an addition to the Town of Northlake, Denton County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys and rights-of-way are hereby dedicated in fee simple to the Town of Northlake for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

All and any public utility shall have the right to remove and keep removed all or parts 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 system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Northlake.

BY: NASH CANYON FALLS, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: NEWLAND REAL ESTATE GROUP, LLC
A DELAWARE LIMITED LIABILITY COMPANY
ITS DEVELOPMENT MANAGER

BY: _____
BRIAN CRAMER, VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared BRIAN CRAMER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2018.

Notary Public in and for the State of Texas

NOTARY SEAL
(Ink Stamp Only)

My Commission Expires: _____

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: That I, Ryan S. Reynolds, do hereby certify that I have prepared this plat from an actual survey of the land, and that the corner monuments shown thereon were found or placed under my personal supervision in accordance with the platting rules and regulations of Town of Northlake, Denton County, Texas.

RYAN S. REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor No. 6385

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2018.

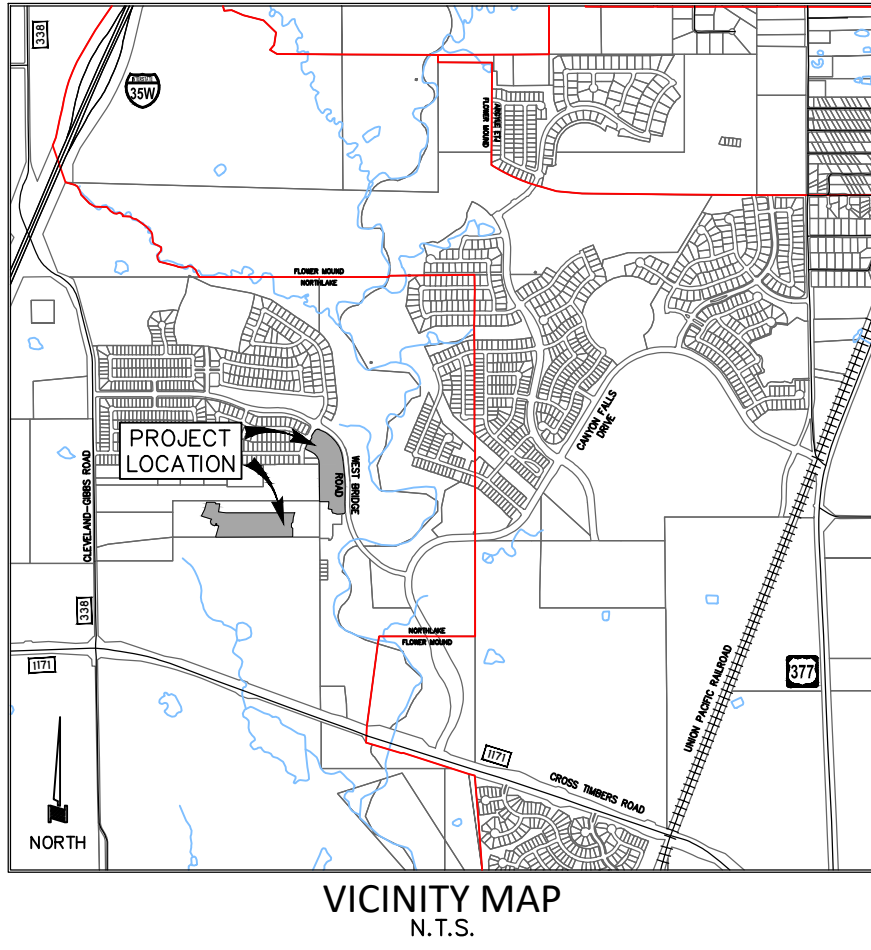
Notary Public in and for the State of Texas

My Commission Expires: _____

NOTES:

- ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE TOWN'S CORPORATE LIMITS, COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT.
- ALL "X" LOTS & COMMON AREAS SHALL BE PEDESTRIAN AND BICYCLE ACCESS EASEMENTS.
- ALL "X" LOTS & COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
- NO STRUCTURES SHALL BE PERMITTED TO BE CONSTRUCTED WITHIN ANY PUBLIC EASEMENTS SHOWN ON THIS PLAT; THE TOWN SHALL HAVE THE RIGHT TO REMOVE ANY STRUCTURE PLACED WITHIN A PUBLIC EASEMENT
- ALL LOT CORNERS TO BE MONUMENTED WITH 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.

BEARINGS ARE BASED FROM GPS OBSERVATIONS, BY USING THE TOPCON NETWORK SURROUNDING THE DALLAS-FORT WORTH METROPLEX, ALONG WITH A HIGH PRECISION GEOID MODEL: NAD83, NAVD88 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202. VERIFIED BY THE TOWN OF FLOWER MOUND CONTROL NETWORK, MONUMENT NO. 39. A COMBINED SCALE FACTOR OF 1.0001596 SHALL BE USED TO TRANSLATE TO GRID COORDINATES.



APPROVED BY THE TOWN COUNCIL ON:

Date _____

Mayor, Town of Northlake _____

Town Secretary, Town of Northlake _____

FINAL PLAT
OF
**CANYON FALLS
PENNINGTON
PHASE THREE**
BLOCK F, LOTS 9-27;
BLOCK G, LOTS 1-16;
BLOCK EE, LOTS 3X,4-16
BLOCK S, LOTS 1X,2-19

BEING 15.775 ACRES LOCATED IN THE
MEP & PRR SURVEY -
ABSTRACT NO. 913 &
W. LOVE SURVEY -
ABSTRACT NO. 728
AN ADDITION IN THE
TOWN OF NORTHLAKE,
DENTON COUNTY, TEXAS
CONTAINING 66 SINGLE-FAMILY
RESIDENTIAL LOTS &
2 OPEN SPACE/HOA LOTS
ZONED MIXED-USE
PLANNED DEVELOPMENT (MPD)
MEDIUM DENSITY
RESIDENTIAL (SF-60)
Date: October 10, 2018

SHEET 2 OF 2

RECORDING INFORMATION

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

OWNER:
NASH CANYON FALLS, LLC
10940 WEST SAM HOUSTON PARKWAY
SUITE 300
HOUSTON, TX 77064
972-992-3159
BCRAMER@NEWLANDCO.COM

Memo

To: Honorable Mayor and Town Council
From: Drew Corn, Town Administrator
CC: Shirley Rogers, Town Secretary
Date: July 17, 2014
Re: Interlocal Cooperative Agreement with Denton County – Design and Construction of Cleveland-Gibbs Road from FM 1171 to 11757 Cleveland-Gibbs Road

Prior to Northlake's incorporation in 1960, County Road 338 connected the Cleveland family in the south to the Gibbs family in the north. The road ran from State Highway 114 to FM 407 and was the only crossing of Denton Creek between US 377 and FM 156. Cleveland-Gibbs Road, as it became known, predated Interstate Highway 35W. Cleveland-Gibbs was bridged over the interstate but with no highway access. In 1984, the bridge over Denton Creek washed out. With no through traffic, the property owners to the north and south of the former bridge fenced-off their properties.

But help was on the way. Beginning in 2014, Harvest, through the Belmont FWSD, funded and constructed all four lanes of Cleveland-Gibbs from FM 407 to Old Justin Road. The road will continue north to Robson Ranch Road and will be constructed by Belmont FWSD and Northlake MMD #2. Between FM 407 and FM 1171, the Town issued certificates of obligation to construct two of four lanes with sections along Canyon Falls to be funded by the Canyon Falls WCID. Northlake is working with TXDOT to ensure the bridge over IH 35W remains in Northlake. The remaining two lanes of this section will be constructed during adjacent development.

Denton County Commissioner Andy Eads would like to partner with Northlake and continue improving and reconnecting Cleveland-Gibbs. Denton County using remaining 2008 road bond funds would pave Cleveland-Gibbs from FM 1171 south approximately 4,500 feet in an s-curve bypassing the Northwest Regional Airport runway and taxiways and connect to Cleveland-Gibbs. Denton County would fund \$4,244,000 towards the project and allow Northlake to bid and construct.

Denton County policy requires the municipality to approve the ICA prior to County adoption. To place the item on the November 8th agenda, the draft ICA may not be in final form depending on revisions from the Town and County attorneys. Therefore, a final draft may be submitted to council for review after the November 1st packet deadline but before the meeting date. Although not optimal, this will allow the ICA to move forward without an additional November council meeting. The December council meeting is too late for County consideration.

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

THE STATE OF TEXAS §
 §
TOWN OF NORTHLAKE §

**INTERLOCAL COOPERATION AGREEMENT BETWEEN
DENTON COUNTY, TEXAS, AND THE TOWN OF NORTHLAKE, TEXAS**

THIS AGREEMENT is made, entered into, and executed by and between Denton County, Texas, a political subdivision of the State of Texas, engaged in the administration of county government and related services for the citizens of Denton County, Texas, hereinafter “the County,” and the Town of Northlake, Texas, a corporate and political body duly organized and existing under the laws of the State of Texas, engaged in the administration of municipal government and related services for the citizens of the Town of Northlake, Texas, hereinafter “the Town.” The County and the Town are hereinafter collectively referred to as “the Parties.”

WHEREAS, the County and the Town mutually desire to enter into this Agreement for the purpose of realigning and widening Cleveland-Gibbs Road as a divided urban arterial within the municipal limits of the Town and Denton County Commissioner Precinct #4, as more particularly described herein, hereinafter “the Project;” and

WHEREAS, the Interlocal Cooperation Act, Texas Government Code Chapter 791 (“the Act”), provides authorization for a local government to contract with one or more local governments to perform governmental functions and services under the terms of the Act, and the County and the Town hereby mutually agree to be subject to the provisions of the Act and;

WHEREAS, the Town is in the process of updating the Pedestrian and Bicycle Linkage Component of the Denton Mobility Plan and has identified potential projects, including the Project, aimed at improving the accommodation of these alternative modes of transportation on the roadway system; and

WHEREAS, the County and the Town value the timely completion of the Project which involves roads, which are an integral part of the Town’s and County’s road system, and the Parties are undertaking the Project to improve safe travel on an improved roadway; and

NOW, THEREFORE, this Agreement is hereby made and entered into by the County and the Town upon and for the mutual consideration stated herein:

WITNESSETH:

I.

Pursuant to Texas Government Code §791.011, the County and the Town hereby enter into this Agreement in order to perform certain governmental functions and services in the area of streets and roads. The purpose of this Agreement is to provide a governmental function or service that each party is authorized to perform individually.

II.

The County and the Town hereby agree that the scope of the Project shall be limited to engineering and construction of the realignment and widening of Cleveland-Gibbs Road as a divided urban arterial from its intersection with FM 1171 to approximately 4,500 feet south to 11757 Cleveland-Gibbs Road within the municipal limits of the Town and Denton County Commissioner Precinct #4. The town will construct two of the ultimate four lanes. The Project's total cost is currently estimated to be TWO MILLION NINE HUNDRED FORTY-SIX THOUSAND AND NO/100 DOLLARS (\$2,946,000.00) for engineering and construction.

III.

The County agrees to contribute an amount which shall not exceed TWO MILLION NINE HUNDRED FORTY-SIX THOUSAND AND NO/100 DOLLARS (\$2,946,000.00) toward satisfactory completion of the Project, provided that any and all funding is approved by formal action of the Denton County Commissioners Court.

IV.

The Town agrees to secure all necessary contracts for the satisfactory completion of the Project and to oversee any necessary engineering which may be required for satisfactory completion of the Project. In addition, the Town will provide all project inspections and approve all payments, including requested funding from the County, as construction invoices are received.

V.

As the Town proceeds with the completion of the Project, the Town shall submit invoices for reimbursement to the Denton County Auditor, James Wells, 401 W. Hickory Street, Suite 423, Denton, Texas 76201, on a monthly basis, and the County shall reimburse the Town on a pro rata basis for all expenses related to the Project within thirty (30) calendar days of receipt of an invoice from the Town, provided that all expenditures are made in a manner which is consistent with the terms of this Agreement. The Town shall submit a copy of all invoices to Mr. John Polster, c/o Innovative Transportation Solutions, Inc., 2701 Valley View Lane, Farmers Branch, Texas 75234, at the same time invoices are submitted to the Denton County Auditor. Upon satisfactory completion of the Project, the County and the Town shall prepare and complete a full audit of the Project.

VI.

This Agreement may be terminated in whole, or in part, by the County or the Town upon thirty (30) days written notice. In the event of such termination by the County, the County shall pay all approved invoices submitted up to and including the date of termination.

VII.

This Agreement represents the entire integrated agreement between the County and the Town and supersedes all prior negotiations, representations, and agreements, either oral or written. This Agreement may be amended only by written instrument signed by both of the Parties. Notices shall be directed as follows:

For Town: Honorable Peter Dewing
Mayor of the Town of Northlake, Texas
1400 FM 407
Northlake, Texas 76247

Copies To: Town Administrator
Town of Northlake, Texas
1400 FM 407
Northlake, Texas 76247

Town Attorney
Town of Northlake, Texas
1400 FM 407
Northlake, Texas 76247

For County: Honorable Mary Horn
Denton County Judge
110 West Hickory Street, 2nd Floor
Denton, Texas 76201

Copy To: Denton County Criminal District Attorney's Office
Civil Division
1450 East McKinney Street, Suite 3100
Denton, Texas 76209

VIII.

The covenants, terms, and conditions herein are to be construed under the laws of the State of Texas and are performable in Denton County, Texas. The Parties mutually agree that venue for any obligation arising under this Agreement shall be solely in Denton County, Texas.

IX.

The Town agrees and understands that the Town, its employees, servants, agents, and/or representatives shall at no time represent themselves to be employees, servants, agents, and/or representatives of the County.

X.

The County agrees and understands that the County, its employees, servants, agents, and/or representatives shall at no time represent themselves to be employees, servants, agents, and/or representatives of the Town.

XI.

The Town agrees to accept full responsibility for the acts, negligence, and/or omissions of all Town employees, agents, subcontractors, and/or contract laborers and for all other persons doing work under a contract or agreement with the Town.

XII.

The County agrees to accept full responsibility for the acts, negligence, and/or omissions of all County employees, agents, subcontractors, and/or contract laborers and for all other persons doing work under a contract or agreement with the County.

XIII.

This Agreement is not intended to extend the liability of the Parties beyond that provided for by law. Neither the County nor the Town waive, nor shall be deemed to have hereby waived,

any immunity or defense that would otherwise be available to it against claims made by third parties.

XIV.

In the event that any portion of this Agreement shall be found to be contrary to law, it is the intent of the Parties hereto that the remaining portions shall remain valid and in full force and effect to the fullest extent possible.

XV.

The undersigned officers and agents of the Parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the Parties hereto, and each party hereby certifies to the other that any necessary resolutions extending said authority have been duly passed and are now in full force and effect.

XVI.

This Agreement becomes effective when signed by the last party whose signing makes the respective Agreement fully executed, and the term of this Agreement is for the life of the Project, beginning on the date of execution of this Agreement and continuing until the Project is completed.

Executed this _____ day of _____, 2018.

DENTON COUNTY, TEXAS
110 West Hickory Street, 2nd Floor
Denton, Texas 76201

TOWN OF NORTHLAKE, TEXAS
1400 FM 407
Northlake, Texas 76247

By: _____
Honorable Mary Horn
Denton County Judge

By: _____
Peter Dewing
Mayor of the Town of Northlake, Texas

Acting by and on behalf and by the authority
of the Commissioners Court of
Denton County, Texas

Acting by and on behalf and by the authority
the Town of Northlake, Texas
Denton County, Texas

ATTEST:

ATTEST:

By: _____
Denton County Clerk

By: _____
Town Secretary

APPROVED AS TO LEGAL FORM:

APPROVED AS TO LEGAL FORM:

By: _____
Assistant District Attorney

By: _____
Town Attorney

COUNTY AUDITOR'S CERTIFICATE

I hereby certify funds will be available to accomplish and pay the obligation of Denton County, Texas, under this Agreement.

Denton County Auditor

DRAFT

APPROVAL OF INTERLOCAL COOPERATION AGREEMENT

Denton County, Texas, acting by and through the Denton County Commissioners Court, having been advised of the Project requiring the assignment of responsibility and obligation for engineering and construction of the realignment and widening of Cleveland-Gibbs Road as a divided urban arterial from FM 1171 to approximately 4,500 feet south to 11757 Cleveland-Gibbs Road located in the Town of Northlake, Texas, and Denton County Commissioner Precinct #4, herein gives its specific written approval to the Project prior to beginning the Project in satisfaction of the requirements of the Interlocal Cooperation Act, Texas Government Code Chapter 791, and specifically Texas Government Code §791.014.

Total Project cost is estimated to be \$2,946,000.00, and Denton County agrees to contribute an amount which shall not exceed \$2,946,000.00 toward satisfactory completion of the Project.

The local governments which requested the Project and with whom the agreement is by and between are Denton County, Texas, and the Town of Northlake, Texas.

By vote on the date below, the Denton County Commissioners Court has approved the project identified above and authorized execution of this document by the presiding officer of the Denton County Commissioners Court.

Date: _____

By: _____
Presiding Officer of the Denton
County Commissioners Court

HALFF ASSOCIATES, Inc.
4000 Fossil Creek Boulevard
Fort Worth, Texas 76137
(817) 847-1422

CLIENT: Town of Northlake
PROJECT: Cleveland-Gibbs Road Phase 2

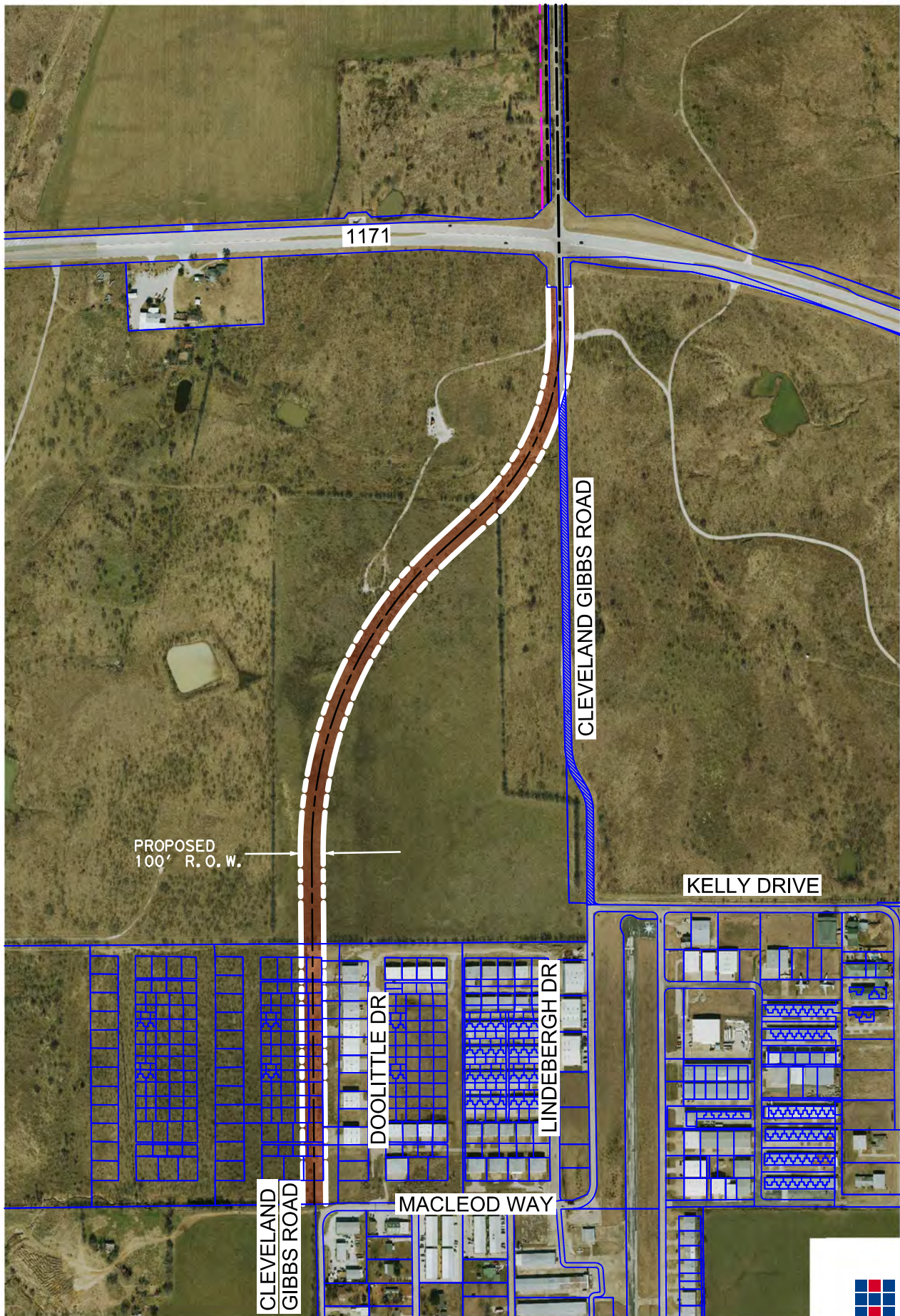
FILE NAME: 2018-11-01 Cleveland-Gibbs Ph 2.xlsx
DATE: 11/1/2018

PREPARED BY: BLM
AVO: P34841.001

ENGINEERS OPINION OF PROBABLE CONSTRUCTION COST

Item No.	Description	Unit	Total Quantity	Unit Cost	Total Amount
Cleveland-Gibbs Road					
1	Construction Staking	LS	1	\$20,000.00	\$20,000.00
2	Barricades, Warning and Detour Signs, and Fences	LS	1	\$28,000.00	\$28,000.00
3	Mobilization and General Site Preparation	STA	45	\$400.00	\$18,000.00
4	Storm Water Pollution Prevention Plan	LS	1	\$4,000.00	\$4,000.00
5	Silt Fence	LF	4,500	\$1.45	\$6,525.00
6	Inlet Protection	EA	14	\$150.00	\$2,100.00
7	Rock Berm	LF	500	\$30.00	\$15,000.00
8	Hydromulch Seeding	SY	51,833	\$3.80	\$196,966.67
9	Soil Retention Blanket	SY	3,333	\$1.50	\$5,000.00
10	Sawcut and Remove Existing Concrete Flatwork	SY	889	\$12.00	\$10,673.33
11	Remove Existing Asphalt Pavement	SY	1,678	\$6.00	\$10,068.00
12	Remove Existing Barbed Wire Fence	LF	2,000	\$2.00	\$4,000.00
13	Remove Existing Gate	EA	3	\$300.00	\$900.00
14	Install Temporary Barbed Wire Fence (5-Strand)	LF	8,900	\$4.00	\$35,600.00
15	Install Barbed Wire Fence (7-Strand)	LF	8,900	\$7.00	\$62,300.00
16	Install 35' Metal Post Gate	EA	4	\$1,200.00	\$4,800.00
17	Unclassified Street Excavation	CY	16,000	\$6.00	\$96,000.00
18	Unclassified Channel Excavation	CY	4,500	\$6.00	\$27,000.00
19	Embankment	CY	20,500	\$3.75	\$76,875.00
20	6-inch Thick Lime Treated Subgrade	SY	16,795	\$3.50	\$58,780.75
21	10-inch Thick Lime Treated Subgrade	SY	1,368	\$5.00	\$6,840.00
22	Hydrated Lime	TON	318	\$175.00	\$55,650.00
23	8-inch Thick Type A, Grade 1 or 2 Flex Base	SY	1,430	\$13.00	\$18,590.00
24	8-inch Thick, 3,600 psi Portland Cement Reinforced Concrete Pavement	SY	15,623	\$50.00	\$781,125.00
25	8-inch Thick Continuously Reinforced Concrete Pavement	SY	596	\$70.00	\$41,720.00
26	4-inch Thick H.M.A.C. Type B Base Course	SY	2,021	\$20.50	\$41,430.50
27	2-inch Thick H.M.A.C. Type D Base Course	SY	1,368	\$10.50	\$14,364.00
28	6-inch Thick, 3,600 psi Portland Cement Reinforced Concrete Driveway Pavement	SY	150	\$50.00	\$7,500.00
29	Pavement Markings and Signage	LS	1	\$10,000.00	\$10,000.00
30	24-inch Grouted Rock Riprap	CY	640	\$95.00	\$60,800.00
31	Trench Safety for Storm Drain Lines	LF	4,240	\$3.00	\$12,720.00
32	18-inch Class III Reinforced Concrete Storm Drain Pipe (open cut)	LF	560	\$45.00	\$25,200.00
33	24-inch Class III Reinforced Concrete Storm Drain Pipe (open cut)	LF	1,415	\$55.00	\$77,825.00
34	36-inch Class III Reinforced Concrete Storm Drain Pipe (open cut)	LF	1,415	\$90.00	\$127,350.00
35	48-inch Class III Reinforced Concrete Storm Drain Pipe (open cut)	LF	850	\$135.00	\$114,750.00
36	10-foot Standard Curb Inlet	EA	14	\$3,500.00	\$49,000.00
37	Storm Drain Manhole	EA	5	\$5,500.00	\$27,500.00
38	Sloped Headwall	EA	3	\$4,500.00	\$13,500.00
39	Parallel Wing Walls for Non-Skewed Pipe Culverts	EA	4	\$12,000.00	\$48,000.00
Subtotal - Cleveland-Gibbs Road					\$2,216,453
15% Construction Contingency					\$332,468
Surveying, SUE, Engineering, ROW Docs, Replatting & CA					\$396,710
Subtotal - Cleveland-Gibbs Road					\$2,945,631
Rounded Total					\$2,946,000

This statement was prepared utilizing standard cost estimate practices. It is understood and agreed that this is an estimate only, and that Engineer shall not be liable to Owner or to a third party for any failure to accurately estimate the cost of the project, or any part thereof.





Executive Session

Agenda Item 8